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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 RESOLUTIONS OF THE ANNUAL GENERAL MEETING OF 2025

I. CONVENING OF THE ANNUAL GENERAL MEETING

References are made to (i) the notice (the “**AGM Notice**”) of the annual general meeting (the “**AGM**”) of China Vanke Co., Ltd.* (the “**Company**”); (ii) the circular (the “**Circular**”) of the Company, both dated 8 May 2026; and (iii) the supplemental notice (the “**Supplemental Notice**”) of the AGM of the Company; and (iii) the supplemental circular (the “**Supplemental Circular**”) of the Company, both dated 14 May 2026. Unless otherwise defined, the terms used in this announcement shall have the same meanings as those defined in the Circular and the Supplemental Circular.

The board of directors (the “**Board**”) of the Company hereby announces that the AGM was held at Vanke Center, No. 33 Huanmei Road, Dameisha, Yantian District, Shenzhen, the PRC at 3 p.m. on Friday, 29 May 2026. The AGM adopted both on-site voting and A-share online voting.

The AGM was convened by the twentieth session of the Board and chaired by Mr. HUANG Liping, the chairman of the Board. Mr. HUANG Liping, Mr. LEI Jiansong, being directors of the Company, and all members of the senior management of the Company also attended the AGM on-site. Guangdong Sundial Law Firm, being the Company's PRC legal advisor, and BDO Limited ^{Note 1} were appointed by the Company to act as the scrutineers for vote-taking at the AGM.

The convening and holding of the AGM complied with the relevant laws, regulations and departmental rules including the Company Law of the People's Republic of China (the “**Company Law**”), the Rules for the Shareholders' Meetings of Listed Companies (the “**Rules for Shareholders' Meetings**”), the Rules Governing the Listing of Stocks on the Shenzhen Stock Exchange, the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Hong Kong Listing Rules**”) and the requirements of the articles of association of China Vanke Co., Ltd.* (the “**Articles of Association**”).

The total number of issued shares of the Company as at the date of the AGM was 11,930,709,471 shares, of which the number of the A shares and the H shares were 9,724,196,533 shares and 2,206,512,938 shares respectively. As of the date of the AGM, the Company did not hold any treasury shares (including any treasury shares held or deposited in the Central Clearing and Settlement System) or repurchased Shares pending cancellation. All shareholders of the Company (the “**Shareholder(s)**”) were entitled to attend the AGM.

As disclosed in the Circular, Shenzhen Metro Group Co., Ltd. (深圳市地鐵集團有限公司) (“**Shenzhen Metro Group**”), a substantial Shareholder of the Company, holds 3,242,810,791 A shares of the Company (representing approximately 27.18% of the total issued shares of the Company), and hence a connected person of the Company (as defined under the Hong Kong Listing Rules). It had a material interest in the Supplement Agreement to the 2025 Loan Framework Agreement and the 2026 Loan Framework Agreement, was required to and did abstain from voting on the resolutions 11 and 12 (both ordinary resolutions) at the AGM in accordance with the Hong Kong Listing Rules. Accordingly, the total number of Shares entitling the Shareholders to attend the AGM and vote for or against resolutions 11 and 12 at the meeting was 8,687,898,680 shares, representing approximately 72.82% of the total issued share capital of the Company.

Saved as disclosed above, to the best knowledge, information and belief of the directors of the Company, no other Shareholders were subject to any restrictions when casting their votes on any of the proposed resolutions at the AGM, nor did any of them state their intention in the Circular to vote against the relevant resolution or to abstain from voting at the AGM; no Shareholder who was entitled to attend the AGM was required to abstain from voting in favor of the resolutions proposed at the AGM pursuant to Rule 13.40 of the Hong Kong Listing Rules; and there were no other Shareholders required under the Hong Kong Listing Rules to abstain from voting at the AGM as having material interests in the matters to be considered at the AGM.

II. ATTENDANCE AT THE AGM

Class	Number of Shareholders and proxies attending the on-site meeting			Number of Shareholders participating through online voting			Overall attendance		
	Number of people	Number of Shares represented	As a percentage of the total number of Shares of the respective class with voting right (%)	Number of people	Number of Shares represented	As a percentage of the total number of Shares of the respective class with voting right (%)	Number of people	Number of Shares represented	As a percentage of the total number of Shares of the respective class with voting right (%)
A Share	44	3,251,904,613	33.4414	2,406	449,488,682	4.6224	2,450	3,701,393,295	38.0638
H Share	2	210,063,952	9.5202	0	0	0.0000	2	210,063,952	9.5202
Total	46	3,461,968,565	29.0173	2,406	449,488,682	3.7675	2,452	3,911,457,247	32.7848

III. VOTING RESULTS OF THE AGM

(I) Voting Results

The following 12 resolutions were reviewed and approved at the AGM, and the detailed poll results are as follows:

