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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 31 MAY 2021

The board of directors of China Vanke Co., Ltd.* (the "**Company**") hereby announce that for the month ended 31 May 2021, the Company achieved a contract sales area of 3,827,000 sq. m., with a contract sales amount of RMB57.56 billion. From January to May of 2021, the Company achieved an accumulated contract sales area of 17,956,000 sq. m. and a contract sales amount of RMB286.81 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 30 April 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	Zhuhai	2020-07 Project in Hengqin Bonded Area	Xiangzhou District	100%	67	2.2	147	147	3,016
2	Fuzhou	Sanjiangkou Project	Cangshan District	100%	17	1.8	31	31	263
3	Haikou	Affordable Housing Project in Jiangdong New District	Jiangdong New District	50%	44	2.5	110	50	212
4	Liuzhou	Batch Four Land Lot of Dream City Project of Liuzhou	Liubei District	55%	127	2.7	348	191	172
5	Shaoxing	No. 7-1 Land Lot North of Fenglin West Road	Yuecheng District	100%	56	2.3	129	129	2,760
6	Hangzhou	C03 Land Lot in Xiasha Development Zone	Qiantang New District	100%	48	2.9	141	141	2,925
7	Nanjing	Residential Housing Land Lot East to Jiangning-Gaochun Line Metro Station in Commercial Zone of Northern City (2020G21)	Gaochun District	51%	158	2.1	336	172	714

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8	Jinhua	Huangjinyuan 1#129 Mu Project	Wucheng District	70%	86	1.8	155	109	817
9		Bangbangxi 71 Mu Project	Economic & Technological Development Zone	100%	47	1.8	85	85	1,115
10	Wuxi	Xizhang No.8 Project	Huishan District	100%	83	2.4	200	200	3,192
11	Wuhu	Silk Mill No.2 Land Lot	Jinghu District	100%	98	2.0	196	196	1,833
12	Tianjin	Hujiayuan No.6 and No.7 Project	Binhai New District	100%	175	1.6	287	287	609
13		Hujiayuan No.8 and No.9 Project	Binhai New District	100%	148	2.1	318	318	863
14	Shenyang	Haoshang 02 Land Lot	Economic & Technological Development Zone	100%	63	1.5	94	94	274
15		Xiyao Phase II-2 Land Lot	Huanggu District	100%	76	1.8	137	137	1,044
16	Qingdao	Phase I Land Lot of Yihai Road Project	Chengyang District	95%	62	1.6	104	98	425
17	Chengdu	33 Mu Residential Land Lot of Cultural and Creative Park in Zhonghuan Road	Chenghua District	49%	22	2.0	44	22	258
Total					1,377	-	2,862	2,407	20,492

The Company has not acquired any new logistic development projects since the disclosure of the sales update for the month ended 30 April 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 June 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 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*