

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

This announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for any securities nor is it calculated to invite any such offer or invitation. In particular, this announcement does not constitute and is not an offer to sell or an invitation or a solicitation of any offer to buy or subscribe for any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. The securities of Onewo have not been registered under the United States Securities Act of 1933, as amended (the “U.S. Securities Act”) and may not be offered or sold in the United States absent registration or an applicable exemption from the registration requirements of the U.S. Securities Act. Any public offering of securities to be made in the United States will be made by means of a prospectus which will contain detailed information about Onewo and its management and financial statements. There is no intention to register any portion of the securities of Onewo in the United States or to conduct a public offering of securities in the United States.

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)

**THE PROPOSED SPIN-OFF AND SEPERATE LISTING
OF ONEWO INC. ON THE MAIN BOARD OF
THE STOCK EXCHANGE OF HONG KONG LIMITED**

THE GLOBAL OFFERING AND FINAL OFFER PRICE

APPLICATION AND ALLOCATION OF THE GLOBAL OFFERING

Please refer to the announcement published by Onewo on its website at www.onewo.com and the website of the Hong Kong Stock Exchange at www.hkexnews.hk on 28 September 2022 for information in respect of, among other things, the results and allocation of the Global Offering.

THE FINAL OFFER PRICE

The Board announces that Onewo has fixed the Final Offer Price for Onewo H Shares in the Global Offering at HK\$49.35 per Onewo H Share (exclusive of brokerage of 1.0%, SFC transaction levy of 0.0027%, FRC transaction levy of 0.00015% and the Hong Kong Stock Exchange trading fee of 0.005%).

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. Accordingly, 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 China Vanke Co., Ltd.* (the "**Company**") dated 5 November 2021, 30 March 2022, 18 July 2022, 23 August 2022, 1 September 2022, 14 September 2022 and 19 September 2022, and the circular dated 10 November 2021 (the "**Previous Announcements**") in relation to the proposed spin-off and separate listing of Onewo Inc. ("**Onewo**"), 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.

APPLICATION AND ALLOCATION OF THE GLOBAL OFFERING

Please refer to the announcement published by Onewo on its website at www.onewo.com and the website of the Hong Kong Stock Exchange at www.hkexnews.hk on 28 September 2022 for information in respect of, among other things, the results and allocation of the Global Offering.

THE FINAL OFFER PRICE

The Board announces that Onewo has fixed the final offer price for Onewo H Shares in the Global Offering at HK\$49.35 per Onewo H Share (exclusive of brokerage of 1.0%, SFC transaction levy of 0.0027%, FRC transaction levy of 0.00015% and the Hong Kong Stock Exchange trading fee of 0.005%) (the "**Final Offer Price**").

If the Global Offering proceeds at the Final Offer Price, the market capitalisation of Onewo immediately following completion of the Global Offering (but before the exercise of the Over-allotment Option) will be approximately HK\$57,598 million.

ENTERED INTO PRICE DETERMINATION AGREEMENT AND GRANTED OVER-ALLOTMENT OPTION TO INTERNATIONAL UNDERWRITERS

On 22 September 2022, a price determination agreement has been entered into by, among others, Onewo, Hong Kong Underwriters and International Underwriters. The Hong Kong Underwriters and International Underwriters have agreed, subject to certain conditions set out therein, to subscribe for or purchase, or procure subscribers or purchasers to subscribe for or purchase, Onewo H Shares being offered pursuant to the Global Offering at the Final Offer Price.

In addition, under the International Underwriting Agreement entered into by, among others, Onewo and International Underwriters on 22 September 2022, Onewo has granted to the International Underwriters the Over-allotment Option, exercisable by the Joint Representatives (for themselves and on behalf of the International Underwriters), pursuant to which Onewo may be required to allot and issue up to 17,507,000 additional Onewo H Shares, at the Final Offer Price to cover over-allocations in the International Offering, if any.

LISTING DATE

Assuming completion of the Global Offering occurs in accordance with the current timetable, (i) Onewo is expected to be listed on the Main Board of the Hong Kong Stock Exchange on 29 September 2022 and (ii) Onewo H Shares are expected to commence dealing on the Main Board of the Hong Kong Stock Exchange at 9:00 a.m. on 29 September 2022. Onewo H Shares will be traded in board lots of 100 Onewo H Shares each and the stock code is 2602.

GENERAL

The Global Offering (including the Preferential Offering) is subject to, among other things, (i) the Listing Committee of the Hong Kong Stock Exchange granting approval for the listing of, and permission to deal in, the Onewo H Shares; and (ii) the obligations of the Underwriters under the Hong Kong Underwriting Agreement and the International Underwriting Agreement becoming unconditional and not having been terminated in accordance with the terms of the respective agreements.

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. Accordingly, 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.

Further announcement(s) will be made by the Company in relation to the Overseas Listing of Onewo as and when appropriate in accordance with the Listing Rules.

By order of the Board
China Vanke Co., Ltd. *
ZHU Xu
Company Secretary

Shenzhen, the PRC, 28 September 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*