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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)

NOTICE OF THE 2022 FIRST EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that China Vanke Co., Ltd.* (the "**Company**") will convene the 2022 first extraordinary general meeting (the "**EGM**") at 4:00 p.m. on Monday, 12 December 2022 at Vanke Center, No. 33 Huanmei Road, Dameisha, Yantian District, Shenzhen, the PRC.

In order to further improve the prevention and control of the current epidemic, **the Company recommends shareholders of the Company (the "Shareholders") to attend the meeting by first appointing the Chairman of the meeting to vote**. Save for carrying the relevant credentials and meeting materials, Shareholders or proxies who intend to attend the meeting on site shall pay attention in advance, and comply with the regulations and requirements in relation to the prevention and control of the epidemic in Guangdong province and Shenzhen city of the PRC. The Company will take measures for prevention and control of the epidemic, such as registration for the meeting, monitoring body temperature and checking health code and itinerary code, for Shareholders or proxies attending the meeting on site.

Shareholders or proxies who exhibit symptoms such as fever and cough, do not wear masks as required, or fail to comply with the regulations and requirements in relation to the prevention and control of the epidemic will not be able to enter the site of the meeting.

I. MATTER TO BE CONSIDERED AND APPROVED AT THE EGM

The following resolution will be considered and, if thought fit, approved by the Shareholders at the EGM:

ORDINARY RESOLUTION

1. To consider and approve the authorization to the Company for issuance of direct debt financing instruments.

For and on behalf of the Board
China Vanke Co., Ltd.*
Yu Liang
Chairman

Shenzhen, the PRC, 23 November 2022

* *For identification purpose only*

Notes:

1. The H Shares register of members will be closed from Thursday, 8 December 2022 to Monday, 12 December 2022 (both days inclusive), during which time no share transfers of H shares will be effected. For holders of H shares who intend to attend the EGM, the shares and the registration documents must be delivered to Computershare Hong Kong Investor Services Limited, the Company's H Share Registrar at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong no later than 4:30 p.m. on Wednesday, 7 December 2022. The holders of the H shares whose names appear on the H shares register of members of the Company at the close of business on Thursday, 8 December 2022 are entitled to attend and vote in respect of the resolution to be proposed at the EGM.

2. Each Shareholder entitled to attend and vote at the EGM may appoint one or more proxies to attend and vote on his/her/its behalf at the EGM. A proxy does not need to be a Shareholder.

3. A proxy of a Shareholder who has appointed more than one proxy may only vote on a poll.

4. The proxy form and the instrument appointing a proxy must be in writing under the hand of the Shareholder or his/her/its attorney duly authorised in writing, or if the Shareholder is a legal person, either under seal or under the hand of a director or a duly authorised attorney. If that instrument is signed by an attorney of the appointor, the power of attorney authorising that attorney to sign or other document of authorisation must be notarised. To be valid, for holders of A shares, the notarised power of attorney or other document of authorisation and the proxy form must be delivered to the office of the board of directors not less than 24 hours before the time appointed for the holding of the EGM or any adjournment thereof. In order to be valid, for holders of H shares, the above documents must be delivered to Computershare Hong Kong Investor Services Limited, the H Share Registrar of the Company at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not less than 24 hours before the time appointed for the EGM or any adjournment thereof.

5. This EGM is expected to last for half a day. Shareholders (in person or by proxy) attending this EGM are responsible for their own transportation and accommodation expenses.

6. The address of the office of the board of directors is as follows:

   CHINA VANKE CO., LTD.
   Vanke Centre, No. 33 Huanmei Road, Dameisha, Yantian District, Shenzhen, the PRC
   Postal code: 518083

   Contact persons: Mr. Xu Zhitao
   Tel: 86 (755) 2560 6666
   Fax: 86 (755) 2553 1696

7. Each Shareholder (or his or her or its proxy) shall exercise his or her or its voting rights by way of poll.

As at the date of this notice, the Board 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.