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CHINA VANKE CO., LTD.*

萬科企業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)
(Stock Code: 2202)

UPDATE REGARDING SALES AND NEWLY ADDED DEVELOPMENT PROJECTS FOR THE MONTH ENDED 28 FEBRUARY 2021

The board of directors of China Vanke Co., Ltd.* (the "Company") hereby announce that for the month ended 28 February 2021, the Company achieved a contract sales area of 2,762,000 sq. m., with a contract sales amount of RMB45.16 billion. From January to February of 2021, the Company achieved an accumulated contract sales area of 6,749,000 sq. m. and a contract sales amount of RMB116.63 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 8 new development projects since the disclosure of the sales update for the month ended 31 January 2021. 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	Nanning	150 Mu Project West to Tanze Road	Liangqing District	100%	100	3.3	335	335	2,001
2	Dongguan	Commercial Residential Land Project in Hujing Road	Songshan Lake	100%	100	1.2	122	122	2,548
3	Ningbo	Sanguantang TOD Land Lot Project	Jiangbei District	51%	12	1.7	21	10	170
4	Xuzhou	No. 2020-94 Land Lot Project North to Kunlun Avenue	Yunlong District	100%	65	2.7	179	179	2,885
5	Shijiazhuang	Phase I Land Lot Project in Underground Entrance Zone of Xigucheng Depot	Chang'an District	41%	41	2.4	99	41	209
6	Dalian	Culture and Creative Park Project in Dongguan Street	Xigang District	100%	32	1.5	47	47	609
7	Yichang	Heyi Road 74 Mu Project	Wujiagang District	60%	49	2.6	127	76	308
8	Chengdu	Huayang Shopping Mall 55 Mu Project	Tianfu New District	60%	38	4.2	159	95	810
Total					437	-	1,089	905	9,540

The Company has not acquired any new logistic development projects since the disclosure of the sales update for the month ended 31 January 2021.

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, 3 March 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*