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## **Onewo Inc.**

### **萬物雲空間科技服務股份有限公司**

*(A joint stock company incorporated in the People's Republic of China with limited liability)*

**(Stock Code: 2602)**

## **CONNECTED TRANSACTIONS DEBT SETTLEMENT AGREEMENTS**

### **DEBT SETTLEMENT AGREEMENTS**

On December 30, 2024, certain subsidiaries and related parties of the Group entered into a series of debt settlement agreements with each of the vendors and debtors, pursuant to which each of the vendors and debtors agreed to settle certain payables owed by each of the vendors and/or debtors to certain subsidiaries of the Group, by transferring properties or car parking spaces to certain subsidiaries of the Group. The total consideration for such Debt Settlement Agreements amounts to RMB702,654,617.

### **LISTING RULES IMPLICATIONS**

As of the date of this announcement, China Vanke is entitled to control the voting rights of 660,602,000 Shares, representing approximately 56.89% of the total issued share capital of the Company (excluding 6,810,200 Shares held by the Company as treasury shares and 3,512,200 Shares repurchased but not yet cancelled), and thus China Vanke is the Controlling Shareholder of the Company. As of the date of this announcement, save as disclosed in the section "5. Information of the Parties – Vendors and Debtors", each of the vendors and debtors is ultimately controlled by China Vanke through certain companies, or is an associated company or joint venture or co-managed companies operated by China Vanke and independent third parties, thus China Vanke and each of the relevant vendors and debtors are connected persons of the Company under Chapter 14A of the Listing Rules, the transactions contemplated under the Debt Settlement Agreements constitute connected transactions of the Company.

As one or more of the applicable percentage ratios in respect of the transaction contemplated under the Debt Settlement Agreements exceed 0.1% but all are less than 5%, the transactions contemplated under the Debt Settlement Agreements are therefore subject to the reporting and announcement requirements but exempted from the circular and independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

## **1. DEBT SETTLEMENT AGREEMENTS**

On December 30, 2024, certain subsidiaries and related parties of the Group entered into a series of debt settlement agreements with each of the vendors and debtors, pursuant to which each of the vendors and debtors agreed to settle certain payables owed by each of the vendors and/or debtors to certain subsidiaries of the Group, by transferring properties or car parking spaces to certain subsidiaries of the Group. The total consideration for such Debt Settlement Agreements amounts to RMB702,654,617.

A summary of the principal terms and matters of the Debt Settlement Agreements is set out below:

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
1.	Debt settlement agreement 1	<p>(1) Tianjin Wanyu Chaoping Real Estate Development Co., Ltd. (天津萬鈺潮平房地產開發有限公司), as the debtor;</p> <p>(2) Tianjin Haiting Real Estate Development Co., Ltd. (天津海庭置業發展有限公司), as the vendor and debtor; and</p> <p>(3) Tianjin Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agreed to offset the consideration of RMB586,372 of a total of 1 commercial housing (the “<b>Settlement Property 1</b>”) transferred by Tianjin Haiting Real Estate Development Co., Ltd. to Tianjin Vanke Property Service Co., Ltd. on an equivalent basis with (1) the outstanding payables of RMB19,404.1, which is owed by Tianjin Wanyu Chaoping Real Estate Development Co., Ltd. to Tianjin Vanke Property Service Co., Ltd.; and (2) the outstanding receivables of RMB566,967.9, which is owed by Tianjin Haiting Real Estate Development Co., Ltd. to Tianjin Vanke Property Service Co., Ltd.</p>	<p>The Settlement Property 1 is the commercial housing in Vanke Qinlin Town (萬科麒麟小鎮) project, which was developed and built by Tianjin Haiting Real Estate Development Co., Ltd., and is located in Hangyu Garden, No. 3 Chenghua Road, Modern Industrial Park, Ninghe District, Tianjin City, the PRC. The gross floor area of the house reaches 91.07 square meters. The Settlement Property 1 will be delivered in vacant possession by Tianjin Haiting Real Estate Development Co., Ltd. As the Settlement Property 1 was developed by Tianjin Haiting Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 1 is not available.</p>
2.	Debt settlement agreement 2	<p>(1) Yangzhou Hongrun Real Estate Co., Ltd. (揚州鴻潤置業有限公司), as the vendor and debtor; and</p> <p>(2) Nanjing Vanke Property Management Co., Ltd. Yangzhou Branch (南京萬科物業管理有限公司揚州分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,253,172 of a total of 1 commercial housing and a total of 2 proprietary parking spaces (the “<b>Settlement Property 2</b>”) transferred by Yangzhou Hongrun Real Estate Co., Ltd. to Nanjing Vanke Property Management Co., Ltd. Yangzhou Branch on an equivalent basis with the outstanding payables of RMB1,328,572.44 in aggregate owed by Yangzhou Hongrun Real Estate Co., Ltd. to Nanjing Vanke Property Management Co., Ltd. Yangzhou Branch. The difference between the consideration of the Settlement Property 2 and the offset amount (being RMB924,599.56) will be deducted in full from the sales center services fee payable by Yangzhou Hongrun Real Estate Co., Ltd. to Nanjing Vanke Property Management Co., Ltd. Yangzhou Branch on a monthly basis from the day of signing the agreement, and will be used to offset the above-mentioned difference of Nanjing Vanke Property Management Co., Ltd. Yangzhou Branch until the above-mentioned difference is fully offset. The sales center services fee is expected to fully cover the difference (i.e., RMB924,599.56).</p>	<p>The Settlement Property 2 is in the Yangzhou Ruyuan project, which was developed and built by Yangzhou Hongrun Real Estate Co., Ltd., and is located in Vanke Huahong Ruyuan, Guangling District, Yangzhou City, Jiangsu Province, the PRC. The gross floor area of the house reaches 142.75 square meters, with a total of 2 proprietary parking spaces. The Settlement Property 2 will be delivered in vacant possession by Yangzhou Hongrun Real Estate Co., Ltd. As the Settlement Property 2 was developed by Yangzhou Hongrun Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 2 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
3.	Debt settlement agreement 3	<p>(1) Fuzhou Wantao Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Xiamen Vanke Property Service Co., Ltd. Fuzhou Branch (廈門市萬科物業服務有限公司福州分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB667,807 of a total of 1 commercial housing (the “<b>Settlement Property 3</b>”) transferred by Fuzhou Wantao Real Estate Co., Ltd. to Xiamen Vanke Property Service Co., Ltd. Fuzhou Branch on an equivalent basis with the outstanding payables of RMB667,807 in aggregate owed by Fuzhou Wantao Real Estate Co., Ltd. to Xiamen Vanke Property Service Co., Ltd. Fuzhou Branch.</p>	<p>The Settlement Property 3 is in the Vanke Zhen Lu Yuan project, which was developed and built by Fuzhou Wantao Real Estate Co., Ltd., and is located in Vanke Zitai, Luoxing Street, Mawei District, Fuzhou City, Fujian Province, the PRC. The gross floor area of the house reaches 79.23 square meters. The Settlement Property 3 will be delivered in vacant possession by Fuzhou Wantao Real Estate Co., Ltd. As the Settlement Property 3 was developed by Fuzhou Wantao Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 3 is not available.</p>
4.	Debt settlement agreement 4	<p>(1) Henan Vanke Changji Real Estate Development Co., Ltd. (河南萬科長基房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Wuhan Vanke Service Co., Ltd. Zhengzhou Branch (武漢市萬科物業服務有限公司鄭州分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,567,674 of a total of 1 commercial housing (the “<b>Settlement Property 4</b>”) transferred by Henan Vanke Changji Real Estate Development Co., Ltd. to Wuhan Vanke Service Co., Ltd. Zhengzhou Branch on an equivalent basis with the outstanding payables of RMB1,567,674 owed by Henan Vanke Changji Real Estate Development Co., Ltd. to Wuhan Vanke Service Co., Ltd. Zhengzhou Branch.</p>	<p>The Settlement Property 4 is in the Vanke Changjiyunlu (長基雲廬) project, which was developed and built by Henan Vanke Changji Real Estate Development Co., Ltd., and is located in Vanke Changjiyunlu, Zhongmou County, Zhengzhou City, Henan Province, the PRC. The gross floor area of the house reaches 227.02 square meters. The Settlement Property 4 will be delivered in vacant possession by Henan Vanke Changji Real Estate Development Co., Ltd. As the Settlement Property 4 was developed by Henan Vanke Changji Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 4 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
5.	Debt settlement agreement 5	<p>(1) Zhengzhou Yifang Real Estate Co., Ltd. (鄭州宜方置業有限公司), as the vendor and debtor; and</p> <p>(2) Wuhan Vanke Service Co., Ltd. Zhengzhou Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,316,961 of a total of 1 commercial housing (the “<b>Settlement Property 5</b>”) transferred by Zhengzhou Yifang Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Zhengzhou Branch on an equivalent basis with the outstanding payables of RMB1,316,961 owed by Zhengzhou Yifang Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Zhengzhou Branch.</p>	<p>The Settlement Property 5 is in the Fangdingyi project (方頂驛項目), which was developed and built by Zhengzhou Yifang Real Estate Co., Ltd., and is located in Vanke Fangdingyi, Shangjie District, Zhengzhou City, Henan Province, the PRC. The gross floor area of the house reaches 142.93 square meters. The Settlement Property 5 will be delivered in vacant possession by Zhengzhou Yifang Real Estate Co., Ltd. As the Settlement Property 5 was developed by Zhengzhou Yifang Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 5 is not available.</p>
6.	Debt settlement agreement 6	<p>(1) Xiamen Fengben Investment Co., Ltd. (廈門市豐本投資有限公司), as the vendor and debtor; and</p> <p>(2) Xiamen Vanke Property Service Co., Ltd. (廈門市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. (深圳萬物商企物業服務有限公司) (a non-wholly-owned subsidiary of the Company), Shenzhen Vanrui Intelligent Technology Co., Ltd. (深圳市萬睿智能科技有限公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Shenzhen Payee</b>”)</p>	<p>The parties agree to offset the consideration of RMB32,000,000 of a total of 1 office building (the “<b>Settlement Property 6</b>”) transferred by Xiamen Fengben Investment Co., Ltd. to Shenzhen Payee on an equivalent basis with the outstanding payables of RMB32,000,000 in aggregate owed by Xiamen Fengben Investment Co., Ltd. to Shenzhen Payee.</p>	<p>The Settlement Property 6 is the target asset held by Xiamen Fengben Investment Co., Ltd., which is located at No. 215 Donghuang Road, Huli District, Xiamen City, Fujian Province, the PRC. The gross floor area of the house reaches 3,157.71 square meters. The Settlement Property 6 will be delivered in vacant possession by Xiamen Fengben Investment Co., Ltd. As the Settlement Property 6 was developed by Xiamen Baocheng Zhonghua Real Estate Co., Ltd. (廈門寶呈眾華置業有限責任公司), a related party of Xiamen Fengben Investment Co., Ltd., the original acquisition cost of the Settlement Property 6 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
7.	Debt settlement agreement 7	<p>(1) Huizhou City Longhe Pearl Real Estate Development Company Limited, as the vendor and debtor;</p> <p>(2) Shenzhen Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company);</p> <p>(3) Shenzhen Vanke Service Co., Ltd. Huizhou Branch (a wholly-owned subsidiary of the Company); and</p> <p>(4) Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Huizhou Branch (a non-wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,918,011 of a total of 2 commercial housings (the “<b>Settlement Property 7</b>”) transferred by Huizhou City Longhe Pearl Real Estate Development Company Limited to Shenzhen Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,918,011 in aggregate owed by Huizhou City Longhe Pearl Real Estate Development Company Limited to Shenzhen Vanke Service Co., Ltd., Shenzhen Vanke Service Co., Ltd. Huizhou Branch and Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Huizhou Branch.</p>	<p>The Settlement Property 7 is in the Wanyue Garden project, which was developed and built by Huizhou City Longhe Pearl Real Estate Development Company Limited, and is located in the Wanyue Garden, No. 86 Yanhu Road, Baishi Village, Qiuchang Street, Huiyang District, Huizhou City, the PRC. The total gross floor area of the house reaches 232 square meters. The Settlement Property 7 will be delivered in vacant possession by Huizhou City Longhe Pearl Real Estate Development Company Limited. As the Settlement Property 7 was developed by Huizhou City Longhe Pearl Real Estate Development Company Limited, the original acquisition cost of the Settlement Property 7 is not available.</p>
8.	Debt settlement agreement 8	<p>(1) Tianjin Ningsheng Real Estate Development Co., Ltd. (天津寧晟房地產開發有限公司), as the debtor;</p> <p>(2) Tianjin Ninghan Real Estate Development Co., Ltd. (天津寧瀚房地產開發有限公司), as the debtor;</p> <p>(3) Tianjin Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(4) Tianjin Ningxi Real Estate Development Co., Ltd. (天津寧熙房地產開發有限公司), as the vendor</p>	<p>The parties agree to offset the consideration of RMB1,943,392 of a total of 1 shopping outlet (the “<b>Settlement Property 8</b>”) transferred by Tianjin Ningxi Real Estate Development Co., Ltd. to Tianjin Vanke Property Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,943,392 in aggregate owed by Tianjin Ningsheng Real Estate Development Co., Ltd. and Tianjin Ninghan Real Estate Development Co., Ltd. to Tianjin Vanke Property Service Co., Ltd.</p>	<p>The Settlement Property 8 is in the Guantaoyuan project, which was developed and built by Tianjin Ningxi Real Estate Development Co., Ltd., and is located in Guantaoyuan, Binhai New District, Tianjin City, the PRC. The gross floor area of the shopping outlet reaches 120.87 square meters. The Settlement Property 8 will be delivered in vacant possession by Tianjin Ningxi Real Estate Development Co., Ltd. As the Settlement Property 8 was developed by Tianjin Ningxi Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 8 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
9.	Debt settlement agreement 9	<p>(1) Tianjin Haina Wantang Real Estate Development Co., Ltd. (天津海納萬塘房地產開發有限公司), as the vendor and debtor;</p> <p>(2) Tianjin Ninghan Real Estate Development Co., Ltd., as the debtor; and</p> <p>(3) Tianjin Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB636,173 of a total of 1 shopping outlet (the “<b>Settlement Property 9</b>”) transferred by Tianjin Haina Wantang Real Estate Development Co., Ltd. to Tianjin Vanke Property Service Co., Ltd. on an equivalent basis and with the outstanding payables of RMB636,173 in aggregate owed by Tianjin Haina Wantang Real Estate Development Co., Ltd. and Tianjin Ninghan Real Estate Development Co., Ltd. to Tianjin Vanke Property Service Co., Ltd.</p>	<p>The Settlement Property 9 is in the Guanlan-Binwan Street project (觀瀾－濱灣小街項目), which was developed and built by Tianjin Haina Wantang Real Estate Development Co., Ltd., and is located in the commercial ground floor of Guanlan, Hujiayuan Street, Binhai New Area, Tianjin City, the PRC. The gross floor area of the shopping outlet reaches 31.84 square meters. The Settlement Property 9 will be delivered in vacant possession by Tianjin Haina Wantang Real Estate Development Co., Ltd. As the Settlement Property 9 was developed by Tianjin Haina Wantang Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 9 is not available.</p>
10.	Debt settlement agreement 10	<p>(1) Gansu Zhaoxing Real Estate Development Co., Ltd. (甘肅兆興房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Lanzhou Vanke Property Services Co., Ltd. (蘭州萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,419,269 of a total of 3 commercial housing (the “<b>Settlement Property 10</b>”) transferred by Gansu Zhaoxing Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,419,269 in aggregate owed by Gansu Zhaoxing Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd.</p>	<p>The Settlement Property 10 is in the Lanzhou Dream Town project, which was developed and built by Gansu Zhaoxing Real Estate Development Co., Ltd., and is located in the Lanzhou Dream Town, northwest corner of the intersection of Wenjing Street and Zhonghe Road, Zhonghe Town, Yanchi Area, Gaolan County, Anning District, Lanzhou City, Gansu Province, the PRC. The total gross floor area of 3 commercial housing reaches 377.47 square meters. One set of commercial housing in the Settlement Property 10 will be delivered in vacant possession by Gansu Zhaoxing Real Estate Development Co., Ltd. and two sets will be delivered by Gansu Zhaoxing Real Estate Development Co., Ltd. upon completion. As the Settlement Property 10 was developed by Gansu Zhaoxing Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 10 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
11.	Debt settlement agreement 11	<p>(1) Gansu Zhaoxing Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Lanzhou Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,969,470 of a total of 4 commercial housing (the “<b>Settlement Property 11</b>”) transferred by Gansu Zhaoxing Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,969,470 in aggregate owed by Gansu Zhaoxing Real Estate Development Co., Ltd. to Lanzhou Vanke Property Services Co., Ltd.</p>	<p>The Settlement Property 11 is in the Lanzhou Dream Town project, which was developed and built by Gansu Zhaoxing Real Estate Development Co., Ltd., and is located in Lanzhou Dream Town, northwest corner of the intersection of Wenjing Street and Zhonghe Road, Zhonghe Town, Yanchi Area, Gaolan County, Anning District, Lanzhou City, Gansu Province, the PRC. The total gross floor area of 4 commercial housing reaches 473.72 square meters. The Settlement Property 11 will be delivered by Gansu Zhaoxing Real Estate Development Co., Ltd. upon completion. As the Settlement Property 11 was developed by Gansu Zhaoxing Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 11 is not available.</p>
12.	Debt settlement agreement 12	<p>(1) Sichuan Zhiyun Heshun Real Estate Co., Ltd. (四川智雲合順置業有限公司), as the vendor and debtor; and</p> <p>(2) Chengdu Vanke Service Co., Ltd. (成都萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,886,453 of a total of 2 commercial housing (the “<b>Settlement Property 12</b>”) transferred by Sichuan Zhiyun Heshun Real Estate Co., Ltd. to Chengdu Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,876,453 in aggregate owed by Sichuan Zhiyun Heshun Real Estate Co., Ltd. to Chengdu Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 12 and the offset amount (i.e. RMB10,000) will be deducted by negotiation between the parties.</p>	<p>The Settlement Property 12 is in the Tianfu Vanke Town (天府萬科城) project, which was developed and built by Sichuan Zhiyun Heshun Real Estate Co., Ltd., and is located in Tianfu Vanke Town, Meishan City, Sichuan Province, the PRC. The total gross floor area of 2 commercial housing reaches 256.57 square meters. The Settlement Property 12 will be delivered in vacant possession by Sichuan Zhiyun Heshun Real Estate Co., Ltd. As the Settlement Property 12 was developed by Sichuan Zhiyun Heshun Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 12 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
13.	Debt settlement agreement 13	<p>(1) Anshan Huayun Real Estate Co., Ltd. (鞍山華運置業有限公司), as the vendor;</p> <p>(2) Shenyang Vanke Xianhu Real Estate Co., Ltd. (瀋陽萬科仙湖置業有限公司), as the debtor; and</p> <p>(3) Shenyang Vanke Service Co., Ltd. (瀋陽萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB3,415,975 of a total of 7 commercial housing (the “<b>Settlement Property 13</b>”) transferred by Anshan Huayun Real Estate Co., Ltd. to Shenyang Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,500,000 in aggregate owed by Shenyang Vanke Xianhu Real Estate Co., Ltd. to Shenyang Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 13 and the offset amount (i.e. RMB84,025) will be returned to Shenyang Vanke Service Co., Ltd. in a lump sum and in cash by Anshan Huayun Real Estate Co., Ltd. within 30 days upon the completion of offsetting payment.</p>	<p>The Settlement Property 13 is in the Anshan High-tech Vanke Town (鞍山高新萬科城) project, which was developed and built by Anshan Huayun Real Estate Co., Ltd., and is located in High-tech Vanke Town community, High-tech Zone, Anshan City, Liaoning Province, the PRC. The total gross floor area of 7 commercial housing reaches 635.45 square meters. The Settlement Property 13 will be delivered in vacant possession by Anshan Huayun Real Estate Co., Ltd. As the Settlement Property 13 was developed by Anshan Huayun Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 13 is not available.</p>



		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
14.	Debt settlement agreement 14	<p>(1) Guangzhou Shabu Guangyu Industrial Development Co., Ltd. (廣州市沙步廣裕實業發展有限公司), as the vendor;</p> <p>(2) Guangzhou Vanke Service Co., Ltd. (廣州市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company); and</p> <p>(3) Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd. (廣州黃埔文沖城中村改造投資有限公司), Guangzhou Wanxiang Real Estate Development Co., Ltd. (廣州市萬祥房地產開發有限公司), Guangzhou Huangpu Wenchong Urban Village Real Estate Development Co., Ltd. (廣州黃埔文沖城中村房地產開發有限公司), Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd., Guangzhou Wangeng Real Estate Co., Ltd. (廣州市萬庚房地產有限公司), Guangzhou Wanxiang Real Estate Development Co., Ltd., Guangzhou Tengchuang Trading Co., Ltd. (廣州市騰創貿易有限公司), Guangzhou Wanling Real Estate Co., Ltd. (廣州市萬凌房地產有限公司), Guangzhou Wanhe Real Estate Co., Ltd. (廣州市萬赫房地產有限公司), Qingyuan Wanhe Real Estate Co., Ltd. (清遠市萬合房地產有限公司), Guangzhou Shabu Guangyu Industrial Development Co., Ltd., Guangzhou Wan Mei Limited Company (廣州市萬美房地產有限公司) and Guangzhou Knowledge City Real Estate Development Co., Ltd. (廣州知識城置業發展有限公司), as the debtors (collectively, “Guangzhou Debtor 1”)</p>	<p>The parties agree to offset the consideration of RMB3,685,049 of a total of 1 commercial housing (the “Settlement Property 14”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Guangzhou Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,675,049 in aggregate owed by Guangzhou Debtor 1 to Guangzhou Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 14 and the offset amount (i.e. RMB10,000) will be paid in cash by Guangzhou Vanke Service Co., Ltd. to Guangzhou Shabu Guangyu Industrial Development Co., Ltd. within 3 days upon signing the contract.</p>	<p>The Settlement Property 14 is in the Vanke Huangpu New Town project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located in Vanke Huangpu New Town, No. 66 of Shabu Avenue, Nangang Subdistrict, Huangpu District, Guangzhou City, the PRC. The total gross floor area reaches 125 square meters. The Settlement Property 14 will be delivered by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. upon completion. As the Settlement Property 14 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 14 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
15.	Debt settlement agreement 15	<p>(1) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., as the vendor;</p> <p>(2) Guangzhou Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Qingyuan Wanhe Real Estate Co., Ltd., Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd., Guangzhou Wan Mei Limited Company and Guangzhou Huangpu Wenchong Urban Village Property Development Co., Ltd., as the debtors (collectively, “<b>Guangzhou Debtor 2</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,722,081 of a total of 1 commercial housing (the “<b>Settlement Property 15</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Guangzhou Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,712,081 in aggregate owed by Guangzhou Debtor 2 to Guangzhou Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 15 and the offset amount (i.e. RMB10,000) will be paid in cash by Guangzhou Vanke Service Co., Ltd. to Guangzhou Shabu Guangyu Industrial Development Co., Ltd. within 3 days upon signing the contract.</p>	<p>The Settlement Property 15 is in the Vanke Huangpu New Town project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located in Vanke Huangpu New Town, No. 62 Shabu Avenue, Nangang Subdistrict, Huangpu District, Guangzhou City, the PRC. The total gross floor area reaches 89 square meters. The Settlement Property 15 will be delivered by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. upon completion. As the Settlement Property 15 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 15 is not available.</p>
16.	Debt settlement agreement 16	<p>(1) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., as the vendor;</p> <p>(2) Guangzhou Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company) and Shenzhen City Up Space Operation Management Co., Ltd. Guangzhou Branch (深圳市萬物雲城空間運營管理有限公司廣州分公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Guangzhou Receivable Party 3</b>”); and</p> <p>(3) Guangzhou Huangpu Wenchong Urban Village Real Estate Development Co., Ltd., Guangdong Yingtai Qisheng Construction Engineering Co., Ltd. (廣東盈泰啟盛建設工程有限公司), Guangzhou Wanen Industrial Investment Co., Ltd. (廣州萬恩產業投資有限公司), Guangzhou Wanxiang Real Estate Development Co., Ltd. and Qingyuan Hongmei Investment Co., Ltd. (清遠市宏美投資有限公司), as the debtors (collectively, “<b>Guangzhou Debtor 3</b>”)</p>	<p>The parties agree to offset the consideration of RMB4,723,927 of a total of 1 commercial housing (the “<b>Settlement Property 16</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Guangzhou Receivable Party 3 on an equivalent basis with the outstanding payables of RMB4,713,927 in aggregate owed by Guangzhou Debtor 3 to Guangzhou Receivable Party 3. The difference between the consideration of the Settlement Property 16 and the offset amount (i.e. RMB10,000) will be paid in cash by Guangzhou Receivable Party 3 to Guangzhou Shabu Guangyu Industrial Development Co., Ltd. within 3 days upon signing the contract.</p>	<p>The Settlement Property 16 is in the Vanke Huangpu New Town project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located in Vanke Huangpu New Town, No. 58 Shabu Avenue, Nangang Subdistrict, Huangpu District, Guangzhou City, the PRC. The total gross floor area reaches 142 square meters. The Settlement Property 16 will be delivered by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. upon completion. As the Settlement Property 16 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 16 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
17.	Debt settlement agreement 17	<p>(1) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., as the vendor;</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Guangzhou Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen City Up Space Operation Management Co., Ltd. Guangzhou Branch (a wholly-owned subsidiary of the Company) (collectively, “<b>Guangzhou Receivable Party 4</b>”); and</p> <p>(3) Qingyuan Hongmei Investment Co., Ltd., Guangdong Shangcheng Construction Co., Ltd., Guangzhou Huadu Yazhan Realty Development Co., Ltd., Guangzhou Wanhe Property Company Limited, Guangdong Shangcheng Construction Co., Ltd., Guangzhou Wanan Industrial Investment Co., Ltd., Guangzhou Wanan Investment Management Co., Ltd., as the debtors (collectively, “<b>Guangzhou Debtor 4</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,412,161 of a total of 1 commercial housing (the “<b>Settlement Property 17</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Guangzhou Receivable Party 4 on an equivalent basis with the outstanding payables of RMB2,402,161 in aggregate owed by Guangzhou Debtor 4 to Guangzhou Receivable Party 4. The difference between the consideration of the Settlement Property 17 and the offset amount (i.e. RMB10,000) will be paid in cash by Guangzhou Receivable Party 4 to Guangzhou Shabu Guangyu Industrial Development Co., Ltd. within 3 days upon signing the contract.</p>	<p>The Settlement Property 17 is in the Vanke Huangpu New Town project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located in Vanke Huangpu New Town, No. 19 Shabu Avenue, Nangang Street, Huangpu District, Guangzhou City, the PRC. The total gross floor area of the house reaches 93 square meters. The Settlement Property 17 will be delivered by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. upon completion. As the Settlement Property 17 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 17 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
18.	Debt settlement agreement 18	<p>(1) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., as the vendor;</p> <p>(2) Shenzhen City Up Space Operation Management Co., Ltd. Guangzhou Branch (a wholly-owned subsidiary of the Company), Guangzhou Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Guangzhou Receivable Party 5</b>”); and</p> <p>(3) Guangzhou Wanen Industrial Investment Co., Ltd., Guangdong Yingtai Qisheng Construction Engineering Co., Ltd., Guangzhou Wanzhuo Real Estate Co., Ltd., as the debtors (collectively, “<b>Guangzhou Debtor 5</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,687,424 of a total of 1 commercial housing (the “<b>Settlement Property 18</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Guangzhou Receivable Party 5 on an equivalent basis with the outstanding payables of RMB2,677,424 in aggregate owed by Guangzhou Debtor 5 to Guangzhou Receivable Party 5. The difference between the consideration of the Settlement Property 18 and the offset amount (i.e. RMB10,000) will be paid in cash by Guangzhou Receivable Party 5 to Guangzhou Shabu Guangyu Industrial Development Co., Ltd. within 3 days upon signing the contract.</p>	<p>The Settlement Property 18 is in the Vanke Huangpu New Town project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located in Vanke Huangpu New Town, No. 19 Shabu Avenue, Nangang Street, Huangpu District, Guangzhou City, the PRC. The total gross floor area of the house reaches 92 square meters. The Settlement Property 18 will be delivered by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. upon completion. As the Settlement Property 18 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 18 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
19.	Debt settlement agreement 19	<p>(1) Dalian Wanyuan Real Estate Co., Ltd., as the vendor;</p> <p>(2) Dalian Meilian Real Estate Development Co., Ltd., Dalian Shengshi Real Estate Development Co., Ltd., Dalian Wanxin Real Estate Co., Ltd., Dalian Wanxing Real Estate Co., Ltd., Dalian Daming Real Estate Holdings Co., Ltd., Dalian Wange Real Estate Development Co., Ltd., Dalian Vanke Zhongshan Real Estate Co., Ltd., Dalian Gaoying Real Estate Development Co., Ltd., Dalian Jinwanke Real Estate Co., Ltd., Dalian Vanke Blue Mountain Development Co., Ltd., as the debtors (collectively, “<b>Dalian Debtor 1</b>”); and</p> <p>(3) Dalian Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,164,463 of a total of 1 commercial housing (the “<b>Settlement Property 19</b>”) transferred by Dalian Wanyuan Real Estate Co., Ltd. to Dalian Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,170,467.21 in aggregate owed by Dalian Debtor 1 to Dalian Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 19 and the offset amount (i.e. RMB6,004.21) will be returned to Dalian Vanke Property Services Co., Ltd. in a lump sum and in cash by Dalian Wanyuan Real Estate Co., Ltd. within 30 days upon the completion of offsetting payment.</p>	<p>The Settlement Property 19 is in the Dalian Metropolis Park project, which was developed and built by Dalian Wanyuan Real Estate Co., Ltd., and is located in Vanke Metropolis Park, Ganjingzi District, Dalian City, Liaoning Province, the PRC. The total gross floor area of the house reaches 92.54 square meters. The Settlement Property 19 will be delivered by Dalian Wanyuan Real Estate Co., Ltd. upon completion. As the Settlement Property 19 was developed by Dalian Wanyuan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 19 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
20.	Debt settlement agreement 20	<p>(1) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., as the vendor;</p> <p>(2) Shenzhen City Up Space Operation Management Co., Ltd. Guangzhou Branch (a wholly-owned subsidiary of the Company), Guangzhou Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), as the debtors (collectively, “<b>Guangzhou Receivable Party 6</b>”); and</p> <p>(3) Guangzhou Wanen Industrial Investment Co., Ltd., Guangzhou Huangpu Wenchong Urban Village Property Development Co., Ltd., Guangzhou Wanen Investment Management Co., Ltd. (collectively, “<b>Guangzhou Debtor 6</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,928,754 of a total of 1 commercial housing (the “<b>Settlement Property 20</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Guangzhou Receivable Party 6 on an equivalent basis with the outstanding payables of RMB2,918,754 in aggregate owed by Guangzhou Debtor 6 to Guangzhou Receivable Party 6. The difference between the consideration of the Settlement Property 20 and the offset amount (i.e. RMB10,000) will be paid in cash by Guangzhou Receivable Party 6 to Guangzhou Shabu Guangyu Industrial Development Co., Ltd. within 3 days upon signing the contract.</p>	<p>The Settlement Property 20 is in the Vanke Huangpu New Town project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located in Vanke Huangpu New Town, No. 68 Shabu Avenue, Nangang Street, Huangpu District, Guangzhou City, the PRC. The total gross floor area of the house reaches 87.521 square meters. The Settlement Property 20 will be delivered by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. upon completion. As the Settlement Property 20 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 20 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
21.	Debt settlement agreement 21	<p>(1) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., as the vendor;</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Guangzhou Huangpu Wenchong Urban Village Property Development Co., Ltd., Guangzhou Wanmei Real Estate Co., Ltd., Guangzhou Wanyi Real Estate Co., Ltd., Guangzhou Wanxiang Real Estate Development Co., Ltd., Guangzhou Wanhe Real Estate Co., Ltd., as the debtors (collectively, “<b>Guangzhou Debtor 7</b>”)</p>	<p>The parties agree to offset the consideration of RMB4,788,004 of a total of 1 commercial housing (the “<b>Settlement Property 21</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB4,778,004 in aggregate owed by Guangzhou Debtor 7 to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 21 and the offset amount (i.e. RMB10,000) will be paid in cash by Shenzhen Wanrui Smart Technology Co., Ltd. to Guangzhou Shabu Guangyu Industrial Development Co., Ltd. within 3 days upon signing the contract.</p>	<p>The Settlement Property 21 is in the Vanke Huangpu New Town project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located in Vanke Huangpu New Town, No. 68 Shabu Avenue, Nangang Street, Huangpu District, Guangzhou City, the PRC. The total gross floor area of the house reaches 141.902 square meters. The Settlement Property 21 will be delivered by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. upon completion. As the Settlement Property 21 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 21 is not available.</p>
22.	Debt settlement agreement 22	<p>(1) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., as the vendor;</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Guangzhou Wanhe Real Estate Co., Ltd., Guangzhou Shabu Guangyu Industrial Development Co., Ltd., Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd., Guangdong Yingtai Qisheng Construction Engineering Co., Ltd., Qingyuan Hongmei Investment Co., Ltd., as the debtors (collectively, “<b>Guangzhou Debtor 8</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,718,109 of a total of 1 commercial housing (the “<b>Settlement Property 22</b>”) transferred by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,708,109 in aggregate owed by Guangzhou Debtor 8 to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 22 and the offset amount (i.e. RMB10,000) will be paid in cash by Shenzhen Wanrui Smart Technology Co., Ltd. to Guangzhou Shabu Guangyu Industrial Development Co., Ltd. within 3 days upon signing the contract.</p>	<p>The Settlement Property 22 is in the Vanke Huangpu New Town project, which was developed and built by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., and is located in Vanke Huangpu New Town, No. 19 Shabu Avenue, Nangang Street, Huangpu District, Guangzhou City, the PRC. The total gross floor area of the house reaches 92.498 square meters. The Settlement Property 22 will be delivered by Guangzhou Shabu Guangyu Industrial Development Co., Ltd. upon completion. As the Settlement Property 22 was developed by Guangzhou Shabu Guangyu Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 22 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
23.	Debt settlement agreement 23	<p>(1) Zhuozhou Xiangzhu Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Beijing Vanke Service Co., Ltd. Zhuozhou Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB227,094 of a total of 1 office building (the “<b>Settlement Property 23</b>”) transferred by Zhuozhou Xiangzhu Real Estate Development Co., Ltd. to Beijing Vanke Service Co., Ltd. Zhuozhou Branch on an equivalent basis with the outstanding payables of RMB227,094 in aggregate owed by Zhuozhou Xiangzhu Real Estate Development Co., Ltd. to Beijing Vanke Service Co., Ltd. Zhuozhou Branch.</p>	<p>The Settlement Property 23 is in the Intercity Light project, which was developed and built by Zhuozhou Xiangzhu Real Estate Development Co., Ltd., and is located in Intercity Light, High-speed Railway New District, Zhuozhou, Baoding City, Hebei Province. The total gross floor area of the office building reaches 46.15 square meters. The Settlement Property 23 will be delivered in vacant possession by Zhuozhou Xiangzhu Real Estate Development Co., Ltd. As the Settlement Property 23 was developed by Zhuozhou Xiangzhu Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 23 is not available.</p>
24.	Debt settlement agreement 24	<p>(1) Beijing Wanlong Huakai Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Beijing Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,969,272 of a total of 1 commercial housing (the “<b>Settlement Property 24</b>”) transferred by Beijing Wanlong Huakai Real Estate Development Co., Ltd. to Beijing Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,950,059.85 in aggregate owed by Beijing Wanlong Huakai Real Estate Development Co., Ltd. to Beijing Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 24 and the offset amount (i.e. RMB19,212.15) will be paid by Beijing Vanke Service Co., Ltd. to Beijing Wanlong Huakai Real Estate Development Co., Ltd. within the time stipulated in the contract.</p>	<p>The Settlement Property 24 is in the Guancheng Wenyuan project, which was developed and built by Beijing Wanlong Huakai Real Estate Development Co., Ltd., and is located in Guancheng Wenyuan, East of Exit 8 of Jingcheng Expressway, Shunyi District, Beijing. The total gross floor area of the house reaches 159.53 square meters. The Settlement Property 24 will be delivered in vacant possession by Beijing Wanlong Huakai Real Estate Development Co., Ltd. As the Settlement Property 24 was developed by Beijing Wanlong Huakai Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 24 is not available.</p>



