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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)

**PROPOSED ISSUANCE OF A SHARES
ANNOUNCEMENT OF DELAY THE RESPONSE TO
THE REVIEW ENQUIRY LETTER REGARDING PROPOSED ISSUANCE OF
A SHARES FROM SHENZHEN STOCK EXCHANGE**

Reference is made to the announcement of China Vanke Co., Ltd.* (the "**Company**") dated 12 February 2023, the circular dated 13 February 2023, the announcement regarding the resolution of the general meeting dated 8 March 2023, the update announcement dated 21 May 2023 and the announcement dated 15 June 2023 ("**Previous Announcements**") in relation to, amongst which, the proposed issuance of not more than 1,100 million A Shares (inclusive) ("**Proposed Issuance of A Shares**") by the Company to not more than 35 specific investors under the General Mandate. Unless otherwise specified, capitalised terms used in this announcement shall have the same meanings as those defined in the Previous Announcements.

The application documents of the proposed issuance of A Shares of the Company have been accepted by the Shenzhen Stock Exchange (the "**SZSE**") on 19 May 2023. The listing review center of SZSE issued assessment enquiry letter (the "**Review Enquiry Letter**") to the Company on 24 May 2023 and requested the Company to submit reply within fifteen working days in accordance with questions as set out in the Review Enquiry Letter. The Company disclosed the announcement titled "PROPOSED ISSUANCE OF A SHARES ANNOUNCEMENT OF DELAY THE RESPONSE TO THE REVIEW ENQUIRY LETTER REGARDING PROPOSED ISSUANCE OF A SHARES FROM SHENZHEN STOCK EXCHANGE" on 15 June 2023, postponing the submission of response to the Review Enquiry Letter and relevant application documents to 29 June 2023 (such date inclusive) ("**Extension Period**"). During the Extension Period, the Company actively promoted the discussion and implementation of the issues in the Review Enquiry Letter.

In view of some issues of the Review Enquiry Letter need to be further implemented and completed, it is difficult for the Company and its professional advisers to complete the response within the Extension Period. In order to properly complete the response to the Review Enquiry Letter, and ensure the authenticity, accuracy and completeness of the content of the response to the Review Enquiry Letter, after prudent assessment, the Company has applied to SZSE to further delay the submission of response to the Review Enquiry Letter and relevant application documents by 13 July 2023 (such date inclusive). The Company and its professional advisers shall actively promote such work, complete the response and fulfill information disclosure obligation in a timely manner.

Shareholders and potential investors should note that the Proposed Issuance of A Shares will be subject to the approval of relevant regulatory agencies, and may or may not proceed, Shareholders and potential investors should exercise caution when dealing in the securities of the Company. The Company will make further announcement(s) in due course regarding any material updates and progress in relation to the Proposed Issuance of A Shares in accordance with the Listing Rules and other applicable laws and regulations. This announcement is for information purpose only, and does not constitute an invitation or offer to purchase or subscribe for the securities of the Company.

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

Shenzhen, the PRC, 3 July 2023

As at the date of this announcement, the board of directors of the Company comprises Mr. YU Liang, Mr. ZHU Jiusheng and Ms. WANG Yun as executive directors; Mr. XIN Jie, Mr. HU Guobin, Mr. HUANG Liping and Mr. LEI Jiangsong as non-executive directors; and Mr. LIU Tsz Bun Bennett, Mr. LIM Ming Yan, Dr. SHUM Heung Yeung Harry and Mr. ZHANG Yichen as independent non-executive directors.

** For identification purpose only*