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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 SEPTEMBER 2020**

The board of directors of China Vanke Co., Ltd.\* (the "Company") hereby announce that for the month ended 30 September 2020, the Company achieved a contract sales area of 3,710,000 sq. m., with a contract sales amount of RMB54.54 billion. From January to September of 2020, the Company achieved an accumulated contract sales area of 32,648,000 sq. m. and a contract sales amount of RMB492.76 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 16 new development projects since the disclosure of the sales update for the month ended 31 August 2020. 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	Housha Road Project	Houjie Town	70.0%	45	1.2	54	38	279
2		Residential Project at Dongguanxi Railway Station	Hongmei Town	65.0%	44	2.5	109	71	751
3	Changsha	Double Upper Cover Project on Wenchangge	Kaifu District	65.0%	40	6.6	264	172	1,312
4	Suzhou	Huolidao No. 2020-WG-60 Land Lot	Xiangcheng District	100.0%	64	2.5	159	159	2,727
5	Wuxi	XDG-2020-15 Gaoli Project	Huishan District	40%	40	2.5	99	40	530
6	Yangzhou	GZ159 Shugang Primary School East Project	Hanjiang District	37.5%	98	1.8	175	66	450

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7	Nantong	R2020-017 Zhenmei Project	Tongzhou District	80%	51	1.8	91	73	876
8		CR20021 Vanke West Land Lot Project	Haimen District	100%	47	1.8	84	84	1,110
9	Yantai	Zhuji H Land Lot Project	Zhifu District	80%	81	2.8	227	182	644
10	Changchun	Yiju Road Land Lot Project	Southern High-tech Industrial Development Zone	100%	92	2.6	237	237	1,023
11	Linyi	C/A4 Land Lot Project in Jinyue Town Area	Lanshan District	51%	112	2.3	258	132	419
12		B1 Land Lot Project in Jinyue Town Area	Lanshan District	70%	130	3.4	441	309	631
13	Dalian	AB Land Lot West to Zhangqian Road	Ganjinzi District	100%	138	1.9	264	264	2,129
14	Zhengzhou	Follow-up 59 Mu Project of Nanlonghu Shuanghu Avenue Project	Xinzheng City	40%	39	3.0	117	47	131
15	Zhoukou	Follow-up 137 Mu Project of Zhoukou Avenue Project	Chuanhui District	50%	92	3.0	274	137	149
16	Urumqi	Longteng Road 26 Mu Project	Shuimogou District	70%	17	3.0	51	36	148
<b>Total</b>					<b>1,130</b>	<b>-</b>	<b>2,904</b>	<b>2,047</b>	<b>13,309</b>

Besides, the Company acquired 1 new logistics property projects, with an aggregate land premium attributable to the Company's equity holding to be settled amounted to RMB51 million. Details of the projects 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	Shanghai	VX Shanghai Songjiang Industrial Zone Park	Songjiang District	70%	27.1	28.0	19.6

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, 11 October 2020

*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*