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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)

OVERSEAS REGULATORY ANNOUNCEMENT

This announcement is published in accordance with the Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The Board of Directors

China Vanke Co., Ltd. *

Shenzhen, the PRC, 28 December 2025

As at the date of this announcement, the Board comprises Mr. YU Liang and Ms. WANG Yun as executive directors; Mr.Huang Liping,Mr. HU Guobin, and Mr. LEI Jiangsong as non-executive directors; and Mr. LIU Tsz Bun Bennett, Mr. LIM Ming Yan, Dr. SHEM Heung Yeung Harry and Mr. ZHANG Yichen as independent non - executive directors.

* *For identification purpose only*

Bond Code: 102282785 Bond Abbreviation: 22 Vanke MTN005

Announcement on the Extension of Grace Period of the Medium-Term Notes in 2022 (Fifth Tranche) of China Vanke Co., Ltd. and the Arrangement for Repayment of Principal and Interest thereof

In order to ensure the smooth progress of the interest payment and redemption of the medium-term notes in 2022 (fifth tranche) (bond abbreviation: 22 Vanke MTN005, bond code: 102282785) of China Vanke Co., Ltd., an announcement on the relevant matters is hereby made as follows.

I. Basic Information of the Bonds

Name of issuer	China Vanke Co., Ltd.
Name of bond	China Vanke Co., Ltd. medium-term notes in 2022 (fifth tranche)
Bond abbreviation	22 Vanke MTN005
Bond code	102282785
Issue amount (RMB100 million)	37.00
Date interest begins	2022-12-28

Issue term	3 years
Debt balance (RMB100 million)	37.00
Repayment category	Principal and interest payment
Debt interest rate for the current interest-bearing period (%)	3
Payment date of principal and interest	2025-12-28
Amount of principal and interest payable for the current period (RMB100 million)	Continuing to communicate and negotiate with holders to seek solutions for this tranche of the medium-term notes
Provisions on grace period	Pursuant to the provisions on events of default set out in the Prospectus for the Offering of the Medium-Term Notes in 2022 (Fifth Tranche) of China Vanke Co., Ltd., a grace period of 5 working days has been set up for the default of failure to repay the principal of or interest on the debt

	financing instruments in full and on time. During the grace period, interest shall be calculated and payable on the unpaid principal and interest due for the current period at a rate of 5 basis points above the coupon rate. According to the relevant announcement of China Vanke Co., Ltd.' s the first holders' meeting of 2025 for medium-term notes in 2022 (fifth tranche), the "Proposal to extend the grace period for this tranche of medium-term notes" was passed, extending the grace period for the payment date of the principal and interest during the duration of this tranche of medium-term notes from 5 working days to 30 trading days (i.e., the expiration date of the grace period is 10 February 2026). If the principal and interest of this tranche of medium-term notes are fully repaid, the default event is

	eliminated or waived through the bondholders' meeting during the grace period of 30 trading days, it does not constitute a default by the issuer on this tranche of medium-term notes, and does not trigger the relevant default liability of this tranche of medium-term notes. That is, the issuer shall not be deemed in default until the expiration of the grace period of 30 trading days, and there is no penalty interest during the grace period, no liquidated damages, overdue interest and penalty interest are imposed or accrued. During the grace period for the outstanding principal, the interest will continue to be paid according to the coupon rate of this tranche of medium-term notes, and the actual daily interest paid during the grace period will be settled with the principal, and no additional interest will be accrued

	during the grace period of outstanding interest.
Leading underwriter	Bank of Communications Co., Ltd., Postal Savings Bank of China Co., Ltd.
Duration management institution	Bank of Communications Co., Ltd.
Custodian	Interbank Market Clearing House Co., Ltd.

II. Matters Relating to Interest Payment and Redemption

For the bonds held in custody at the Interbank Market Clearing House Co., Ltd., after the issuer shall transfer the funds for interest payment and redemption to the collection account designated Interbank Market Clearing House Co., Ltd. by the specified time, Interbank Market Clearing House Co., Ltd. shall transfer the funds to the bank account designated by the bond holders on the date of interest payment and redemption. If the date of interest payment and redemption falls on a statutory holiday, the time for fund transfer will be postponed accordingly. If the fund transfer pathway of the bondholders is changed, the bondholders shall notify Interbank Market Clearing House Co., Ltd. of the new fund transfer pathway in a timely manner prior to the date of interest payment and redemption. If the bondholders fail to notify Interbank Market

Clearing House Co., Ltd. of the change of fund transfer pathway in a timely manner and fail to receive the funds in a timely manner, the issuer and Interbank Market Clearing House Co., Ltd. shall not be liable for any loss arising therefrom.

III. Provisions on Grace Period and Other Matters Requiring Explanation

According to the provisions set out in the Prospectus for the Offering of the Medium-Term Notes in 2022 (Fifth Tranche) of China Vanke Co., Ltd., a grace period of 5 working days has been set up for the default of failure to repay the principal of or interest on the debt financing instruments in full and on time. During the grace period, interest shall be calculated based on the unpaid principal and interest due for the current period at a rate of floating 5 basis points above the coupon rate.

According to the relevant announcement of China Vanke Co., Ltd.' s the first holders' meeting of 2025 for medium-term notes in 2022 (fifth tranche) and the response of the enterprise, the proposal 6 of "Proposal to extend the grace period for this tranche of medium-term notes" was passed and came into effect. According to the content of the proposal, the relevant provisions of the grace period are adjusted as follows:

The grace period for the payment date of the principal and interest during the duration of this tranche of medium-term

notes is extended from 5 working days to 30 trading days (i.e., the expiration date of the grace period is 10 February 2026). If the principal and interest of this tranche of medium-term notes are fully repaid, the default event is eliminated or waived through the bondholders' meeting during the grace period of 30 trading days, it does not constitute a default by the issuer on this tranche of medium-term notes, and does not trigger the relevant default liability of this tranche of medium-term notes. That is, the issuer shall not be deemed in default until the expiration of the grace period of 30 trading days, and there is no penalty interest during the grace period, no liquidated damages, overdue interest and penalty interest are imposed or accrued. During the grace period for the outstanding principal, the interest will continue to be paid according to the coupon rate of this tranche of medium-term notes, the actual daily interest paid during the grace period will be settled with the principal, and no additional interest will be accrued during the grace period of outstanding interest.

At this stage, the issuer will communicate and negotiate honestly with all parties, study and improve the initiatives, continue to seek solutions for this tranche of bonds and safeguard the long-term common interests of all parties.

IV. Contact Person and Contact Information of Relevant Organizations

(I) Issuer: China Vanke Co., Ltd.

Contact person: Vanke Bond Project Team

Contact no.: 0755-22198759

(II) Duration management institution: Bank of Communications Co., Ltd.

Contact: Xiong Jie

Contact no.: 0755-88020793

(III) Registration and Custody Organization: Interbank Market Clearing House Co., Ltd.

Contact: Operation Department

Contact Person: Xie Chenyan

Contact tel no.: 021-23198888

V. Information Disclosure Undertaking

The Company and all directors, senior management or officers performing equivalent duties undertake that the contents of this announcement are true, accurate, complete and timely, and will fulfill the relevant subsequent information disclosure obligations in accordance with the relevant self-regulatory rules of the interbank bond market.

This announcement is hereby made.

(This page is intentionally left blank and is the stamping page of the Announcement on the Extension of Grace Period of the Medium-Term Notes in 2022 (Fifth Tranche) of China Vanke Co., Ltd. and the Arrangement for Repayment of Principal and Interest thereof)

China Vanke Co., Ltd.

26 December 2025