		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
25.	Debt settlement agreement 25	<p>(1) Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd., as the vendor and debtor; and</p> <p>(2) Kunming Vanke Service Co., Ltd. (昆明萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,161,204 of a total of 3 commercial housing (the “<b>Settlement Property 25</b>”) transferred by Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd. to Kunming Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,161,204 in aggregate owed by Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd. to Kunming Vanke Service Co., Ltd.</p>	<p>The Settlement Property 25 is in the Laoyingdi project, which was developed and built by Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd., and is located in the Fuxian Lake Resort Town, Chengjiang, Yuxi City, Yunnan Province, the PRC. The total gross floor area of 3 commercial housing reaches 241.95 square meters. The Settlement Property 25 will be delivered in vacant possession by Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd. As the Settlement Property 25 was developed by Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd., the original acquisition cost of the Settlement Property 25 is not available.</p>
26.	Debt settlement agreement 26	<p>(1) Kunming Wantian Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Kunming Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB26,634,973 of a total of 3 floors of office building (the “<b>Settlement Property 26</b>”) transferred by Kunming Vanke Service Co., Ltd. to Kunming Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB18,953,577.74 in aggregate owed by Kunming Wantian Real Estate Development Co., Ltd. to Kunming Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 26 and the offset amount (i.e. RMB7,681,395.26) will be paid by Kunming Vanke Service Co., Ltd. to Kunming Wantian Real Estate Development Co., Ltd. at the time stipulated in the contract.</p>	<p>The Settlement Property 26 is in the Tongde Xinghe Jiayuan project, which was developed and built by Kunming Wantian Real Estate Development Co., Ltd., and is located in the Vanke Feicui Phase II, Guangfu Road, Guandu District, Kunming City, Yunnan Province, the PRC. The total gross floor area of 3 office buildings reaches 2,682.41 square meters. The Settlement Property 26 will be delivered in vacant possession by Kunming Wantian Real Estate Development Co., Ltd. As the Settlement Property 26 was developed by Kunming Wantian Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 26 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
27.	Debt settlement agreement 27	<p>(1) Fuzhou Rongze Real Estate Co., Ltd. (福州市榕澤房地產有限公司), as the vendor and debtor;</p> <p>(2) Fuzhou Wandefu Commercial Management Co., Ltd. (福州市萬德弗商業管理有限公司), Fuzhou Wanhang Investment Development Co., Ltd., Fuzhou Vanke Development Company Limited (福州市萬科發展有限公司), Fuzhou Wanma Real Estate Co., Ltd., Fuzhou Wanlicheng Real Estate Co., Ltd., Fuzhou Wanxingsheng Real Estate Co., Ltd., Fuzhou Vanke Business Management Co., Ltd. (福州市萬科商業管理有限公司), as the debtors (together with Fuzhou Rongze Real Estate Co., Ltd. collectively, “<b>Fuzhou Debtor 1</b>”); and</p> <p>(3) Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Fuzhou Branch (深圳萬物商企物業服務有限公司福州分公司) (a non-wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB17,420,000 of a total of 6 commercial housing (the “<b>Settlement Property 27</b>”) transferred by Fuzhou Rongze Real Estate Co., Ltd. to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Fuzhou Branch on an equivalent basis with the outstanding payables of RMB11,179,767.85 in aggregate owed by Fuzhou Debtor 1 to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Fuzhou Branch. The difference between the consideration of the Settlement Property 27 and the offset amount (i.e. RMB 6,240,232.15) will be deducted by the debt settlement agreement 28.</p>	<p>The Settlement Property 27 is in the Vanke City Light project, which was developed and built by Fuzhou Rongze Real Estate Co., Ltd., and is located in the City Light project, Cangshan District, Fuzhou City, Fujian Province, the PRC. The total gross floor area of 6 commercial housing reaches 662.6 square meters. The Settlement Property 27 will be delivered by Fuzhou Rongze Real Estate Co., Ltd. upon completion. As the Settlement Property 27 was developed by Fuzhou Rongze Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 27 is not available.</p>
28.	Debt settlement agreement 28	<p>(1) Fuzhou Rongze Real Estate Co., Ltd., as the vendor and debtor;</p> <p>(2) Fuzhou Meisha Education Consulting Co., Ltd. (福州市梅沙教育諮詢有限公司), Fuzhou Wanbin Real Estate Co., Ltd. (福州市萬濱房地產有限公司), Fuzhou Vanke Development Company Limited and Fuzhou Wankun Real Estate Co., Ltd. (福州市萬坤房地產有限公司), as the debtors (together with Fuzhou Rongze Real Estate Co., Ltd. collectively, “<b>Fuzhou Debtor 2</b>”);</p> <p>(3) Fuzhou Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company);</p> <p>(4) Xiamen Vanke Property Services Co., Ltd. Fuzhou Branch (a wholly-owned subsidiary of the Company); and</p> <p>(5) Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Fuzhou Branch (a non-wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the undeducted consideration of RMB6,240,232.15 of the Settlement Property 27 under the debt settlement agreement 27 on an equivalent basis with the outstanding payables of RMB6,240,232.15 in aggregate owed by Fuzhou Debtor 2 to Fuzhou Vanke Property Service Co., Ltd., Xiamen Vanke Property Services Co., Ltd. Fuzhou Branch and Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Fuzhou Branch.</p>	

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
29.	Debt settlement agreement 29	<p>(1) Wuhan Yunruide Real Estate Co., Ltd., Wuhan Golden Wanyao Real Estate Development Co., Ltd, as the vendor and debtor (collectively, “<b>Wuhan Debtor 1</b>”); and</p> <p>(2) Wuhan Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company), Ezhou Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Wuhan Branch (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Wuhan Receivable Party 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB524,030 of a total of 1 commercial housing (the “<b>Settlement Property 29</b>”) transferred by Wuhan Debtor 1 to Wuhan Receivable Party 1 on an equivalent basis with the outstanding payables of RMB507,914.05 in aggregate owed by Wuhan Debtor 1 to Wuhan Receivable Party 1. The difference between the consideration of the Settlement Property 29 and the offset amount (i.e. RMB16,115.95) will be paid to Wuhan Debtor 1 in a lump sum by Wuhan Receivable Party 1 in cash within 30 business days upon the signing of the agreement.</p>	<p>The Settlement Property 29 is in the Ezhou Vanke Cheng project, which was developed and built by Wuhan Yunruide Real Estate Co., Ltd., and is located in Vanke Cheng Community, Ezhou City, Hubei Province, the PRC. The total gross floor area of the house reaches 90.37 square meters. The Settlement Property 29 will be delivered in vacant possession by Wuhan Yunruide Real Estate Co., Ltd. As the Settlement Property 29 was developed by Wuhan Yunruide Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 29 is not available.</p>
30.	Debt settlement agreement 30	<p>(1) Hubei Rentian Property Co., Ltd. (湖北仁天置業有限公司), Hubei Hanjiang New Century Investment Co., Ltd., as the vendor and debtor (collectively, “<b>Wuhan Debtor 2</b>”); and</p> <p>(2) Wuhan Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company), Wuhan Vanke Service Co., Ltd. Ezhou Branch (a wholly-owned subsidiary of the Company), Wuhan Wanwuliangxing Industrial Park Operation Management Co., Ltd. (a non-wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Wuhan Branch (a non-wholly-owned subsidiary of the Company), Wuhan Pulin Real Estate Brokerage Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Wuhan Receivable Party 2</b>”)</p>	<p>The parties agree to offset the consideration of RMB3,720,662 of a total of 6 commercial housing (the “<b>Settlement Property 30</b>”) transferred by Wuhan Debtor 2 to Wuhan Receivable Party 2 on an equivalent basis with the outstanding payables of RMB3,487,253.08 in aggregate owed by Wuhan Debtor 2 to Wuhan Receivable Party 2. The difference between the consideration of the Settlement Property 30 and the offset amount (i.e. RMB233,408.92) will be paid to Wuhan Debtor 2 in a lump sum by Wuhan Receivable Party 2 in cash within 30 business days upon the signing of the agreement.</p>	<p>The Settlement Property 30 is in the Vanke Colorful City, Ezhou project, which was developed and built by Hubei Rentian Property Co., Ltd., and is located in Vanke Colorful City Community, Ezhou City, Hubei Province. The total gross floor area of 6 commercial housing reaches 603.34 square meters. The Settlement Property 30 will be delivered in vacant possession by Hubei Rentian Property Co., Ltd. As the Settlement Property 30 was developed by Hubei Rentian Property Co., Ltd., the original acquisition cost of the Settlement Property 30 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
31.	Debt settlement agreement 31	<p>(1) Wuhan Century Longyuan Real Estate Development Co., Ltd., Yichang Hongguangcheng Real Estate Development Co., Ltd, as the vendor and debtor (collectively, “<b>Wuhan Debtor 3</b>”); and</p> <p>(2) Wuhan Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company), Wuhan Wanwuliangxing Industrial Park Operation Management Co., Ltd. (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Wuhan Receivable Party 3</b>”)</p>	<p>The parties agree to offset the consideration of RMB548,756 of a total of 1 commercial housing (the “<b>Settlement Property 31</b>”) transferred by Wuhan Debtor 3 to Wuhan Receivable Party 3 on an equivalent basis with the outstanding payables of RMB548,424.1 in aggregate owed by Wuhan Debtor 3 to Wuhan Receivable Party 3. The difference between the consideration of the Settlement Property 31 and the offset amount (i.e. RMB331.9) will be paid to Wuhan Debtor 3 in a lump sum by Wuhan Receivable Party 3 in cash within 30 business days upon the signing of the agreement.</p>	<p>The Settlement Property 31 is in the Wuhan Vanke Link City project, which was developed and built by Wuhan Century Longyuan Real Estate Development Co., Ltd., and is located in Vanke Link City Community, Wuhan City, Hubei Province. The total gross floor area of the house reaches 105.53 square meters. The Settlement Property 31 will be delivered by Wuhan Century Longyuan Real Estate Development Co., Ltd. upon completion. As the Settlement Property 31 was developed by Wuhan Century Longyuan Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 31 is not available.</p>
32.	Debt settlement agreement 32	<p>(1) Hubei Chuheng Real Estate Co., Ltd. (湖北楚恒置業有限公司), Wuhan Liantou Vanke Real Estate Co., Ltd. (武漢聯投萬科房地產有限公司), as the vendors and debtors (collectively, “<b>Wuhan Debtor 4</b>”); and</p> <p>(2) Wuhan Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Wuhan Branch (a non-wholly-owned subsidiary of the Company), Wuhan Wanwuliangxing Industrial Park Operation Management Co., Ltd. (a non-wholly-owned subsidiary of the Company), Wuhan Pulin Real Estate Brokerage Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Wuhan Receivable Party 4</b>”)</p>	<p>The parties agree to offset the consideration of RMB6,234,277 of a total of 5 commercial housing (the “<b>Settlement Property 32</b>”) transferred by Wuhan Debtor 4 to Wuhan Receivable Party 4 on an equivalent basis with the outstanding payables of RMB6,234,186.7 in aggregate owed by Wuhan Debtor 4 to Wuhan Receivable Party 4. The difference between the consideration of the Settlement Property 32 and the offset amount (i.e. RMB90.3) will be paid to Wuhan Debtor 4 in a lump sum by Wuhan Receivable Party 4 in cash within 30 business days upon the signing of the agreement.</p>	<p>The Settlement Property 32 is in the Wuhan Vanke Xingyao Avenue project (武漢萬科星耀大道項目), which was developed and built by Hubei Chuheng Real Estate Co., Ltd., and is located in Vanke Xingyao Avenue Community, Wuhan City, Hubei Province. The total gross floor area of the house reaches 562.61 square meters. 2 sets of commercial housing in the Settlement Property 32 will be delivered in vacant possession by Hubei Chuheng Real Estate Co., Ltd. and 3 sets will be delivered by Hubei Chuheng Real Estate Co., Ltd. upon completion. As the Settlement Property 32 was developed by Hubei Chuheng Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 32 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
33.	Debt settlement agreement 33	<p>(1) OCT Nanchang Industrial Development Co., Ltd. (華僑城(南昌)實業發展有限公司), as the vendor and debtor; and</p> <p>(2) Jiangxi Vanke Yida Property Service Co., Ltd. (江西萬科益達物業服務有限公司) (a non-wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB3,344,175 of a total of 1 commercial housing (the “<b>Settlement Property 33</b>”) transferred by OCT Nanchang Industrial Development Co., Ltd. to Jiangxi Vanke Yida Property Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,344,175 in aggregate owed by OCT Nanchang Industrial Development Co., Ltd. to Jiangxi Vanke Yida Property Service Co., Ltd.</p>	<p>The Settlement Property 33 is in the Nanchang Overseas Chinese Town project, which was developed and built by OCT Nanchang Industrial Development Co., Ltd., and is located in Overseas Chinese Town Community, Nanchang City, Jiangxi Province. The total gross floor area of the house reaches 121.28 square meters. The Settlement Property 33 will be delivered by OCT Nanchang Industrial Development Co., Ltd. upon completion. As the Settlement Property 33 was developed by OCT Nanchang Industrial Development Co., Ltd., the original acquisition cost of the Settlement Property 33 is not available.</p>
34.	Debt settlement agreement 34	<p>(1) Jiangxi Wanhe Enterprise Management Co., Ltd. (江西萬合企業管理有限公司), as the vendor;</p> <p>(2) Ganjiang New Area Wanruixing Real Estate Co., Ltd. (贛江新區萬睿星置業有限公司), Ganjiang New District Wanruixing Technology Co., Ltd. (贛江新區萬睿星科技有限公司), Jiangxi Wansonghui Enterprise Management Co., Ltd. (江西萬頌匯企業管理有限公司), Jiangxi Wanhe Enterprise Management Co., Ltd. (江西萬合企業管理有限公司), as the debtors (collectively, “<b>Nanchang Debtor</b>”); and</p> <p>(3) Jiangxi Vanke Yida Property Services Co., Ltd. (a non-wholly-owned subsidiary of the Company) and Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Nanchang Receivable Party</b>”)</p>	<p>The parties agree to offset the consideration of RMB3,512,268 of a total of 4 commercial housing (the “<b>Settlement Property 34</b>”) transferred by Jiangxi Wanhe Enterprise Management Co., Ltd. to Nanchang Receivable Party on an equivalent basis with the outstanding payables of RMB3,512,268 in aggregate owed by Nanchang Debtor to Nanchang Receivable Party.</p>	<p>The Settlement Property 34 is in the Nanchang Wanchuang Technology Town project, which was developed and built by Jiangxi Wanhe Enterprise Management Co., Ltd., and is located in Wanchuang Science and Technology Town Community, Nanchang City, Jiangxi Province. The total gross floor area of the house reaches 459.12 square meters. The Settlement Property 34 will be delivered in vacant possession by Jiangxi Wanhe Enterprise Management Co., Ltd. As the Settlement Property 34 was developed by Jiangxi Wanhe Enterprise Management Co., Ltd., the original acquisition cost of the Settlement Property 34 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
35.	Debt settlement agreement 35	<p>(1) Shaanxi Lichangyuan Real Estate Development Co., Ltd. (陝西利昌源房地產開發有限公司), as the vendor;</p> <p>(2) Xi'an Zhongrui Kaida Commercial Management Co., Ltd. (西安中瑞凱達商業管理有限公司), Xi'an Zehe Real Estate Development Co., Ltd., Shaanxi Xixian New Area Qinhan New City Xutong Stereo City Real Estate Development Co., Ltd. (陝西西咸新區秦漢新城旭通立體城房地產開發有限公司), Shaanxi Xixian New Area Qinhan New City Mingchao Stereo City Real Estate Development Co., Ltd. (陝西西咸新區秦漢新城銘超立體城房地產開發有限公司), Weinan Huayue Yijing Real Estate Co., Ltd. (渭南華岳逸景置業有限公司) and Shaanxi Lichangyuan Real Estate Development Co., Ltd. (陝西利昌源房地產開發有限公司), as the debtors (collectively, "<b>Xi'an Debtor 1</b>");</p>	<p>The parties agree to offset the consideration of RMB1,150,000 of a total of 12 proprietary parking spaces and 13 storage rooms (the "<b>Settlement Property 35</b>") transferred by Xi'an Debtor to Xi'an Receivable Party on an equivalent basis with the outstanding payables of RMB1,130,495.04 in aggregate owed by Xi'an Debtor 1 to Xi'an Receivable Party 1. The difference between the consideration of the Settlement Property 35 and the offset amount (i.e. RMB19,504.96) will be automatically carried forward to offset the receivables from Xi'an Debtor of Xi'an Vanke Property Services Co., Ltd. 24th Branch in 2024.</p>	<p>The Settlement Property 35 is in the Xi'an Vanke Xingfu Zhenyuan project, which was developed and built by Shaanxi Lichangyuan Real Estate Development Co., Ltd., and is located in Vanke Xingfu Zhenyuan Community, Xi'an City, Shaanxi Province. The Settlement Property 35 will be delivered in vacant possession by Shaanxi Lichangyuan Real Estate Development Co., Ltd. As the Settlement Property 35 was developed by Shaanxi Lichangyuan Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 35 is not available.</p>

	Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
	<p>(3) Xi'an Vanke Property Services Co., Ltd. Seventh Branch (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. 24th Branch (西安市萬科物業服務有限公司第二十四分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. 27 Branch (西安市萬科物業服務有限公司第二十七分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. Weinan Branch (西安市萬科物業服務有限公司渭南分公司) (a wholly-owned subsidiary of the Company) (collectively, "<b>Xi'an Receivable Party 1</b>"); and</p> <p>(4) Xi'an Vanke Property Services Co., Ltd. Seventh Branch (a wholly-owned subsidiary of the Company)</p>		

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
36.	Debt settlement agreement 36	<p>(1) Nanning Xinhong Wanxuan Real Estate Co., Ltd. (南寧市新宏萬軒房地產有限公司) and Nanning Vanke Xiangsi Lake Real Estate Co., Ltd. (南寧市萬科相思湖房地產有限公司), as the vendors and debtors (collectively, “<b>Nanning Debtor 1</b>”); and</p> <p>(2) Nanning Vanke Property Services Co., Ltd. (南寧市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Branch (廣州市萬科物業服務有限公司南寧分公司) (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Jinyu Tixiang Branch (廣州市萬科物業服務有限公司南寧金域緹香分公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Nanning Receivable Party 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB1,929,445 of a total of 1 apartment and 2 shopping outlets (the “<b>Settlement Property 36</b>”) transferred by Nanning Debtor 1 to Nanning Receivable Party 1 on an equivalent basis with the outstanding payables of RMB1,929,445 in aggregate owed by Nanning Debtor 1 to Nanning Receivable Party 1.</p>	<p>The Settlement Property 36 was in the Nanning Star Converge project, which was developed and built by Nanning Xinhong Wanxuan Real Estate Co., Ltd., and is located in Star ConvergeCommunity, Nanning City, Guangxi Zhuang Autonomous Region. The total gross floor area of the house reaches 154.06 square meters. The Settlement Property 36 will be delivered in vacant possession by Nanning Xinhong Wanxuan Real Estate Co., Ltd. As the Settlement Property 36 was developed by Nanning Xinhong Wanxuan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 36 is not available.</p>



		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
37.	Debt settlement agreement 37	<p>(1) Nanning Vanke Qingge Road Real Estate Co., Ltd. (南寧市萬科慶歌路房地產有限公司), Nanning Vanke Jiangbei Real Estate Co., Ltd. (南寧市萬科江北房地產有限公司), Nanning Vanke Liangqing Lake Real Estate Co., Ltd. (南寧市萬科良慶湖房地產有限公司), Nanning Vanke Xiangsi Lake Real Estate Co., Ltd., as the vendors and debtors (collectively, “<b>Nanning Debtor 2</b>”); and</p> <p>(2) Nanning Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Vanke Yuewan Branch (廣州市萬科物業服務有限公司南寧萬科悅灣分公司) (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Gongyuanli Branch (廣州市萬科物業服務有限公司南寧公園里分公司) (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Branch (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Jinyu Central Branch (廣州市萬科物業服務有限公司南寧金域中央分公司) (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Jinyu Tixiang Branch (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Nanning Receivable Party 2</b>”)</p>	<p>The parties agree to offset the consideration of RMB3,108,886 of a total of 4 shopping outlets (the “<b>Settlement Property 37</b>”) transferred by Nanning Debtor 2 to Nanning Receivable Party 2 on an equivalent basis with the outstanding payables of RMB3,108,886 in aggregate owed by Nanning Debtor 2 to Nanning Receivable Party 2.</p>	<p>The Settlement Property 37 is in the Nanning Vanke Jinyu Zhongyang project, which was developed and built by Nanning Vanke Qingge Road Real Estate Co., Ltd., and is located in Vanke Jinyu Zhongyang Community, Nanning City, Guangxi Zhuang Autonomous Region. The total gross floor area of the house reaches 220.89 square meters. The Settlement Property 37 will be delivered in vacant possession by Nanning Vanke Qingge Road Real Estate Co., Ltd. As the Settlement Property 37 was developed by Nanning Vanke Qingge Road Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 37 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
38.	Debt settlement agreement 38	<p>(1) Liuzhou Huidong Investment Co., Ltd. (柳州匯東投資有限公司), as the vendor and debtor; and</p> <p>(2) Nanning Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Nanning Vanke Property Service Co., Ltd. Liuzhou Branch (南寧市萬科物業服務有限公司柳州分公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Liuzhou Receivable Party</b>”)</p>	The parties agree to offset the consideration of RMB7,886,993 of a total of 5 commercial housing (the “ <b>Settlement Property 38</b> ”) transferred by Liuzhou Huidong Investment Co., Ltd. to Liuzhou Receivable Party on an equivalent basis with the outstanding payables of RMB7,886,993 in aggregate owed by Liuzhou Huidong Investment Co., Ltd. to Liuzhou Receivable Party.	The Settlement Property 38 is in the Liuzhou Vanke City project, which was developed and built by Liuzhou Huidong Investment Co., Ltd. and is located in Vanke City Community, Liuzhou City, Guangxi Zhuang Autonomous Region. The total gross floor area of the house reaches 1,105.06 square meters. The Settlement Property 38 will be delivered in vacant possession by Liuzhou Huidong Investment Co., Ltd. As the Settlement Property 38 was developed by Liuzhou Huidong Investment Co., Ltd., the original acquisition cost of the Settlement Property 38 is not available.
39.	Debt settlement agreement 39	<p>(1) Fuzhou Rongze Real Estate Co., Ltd., as the vendor and debtor;</p> <p>(2) Fuzhou Minxi Old Area Real Estate Development Co., Ltd. (福州閩西老區房地產開發有限公司), Fuzhou Meisha Education Consulting Co., Ltd., Fuzhou Wanbin Real Estate Co., Ltd., Fuzhou Wandefu Commercial Management Co., Ltd., Fuzhou Wanhua Real Estate Co., Ltd. (福州市萬華房地產有限公司), Fuzhou Vanke Development Company Limited, Fuzhou Vanke Business Management Co., Ltd., Fuzhou Wankun Real Estate Co., Ltd., Fuzhou Wanrong Real Estate Development Co., Ltd. (福州市萬榕房地產開發有限公司), Fuzhou Wanxiang Renewal Investment and Development Co., Ltd. (福州市萬象更新投資發展有限公司), Fuzhou Wanxun Real Estate Co., Ltd. (福州市萬勛房地產有限公司), Fuzhou Wanyi Elderly Care Service Co., Ltd. (福州市萬頤養老服務有限公司), Putian Vanke Real Estate Co., Ltd. (莆田市萬科置業有限公司), as the debtors (together with Fuzhou Rongze Real Estate Co., Ltd. collectively, “<b>Fuzhou Debtor 3</b>”); and</p>	The parties agree to offset the consideration of RMB12,600,730 of a total of 4 commercial housing (the “ <b>Settlement Property 39</b> ”) transferred by Fuzhou Rongze Real Estate Co., Ltd. to Fuzhou Receivable Party on an equivalent basis with the outstanding payables of RMB11,805,099.99 in aggregate owed by Fuzhou Debtor 3 to Fuzhou Receivable Party 3. The difference between the consideration of the Settlement Property 39 and the offset amount (i.e. RMB795,630.01) will be deducted by a separate agreement after the amount of other outstanding payable of Fuzhou Debtor to Fuzhou Receivables Party is confirmed.	The Settlement Property 39 is in the Fuzhou City Lights project, which was developed and built by Fuzhou Rongze Real Estate Co., Ltd. and is located in City Lights Community, Fuzhou City, Fujian Province. The total gross floor area of the house reaches 479.2 square meters. The Settlement Property 39 will be delivered by Fuzhou Rongze Real Estate Co., Ltd. upon completion. As the Settlement Property 39 was developed by Fuzhou Rongze Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 39 is not available.

	Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
	<p>(3) Xiamen Vanke Property Service Co., Ltd. Fuzhou Branch (a wholly-owned subsidiary of the Company), Xiamen Vanke Property Service Co., Ltd. Putian Branch (廈門市萬科物業服務有限公司莆田分公司) (a wholly-owned subsidiary of the Company), Shenzhen Vanke Property Service Co., Ltd. Fuzhou Branch (深圳市萬科物業服務有限公司福州分公司) (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Fuzhou Branch (a non-wholly-owned subsidiary of the Company), Xiamen Vanke Property Service Co., Ltd. Minhou Branch (廈門市萬科物業服務有限公司閩侯分公司) (a wholly-owned subsidiary of the Company), Xiamen Vanke Property Service Co., Ltd. Fuzhou Taijiang District Jinyu Garden Property Service Center (廈門市萬科物業服務有限公司福州市台江區金域花園物業服務中心) (a wholly-owned subsidiary of the Company), Xiamen Vanke Property Service Co., Ltd. Fuzhou Jin'an District Jinyu Rongjun Property Service Center (廈門市萬科物業服務有限公司福州市晉安區金域榕郡物業服務中心) (a wholly-owned subsidiary of the Company), Xiamen Vanke Property Service Co., Ltd. Fuzhou Taijiang District Vanke Plaza Property Service Center (廈門市萬科物業服務有限公司福州市台江區萬科廣場物業服務中心) (a wholly-owned subsidiary of the Company), Xiamen Vanke Property Service Co., Ltd. Fuzhou Cangshan Branch (廈門市萬科物業服務有限公司福州倉山區分公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Fuzhou Receivable Party 3</b>”)</p>		

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
40.	Debt settlement agreement 40	<p>(1) Zhongshan Vanke Enterprise Co., Ltd.(中山萬科企業有限公司), Zhongshan Dongdu Real Estate Development &amp; Operation Co., Ltd.(中山市東都房地產開發經營有限公司), as the vendors and debtors (collectively, “<b>Zhongshan Debtor 1</b>”); and</p> <p>(2) Zhongshan Vanke Property Service Co., Ltd. (中山市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB4,873,895 of a total of 4 commercial housing (the “ <b>Settlement Property 40</b> ”) transferred by Zhongshan Debtor 1 to Zhongshan Vanke Property Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB4,873,895 in aggregate owed by Zhongshan Debtor 1 to Zhongshan Vanke Property Service Co., Ltd.	The Settlement Property 40 is in the Jinyu International, Zhongshan project, which was developed and built by Zhongshan Dongdu Real Estate Development & Operation Co., Ltd., and is located in Jinyu International Community, Zhongshan City, Guangdong Province. The total gross floor area of the house reaches 445.49 square meters. The Settlement Property 40 will be delivered in vacant possession by Zhongshan Dongdu Real Estate Development & Operation Co., Ltd. As the Settlement Property 40 was developed by Zhongshan Dongdu Real Estate Development & Operation Co., Ltd., the original acquisition cost of the Settlement Property 40 is not available.
41.	Debt settlement agreement 41	<p>(1) Zhongshan Dongdu Real Estate Development &amp; Operation Co., Ltd., as the vendor and debtor;</p> <p>(2) Jiangmen Wanli Real Estate Co., Ltd. (江門市萬里置業有限公司), Jiangmen Wapeng Real Estate Co., Ltd. (江門萬鵬置業有限公司), Zhongshan City Lights Real Estate Co., Ltd. (中山市城市之光房地產有限公司), Zhongshan Hongqi River Real Estate Development Co., Ltd. (中山市紅旗河房地產開發有限公司), Zhongshan Wanfu Real Estate Development Co., Ltd. (中山市萬福房地產開發有限公司), Zhongshan Xiwan Real Estate Co., Ltd. (中山市西灣房地產有限公司), Zhongshan Xingguang Metropolis Real Estate Co., Ltd. (中山市星光都會房地產有限公司), Zhongshan Vanke Enterprise Co., Ltd., Zhuhai Vanke Building Technology Research Co., Ltd. (珠海市萬科建築技術研究有限公司), Zhuhai Vanke Development Co., Ltd. (珠海萬科發展有限公司), as the debtors (together with Zhongshan Dongdu Real Estate Development &amp; Operation Co., Ltd. collectively, “<b>Zhongshan Debtor 2</b>”); and</p>	The parties agree to offset the consideration of RMB10,024,858 of a total of 8 commercial housing (the “ <b>Settlement Property 41</b> ”) transferred by Zhongshan Dongdu Real Estate Development & Operation Co., Ltd. to Zhongshan Receivable Party 2 on an equivalent basis with the outstanding payables of RMB10,024,858 in aggregate owed by Zhongshan Debtor 2 to Zhongshan Receivable Party 2.	The Settlement Property 41 is in the Jinyu International, Zhongshan project, which was developed and built by Zhongshan Dongdu Real Estate Development & Operation Co., Ltd., and is located in Jinyu International Community, Zhongshan City, Guangdong Province. The total gross floor area of the house reaches 905.92 square meters. The Settlement Property 41 will be delivered by Zhongshan Dongdu Real Estate Development & Operation Co., Ltd. upon completion. As the Settlement Property 41 was developed by Zhongshan Dongdu Real Estate Development & Operation Co., Ltd., the original acquisition cost of the Settlement Property 41 is not available.

	Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
	<p>(3) Foshan Vanke Property Services Co., Ltd. (佛山市萬科物業服務有限公司)(a wholly-owned subsidiary of the Company), Shenzhen Vanke Property Services Co., Ltd. Zhongshan Branch (深圳市萬科物業服務有限公司中山分公司) (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Chancheng Branch (深圳萬物商企物業服務有限公司禪城分公司) (a non-wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhongshan Branch (深圳萬物商企物業服務有限公司中山分公司) (a non-wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhuhai Branch (深圳萬物商企物業服務有限公司珠海分公司) (a non-wholly-owned subsidiary of the Company), Zhongshan Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Zhongshan Receivable Party 2</b>”)</p>		

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
42.	Debt settlement agreement 42	<p>(1) Zhongshan Vanke Enterprise Co., Ltd. and Zhuhai Wancai Metropolis Real Estate Development Co., Ltd. (珠海市萬彩都會房地產開發有限公司), as the vendors and debtors (collectively, “<b>Zhuhai Debtor 1</b>”); and</p> <p>(2) Zhongshan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Zhuhai Vanke Property Services Co., Ltd. (珠海市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhuhai Branch (a non-wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhongshan Branch (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Zhuhai Receivable Party 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB4,338,093 of a total of 2 commercial housing (the “<b>Settlement Property 42</b>”) transferred by Zhuhai Wancai Metropolis Real Estate Development Co., Ltd. to Zhuhai Receivable Party 1 on an equivalent basis with the outstanding payables of RMB4,338,093 in aggregate, which is payable by Zhuhai Debtor 1 to Zhuhai Receivable Party 1.</p>	<p>The Settlement Property 42 is in the Zhuhai Qin’ao Legend project, which was developed and built by Zhuhai Wancai Metropolis Real Estate Development Co., Ltd., and is located in Qin’ao Legend Community, Zhuhai City, Guangdong Province. The total gross floor area of the house reaches 176.16 square meters. The Settlement Property 42 will be delivered in vacant possession by Zhuhai Wancai Metropolis Real Estate Development Co., Ltd. As the Settlement Property 42 was developed by Zhuhai Wancai Metropolis Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 42 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
43.	Debt settlement agreement 43	<p>(1) Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd. (珠海市萬濱晨璟房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Zhuhai Vanke Property Service Co., Ltd. (珠海市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company) and Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhuhai Branch (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Zhuhai Receivable Party 2</b>”)</p>	<p>The parties agree to offset the consideration of RMB1,518,538 of a total of 1 commercial housing (the “<b>Settlement Property 43</b>”) transferred by Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd. to Zhuhai Receivable Party 2 on an equivalent basis with the outstanding payables of RMB1,371,864.4 in aggregate owed by Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd. to Zhuhai Receivable Party 2. The difference between the consideration of the Settlement Property 43 and the offset amount (i.e. RMB146,673.6) will be deducted by a separate agreement after the amount of other outstanding payables of Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd. to Zhuhai Receivable Party 2 is confirmed.</p>	<p>The Settlement Property 43 is in the Zhuhai Maritime City Phase II project, which was developed and built by Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd., and is located in Maritime City Phase II Community, Zhuhai City, Guangdong Province. The gross floor area of the house reaches 67.16 square meters. The Settlement Property 43 will be delivered in vacant possession by Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd. As the Settlement Property 43 was developed by Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 43 is not available.</p>
44.	Debt settlement agreement 44	<p>(1) Zhuhai Nanguang Binhai Development Co., Ltd. (珠海南光濱海發展有限公司), Nanguang Real Estate (Zhuhai Jinwan) Co., Ltd. (南光置業(珠海金灣)有限公司) and Nanguang Jinwan (Zhuhai) Real Estate Co., Ltd. (南光錦灣(珠海)房地產有限公司), as the vendors and debtors (collectively, “<b>Zhuhai Debtor 3</b>”); and</p> <p>(2) Zhuhai Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company) and Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhuhai Branch (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Zhuhai Receivable Party 3</b>”)</p>	<p>The parties agree to offset the consideration of RMB1,489,644 of a total of 1 commercial housing (the “<b>Settlement Property 44</b>”) transferred by Nanguang Real Estate (Zhuhai Jinwan) Co., Ltd. to Zhuhai Receivable Party 3 on an equivalent basis with the outstanding payables of RMB1,404,061.85 in aggregate owed by Zhuhai Debtor 3 to Zhuhai Receivable Party 3. The difference between the consideration of the Settlement Property 44 and the offset amount (i.e. RMB85,582.15) will be deducted by a separate agreement after the amount of other outstanding payables of Zhuhai Debtor 3 to Zhuhai Receivable Party 3 is confirmed.</p>	<p>The Settlement Property 44 is in the Zhuhai Maritime City Phase III project, which was developed and built by Zhuhai Nanguang Binhai Development Co., Ltd., and is located in Maritime City Phase III Community, Zhuhai, Guangdong. The gross floor area of the house reaches 68.33 square meters. The Settlement Property 44 will be delivered in vacant possession by Zhuhai Nanguang Binhai Development Co., Ltd. As the Settlement Property 44 was developed by Zhuhai Nanguang Binhai Development Co., Ltd., the original acquisition cost of the Settlement Property 44 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
45.	Debt settlement agreement 45	<p>(1) Zhuhai Huatong Real Estate Development Co., Ltd. (珠海華桐房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Zhuhai Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,588,888 of a total of 1 commercial housing (the “<b>Settlement Property 45</b>”) transferred by Zhuhai Huatong Real Estate Development Co., Ltd. to Zhuhai Vanke Property Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,000,372.65 in aggregate owed by Zhuhai Huatong Real Estate Development Co., Ltd. to Zhuhai Vanke Property Service Co., Ltd. The difference between the consideration of the Settlement Property 45 and the offset amount (i.e. RMB588,515.35) will be deducted by a separate agreement after the amount of other outstanding payables of Zhuhai Huatong Real Estate Development Co., Ltd. to Zhuhai Vanke Property Service Co., Ltd. is confirmed.</p>	<p>The Settlement Property 45 is in the Zhuhai Metropolis Four Seasons project, which was developed and built by Zhuhai Huatong Real Estate Development Co., Ltd., and is located in Metropolis Four Seasons Community, Zhuhai City, Guangdong Province. The gross floor area of the house reaches 79.49 square meters. The Settlement Property 45 will be delivered in vacant possession by Zhuhai Huatong Real Estate Development Co., Ltd. As the Settlement Property 45 was developed by Zhuhai Huatong Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 45 is not available.</p>
46.	Debt settlement agreement 46	<p>(1) Xichang Yueliang Zhishang Tourism Development Co., Ltd. (西昌月亮之上旅遊發展有限公司), as the vendor and debtor;</p> <p>(2) Chengdu Vanke Service Co., Ltd. Xichang Branch (成都萬科物業服務有限公司西昌分公司) (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (深圳市萬睿智能科技有限公司) (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Chengdu Branch (a non-wholly-owned subsidiary of the Company) and Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Xichang Branch (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Sichuan Receivable Party 1</b>”); and</p> <p>(3) Chengdu Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB15,957,267 of a total of 1 shopping outlet, 7 apartments and 121 proprietary parking spaces (the “<b>Settlement Property 46</b>”) transferred by Xichang Yueliang Zhishang Tourism Development Co., Ltd to Sichuan Receivable Party 1 and Chengdu Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB15,884,767 in aggregate owed by Xichang Yueliang Zhishang Tourism Development Co., Ltd. to Sichuan Receivable Party 1 and Chengdu Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 46 and the offset amount (i.e. RMB72,500) will be paid by Chengdu Vanke Service Co., Ltd. to Xichang Yueliang Zhishang Tourism Development Co., Ltd. within the time stipulated in the contract.</p>	<p>The Settlement Property 46 is in the Xichang Qionghai 17 Degrees (西昌邛海 17 度) project, which was developed and built by Xichang Yueliang Zhishang Tourism Development Co., Ltd., and is located in Qionghai 17 Degrees Community, Xichang, Liangshan Yi Autonomous Prefecture, Sichuan Province. The gross floor area of the shopping outlet and apartments reaches 481.64 square meters, with a total of 121 parking spaces. The Settlement Property 46 will be delivered in vacant possession by Xichang Yueliang Zhishang Tourism Development Co., Ltd. As the Settlement Property 46 was developed by Xichang Yueliang Zhishang Tourism Development Co., Ltd., the original acquisition cost of the Settlement Property 46 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
47.	Debt settlement agreement 47	<p>(1) Shenyang Vanke Wanzhou Real Estate Development Co., Ltd. (瀋陽萬科萬洲房地產開發有限公司), as the vendor;</p> <p>(2) Shenyang Sheng'an Real Estate Development Co., Ltd. (瀋陽盛安房地產開發有限公司), as the debtor; and</p> <p>(3) Shenyang Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,540,284 of a total of 1 commercial housing (the “<b>Settlement Property 47</b>”) transferred by Shenyang Vanke Wanzhou Real Estate Development Co., Ltd. to Shenyang Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,540,284 in aggregate owed by Shenyang Sheng'an Real Estate Development Co., Ltd. to Shenyang Vanke Property Services Co., Ltd.</p>	<p>The Settlement Property 47 is in the Vanke Four Seasons Garden Dajia (萬科四季花苑大家) project, which was developed and built by Shenyang Vanke Wanzhou Real Estate Development Co., Ltd., and is located in Four Seasons Garden Dajia Community, Yuhong District, Shenyang City, Liaoning Province. The gross floor area of the house reaches 122.07 square meters. The Settlement Property 47 will be delivered in vacant possession by Shenyang Vanke Wanzhou Real Estate Development Co., Ltd. As the Settlement Property 47 was developed by Shenyang Vanke Wanzhou Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 47 is not available.</p>
48.	Debt settlement agreement 48	<p>(1) Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Zhuhai Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhuhai Branch (a non-wholly-owned subsidiary of the Company), Foshan Vanke Home Decoration Engineering Co., Ltd. (佛山市萬科家裝飾工程有限公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Zhuhai Receivable Party 4</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,603,523 of a total of 1 commercial housing (the “<b>Settlement Property 48</b>”) transferred by Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd. to Zhuhai Receivable Party 4 on an equivalent basis with the outstanding payables of RMB2,603,523 in aggregate owed by Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd. to Zhuhai Receivable Party 4.</p>	<p>The Settlement Property 48 is in the second phase of the Sea City project (海上城市二期項目), which was developed and built by Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd., and is located in Maritime Peninsula Garden Community (海上半島花園小區), Zhuhai City. The gross floor area of the house reaches 98.61 square meters. The Settlement Property 48 will be delivered in vacant possession by Zhuhai Debtor 4. As the Settlement Property 48 was developed by Zhuhai Wanbin Chenjing Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 48 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
49.	Debt settlement agreement 49	<p>(1) Zhuhai Nanguang Binhai Development Co., Ltd., Nanguang Real Estate (Zhuhai Jinwan) Co., Ltd., and Nanguang Jinwan (Zhuhai) Real Estate Co., Ltd., as the vendors and debtors (collectively, “<b>Zhuhai Debtor 5</b>”); and</p> <p>(2) Zhuhai Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhuhai Branch (a non-wholly-owned subsidiary of the Company), Foshan Vanke Home Decoration Engineering Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively “<b>Zhuhai Receivable Party 5</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,379,623 of a total of 1 commercial housing (the “<b>Settlement Property 49</b>”) transferred by Zhuhai Nanguang Binhai Development Co., Ltd. to Zhuhai Receivable Party 5 on an equivalent basis with the outstanding payables of RMB2,378,057.25 in aggregate owed by Zhuhai Debtor 5 to Zhuhai Receivable Party 5. The difference between the consideration of the Settlement Property 49 and the offset amount (i.e. RMB1,565.75) will be deducted by a separate agreement after the amount of other outstanding payables of Zhuhai Debtor 5 to Zhuhai Receivable Party 5 is confirmed.</p>	<p>The Settlement Property 49 is in the third phase of the Sea City project (海上城市三期項目), which was developed and built by Zhuhai Nanguang Binhai Development Co., Ltd., and is located in Starlight Coastline Garden Community (星光海岸花園小區), Zhuhai City. The gross floor area of the house reaches 99.08 square meters. The Settlement Property 49 will be delivered in vacant possession by Zhuhai Nanguang Binhai Development Co., Ltd. As the Settlement Property 49 was developed by Zhuhai Nanguang Binhai Development Co., Ltd., the original acquisition cost of the Settlement Property 49 is not available.</p>
50.	Debt settlement agreement 50	<p>(1) Zhuhai Huatong Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Zhuhai Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,964,056 of a total of 1 commercial housing (the “<b>Settlement Property 50</b>”) transferred by Zhuhai Huatong Real Estate Development Co., Ltd. to Zhuhai Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB685,659.99 in aggregate owed by Zhuhai Huatong Real Estate Development Co., Ltd. to Zhuhai Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 50 and the offset amount (i.e. RMB1,278,396.01) will be used to offset other outstanding property service fees payable by Zhuhai Huatong Real Estate Development Co., Ltd. or its related parties to Zhuhai Vanke Property Service Co., Ltd. or its related parties until the difference is fully deducted, at which time a separate agreement will be signed by the parties in respect of the deduction of the difference.</p>	<p>The Settlement Property 50 is in the Metropolitan Four Seasons Project (都會四季項目), which was developed and built by Zhuhai Huatong Real Estate Development Co., Ltd., and is located in Duhui Siji Community (都會四季小區), Meilan Road, Xiangzhou District, Zhuhai City. The gross floor area of the house reaches 81.27 square meters. The Settlement Property 50 will be delivered in vacant possession by Zhuhai Huatong Real Estate Development Co., Ltd. As the Settlement Property 50 was developed by Zhuhai Huatong Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 50 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
51.	Debt settlement agreement 51	<p>(1) Changchun Cinda Fengrui Real Estate Development Co., Ltd. (長春信達豐瑞房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Changchun Vanke Property Service Company Limited (長春萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,591,991 of a total of 1 commercial housing (the “<b>Settlement Property 51</b>”) transferred by Changchun Cinda Fengrui Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited on an equivalent basis with the outstanding payables of RMB1,591,991 in aggregate owed by Changchun Cinda Fengrui Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited</p>	<p>The Settlement Property 51 is in the Jade Academy project, which was developed and built by Changchun Cinda Fengrui Real Estate Development Co., Ltd., and is located in Jade Academy Community, Nangan District, Changchun City, Jilin Province. The gross floor area of the house reaches 124.18 square meters. The Settlement Property 51 will be delivered in vacant possession by Changchun Cinda Fengrui Real Estate Development Co., Ltd. As the Settlement Property 51 was developed by Changchun Cinda Fengrui Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 51 is not available.</p>
52.	Debt settlement agreement 52	<p>(1) Zhengzhou Vanke Property Service Co., Ltd. (鄭州萬科物業服務有限公司) (a wholly-owned subsidiary of the Company); and</p> <p>(2) Henan Meijingzhizhou Real Estate Development Co., Ltd. (河南省美景之州地產開發有限公司), as the vendor and debtor</p>	<p>The parties agree to offset the consideration of RMB821,310 of a total of 1 commercial housing (the “<b>Settlement Property 52</b>”) transferred by Henan Meijingzhizhou Real Estate Development Co., Ltd. to Zhengzhou Vanke Property Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB821,310 in aggregate owed by Henan Meijingzhizhou Real Estate Development Co., Ltd. to Zhengzhou Vanke Property Service Co., Ltd.</p>	<p>The Settlement Property 52 is the Vanke City Jinlanyuan project, which was developed and built by Henan Meijingzhizhou Real Estate Development Co., Ltd., and is located in Vanke Jinlanyuan Community, Zhongyuan District, Zhengzhou City, Henan Province. The gross floor area of the house reaches 78.18 square meters. The Settlement Property 52 will be delivered in vacant possession by Henan Meijingzhizhou Real Estate Development Co., Ltd. As the Settlement Property 52 was developed by Henan Meijingzhizhou Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 52 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
53.	Debt settlement agreement 53	<p>(1) Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. (公主嶺市青怡坊萬科房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Changchun Vanke Property Service Company Limited (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB5,765,431 of a total of 13 commercial housing (the “<b>Settlement Property 53</b>”) transferred by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited on an equivalent basis with the outstanding payables of RMB5,765,431 in aggregate owed by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited.</p>	<p>The Settlement Property 53 is the Sunflower East County project, which was developed and built by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd., and is located in the Sunflower East County Community, Fanjiatun Town, Gongzhuling City, Jilin Province. The total gross floor area of the house reaches 1,236.95 square meters. The Settlement Property 53 will be delivered in vacant possession by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. As the Settlement Property 53 was developed by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 53 is not available.</p>
54.	Debt settlement agreement 54	<p>(1) Gongzhuling Wantai Real Estate Development Co., Ltd. (公主嶺市萬泰房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Changchun Vanke Property Service Company Limited (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB3,975,367 of a total of 7 commercial housing (the “<b>Settlement Property 54</b>”) transferred by Gongzhuling Wantai Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited on an equivalent basis with the outstanding payables of RMB3,975,367 in aggregate owed by Gongzhuling Wantai Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited.</p>	<p>The Settlement Property 54 is the Sunflower West County project, which was developed and built by Gongzhuling Wantai Real Estate Development Co., Ltd., and is located in the Sunflower West County Community, Fanjiatun Town, Gongzhuling City, Jilin Province. The total gross floor area of the house reaches 793.83 square meters. The Settlement Property 54 will be delivered in vacant possession by Gongzhuling Wantai Real Estate Development Co., Ltd. As the Settlement Property 54 was developed by Gongzhuling Wantai Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 54 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
55.	Debt settlement agreement 55	<p>(1) Changchun Wanxiang Real Estate Development Co., Ltd. (長春萬巷房地產開發有限公司), as the debtor; and</p> <p>(2) Changchun Vanke Property Service Company Limited (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,849,173 of a total of 3 commercial housing (the “<b>Settlement Property 55</b>”) transferred by Changchun Wanxiang Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited on an equivalent basis with the outstanding payables of RMB1,849,173 in aggregate owed by Changchun Wanxiang Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited.</p>	<p>The Settlement Property 55 is in the Cuihu Chunxiao (翠湖春曉) project, which was developed and built by Changchun Wanxiang Real Estate Development Co., Ltd. and is located in Cuihu Chunxiao Community, Nangan District, Changchun City, Jilin Province. The gross floor area of the housing reaches 342.87 square meters. The Settlement Property 55 will be delivered in vacant possession by Changchun Wanxiang Real Estate Development Co., Ltd. upon completion. As the Settlement Property 55 was developed by Changchun Wanxiang Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 55 is not available.</p>
56.	Debt settlement agreement 56	<p>(1) Jilin Songhua Lake Real Estate Co., Ltd. (吉林松花湖置業有限公司), Jilin Vanke Binjiang Real Estate Development Co., Ltd. (吉林市萬科濱江房地產開發有限公司), as the debtors (collectively, “<b>Changchun Debtor 1</b>”);</p> <p>(2) Beijing Vanke Service Co., Ltd. Jilin Songhua Branch (北京萬科物業服務有限公司吉林市松花分公司) (a wholly-owned subsidiary of the Company); and</p> <p>(3) Jilin Cinda Jindu Real Estate Co., Ltd. (吉林信達金都置業有限公司), as the vendor</p>	<p>The parties agree to offset the consideration of RMB853,497 of a total of 1 commercial housing (the “<b>Settlement Property 56</b>”) that shall be transferred by Jilin Cinda Jindu Real Estate Co., Ltd. to Beijing Vanke Service Co., Ltd. Jilin Songhua Branch on an equivalent basis with the outstanding payables of RMB382,299.34 in aggregate owed by Changchun Debtor 1 to Beijing Vanke Service Co., Ltd. Jilin Songhua Branch. The difference between the value of the Settlement Property 56 and the offset amount (i.e. RMB471,197.66) will be deducted by a separate agreement after the amount of other outstanding payables of Changchun Debtor 1 payable to Beijing Vanke Service Co., Ltd. Jilin Songhua Branch is confirmed.</p>	<p>The Settlement Property 56 is in the Jade Binjiang (翡翠濱江) project, which was developed and built by Jilin Cinda Jindu Real Estate Co., Ltd. and is located in Jade Binjiang community, Nangan District, Changchun City, Jilin Province. The gross floor area of the housing reaches 84.51 square meters. The Settlement Property 56 will be delivered by Jilin Cinda Jindu Real Estate Co., Ltd. upon completion. As the Settlement Property 56 was developed by Jilin Cinda Jindu Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 56 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
57.	Debt settlement agreement 57	<p>(1) Jilin Haoyue Real Estate Development Co., Ltd. (吉林省昊悦房地產開發有限公司) as the vendor and debtor; and</p> <p>(2) Changchun Vanke Property Service Company Limited (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB560,340 of a total of 1 commercial housing (the “<b>Settlement Property 57</b>”) transferred by Jilin Haoyue Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited on an equivalent basis with the outstanding payables of RMB560,340 in aggregate owed by Jilin Haoyue Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited.</p>	<p>The Settlement Property 57 is in The Paradiso (金域藍灣) project, which was developed and built by Jilin Haoyue Real Estate Development Co., Ltd. and is located in The Vanke Paradiso Community, Kuancheng District, Changchun City, Jilin Province. The gross floor area of the housing reaches 80.06 square meters. The Settlement Property 57 will be delivered in vacant possession by Jilin Haoyue Real Estate Development Co., Ltd. upon completion. As the Settlement Property 57 was developed by Jilin Haoyue Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 57 is not available.</p>
58.	Debt settlement agreement 58	<p>(1) Zhengzhou Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(2) Henan Meijingzhizhou Real Estate Development Co., Ltd., as the vendor and debtor</p>	<p>The parties agree to offset the consideration of RMB254,045 of a total of 1 commercial housing (the “<b>Settlement Property 58</b>”) transferred by Henan Meijingzhizhou Real Estate Development Co., Ltd. to Zhengzhou Vanke Property Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB254,045 in aggregate owed by Henan Meijingzhizhou Real Estate Development Co., Ltd. to Zhengzhou Vanke Property Service Co., Ltd.</p>	<p>The Settlement Property 58 is in the Dream Town Langyu (萬科城瑯寓) project, which was developed and built by Henan Meijingzhizhou Real Estate Development Co., Ltd. and is located in Vanke Langyu Community, Zhongyuan District, Zhengzhou City, Henan Province. The gross floor area of the housing reaches 46.6 square meters. The Settlement Property 58 will be delivered in vacant possession by Henan Meijingzhizhou Real Estate Development Co., Ltd. As the Settlement Property 58 was developed by Henan Meijingzhizhou Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 58 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
59.	Debt settlement agreement 59	<p>(1) Zhengzhou Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhengzhou Branch (a non-wholly-owned subsidiary of the Company), Wuhan Vanke Service Co., Ltd. Zhengzhou Branch (a wholly-owned subsidiary of the Company) (collectively, “<b>Zhengzhou Receivable Party 1</b>”); and</p> <p>(2) Zhengzhou Vanke Anda Real Estate Development Co., Ltd. (鄭州萬科安達房地產開發有限公司), as the vendor and debtor</p>	<p>The parties agree to offset the consideration of RMB744,880 of a total of 1 commercial housing (the “<b>Settlement Property 59</b>”) transferred by Zhengzhou Vanke Anda Real Estate Development Co., Ltd. to Zhengzhou Receivable Party 1 on an equivalent basis with the outstanding payables of RMB744,880 in aggregate owed by Zhengzhou Vanke Anda Real Estate Development Co., Ltd. to Zhengzhou Receivable Party 1.</p>	<p>The Settlement Property 59 is in the Vanke Xiwang (萬科溪望) project, which was developed and built by Zhengzhou Vanke Anda Real Estate Development Co., Ltd. and is located in Vanke Xiwang Community, Jingkai District, Zhengzhou City, Henan Province. The gross floor area of the housing reaches 931.13 square meters. The Settlement Property 59 will be delivered in vacant possession by Zhengzhou Vanke Anda Real Estate Development Co., Ltd. As the Settlement Property 59 was developed by Zhengzhou Vanke Anda Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 59 is not available.</p>
60.	Debt settlement agreement 60	<p>(1) Zhengzhou Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhengzhou Branch (a non-wholly-owned subsidiary of the Company), Wuhan Vanke Service Co., Ltd. Zhengzhou Branch (a wholly-owned subsidiary of the Company) (collectively, “<b>Zhengzhou Receivable Party 2</b>”); and</p> <p>(2) Zhengzhou Rongheng Real Estate Development Co., Ltd. (鄭州榮恒房地產開發有限公司), Zhengzhou Vanke Rongcheng Real Estate Development Co., Ltd. (鄭州萬科榮成房地產開發有限公司), as the vendors and debtors (collectively, “<b>Zhengzhou Debtor 2</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,898,212 of a total of 4 commercial housing (the “<b>Settlement Property 60</b>”) transferred by Zhengzhou Debtor 2 to Zhengzhou Receivable Party 2 on an equivalent basis with the outstanding payables of RMB2,898,212 in aggregate owed by Zhengzhou Debtor 2 to Zhengzhou Receivable Party 2.</p>	<p>The Settlement Property 60 is in the Vanke Yuntu (萬科雲圖) project, which was developed and built by Zhengzhou Debtor 2 and is located in Vanke Yuntu Community, Zhongmou County, Zhengzhou City, Henan Province. The gross floor area of the housing reaches 322.55 square meters. The Settlement Property 60 will be delivered in vacant possession by Zhengzhou Debtor 2. As the Settlement Property 60 was developed by Zhengzhou Debtor 2, the original acquisition cost of the Settlement Property 60 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
61.	Debt settlement agreement 61	<p>(1) Dalian Wanyuan Real Estate Co., Ltd., as the vendor;</p> <p>(2) Dalian Jisen Real Estate Co., Ltd. (大連吉森置業有限責任公司), Dalian New Metropolis Real Estate Co., Ltd. (大連新都會置業有限公司), Dalian Vanke Paradiso Development Co., Ltd. (大連萬科金城藍灣開發有限公司), Dalian Wanyuan Real Estate Co., Ltd., Dalian Wanling Real Estate Co., Ltd. (大連萬嶺置業有限公司), Dalian Cherry Blossom Development Co., Ltd. (大連櫻花園開發有限公司), Dalian Hongrun Real Estate Co., Ltd. (大連弘潤置業有限公司), Dalian Wanshuhua Real Estate Development Co., Ltd. (大連萬世華房地產開發有限公司), as the debtors (collectively, “<b>Dalian Debtor 2</b>”); and</p> <p>(3) Dalian Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,154,334 of a total of 1 commercial housing (the “<b>Settlement Property 61</b>”) transferred by Dalian Wanyuan Real Estate Co., Ltd. to Dalian Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,327,422.87 in aggregate owed by Dalian Debtor 2 to Dalian Vanke Property Services Co., Ltd.. The difference between the consideration of Settlement Property 61 and the offset amount (i.e. RMB173,088.87) will be refunded by Dalian Wanyuan Real Estate Co., Ltd. to Dalian Vanke Property Services Co., Ltd. within the period agreed in the agreement upon the completion of the payment offset.</p>	<p>The Settlement Property 61 is in the Vanke Metropolis Park (萬科公園都會) project, which was developed and built by Dalian Wanyuan Real Estate Co., Ltd. and is located in Vanke Metropolis Park Community. The gross floor area of the housing reaches 92.10 square meters. The Settlement Property 61 will be delivered by Dalian Wanyuan Real Estate Co., Ltd. upon completion. As the Settlement Property 61 was developed by Dalian Wanyuan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 61 is not available.</p>



