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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)

**ANNOUNCEMENT ON SUPPLEMENTAL RESOLUTIONS,
SUPPLEMENTAL CIRCULAR, SUPPLEMENTAL NOTICE AND
REVISED PROXY FORM REGARDING THE 2025 ANNUAL GENERAL MEETING**

References are made to the notice (the “**Initial Notice**”), the circular (the “**Initial Circular**”) and the proxy form for the 2025 annual general meeting (the “**AGM**”) (the “**Original Proxy Form for the AGM**”) of China Vanke Co., Ltd. (the “**Company**”) dated 8 May 2026. Unless the context otherwise requires, the terms used in this announcement shall have the same meanings as defined in the Initial Circular.

I. SUPPLEMENTAL RESOLUTIONS, SUPPLEMENTAL CIRCULAR, SUPPLEMENTAL NOTICE AND REVISED PROXY FORM FOR THE AGM

At the thirty-fourth meeting of the twentieth session of the board of directors of the Company (the “**Board**”) held on 12 May 2026, the Resolution on Entering into the Framework Agreement Regarding the Provision of a Shareholder’s Loan of RMB2.5 Billion from Shenzhen Metro Group to the Company and the Provision of Security Thereof by the Company and the Resolution on Arrangements for Signing the Supplemental Agreement Regarding the Shareholder’s Loan of RMB22 Billion (the “**Supplemental Resolutions**”) were considered and approved.

The Board, as the convener of the AGM, issued the notice of the AGM on 8 May 2026. Pursuant to Article 58 of the Articles of Association, the convenor of a general meeting shall not amend the proposed resolutions set out in the notice of the meeting or add any new proposed resolutions subsequent to the issue of the notice of the general meeting. The shareholder(s) individually or jointly holding more than 1% of the Company’s shares may submit extra proposed resolutions in writing to the convenor of a general meeting 10 days prior to the meeting. The convenor shall issue a supplementary notice of the general meeting and announce the contents of such extra proposed resolutions within 2 days after receipt thereof.

On 13 May 2026, the Board, as the convener of the AGM, received a written letter from Shenzhen Metro Group Co., Ltd. (深圳市地鐵集團有限公司) (“**Shenzhen Metro Group**”) (which held 3,242,810,791 A shares of the Company as of the date of this announcement, representing approximately 27.18% of the total issued shares of the Company). The letter stated that Shenzhen

Metro Group, as a substantial Shareholder of the Company, submitted an ad-hoc proposal to the Board, to propose to the AGM for consideration of the Supplemental Resolutions. Pursuant to Article 57 of the Articles of Association, the proposal submitted by Shenzhen Metro Group shall be within the scope of the duties and responsibilities of the general meeting; meanwhile, pursuant to the resolutions of the thirty-fourth meeting of the twentieth session of the Board of the Company, the Board has given its prior consent that, should any eligible Shareholder submit such an ad-hoc proposal, it shall be submitted to the AGM for consideration. A supplemental circular for the AGM (the “**Supplemental Circular**”) in relation to, among other things, details of the Supplemental Resolutions for the AGM, a supplemental notice for the AGM (the “**Supplemental Notice**”) and a revised proxy form for the AGM (the “**Revised Proxy Form for the AGM**”) will be despatched to the Shareholders by the Company in due course.

II. GENERAL MATTERS

Shareholders intending to attend the AGM are reminded of the Supplemental Resolutions, the Supplemental Notice, the Supplemental Circular and the Revised Proxy Form for the AGM. Save as the Supplemental Resolutions, the Supplemental Notice, the Supplemental Circular and the Revised Proxy Form for the AGM, the information set out in the Initial Notice and the Initial Circular, including the time and date of the AGM and other resolutions to be considered at the AGM, remains unchanged. For Shareholders attending the AGM, as the Original Proxy Form for the AGM issued by the Company on 8 May 2026 did not include the Supplemental Resolutions, Shareholders should read carefully the treatment of the Original Proxy Form for the AGM and the Revised Proxy Form for the AGM as set out in the Supplemental Circular.

Board of Directors
China Vanke Co., Ltd.*

Shenzhen, the PRC, 14 May 2026

As at the date of this announcement, the Board comprises Mr. HUANG Liping, Mr. HU Guobin, and Mr. LEI Jiangsong as non-executive directors; Ms. WANG Yun as an executive director; 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