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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 (1) ELECTION OF CHAIRMAN OF THE BOARD AND MEMBERS OF THE BOARD COMMITTEES (2) RE-APPOINTMENT OF PRESIDENT, EXECUTIVE VICE PRESIDENTS, FINANCE PRINCIPAL AND SECRETARY TO THE BOARD (3) CHANGE OF AUTHORIZED REPRESENTATIVE AND (4) RESOLUTIONS OF THE FIRST MEETING OF THE TWENTY-FIRST SESSION OF THE BOARD OF DIRECTORS

I. CONVENING OF THE BOARD MEETING

The first extraordinary general meeting of 2026 (the "**EGM**") of China Vanke Co., Ltd.* (the "**Company**") was convened on 31 July 2026, at which the members of the twenty-first session of the Board of Directors (the "**Twenty-first Session of the Board**", or the "**Board**") were elected. The notice of the first meeting (the "**Board Meeting**") of the Twenty-first Session of the Board was sent to all directors by email on 31 July 2026. The meeting was held in Shenzhen in the way of physical conference on 31 July 2026. The meeting required the presence of 11 directors, and 11 directors attended the meeting in person or by their authorized representatives. Among them, Mr. LIU Tsz Bun Bennett, an independent director, was unable to attend the meeting in person due to business engagements, and authorized Mr. WANG Weiguo, another independent director, to attend the meeting and vote on his behalf at the meeting. The meeting was chaired by XU Enli, a director. The convening of the Board Meeting was in compliance with the requirements of the Company Law of the People's Republic of China and other laws and regulations, the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"), as well as the Articles of Association of China Vanke Co., Ltd.*

The Board hereby announces that the following resolutions: (i) election of chairman of the Board; (ii) election of members of the Board committees; (iii) re-appointment of president, executive vice presidents, finance principal and secretary to the Board; (iv) change in authorized representative have been considered and approved at the Board Meeting, with effect from 31 July 2026.

II. CONSIDERATION OF THE BOARD MEETING

(I) The Resolution Regarding the Election of the Chairman of the Twenty-first Session of the Board was considered and approved

Mr. XU Enli was elected as the chairman of the Twenty-first Session of the Board (the "**Chairman**"), who will serve until the expiration of the term of office of the Twenty-first Session of the Board. At the same time, Mr. XU Enli was elected as the legal representative of the Company, and the Company will carry out the corresponding changes in the industry and commerce registration in accordance with legal procedures.

Voting results: 10 votes in favour, 0 vote against and 0 abstention. (Mr. XU Enli abstained from voting)

The Board would like to express its sincere gratitude to Mr. HUANG Liping for his contributions to the Company's reforms, risk mitigation and business development during his tenure as the Chairman of the twentieth session of the Board. Following his resignation as the Chairman, Mr. HUANG Liping will continue to perform his duties as a director of the Twenty-first Session of the Board of the Company.

(II) The Resolution Regarding the Election of Members of Specialized Committees of the Twenty-first Session of the Board was considered and approved

Mr. LIU Tsz Bun Bennett and Mr. WANG Weiguo, independent non-executive directors, and Mr. LEI Jiangsong, a non-executive director, were elected as members of the Audit Committee of the Company. The Audit Committee of the Company elected Mr. LIU Tsz Bun Bennett as the convener.

Mr. HUANG Yaying, Mr. YANG Zhao, independent non-executive directors, and Ms. LI Na, a staff representative director, were elected as members of the Remuneration and Nomination Committee of the Company (the "**Remuneration and Nomination Committee**"). The Remuneration and Nomination Committee elected Mr. HUANG Yaying as the convener.

Mr. YANG Zhao, an independent non-executive director, and Mr. HUANG Yu, an executive director, and Mr. ZHU Zhiqiang, a non-executive director, were elected as members of the Investment and Decision-making Committee of the Company. The Investment and Decision-making Committee of the Company elected Mr. YANG Zhao as the convener.

The specialised meeting for independent directors of the Twenty-first Session of the Board comprises Mr. LIU Tsz Bun Bennett, Mr. HUANG Yaying, Mr. WANG Weiguo and Mr. YANG Zhao, independent non-executive directors. The members of the specialised meeting for independent directors elected Mr. LIU Tsz Bun Bennett as the convener.