		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
62.	Debt settlement agreement 62	<p>(1) Jibaowan Real Estate Development (Shenyang) Co., Ltd. (吉寶灣房地產開發(瀋陽)有限公司), Shenyang Eastern Real Estate Development Co., Ltd. (瀋陽東部置業開發有限公司), Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. (瀋陽萬科萬道產業開發建設有限公司), Panjin Vanke Xinsheng Real Estate Co., Ltd. (盤錦萬科鑫盛置業有限公司), Shenyang Vanke Xianhu Real Estate Co., Ltd. (瀋陽萬科仙湖置業有限公司), as the vendors and debtors (“<b>Northeastern Debtor</b>”); and</p> <p>(2) Shenyang Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,238,171 of a total of 1 commercial housing (the “<b>Settlement Property 62</b>”) transferred by Northeastern Debtor to Shenyang Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,238,865.80 in aggregate owed by Northeastern Debtor to Shenyang Vanke Service Co., Ltd. The difference between the consideration of Settlement Property 62 and the offset amount (i.e. RMB694.8) will be refunded by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. to Shenyang Vanke Service Co., Ltd. within the period agreed in the agreement.</p>	<p>The Settlement Property 62 is in the Vanke Hunnan Xinduxin (萬科渾南新都心) project, which was developed and built by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. and is located in Vanke Metropolis Park community. The gross floor area of the housing reaches 110.80 square meters. The Settlement Property 62 will be delivered by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. upon completion. As the Settlement Property 62 was developed by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd., the original acquisition cost of the Settlement Property 62 is not available.</p>
63.	Debt settlement agreement 63	<p>(1) Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd., as the vendor;</p> <p>(2) Shenyang Vanke Rongxiang Real Estate Development Co., Ltd. (瀋陽萬科融祥房地產開發有限公司), as the debtor; and</p> <p>(3) Shenyang Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,358,230 of a total of 2 commercial housing (the “<b>Settlement Property 63</b>”) transferred by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. to Shenyang Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,387,392.35 in aggregate owed by Shenyang Vanke Rongxiang Real Estate Development Co., Ltd. to Shenyang Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 63 and the offset amount (i.e. RMB29,162.35) will be refunded by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. to Shenyang Vanke Property Services Co., Ltd. within the period agreed in the agreement upon the completion of the offset payment.</p>	<p>The Settlement Property 63 is in the Vanke Hunnan Xinduxin project, which was developed and built by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. and is located in Vanke Metropolis Park community. The gross floor area of the housing reaches 210.38 square meters. The Settlement Property 63 will be delivered by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. upon completion. As the Settlement Property 63 was developed by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd., the original acquisition cost of the Settlement Property 63 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
64.	Debt settlement agreement 64	<p>(1) Shenyang Vanke Wanxi Enterprise Management Co., Ltd. (瀋陽萬科萬西企業管理有限公司), Shenyang Vanke Yuanbei Real Estate Co., Ltd. (瀋陽萬科遠北置業有限公司), Jibaowan Real Estate Development (Shenyang) Co., Ltd., Shenyang Vanke Chennan Real Estate Co., Ltd. (瀋陽萬科宸南置業有限公司), Shenyang Vanke Chenyang Real Estate Co., Ltd. (瀋陽萬科宸陽置業有限公司), Shenyang Vanke Zhengming Real Estate Co., Ltd. (瀋陽萬科正明置業有限公司), Shenyang Vanke Enterprise Co., Ltd. (瀋陽萬科企業有限公司), Shenyang Eastern Real Estate Development Co., Ltd., Shenyang Vanke Fuhua Real Estate Development Co., Ltd. (瀋陽萬科富華房地產開發有限公司), Shenyang Vanke Chenbei Real Estate Co., Ltd. (瀋陽萬科宸北置業有限公司), Panjin Vanke Xingsheng Real Estate Co., Ltd., Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd., as the vendors and debtors (“<b>Shenyang Debtor 1</b>”); and</p> <p>(2) Shenyang Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,248,032 of a total of 1 commercial housing (the “<b>Settlement Property 64</b>”) transferred by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. to Shenyang Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,248,441.95 in aggregate owed by Shenyang Debtor 1 to Shenyang Vanke Service Co., Ltd. The difference between the consideration of Settlement Property 64 and the offset amount (i.e. RMB409.95) will be refunded to Shenyang Vanke Service Co., Ltd. (瀋陽萬科物業服務有限公司) by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. within the period agreed in the agreement.</p>	<p>The Settlement Property 64 is in the Vanke Hunnan Xinduxin project, which was developed and built by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. and is located in Vanke Metropolis Park community. The gross floor area of the housing reaches 110.8 square meters. The Settlement Property 64 will be delivered by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. upon completion. As the Settlement Property 64 was developed by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd., the original acquisition cost of the Settlement Property 64 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
65.	Debt settlement agreement 65	<p>(1) Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Changchun Vanke Property Service Company Limited (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB416,983 of a total of 1 commercial housing (the “<b>Settlement Property 65</b>”) transferred by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited on an equivalent basis with the outstanding payables of RMB416,983 in aggregate owed by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. to Changchun Vanke Property Service Company Limited.</p>	<p>The Settlement Property 65 is in the Changchun Vanke Guanghe Town (光合小鎮) project, which was developed and built by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. and is located in Sunflower Dongjun community (向日葵東郡小區), Fanjiatun Town, Gongzhuling City, Jilin Province. The gross floor area of the housing reaches 83.87 square meters. The Settlement Property 65 will be delivered in vacant possession by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd. upon completion. As the Settlement Property 65 was developed by Gongzhuling Qingyifang Vanke Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 65 is not available.</p>
66.	Debt settlement agreement 66	<p>(1) Yantai Wanzhu Real Estate Development Co., Ltd. (煙台萬竹房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Beijing Vanke Service Co., Ltd. Yantai Branch (北京萬科物業服務有限公司煙台分公司) (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB974,208 of a total of 1 commercial housing (the “<b>Settlement Property 66</b>”) transferred by Yantai Wanzhu Real Estate Development Co., Ltd. to Beijing Vanke Service Co., Ltd. Yantai Branch and Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB974,208 in aggregate owed by Yantai Wanzhu Real Estate Development Co., Ltd. to Beijing Vanke Service Co., Ltd. Yantai Branch and Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 66 is in the Dream Town, Quanxueli, Zhifu, Yantai (煙台芝罘萬科城勸學里) project, which was developed and built by Yantai Wanzhu Real Estate Development Co., Ltd. and is located in Dream Town Quanxueli community, Zhifu District, Yantai City, Shandong Province. The gross floor area of the housing reaches 119.64 square meters. The Settlement Property 66 will be delivered in vacant possession by Yantai Wanzhu Real Estate Development Co., Ltd. upon completion. As the Settlement Property 66 was developed by Yantai Wanzhu Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 66 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
67.	Debt settlement agreement 67	<p>(1) Yantai Wanzhu Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,030,214 of a total of 1 commercial housing (the “<b>Settlement Property 67</b>”) transferred by Yantai Wanzhu Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,030,214 in aggregate owed by Yantai Wanzhu Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 67 is in the Dream Town, Quanxueli, Zhifu, Yantai project, which was developed and built by Yantai Wanzhu Real Estate Development Co., Ltd. and is located in Dream Town Quanxueli community, Zhifu District, Yantai City, Shandong Province. The gross floor area of the housing reaches 119.64 square meters. The Settlement Property 67 will be delivered in vacant possession by Yantai Wanzhu Real Estate Development Co., Ltd. upon completion. As the Settlement Property 67 was developed by Yantai Wanzhu Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 67 is not available.</p>
68.	Debt settlement agreement 68	<p>(1) Yantai Wanzhu Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Beijing Vanke Service Co., Ltd. Yantai Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,025,098 of a total of 1 commercial housing (the “<b>Settlement Property 68</b>”) transferred by Yantai Wanzhu Real Estate Development Co., Ltd. to Beijing Vanke Service Co., Ltd. Yantai Branch on an equivalent basis with the outstanding payables of RMB1,025,098 in aggregate owed by Yantai Wanzhu Real Estate Development Co., Ltd. to Beijing Vanke Service Co., Ltd. Yantai Branch.</p>	<p>The Settlement Property 68 is in the Dream Town, Quanxueli, Zhifu, Yantai project, which was developed and built by Yantai Wanzhu Real Estate Development Co., Ltd. and is located in Dream Town Quanxueli community, Zhifu District, Yantai City, Shandong Province. The gross floor area of the housing reaches 119.64 square meters. The Settlement Property 68 will be delivered in vacant possession by Yantai Wanzhu Real Estate Development Co., Ltd. upon completion. As the Settlement Property 68 was developed by Yantai Wanzhu Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 68 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
69.	Debt settlement agreement 69	<p>(1) Chongqing Fengpan Real Estate Co., Ltd. (重慶峰畔置業有限公司), as the vendor and debtor, Chongqing Yunke Real Estate Co., Ltd. (重慶雲科置業有限公司), as the vendor;</p> <p>(2) Chongqing Fengpan Real Estate Co., Ltd., Chongqing Elingshan Real Estate Development Co., Ltd. (重慶鵝嶺山房地產開發有限公司), Chongqing Linpan Garden Real Estate Co., Ltd. (重慶林畔花園置業有限公司), Chongqing Ruian Tiandi Real Estate Development Co., Ltd. (重慶瑞安天地房地產發展有限公司), as the debtors (collectively, “<b>Chongqing Debtor 1</b>”); and</p> <p>(3) Chongqing Vanke Service Co., Ltd. (重慶萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Chengdu Vanke Service Co., Ltd. Chongqing Branch (成都萬科物業服務有限公司重慶分公司) (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Chongqing Branch (深圳萬物商企物業服務有限公司重慶分公司) (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Chongqing Receivable Party 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB4,777,085 of a total of 3 commercial housing (the “<b>Settlement Property 69</b>”) transferred by Chongqing Fengpan Real Estate Co., Ltd. and Chongqing Yunke Real Estate Co., Ltd. to Chongqing Receivable Party 1 on an equivalent basis with the outstanding payables of RMB4,777,085 in aggregate owed by Chongqing Debtor 1 to Chongqing Receivable Party 1.</p>	<p>The Settlement Property 69 is in the Vanke Qingshui Jiadi (清水甲第) project and Vanke Star Light Skycity (星光天空之城) project, which was developed and built by Chongqing Fengpan Real Estate Co., Ltd. and Chongqing Yunke Real Estate Co., Ltd. and is located in Qingshui Jiadi and Star Light Skycity community. The gross floor area of the housing reaches 286.02 square meters. The Settlement Property 69 will be delivered by Chongqing Fengpan Real Estate Co., Ltd. and Chongqing Yunke Real Estate Co., Ltd. upon completion. As the Settlement Property 69 was developed by Chongqing Fengpan Real Estate Co., Ltd. and Chongqing Yunke Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 69 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
70.	Debt settlement agreement 70	<p>(1) Guangzhou Wanya Real Estate Co., Ltd. (廣州市萬亞房地產有限公司), as the vendor;</p> <p>(2) Guangzhou Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company);</p> <p>(3) Guangzhou Wanzhi Real Estate Co., Ltd. (廣州市萬致房地產有限公司), Guangzhou Shabu Guangyu Industrial Development Co., Ltd., Guangzhou Huangpu Wenchong Urban Village Reconstruction Investment Co., Ltd. (廣州黃埔文沖城中村改造投資有限公司), and Guangzhou Vanke Hotel Management Co., Ltd. (廣州市萬科酒店管理有限公司), as the debtors (“<b>Guangzhou Debtor 9</b>”); and</p> <p>(4) Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Guangzhou Branch (深圳萬物商企物業服務有限公司廣州分公司) (a non-wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB4,688,369 of a total of 1 commercial housing (the “<b>Settlement Property 70</b>”) transferred by Guangzhou Wanya Real Estate Co., Ltd. to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Guangzhou Branch on an equivalent basis with the outstanding payables of RMB4,678,369.20 in aggregate owed by Guangzhou Debtor 9 to Guangzhou Vanke Service Co., Ltd. The difference between the consideration of Settlement Property 70 and the offset amount (i.e. RMB9,999.80) will be paid by Guangzhou Vanke Service Co., Ltd. to Guangzhou Wanya Real Estate Co., Ltd. within the term agreed in the agreement.</p>	<p>The Settlement Property 70 is in the Cloud Mansion Business Park project, which was developed and built by Guangzhou Wanya Real Estate Co., Ltd. and is located in Cloud Mansion Business Park community, No. 223 Weihai Road, Shibi Street, Panyu District, Guangzhou. The gross floor area of the housing reaches 260.47 square meters. The Settlement Property 70 will be delivered in vacant possession by Guangzhou Wanya Real Estate Co., Ltd. As the Settlement Property 70 was developed by Guangzhou Wanya Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 70 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
71.	Debt settlement agreement 71	<p>(1) Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd., as the vendor and debtor;</p> <p>(2) Guangzhou Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company) and Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Guangzhou Branch (a non-wholly-owned subsidiary of the Company) (collectively, the “<b>Guangzhou Receivable Party 10</b>”); and</p> <p>(3) Guangzhou Shabu Guangyu Industrial Development Co., Ltd., Guangzhou Wanxu Real Estate Co., Ltd (廣州市萬旭房地產有限公司) and Guangzhou Wanzhuo Real Estate Co., Ltd (廣州市萬卓置業有限公司), as the debtor (collectively, the “<b>Guangzhou Debtor 10</b>”)</p>	<p>The parties agree to offset the consideration of RMB4,435,849 of a total of 1 commercial housing (the “<b>Settlement Property 71</b>”) transferred by Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd. to Guangzhou Receivable Party 10 on an equivalent basis with the outstanding payables of RMB4,425,849 in aggregate owed by the Guangzhou Debtor 10 to Guangzhou Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 71 and the offset amount (i.e. RMB10,000) will be paid by Guangzhou Vanke Service Co., Ltd. to Guangzhou Shabu Guangyu Industrial Development Co., Ltd. within the period agreed in the agreement.</p>	<p>The Settlement Property 71 is in the Vanke City Twilight A8-4302 project, which was developed and built by Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd. and is located in Vanke City Twilight community, No. 733 Huangpu East Road, Huangpu District, Guangzhou. The gross floor area of the housing reaches 92.53 square meters. The Settlement Property 71 will be delivered in vacant possession by Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd. As the Settlement Property 71 was developed by Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd., the original acquisition cost of the Settlement Property 74 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
72.	Debt settlement agreement 72	<p>(1) Guangzhou Wanya Real Estate Co., Ltd., as the vendor and debtor;</p> <p>(2) Guangzhou Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company);</p> <p>(3) Guangzhou Wanmei Real Estate Co., Ltd. (廣州市萬美房地產有限公司), Guangzhou Wanmao Real Estate Co., Ltd. (廣州市萬茂房地產有限公司), Guangzhou Vanke Hotel Management Co., Ltd. (廣州市萬科酒店管理有限公司), Guangzhou Huangpu Wenchong Urban Village Retrofit Investment Co., Ltd. (廣州黃埔文沖城中村改造投資有限公司), Guangzhou Wanya Real Estate Co., Ltd., Guangzhou Vanke Enterprise Co., Ltd.(廣州萬科企業有限公司), Guangzhou Wanhe Property Company Limited, Vanke Urban Renewal (Guangdong) Co., Ltd. (萬科城市更新(廣東)有限公司) and Guangdong Yingtai Qisheng Construction Engineering Co., Ltd. (廣東盈泰啟盛建設工程有限公司), as the debtors (collectively, the “<b>Guangzhou Debtor 11</b>”); and</p> <p>(4) Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Guangzhou Branch (a non-wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB4,577,491 of a total of 1 commercial housing (“<b>Settlement Property 72</b>”) transferred by Guangzhou Wanya Real Estate Co., Ltd. to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Guangzhou Branch on an equivalent basis with the outstanding payables of RMB4,567,491 in aggregate owed by the Guangzhou Debtor 11 to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Guangzhou Branch. The difference between the consideration of the Settlement Property 72 and the offset amount (i.e. RMB10,000) will be paid to Guangzhou Wanya Real Estate Co., Ltd. by the Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Guangzhou Branch within the period agreed in the agreement.</p>	<p>The Settlement Property 72 is in the Cloud Mansion Business Park 604 project (雲築商務園 604 項目), which was developed and built by Guangzhou Wanya Real Estate Co., Ltd., and is located in Cloud Mansion Business Park community, No. 223 Weihai Road, Shibi Subdistrict, Panyu District, Guangzhou City. The gross floor area of the house reaches 254.31 square meters. The Settlement Property 72 will be delivered in vacant possession by Guangzhou Wanya Real Estate Co., Ltd. As the Settlement Property 72 was developed by Guangzhou Wanya Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 72 is not available.</p>



