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)

PROFIT ALERT

This announcement is made by China Vanke Co., Ltd.* (the "**Company**") pursuant to Rule 13.09 and Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

I. ESTIMATED RESULTS FOR THE PERIOD

(I) Period of estimated results: From 1 January 2026 to 30 June 2026 (the "**Reporting Period**")

(II) Estimated results: The expected net profit is negative

Items	**The Reporting Period**	**The same period of last year**
Net profit attributable to shareholders of the Company	Loss: RMB12,000.0000 million to RMB15,000.0000 million	Loss: RMB11,946.5737 million
Basic earnings per share	Loss: RMB1.0058 per share to RMB1.2573 per share	Loss: RMB1.0075 per share

II. INFORMATION ON COMMUNICATION WITH THE ACCOUNTING FIRM

The estimated results have not yet been audited by the accounting firm.

III. MAIN WORK PROGRESS AND MAIN REASONS FOR LOSSES IN RESULTS IN THE FIRST HALF OF 2026

The Company expects to incur losses in the interim results for 2026 for the following main reasons:

(I) The scale of settlement for real estate development projects declined significantly, and gross profit margins remained low.

(II) Taking into account changes in the industry, market and business environment, the Company has made additional provisions for asset impairment.

(III) Under the cost approach in auditing, after deducting depreciation and amortization, certain operating businesses and certain financial investments in non-main businesses incurred losses.

During the Reporting Period, the Company completed the delivery of approximately 23,000 units of housing with ensured quality on schedule. The operation quality of its operational service businesses remained stable with steady progress; the Company successfully obtained bondholders' consent to extend the maturity of 10 publicly issued bonds; and it continued to advance the optimization of its business layout, its efforts on cost reduction and efficiency improvement, and the revitalization of existing assets. At present, there is no sign of substantial improvement in the operating metrics of the Company, and its debts and liquidity are still under pressure. Looking ahead, the Company will continue to focus on two major tasks in terms of risk mitigation and business development, while revitalizing and optimizing existing resources to enhance its self-sustaining capacity; it will concentrate on key cities and its core businesses while orderly withdrawing its investments in non-main businesses; meanwhile, it will continue to optimize its corporate governance system, deepen the extent of cost reduction and efficiency improvement, and strive to get itself back to the trajectory towards healthy and sustainable development.

IV. RISK WARNING

1. This results forecast is the result of the Company's internal preliminary calculation, and the specific financial data is subject to the relevant announcements regarding the 2026 interim results which will be officially disclosed.

2. The Company will strictly follow the provisions and requirements of relevant laws and regulations, and make the information disclosure in a timely manner.

3. Shareholders of the Company and potential investors are advised to exercise caution when dealing in the securities of the Company.

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

Shenzhen, the PRC, 10 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 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*