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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 30 APRIL 2021

The board of directors of China Vanke Co., Ltd.* (the "Company") hereby announce that for the month ended 30 April 2021, the Company achieved a contract sales area of 3,086,000 sq. m., with a contract sales amount of RMB49.77 billion. From January to April of 2021, the Company achieved an accumulated contract sales area of 14,130,000 sq. m. and a contract sales amount of RMB229.24 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 20 new development projects since the disclosure of the sales update for the month ended 31 March 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	Dongguan	Liaoxia Project	Houjie Town	40%	105	2.4	251	100	813
2	Zhuhai	No.2020-18 Land Lot of Binhai Commercial Zone	Jinwan District	51%	73	1.7	124	63	578
3	Nanchang	80 Mu Land Lot of Xianghubinjiang	Nanchang County	50%	54	1.8	97	48	257
4	Shaoxing	No.8 Land Lot North to Fenglin West Road	Jinghu New District	100%	36	1.8	65	65	1,575
5		No.6 Land Lot North to Fenglin West Road	Jinghu New District	100%	67	1.4	94	94	2,455
6	Wenzhou	A-13 Land Lot Front of Ouhai Railway Station	Ouhai District	100%	17	2.5	42	42	394
7	Changzhou	Land Lot East to Eastern Dongfangjunkai	Economic Development Zone	49%	30	2	60	29	291
8	Jiaxing	Land Lot East to Puyuehupan (Jing kai 2021-03)	Economic Development Zone	100%	58	2.1	121	121	1,214

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9	Jinhua	135 Mu Land Lot of Bangbang Industrial Park	Economic & Technological Development Zone	100%	90	1.8	162	162	2,459
10		Huangjinyuan No.3 Land Lot	Wucheng New District	100%	133	1.8	240	240	2,200
11	Shenyang	No.1 Land Lot South to National Games Road and West to No. 304 National Highway	Hunnan New District	100%	185	2	369	277	2,087
12		No.2 Land Lot South to National Games Road and West to No. 304 National Highway	Hunnan New District	100%	37	1.1	41	31	18
13		No.3 Land Lot South to National Games Road and West to No. 304 National Highway	Hunnan New District	100%	59	1.4	83	62	29
14	Changchun	Phase III Land Lot of Follow-up Phase of Nanjun in Sunflower Town of Fanjiatun	Gongzhuling City	51%	352	1.8	628	320	326
15		No.55 Land Lot in Southern Extension Line of Linhe Street	Jingyue District	50%	105	1.8	193	97	547
16	Weifang	Project of Square South to Railway Station	Weicheng District	100%	115	2.2	253	253	622
17	Xi'an	89 Mu Land Lot in Jinghe New Town	Xixian New District	100%	59	2.3	137	137	633
18		57 Mu Land Lot in Jinghe New Town	Xixian New District	100%	38	2.3	87	87	428
19	Lanzhou	718 Mu Project of Dream City Follow-up Phase in Yanchi Zone	Gaolan County	51%	479	2.4	1,161	592	1,421
20	Yinchuan	120 Mu Project in Wangyuan District	Yongning District	22.40%	80	2	161	36	49
Total					2,172	-	4,369	2,856	18,396

The Company has not acquired any new logistic development projects since the disclosure of the sales update for the month ended 31 March 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, 9 May 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*