Resolution No.	Resolution name	Types of Shares	Voting results					
			For		Against		Abstain	
			Number of votes	Percentage (%)	Number of votes	Percentage (%)	Number of votes	Percentage (%)
1	To consider and approve the report of the Board of the Company for the year 2025	A Share	3,683,487,719	99.5162	15,886,796	0.4292	2,018,780	0.0546
		H Share	207,620,372	98.8367	1,796,694	0.8553	646,886	0.3080
		Total	3,891,108,091	99.4798	17,683,490	0.4521	2,665,666	0.0681
2	To consider and approve the annual report for the year 2025	A Share	3,683,293,619	99.5110	15,836,837	0.4279	2,262,839	0.0611
		H Share	207,620,372	98.8367	1,796,694	0.8553	646,886	0.3080
		Total	3,890,913,991	99.4748	17,633,531	0.4508	2,909,725	0.0744
3	To consider and approve the profit distribution plan for the year 2025	A Share	3,681,829,919	99.4715	17,032,996	0.4602	2,530,380	0.0683
		H Share	208,630,752	99.3177	1,433,200	0.6823	0	0.0000
		Total	3,890,460,671	99.4632	18,466,196	0.4721	2,530,380	0.0647
4	To consider and approve the resolution in relation to the reappointment of the accounting firm for the year 2026	A Share	3,661,452,310	98.9209	37,722,446	1.0191	2,218,539	0.0600
		H Share	160,272,891	76.2972	49,791,061	23.7028	0	0.0000
		Total	3,821,725,201	97.7059	87,513,507	2.2374	2,218,539	0.0567
5	To consider and approve the resolution in relation to the general mandate to issue additional H shares	A Share	3,608,469,432	97.4895	91,284,283	2.4662	1,639,580	0.0443
		H Share	134,942,760	64.2389	75,121,192	35.7611	0	0.0000
		Total	3,743,412,192	95.7038	166,405,475	4.2543	1,639,580	0.0419
6	To consider and approve the authorisation of the Company and its holding subsidiaries providing external financial assistance	A Share	3,653,726,199	98.7122	15,795,696	0.4268	31,871,400	0.8610
		H Share	208,630,752	99.3177	1,433,200	0.6823	0	0.0000
		Total	3,862,356,951	98.7447	17,228,896	0.4405	31,871,400	0.8148
7	To consider and approve the authorisation of the Company and its holding subsidiaries providing external guarantees	A Share	3,653,618,899	98.7093	15,849,796	0.4282	31,924,600	0.8625
		H Share	208,218,152	99.1213	1,433,200	0.6823	412,600	0.1964
		Total	3,861,837,051	98.7314	17,282,996	0.4419	32,337,200	0.8267
8	To consider and approve the resolution in relation to the unrecovered losses of the Company reaching one-third of its total paid-in capital	A Share	3,682,751,218	99.4963	16,223,896	0.4383	2,418,181	0.0654
		H Share	208,218,152	99.1213	1,433,200	0.6823	412,600	0.1964
		Total	3,890,969,370	99.4762	17,657,096	0.4514	2,830,781	0.0724
9	To consider and approve the resolution in relation to the formulation of the remuneration management system for directors and senior management	A Share	3,652,812,179	98.6875	15,877,316	0.4290	32,703,800	0.8835
		H Share	207,854,658	98.9483	1,796,694	0.8553	412,600	0.1964
		Total	3,860,666,837	98.7015	17,674,010	0.4519	33,116,400	0.8466

Resolution No.	Resolution name	Types of Shares	Voting results					
			For		Against		Abstain	
			Number of votes	Percentage (%)	Number of votes	Percentage (%)	Number of votes	Percentage (%)
10	To consider and approve the resolution in relation to the remuneration plan of directors for the year 2026	A Share	3,652,800,579	98.6872	16,066,416	0.4341	32,526,300	0.8787
		H Share	208,630,752	99.3177	1,433,200	0.6823	0	0.0000
		Total	3,861,431,331	98.7210	17,499,616	0.4474	32,526,300	0.8316
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.”	A Share	412,353,388	89.9191	14,482,657	3.1581	31,746,459	6.9228
		H Share	208,613,652	99.3096	1,450,300	0.6904	0	0.0000
		Total	620,967,040	92.8693	15,932,957	2.3829	31,746,459	4.7478
12	“THAT (1) To approve, confirm and ratify the 2026 Loan Framework Agreement entered into between 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.”	A Share	442,855,108	96.5704	14,275,557	3.1130	1,451,839	0.3166
		H Share	208,630,752	99.3177	1,433,200	0.6823	0	0.0000
		Total	651,485,860	97.4335	15,708,757	2.3493	1,451,839	0.2172

Resolutions 1 to 4 and 6 to 12 were passed by more than half of the total valid voting shares present at the AGM. Resolution 5 was passed by more than two-thirds of the total valid voting shares present at the AGM. In respect of resolutions 11 and 12, Shenzhen Metro Group, a substantial shareholder of the Company, has abstained from voting on a total of 3,242,810,791 voting shares held by it. For details of the aforesaid resolutions, please refer to the AGM Notice, the Circular, the Supplemental Notice and the Supplemental Circular for the AGM.

