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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 30 SEPTEMBER 2021

The board of directors of China Vanke Co., Ltd.* (the “**Company**”) hereby announces that for the month ended 30 September 2021, the Company achieved a contract sales area of 2,282,000 sq. m., with a contract sales amount of RMB36.11 billion. From January to September of 2021, the Company achieved an accumulated contract sales area of 29,464,000 sq. m. and a contract sales amount of RMB479.13 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 10 new development projects since the disclosure of the sales update for the month ended 31 August 2021. Details of the projects are as follows:

No.	City	Name of the Project	Location	Percentage Interest Attributable to the Company	Land Area <i>(Unit: '000 sq m)</i>	Comprehensive Plot Ratio	Plot Ratio-based Gross Floor Area (“GFA”) <i>(Unit: '000 sq m)</i>	GFA Attributable to the Company's Equity Holding <i>(Unit: '000 sq m)</i>	Land Premium Attributable to the Company's Equity Holding <i>(RMB million)</i>
1	Taiyuan	Beiyong Urban Renewal Late Stage Project E3 Land Lot	Xiaodian District	50%	42	3.5	146	73	221
2	Shijiazhuang	Dongsanjiao Project	Yuhua District	100%	32	2.9	94	94	793
3	Wuhan	Hengdian 189 Mu Land Lot	Huangpi District	100%	126	2.5	315	315	1,745
4		Huangjinkou 156 Mu Land Lot	Hanyang District	50%	104	2.5	261	130	614
5	Nanchang	185 Mu Land Lot Across from Red Block	Qingyunpu District	50%	128	2.0	248	124	630
6	Ningbo	Gaoqiao Land Lot	Haishu District	100%	53	2.2	116	116	2,065
7	Nanjing	G70 Land Lot	Jiangning District	100%	25	2.5	62	62	1,500

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)
8	Xi'an	Fengxi New Town 126 Mu Land Lot	Xixian New District	60%	84	2.5	210	126	765
9	Chengdu	Mumashan Land Lot	Xinjin District	100%	242	1.2	290	290	1,651
10	Guiyang	The High School Affiliated to Renmin University of China 95 Mu Land Lot	Yunyan District	70%	62	2.5	156	109	500
Total					898	-	1,898	1,439	10,484

In addition, the Company has acquired 1 new logistics property project, with a land premium attributable to the Company's equity holding to be settled amounted to RMB65 million. Details of the project are as follows:

No.	City	Name of Project	Location	Percentage Interest Attributable to the Company	Land Area (Unit: '000 sq m)	GFA (Unit: '000 sq m)	GFA Attributable to the Company's Equity Holding (Unit: '000 sq m)
1	Nanchang	Nanchang Jiamao Project	Airport Economic Zone	100%	86.7	56.9	56.9

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, 10 October 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. HUANG Liping 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