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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)

- (1) THE RESIGNATION OF THE CHAIRMAN OF THE BOARD, A DIRECTOR, THE PRESIDENT AND CHIEF EXECUTIVE OFFICER, THE SECRETARY TO THE BOARD, THE COMPANY SECRETARY AND THE AUTHORIZED REPRESENTATIVE**
- (2) THE ELECTION OF THE CHAIRMAN OF THE BOARD, THE APPOINTMENT OF EXECUTIVE VICE PRESIDENTS, THE SECRETARY TO THE BOARD**
- (3) THE APPOINTMENT OF COMPANY SECRETARY AND AUTHORIZED REPRESENTATIVE**

I. THE RESIGNATION OF THE CHAIRMAN OF THE BOARD, A DIRECTOR, THE PRESIDENT AND CHIEF EXECUTIVE OFFICER, THE SECRETARY TO THE BOARD, THE COMPANY SECRETARY AND THE AUTHORIZED REPRESENTATIVE

The board of directors (the “**Board**”) of China Vanke Co., Ltd.* (the “**Company**”, collectively with its subsidiaries, referred as the “**Group**” or “**Vanke**”) received the resignation letter in writing from certain directors, the president and chief executive officer, the secretary to the Board, company secretary and authorized representative of the Company. The details are as follows:

1. Mr. YU Liang (“**Mr. YU**”) has applied to resign from the position as the chairman of the Board due to work adjustment reasons. Mr. YU will remain as a director of the Company (the “**Director**”);
2. Mr. ZHU Jiusheng (“**Mr. ZHU**”) has applied to resign from the positions as a Director, a member of investment and decision-making committee of the Board, the president and chief executive officer, and an authorized representative of the Company (the “**Authorized Representative**”) pursuant to Rule 3.05 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) due to health reasons. Mr. ZHU will no longer hold any positions in the Company after his resignation.

3. Ms. ZHU Xu (“**Ms. ZHU**”) has applied to resign from the positions as the secretary to the Board, the company secretary of the Company under Rule 3.28 of the Listing Rules (the “**Company Secretary**”), and an Authorized Representative of the Company due to work adjustment reasons. Ms. ZHU will remain to work in the Group and be responsible for the correspondence with long-term rental apartment business unit after the abovementioned resignation. Ms. YIP Hoi Man, as the assistant Company Secretary of the Company, is qualified to act as a company secretary as required under the Rule 3.28 of the Listing Rules, and will continue to perform her duties as the assistant Company Secretary of the Company, and hold the positions as the alternate Authorized Representative of the Company and the authorized representative of the Company under Schedule 16 of the Companies Ordinance (Chapter 622 of Hong Kong laws).

According to Articles of Association of China Vanke Co., Ltd.*, the resignation letters of Mr. YU, Mr. ZHU and Ms. ZHU took effect from the date when they were delivered to the Board. Mr. YU, Mr. ZHU and Ms. ZHU has confirmed they have no disagreement with the Board and there is no matter needs to be brought to the attention of the shareholders and creditors of the Company, Shenzhen Stock Exchange or The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). The resignation of Mr. ZHU will not lead to failure of the Board to form a quorum, and will not affect the normal operation of the Board or the daily operation of the Company. The Board will complete the by-election of the Director according to legal procedures in a timely manner.

II. ELECTION OF THE CHAIRMAN OF THE BOARD, THE APPOINTMENT OF EXECUTIVE VICE PRESIDENTS AND THE SECRETARY TO THE BOARD

Due to the significant forecasted loss for 2024, the Group is experiencing temporary liquidity difficulties. To effectively mitigate risks and earnestly safeguard the interests of house buyers, creditors, and investors, the Board has resolved to strengthen the Group’s management capabilities, leverage the resource advantages of Shenzhen Metro Group Co., Ltd.* (“**SZMC**”) as the substantial shareholder and other parties, further concentrate on core businesses, accelerate the transformation of financing models, and to better promote the steady operation and sustainable development of the Group, and spare no efforts in creating value for shareholders and the society.

The Board hereby announces that the twelfth meeting of the twentieth session of the Board has reached the following resolutions:

1. Mr. XIN Jie (“**Mr. XIN**”) has been elected as the chairman of the Board;
2. Mr. YU, Mr. LI Feng, Ms. HUA Cui and Mr. LI Gang have been appointed as the executive vice presidents of the Company;
3. Mr. TIAN Jun (“**Mr. TIAN**”) has been appointed as the secretary to the Board of the Company.

