

China Vanke Co., Ltd.

Tax Compliance Policy

1. Background

China Vanke Co., Ltd. (hereinafter referred to as "Vanke") was established in 1984 and has grown into a leading domestic provider of urban and rural construction and lifestyle services over nearly four decades. Beginning in 2012, Vanke gradually expanded its overseas operations, establishing Vanke Overseas Investment Holding Company Limited (stock code: 01036.HK) in Hong Kong. The company has since entered markets in the United States, Singapore, and the United Kingdom, engaging in real estate investment, development, and asset management in several major international cities.

As Vanke advances its globalization strategy, it remains steadfast in adhering to principles of integrity and regulatory compliance in tax management. The company is committed to building strong relationships of trust and cooperation with tax authorities, business partners, and the broader public, aiming for mutual benefit among all stakeholders. This Tax Compliance Policy is designed to ensure the proper fulfillment of the company's tax obligations worldwide while reinforcing Vanke's tax reputation and positive corporate image through open and interactive communication.

2. Scope of Application

This policy applies to all business units and subsidiary companies of Vanke, encompassing all business activities, including but not limited to our branches and subsidiaries located in various countries and regions.

3. Management Principles

● Tax Compliance

- (1) Vanke strictly complies with the tax laws and regulations applicable in each jurisdiction where the Company conducts its business, fulfilling its tax obligations and upholding its rights as a taxpayer in accordance with the law.
- (2) Vanke Group adheres to the Organisation for Economic Co-operation and Development (OECD) transfer pricing rules and the relevant regulations in jurisdictions where the Company operates, following the arm's length principle for pricing and settlement in intercompany transactions.
- (3) Vanke does not employ corporate structures without commercial substance to avoid tax obligations or shift profits. It does not implement tax arrangements that lack a legitimate business purpose or economic activity, consistently ensuring compliance with tax obligations in accordance with the law.

● Tax Governance

- (1) Vanke's Tax Management Policy is overseen by the Board of Directors to ensure adherence to local tax laws and regulations, as well as the implementation of principles of integrity and compliance. The Tax Management Policy undergoes

regular internal reviews and updates to ensure alignment with local legal requirements, regulatory standards, and the Company's strategic objectives.

- (2) Vanke annually discloses tax-related information, including the major types of taxes and rates applicable to the Group and its subsidiaries in their respective jurisdictions, as well as any available tax incentives, within the annual audit report.

4. Monitoring and Regular Review of Policies

Vanke will continuously monitor the application and compliance of this policy and review and update it every three years or as required.