(II) Separate Vote Counting Results of Resolutions Involving Minority Shareholders

Resolution No.	Resolution name	Types of Shares	Voting results					
			For		Against		Abstain	
			Number of votes	Percentage (%)	Number of votes	Percentage (%)	Number of votes	Percentage (%)
3	To consider and approve the profit distribution plan for the year 2025	A Share	438,878,128	95.7326	17,032,996	3.7154	2,530,380	0.5520
		H Share	208,630,752	99.3177	1,433,200	0.6823	0	0.0000
		Total	647,508,880	96.8592	18,466,196	2.7623	2,530,380	0.3785
4	To consider and approve the resolution in relation to the reappointment of the accounting firm for the year 2026	A Share	418,500,519	91.2877	37,722,446	8.2284	2,218,539	0.4839
		H Share	160,272,891	76.2972	49,791,061	23.7028	0	0.0000
		Total	578,773,410	86.5772	87,513,507	13.0909	2,218,539	0.3319
5	To consider and approve the resolution in relation to the general mandate to issue additional H shares	A Share	365,517,641	79.7305	91,284,283	19.9119	1,639,580	0.3576
		H Share	134,942,760	64.2389	75,121,192	35.7611	0	0.0000
		Total	500,460,401	74.8626	166,405,475	24.8922	1,639,580	0.2452
6	To consider and approve the authorisation of the Company and its holding subsidiaries providing external financial assistance	A Share	410,774,408	89.6024	15,795,696	3.4455	31,871,400	6.9521
		H Share	208,630,752	99.3177	1,433,200	0.6823	0	0.0000
		Total	619,405,160	92.6552	17,228,896	2.5772	31,871,400	4.7676
7	To consider and approve the authorisation of the Company and its holding subsidiaries providing external guarantees	A Share	410,667,108	89.5790	15,849,796	3.4573	31,924,600	6.9637
		H Share	208,218,152	99.1213	1,433,200	0.6823	412,600	0.1964
		Total	618,885,260	92.5774	17,282,996	2.5853	32,337,200	4.8373
8	To consider and approve the resolution in relation to the unrecovered losses of the Company reaching one-third of its total paid-in capital	A Share	439,799,427	95.9336	16,223,896	3.5389	2,418,181	0.5275
		H Share	208,218,152	99.1213	1,433,200	0.6823	412,600	0.1964
		Total	648,017,579	96.9353	17,657,096	2.6413	2,830,781	0.4234
9	To consider and approve the resolution in relation to the formulation of the remuneration management system for directors and senior management	A Share	409,860,388	89.4030	15,877,316	3.4633	32,703,800	7.1337
		H Share	207,854,658	98.9483	1,796,694	0.8553	412,600	0.1964
		Total	617,715,046	92.4024	17,674,010	2.6438	33,116,400	4.9538
10	To consider and approve the resolution in relation to the remuneration plan of directors for the year 2026	A Share	409,848,788	89.4005	16,066,416	3.5046	32,526,300	7.0949
		H Share	208,630,752	99.3177	1,433,200	0.6823	0	0.0000
		Total	618,479,540	92.5168	17,499,616	2.6177	32,526,300	4.8655

Resolution No.	Resolution name	Types of Shares	Voting results					
			For		Against		Abstain	
			Number of votes	Percentage (%)	Number of votes	Percentage (%)	Number of votes	Percentage (%)
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.”	A Share	412,212,388	89.9160	14,482,657	3.1591	31,746,459	6.9249
		H Share	208,613,652	99.3096	1,450,300	0.6904	0	0.0000
		Total	620,826,040	92.8678	15,932,957	2.3834	31,746,459	4.7488
12	“THAT (1) To approve, confirm and ratify the 2026 Loan Framework Agreement entered into between 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.”	A Share	442,714,108	96.5694	14,275,557	3.1139	1,451,839	0.3167
		H Share	208,630,752	99.3177	1,433,200	0.6823	0	0.0000
		Total	651,344,860	97.4330	15,708,757	2.3498	1,451,839	0.2172

Note: Minority Shareholders refer to Shareholders other than directors, senior management and Shareholders who severally or jointly hold more than 5% of the Company's shares.

The report on the performance of independent directors for the year 2025 was heard at the AGM.

IV. LEGAL OPINION ISSUED BY LAWYERS

1. Name of law firm: Guangdong Sundial Law Firm
2. Name of lawyers: MA Yunyan and Dong Chu
3. Conclusive opinion: The convention of and procedures for holding this general meeting of the Company, as well as the eligibility of persons attending the Meeting and the convenor of the Meeting were in compliance with the relevant rules and regulations of the PRC including the Company Law and the Rules for Shareholders' Meetings and the requirements of the Articles of Association. The voting procedures and voting results were legal and valid.

Note 1: The Scope of Work of BDO Limited

The poll results were subject to scrutiny by BDO Limited, Certified Public Accountants (Practising), whose work was limited to certain procedures requested by the Company to agree the poll results summary prepared by the Company to poll forms collected and provided by the Company to BDO Limited. The work performed by BDO Limited in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants nor did it include provision of any assurance or advice on matters of legal interpretation or entitlement to vote.

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

Shenzhen, the PRC, 29 May 2026

As at the date of this announcement, the Board comprises Mr. HUANG Liping, Mr. HU Guobin and Mr. LEI Jiansong 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*