

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
STABLIZING PRICE OF ONEWO H SHARES AND
PARTIAL EXERCISE OF THE OVER-ALLOTMENT OPTION**

Reference is made to the announcements of China Vanke Co., Ltd.* (the "**Company**", together with its subsidiaries, the "**Group**") dated 5 November 2021, 30 March 2022, 18 July 2022, 23 August 2022, 1 September 2022, 14 September 2022, 19 September 2022, 28 September 2022 and 29 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.

**STABLIZING PRICE OF ONEWO H SHARES AND PARTIAL EXERCISE OF THE
OVER-ALLOTMENT OPTION**

The Company announces that the action to stabilize the price of Onewo H Shares in connection with the Global Offering ("**Price Stabilizing Action**"), which Goldman Sachs (Asia) L.L.C. as the executor of the Price Stabilizing Action, ended on 22 October 2022, with details can be referred in the Prospectus of Onewo and the announcement of Onewo released on 23 October 2022.

After the end of the Price Stabilizing Action, the Over-allotment Option described in the Prospectus of Onewo has been partially exercised by the Joint Representatives on behalf of the International Underwriters on 22 October 2022 in respect of an aggregate of 11,334,700 Onewo H Shares (the "**Over-allotment Shares**"), representing approximately 9.71% of the total number of the Onewo H Shares initially available under the Global Offering before any exercise of the Over-allotment Option, in order to facilitate the delivery of Onewo H Shares to the Cornerstone Investors who have agreed to delayed delivery of the relevant Onewo H Shares subscribed by them under their respective Cornerstone Investment Agreements, details of which can be referred to in the section headed "Cornerstone Investors" in the Prospectus of Onewo.

The Over-allotment Shares will be issued and allotted by Onewo at the Final Offer Price of HK\$49.35 per Onewo H Share (exclusive of brokerage of 1.0%, SFC transaction levy of 0.0027%, the Hong Kong Stock Exchange trading fee of 0.005% and Accounting and Financial Reporting Council transaction levy of 0.00015%) under the Global Offering.

Immediately following the partial exercise of the Over-allotment Option, the interest held by the Group in the total number of Onewo Shares In Issue will decrease from approximately 56.60% to approximately 56.06%, and Onewo will remain as a subsidiary of the Company.

The additional net proceeds of approximately HK\$555.1 million to be received by Onewo from the issue and allotment of the Over-allotment Shares, after deducting the underwriting commissions and other estimated expenses payable by Onewo in connection with the partial exercise of the Over-allotment Option, will be used by Onewo for the purposes as set out in the section headed "Future Plans and Use of Proceeds" in the Prospectus on a pro rata basis.

Approval for the listing of and permission to deal in the Over-allotment Shares has already been granted by the Hong Kong Stock Exchange. Listing of and dealings in the Over-allotment Shares are expected to commence on the Main Board of the Hong Kong Stock Exchange at 9:00 a.m. on 26 October 2022.

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

Shenzhen, the PRC, 23 October 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 Jiangsong 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*