



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)

(於中華人民共和國註冊成立的股份有限公司)

(Stock code 股份代號 : 2202)

8 April 2024

Dear registered shareholder(s),

**Notice of Publication of 2023 Annual Report, Circular and Proxy Form for the
2023 Annual General Meeting and 2023 Sustainability Report ("Current Corporate Communications")
and Arrangement of Electronic Dissemination of Corporate Communications**

Notice of Publication of the Current Corporate Communication

The English and Chinese versions of the Current Corporate Communications of China Vanke Co., Ltd. (the "Company") are available on the Company's website at www.vanke.com and the HKEXnews's website at www.hkexnews.hk. If you would like to receive a printed version of the Current Corporate Communication, please notify the Company's H share registrar (the "H Share Registrar"), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, in writing or send an email to chinavanke.ecom@computershare.com.hk and the Company will promptly upon your request send the Current Corporate Communication in printed form to you free of charge.

The Company's 2023 Sustainability Report is published in electronic form only on the Company's website at www.vanke.com and the HKEx's website at www.hkexnews.hk. You may access the 2023 Sustainability Report by clicking "Sustainability Report" under "Sustainability" on the home page of the Company's website, or on the HKEx's website.

Arrangement of Electronic Dissemination of Corporate Communications

Pursuant to Rule 2.07 of the Rules Governing The Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") under the expansion of paperless listing regime and electronic dissemination of corporate communications that came into effect on 31 December 2023, the Company is writing to inform you that the Company has adopted electronic dissemination of corporate communications (the "Corporate Communication"), which mean any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to (a) the directors' report, its annual accounts together with a copy of the auditors' report and, where applicable, its summary financial report; (b) the interim report and, where applicable, its summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular and (f) a proxy form.

Please note that both the English and Chinese versions of all future Corporate Communications will be available electronically on the website of the Company at www.vanke.com and the HKExnews website at www.hkexnews.hk in place of printed copies.

Solicitation of electronic contact details

To ensure timely receipt of the Actionable Corporate Communications^(Note), the Company recommends you provide your email address by scanning your personalized QR code printed on the enclosed reply form (the "Reply Form"). Alternatively, you may sign and return the Reply Form to the H share registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong.

If the Company does not receive a functional email address in your reply, until such time that the functional email address is provided to the H Share Registrar, the Company will send the Actionable Corporate Communications^(Note) in printed form in the future.

If you want to receive the Corporate Communications in printed form, please complete and return the Reply Form on the reverse side to the H Share Registrar or send an email to chinavanke.ecom@computershare.com.hk specifying your name, address and request to receive the Corporate Communications in printed form. Please note that such instruction shall be valid for one year starting from the receipt date of your instruction and will expire thereafter.

Should you have any queries relating to this letter, please contact the H Share Registrar at (852) 2862 8688 during business hours from 9:00 a.m. to 6:00 p.m. (Hong Kong time), Mondays to Fridays, excluding Hong Kong public holidays.

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

Note: Actionable Corporate Communication is any corporate communication that seeks instructions from issuer's securities holders on how they wish to exercise their rights or make an election as the issuer's securities holder.

* For identification purpose only

各位登記股東：

**2023 年度報告、2023 年股東週年大會通函、代表委任表格及 2023 年可持續發展報告（「本次公司通訊」）之發佈通知
及以電子方式發佈公司通訊之安排**

本次公司通訊之發佈通知

萬科企業股份有限公司（「本公司」）本次公司通訊的中、英文版本已上載於本公司網站（www.vanke.com）及香港交易所披露易網站（www.hkexnews.hk），歡迎瀏覽。如閣下欲收取本次公司通訊的印刷本，閣下可以書面方式通知本公司的 H 股證券登記處（「H 股證券登記處」）香港中央證券登記有限公司，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓，或電郵至 chinavanke.ecom@computershare.com.hk，本公司將於接到閣下通知後，盡快向閣下免費發送有關本次公司通訊文件的印刷本。

本公司 2023 年可持續發展報告僅以電子形式上載於本公司網站 www.vanke.com 及香港交易所網站 www.hkexnews.hk。閣下如欲查閱該 2023 年可持續發展報告，可於本公司網站主頁「可持續發展」項下選按「可持續發展報告」，亦可瀏覽香港交易所網站。

以電子方式發佈公司通訊之安排

根據自 2023 年 12 月 31 日起生效的擴大無紙化上市機制及以電子方式發佈公司通訊規定下香港聯合交易所有限公司證券上市規則（「上市規則」）第 2.07 條，本公司謹此通知閣下，本公司已採用以電子方式發佈公司通訊（「公司通訊」）之安排，該公司通訊是指本公司為向其任何證券持有人提供資訊或提醒其採取行動而發佈或將要發佈的任何文件，包括但不限於(a) 董事報告、年度帳目以及審計報告副本以及（如適用）財務摘要報告；(b) 中期報告及其中期報告摘要（如適用）；(c) 會議通知；(d) 上市文件；(e) 通函和 (f) 委任表格。

請注意，所有未來公司通訊的英文版和中文版將在本公司網站 www.vanke.com 和披露易網站 www.hkexnews.hk 上提供，以代替印刷本。

徵集電子聯絡資料

為確保及時收到可供採取行動的公司通訊^(附註)，本公司建議閣下透過掃描本函背頁之回條（「回條」）上列印的閣下專屬二維碼來提供閣下的電子郵件地址。或者，閣下也可以簽署回條並交回本公司的 H 股證券登記處，地址為香港灣仔皇后大道東 183 號合和中心 17M 樓。

如果本公司沒有收到閣下的有效電子郵件地址，直至 H 股證券登記處收到閣下有效的電子郵件地址前，本公司未來將以印刷本形式發送可供採取行動的公司通訊^(附註)。

若閣下希望收取公司通訊之印刷版，請填妥本函背頁之回條並交回 H 股證券登記處，或發送電子郵件至 chinavanke.ecom@computershare.com.hk，並註明閣下的姓名、地址以及收取公司通訊印刷版的要求。請注意，收取未來公司通訊印刷版之指示由收悉閣下指示當日起計一年內有效，此後將過期。

如閣下對本函件有任何疑問，請於辦公時間星期一至五（香港公眾假期除外）上午 9 時正至下午 6 時正（香港時間）期間致電 H 股證券登記處熱線電話號碼 (852) 2862 8688 查詢。

承董事會命
萬科企業股份有限公司
朱旭
公司秘書

2024 年 4 月 8 日

附註：可供採取行動的公司通訊指任何涉及要求發行人的證券持有人指示其擬如何行使有關證券持有人的權利或作出選擇的公司通訊。

* 僅供識別

