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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)

**VOLUNTARY ANNOUNCEMENT
COMPLETION OF PROPOSED INCREASE IN SHAREHOLDING
IN THE A SHARES OF THE COMPANY
BY CORE MANAGEMENT PERSONS OF THE COMPANY
THROUGH TRUST SCHEME**

This announcement is made by China Vanke Co., Ltd.* (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

Reference is made to the announcement regarding the proposed increase in shareholding in the A shares of the Company by core management persons through trust scheme made by the Company on 9 July 2024 (“**Proposed Shareholding Increase Announcement**”). Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the Proposed Shareholding Increase Announcement.

The Company is pleased to announce that as of 15 July 2024, the Shareholding Increase Plan has been completed. A total of 29,564,128 A shares of the Company has been purchased on the open market, representing 0.25% of the total issued share capital (including treasury shares) of the Company, with a total consideration of RMB200.08 million, accounting for 100.04% of the initial committed amount of the Shareholding Increase Plan, among which, the amount contributed by 15 Shareholding Increase Participants, being directors, supervisors and management who work full-time in the Company, and members of party committee of the Group is approximately RMB74.31 million.

Shareholding Increase Participants promise that the shares purchased under the Shareholding Increase Plan shall be locked up for two years on a voluntary basis since the date of this announcement, and will be disposed in accordance with laws and regulations when such period ends.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the Company’s securities.

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

Shenzhen, the PRC, 15 July 2024

As at the date of this announcement, the Board 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 Jiansong 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*