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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 REGARDING THE APPOINTMENT OF THE PRESIDENT

China Vanke Co., Ltd.* (the “**Company**”, collectively with its subsidiaries, referred as the “**Group**”) hereby announces that, in accordance with the relevant requirements of the Company Law of the People’s Republic of China and the Articles of Association of China Vanke Co., Ltd.*, upon nomination by the chairman of the Company and following consideration and approval at the thirty-sixth meeting of the twentieth session of the Board of the Company (the “**Board**”), the Board has decided to appoint Mr. HUANG Yu (“**Mr. HUANG**”) as the president of the Company, with the term commencing from the date of the Board’s approval to the expiry of the term of the twentieth session of the Board.

The Remuneration and Nominating Committee of the Board has reviewed Mr. HUANG’s qualifications for the position and considered him meeting the requirements for senior management of a listed company as stipulated by relevant laws, regulations and the Articles of Association.

Details of Mr. HUANG’s biography are as follows:

Mr. HUANG Yu, born in 1974, holds a Doctor of Management degree and is a senior accountant. Mr. HUANG obtained a bachelor’s degree in economics from Xiamen University in 1994; a master’s degree in business administration from Tongji University in 2004; and a doctor’s degree in management from Dongbei University of Finance & Economics in 2022. From March 2017 to February 2024, he successively served as the chief accountant, deputy general manager and a member of the Party Committee of Shenzhen Investment Holdings Co., Ltd. From February 2024 to June 2026, he served as a deputy director of the Office of the Financial Affairs Committee of the CPC Shenzhen Municipal Committee and a deputy director of the Shenzhen Municipal Financial Regulatory Bureau.

The Company will enter into a service contract with Mr. HUANG, and his term as the president of the Company shall commence from the date of the Board’s approval to the expiry of the term of the twentieth session of the Board. Mr. HUANG’s remuneration shall be determined in accordance with the Remuneration Management System for the Directors and Senior Management of China Vanke Co., Ltd. The specific amount of remuneration for Mr. HUANG will be disclosed in the annual report of the Company.

Saved as disclosed above, as at the date of this announcement, Mr. HUANG (i) does not have relationship with any directors and senior management of the Company and substantial shareholders of the Company; (ii) does not hold any other positions in the Group; (iii) has not held any directorship in any other listed companies in the past three years; and (iv) does not have any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Saved as disclosed above, there is no information relating to Mr. HUANG that is required to be disclosed pursuant to Rule 13.51(2)(h) to 13.51(2)(v) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, nor is there any other matter concerning Mr. HUANG that needs to be brought to the attention of the shareholders.

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

Shenzhen, the PRC, 2 July 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 and Dr. SHUM Heung Yeung Harry as independent non-executive directors.

* For identification purpose only