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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 31 JANUARY 2019**

The board of directors of China Vanke Co., Ltd.\* (the "**Company**") is pleased to announce that for the month ended 31 January 2019, the Company achieved a contract sales area of 3,177,000 sq. m., with a contract sales amount of RMB48.88 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 projects since the disclosure of the sales update for the month ended 31 December 2018. Details of the projects are as follows:

No.	City	Name of the Project	Location	Percentage Interest Attributable to the Company	Land Area (Unit: '0000 sq m)	Comprehensive Plot Ratio	Plot Ratio-based Gross Floor Area ("GFA") (Unit: '0000 sq m)	GFA Attributable to the Company's Equity Holding (Unit: '0000 sq m)	Land Premium Attributable to the Company's Equity Holding (RMB million)
1	Guangzhou	Sino-Singapore Knowledge City ZSCN-C1-3 Land Lot	Huangpu District	19.98%	19.2	1.8	34.5	6.9	535
2	Shanghai	Zhonghang Tiansheng Plaza	Yangpu District	50%	1.8	4.0	6.5	3.3	1,182
3	Beijing	Gaoliying Yuzhuang 6004 Land Lot & etc.	Shunyi District	49%	4.3	1.5	6.5	3.2	1,000
4	Shijiazhuang	Boiler Plant Project	Xinhua District	51%	4.9	2.4	11.8	6.0	347
5	E'zhou	Yaohu Village Project	Gedian Economic and Technological Development Zone	70%	2.1	4.4	8.1	5.7	100
6	Zhengzhou	Metropolis E3 Land Lot	Erqi District	100%	3.7	3.0	11.0	11.0	384
7		Metropolis E5 Land Lot	Erqi District	100%	5.9	4.0	23.7	23.7	612

No.	City	Name of the Project	Location	Percentage Interest Attributable to the Company	Land Area (Unit: '0000 sq m)	Comprehensive Plot Ratio	Plot Ratio-based Gross Floor Area ("GFA") (Unit: '0000 sq m)	GFA Attributable to the Company's Equity Holding (Unit: '0000 sq m)	Land Premium Attributable to the Company's Equity Holding (RMB million)
8	Xi'an	Qujiang Creative Valley Project	Yanta District	60%	8.0	6.2	49.9	30.0	189
9	Kunming	Xinghe Jiayuan Project Anaphase South Land Lot	Guandu District	70%	5.2	5.2	27.0	18.9	766
10	Meishan	Huahai Eco City Project	Renshou County	100%	79.0	1.2	95.1	95.1	2,146
<b>Total</b>					<b>134.1</b>	<b>-</b>	<b>274.1</b>	<b>203.8</b>	<b>7,260</b>

Besides, the Company acquired 3 new logistics property projects, with an aggregate land premium attributable to the Company's equity holding to be settled amounted to RMB531 million. Details of the projects are as follows:

No.	City	Name of Project	Location	Percentage Interest Attributable to the Company	Land Area (Unit: '0000 sq m)	GFA (Unit: '0000 sq m)	GFA Attributable to the Company's Equity Holding (Unit: '0000 sq m)
1	Kunming	VX Kunming Changshui Airport Logistic Park (Phase III)	Changshui	100%	10.4	6.1	6.1
2	Hangzhou	VX Hangzhou Dajiangdong Yipeng Logistic Park	Dajiangdong	100%	10.9	11.4	11.4
3	Chongqing	VX Chongqing Nan'an Donggang Logistic Park	Nan'an District	100%	8.8	5.0	5.0
<b>Total</b>					<b>30.1</b>	<b>22.5</b>	<b>22.5</b>

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, 1 February 2019

*As at the date of this announcement, the Board comprises Mr. YU Liang, Mr. WANG Wenjin and Mr. ZHANG Xu as executive directors; Mr. LIN Maode, Mr. CHEN Xianjun and Mr. SUN Shengdian as non-executive directors; and Mr. KANG Dian, Ms. LIU Shuwei, Mr. NG Kar Ling, Johnny and Mr. LI Qiang as independent non-executive directors.*

*\* For identification purpose only*