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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)

**UPDATE ON THE PROPOSED SPIN-OFF AND SEPERATE LISTING
OF ONEWO INC. ON THE MAIN BOARD OF
THE STOCK EXCHANGE OF HONG KONG LIMITED
RECORD DATE FOR ASSURED ENTITLEMENT
AND CLOSURE OF REGISTER OF MEMBERS OF H SHARES**

The Board is pleased to announce that the Record Date for the purpose of determining the Assured Entitlement of Qualifying H Shareholders to the Onewo Shares in the Preferential Offering will be 6 September 2022. The register of members of H Shares of the Company will be closed on 6 September 2022, during which no transfers of the H Shares will be registered. The last day for dealing in the H Shares cum-entitlement to the Assured Entitlement will be 1 September 2022.

As the final dates of registration and issue of the Prospectus have not yet been finalized, the Record Date and the closure of the register of members of H Shares for the purpose of determining the Assured Entitlement of Qualifying H Shareholders set out in this announcement are subject to change depending on the final timetable of the Overseas Listing of Onewo.

The implementation of Overseas Listing of Onewo is subject to, among other things, the Hong Kong Stock Exchange, the market conditions and other factors. Accordingly, Shareholders and potential investors of the Company should be aware that there is no assurance from the Company that the Overseas Listing of Onewo will take place or as to when it may take place. If the Overseas Listing of Onewo does not proceed for any reason, the Preferential Offering will not proceed. Shareholders and potential investors of the Company should therefore exercise caution when dealing in or investing in the shares or other securities of the Company. Any person who is in doubt about his/her/its position or any action to be taken is recommended to consult his/her/its own professional advisers.

INTRODUCTION

Reference is made to the announcements of the Company dated 5 November 2021, 30 March 2022 and 18 July 2022, and the circular dated 10 November 2021 (the “**Previous Announcements**”) in relation to the proposed spin-off and separate listing of Onewo Inc., as a non-wholly owned subsidiary of the Company, on the Main Board of the Hong Kong Stock Exchange (the “**Overseas Listing of Onewo**”). Unless otherwise specified, capitalised terms used in this announcement shall have the same meanings as those defined in the Previous Announcements.

As disclosed in the Previous Announcements, the Company intends to spin-off Onewo by way of the Global Offering and a separate listing of the Onewo Shares on the Main Board of the Hong Kong Stock Exchange.

In accordance with the requirements of Practice Note 15, the Board proposed to give due regard to the interests of the Shareholders by providing the existing Shareholders with the Assured Entitlement to the Onewo Shares by way of the Preferential Offering, if the Overseas Listing of Onewo proceeds. Due to the impediments arising from legal and policy perspectives for providing the existing A Shareholders with an assured entitlement to the Onewo Shares, the Company will provide such assured entitlement to the Qualifying H Shareholders of the Company only for the Overseas Listing of Onewo in order to comply with the requirements under Practice Note 15.

It is currently intended that, if the Proposed Spin-off proceeds, an Assured Entitlement of no more than 10.0% of the Onewo Shares initially being offered under the Global Offering will be offered to Qualifying H Shareholders of the Company by way of the Preferential Offering.

Details in respect of the Overseas Listing of Onewo, including the size and structure of the Global Offering and the terms of the Assured Entitlement, have not yet been finalized and further announcement(s) will be made by the Company as and when appropriate. The purpose of this announcement is to inform the H Shareholders of the Record Date for the purpose of determining the Assured Entitlement. H Shareholders whose names appear on the register of members of the Company on the Record Date (excluding the Non-Qualifying H Shareholders) will be entitled to apply for the Onewo Shares on an assured basis pursuant to the Preferential Offering, and the basis of such Assured Entitlement will be determined based on their respective shareholdings in the Company on the Record Date, the details of which will be separately announced as and when appropriate.

Subject to the relevant legal restrictions and regulatory requirements, the Qualifying H Shareholders (regardless of whether they choose to participate in the Preferential Offering or not) and Non-Qualifying H Shareholders (or who do not satisfy the basis of the Assured Entitlement) may also either (i) apply for the Onewo Shares under the Hong Kong Public Offering, if eligible; or (ii) indicate an interest for the Onewo Shares under the International Offering, if qualified to do so. Any persons who is in doubt about his/her/its position or any action to be taken are recommended to consult his/her/its own professional advisers.

RECORD DATE AND CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining the Assured Entitlement of Qualifying H Shareholders to the Onewo Shares in the Preferential Offering and pursuant to Rule 13.66 of the Listing Rules, the Board is pleased to announce that the Record Date will be 6 September 2022. The register of members of the Company will be closed on 6 September 2022, during which no transfers of the H Shares will be registered.

In order to qualify for the Assured Entitlement, all transfers of H Shares accompanied by the relevant share certificates must be lodged with the share registrar of the Company, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on 5 September 2022. The last day for dealing in the H Shares cum-entitlement to the Assured Entitlement will be 1 September 2022.

As the final dates of registration and issue of the Prospectus have not yet been finalized, the Record Date and the closure of the register of members of H Shares of the Company for the purpose of determining the Assured Entitlement of Qualifying H Shareholders set out in this announcement are subject to change depending on the final timetable of the Overseas Listing of Onewo.

