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CHINA VANKE CO., LTD.*

萬科企業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2202)

**VOLUNTARY ANNOUNCEMENT
THE LARGEST SHAREHOLDER OF THE COMPANY
SZMC INTEND TO PARTICIPATE IN THE STRATEGIC PLACEMENT OF
CICC-SCPG REIT**

This announcement is made by China Vanke Co., Ltd.* (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

References are made to the voluntary announcements of the Company dated 6 November 2023 and 27 November 2023 respectively.

THE INTENDED SUBSCRIPTION OF CICC-SCPG REIT BY SZMC

The Company is pleased to announce that it is informed that the largest shareholder of the Company, Shenzhen Metro Group Co., Ltd. (“**SZMC**”) has recently entered into the Strategic Investor Placement Agreement For CICC-SCPG Consumption Infrastructure REIT* (“**CICC-SCPG REIT**”) with CICC Fund Management Co., Ltd., the fund manager of CICC-SCPG REIT*. SZMC intends to subscribe CICC-SCPG REIT through strategic placement, and the number of fund units to be subscribed shall not exceed 30% of the total number of fund units to be raised in CICC-SCPG REIT, of which the finalized fund units subscription number shall be subject to the announcement to be disclosed by the fund manager (the “**Intended Subscription of CICC-SCPG REIT by SZMC**”).

CICC-SCPG REIT is one of the first batch of consumption infrastructure REITs which received authority’s approval. Its initial issuance is planned to be invested into Hangzhou Xixi In-city, which is a TOD (Transit-oriented Development) shopping center with the largest construction floor area building unit in the west side of Hangzhou City. Its occupancy rate was 99.2% and it was valued at RMB3.959 billion as at 30 June 2023. CICC-SCPG REIT is a contractual closed-end infrastructure with 1 billion fund units to be raised. The successful issuance of CICC-SCPG REIT will provide strong support to revitalize stock assets and further enhance the capability of asset management of SCPG Holdings Co., Ltd. (an associated company of the Company).

The Intended Subscription of CICC-SCPG REIT by SZMC has shown the strong support of the largest shareholder of the Company to the Group, as well as its recognition of the investment value of CICC-SCPG REIT and the confidence in the long-term development of this asset listing platform, and provides support to revitalize stock assets and enhance the capability of asset management of the Group and SCPG Holdings Co., Ltd..

Apart from SZMC, some other state-owned enterprises of Shenzhen City also intend to participate in the strategic placement of CICC-SCPG REIT, based on the support to the Group and confidence in the long-term development of CICC-SCPG REIT. Please refer to relevant announcements regarding the issuance of CICC-SCPG REIT to be announced subsequently for detailed information.

GENERAL INFORMATION

As of the date of this announcement, SZMC is the largest shareholder of the Company, which holds 27.18% of the issued shares (including treasury shares) of the Company.

Shareholders and potential investors of the Company shall note that the issuance and establishment of CICC-SCPG REIT are still under progress. The Company shall make further announcement(s) as and when appropriate based on the progress of the relevant matters and in compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and other applicable laws and regulations. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the Company's securities.

By order of the Board
China Vanke Co., Ltd. *
Zhu Xu
Company Secretary

Shenzhen, the PRC, 15 March 2024

As at the date of this announcement, the board of directors of the Company comprises Mr. YU Liang, Mr. ZHU Jiusheng and Ms. WANG Yun as executive directors; Mr. XIN Jie, Mr. HU Guobin, Mr. HUANG Liping and Mr. LEI Jiansong as non-executive directors; and Mr. LIU Tsz Bun Bennett, Mr. LIM Ming Yan, Dr. SHUM Heung Yeung Harry and Mr. ZHANG Yichen as independent non-executive directors.

** For identification purpose only*