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vanke
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)

SUPPLEMENTAL NOTICE OF THE 2025 ANNUAL GENERAL MEETING

Reference is made to the notice of the 2025 annual general meeting (the “**AGM**”) of China Vanke Co., Ltd. (the “**Company**”) dated 8 May 2026 (the “**Initial Notice**”). According to the Initial Notice, the convening of the AGM will start from 3:00 p.m. on Friday, 29 May 2026 at Vanke Center, No. 33 Huanmei Road, Dameisha, Yantian District, Shenzhen, the PRC.

At the thirty-fourth meeting of the twentieth session of the board of directors of the Company held on 12 May 2026, the Resolution on Entering into the Framework Agreement Regarding Provision of Shareholder Loan Facility of RMB2.5 Billion from Shenzhen Metro Group to the Company and Provision of Guarantee Thereof by the Company and the Resolution on Arrangements for Signing the Supplemental Agreement Regarding Shareholder Loan of RMB22 Billion were considered and approved. The board of directors of the Company (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 (which held 3,242,810,791 A shares of the Company as of the date of this notice, representing 27.18% of the total issued shares of the Company). The letter stated that Shenzhen Metro Group Co., Ltd., as a shareholder of the Company, submitted an interim proposal to the Board, to propose to the AGM for consideration of the Resolution on Arrangements for Signing the Supplemental Agreement Regarding Shareholder Loan of RMB22 Billion and the Resolution on Entering into the Framework Agreement Regarding Provision of Shareholder Loan Facility of RMB2.5 Billion from Shenzhen Metro Group to the Company and Provision of Guarantee Thereof by the Company (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 interim proposal, it shall be submitted to the AGM for consideration.

The contents of other resolutions in the Initial Notice remain unchanged.

Unless otherwise defined, capitalised terms used in this notice shall have the same meanings as those defined in the circular of the Company dated 8 May 2026.

Matters for consideration and approval at the AGM

The shareholders of the Company shall consider and, if thought fit, approve the following resolutions at the AGM:

ORDINARY RESOLUTIONS

1. To consider and approve the report of the board of directors of the Company for the year 2025;
2. To consider and approve the annual report for the year 2025;
3. To consider and approve the profit distribution plan for the year 2025;
4. To consider and approve the resolution in relation to the re-appointment of certified public accountants for the year 2026;

SPECIAL RESOLUTION

5. To consider and approve the resolution in relation to the general mandate to issue additional H shares;

ORDINARY RESOLUTIONS

6. To consider and approve the authorisation of the Company and its majority-owned subsidiaries providing financial assistance to third parties;
7. To consider and approve the authorisation of the Company and its majority-owned subsidiaries providing guarantee to third parties;
8. To consider and approve the resolution in relation to the Company's unremedied losses reaching one-third of the total paid-in capital;
9. To consider and approve the resolution in relation to the establishment of the remuneration management system for the Directors and senior management;
10. To consider and approve the resolution in relation to the remuneration proposal for the Directors for the year 2026;

SUPPLEMENTAL ORDINARY RESOLUTIONS

11. “THAT

- (1) To approve, confirm and ratify the Supplemental Agreement to the 2025 Loan Framework Agreement entered into between the Company and Shenzhen Metro Group and the transactions contemplated thereunder; and
- (2) To authorise the board of the Company, which could sub-delegate to other authorised person(s), to exercise all powers which they consider necessary and do such other acts and things and execute such other documents or agreements which in their opinion may be necessary or desirable to implement the transactions contemplated under the Supplemental Agreement to the 2025 Loan Framework Agreement.”

12. “THAT

- (1) To approve, confirm and ratify the 2026 Loan Framework Agreement entered into by the Company and Shenzhen Metro Group and the transactions contemplated thereunder;
- (2) To approve, confirm and ratify the proposed Annual Cap for the transactions contemplated under the 2026 Loan Framework Agreement; and
- (3) To authorise the board of the Company, which could sub-delegate to other authorised person(s), to exercise all powers which they consider necessary and do such other acts and things and execute such other documents or agreements which in their opinion may be necessary or desirable to implement the transactions contemplated under the 2026 Loan Framework Agreement.”

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

Shenzhen, the PRC
14 May 2026

Notes:

1. For holders of H shares who intend to attend the AGM, the shares and the registration documents must be delivered to Computershare Hong Kong Investor Services Limited, the Company's H Share Registrar at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong no later than 4:30 p.m. on Friday, 22 May 2026. The holders of the H shares whose names appear on the Register of Members on Friday, 22 May 2026 are entitled to attend and vote in respect of the resolutions to be proposed at the AGM.
2. Each Shareholder entitled to attend and vote at the AGM may appoint one or more proxies to attend and vote on his/her/its behalf at the AGM. A proxy does not need to be a Shareholder.
3. A proxy of a Shareholder who has appointed more than one proxy may only vote on a poll.
4. The proxy form and the instrument appointing a proxy must be in writing under the hand of the Shareholder or his/her/its attorney duly authorised in writing, or if the Shareholder is a legal person, either under seal or under the hand of a director or a duly authorised attorney. If that instrument is signed by an attorney of the appointor, the power of attorney authorising that attorney to sign or other document of authorisation must be notarised. To be valid, for holders of A shares, the notarised power of attorney or other document of authorisation and the proxy form must be delivered to the office of the board of directors not less than 24 hours before the time appointed for the holding of the AGM or any adjournment thereof. In order to be valid, for holders of H shares, the above documents must be delivered to Computershare Hong Kong Investor Services Limited, the H Share Registrar of the Company at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not less than 24 hours before the time appointed for the AGM or any adjournment thereof.
5. This AGM is expected to last for half a day. Shareholders (in person or by proxy) attending this AGM are responsible for their own transportation and accommodation expenses.
6. The address of the office of the board of directors is as follows:

CHINA VANKE CO., LTD.

Vanke Building, No. 63 Meilin Road, Futian District, Shenzhen, the PRC

Postal code: 518049

Contact person: Ms. Li Yuanyuan, Mr. Xu Zhitao

Tel: 86 (755) 2560 6666

Fax: 86 (755) 2553 1696

7. Each Shareholder (or his or her or its proxy) shall exercise his or her or its voting rights by way of poll.

As at the date of this notice, 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 purposes only*