		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
73.	Debt settlement agreement 73	<p>(1) Anshan Huayun Real Estate Co., Ltd., as the vendor and debtor;</p> <p>(2) Vanke (Shenyang) Enterprise Management Co., Ltd. (萬科(瀋陽)企業管理有限公司), Shenyang Vanke Yong'an Commercial Management Co., Ltd. (瀋陽萬科永安商業管理有限公司), Jibaowan Real Estate Development (Shenyang) Co., Ltd., as the debtors (collectively, "<b>Shenyang Debtor 2</b>"); and</p> <p>(3) Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Shenyang Branch (深圳萬物商企物業服務有限公司瀋陽分公司) (a non-wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB916,036 of a total of 2 commercial housing (the "<b>Settlement Property 73</b>") transferred by Anshan Huayun Real Estate Co., Ltd. to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Shenyang Branch on an equivalent basis with the outstanding payables of RMB917,113.10 in aggregate owed by Shenyang Debtor 2 to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Shenyang Branch. The difference between the consideration of Settlement Property 73 and the offset amount (i.e. RMB1,077.10) will be refunded to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Shenyang Branch in cash in a lump sum within 30 days upon the completion of the payment of offset amount.</p>	<p>The Settlement Property 73 is in the Anshan Gaoxin Vanke City project, which was developed and built by Anshan Huayun Real Estate Co., Ltd., and is located in Gaoxin Vanke City community, Gaoxin District, Anshan, Liaoning. The total gross floor area of the house reaches 175.3 square meters. The Settlement Property 73 will be delivered in vacant possession by Anshan Huayun Real Estate Co., Ltd. As the Settlement Property 73 was developed by Anshan Huayun Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 73 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
74.	Debt settlement agreement 74	<p>(1) Fuzhou Rongze Real Estate Co., Ltd., as the vendor and debtor;</p> <p>(2) Longhai Vanke Real Estate Co., Ltd. (龍海市萬科置業有限公司), Xiamen Anxiang Investment Co., Ltd. (廈門市安象投資有限公司), Xiamen Boyu Commercial Management Co., Ltd. (廈門市泊寓商業管理有限公司), Xiamen Wanchuang Yuntu Investment Co., Ltd. (廈門市萬創雲圖投資有限公司), Xiamen Vanke Enterprise Co., Ltd. (廈門市萬科企業有限公司), Xiamen Wanxiang Yunchuang Housing Rental Co., Ltd. (廈門市萬象雲創住房租賃有限公司), Xiamen Wanyu Housing Rental Co., Ltd. (廈門市萬寓住房租賃有限公司), Dingfeng Commercial Management Co., Ltd. (鼎豐商業管理有限公司), as the debtors (together with Fuzhou Rongze Real Estate Co., Ltd. collectively, “<b>Fuzhou Debtor 4</b>”); and</p> <p>(3) Xiamen Vanke Property Service Co., Ltd., (a wholly-owned subsidiary of the Company), Xiamen Vanke Property Service Co., Ltd. Zhangzhou Branch (廈門市萬科物業服務有限公司漳州分公司) (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Xiamen Branch (深圳萬物商企物業服務有限公司廈門分公司) (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Fuzhou Receivable Party 4</b>”)</p>	<p>The parties agree to offset the consideration of RMB12,491,557 of a total of 4 commercial housing (the “<b>Settlement Property 74</b>”) transferred by Fuzhou Rongze Real Estate Co., Ltd. to Fuzhou Receivable Party 4 on an equivalent basis with the outstanding payables of RMB12,491,557 in aggregate owed by Fuzhou Debtor 4 to Fuzhou Receivable Party 4.</p>	<p>The Settlement Property 74 is in the Fuzhou City Light (福州城市之光) project, which was developed and built by Fuzhou Rongze Real Estate Co., Ltd., and is located in Vanke City Light community, Fuzhou, Fujian. The total gross floor area of the house reaches 479.13 square meters. The Settlement Property 74 will be delivered by Fuzhou Rongze Real Estate Co., Ltd. upon completion. As the Settlement Property 74 was developed by Fuzhou Rongze Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 74 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
75.	Debt settlement agreement 75	<p>(1) Xi'an Ningzhu Industrial Co., Ltd.(西安寧築實業有限公司), as the vendor and debtor;</p> <p>(2) Shaanxi Fengjing Wanli Real Estate Co., Ltd. (陝西禮景萬麗置業有限公司), Shaanxi Xixian New Area Qinhan New City Shenghao Stereoscopic City Real Estate Development Co., Ltd. (陝西西咸新區秦漢新城盛浩立體城房地產開發有限公司), Shaanxi Xixian New Area Qinhan New City Yingsheng Stereoscopic City Real Estate Development Co., Ltd. (陝西西咸新區秦漢新城盈盛立體城房地產開發有限公司), Xi'an Luwan Real Estate Development Co., Ltd. (西安麓灣房地產開發有限公司), Xi'an Ningzhu Industrial Co., Ltd., Xi'an Tangan Real Estate Development Co., Ltd. (西安唐安房地產開發有限公司), Xi'an Wangao Real Estate Development Co., Ltd. (西安萬高房地產開發有限公司), Xi'an Smart Beauty Town Real Estate Co., Ltd. (西安智慧美鎮置業有限公司), Xixian New Area Fujing Wanlai Real Estate Co., Ltd. (西咸新區茯景萬萊置業有限公司), as the debtors (collectively, "<b>Xi'an Debtor 2</b>"); and</p> <p>(3) Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Xi'an Branch (深圳萬物商企物業服務有限公司西安分公司) (a non-wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. (西安市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company) ("<b>Xi'an Receivable Party 2</b>")</p>	<p>The parties agree to offset the consideration of RMB7,023,799 of a total of 3 commercial housing (the "<b>Settlement Property 75</b>") transferred by Xi'an Ningzhu Industrial Co., Ltd. to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Xi'an Branch on an equivalent basis with the outstanding payables of RMB7,023,799 in aggregate owed by Xi'an Debtor 2 to Xi'an Receivable Party 2.</p>	<p>The Settlement Property 75 is in the Xi'an Vanke Dongwang (西安萬科東望) project, which was developed and built by Xi'an Ningzhu Industrial Co., Ltd., and is located in Dongwang community, northeast corner of the intersection of Yuedengge Road and Changming Road, Yanta District, Xi'an City, Shaanxi Province. The total gross floor area of the house reaches 427.43 square meters. The Settlement Property 75 will be delivered by Xi'an Ningzhu Industrial Co., Ltd. upon completion. As the Settlement Property 75 was developed by Xi'an Ningzhu Industrial Co., Ltd., the original acquisition cost of the Settlement Property 75 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
76.	Debt settlement agreement 76	<p>(1) Weihai Weigao Land Co., Ltd. (威海威高置地有限公司), as the debtor;</p> <p>(2) Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Yantai Branch (深圳萬物商企物業服務有限公司煙台分公司) (a non-wholly-owned subsidiary of the Company); and</p> <p>(3) Weihai Wanli Land Co., Ltd. (威海萬利置地有限公司), as the vendor and debtor</p>	<p>The parties agree to offset the consideration of RMB968,775 of a total of 1 commercial housing (the “<b>Settlement Property 76</b>”) transferred by Weihai Wanli Land Co., Ltd. to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Yantai Branch on an equivalent basis with the outstanding payables of RMB649,103.85 in aggregate owed by Weihai Weigao Land Co., Ltd. to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Yantai Branch and the outstanding payables of RMB319,671.15 in aggregate owed by Weihai Wanli Land Co., Ltd. to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Yantai Branch.</p>	<p>The Settlement Property 76 is in the Jade Hill, Weihai (威海璞悅山) project, which was developed and built by Weihai Wanli Land Co., Ltd., and is located in Xiaoqin community, Jade Hill, Weihai City, Shandong Province. The total gross floor area of the house reaches 113 square meters. The Settlement Property 76 will be delivered in vacant possession by Weihai Wanli Land Co., Ltd. As the Settlement Property 76 was developed by Weihai Wanli Land Co., Ltd., the original acquisition cost of the Settlement Property 76 is not available.</p>
77.	Debt settlement agreement 77	<p>(1) Changchun Xichen Real Estate Development Co., Ltd. (長春市西宸房地產開發有限公司), Changchun Vanke Xizhigu Property Development Company Limited (長春萬科溪之谷房地產開發有限公司), as the debtors (collectively, “<b>Changchun Debtor 2</b>”);</p> <p>(2) Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Changchun Branch (深圳萬物商企物業服務有限公司長春分公司) (a non-wholly-owned subsidiary of the Company); and</p> <p>(3) Jilin Cinda Jindu Real Estate Co., Ltd., as the vendor</p>	<p>The parties agree to offset the consideration of RMB3,491,309 of a total of 3 commercial housing (the “<b>Settlement Property 77</b>”) transferred by Jilin Cinda Jindu Real Estate Co., Ltd. to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Yantai Branch on an equivalent basis with the outstanding payables of RMB3,491,309 in aggregate owed by Changchun Debtor 2 to Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Changchun Branch.</p>	<p>The Settlement Property 77 is in the Jade Binjiang project, which was developed and built by Jilin Cinda Jindu Real Estate Co., Ltd., and is located in Jade Binjiang Phase 3 community, Nanguan District, Changchun City, Jilin Province. The total gross floor area of the house reaches 327.24 square meters. The Settlement Property 77 will be delivered by Jilin Cinda Jindu Real Estate Co., Ltd. upon completion. As the Settlement Property 77 was developed by Jilin Cinda Jindu Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 77 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
78.	Debt settlement agreement 78	<p>(1) Shenyang Vanke Yuanbei Real Estate Co., Ltd., as the vendor;</p> <p>(2) Shenyang Hunnan District Xinzhongke Experimental School (瀋陽市渾南區新中科實驗學校), Shenyang Vanke Wanda Industrial Development and Construction Co., Ltd., Shenyang Vanke Yong'an Commercial Management Co., Ltd. (瀋陽萬科永安商業管理有限公司) (production office), Jibaowan Real Estate Development (Shenyang) Co., Ltd., Shenyang Vanke Hengxiang Real Estate Co., Ltd. (瀋陽萬科恒祥置地有限公司) (real estate), Vanke (Shenyang) Enterprise Management Co., Ltd. (萬科(瀋陽)企業管理有限公司), Shenyang Vanke Chenbei Real Estate Co., Ltd., Anshan Huayun Real Estate Co., Ltd., Shenyang Vanke Wanda Industrial Development and Construction Co., Ltd. (production office), as the debtors (collectively, “<b>Shenyang Debtor 3</b>”); and</p> <p>(3) Shenyang Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Shenyang Branch (a non-wholly-owned subsidiary of the Company) (collectively, “<b>Shenyang Receivable Party 3</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,968,525 of a total of 4 commercial housing (the “<b>Settlement Property 78</b>”) transferred by Shenyang Vanke Yuanbei Real Estate Co., Ltd. to Shenyang Receivable Party on an equivalent basis with the outstanding payables of RMB2,963,972.47 in aggregate owed by Shenyang debtor 3 to Shenyang Receivable Party 3. The difference between the consideration of Settlement Property 78 and the offset amount (i.e. RMB4,552.53) will be paid by Shenyang Receivable Party 3 to Shenyang Vanke Yuanbei Real Estate Co., Ltd. within the period agreed in the agreement.</p>	<p>The Settlement Property 78 is in the Vanke Xichen Light project, which was developed and built by Shenyang Vanke Yuanbei Real Estate Co., Ltd., and is located in Vanke Xichen Light community, Tiexi District, Shenyang City, Liaoning Province. The total gross floor area of the house reaches 386.84 square meters. The Settlement Property 78 will be delivered by Shenyang Vanke Yuanbei Real Estate Co., Ltd. upon completion. As the Settlement Property 78 was developed by Shenyang Vanke Yuanbei Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 78 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
79.	Debt settlement agreement 79	<p>(1) Dalian Hongrun Real Estate Co., Ltd., Dalian Wanshijia Real Estate Development Co., Ltd. (大連萬世華房地產開發有限公司), as the debtors (collectively, “<b>Dalian Debtor 3</b>”);</p> <p>(2) Dalian Vanke Paradise Development Co., Ltd., as the vendor; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,920,939 of a total of 5 commercial housing (the “<b>Settlement Property 79</b>”) transferred by Dalian Vanke Paradise Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,920,939 in aggregate owed by Dalian Debtor 3 to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 79 is in the Harbor City (海港城) project, which was developed and built by Dalian Vanke Paradise Development Co., Ltd., and is located in Haishang Chuanqi community, Pulandian District, Dalian City, Liaoning Province. The total gross floor area of the house reaches 395.7 square meters. The Settlement Property 79 will be delivered in vacant possession by Dalian Vanke Paradise Development Co., Ltd. As the Settlement Property 79 was developed by Dalian Vanke Paradise Development Co., Ltd., the original acquisition cost of the Settlement Property 79 is not available.</p>
80.	Debt settlement agreement 80	<p>(1) Dalian Hongrun Real Estate Co., Ltd., Dalian Daming Real Estate Holdings Co., Ltd., Dalian Vanke Zhongshan Real Estate Co., Ltd., as the debtors (collectively, “<b>Dalian Debtor 4</b>”);</p> <p>(2) Dalian Jia’erlun Real Estate Development Co., Ltd. (大連佳爾倫房地產開發有限公司), as the vendor; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB993,000 of a total of 2 warehouses and 10 parking spaces with the right to use (the “<b>Settlement Property 80</b>”) transferred by Dalian Jia’erlun Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB993,000 in aggregate owed by Dalian Debtor 4 to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 80 is in the King Metropolis (金城華府) project, which was developed and built by Dalian Jia’erlun Real Estate Development Co., Ltd., and is located in King Metropolis community, Dalian City, Liaoning Province. The total gross floor area of the warehouse reaches 41.02 square meters and there are 10 parking spaces with the right to use. The Settlement Property 80 will be delivered in vacant possession by Dalian Jia’erlun Real Estate Development Co., Ltd. As the Settlement Property 80 was developed by Dalian Jia’erlun Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 80 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
81.	Debt settlement agreement 81	<p>(1) Henan Vanke Changji Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,763,478 of a total of 1 commercial housing (the “<b>Settlement Property 81</b>”) transferred by Henan Vanke Changji Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,763,478 in aggregate owed by Henan Vanke Changji Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 81 is in the Vanke Changjiyunlu project, which was developed and built by Henan Vanke Changji Real Estate Development Co., Ltd., and is located in Vanke Changjiyunlu community, Zhongmou County, Zhengzhou City, Henan Province. The total gross floor area of the house reaches 206.3 square meters. The Settlement Property 81 will be delivered in vacant possession by Henan Vanke Changji Real Estate Development Co., Ltd. As the Settlement Property 81 was developed by Henan Vanke Changji Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 81 is not available.</p>
82.	Debt settlement agreement 82	<p>(1) Wuhan Liantou Vanke Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,703,089 of a total of 1 commercial housing (the “<b>Settlement Property 82</b>”) transferred by Wuhan Liantou Vanke Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,703,089 in aggregate owed by Wuhan Liantou Vanke Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 82 is in the Vanke Park No. 5 project, which was developed and built by Wuhan Liantou Vanke Real Estate Co., Ltd., and is located in Vanke Park No. 5 community, Jiangnan District, Wuhan City, Hubei Province. The total gross floor area of the house reaches 113.24 square meters. The Settlement Property 82 will be delivered by Wuhan Liantou Vanke Real Estate Co., Ltd. upon completion. As the Settlement Property 82 was developed by Wuhan Liantou Vanke Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 82 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
83.	Debt settlement agreement 83	<p>(1) Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd., as the vendor;</p> <p>(2) Shenyang Vanke Zeyun Real Estate Development Co., Ltd. (瀋陽萬科澤運房地產開發有限公司), Shenyang Vanke Hengxiang Land Co., Ltd. (瀋陽萬科恒祥置地有限公司), Shenyang Vanke Rongxiang Real Estate Development Co., Ltd., Dalian Neihai Real Estate Development Co., Ltd. (大連內海房地產開發有限公司), Dalian Wanling Real Estate Co., Ltd., Dalian Hongrun Real Estate Co., Ltd., Changchun Vanke Jingcheng Real Estate Development Co., Ltd., as the debtors (collectively, “<b>Dalian Debtor 5</b>”); and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB3,514,553 of a total of 3 commercial housing (the “<b>Settlement Property 83</b>”) transferred by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,515,717.06 in aggregate owed by Dalian Debtor 5 to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of Settlement Property 83 and the offset amount (i.e. RMB1,164.06) will be refunded by Vanke Wandao Industrial Development and Construction Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. in cash in a lump sum within 30 days upon the completion of the payment of offset amount.</p>	<p>The Settlement Property 83 is in the Vanke Hunnan Xinduxin (萬科渾南新都心) project, which was developed and built by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd., and is located in Vanke Xinduxin Phase II community, Hunnan District, Shenyang City, Liaoning Province. The total gross floor area of the house reaches 314.85 square meters. The Settlement Property 83 will be delivered in vacant possession by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd. As the Settlement Property 83 was developed by Shenyang Vanke Wandao Industrial Development and Construction Co., Ltd., the original acquisition cost of the Settlement Property 83 is not available.</p>
84.	Debt settlement agreement 84	<p>(1) Foshan Junhong Real Estate Co., Ltd. (佛山市駿宏置業有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,050,000 of a total of 3 commercial housing (the “<b>Settlement Property 84</b>”) transferred by Foshan Junhong Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,020,000 in aggregate owed by Foshan Junhong Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of Settlement Property 84 and the offset amount (i.e. RMB30,000) will be paid by Shenzhen Wanrui Smart Technology Co., Ltd. to Foshan Junhong Real Estate Co., Ltd. within the period agreed in the agreement.</p>	<p>The Settlement Property 84 is the Foshan Vanke Jinyu Xijiang (佛山萬科金域西江) project, which was developed and built by Foshan Junhong Real Estate Co., Ltd., and is located in Vanke Zhongjun Jinyu Xijiang community, Gaoming District, Foshan City, Guangdong Province. The gross floor area of the house reaches 285.27 square meters. The Settlement Property 84 will be delivered in vacant possession by Foshan Junhong Real Estate Co., Ltd. As the Settlement Property 84 was developed by Foshan Junhong Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 84 is not available.</p>



		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
85.	Debt settlement agreement 85	<p>(1) Qingdao Wanchuang Heping Commercial Development Co., Ltd. (青島萬創合平商業發展有限公司), Qingdao Vanke Haidu Real Estate Co., Ltd. (青島萬科海都房地產有限公司), Qingdao Zhongke Jianxin Real Estate Co., Ltd. (青島中科建信置業有限公司), Qingdao Vanke Real Estate Co., Ltd. (青島萬科房地產有限公司), Qingdao WanJulong Investment Co., Ltd. (青島萬鉅瀧投資有限公司), Qingdao Wanzhu Real Estate Co., Ltd. (青島萬珠置業有限公司), Weifang Wanrui Real Estate Co., Ltd. (濰坊萬瑞置業有限公司), Qingdao Wanxin United Real Estate Co., Ltd. (青島萬信聯合置業有限公司), Pingdu Xinwancheng Real Estate Co., Ltd. (平度市新萬城置業有限公司), Qingdao Wanzhou United Real Estate Co., Ltd. (青島萬州聯合置業有限公司), as the debtors (collectively, “<b>Qingdao Debtor 1</b>”);</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Qingdao Wanzhu Real Estate Co., Ltd., as the vendor</p>	<p>The parties agree to offset the consideration of RMB3,855,645 of a total of 4 commercial housing (the “<b>Settlement Property 85</b>”) transferred by Qingdao Wanzhu Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,855,645 in aggregate owed by Qingdao Debtor 1 to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 85 is the Coastal Vanke City (海岸萬科城) project, which was developed and built by Qingdao Wanzhu Real Estate Co., Ltd., and is located in Lot 8 community of Coastal Vanke City project, Yinzhu Street, Huangdao District, Qingdao City, Shandong Province. The gross floor area of the house reaches 382.73 square meters. The Settlement Property 85 will be delivered by Qingdao Wanzhu Real Estate Co., Ltd. upon completion. As the Settlement Property 85 was developed by Qingdao Wanzhu Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 85 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
86.	Debt settlement agreement 86	<p>(1) Hunan Zhaoxing Real Estate Development Co., Ltd (湖南兆星房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB1,282,902 of a total of 1 shopping outlet (the “ <b>Settlement Property 86</b> ”) transferred by Hunan Zhaoxing Real Estate Development Co., Ltd to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,282,902 in aggregate owed by Hunan Zhaoxing Real Estate Development Co., Ltd to Shenzhen Wanrui Smart Technology Co., Ltd.	The Settlement Property 86 is the Changsha Vanke Binhe Road (長沙萬科濱河道) project, which was developed and built by Hunan Zhaoxing Real Estate Development Co., Ltd, and is located in Vanke Binhe Road community, Wangcheng District, Changsha City, Hunan Province. The gross floor area of the house reaches 39.06 square meters. The Settlement Property 86 will be delivered in vacant possession by Hunan Zhaoxing Real Estate Development Co., Ltd. As the Settlement Property 86 was developed by Hunan Zhaoxing Real Estate Development Co., Ltd, the original acquisition cost of the Settlement Property 86 is not available.
87.	Debt settlement agreement 87	<p>(1) Weinan Huayue Yijing Real Estate Co., Ltd., as the vendor;</p> <p>(2) Shaanxi Longji Dihe Real Estate Co., Ltd. (陝西隆基帝和置業有限公司), Xi’an Anke Communication Co., Ltd. (西安安科通信有限公司), Xi’an Yijia Real Estate Development Co., Ltd (西安宜伽房地產開發有限公司), Xixian New District Fengze Wanrun Real Estate Development Co., Ltd. (西咸新區灃澤萬潤房地產開發有限公司), as the debtors (collectively, “<b>Weinan Debtor 1</b>”);</p> <p>(3) Xi’an Vanke Property Services Co., Ltd. (西安市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Xi’an Branch (深圳萬物商企物業服務有限公司西安分公司) (a non-wholly owned subsidiary of the Company) (collectively, “<b>Weinan Receivable Party 1</b>”); and</p> <p>(4) Xi’an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB3,255,824 of a total of 5 commercial housing (the “ <b>Settlement Property 87</b> ”) transferred by Weinan Debtor 1 to Weinan Receivable Party 1 on an equivalent basis with the outstanding payables of RMB3,255,824 in aggregate owed by Weinan Huayue Yijing Real Estate Co. Ltd. to Weinan Receivable Party 1.	The Settlement Property 87 is the Dream Town, Weinan (渭南萬科城) project, which was developed and built by Weinan Huayue Yijing Real Estate Co., Ltd., and is located in Dream Town community, Weinan City, Shaanxi Province. The gross floor area of the house reaches 570.02 square meters. The Settlement Property 87 will be delivered by Weinan Huayue Yijing Real Estate Co., Ltd. upon completion. As the Settlement Property 87 was developed by Weinan Huayue Yijing Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 87 is not available.

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
88.	Debt settlement agreement 88	<p>(1) Zhengzhou Yifang Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Zhengzhou Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Zhengzhou Receivable Party 3</b>”)</p>	<p>The parties agree to offset the consideration of RMB2,577,180 of a total of 3 commercial housing (the “<b>Settlement Property 88</b>”) transferred by Zhengzhou Yifang Real Estate Co., Ltd. to Zhengzhou Receivable Party 1 on an equivalent basis with the outstanding payables of RMB2,577,180 in aggregate owed by Zhengzhou Yifang Real Estate Co., Ltd. to Zhengzhou Receivable Party 3.</p>	<p>The Settlement Property 88 is the Sanduhushan, Zhengzhou (鄭州三度湖山) project, which was developed and built by Zhengzhou Yifang Real Estate Co., Ltd., and is located in Sanduhushan community, Zhengzhou City, Henan Province. The gross floor area of the house reaches 429.53 square meters. The Settlement Property 88 will be delivered in vacant possession by Zhengzhou Yifang Real Estate Co., Ltd. As the Settlement Property 88 was developed by Zhengzhou Yifang Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 88 is not available.</p>
89.	Debt settlement agreement 89	<p>(1) Zhengzhou Vanke Nancheng Real Estate Development Co., Ltd. (鄭州萬科南城房地產開發有限公司), Zhengzhou Vanke Anda Real Estate Development Co., Ltd., as the vendors and debtors (collectively, “<b>Zhengzhou Debtor 4</b>”); and</p> <p>(2) Wuhan Vanke Service Co., Ltd. Zhengzhou Branch (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhengzhou Branch (深圳萬物商企物業服務有限公司鄭州分公司) (a non-wholly owned subsidiary of the Company) (collectively, “<b>Zhengzhou Receivable Party 4</b>”)</p>	<p>The parties agree to offset the consideration of RMB736,374 of a total of 1 commercial housing (the “<b>Settlement Property 89</b>”) transferred by Zhengzhou Debtor 2 to Zhengzhou Receivable Party 2 on an equivalent basis with the outstanding payables of RMB736,374 in aggregate owed by Zhengzhou Debtor 4 to Zhengzhou Receivable Party 4.</p>	<p>The Settlement Property 89 is the Metropolis Boyueyuan, Zhengzhou (鄭州大都會鉅悅苑) project, which was developed and built by Zhengzhou Vanke Nancheng Real Estate Development Co., Ltd. and is located in Metropolis Boyueyuan community, Zhengzhou City, Henan Province. The gross floor area of the house reaches 79.18 square meters. The Settlement Property 89 will be delivered in vacant possession by Zhengzhou Vanke Nancheng Real Estate Development Co., Ltd. As the Settlement Property 89 was developed by Zhengzhou Vanke Nancheng Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 89 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
90.	Debt settlement agreement 90	<p>(1) Weinan Huayue Yijing Real Estate Co., Ltd., as the vendor;</p> <p>(2) Shaanxi Xixian New Area Qinhan New City Yingsheng Stereoscopic City Real Estate Development Co., Ltd., as the debtor;</p> <p>(3) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, "<b>Weinan Receivable Party 2</b>"); and</p> <p>(4) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB3,911,523 of a total of 8 commercial housing (the "<b>Settlement Property 90</b>") transferred by Weinan Huayue Yijing Real Estate Co., Ltd. to Xi'an Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,911,523 in aggregate owed by Shaanxi Xixian New Area Qinhan New City Yingsheng Stereoscopic City Real Estate Development Co., Ltd. to Weinan Receivable Party 2.</p>	<p>The Settlement Property 90 is in the Dream Town, Weinan project, which was developed and built by Weinan Huayue Yijing Real Estate Co., Ltd., and is located in Dream Town, Weinan community Shaanxi Province. The gross floor area of the house reaches 757.22 square meters. The Settlement Property 90 will be delivered by Weinan Huayue Yijing Real Estate Co., Ltd. upon completion. As the Settlement Property 90 was developed by Weinan Huayue Yijing Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 90 is not available.</p>
91.	Debt settlement agreement 91	<p>(1) Dali Manjiang Kanglv Investment Co., Ltd. (大理滿江康旅投資有限公司), as the vendor and debtor; and</p> <p>(2) Kunming Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB9,223,511 of a total of 6 commercial housing and 6 parking spaces with the right to use (the "<b>Settlement Property 91</b>") transferred by Dali Manjiang Kanglv Investment Co., Ltd. to Kunming Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB9,189,546.84 in aggregate owed by Dali Manjiang Kanglv Investment Co., Ltd. to Kunming Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 91 and the offset amount (i.e. RMB33,964.16) will be paid directly to Dali Manjiang Kanglv Investment Co., Ltd. by Kunming Vanke Service Co., Ltd. before December 31, 2024 upon the signing of the Agreement.</p>	<p>The Settlement Property 91 is in the Shisanyue project (拾叁月項目), which was developed and built by Dali Manjiang Kanglv Investment Co., Ltd., and is located in Shisanyue Community (拾叁月小區), Dali Bai Autonomous Prefecture, Yunnan Province. The gross floor area of the commercial housing reaches 684.75 square meters and 6 parking spaces with the right to use. The Settlement Property 91 will be delivered by Dali Manjiang Kanglv Investment Co., Ltd. upon completion. As the Settlement Property 91 was developed by Dali Manjiang Kanglv Investment Co., Ltd., the original acquisition cost of the Settlement Property 91 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
92.	Debt settlement agreement 92	<p>(1) Xining Wanxian Real Estate Co., Ltd. (西寧萬賢房地產有限公司), as the vendor and debtor;</p> <p>(2) Wuhan Vanke Service Co., Ltd. Xining Branch (a wholly-owned subsidiary of the Company); and</p> <p>(3) Xining Wantang Real Estate Co., Ltd., as the vendor</p>	<p>The parties agree to offset the consideration of RMB169,000 of a total of 3 parking spaces with the right to use (the “<b>Settlement Property 92</b>”) transferred by Xining Wanxian Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Xining Branch on an equivalent basis with the outstanding payables of RMB169,000 in aggregate owed by Xining Wanxian Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Xining Branch.</p>	<p>The Settlement Property 92 is in the Xining Dream Town Times Metropolis project (西寧萬科城時代都會項目), which was developed and built by Xining Wantang Real Estate Co., Ltd., and is located in Dream Town Times Metropolis community (萬科城時代都會小區), Xining City, Qinghai Province. The Settlement Property 92 will be delivered in vacant possession by Xining Wantang Real Estate Co., Ltd. As the Settlement Property 92 was developed by Xining Wantang Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 92 is not available.</p>
93.	Debt settlement agreement 93	<p>(1) Xining Wancan Real Estate Co., Ltd. (西寧萬燦房地產有限公司), as the vendor;</p> <p>(2) Xining Ningcan Industrial Co., Ltd. (西寧寧燦實業有限公司), Xining Wanhan Real Estate Co., Ltd. (西寧萬涵房地產有限公司), Xining Wanxian Real Estate Co., Ltd., Xining Wanlan Real Estate Co., Ltd. (西寧萬瀾房地產有限公司), as the debtors (collectively, “<b>Xining Debtor 1</b>”); and</p> <p>(3) Wuhan Vanke Service Co., Ltd. Xining Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agreed to offset the consideration of RMB899,190 of a total of 1 shopping outlet (the “<b>Settlement Property 93</b>”) transferred by Xining Wancan Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Xining Branch on an equivalent basis with the outstanding payables of RMB899,190, which is owed by Xining Debtor 1 to Wuhan Vanke Service Co., Ltd. Xining Branch.</p>	<p>The Settlement Property 93 is in the Xining Dream Town Times Metropolis project, which was developed and built by Xining Wancan Real Estate Co., Ltd., and is located in Dream Town Times Metropolis community, Xining City, Qinghai Province. The gross floor area of the shopping outlet reaches 99.91 square meters. The Settlement Property 93 will be delivered in vacant possession by Xining Wancan Real Estate Co., Ltd. As the Settlement Property 93 was developed by Xining Wancan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 93 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
94.	Debt settlement agreement 94	<p>(1) Jiangmen Wanpeng Real Estate Co., Ltd., as the vendor;</p> <p>(2) Jiangmen Wanli Real Estate Co., Ltd. (江門市萬里置業有限公司), Jiangmen Wanpeng Real Estate Co., Ltd., Zhongshan City Lights Real Estate Co., Ltd., Zhongshan Dongdu Real Estate Development &amp; Operation Co., Ltd., Zhongshan Dongwan Real Estate Co., Ltd. (中山市東萬房地產有限公司), Zhongshan Haizhou Real Estate Development Co., Ltd.(中山市海洲置業發展有限公司), Zhongshan Hongqi River Real Estate Development Co., Ltd., Zhongshan Hongtong Real Estate Co., Ltd. (中山市宏通置業有限公司), Zhongshan Keyu Real Estate Development Co., Ltd. (中山市科譽房地產發展有限公司), Zhongshan Wanfu Real Estate Development Co., Ltd., Zhongshan Xiwan Real Estate Co., Ltd., Zhongshan Xingguang Metropolis Real Estate Co., Ltd., Zhongshan Vanke Enterprise Co., Ltd., Zhuhai Wancai Colorful Real Estate Co., Ltd. (珠海市萬彩繽紛房地產有限公司), Zhuhai Wanheng Zhongyue Real Estate Development Co., Ltd. (珠海市萬恒眾悅房地產開發有限公司), Zhuhai Wanhui Real Estate Development Co., Ltd. (珠海市萬匯房地產開發有限公司), Zhuhai Gravity Real Estate Co., Ltd. (珠海市萬有引力房地產有限公司), as the debtors (collectively, “<b>Jiangmen Debtor</b>”); and</p>	<p>The parties agreed to offset the consideration of RMB8,517,640 of a total of 8 commercial housing (the “<b>Settlement Property 94</b>”) transferred by Jiangmen Wanpeng Real Estate Co., Ltd. to Jiangmen Receivable Party on an equivalent basis with the outstanding payables of RMB8,297,202.97, which is owed by Jiangmen Debtor to Jiangmen Receivable Party. The difference between the consideration of the Settlement Property 94 and the offset amount (i.e. RMB220,437.03) will be deducted by a separate agreement as agreed in the contract.</p>	<p>The Settlement Property 94 is in the Jiangmen King Metropolis project (江門金域華府都會項目), which was developed and built by Jiangmen Wanpeng Real Estate Co., Ltd., and is located in King Metropolis community, Jiangmen City, Guangdong Province. The gross floor area of the house reaches 797.5 square meters. The Settlement Property 94 will be delivered by Jiangmen Wanpeng Real Estate Co., Ltd. upon completion. As the Settlement Property 94 was developed by Jiangmen Wanpeng Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 94 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
		<p>(3) Foshan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Vanke Property Services Co., Ltd. Zhongshan Branch (a wholly-owned subsidiary of the Company), Shenzhen Vanke Property Services Co., Ltd. Zhuhai Branch (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Zhuhai Branch (a non-wholly owned subsidiary of the Company), Zhongshan Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company), Zhuhai Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company), Zhuhai Vanke Property Service Co., Ltd. Binhai Metropolitan Property Service Center (珠海市萬科物業服務有限公司濱海大都會物業服務中心) (a wholly-owned subsidiary of the Company) (collectively, “<b>Jiangmen Receivable Party</b>”)</p>		
95.	Debt settlement agreement 95	<p>(1) Xining Wancan Real Estate Co., Ltd., as the vendor;</p> <p>(2) Xining Ningcan Industrial Co., Ltd., Xining Wanhan Real Estate Co., Ltd., Xining Wanxian Real Estate Co., Ltd., as the debtors (collectively, “<b>Xining Debtor 2</b>”); and</p> <p>(3) Wuhan Vanke Service Co., Ltd. Xining Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agreed to offset the consideration of RMB1,298,391 of a total of 1 shopping outlet (the “<b>Settlement Property 95</b>”) transferred by Xining Wancan Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Xining Branch on an equivalent basis with the outstanding payables of RMB1,298,391, which is owed by Xining Debtor 2 to Wuhan Vanke Service Co., Ltd. Xining Branch.</p>	<p>The Settlement Property 95 is in the Xining Dream Town project (西寧萬科城項目), which was developed and built by Xining Wancan Real Estate Co., Ltd., and is located in Dream Town community, Xining City, Qinghai Province. The gross floor area of the house reaches 118.62 square meters. The Settlement Property 95 will be delivered in vacant possession by Xining Wancan Real Estate Co., Ltd. As the Settlement Property 95 was developed by Xining Wancan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 95 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
96.	Debt settlement agreement 96	<p>(1) Xining Wancan Real Estate Co., Ltd., Xining Wantang Real Estate Co., Ltd., as the vendor;</p> <p>(2) Xining Wanlan Real Estate Co., Ltd., Xining Wancan Real Estate Co., Ltd., Xining Wanxian Real Estate Co., Ltd., as the debtors (collectively, “<b>Xining Debtor 3</b>”); and</p> <p>(3) Wuhan Vanke Service Co., Ltd. Xining Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agreed to offset the consideration of RMB9,154,274 of a total of 4 shopping outlets (the “<b>Settlement Property 96</b>”) transferred by Xining Wancan Real Estate Co., Ltd. and Xining Wantang Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Xining Branch on an equivalent basis with the outstanding payables of RMB9,154,274, which is owed by Xining Debtor 3 to Wuhan Vanke Service Co., Ltd. Xining Branch.</p>	<p>The Settlement Property 96 is in the Xining Dream Town project and Xining Dream Town Times Metropolis project, which was developed and built by Xining Wancan Real Estate Co., Ltd., and Xining Wantang Real Estate Co., Ltd. and is located in Dream Town community and Dream Town Times Metropolis community, Xining City, Qinghai Province, respectively. The gross floor area of the house reaches 903.71 square meters. The Settlement Property 96 will be delivered in vacant possession by Xining Wancan Real Estate Co., Ltd. and Xining Wantang Real Estate Co., Ltd. As the Settlement Property 96 was developed by Xining Wancan Real Estate Co., Ltd., and Xining Wantang Real Estate Co., Ltd. the original acquisition cost of the Settlement Property 96 is not available.</p>



		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
97.	Debt settlement agreement 97	(1) Nanning Wanliang Real Estate Co., Ltd. (南寧市萬良房地產有限公司), Guangxi Yifeng Real Estate Development Co., Ltd. (廣西怡鋒房地產開發有限公司), Nanning Leicai Real Estate Co., Ltd. (南寧壘財置業有限公司), Nanning Wanfa Real Estate Co., Ltd. (南寧市萬發房地產有限公司), Nanning Vanke Kunling Real Estate Co., Ltd. (南寧市萬科崑嶺房地產有限公司), Nanning Vanke Langrun Real Estate Co., Ltd. (南寧市萬科朗潤房地產有限公司), Nanning Vanke Pengfei Real Estate Co., Ltd. (南寧市萬科鵬飛房地產有限公司), Nanning Vanke Wuxianghu Real Estate Co., Ltd. (南寧市萬科五象湖房地產有限公司), Nanning Vanke Xiangsi Lake Real Estate Co., Ltd., Nanning Vanke Zhihe Real Estate Co., Ltd. (南寧市萬科智和房地產有限公司), Nanning Wanzhong Hengmao Commercial Management Co., Ltd. (南寧市萬中亨茂商業管理有限公司), Nanning Xinhong Wanlang Real Estate Co., Ltd. (南寧市新宏萬朗房地產有限公司), as the vendors and debtors (collectively, “Nanning Debtor 3”); and	The parties agreed to offset the consideration of RMB18,820,513 of a total of 6 commercial housing (the “Settlement Property 97”) transferred by Nanning Debtor 3 to Nanning Receivable Party 3 on an equivalent basis with the outstanding payables of RMB18,820,513, which is owed by Nanning Debtor 3 to Nanning Receivable Party 3.	The Settlement Property 97 is in the Nanning Zhenwanyue project (南寧臻灣悅項目), which was developed and built by Nanning Wanliang Real Estate Co., Ltd., and is located in Zhenwanyue community, Nanning City, Guangxi Zhuang Autonomous Region. The gross floor area of the house reaches 1,164.93 square meters. The Settlement Property 97 will be delivered by Nanning Wanliang Real Estate Co., Ltd. upon completion. As the Settlement Property 97 was developed by Nanning Wanliang Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 97 is not available.

	Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
	<p>(2) Nanning Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Macau Garden Branch (廣州市萬科物業服務有限公司南寧澳門園分公司) (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Service Co., Ltd. Nanning Jinyu Lanwan Branch (廣州市萬科物業服務有限公司南寧金域藍灣分公司)(a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Jinyu Tixiang Branch (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Vanke Charm City Branch (廣州市萬科物業服務有限公司南寧萬科魅力之城分公司) (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Vanke Yuefu Branch (廣州市萬科物業服務有限公司南寧萬科悅府分公司)(a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Service Co., Ltd. Nanning Vanke Yue Jiangnan Branch (廣州市萬科物業服務有限公司南寧萬科悅江南分公司)(a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “Nanning Receivable Party 3”)</p>		

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
98.	Debt settlement agreement 98	<p>(1) Gangzhonglv (Shenyang) Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenyang Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agreed to offset the consideration of RMB843,778 of a total of 1 commercial housing (the “<b>Settlement Property 98</b>”) transferred by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB843,778 in aggregate owed by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Service Co., Ltd.</p>	<p>The Settlement Property 98 is in the China Travel Dream Town, Shenyang project, which was developed and built by Gangzhonglv (Shenyang) Real Estate Co., Ltd., and is located in China Travel Dream Town community, Shenyang City, Liaoning Province. The gross floor area of the house reaches 96.15 square meters. The Settlement Property 98 will be delivered by Gangzhonglv (Shenyang) Real Estate Co., Ltd. upon completion. As the Settlement Property 98 was developed by Gangzhonglv (Shenyang) Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 98 is not available.</p>
99.	Debt settlement agreement 99	<p>(1) Gangzhonglv (Shenyang) Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenyang Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agreed to offset the consideration of RMB800,643 of a total of 1 commercial housing (the “<b>Settlement Property 99</b>”) transferred by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB800,643 in aggregate owed by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Service Co., Ltd.</p>	<p>The Settlement Property 99 is in the China Travel Dream Town, Shenyang project, which was developed and built by Gangzhonglv (Shenyang) Real Estate Co., Ltd., and is located in China Travel Dream Town community, Shenyang City, Liaoning Province. The gross floor area of the house reaches 96.15 square meters. The Settlement Property 99 will be delivered by Gangzhonglv (Shenyang) Real Estate Co., Ltd. upon completion. As the Settlement Property 99 was developed by Gangzhonglv (Shenyang) Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 99 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
100.	Debt settlement agreement 100	<p>(1) Gangzhonglv (Shenyang) Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenyang Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agreed to offset the consideration of RMB1,006,235 of a total of 1 commercial housing (the “<b>Settlement Property 100</b>”) transferred by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,006,235 in aggregate owed by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Service Co., Ltd.</p>	<p>The Settlement Property 100 is in the China Travel Dream Town, Shenyang project, which was developed and built by Gangzhonglv (Shenyang) Real Estate Co., Ltd., and is located in China Travel Dream Town community, Shenyang City, Liaoning Province. The gross floor area of the house reaches 141.72 square meters. The Settlement Property 100 will be delivered by Gangzhonglv (Shenyang) Real Estate Co., Ltd. upon completion. As the Settlement Property 100 was developed by Gangzhonglv (Shenyang) Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 100 is not available.</p>
101.	Debt settlement agreement 101	<p>(1) Gangzhonglv (Shenyang) Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Shenyang Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agreed to offset the consideration of RMB833,550 of a total of 1 commercial housing (the “<b>Settlement Property 101</b>”) transferred by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB833,550 in aggregate owed by Gangzhonglv (Shenyang) Real Estate Co., Ltd. to Shenyang Vanke Service Co., Ltd.</p>	<p>The Settlement Property 101 is in the China Travel Dream Town, Shenyang project, which was developed and built by Gangzhonglv (Shenyang) Real Estate Co., Ltd., and is located in China Travel Dream Town community, Shenyang City, Liaoning Province. The gross floor area of the house reaches 96.07 square meters. The Settlement Property 101 will be delivered by Gangzhonglv (Shenyang) Real Estate Co., Ltd. upon completion. As the Settlement Property 101 was developed by Gangzhonglv (Shenyang) Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 101 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
102.	Debt settlement agreement 102	<p>(1) Tianjin Wanshang Shengtai Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Tianjin Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the value of which is RMB1,652,568 of a total of 3 commercial housing (the “<b>Settlement Property 102</b>”) transferred by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd. to Tianjin Vanke Property Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,686,252.27 in aggregate owed by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd. to Tianjin Vanke Property Service Co., Ltd. The remaining outstanding payables of RMB33,684.27 due by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd. to Tianjin Vanke Property Service Co., Ltd. will be separately negotiated by the parties.</p>	<p>The Settlement Property 102 is in the Tianjin Lanting Square project (天津藍庭廣場項目), which was developed and built by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd., and is located in Lanting Square community, Dongli District, Tianjin. The gross floor area of the house reaches 186.8 square meters. The Settlement Property 102 will be delivered in vacant possession by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd. As the Settlement Property 102 was developed by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 102 is not available.</p>
103.	Debt settlement agreement 103	<p>(1) Tianjin Wanshang Shengtai Real Estate Development Co., Ltd., as the vendor and debtor; and</p> <p>(2) Tianjin Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Onowo Business Enterprise Property Service Co., Ltd. Tianjin Branch (a non-wholly owned subsidiary of the Company) (collectively, “<b>Tianjin Receivable Party 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB989,541 of a total of 2 commercial housing (the “<b>Settlement Property 103</b>”) transferred by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd. to Tianjin Receivable Party, on an equivalent basis with the outstanding payables of RMB989,541.46 in aggregate owed by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd. to Tianjin Receivable Party 1. The difference between the consideration of Settlement Property 103 and the offset amount (i.e. RMB0.46) will be settled by a separate agreement between Tianjin Receivable Party and Tianjin Wanshang Shengtai Real Estate Development Co., Ltd.</p>	<p>The Settlement Property 103 is in the Tianjin Lanting Square project (天津藍庭廣場項目), which was developed and built by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd., and is located in Lanting Square community, Dongli District, Tianjin. The gross floor area of the house reaches 124.3 square meters. The Settlement Property 103 will be delivered in vacant possession by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd. As the Settlement Property 103 was developed by Tianjin Wanshang Shengtai Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 103 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
104.	Debt settlement agreement 104	<p>(1) Wenzhou Wanju Real Estate Co., Ltd. (溫州萬聚置業有限公司), Wenzhou Wanxi Real Estate Co., Ltd. (溫州萬熙置業有限公司), Taizhou Wanqiao Real Estate Co., Ltd. (台州萬橋置業有限公司), Wenzhou Wanzhen Real Estate Co., Ltd. (溫州萬禎置業有限公司), Taizhou Wanjia Real Estate Co., Ltd. (台州萬葭置業有限公司), Taizhou Wanzhi Real Estate Co., Ltd. (台州萬祉置業有限公司), Jinhua Wanjin Real Estate Co., Ltd. (金華萬津置業有限公司), Ningbo Wanying Real Estate Co., Ltd. (寧波萬應置業有限公司), Ningbo Wanluo Real Estate Co., Ltd. (寧波萬駱置業有限公司), Ningbo Wanyan Real Estate Co., Ltd. (寧波萬嚴置業有限公司), Ningbo Kunyu Real Estate Co., Ltd. (寧波坤鈺置業有限公司), Ningbo Wanxian Real Estate Co., Ltd. (寧波萬賢置業有限公司), Ningbo Wanjia Real Estate Co., Ltd. (寧波萬佳置業有限公司), Ningbo Wanwei Real Estate Co., Ltd. (寧波萬偉置業有限公司), Ningbo Vanke Enterprises Company Limited (寧波萬科企業有限公司), Ruian Hongxi Real Estate Co., Ltd. (瑞安市鴻熹置業有限公司), Wenzhou Wanxiang Real Estate Co., Ltd. (溫州萬享置業有限公司), Ningbo Wanhu Real Estate Co., Ltd. (寧波萬湖置業有限公司), Ningbo Wanling Real Estate Co., Ltd. (寧波萬凌置業有限公司), as the debtors (collectively, “<b>Ningbo Debtor</b>”);</p>	<p>The parties agree to offset the consideration of RMB5,958,643 of a total of 1 commercial housing (the “<b>Settlement Property 104</b>”) transferred by Ningbo Wansong Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB5,948,643 in aggregate owed by Ningbo Debtor to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of Settlement Property 104 and the offset amount (i.e. RMB10,000) will be paid by Shenzhen Wanrui Smart Technology Co., Ltd. to Ningbo Wansong Real Estate Co., Ltd. within the period agreed in the agreement.</p>	<p>The Settlement Property 104 is in the Ningbo Pushi Jiangfengli (寧波璞拾江豐里) project, which was developed and built by Ningbo Wansong Real Estate Co., Ltd., and is located in Jiangfengli community, Pushi, Ningbo City, Zhejiang Province. The gross floor area of the house reaches 148.55 square meters. The Settlement Property 104 will be delivered by Ningbo Wansong Real Estate Co., Ltd. upon completion. As the Settlement Property 104 was developed by Ningbo Wansong Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 104 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
		<p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Ningbo Wansong Real Estate Co., Ltd. (寧波萬嵩置業有限公司), as the vendor</p>		
105.	Debt settlement agreement 105	<p>(1) Sichuan Vanke Meizhou Real Estate Co., Ltd. (四川萬科眉州置業有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,694,140 of a total of 5 commercial housing (the “<b>Settlement Property 105</b>”) transferred by Sichuan Vanke Meizhou Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,536,257.54 in aggregate owed by Sichuan Vanke Meizhou Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p> <p>The difference between the consideration of the Settlement Property 105 and the offset amount (i.e. RMB157,882.46) will be deducted by a separate agreement after the other outstanding payables amount of Sichuan Vanke Meizhou Real Estate Co., Ltd. payable to Shenzhen Wanrui Smart Technology Co., Ltd. is confirmed.</p>	<p>The Settlement Property 105 is in the Meizhou Culture Village, Meishan (眉山眉州文化村) project, which was developed and built by Sichuan Vanke Meizhou Real Estate Co., Ltd., and is located in Meizhou Culture Village community, Meishan City, Sichuan Province. The gross floor area of the house reaches 478.71 square meters. The Settlement Property 105 will be delivered by Sichuan Vanke Meizhou Real Estate Co., Ltd. upon completion. As the Settlement Property 105 was developed by Sichuan Vanke Meizhou Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 105 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
106.	Debt settlement agreement 106	<p>(1) Lanzhou Blue Crystal Real Estate Development Co., Ltd. (蘭州藍晶房地產開發有限公司), as the vendor;</p> <p>(2) Lanzhou Puhe Gongzhu Vanke Real Estate Development Co., Ltd. (蘭州普合共築萬科房地產開發有限公司), as the debtor; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset a total of 2 commercial housing (the “<b>Settlement Properties 106</b>”) transferred by Lanzhou Blue Crystal Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB589,371.58 in aggregate owed by Lanzhou Puhe Gongzhu Vanke Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. The consideration of RMB542,430 of one of the commercial housing will be fully deducted by such outstanding payables; and the consideration of RMB540,099 of another commercial housing will be deducted by such outstanding payables by RMB46,941.58, while the difference between the consideration and the offset amount (i.e. RMB493,157.42) will be deducted by Debt settlement agreement 107.</p>	<p>The Settlement Properties 106-108 are in the Lanzhou Vanke Crystal City (蘭州萬科•水晶城) project, which was developed and built by Lanzhou Blue Crystal Real Estate Development Co., Ltd., and is located in Vanke Crystal City community, Lanzhou City, Gansu Province. The gross floor area of the house reaches 601.04 square meters. The Settlement Properties 106-108 will be delivered by Lanzhou Blue Crystal Real Estate Development Co., Ltd. upon completion. As the Settlement Properties 106-108 was developed by Lanzhou Blue Crystal Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Properties 106-108 is not available.</p>
107.	Debt settlement agreement 107	<p>(1) Lanzhou Blue Crystal Real Estate Development Co., Ltd., as the vendor;</p> <p>(2) Lanzhou Wanning Real Estate Development Co., Ltd. (蘭州萬寧房地產開發有限公司), as the debtor; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset a total of 3 commercial housing (including one commercial housing of the Settlement Property 106 that was not fully deducted under Debt settlement agreement 106, collectively, the “<b>Settlement Property 107</b>”) transferred by Lanzhou Blue Crystal Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,422,357.02 in aggregate owed by Lanzhou Wanning Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. Of which, the undeducted consideration of RMB493,157.42 of one commercial housing of the Settlement Property 106 that was not fully deducted under Debt settlement agreement 106 and the consideration of RMB558,766 of one commercial housing will be fully deducted by such outstanding payables, the consideration of RMB558,766 of one commercial housing will be deducted by such outstanding payables by RMB370,433.6, while the difference between the consideration and the offset amount (i.e. RMB188,332.4) will be deducted by Debt settlement agreement 108.</p>	



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
108.	Debt settlement agreement 108	<p>(1) Lanzhou Blue Crystal Real Estate Development Co., Ltd., as the vendor;</p> <p>(2) Lanzhou Jinhan Real Estate Development Co., Ltd. (蘭州金翰房地產開發有限公司), as the debtor; and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset a total of 4 commercial housing (including one commercial housing of the Settlement Property 107 that was not fully deducted under Debt settlement agreement 107, collectively, the “<b>Settlement Property 108</b>”) transferred by Lanzhou Blue Crystal Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,333,100.4 in aggregate owed by Lanzhou Jinhan Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. The undeducted consideration of RMB188,332.4 of one commercial housing of the Settlement Property 107 that was not fully deducted under Debt settlement agreement 107 and the total consideration of RMB2,144,768 of three commercial housing will be fully deducted by such outstanding payables.</p>	

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
109.	Debt settlement agreement 109	<p>(1) Xinjiang Shangbo Real Estate Development Co., Ltd. (新疆尚博房地產開發有限公司), Xinjiang Wanlong Tongcheng Real Estate Development Co., Ltd. (新疆萬隆同成房地產開發有限公司), Xinjiang Wanhong Huafu Real Estate Development Co., Ltd. (新疆萬鴻華府房地產開發有限公司), Xinjiang Xinchu Real Estate Development Co., Ltd. (新疆新馳房地產開發有限公司), Xinjiang Zhongwan Jiechuang Real Estate Development Co., Ltd. (新疆中萬捷創房地產開發有限公司), as the vendors and debtors (collectively, “<b>Urumqi Debtor 1</b>”);</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Xinjiang Zhongwan Jiechuang Real Estate Development Co., Ltd., as the vendor</p>	<p>The parties agree to offset the consideration of RMB4,080,841 of a total of 1 shopping outlet (the “<b>Settlement Property 109</b>”) transferred by Xinjiang Zhongwan Jiechuang Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB4,080,841 in aggregate owed by Urumqi Debtor 1 to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 109 is in the Guanlanjingyuan Phase II, Urumqi (烏魯木齊觀瀾景苑二期) project, which was developed and built by Xinjiang Zhongwan Jiechuang Real Estate Development Co., Ltd., and is located in Guanlanjingyuan Phase II community, Urumqi City, Xinjiang Uygur Autonomous Region. The gross floor area of the house reaches 213.17 square meters. The Settlement Property 109 will be delivered in vacant possession by Xinjiang Zhongwan Jiechuang Real Estate Development Co., Ltd. As the Settlement Property 109 was developed by Xinjiang Zhongwan Jiechuang Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 109 is not available.</p>
110.	Debt settlement agreement 110	<p>(1) Xining Wantang Real Estate Co., Ltd. (西寧萬唐房地產有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,799,102 of a total of 1 shopping outlet (the “<b>Settlement Property 110</b>”) transferred by Xining Wantang Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,799,102 in aggregate owed by Xining Wantang Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 110 is in the Xining Vanke City Times Metropolis (西寧萬科城·時代都會) project, which was developed and built by Xining Wantang Real Estate Co., Ltd., and is located in Xining Vanke City Times Metropolis community, Xining City, Qinghai Province. The gross floor area of the house reaches 176.68 square meters. The Settlement Property 110 will be delivered in vacant possession by Xining Wantang Real Estate Co., Ltd. As the Settlement Property 110 was developed by Xining Wantang Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 110 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
111.	Debt settlement agreement 111	<p>(1) Taiyuan Hengyuan Vanke Real Estate Development Co., Ltd. (太原恒源萬科房地產開發有限公司), Jinzhong Vanke Xincheng Real Estate Development Co., Ltd. (晉中萬科新城房地產開發有限公司), as the vendors and debtors (collectively, “<b>Taiyuan Debtor</b>”);</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Taiyuan Hengyuan Vanke Real Estate Development Co., Ltd., as the vendor</p>	<p>The parties agree to offset the consideration of RMB6,345,578 of a total of 3 commercial housing and a total of 2 shopping outlets (the “<b>Settlement Property 111</b>”) transferred by Taiyuan Hengyuan Vanke Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB6,345,578 in aggregate owed by Taiyuan Debtor to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 111 is in the Taiyuan Chunhe Jingming (太原春和景明) project, which was developed and built by Taiyuan Hengyuan Vanke Real Estate Development Co., Ltd., and is located in Chunhe Jingming community, Taiyuan City, Shanxi Province. The gross floor area of the house reaches 566.84 square meters. The Settlement Property 111 will be delivered in vacant possession by Taiyuan Hengyuan Vanke Real Estate Development Co., Ltd. As the Settlement Property 111 was developed by Taiyuan Hengyuan Vanke Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 111 is not available.</p>
112.	Debt settlement agreement 112	<p>(1) Zhongshan Hongqi River Real Estate Development Co., Ltd. (中山市紅旗河房地產開發有限公司), Zhongshan Xiwan Real Estate Co., Ltd. (中山市西灣房地產有限公司), Jiangmen Wanli Real Estate Co., Ltd. (江門市萬里置業有限公司), as the debtors (collectively, “<b>Zhongshan Debtor 3</b>”)</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Zhongshan Dongdu Real Estate Development &amp; Operation Co., Ltd. (中山市東都房地產開發經營有限公司), as the vendor</p>	<p>The parties agree to offset the consideration of RMB2,602,251 of a total of 2 commercial housing (the “<b>Settlement Property 112</b>”) transferred by Zhongshan Dongdu Real Estate Development &amp; Operation Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,602,251 in aggregate owed by Zhongshan Debtor 3 to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 112 is in the Zhongshan Vanke Jinyu International (中山萬科金域國際) project, which was developed and built by Zhongshan Dongdu Real Estate Development &amp; Operation Co., Ltd., and is located in Vanke Jinyu International community, Zhongshan City, Guangdong Province. The gross floor area of the house reaches 226.48 square meters. The Settlement Property 112 will be delivered by Zhongshan Dongdu Real Estate Development &amp; Operation Co., Ltd. upon completion. As the Settlement Property 112 was developed by Zhongshan Dongdu Real Estate Development &amp; Operation Co., Ltd., the original acquisition cost of the Settlement Property 112 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
113.	Debt settlement agreement 113	<p>(1) Wuhan Linan Real Estate Co., Ltd. (武漢林岸置業有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,024,398 of a total of 1 commercial housing (the “<b>Settlement Property 113</b>”) transferred by Wuhan Linan Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,024,398 in aggregate owed by Wuhan Linan Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 113 is in the Wuhan Vanke Poly Ideal City (武漢萬科保利理想城市) project, which was developed and built by Wuhan Linan Real Estate Co., Ltd., and is located in Vanke Poly Ideal City community, Wuhan City, Hubei Province. The gross floor area of the house reaches 128.73 square meters. The Settlement Property 113 will be delivered in vacant possession by Wuhan Linan Real Estate Co., Ltd. As the Settlement Property 113 was developed by Wuhan Linan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 113 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
114.	Debt settlement agreement 114	<p>(1) Suqian Wanchen Real Estate Co., Ltd. (宿遷萬辰置業有限公司), Xuzhou Dingshang Real Estate Co., Ltd. (徐州鼎尚置業有限公司), Xuzhou Wanbo Real Estate Co., Ltd. (徐州萬博置業有限公司), Xuzhou Wande Real Estate Co., Ltd. (徐州萬德置業有限公司), Xuzhou Wanhong Real Estate Co., Ltd. (徐州萬鴻置業有限公司), Xuzhou Wanhui Real Estate Co., Ltd. (徐州萬匯置業有限公司), Xuzhou Wanjun Real Estate Co., Ltd. (徐州萬君置業有限公司), Xuzhou Wankun Real Estate Co., Ltd. (徐州萬坤置業有限公司), Xuzhou Wanming Real Estate Co., Ltd. (徐州萬銘置業有限公司), Xuzhou Wanxin Real Estate Co., Ltd. (徐州萬欣置業有限公司), Xuzhou Wanzhong Real Estate Co., Ltd. (徐州萬眾置業有限公司), as the debtors (collectively, “<b>Xuzhou Debtor</b>”);</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Xuzhou Wanzhe Real Estate Co., Ltd. (徐州萬喆置業有限公司), as the vendor</p>	<p>The parties agree to offset the consideration of RMB3,450,000 of a total of 1 commercial housing (the “<b>Settlement Property 114</b>”) transferred by Xuzhou Wanzhe Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,450,000 in aggregate owed by Xuzhou Debtor to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 114 is in the Xuzhou Vanke Kunwu (徐州萬科昆吾) project, which was developed and built by Xuzhou Wanzhe Real Estate Co., Ltd., and is located in Vanke Kunwu community, Xuzhou City, Jiangsu Province. The gross floor area of the house reaches 198.56 square meters. The Settlement Property 114 will be delivered by Xuzhou Wanzhe Real Estate Co., Ltd. upon completion. As the Settlement Property 114 was developed by Xuzhou Wanzhe Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 114 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
115.	Debt settlement agreement 115	<p>(1) Henan Vanke Changji Real Estate Development Co., Ltd. (河南萬科長基房地產開發有限公司), Henan Changji Yanming Lake New Rural Construction and Development Co., Ltd. (河南長基雁鳴湖新農村建設開發有限公司), as the vendors and debtors (collectively, “<b>Zhengzhou Debtor 5</b>”); and</p> <p>(2) Zhengzhou Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Wuhan Vanke Service Co., Ltd. Zhengzhou Branch (a wholly-owned subsidiary of the Company) (collectively, “<b>Zhengzhou Receivable Party 5</b>”)</p>	The parties agree to offset the consideration of which is RMB4,958,160 of a total of 3 commercial housing (the “ <b>Settlement Property 115</b> ”) transferred by Zhengzhou Debtor 3 to Zhengzhou Receivable Party 3 on an equivalent basis with the outstanding payables of RMB4,958,160 in aggregate owed by Zhengzhou Debtor 5 to Zhengzhou Receivable Party 5.	The Settlement Property 115 is in the Zhengzhou Yunlu No. 3 Courtyard (鄭州雲廬三號院) project, which was developed and built by Henan Vanke Changji Real Estate Development Co., Ltd., and is located in Yunlu No. 3 Courtyard community, Zhengzhou City, Henan Province. The gross floor area of the house reaches 619.77 square meters. The Settlement Property 115 will be delivered in vacant possession by Henan Vanke Changji Real Estate Development Co., Ltd. As the Settlement Property 115 was developed by Henan Vanke Changji Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 115 is not available.
116.	Debt settlement agreement 116	<p>(1) Sichuan Taiyi Real Estate Development Co., Ltd. (四川太乙房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Chengdu Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB1,458,708 of a total of 44 proprietary parking spaces (the “ <b>Settlement Property 116</b> ”) transferred by Sichuan Taiyi Real Estate Development Co., Ltd. to Chengdu Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,436,646.3 in aggregate owed by Sichuan Taiyi Real Estate Development Co., Ltd. to Chengdu Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 116 and the offset amount (i.e. RMB22,061.7) will be deducted by a separate agreement.	The Settlement Property 116 is in the Yuehaiyuan, Chengdu (成都悅海園) project, which was developed and built by Sichuan Taiyi Real Estate Development Co., Ltd., and is located in Yuehaiyuan community, Chengdu City, Sichuan Province. The Settlement Property 116 will be delivered in vacant possession by Sichuan Taiyi Real Estate Development Co., Ltd. As the Settlement Property 116 was developed by Sichuan Taiyi Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 116 is not available.

