

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

vanke

CHINA VANKE CO., LTD.*

萬科企業股份有限公司

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

(Stock Code: 2202)

UPDATE REGARDING SALES AND NEWLY ADDED DEVELOPMENT PROJECTS FOR THE MONTH ENDED 31 JANUARY 2021

The board of directors of China Vanke Co., Ltd.* (the "Company") hereby announce that for the month ended 31 January 2021, the Company achieved a contract sales area of 3,986,000 sq. m., with a contract sales amount of RMB71.47 billion. Due to existence of various uncertainties in the sales process, the abovementioned sales figures may differ from the figures to be disclosed in regular reports. Therefore, the relevant figures are periodical data for investors' reference only.

The Company has acquired 17 new development projects since the disclosure of the sales update for the month ended 31 December 2020. Details of the projects are as follows:

No.	City	Name of the Project	Location	Percentage Interest Attributable to the Company	Land Area (Unit: '000 sq m)	Comprehensive Plot Ratio	Plot Ratio-based Gross Floor Area ("GFA") (Unit: '000 sq m)	GFA Attributable to the Company's Equity Holding (Unit: '000 sq m)	Land Premium Attributable to the Company's Equity Holding (RMB million)
1	Nantong	Zhongchuang R20030 Land Lot	Chongchuan District	80%	73	2.3	166	133	2,301
2		CR20027 Land Lot North to Dream City	Haimen District	40%	46	2	91	36	396
3	Jiaxing	3-2 Land Lot of Alliance Promised Land	Nanhu District	40%	39	1.2	46	18	123
4		3-4 Land Lot of Alliance Promised Land	Nanhu District	40%	36	1.1	40	16	110
5	Wenzhou	Shaozhai Industrial Park Land Lot	Rui'an City	100%	27	3.1	83	83	808
6	Hangzhou	Yunhe New Town 02 Land Lot	Gongshu District	100%	54	2.6	142	142	4,060
7	Yangzhou	GZ229 Land Lot in Wantou	Guangling District	38%	39	1.4	56	21	185
8	Shenyang	Vintage Wine of Tuscany Project	Sujiatun District	38.08%	162	2	325	124	373

No.	City	Name of the Project	Location	Percentage Interest Attributable to the Company	Land Area (Unit: '000 sq m)	Comprehensive Plot Ratio	Plot Ratio-based Gross Floor Area ("GFA") (Unit: '000 sq m)	GFA Attributable to the Company's Equity Holding (Unit: '000 sq m)	Land Premium Attributable to the Company's Equity Holding (RMB million)
9	Yantai	F1 Land Lot for Phase I of Urban Renewal Project in Xiaoshabu	Zhifu District	51%	32	2.4	77	37	85
10	Shijiazhuang	Land Lot of Phase II of Emerald Academy Project	Chang'an District	70%	72	2.5	181	127	730
11	Wuhan	Xizang Mansion Project	Hongshan District	100%	23	4.5	101	96	1,000
12	Yichang	83 Mu Project of Follow-up Phase of Dream City	Yiling District	100%	55	1.6	89	89	207
13	Chengdu	Cultural and Creative Industrial Park 80 Mu Project in Erxianqiao	Chenghua District	100%	53	3	160	160	1,738
14	Zhengzhou	116 Mu Project of Phase IX of Vanke City	High & New Technology Industries Development Zone	51%	77	2.5	193	98	437
15	Xi'an	Fengdong New Town 97 Mu Project	Xixian New District	100%	64	2.7	172	172	898
16	Urumqi	Cuiquan Road 79 Mu Project	Tianshan District	100%	53	2.2	116	116	488
17		514 Mu Project of Western Extension of Xinyi Road	Saybagh District	100%	363	2.1	769	769	2,334
Total					1,268	-	2,807	2,237	16,273

The Company has not acquired any new logistic development projects since the disclosure of the sales update for the month ended 31 December 2020.

The Company's equity interests in the abovementioned projects may change as a result of introduction of cooperation parties for joint development of certain of these projects. The percentages of shareholdings disclosed above are for investors' reference only at current stage.

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

Shenzhen, the PRC, 4 February 2021

As at the date of this announcement, the Board comprises Mr. YU Liang, Mr. ZHU Jiusheng and Mr. WANG Haiwu as executive directors; Mr. XIN Jie, Mr. HU Guobin, Mr. TANG Shaojie and Mr. LI Qiangqiang as non-executive directors; and Mr. KANG Dian, Ms. LIU Shuwei, Mr. NG Kar Ling, Johnny and Mr. ZHANG Yichen as independent non-executive directors.

** For identification purpose only*