In the event that there is a change in the Record Date and the closure of the register of members of H Shares of the Company for determining the Assured Entitlement of Qualifying H Shareholders, a further announcement will be made by the Company and such revised Record Date and closure of the register of members of H Shares of the Company will supersede and replace the Record Date and the closure of the register of members of H Shares of the Company for determining the Assured Entitlement of Qualifying H Shareholders set out in this announcement.

GENERAL

Details in respect of the Overseas Listing of Onewo, including the structure and the expected timetable, have not yet been finalized. Further announcement(s) will be made by the Company in relation to the Overseas Listing of Onewo and the Assured Entitlement as and when appropriate in accordance with the Listing Rules.

The implementation of Overseas Listing of Onewo is subject to, among other things, the Hong Kong Stock Exchange, the market conditions and other factors. Accordingly, Shareholders and potential investors of the Company should be aware that there is no assurance from the Company that the Overseas Listing of Onewo will take place or as to when it may take place. If the Overseas Listing of Onewo does not proceed for any reason, the Preferential Offering will not proceed. Shareholders and potential investors of the Company should therefore exercise caution when dealing in or investing in the shares or other securities of the Company. Any person who is in doubt about his/her/its position or any action to be taken is recommended to consult his/her/its own professional advisers. The Company will exercise the duty of timely information disclosure in accordance with the requirements of relevant laws and regulations, along with the progress of Overseas Listing of Onewo.

DEFINITION

"A Shares"	the domestic ordinary share(s) with a nominal value of RMB1.00 each in the share capital of the Company, which are listed on the Shenzhen Stock Exchange (stock code: 000002) and traded in RMB
"A Shareholders"	the holders of A Shares of the Company
"Assured Entitlement"	the entitlement of Qualifying H Shareholders to apply for the Onewo Shares on an assured basis pursuant to the Preferential Offering determined on the basis of their respective shareholdings in the Company at 4:30 p.m. on the Record Date
"Board"	the board of the Company
"Company"	China Vanke Co., Ltd.* (萬科企業股份有限公司), a joint stock company established in the PRC with limited liability on 30 May 1984, the H Shares of which are listed on the Hong Kong Stock Exchange (Stock Code: 2202) and the A Shares of which are listed on the SZSE (stock code: 000002)
"Global Offering"	the Hong Kong Public Offering and the International Offering (including the Preferential Offering)
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Hong Kong Public Offering"	the proposed offer of the Onewo Shares for subscription by the public in Hong Kong
"Hong Kong Stock Exchange"	The Stock Exchange of Hong Kong Limited
"H Shares"	the overseas listed foreign share(s) with a nominal value of RMB1.00 each in the share capital of the Company, which are listed on the Hong Kong Stock Exchange (Stock Code: 2202) and traded in Hong Kong dollars
"H Shareholders"	the holders of H Shares of the Company
"International Offering"	the proposed offer of the Onewo Shares to certain professional and institutional investors and other investors, and, include the Preferential Offering
"Listing Rules"	the Rules Governing the Listing of Securities on the Hong Kong Stock Exchange
"Non-qualifying H Shareholders"	the H Shareholders whose addresses are registered in any of the jurisdictions outside Hong Kong, which the Board and the board of Onewo consider it necessary or expedient to exclude from the Preferential Offering on account of the legal restrictions under the local laws or the requirements of the local authorities or stock exchange

"Onewo"	Onewo Inc. (萬物雲空間科技服務股份有限公司), a joint stock company established in the PRC with limited liability on 20 February 2001, the English name of which has been changed from "Onewo Space-Tech Service Co., Ltd." to "Onewo Inc."
"Onewo Shares"	the overseas listed foreign shares (H shares) of Onewo
"Practice Note 15"	Practice Note 15 to the Listing Rules
"PRC"	the People's Republic of China, but for the purpose of this announcement and for geographical reference only and except where the context requires, references in this announcement to "China" and the "PRC" do not apply to Hong Kong, Macau Special Administrative Region and Taiwan;
"Prospectus"	the prospectus to be issued by Onewo in connection with the Hong Kong Public Offering and the International Offering
"Preferential Offering"	the proposed preferential offering of the Onewo Shares to Qualifying H Shareholders as the Assured Entitlement in the Global Offering
"Qualifying H Shareholders"	Shareholders whose names appear in the register of members of H Shares of the Company on the Record Date, other than Non-Qualifying H Shareholders
"Record Date"	6 September 2022, being the record date for determining the Assured Entitlement of Qualifying H Shareholders to the Onewo Shares in the Preferential Offering
"Shareholders"	the shareholders of the Company

By order of the Board
China Vanke Co., Ltd. *
YU Liang
Chairman of the Board

Shenzhen, the PRC, 23 August 2022

As at the date of this announcement, the board of directors of the Company comprises Mr. YU Liang, Mr. ZHU Jiusheng and Mr. WANG Haiwu as executive directors; Mr. XIN Jie, Mr. HU Guobin, Mr. HUANG Liping and Mr. LEI Jiansong as non-executive directors; and Mr. KANG Dian, Ms. LIU Shuwei, Mr. NG Kar Ling, Johnny and Mr. ZHANG Yichen as independent non-executive directors.

** For identification purpose only*