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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)

**NOTICE OF THE FIRST EXTRAORDINARY
GENERAL MEETING OF 2026**

Notice is hereby made that, the convening of the first extraordinary general meeting of 2026 (the “**EGM**”) of the Company will start from 3:30 p.m. on Friday, 31 July 2026 at Vanke Center, No. 33 Huanmei Road, Dameisha, Yantian District, Shenzhen, the PRC.

Unless otherwise defined, capitalised terms used in this notice shall have the same meanings as those defined in the circular of the Company dated 10 July 2026 (the “**Circular**”).

I. Matters for consideration and approval at the EGM

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

ORDINARY RESOLUTIONS VOTED BY CUMULATIVE VOTING SYSTEM

1. The Resolution on the Election of the Board of the Company and the Election of Non-independent Directors

- 1.01 To elect Mr. HUANG Liping as a Non-independent Director of the twenty-first session of the Board of the Company;
- 1.02 To elect Mr. HUANG Yu as a Non-independent Director of the twenty-first session of the Board of the Company;
- 1.03 To elect Mr. LEI Jiangsong as a Non-independent Director of the twenty-first session of the Board of the Company;
- 1.04 To elect Mr. XU Enli as a Non-independent Director of the twenty-first session of the Board of the Company;

1.05 To elect Mr. YAO Fei as a Non-independent Director of the twenty-first session of the Board of the Company;

1.06 To elect Mr. ZHU Zhiqiang as a Non-independent Director of the twenty-first session of the Board of the Company;

2. The Resolution on the Election of the Board of the Company and the Election of Independent Directors

2.01 To elect Mr. HUANG Yaying as an Independent Director of the twenty-first session of the Board of the Company;

2.02 To elect Mr. LIU Tsz Bun Bennett as an Independent Director of the twenty-first session of the Board of the Company;

2.03 To elect Mr. WANG Weiguo as an Independent Director of the twenty-first session of the Board of the Company;

2.04 To elect Mr. YANG Zhao as an Independent Director of the twenty-first session of the Board of the Company;

ORDINARY RESOLUTION NOT APPLICABLE TO CUMULATIVE VOTING SYSTEM

3. The Resolution on the Adjustment to the Plan for Remuneration of Directors of the Company.

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

Shenzhen, the PRC, 10 July 2026

Notes:

1. For those holders of H shares of the Company who intend to attend the EGM, the shares and the registration documents must be delivered to the H share registrar, Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong no later than 4:30 p.m. on Friday, 24 July 2026. The holders of the Company's H shares whose names appear on the register of members of the Company on Friday, 24 July 2026 are entitled to attend and vote in respect of the resolutions to be proposed at the EGM.
2. Each shareholder entitled to attend and vote at the EGM may appoint one or more proxies to attend and vote on his/her behalf at the EGM. A proxy need not 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 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 of the Company, 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 EGM. In order to be valid, for holders of H shares of the Company, the above documents must be delivered to the H share registrar, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong not less than 24 hours before the time appointed for the EGM.
5. This EGM is expected to last for half a day. Shareholders (in person or by proxy) attending this EGM are responsible for their own transportation and accommodation expenses.
6. The cumulative voting system means that for election of directors at a general meeting of a listed company, the number of voting rights allocated to each share is equal to the number of directors to be elected and such voting rights held by the shareholders may be pooled or spread. Details of the operation of the cumulative voting system are as follows:
 - (1) the total number of valid vote cast by every shareholder attending the meeting in election of directors shall be equal to the number of voting shares held by him/her multiply by the number of directors to be elected;
 - (2) every shareholder may cast all his/her votes on a single candidate for director or spread his/her votes on different candidates for director;
 - (3) votes for one candidate of director could be more or less than the number of voting shares held by the shareholder, which do not need to be integral multiples of the number of his/her shares. However, the accumulative number of the votes for all candidates for directors shall not exceed the total number of the valid voting rights held;
 - (4) the voting on independent directors and non-independent directors should be separated. In relation to the election of independent directors, the number of votes that each shareholder is entitled to shall be equal to the number of shares that he/she held times the number of independent directors to be elected. Those votes can only cast on the candidates for independent directors. In relation to the election of non-independent directors, the number of votes that each shareholder is entitled to shall be equal to the number of shares that he/she held multiplied by the number of non-independent directors to be elected. Those votes can only cast on the candidates for non-independent directors;
 - (5) after completion of voting, all the candidates for directors shall be elected in descending order according to the number of votes they received, given over half of number of shares with voting rights obtained, upon the capped number of directors to be elected.
7. The address of the office of the Board of Directors is as follows:

China Vanke Co., Ltd.*
Vanke Center, No. 33 Huanmei Road, Dameisha, Yantian District, Shenzhen, the PRC
Postal code: 518083

Contact persons: Ms. Li Yuanyuan, Mr. Xu Zhitao
Tel: 86 (755) 2560 6666
Fax: 86 (755) 2553 1696
8. Each shareholder (or his/her proxy) shall exercise his/her 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 Jiansong 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