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
117.	Debt settlement agreement 117	<p>(1) Chengdu Zhongwan Yixing Real Estate Co., Ltd. (成都中萬怡興置業有限公司), as the vendor and debtor; and</p> <p>(2) Chengdu Vanke Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB394,296 of a total of 7 proprietary parking spaces (the “<b>Settlement Property 117</b>”) transferred by Chengdu Zhongwan Yixing Real Estate Co., Ltd. to Chengdu Vanke Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB390,750 in aggregate owed by Chengdu Zhongwan Yixing Real Estate Co., Ltd. to Chengdu Vanke Service Co., Ltd. The difference between the consideration of the Settlement Property 117 and the offset amount (i.e. RMB3,546) will be deducted by a separate agreement.</p>	<p>The Settlement Property 117 is in the Chengdu Huan Mingdi (成都湖岸名邸) project, which was developed and built by Chengdu Zhongwan Yixing Real Estate Co., Ltd., and is located in Huan Mingdi community, Chengdu City, Sichuan Province. The Settlement Property 117 will be delivered in vacant possession by Chengdu Zhongwan Yixing Real Estate Co., Ltd. As the Settlement Property 117 was developed by Chengdu Zhongwan Yixing Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 117 is not available.</p>
118.	Debt settlement agreement 118	<p>(1) Tianjin Lanhe Guanggu Real Estate Co., Ltd. (天津藍河光谷置業有限公司), as the purchaser and debtor, Tianjin Wanyu Chaoping Real Estate Development Co., Ltd., as the debtor (collectively, “<b>Tianjin Debtor 2</b>”); and</p> <p>(2) Tianjin Vanke Property Service Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB110,000 of a total of 1 parking space with the right to use (the “<b>Settlement Property 118</b>”) transferred by Tianjin Lanhe Guanggu Real Estate Co., Ltd. to Tianjin Vanke Property Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB110,000 in aggregate owed by Tianjin Debtor 2 to Tianjin Vanke Property Service Co., Ltd.</p>	<p>The Settlement Property 118 is in the Tianjin Vanke New Metropolis (天津萬科新都會) project, which was developed and built by Tianjin Lanhe Guanggu Real Estate Co., Ltd., and is located in Vanke New Metropolis community, Nankai District, Tianjin City. The Settlement Property 118 will be delivered in vacant possession by Tianjin Lanhe Guanggu Real Estate Co., Ltd. As the Settlement Property 118 was developed by Tianjin Lanhe Guanggu Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 118 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
119.	Debt settlement agreement 119	<p>(1) Xuzhou Weirun Real Estate Development Co. Ltd. (徐州威潤房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Nanjing Vanke Property Management Co., Ltd. Xuzhou Branch (南京萬科物業管理有限公司徐州分公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB175,613.95 of a total of the 8 parking spaces with the right to use (the “<b>Settlement Property 119</b>”) transferred by Xuzhou Weirun Real Estate Development Co. Ltd. to Nanjing Vanke Property Management Co., Ltd. Xuzhou Branch on an equivalent basis with the outstanding payables of RMB175,613.95 in aggregate owed by Xuzhou Weirun Real Estate Development Co. Ltd. to Nanjing Vanke Property Management Co., Ltd. Xuzhou Branch.</p>	<p>The Settlement Property 119 is in the Four Season City Xuzhou (徐州四季連城) project, which was developed and built by Xuzhou Weirun Real Estate Development Co. Ltd., and is located in Four Season City community, Xuzhou City, Jiangsu Province. The Settlement Property 119 will be delivered in vacant possession by Xuzhou Weirun Real Estate Development Co. Ltd. As the Settlement Property 119 was developed by Xuzhou Weirun Real Estate Development Co. Ltd., the original acquisition cost of the Settlement Property 119 is not available.</p>
120.	Debt settlement agreement 120	<p>(1) Jinan Dongwan Real Estate Co., Ltd. (濟南東萬置業有限公司), as the vendor and debtor; and</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (濟南萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,400,000 of a total of the 40 parking spaces with the right to use (the “<b>Settlement Property 120</b>”) transferred by Jinan Dongwan Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,400,000 in aggregate owed by Jinan Dongwan Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd.</p>	<p>The Settlement Property 120 is in the Jinan Quanyeli (濟南勸學里) project, which was developed and built by Jinan Dongwan Real Estate Co., Ltd., and is located in Quanyeli community, Jinan City, Shandong Province. The Settlement Property 120 will be delivered in vacant possession by Jinan Dongwan Real Estate Co., Ltd. As the Settlement Property 120 was developed by Jinan Dongwan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 120 is not available.</p>



		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
121.	Debt settlement agreement 121	<p>(1) Xinjiang Shangbo Real Estate Development Co., Ltd. (新疆尚博房地產開發有限公司), Xinjiang Haohua Real Estate Development Co., Ltd. (新疆浩華房地產開發有限公司), as the vendors and debtors (collectively, “<b>Urumqi Debtor 2</b>”); and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB376,200 of a total of the 9 proprietary parking spaces (the “<b>Settlement Property 121</b>”) transferred by Urumqi Debtor 2 to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB376,200 in aggregate owed by Urumqi Debtor 2 to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 121 is in the Wonderland, Urumqi (烏魯木齊四季花城) project, which was developed and built by Xinjiang Haohua Real Estate Development Co., Ltd., and is located in Wonderland community, Urumqi City, Xinjiang Uygur Autonomous Region. The Settlement Property 121 will be delivered in vacant possession by Xinjiang Haohua Real Estate Development Co., Ltd. As the Settlement Property 121 was developed by Xinjiang Haohua Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 121 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
122.	Debt settlement agreement 122	<p>(1) Guiyang Desheng Property Co., Ltd. (貴陽德盛置業有限公司), Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. (貴陽廣晟鑫德房地產開發有限公司), Guiyang Jingqi Real Estate Development Co., Ltd. (貴陽景騏房地產開發有限公司), Guiyang Wanhong Real Estate Co., Ltd. (貴陽萬宏房地產有限公司), Guiyang Vanke Real Estate Company Limited (貴陽萬科房地產有限公司), Guiyang Vanke Yuantong Real Estate Co., Ltd. (貴陽萬科遠通置業有限公司), Guiyang Wanxin Construction Co., Ltd. (貴陽萬新建設有限公司), Guiyang Zhonghang Real Estate Development Co., Ltd. (貴陽中航房地產開發有限公司), Guizhou Enxiang Construction Co., Ltd. (貴州恩祥建設有限公司), Guizhou Haitang Real Estate Co., Ltd. (貴州海唐置業有限公司), Guizhou Rongtong Small and Micro Enterprise Financial Supermarket Management Co., Ltd. (貴州融通小微企業金融超市管理有限公司), Guizhou Zhongkairui Real Estate Development Co., Ltd. (貴州中凱瑞房地產開發有限公司), as the vendors and debtors (collectively, “<b>Guiyang Debtor 1</b>”);</p> <p>(2) Hainan Wanjing Environmental Sanitation Technology Service Co., Ltd. (海南萬淨環衛科技服務有限公司) (a company in which the Company holds 40% equity interest);</p>	<p>The parties agree to offset the consideration of RMB18,074,640 of a total of 593 parking spaces with the right to use (the “<b>Settlement Property 122</b>”) transferred by Guiyang Debtor to Guiyang Vanke Property Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB18,074,640 in aggregate owed by Guiyang Debtor 1 to Guiyang Vanke Property Service Co., Ltd.</p>	<p>The Settlement Property 122 is in the Metropolis, Guiyang (貴陽大都會) project, which was developed and built by Guiyang Vanke Jingjia Property Co., Ltd., and is located in Metropolis community, Guiyang City, Guizhou Province. The Settlement Property 122 will be delivered in vacant possession by Guiyang Vanke Jingjia Property Co., Ltd. As the Settlement Property 122 was developed by Guiyang Vanke Jingjia Property Co., Ltd., the original acquisition cost of the Settlement Property 122 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
		<p>(3) Guiyang Vanke Jingjia Property Co., Ltd. (貴陽萬科勁嘉房地產有限公司), as the vendor; and</p> <p>(4) Guiyang Vanke Property Service Co., Ltd. (貴陽萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>		
123.	Debt settlement agreement 123	<p>(1) Chongqing Yunpan Real Estate Co., Ltd. (重慶雲畔置業有限公司), Chongqing Zhaoke Real Estate Co., Ltd. (重慶招科置業有限公司), Chongqing Kejin Real Estate Co., Ltd. (重慶科錦置業有限公司), Chongqing Zhonghang Vanke Yunling Property Development Company Limited (重慶中航萬科雲嶺置業有限公司), Chongqing Zhonghang Vanke Junjing Property Development Company Limited (重慶中航萬科峻景置業有限公司), General Real Estate (Chongqing) Co., Ltd. (通用地產重慶有限公司), as the vendors and debtors (collectively, “<b>Chongqing Debtor 2</b>”); and</p> <p>(2) Chongqing Vanke Services Co., Ltd. (a wholly-owned subsidiary of the Company), Chengdu Vanke Service Co., Ltd. Chongqing Branch (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Chongqing Receivable Party 2</b>”)</p>	The parties agree to offset the consideration of RMB10,507,268 of a total of 207 proprietary parking spaces (the “ <b>Settlement Property 123</b> ”) transferred by Chongqing Debtor 2 to Chongqing Receivable Party 2 on an equivalent basis with the outstanding payables of RMB10,507,268 in aggregate owed by Chongqing Debtor 2 to Chongqing Receivable Party 2.	The Settlement Property 123 is in Phase III, Jinyu Academy (Han Lin) (金城學府翰林三期), Phase V, Jinyu Academy (Han Lin) (金城學府翰林五期), Ideal City Light Group (理想城嶼光組團), Skycity (天空之城), Phase I, South Yuewan (悅灣南一期), Phase I, North Yuewan (悅灣北一期) and Star Light Metropolis (星光都會) projects in Chongqing, which was developed and built by Chongqing Debtor 2, and are located in Chongqing. The Settlement Property 123 will be delivered in vacant possession by Chongqing Debtor 2. As the Settlement Property 123 was developed by Chongqing Debtor 2, the original acquisition cost of the Settlement Property 123 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
124.	Debt settlement agreement 124	<p>(1) Shanghai Wanshu Properties Co., Ltd. (上海萬樹置業有限公司), as the vendor and debtor; and</p> <p>(2) Shanghai Vanke Property Service Co., Ltd. (上海萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB28,000,000 of a total of 570 proprietary parking spaces (the “<b>Settlement Property 124</b>”) transferred by Shanghai Wanshu Properties Co., Ltd. to Shanghai Vanke Property Service Co., Ltd. on an equivalent basis with the outstanding payables of RMB27,996,427.31 in aggregate owed by Shanghai Wanshu Properties Co., Ltd. to Shanghai Vanke Property Service Co., Ltd. The difference between the consideration of the Settlement Property 124 and the offset amount (i.e. RMB3,572.69) will be deducted by a separate agreement.</p>	<p>The Settlement Property 124 is in the Shanghai Hongqiao Runyuan (上海虹橋潤園) project, which was developed and built by Shanghai Wanshu Properties Co., Ltd., and is located in Hongqiao Runyuan community, Minhang District, Shanghai City. The Settlement Property 124 will be delivered in vacant possession by Shanghai Wanshu Properties Co., Ltd. As the Settlement Property 124 was developed by Shanghai Wanshu Properties Co., Ltd., the original acquisition cost of the Settlement Property 124 is not available.</p>
125.	Debt settlement agreement 125	<p>(1) Changshu Zhongnan Xiangtiyuan Real Estate Co., Ltd. (常熟中南香緹苑房地產有限公司), as the debtor;</p> <p>(2) Jiangsu Sunan Vanke Property Services Co., Ltd. Changshu Branch (江蘇蘇南萬科物業服務有限公司常熟分公司)(a wholly-owned subsidiary of the Company), Jiangsu Sunan Vanke Property Services Co., Ltd.(江蘇蘇南萬科物業服務有限公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Suzhou Receivable Party 1</b>”); and</p> <p>(3) Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd. (張家港嘉凱城房地產開發有限公司), as the vendor</p>	<p>The parties agree to offset the consideration of RMB254,000 of a total of 5 proprietary parking spaces (the “<b>Settlement Property 125</b>”) transferred by Changshu Zhongnan Xiangtiyuan Real Estate Co., Ltd. to Suzhou Receivable Party on an equivalent basis with the outstanding payables of RMB258,820.22 in aggregate owed by Changshu Zhongnan Xiangtiyuan Real Estate Co., Ltd. to Suzhou Receivable Party 1. RMB1,707.3 out of the total consideration of the Settlement Property 125 (being RMB254,000) will not be offset by the outstanding payables owed by Changshu Zhongnan Xiangtiyuan Real Estate Co., Ltd. to Suzhou Receivable Party. Instead, such amount will be paid in cash by Suzhou Receivable Party to Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd. The difference (being RMB6,527.52) from the outstanding payables of RMB258,820.22 in aggregate owed by Changshu Zhongnan Xiangtiyuan Real Estate Co., Ltd. to Suzhou Receivable Party after offsetting the remaining total consideration of RMB252,297.7 will be handled separately through negotiations between Changshu Zhongnan Xiangtiyuan Real Estate Co., Ltd. and Jiangsu Sunan Vanke Property Services Co., Ltd. Changshu Branch.</p>	<p>The Settlement Property 125 is in the Suzhou Zhongkai City Twilight (蘇州中凱城市之光) project, which was developed and built by Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd., and is located in Zhongkai City Twilight community, Suzhou City, Jiangsu Province. The Settlement Property 125 will be delivered in vacant possession by Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd. As the Settlement Property 125 was developed by Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 125 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
126.	Debt settlement agreement 126	<p>(1) Nanning Wanbin Real Estate Co., Ltd. (南寧萬濱房地產有限公司), as the vendor and debtor; and</p> <p>(2) Nanning Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Guangzhou Vanke Property Services Co., Ltd. Nanning Jinyu Binjiang Branch (廣州市萬科物業服務有限公司南寧金域濱江分公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Nanning Receivable Party 4</b>”)</p>	<p>The parties agree to offset the consideration of RMB354,738.38 of a total of 11 proprietary parking spaces (the “<b>Settlement Property 126</b>”) transferred by Nanning Wanbin Real Estate Co., Ltd. to Nanning Receivable Party 4 on an equivalent basis with the outstanding payables of RMB354,738.38 in aggregate owed by Nanning Wanbin Real Estate Co., Ltd. to Nanning Receivable Party 4.</p>	<p>The Settlement Property 126 is in the Nanning Vanke Jinyu Binjiang (南寧萬科金域濱江) project, which was developed and built by Nanning Wanbin Real Estate Co., Ltd., and is located in Vanke Jinyu Binjiang community, Nanning City, Guangxi Zhuang Autonomous Region. The Settlement Property 126 will be delivered in vacant possession by Nanning Wanbin Real Estate Co., Ltd. As the Settlement Property 126 was developed by Nanning Wanbin Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 126 is not available.</p>
127.	Debt settlement agreement 127	<p>(1) Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd. (張家港嘉凱城房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Jiangsu Sunan Vanke Property Services Co., Ltd. (江蘇蘇南萬科物業服務有限公司)(a wholly-owned subsidiary of the Company), Shenzhen Fifth Space Network Technology Co., Ltd. (a company in which the Company holds 45% equity interest), Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Suzhou Branch (a non-wholly-owned subsidiary of the Company), Jiangsu Sunan Vanke Property Services Co., Ltd. Zhangjiagang Branch (江蘇蘇南萬科物業服務有限公司張家港分公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Suzhou Receivable Party 2</b>”)</p>	<p>The parties agree to offset the consideration of RMB3,331,000 of a total of 57 proprietary parking spaces (the “<b>Settlement Property 127</b>”) transferred by Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd. to Suzhou Receivable Party 1 on an equivalent basis with the outstanding payables of RMB3,279,650.51 in aggregate owed by Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd. to Suzhou Receivable Party 2. The difference between the consideration of the Settlement Property 127 and the offset amount (i.e. RMB51,349.49) will be paid in cash by Suzhou Receivable Party 2 to Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd. within 20 days upon signing the agreement.</p>	<p>The Settlement Property 127 is in the Zhongkai City Twilight (中凱城市之光) project, which was developed and built by Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd., and is located in Zhongkai City Twilight Garden community, Zhangjiagang City, Suzhou City, Jiangsu Province. The Settlement Property 127 will be delivered in vacant possession by Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd. As the Settlement Property 127 was developed by Zhangjiagang Jiakaicheng Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 127 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
128.	Debt settlement agreement 128	<p>(1) Harbin Xinghai Real Estate Development Co., Ltd. (哈爾濱星海房地產發展有限公司), as the vendor and debtor;</p> <p>(2) Harbin Shenha Industrial Park Industrial City Investment Development Co., Ltd. (哈爾濱深哈產業園產城投資開發有限公司), Harbin Tongnange Real Estate Co., Ltd. (哈爾濱桐楠格置業有限責任公司), Harbin Wansheng Real Estate Development Co., Ltd. (哈爾濱萬晟房地產開發有限公司), Harbin Wanguan Real Estate Co., Ltd. (哈爾濱萬冠置業有限公司), Harbin Vanke Enterprise Co., Ltd. (哈爾濱萬科企業有限公司), Harbin Wanwusheng Real Estate Co., Ltd. (哈爾濱萬物升置業有限公司), as the debtor (together with Harbin Xinghai Real Estate Development Co., Ltd. collectively, “<b>Harbin Debtor 1</b>”); and</p> <p>(3) Harbin Vanke Property Services Co., Ltd. (哈爾濱萬科物業服務有限公司) (a wholly-owned subsidiary of the Company), Shanghai Shenwan Beidai Construction Engineering Co., Ltd. Shenyang Branch (上海深萬北戴建築工程有限公司瀋陽分公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Harbin Receivable Party 1</b>”)</p>	<p>The parties agree to offset the consideration of RMB8,847,200 of a total of 59 proprietary parking spaces (the “<b>Settlement Property 128</b>”) transferred by Harbin Xinghai Real Estate Development Co., Ltd. to Suzhou Receivable Party 1 on an equivalent basis with the outstanding payables of RMB8,847,200 in aggregate owed by Harbin Debtor 1 to Harbin Receivable Party 1.</p>	<p>The Settlement Property 128 is in the Harbin Xinghuicheng (哈爾濱星匯城) project, which was developed and built by Harbin Xinghai Real Estate Development Co., Ltd., and is located in Vanke Riverside Metropolitan community, Daoli District, Harbin City, Heilongjiang Province. The Settlement Property 128 will be delivered in vacant possession by Harbin Xinghai Real Estate Development Co., Ltd. As the Settlement Property 128 was developed by Harbin Xinghai Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 128 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
129.	Debt settlement agreement 129	<p>(1) Changchun Cinda Fengrui Real Estate Development Co., Ltd., Changchun Wanzhen Real Estate Development Co., Ltd.(長春萬甄房地產開發有限公司), Jilin Haoyue Real Estate Development Co., Ltd., Changchun Changfa Wanze Real Estate Development Co., Ltd.(長春市長發萬澤房地產開發有限公司), Jilin Songhua Lake Real Estate Co., Ltd., Changchun Vanke Wanming Real Estate Development Co., Ltd.(長春萬科萬銘房地產開發有限公司), and Changchun Wanxiao Real Estate Development Co., Ltd.(長春萬曉房地產開發有限公司), as the debtors (collectively, “<b>Changchun Debtor 3</b>”);</p> <p>(2) Changchun Pulin Real Estate Brokerage Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Jilin Cinda Jindu Real Estate Co., Ltd., as the vendor and debtor</p>	<p>The parties agree to offset the consideration of RMB1,853,560.27 of a total of 62 parking spaces with the right to use (the “<b>Settlement Property 129</b>”) transferred by Jilin Cinda Jindu Real Estate Co., Ltd. to Changchun Pulin Real Estate Brokerage Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,853,560.27 in aggregate owed by Changchun Debtor 3 to Changchun Pulin Real Estate Brokerage Co., Ltd.</p>	<p>The Settlement Property 129 is in the Dongwan Peninsula (東灣半島) project, which was developed and built by Jilin Cinda Jindu Real Estate Co., Ltd., and is located in Dongwan Peninsula community, Nanguan District, Changchun City, Jilin Province. The Settlement Property 129 will be delivered in vacant possession by Jilin Cinda Jindu Real Estate Co., Ltd. As the Settlement Property 129 was developed by Jilin Cinda Jindu Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 129 is not available.</p>
130.	Debt settlement agreement 130	<p>(1) Dalian Aotai Real Estate Co., Ltd.(大連奧泰置業有限公司), as the vendor and debtor; and</p> <p>(2) Dalian Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset a total of 6 parking spaces with the right to use (the “<b>Settlement Property 130</b>”, with a value of RMB1,014,000) transferred by Dalian Aotai Real Estate Co., Ltd. to Dalian Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,018,920 in aggregate owed by Dalian Aotai Real Estate Co., Ltd. to Dalian Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 130 and the offset amount (i.e. RMB4,920) will be paid in cash by Dalian Aotai Real Estate Co., Ltd. to Dalian Vanke Property Services Co., Ltd. before December 30, 2024.</p>	<p>The Settlement Property 130 is in the Dalian Vanke Yulandao (大連萬科譽瀾道) project, which was developed and built by Dalian Aotai Real Estate Co., Ltd., and is located in Dalian Vanke Yulandao community, Zhongshan District, Dalian City, Liaoning Province. The Settlement Property 130 will be delivered in vacant possession by Dalian Aotai Real Estate Co., Ltd. As the Settlement Property 130 was developed by Dalian Aotai Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 130 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
131.	Debt settlement agreement 131	<p>(1) Shaanxi Jinjiu Real Estate Development Co., Ltd. (陝西金玖置地房地產開發有限公司), as the vendor and debtor;</p> <p>(2) Xi'an Hanlin Yipin Real Estate Development Co., Ltd.(西安翰林壹品房地產開發有限公司), as the debtor;</p> <p>(3) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), and Xi'an Vanke Property Services Co., Ltd. No. 24 Branch (a wholly-owned subsidiary of the Company) (collectively, "<b>Xi'an Receivable Party 3</b>"); and</p> <p>(4) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB720,000 of a total of 6 proprietary parking spaces (the "<b>Settlement Property 131</b>") transferred by Shaanxi Jinjiu Real Estate Development Co., Ltd. to Xi'an Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB720,000 in aggregate owed by Xi'an Hanlin Yipin Real Estate Development Co., Ltd. to Xi'an Receivable Party 3.</p>	<p>The Settlement Property 131 is in the Vanke Yuewan project, which was developed and built by Shaanxi Jinjiu Real Estate Development Co., Ltd., and is located in Vanke Yuewan community, Xi'an City, Shaanxi Province. The Settlement Property 131 will be delivered in vacant possession by Shaanxi Jinjiu Real Estate Development Co., Ltd. As the Settlement Property 131 was developed by Shaanxi Jinjiu Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 131 is not available.</p>



		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
132.	Debt settlement agreement 132	<p>(1) Shaanxi Jinjiu Real Estate Development Co., Ltd. (陝西金玖置地房地產開發有限公司), as the vendor and debtor;</p> <p>(2) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company), Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. No. 24 Branch (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. 13th Branch (西安市萬科物業服務有限公司第十三分公司) (a wholly-owned subsidiary of the Company), and Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Xi'an Branch (a non-wholly-owned subsidiary of the Company) (collectively, "<b>Xi'an Receivable Party 4</b>"); and</p> <p>(3) Xi'an Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB720,000 of a total of 6 proprietary parking spaces (the "<b>Settlement Property 132</b>") transferred by Shaanxi Jinjiu Real Estate Development Co., Ltd. to Xi'an Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB720,000 in aggregate owed by Shaanxi Jinjiu Real Estate Development Co., Ltd. to Xi'an Receivable Party 4.</p>	<p>The Settlement Property 132 is in the Vanke Yuewan project, which was developed and built by Shaanxi Jinjiu Real Estate Development Co., Ltd., and is located in Vanke Yuewan community, Xi'an City, Shaanxi Province. The Settlement Property 132 will be delivered in vacant possession by Shaanxi Jinjiu Real Estate Development Co., Ltd. As the Settlement Property 132 was developed by Shaanxi Jinjiu Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 132 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
133.	Debt settlement agreement 133	<p>(1) Dalian Wancheng Zhiguang Real Estate Co., Ltd. (大連萬城之光置業有限公司), as the vendor and debtor; and</p> <p>(2) Dalian Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB76,800 of a total of 2 proprietary parking spaces (the “<b>Settlement Property 133</b>”) transferred by Dalian Wancheng Zhiguang Real Estate Co., Ltd. to Dalian Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB73,955.33 in aggregate owed by Dalian Wancheng Zhiguang Real Estate Co., Ltd. to Dalian Vanke Property Services Co., Ltd. The difference between the consideration of the Settlement Property 133 and the offset amount (i.e. RMB2,844.67) will be paid to Dalian Wancheng Zhiguang Real Estate Co., Ltd. by Dalian Vanke Property Services Co., Ltd. within the time agreed in the contract.</p>	<p>The Settlement Property 133 is in the Dalian Vanke Jade Park project, which was developed and built by Dalian Wancheng Zhiguang Real Estate Co., Ltd., and is located in Dalian Vanke Jade Park community, Ganjingzi District, Dalian City, Liaoning Province. The Settlement Property 133 will be delivered in vacant possession by Dalian Wancheng Zhiguang Real Estate Co., Ltd. As the Settlement Property 133 was developed by Dalian Wancheng Zhiguang Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 133 is not available.</p>
134.	Debt settlement agreement 134	<p>(1) Hefei Lutai Real Estate Co., Ltd.(合肥廬泰置業有限公司), Hefei Weiwan Real Estate Co., Ltd.(合肥偉萬置業有限公司), Hefei Kechen Real Estate Co., Ltd.(合肥科辰地產有限公司), Hefei Chengwan Real Estate Co., Ltd.(合肥城萬置業有限公司), Hefei Vanke Dongsheng Real Estate Co., Ltd.(合肥萬科東昇地產有限公司), Hefei Xinhui Haochen Real Estate Co., Ltd.(合肥新輝皓辰地產有限公司), Hefei Vanke Ruicheng Real Estate Co., Ltd.(合肥萬科瑞成地產有限公司), Hefei Vanke Ruixiang Real Estate Co., Ltd.(合肥萬科瑞翔地產有限公司), as the debtors (together with Hefei Kexin Real Estate Co., Ltd. collectively, “<b>Hefei Debtor 1</b>”);</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Hefei Kexin Real Estate Co., Ltd.(合肥科鑫置業有限公司), as the vendor and debtor</p>	<p>The parties agree to offset the consideration of RMB118,930 of a total of 1 proprietary parking space (the “<b>Settlement Property 134</b>”) transferred by Hefei Kexin Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB108,930 in aggregate owed by Hefei Debtor 1 to Shenzhen Wanrui Smart Technology Co., Ltd. The difference between the consideration of the Settlement Property 134 and the offset amount (i.e. RMB10,000) will be paid to Hefei Debtor 1 in cash by Shenzhen Wanrui Smart Technology Co., Ltd. on the day of signing the agreement</p>	<p>The Settlement Property 134 is in the Hefei Isle Maison – Senyu project, which was developed and built by Hefei Kexin Real Estate Co., Ltd., and is located in Isle Maison – Senyu community, Baohe District, Hefei City, Anhui Province. The Settlement Property 134 will be delivered in vacant possession by Hefei Kexin Real Estate Co., Ltd. As the Settlement Property 134 was developed by Hefei Kexin Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 134 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
135.	Debt settlement agreement 135	<p>(1) Suzhou Wanyu Real Estate Co., Ltd.(蘇州萬御房地產有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Onewo Business Enterprise Property Service Co., Ltd. Suzhou Branch (a non-wholly-owned subsidiary of the Company), Jiangsu Sunan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company) (collectively, “<b>Suzhou Receivable Party 1</b>”); and</p>	The parties agree to offset the consideration of RMB990,000 of a total of 16 proprietary parking spaces (the “ <b>Settlement Property 135</b> ”) transferred by Suzhou Wanyu Real Estate Co., Ltd. to Suzhou Receivable Party 1 on an equivalent basis with the outstanding payables of RMB980,724.57 in aggregate owed by Suzhou Wanyu Real Estate Co., Ltd. to Suzhou Receivable Party 1. The difference between the consideration of the Settlement Property 135 and the offset amount (i.e. RMB9,275.43) will be paid to Suzhou Wanyu Real Estate Co., Ltd. in cash by Suzhou Receivable Party 1 within the period agreed in the agreement.	The Settlement Property 135 is in the Suzhou Yulinglong Yayuan project, which was developed and built by Suzhou Wanyu Real Estate Co., Ltd., and is located in Vanke Yulinglong community, Xiangcheng District, Suzhou City, Jiangsu Province. The Settlement Property 135 will be delivered in vacant possession by Suzhou Wanyu Real Estate Co., Ltd. As the Settlement Property 135 was developed by Suzhou Wanyu Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 135 is not available.
136.	Debt settlement agreement 136	<p>(1) Jinan Dongwan Real Estate Co., Ltd.(濟南東萬置業有限公司), as the vendor and debtor; and</p> <p>(2) Jinan Vanke Property Services Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB560,000 of a total of 16 parking spaces with the right to use (the “ <b>Settlement Property 136</b> ”) transferred by Jinan Dongwan Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd. on an equivalent basis with the outstanding payables of RMB560,000 in aggregate owed by Jinan Dongwan Real Estate Co., Ltd. to Jinan Vanke Property Services Co., Ltd.	The Settlement Property 136 is in the Quanxueli project, which was developed and built by Jinan Dongwan Real Estate Co., Ltd., and is located in Quanxueli community, Licheng District, Jinan City, Shandong Province. The Settlement Property 136 will be delivered in vacant possession by Jinan Dongwan Real Estate Co., Ltd. As the Settlement Property 136 was developed by Jinan Dongwan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 136 is not available.
137.	Debt settlement agreement 137	<p>(1) Chongqing Boke Real Estate Co., Ltd.(重慶博科置業有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB395,564 of a total of 13 proprietary parking spaces (the “ <b>Settlement Property 137</b> ”) transferred by Chongqing Boke Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB394,164 in aggregate owed by Chongqing Boke Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. (of which RMB1,400 shall be separately paid in cash by Shenzhen Wanrui Smart Technology Co., Ltd.)	The Settlement Property 137 is in the Jinkai Yuefu project, which was developed and built by Chongqing Boke Real Estate Co., Ltd., and is located in Yuanboyuan community, Jinxing Avenue, Liangjiang New District, Yubei District, Chongqing City. The Settlement Property 137 will be delivered in vacant possession by Chongqing Boke Real Estate Co., Ltd. As the Settlement Property 137 was developed by Chongqing Boke Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 137 is not available.

