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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 PROGRESS OF
THE CONNECTED TRANSACTION**

Reference is made to the announcement of the Company dated 12 June 2026, titled “Connected Transaction – Receipt of The Financial Assistance from Substantial Shareholder and Proposed Provision of Asset Collateral”, in relation to, among other things, the signing of the loan agreement between the Company and Shenzhen Metro Group, the substantial shareholder of the Company, pursuant to which Shenzhen Metro Group provided a loan to the Company with a total amount not exceeding RMB1,140 million, the Group is required to provide a pledge in favor of Shenzhen Metro Group to secure the Company’s performance of its obligations under the Loan Agreement. The subject matter of the pledge is accounts receivable of RMB1,140 million owed to the Group in respect of a certain project (i.e. a loan-to-value ratio of 100%), serving as security under the Loan Agreement (the “**Previous Announcement**”). Unless otherwise defined, terms used in this announcement shall have the same meanings as those defined in the Previous Announcement.

On 2 July 2026 (after trading hours), the Company and Beijing Zhongsheng Xingjian Real Estate Development Co., Ltd. (北京市中盛興建房地產開發有限公司) (“**Beijing Zhongsheng Xingjian**”, as the pledgor), a controlling subsidiary of the Company, entered into an accounts receivable pledge agreement (the “**Pledge Agreement**”) with Shenzhen Metro Group. Pursuant to the Pledge Agreement, Beijing Zhongsheng Xingjian agreed to pledge accounts receivable totalling RMB1,140 million (the “**Collection of Accounts Receivable**”) out of the rights to accounts receivable it entitled to in favour of Shenzhen Metro Group as security under the Loan Agreement, to ensure the performance of repayment liabilities by the Company.

All parties to the Pledge Agreement shall complete the pledge registration procedures for the Collection of Accounts Receivable and arrange repayments in accordance with the stipulations under the Loan Agreement and the Pledge Agreement.

**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 Jiangsong as non-executive Directors; Ms. WANG Yun as 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