The executive directors of the Twenty-first Session of the Board are Mr. XU Enli, Mr. HUANG Yu and Ms. LI Na. The non-executive directors are Mr. HUANG Liping, Mr. LEI Jiangsong, Mr. YAO Fei and Mr. ZHU Zhiqiang. The independent non-executive directors under the Listing Rules are Mr. LIU Tsz Bun Bennett, Mr. HUANG Yaying, Mr. WANG Weiguo and Mr. YANG Zhao.

Voting results: 11 votes in favour, 0 vote against and 0 abstention.

(III) The Resolution Regarding the Re-appointment of the President was considered and approved

Upon nomination by the Chairman and review by the Remuneration and Nomination Committee, it is agreed to re-appoint Mr. HUANG Yu as the president of the Company (the "**President**"), with the term of office concluding until the expiration of the term of office of the Twenty-first Session of the Board.

Voting results: 10 votes in favour, 0 vote against and 0 abstention. (Mr. HUANG Yu abstained from voting)

(IV) The Resolution Regarding the Re-appointment of the Secretary to the Board was considered and approved

Upon nomination by the Chairman and review by the Remuneration and Nomination Committee, it is agreed to re-appoint Mr. TIAN Jun as the secretary to the Board of the Company, with the term of office concluding until the expiration of the term of office of the Twenty-first Session of the Board.

Voting results: 11 votes in favour, 0 vote against and 0 abstention.

Mr. TIAN Jun will continue to serve as a joint company secretary of the Company.

(V) The Resolution Regarding the Re-appointment of Other Senior Management was considered and approved

Upon nomination by the President and review by the Remuneration and Nomination Committee, it is agreed to re-appoint Mr. LI Feng, Ms. HUA Cui and Mr. LI Gang as the executive vice Presidents of the Company, and re-appoint Ms. HAN Huihua as the executive vice President and finance principal of the Company, with the term of office concluding until the expiration of the term of office of the Twenty-first Session of the Board.

Voting results: 11 votes in favour, 0 vote against and 0 abstention.

(VI) The Resolution Regarding the Change of the Authorized Representative of the Company was considered and approved

It is agreed to appoint Mr. HUANG Yu and Mr. TIAN Jun to jointly serve as the authorized representatives of the Company under Rule 3.05 of the Listing Rules.

Voting results: 11 votes in favour, 0 vote against and 0 abstention.

(VII) The Resolution Regarding the Delegate of Relevant Investment Decision-making Authority to the President was considered and approved

Voting results: 11 votes in favour, 0 vote against and 0 abstention.

III. BIOGRAPHIES OF SENIOR MANAGEMENT

Mr. HUANG Yu, born in 1974, holds a doctoral degree in management from Dongbei University of Finance & Economics and is a senior accountant. He currently is the deputy Secretary of the Party Committee, a director, a member of the Investment and Decision-making Committee under the Board and the President of the Company. From March 2017 to February 2024, he was 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. From July 2026 up to now, he has been serving as the deputy Secretary of the Party Committee, a director and the President of the Company.

Mr. HUANG Yu's remuneration shall be determined in accordance with the Remuneration Management System for the Directors and Senior Management of China Vanke Co., Ltd., and the specific amount of his remuneration will be disclosed no later than the date on which the Company publishes its annual report.

Mr. LI Feng, born in 1974, holds a bachelor's degree in engineering from Jilin University of Technology and a postgraduate degree from the Party School of the Central Committee of the Communist Party of China. He currently is the executive vice President of the Company. He used to serve as the general manager of the human resources department at Shenzhen Changcheng Investment Holding Co., Ltd., the director of the human resources department at the Shenzhen Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone Administration, the general manager and Party Branch secretary at Shenzhen Tianjian Real Estate Group Co., Ltd., and a member of the Party Committee and deputy general manager of Shenzhen Special Zone Construction Engineering Group Co., Ltd. From June 2024 to April 2026, he concurrently served as a director of Shenzhen Tagen Group Co., Ltd. (a company listed on the Shenzhen Stock Exchange; stock code:000090). From January 2025 up to now, he has been serving as the executive vice President of the Company.