The term of abovementioned persons all commence from 27 January 2025 to the expiry of the term of the twentieth session of the Board.

Please refer to the information as set out in paragraph “IV The Biography of Directors, Executive Vice President and Secretary to the Board” in this announcement for the detailed biography of Mr. XIN, Mr. YU, Mr. LI Feng, Ms. HUA Cui, Mr. LI Gang and Mr. TIAN .

III. THE APPOINTMENT OF THE COMPANY SECRETARY AND AUTHORIZED REPRESENTATIVE

The Board hereby announces that the twelfth meeting of the twentieth session of the Board of the Company has resolved that Mr. LEI Jiansong (“**Mr. LEI**”) has been appointed as an Authorized Representative, with effect from 27 January 2025.

Mr. TIAN has been appointed as the Company Secretary and Authorized Representative of the Company. According to the requirements of the Listing Rules, Mr. TIAN shall obtain the exemption of the qualification requirement from the Stock Exchange under Rule 3.28 and Rule 8.17 of the Listing Rules to perform the duties of Company Secretary and Authorized Representative (the “**Exemption**”), and his appointments as the Company Secretary and Authorized Representative shall take effect on the date of acquiring the Exemption. The Company will publish the status of exemption in other announcements.

IV. THE BIOGRAPHY OF DIRECTORS, EXECUTIVE VICE PRESIDENT AND SECRETARY TO THE BOARD

Mr. XIN Jie, born in 1966, currently is the chairman of the Board of the Company, the secretary of the Party Committee and the chairman of the board of directors of SZMC. Mr. Xin obtained a bachelor’s degree from Shenyang University of Technology in 1988, and obtained a master’s degree of Business Administration from the Hong Kong Polytechnic University in 2005. Mr. Xin currently owns the title of senior engineer and senior economist. Mr. Xin used to work for Shenzhen Foreign Trade Group Co., Ltd. and Shenzhen Changcheng Property Management Co., Ltd. He used to work as vice general manager of Shenzhen Changsheng Industrial Development Co., Ltd. from August 1998 to February 1999; successively held the positions as the responsible person of preparatory committee and executive vice general manager, general manager and chairman of Shenzhen Shengtingyuan Hotel from February 1999 to December 2004; held vice general manager of Shenzhen Changcheng Investment Holdings Co., Ltd., concurrently with chairman and general manager of Shenzhen Shengtingyuan Hotel* from December 2004 to October 2009; successively held positions as a director, general manager, vice secretary of the Party Committee, chairman and secretary of the Party Committee of Shenzhen Tagen Group Co., Ltd. from October 2009 to September 2017, and holds the secretary of the Party Committee and the chairman of the board of directors of SZMC from September 2017 up to now. He has been served as a Director of the Company from July 2020 up to now. He erved as the vice chairman of the Board of the Company from October 2023 to January 2025.

Mr. XIN had waived Directors’ emoluments from the Group.

Mr. YU Liang, born in 1965, currently is a Director and executive vice president of the Company. Mr. Yu obtained a bachelor's degree from Peking University in 1988 and a master's degree in Economics from Peking University in 1997. Mr. Yu joined the Company in 1990, has been a Director since 1994 and was subsequently appointed as a deputy general manager in 1996 and an executive deputy general manager and finance principal in 1999. Mr. Yu was the President of the Company from 2001 to January 2018. Mr. Yu held the position as the chairman of the Board from July 2017 to January 2025. Prior to joining the Company, Mr. Yu had worked for Shenzhen Foreign Trade Group.

As of the date of the announcement, Mr. YU holds 7,394,945 shares of the Company, representing 0.0620% of the total issued shares of the Company.

Mr. YU receives remuneration according to his work performance in the Company.

Mr. LI Feng, born in 1974, currently is an executive vice president of the Company. Mr. Li obtained a bachelor's degree in engineering from Jilin University of Technology in 1996 and a postgraduate degree from the Party School of the Central Committee of the Communist Party of China in 2018. From August 1996 to January 2016, Mr. LI held various positions including general manager of human resources department at Shenzhen Changcheng Real Estate (Group) Co., Ltd., and later the general manager of the human resources department at Shenzhen Changcheng Investment Holding Co., Ltd., the director of the human resources department at the Shenzhen Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone Administration, and a supervisor of Qianhai Financial Holdings. From January 2016 to March 2020, he held the positions of general manager at Shenzhen Tianjian Commercial Operation Management Co., Ltd. and Shenzhen Tianjian Real Estate Co., Ltd., as well as general manager and Party Branch secretary at Shenzhen Tianjian Real Estate Group Co., Ltd. Since March 2020, he has been serving as a member of the Party Committee and deputy general manager of Shenzhen Special Zone Construction Engineering Group Co., Ltd. Since June 2024, he has served as a director of Shenzhen Tagen Group Co., Ltd.