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
138.	Debt settlement agreement 138	<p>(1) Yinchuan Wanbo Zhongtai Real Estate Co., Ltd.(銀川萬博中泰房地產有限公司), as the vendor and debtor; and</p> <p>(2) Wuhan Vanke Service Co., Ltd. Yinchuan Branch (a wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB12,373,434.33 of a total of 247 parking spaces with the use rights (the “ <b>Settlement Property 138</b> ”) transferred by Yinchuan Wanbo Zhongtai Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Yinchuan Branch on an equivalent basis with the outstanding payables of RMB12,373,434.33 in aggregate owed by Yinchuan Wanbo Zhongtai Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Yinchuan Branch.	The Settlement Property 138 is in the Yinchuan Vanke Metropolis project, which was developed and built by Yinchuan Wanbo Zhongtai Real Estate Co., Ltd., and is located in Yinchuan Metropolis community, 332 meters west of the intersection of Taqu Street and Fengyi Road, Jinfeng District, Yinchuan City, Gansu Province. The Settlement Property 138 will be delivered in vacant possession by Yinchuan Wanbo Zhongtai Real Estate Co., Ltd. As the Settlement Property 138 was developed by Yinchuan Wanbo Zhongtai Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 138 is not available.
139.	Debt settlement agreement 139	<p>(1) General Real Estate (Qiqihar) Co., Ltd. (通用地產齊齊哈爾有限公司), as the vendor and debtor; and</p> <p>(2) Beijing Wanyu Xinxing Property Service Co., Ltd. Qiqihar Branch (北京萬譽新興物業服務有限公司齊齊哈爾分公司) (a non-wholly-owned subsidiary of the Company)</p>	The parties agree to offset the consideration of RMB300,000 of a total of 2 parking spaces with the right to use (the “ <b>Settlement Property 139</b> ”) transferred by General Real Estate (Qiqihar) Co., Ltd. to Beijing Wanyu Xinxing Property Service Co., Ltd. Qiqihar Branch on an equivalent basis with the outstanding payables of RMB300,000 in aggregate owed by General Real Estate (Qiqihar) Co., Ltd. to Beijing Wanyu Xinxing Property Service Co., Ltd. Qiqihar Branch.	The Settlement Property 139 is in the KXX Qiqihar General Crystal City (KXX 齊齊哈爾通用晶城) project, which was developed and built by General Real Estate (Qiqihar) Co., Ltd., and is located in Qiqihar General Crystal City community, Wanda Plaza Big Commercial, Jianhua District, Qiqihar City, Heilongjiang Province. The Settlement Property 139 will be delivered in vacant possession by General Real Estate (Qiqihar) Co., Ltd. As the Settlement Property 139 was developed by General Real Estate (Qiqihar) Co., Ltd., the original acquisition cost of the Settlement Property 139 is not available.

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
140.	Debt settlement agreement 140	<p>(1) Jiangxi Tianxiangyuan Property Co., Ltd., Nanchang Metro Era Real Estate Co., Ltd. (南昌地鐵時代置業有限公司), Jiangxi Jiangzhong Tianning Real Estate Co., Ltd. (江西江中天寧房地產有限責任公司), as the vendors and debtors (“Nanchang Debtor 1”); and</p> <p>(2) Jiangxi Vanke Yida Property Service Co., Ltd. (江西萬科益達物業服務有限公司) (a non-wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB75,443,900 of a total of 1,361 parking spaces with the right to use (the “Settlement Property 140”) transferred by Nanchang Debtor 1 to Jiangxi Vanke Yida Property Service Co., Ltd. on an equivalent basis with the amount of RMB75,443,900 in aggregate prepaid by Jiangxi Vanke Yida Property Service Co., Ltd. for obtaining the agency right of the Settlement Property 140 to Nanchang Debtor 1.</p>	<p>Among the Settlement Property 140: (1) 390 parking spaces with the right to use are in the Dream Town, Nanchang (南昌萬科城) project, which was developed and built by Jiangxi Tianxiangyuan Property Co., Ltd., and are located in Nanchang Dream Town community, Nanchang City, Jiangxi Province and will be delivered in vacant possession by Jiangxi Tianxiangyuan Property Co., Ltd.; (2) 21 parking spaces with the right to use are in the Nanchang Metro Vanke Times Square (南昌地鐵萬科時代廣場) project, which was developed and built by Nanchang Metro Era Real Estate Co., Ltd., and are located in Nanchang Metro Vanke Times Square community, Nanchang City, Jiangxi Province and will be delivered in vacant possession by Nanchang Metro Era Real Estate Co., Ltd.; (3) 950 parking spaces with the right to use are in the Nanchang Jiangzhong Yushu (南昌江中禦墅) project, which was developed and built by Jiangxi Jiangzhong Tianning Real Estate Co., Ltd., and are located in Nanchang Jiangzhong Yushu community, Nanchang City, Jiangxi Province and will be delivered in vacant possession by Jiangxi Jiangzhong Tianning Real Estate Co., Ltd. As the Settlement Property 140 was developed by Nanchang Debtor 1, the original acquisition cost of the Settlement Property 140 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
141.	Debt settlement agreement 141	<p>(1) Changsha Hongcheng Real Estate Development Co., Ltd. (長沙宏程房地產開發有限公司), Changsha Lingyu Real Estate Development Company Limited (長沙市領域房地產開發有限公司), Changsha Lingyu Investment Company Limited (長沙市領域投資有限公司), Hunan Heshun Real Estate Co., Ltd. (湖南和順置業有限公司), Hunan Xiangcheng Yibai Real Estate Co., Ltd. (湖南湘誠壹佰置地有限公司), Changsha Vanke Enterprise Co., Ltd. (長沙市萬科企業有限公司), Changsha Lihe Real Estate Development Co., Ltd. (長沙禮和房地產開發有限公司), Hunan Baihui Investment Co., Ltd. (湖南百匯投資有限公司) and Hunan Vanke Heshun Real Estate Co., Ltd. (湖南萬科和順置業有限公司), as the vendors and debtors (collectively, “<b>Changsha Debtor</b>”); and</p> <p>(2) Changsha Vanke Property Service Co., Ltd. (長沙市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB80,994,657 of a total of 1,308 parking spaces with the right to use (the “<b>Settlement Property 141</b>”) transferred by Changsha Debtor to Changsha Vanke Property Service Co., Ltd. on an equivalent basis with the amount of RMB80,994,657 in aggregate prepaid by Changsha Vanke Property Service Co., Ltd. for obtaining the agency right of the Settlement Property 141 to Changsha Debtor.</p>	<p>The Settlement Property 141 is in the Changsha Intercity New Garden (長沙城際新苑), Changsha City Garden (長沙城市花園), Changsha King Metropolis (長沙金域華府) and other projects, which were developed and built or held by Changsha Debtor, with a total of 1,308 parking spaces with the right to use. The Settlement Property 141 will be delivered in vacant possession by Changsha Debtor. As the Settlement Property 141 was developed or held by Changsha Debtor, the original acquisition cost of the Settlement Property 141 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
142.	Debt settlement agreement 142	<p>(1) Xining Wancan Real Estate Co., Ltd. (西寧萬燦房地產有限公司), Xining Ningcan Industrial Co., Ltd. (西寧寧燦實業有限公司), Xining Wanxian Real Estate Co., Ltd. (西寧萬賢房地產有限公司), as the debtors (collectively, “<b>Xining Debtor 4</b>”);</p> <p>(2) Wuhan Vanke Service Co., Ltd. Xining Branch (武漢市萬科物業服務有限公司西寧分公司) (a wholly-owned subsidiary of the Company), Xi'an Vanke Property Services Co., Ltd. (西安市萬科物業服務有限公司) (a wholly-owned subsidiary of the Company) (collectively, “<b>Xining Receivable Party 4</b>”); and</p> <p>(3) Xining Wanhan Real Estate Co., Ltd. (西寧萬涵房地產有限公司), as the vendor</p>	<p>The parties agree to offset the consideration of a total of RMB7,375,158 of a total of 4 commercial housing and a total of 28 parking spaces with the right to use (the “<b>Settlement Property 142</b>”) transferred by Xining Wanhan Real Estate Co., Ltd. to Xining Receivable Party 4 on an equivalent basis with the outstanding payables of RMB7,375,158 in aggregate owed by Xining Debtor 4 to Xining Receivable Party 4.</p>	<p>The Settlement Property 142 is in the Xining Vanke City Starlight (西寧萬科城•星光) project, which was developed and built by Xining Wanhan Real Estate Co., Ltd., and is located in Vanke City Starlight community, Xining City, Qinghai Province. The gross floor area of the commercial housing reaches 461.97 square meters, with a total of 28 parking spaces with the right to use. The Settlement Property 142 will be delivered in vacant possession by Xining Wanhan Real Estate Co., Ltd. As the Settlement Property 142 was developed by Xining Wanhan Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 142 is not available.</p>
143.	Debt settlement agreement 143	<p>(1) Xining Wancan Real Estate Co., Ltd., as the debtor;</p> <p>(2) Xining Wantang Real Estate Co., Ltd. (西寧萬唐房地產有限公司), as the vendor; and</p> <p>(3) Wuhan Vanke Service Co., Ltd. Xining Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB2,863,583 of a total of 2 shopping outlets (the “<b>Settlement Property 143</b>”) transferred by Xining Wantang Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Xining Branch on an equivalent basis with the outstanding payables of RMB2,863,583 in aggregate owed by Xining Wancan Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Xining Branch.</p>	<p>The Settlement Property 143 is in the Xining Vanke City Times Metropolis (西寧萬科城•時代都會) project, which was developed and built by Xining Wantang Real Estate Co., Ltd., and is located in Vanke City Times Metropolis community, Xining City, Qinghai Province. The gross floor area of the shopping outlets reaches 331.39 square meters. The Settlement Property 143 will be delivered in vacant possession by Xining Wantang Real Estate Co., Ltd. As the Settlement Property 143 was developed by Xining Wantang Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 143 is not available.</p>

		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
144.	Debt settlement agreement 144	<p>(1) Xining Wantang Real Estate Co., Ltd., as the vendor and debtor; and</p> <p>(2) Wuhan Vanke Service Co., Ltd. Xining Branch (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB1,777,165 of a total of 1 shopping outlet (the “<b>Settlement Property 144</b>”) transferred by Xining Wantang Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Xining Branch on an equivalent basis with the outstanding payables of RMB1,777,165 in aggregate owed by Xining Wantang Real Estate Co., Ltd. to Wuhan Vanke Service Co., Ltd. Xining Branch.</p>	<p>The Settlement Property 144 is in the Xining Vanke City Times Metropolis project, which was developed and built by Xining Wantang Real Estate Co., Ltd., and is located in Vanke City Times Metropolis community, Xining City, Qinghai Province. The gross floor area of the shopping outlet reaches 200.792 square meters. The Settlement Property 144 will be delivered in vacant possession by Xining Wantang Real Estate Co., Ltd. As the Settlement Property 144 was developed by Xining Wantang Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 144 is not available.</p>
145.	Debt settlement agreement 145	<p>(1) Kunming Tongwanshun Real Estate Co., Ltd.(昆明同萬順置業有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB11,193,251 of a total of 3 commercial housing (the “<b>Settlement Property 145</b>”) transferred by Kunming Tongwanshun Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB11,193,251 in aggregate owed by Kunming Tongwanshun Real Estate Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 145 is in the Kunming Vanke Jingjiang Yincui (昆明萬科京江隱翠) project, which was developed and built by Kunming Tongwanshun Real Estate Co., Ltd., and is located in Vanke Jingjiang Yincui community, Kunming City, Yunnan Province. The gross floor area of the commercial housing reaches 518.25 square meters. The Settlement Property 145 will be delivered in vacant possession by Kunming Tongwanshun Real Estate Co., Ltd. As the Settlement Property 145 was developed by Kunming Tongwanshun Real Estate Co., Ltd., the original acquisition cost of the Settlement Property 145 is not available.</p>



		Parties	Subject matters, consideration and payment terms	Information relating to the Settlement Property
146.	Debt settlement agreement 146	<p>(1) Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. (貴陽廣晟鑫德房地產開發有限公司), as the vendor and debtor; and</p> <p>(2) Shenzhen Wanrui Intelligent Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agreed to offset the consideration of RMB2,728,477 of a total of 2 commercial housings (the “<b>Settlement Property 146</b>”) transferred by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. to Shenzhen Wanrui Intelligent Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB2,708,477 in aggregate owed by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. to Shenzhen Wanrui Intelligent Technology Co., Ltd. (of which the difference of RMB20,000 shall be paid in cash within 10 days by Shenzhen Wanrui Intelligent Technology Co., Ltd.)</p>	<p>The Settlement Property 146 is in the Guiyang Vanke Lushan project, which was developed and built by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., and is located in Vanke Lushan community, Guiyang City, Guizhou Province. The gross floor area of the commercial housing reaches 240.02 square meters. The Settlement Property 146 will be delivered by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. upon completion. As the Settlement Property 146 was developed by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 146 is not available.</p>
147.	Debt settlement agreement 147	<p>(1) Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., as the vendor;</p> <p>(2) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Guiyang Vanke Jinjia Real Estate Co., Ltd. (貴陽萬科勁嘉置業有限公司), Guizhou Haitang Real Estate Co., Ltd. (貴州海唐置業有限公司), Guizhou Rongtong Small and Micro Enterprise Financial Supermarket Management Co., Ltd. (貴州融通小微企業金融超市管理有限公司), and Guiyang Vanke Jingjia Property Co., Ltd., as the creditor (collectively, “<b>Guiyang Debtor 2</b>”)</p>	<p>The parties agree to offset the consideration of RMB1,344,381 of a total of 1 commercial housing (the “<b>Settlement Property 147</b>”) transferred by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,334,381 in aggregate owed by Guiyang Debtor 2 to Shenzhen Wanrui Smart Technology Co., Ltd. (of which the difference of RMB10,000 shall be paid in cash within 10 days by Shenzhen Wanrui Smart Technology Co., Ltd.)</p>	<p>The Settlement Property 147 is in the Guiyang Vanke Lushan project, which was developed and built by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., and is located in Vanke Lushan Community, Guiyang City, Guizhou Province. The total gross floor area of the commercial housing reaches 120.01 square meters. The Settlement Property 147 will be delivered by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. upon completion. As the Settlement Property 147 was developed by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 147 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
148.	Debt settlement agreement 148	<p>(1) Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., as the vendor;</p> <p>(2) Shenzhen Vanrui Intelligent Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Guizhou Haitang Real Estate Co., Ltd., Guiyang Desheng Property Co., Ltd., Guiyang Vanke Yuantong Real Estate Co., Ltd., Guiyang Vanke Jingjia Property Co., Ltd., Guiyang Vanke Paradiso Real Estate Co., Ltd., Guiyang Vanke Jinjia Real Estate Co., Ltd., Guizhou Tailian Real Estate Development Co., Ltd., as the debtors (collectively, “<b>Guiyang Debtor 3</b>”)</p>	<p>The parties agree to offset the consideration of RMB1,335,957 of a total of 1 commercial housing (the “<b>Settlement Property 148</b>”) transferred by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,325,957 in aggregate owed by Guiyang Debtor 3 to Shenzhen Wanrui Smart Technology Co., Ltd. (of which the difference of RMB10,000 shall be paid in cash within 10 days by Shenzhen Wanrui Smart Technology Co., Ltd.)</p>	<p>The Settlement Property 148 is in the Guiyang Vanke Lushan project, which was developed and built by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., and is located in Vanke Lushan Community, Guiyang City, Guizhou Province. The total gross floor area of the commercial housing reaches 120.01 square meters. The Settlement Property 148 will be delivered by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. upon completion. As the Settlement Property 148 was developed by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 148 is not available.</p>
149.	Debt settlement agreement 149	<p>(1) Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., as the vendor and debtor;</p> <p>(2) Shenzhen Vanrui Intelligent Technology Co., Ltd. (a wholly-owned subsidiary of the Company); and</p> <p>(3) Guizhou Enxiang Construction Co., Ltd., Guiyang Vanke Jinjia Real Estate Co., Ltd., Guiyang Zhonghang Real Estate Development Co., Ltd., Guiyang Desheng Property Co., Ltd., as the debtors (together with Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. collectively, “<b>Guiyang Debtor 4</b>”)</p>	<p>The parties agree to offset the consideration of RMB1,332,347 of a total of 1 commercial housing (the “<b>Settlement Property 149</b>”) transferred by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB1,322,347 in aggregate owed by Guiyang Debtor 4 to Shenzhen Wanrui Smart Technology Co., Ltd. (of which the difference of RMB10,000 shall be paid in cash within 10 days by Shenzhen Wanrui Smart Technology Co., Ltd.)</p>	<p>The Settlement Property 149 is in the Guiyang Vanke Lushan project, which was developed and built by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., and is located in Vanke Lushan Community, Guiyang City, Guizhou Province. The total gross floor area of the commercial housing reaches 120.01 square meters. The Settlement Property 149 will be delivered by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd. upon completion. As the Settlement Property 149 was developed by Guiyang Guangsheng Xinde Real Estate Development Co., Ltd., the original acquisition cost of the Settlement Property 149 is not available.</p>

		<b>Parties</b>	<b>Subject matters, consideration and payment terms</b>	<b>Information relating to the Settlement Property</b>
150.	Debt settlement agreement 150	<p>(1) Xi'an Ningzhu Industrial Co., Ltd., as the vendor;</p> <p>(2) Xi'an Tangan Real Estate Development Co., Ltd., Xi'an Changsheng Xiyi Housing Rental Service Co., Ltd. (西安長盛西驛住房租賃服務有限公司), Xi'an Wangao Real Estate Development Co., Ltd., Xianyang Wansenquan Real Estate Development Co., Ltd. (咸陽萬森泉房地產開發有限公司), Shaanxi Zezhu Real Estate Co., Ltd. (陝西澤築置業有限公司), Xi'an Qujiang Creative Valley Cultural Industry Park Development Co., Ltd. (西安曲江創意谷文化產業園區開發有限公司), as the debtors (collectively, "Xi'an Debtor 5"); and</p> <p>(3) Shenzhen Wanrui Smart Technology Co., Ltd. (a wholly-owned subsidiary of the Company)</p>	<p>The parties agree to offset the consideration of RMB3,068,059 of a total of 1 commercial housing (the "Settlement Property 150") transferred by Xi'an Ningzhu Industrial Co., Ltd. to Shenzhen Wanrui Smart Technology Co., Ltd. on an equivalent basis with the outstanding payables of RMB3,068,059 in aggregate owed by Xi'an Debtor 5 to Shenzhen Wanrui Smart Technology Co., Ltd.</p>	<p>The Settlement Property 150 is in the Xi'an Vanke Dongwang Shangjun (西安萬科東望上瑯) project, which was developed and built by Xi'an Ningzhu Industrial Co., Ltd., and is located in Vanke Dongwang Shangjun community, Xi'an City, Shaanxi Province. The total gross floor area of the commercial housing reaches 199.13 square meters. The Settlement Property 150 will be delivered by Xi'an Ningzhu Industrial Co., Ltd. upon completion. As the Settlement Property 150 was developed by Xi'an Ningzhu Industrial Co., Ltd., the original acquisition cost of the Settlement Property 150 is not available.</p>

## **Basis of Consideration and Effective Conditions**

The total consideration for the acquisition of the Settlement Properties is RMB702,654,617. The consideration for the acquisition of the Settlement Properties is determined and discounted by the parties to the Debt Settlement Agreements, taking into account, among other things, the valuation of the Settlement Properties at the Valuation Benchmark Date of RMB712,036,000, as well as with reference to the market quotation and transaction volume and rounding discrepancies through arm's length negotiation. The above valuation (the "**Valuation**") was conducted by an independent valuer by adopting the market comparison approach. The amount of the consideration for the acquisition being used to settle payables owed by each of vendors and debtors to certain subsidiaries of the Group was RMB689,928,063, the remaining will be paid through (1) offsetting the prepayment of business amount of RMB4,254,287 to be paid by each vendor and/or debtor; and (2) the amount of RMB8,472,267 to be paid by the Group.

Each of the Debt Settlement Agreements shall come into effect when signed or sealed by the parties.

## **2. VALUATION**

The details of the valuation are as follows:

### **(1) Valuation approach**

According to the specific circumstances and characteristics of the Settlement Properties, the independent valuer adopted the market comparison approach for the valuation. The market comparison approach is a valuation approach that estimates the objective and reasonable price of the valuation object by comparing the valuation object with similar properties that have recently concluded a transaction around the Valuation Benchmark Date, and making appropriate revisions to the transaction prices of these similar properties.

### **(2) Valuation assumptions**

#### **(a) General assumptions**

- The valuation is based on the assumption that the vendors sell the Settlement Property interests at their market value without the benefit of an extended contract, leaseback, joint venture, management agreement or any similar arrangement that could affect the value of the property interests.
- The valuation report does not take into account any charge, mortgage or amount owing on any of the property interests or any expense or taxation which may be incurred upon sale. Unless otherwise stated, it is assumed that the Settlement Properties are free from onerous encumbrances, restrictions and outgoings which could affect their values.
- The independent valuer assumes that the Settlement Properties can be traded freely in the market without payment of land conveyance fees or any other fees or payments.

**(b) Special assumptions**

- For the Settlement Properties that were under development and construction stage on the Valuation Benchmark Date, the independent valuer assumes that such properties have been completed on the Valuation Benchmark Date in accordance with the relevant property usage and decoration standards provided by the Company and met the delivery standards generally recognized by similar properties in the market.
- The real estate sales contracts, commercial housing sales contracts (pre-sale), housing subscription contracts and mortgage agreements subsequently signed by the Company and relevant parties for the Settlement Properties are legal and valid, and have equal rights and interests. After the Settlement Properties have been delivered, the Company shall obtain the title certificates of the properties without any legal obstacles.
- The Settlement Properties can be freely transferred, leased, mortgaged or disposed of in other legal ways in the market without paying land conveyance fees or any other onerous fees or charges (except relevant transaction taxes and fees).
- The information provided by the Company is authentic and reliable. If the above information is inconsistent with the actual situation of the projects, the independent valuer reserves the right to revise the valuation.

**(3) Selected comparable properties and valuation results**

The valuation of the Settlement Properties is based on the market comparison approach, with reference to the sales quotations of comparable properties to the target properties in a time close to the Valuation Benchmark Date. Such comparable properties are located in the same supply and demand circles with, and have similar purpose, location, transportation and building conditions to, the Settlement Properties. Comparison, analysis and adjustment are conducted based on the differences in market conditions, transaction conditions, location (such as commercial prosperity, residential maturity, transportation convenience, supporting facility perfection, floor, orientation, landscape and other factors), practical state (such as house age, decoration, appearance design, building structure, space layout, facilities and equipment, storey height, floor area and other factors) and other characteristics between the Settlement Properties and comparable properties. The independent valuer applied the adjustment coefficients for the abovementioned considering factors, worked out the assumed unit price for each specific Settlement Property, and calculated the market value of the entire Settlement Property according to the gross floor area of each specific Settlement Property.

Assuming the Settlement Properties are in completed conditions, the market value of the Settlement Properties is RMB709,605,000 as of the Valuation Benchmark Date.

### **3. REASONS FOR AND BENEFITS OF ENTERING INTO THE DEBT SETTLEMENT AGREEMENT**

As of the date of this announcement, based on the balances with related parties such as trade receivables between the Company and China Vanke, and after arm's length negotiation between the parties, the parties agreed to offset the matured receivables of RMB689,928,063 in the abovementioned balances with related parties in respect of the Settlement Properties at the amount of RMB702,654,617. Meanwhile, as the income and expense of certain development projects are independently managed by the related joint ventures, the difference of RMB4,254,287 from the consideration for acquisition will be paid through offsetting the business payment which should be prepaid by each vendors and/or debtors to the Group, and the rest of the consideration, amounting to RMB8,472,267 will be paid by the Group. China Vanke confirmed that the abovementioned assets of Settlement Properties have no substantial encumbrance, and the consideration for acquisition is basically used to offset the existing debts, which are owed by China Vanke and its direct or indirect holding entities or related parties to the Company, to the Company and its designated entities particularly. The Company will take relevant measures to ensure the safe transactions of the underlying Settlement Properties, so as to achieve the collection of trade receivables.

Based on the foregoing, the Directors (including the independent non-executive Directors) are of the view that the transactions contemplated under the Debt Settlement Agreements will not have any material adverse impact on the cash flow and liquidity of the Group. While the transactions contemplated under the Debt Settlement Agreements are not entered into in the ordinary and usual course of business of the Group, the transactions contemplated under the Debt Settlement Agreements are on normal commercial terms and fair and reasonable, and in the interests of the Company and its shareholders as a whole.

### **4. LISTING RULES IMPLICATIONS**

As of the date of this announcement, China Vanke is entitled to control the voting rights of 660,602,000 Shares, representing approximately 56.89% of the total issued share capital of the Company (excluding 6,810,200 Shares held by the Company as treasury shares and 3,512,200 Shares repurchased but not yet cancelled), and thus China Vanke is the Controlling Shareholder of the Company. As of the date of this announcement, save as disclosed in the section "5. Information of the Parties – Vendors and Debtors", each of the vendors and debtors is ultimately controlled by China Vanke through certain companies, or is an associated company or joint venture or co-managed companies operated by China Vanke and independent third parties, thus China Vanke and each of the relevant vendors and debtors are connected persons of the Company under Chapter 14A of the Listing Rules, the transactions contemplated under the Debt Settlement Agreements constitute connected transactions of the Company.

As one or more of the applicable percentage ratios in respect of the transaction contemplated under the Debt Settlement Agreements exceed 0.1% but all are less than 5%, the transactions contemplated under the Debt Settlement Agreements are therefore subject to the reporting and announcement requirements but exempted from the circular and independent shareholders' approval requirements under Chapter 14A of the Listing Rules.

Mr. Wang Wenjin, a non-executive Director, Mr. Zhang Xu, a non-executive Director, and Mr. Sun Jia, a non-executive Director of the Company, are serving in China Vanke or its subsidiaries. Therefore, they have abstained from voting in respect of the relevant board resolution. Save as aforesaid, none of the other Directors has any material interest in the transaction contemplated under the Debt Settlement Agreements and is required to abstain from voting on the relevant board resolution.

## **5. INFORMATION OF THE PARTIES**

### **The Group**

The Company, a joint stock company incorporated under the laws of the PRC with limited liability and the H shares of which are listed on the Main Board of the Hong Kong Stock Exchange, is a leading omni-space service provider in the PRC, with a well-established business system across community, commercial and urban spaces. It provides space technology services for a diverse array of properties such as residential communities, workspaces and public premises, and a broad customer base covering property owners, corporate and other institutional clients. The Group is principally engaged in the provision of property services in China.

### **China Vanke**

China Vanke is a joint stock limited company incorporated in the PRC, the H shares and A shares of which are listed on the Hong Kong Stock Exchange (stock code: 2202) and Shenzhen Stock Exchange (stock code: 000002), respectively, and is the Controlling Shareholder of the Company. The principal businesses of China Vanke are property development, property services, rental housing, commercial development and operation, and logistics and warehousing business. As of the date of this announcement, China Vanke is held as to 27.18% by Shenzhen Metro Group Co., Ltd., which is wholly owned by the Shenzhen Municipal People's Government State-owned Assets Supervision and Administration Commission.

### **Vendors and Debtors**

For details of each of the vendors and debtors, please refer to the section "1. Debt Settlement Agreements – Parties" above. As of the date of this announcement, save as disclosed below, each of the vendors and debtors was ultimately controlled by China Vanke through certain companies, or is an associated company or joint venture or co-managed companies operated by China Vanke and independent third parties. As of the date of this announcement, Dalian Cherry Blossom Development Co., Ltd., Jiangxi Tianxiangyuan Property Co., Ltd. and Qingdao WanJulong Investment Co., Ltd. were controlled by independent third parties of the Company. Each of the vendors and debtors is principally engaged in real estate development.

## 6. DEFINITIONS

Unless the context otherwise requires, capitalised terms used in this announcement shall have the following meanings:

“Board” or “Board of Directors”	the board of directors of our Company
“China Vanke”	China Vanke Co., Ltd. (萬科企業股份有限公司), a joint stock limited company incorporated in the PRC, the H shares and A shares of which are listed on the Hong Kong Stock Exchange (stock code: 2202) and Shenzhen Stock Exchange (stock code: 000002), respectively, and a Controlling Shareholder of our Company
“Company”, “our Company” or “the Company”	Onewo Inc. (萬物雲空間科技服務股份有限公司), a limited liability company incorporated in the PRC on February 20, 2001 and converted into a joint stock limited company on March 20, 2018, the H Shares of which are listed on the Main Board of the Hong Kong Stock Exchange (stock code: 2602)
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Controlling Shareholder(s)”	has the meaning ascribed to it under the Listing Rules
“Debt Settlement Agreements”	a series of debt settlement agreements entered into between certain subsidiaries and related parties of the Group and each of the vendors and debtors, pursuant to which, each of the vendors and debtors agreed to settle certain payables owed by each vendors and/or debtors to certain subsidiaries of the Group by way of transferring properties or carpark spaces to certain subsidiaries of the Group
“Director(s)”	the director(s) of our Company
“Group”, “our Group” or “the Group”	our Company and its subsidiaries
“Hong Kong Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Independent Third Party (ies)”	party(ies) who is/are independent of the Company and its connected person(s) (as defined under the Listing Rules)
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended and supplemented from time to time
“PRC”	the People’s Republic of China, for the purposes of this announcement and for geographical reference only



“RMB”	Renminbi, the lawful currency of the PRC
“Settlement Properties”	all settlement properties under the Debt Settlement Agreements
“shareholder(s)”	holder(s) of our share(s) of our Company
“Valuation Benchmark Date”	November 30, 2024
“%”	per cent

By order of the Board  
**Onewo Inc.**  
**Zhu Baoquan**  
*Chairman, executive Director and general manager*

Shenzhen, the PRC, December 30, 2024

*As at the date of this announcement, the board of directors of the Company comprises Mr. Zhu Baoquan as Chairman and executive Director; Mr. He Shuhua as executive Director; Mr. Wang Wenjin, Mr. Zhang Xu, Mr. Sun Jia, Mr. Zhou Qi and Mr. Yao Jinbo as non-executive Directors; Ms. Law Elizabeth, Mr. Chen Yuyu, Mr. Shen Haipeng and Mr. Song Yunfeng as independent non-executive Directors.*