Ms. HUA Cui, born in 1970, holds a doctorate in Law from Wuhan University. She currently is the executive vice President of the Company. Since May 2019, she used to serve as the deputy secretary of the Party Committee of Shenzhen Metro Operation Group Co., Ltd., general manager of the audit and legal center of Shenzhen Metro Group Co., Ltd. ("**SZMC**"), and the Party Branch secretary, and chairman of the board of Shenzhen Building Materials Trading Group Co., Ltd. Since January 2025 up to now, she has been serving as the executive vice President of the Company.

Mr. LI Gang, born in 1980, holds a master's degree in Laws from Shenzhen University. He currently is the executive vice President of the Company. Since June 2017, he used to serve as the head of the discipline inspection and supervision office (supervisory committee office) of Shenzhen Tagen Group Co., Ltd. (a company listed on the Shenzhen Stock Exchange; stock code:000090), director of the office of SZMC, and party committee secretary and chairman of the board of Shenzhen Metro Commercial Management Co., Ltd. From January 2025 up to now, he has been serving as the executive vice President of the Company.

Ms. HAN Huihua, born in 1982, holds a master's degree in Administration from Jiangxi University of Finance and Economics, and is a non-practicing member of the Chinese Institute of Certified Public Accountants. She currently is the executive vice President and finance principal of the Company. She joined Vanke in 2008, and used to serve as the vice general manager of finance and internal control department, and principal of financial management function center in management center of the Company and other positions. She has been serving as the executive vice President and the finance principal of the Company since March 2020 up to now. Currently, she also serves as a non-executive director of Vanke Overseas Investment Holding Company Limited (a company listed on the Hong Kong Stock Exchange, stock code: 01036), a holding subsidiary of the Company.

Mr. TIAN Jun, born in 1970, holds a master's degree in business administration from the University of Canberra. He currently is the secretary to the Board of the Company. He used to hold key senior management positions at several holding subsidiaries of Ping An Insurance (Group) Company of China, Ltd. (a company listed on the Shanghai Stock Exchange, stock code: 601318) and Qianhai Clearing. Since July 2017, he used to serve as a fulltime external director of Shum Yip Holdings Company Limited, SZMC, Kunpeng Capital, Shenzhen State-owned Duty-Free Group, Shenzhen Investment Holdings Co., Ltd. and Shenzhen Capital Group Co., Ltd. Mr. TIAN has been serving as the secretary to the Board of the Company since January 2025 up to now.

As of the date of this announcement, Mr. HUANG Yu, Mr. LI Feng, Ms. HUA Cui, Mr. LI Gang and Mr. TIAN Jun did not hold any shares in the Company, while Ms. HAN Huihua holds 141,000 A shares of the Company. Save as disclosed above, as at the latest practicable date, Mr. HUANG Yu, Mr. LI Feng, Ms. HUA Cui, Mr. LI Gang, Ms. HAN Huihua and Mr. TIAN Jun (i) did not have any relationship with any directors, senior management and substantial shareholders of the Company; (ii) did not hold any other positions within the Group; (iii) have not held any directorship in other listed companies within the last three years; and (iv) did not have any interest or short position (as defined in Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)) in any shares, underlying shares or debentures of the Company or any of its associated corporations. Save as disclosed above, there is no information related to Mr. HUANG Yu, Mr. LI Feng, Ms. HUA Cui, Mr. LI Gang, Ms. HAN Huihua and Mr. TIAN Jun that is required to be disclosed pursuant to Rules 13.51(2)(h) to 13.51(2)(v) of the Listing Rules, nor are there any other matters related to Mr. HUANG Yu, Mr. LI Feng, Ms. HUA Cui, Mr. LI Gang, Ms. HAN Huihua and Mr. TIAN Jun that need to be brought to the attention of shareholders.

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

Shenzhen, the PRC, 31 July 2026

As at the date of this announcement and immediately after relevant resolutions passed by the EGM and the Board Meeting, the Board comprises Mr. XU Enli, Mr. HUANG Yu and Ms. LI Na as executive directors; Mr. HUANG Liping, Mr. LEI Jiangsong, Mr. YAO Fei and Mr. ZHU Zhiqiang as non-executive directors; and Mr. LIU Tsz Bun Bennett, Mr. HUANG Yaying, Mr. WANG Weiguo and Mr. YANG Zhao as independent non-executive directors.

* *For identification purpose only*