Ms. HUA Cui, born in 1970, currently is an executive vice president of the Company. Ms. Hua obtained a bachelor's degree in law from Zhongnan University of Political Science and Law in 1992, a master's degree in business administration from Sun Yat-sen University in 2013, and a postgraduate degree and a doctorate in Law from Wuhan University in June 2015. From July 1992 to May 2019, Ms. Hua held various positions in Maoming City, including deputy secretary of the Municipal Commission for Discipline Inspection; deputy director of the Municipal Organization Department, director of the Municipal Human Resources and Social Security Bureau; district mayor and Party Group secretary of Dianbai District. Since May 2019, Ms. Hua has served as deputy secretary of the Party Committee of Shenzhen Metro Operation Group Co., Ltd., general manager of the audit and legal center of SZMC, and director, general manager, Party Branch secretary, and chairman of the board of Shenzhen Building Materials Trading Group Co., Ltd.

Mr. LI Gang, born in 1980, currently is an executive vice president of the Company. Mr. Li obtained bachelor's degree of arts from the People's Public Security University of China in 2004 and a master's degree of Laws from Shenzhen University in 2010. From July 2004 to June 2017, he held various positions at the Nanshan Branch of the Shenzhen Public Security Bureau, including clerk, junior police officer, fourth-grade police officer, and deputy section chief of the administrative section. He also served as the section chief of the equipment section in the logistics support department and the equipment section of the police support department of the Shenzhen Public Security Bureau. From June 2017 to January 2018, he was the head of the discipline inspection and supervision office (board of supervisor office) of Shenzhen Tagen Group Co., Ltd. From January 2018 to the present, he has held positions such as office director of SZMC, party committee secretary, and chairman of the board of Shenzhen Metro Commercial Management Co., Ltd. Since November 2021, he has also served as a director and chairman of the board of Shenzhen Rail In Commercial Management Co., Ltd.

Mr. TIAN Jun, born in 1970, currently is the secretary to the Board of the Company. Mr. Tian obtained a bachelor's degree in Economics from Zhongnan University of Finance and Economics and a master's degree in business administration from the University of Canberra. He held various positions at Ping An Insurance (Group) Company of China, including analyst in finance department, executive secretary of the investment management committee, executive secretary of the financial management committee. He also held senior management positions at Ping An Asset Management Co., Ltd., Ping An Life Insurance Company of China, Ping An Securities Co., Ltd., Ping An Dahua Fund Management Co., Ltd., Ping An Huitong Wealth Management Co., Ltd and Qianhai Clearing Co., Ltd. Since July 2017, he served as a full-time external director of Shum Yip Group Limited, SZMC, and Shenzhen Kunpeng Equity Investment Management Co., Ltd. Since May 2023, he has been serving as a full-time external director of Shenzhen State-owned Duty-Free Commodities (Group) Co., Ltd. Since June 2024, he has been serving as a full-time external director of Shenzhen Investment Holdings Co., Ltd. and Shenzhen Innovation Investment Group Co., Ltd.

Save as disclosed above, as at the date of this announcement, Mr.XIN, Mr. YU, Mr. LI Feng, Ms. HUA Cui, Mr. LI Gang, and Mr. TIAN do not (i) hold any other positions in the Company or any of its subsidiaries or any other directorships in other listed companies in the past three years; (ii) have any other relationships with any other directors, supervisors, senior management of the Company or substantial shareholders; or (iii) have any other interests in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

Save as disclosed above, each of the Mr. XIN, Mr. YU , Mr. LI Feng, Ms. HUA Cui, Mr. LI Gang and Mr. TIAN confirm that, there are no other matters that need to be brought to the attention of the shareholders, nor is there any information that needs to be disclosed pursuant to any of the requirements of the provisions under Rules 13.51(2)(h) to 13.51(2)(v) of the Listing Rules.

**Board of Directors of
China Vanke Co., Ltd.***

Shenzhen, the PRC, 27 January 2025

As at the date of this announcement, the board of directors of the Company comprises Mr. YU Liang, 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. KANG Dian, Ms. LIU Shuwei, Mr. NG Kar Ling, Johnny and Mr. ZHANG Yichen as independent non-executive directors.

* For identification purpose only