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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 NOVEMBER 2020

The board of directors of China Vanke Co., Ltd.* (the "Company") hereby announce that for the month ended 30 November 2020, the Company achieved a contract sales area of 3,944,000 sq. m., with a contract sales amount of RMB57.54 billion. From January to November of 2020, the Company achieved an accumulated contract sales area of 40,253,000 sq. m. and a contract sales amount of RMB602.61 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 October 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	Foshan	San Hong Qi Land Lot of Beijiao Town	Shunde District	100%	47	5.0	233	233	1,056
2		Land Lot East to Yanjiang Road and West to Xijiang River, Hecheng Street	Gaoming District	100%	40	2.5	100	100	275
3	Yancheng	Chengnan Xinhe Plate Yuanhengwei No. 1 Plot	Gaoxin District	50%	66	2.5	165	83	783
4	Nantong	CR20024 Junyuan South Land Lot	Haimen District	100%	27	1.8	48	48	650
5		CR20026 Experimental School North Land Lot	Haimen District	100%	52	2.2	115	115	1,560
6	Nanjing	G15 Land Lot of New District South to Linchu Road	Jiangbei New District	36%	78	2.0	160	58	1,163
7	Xuzhou	XT2020-34 Land Lot of Houzhouwo	Tongshan District	49%	167	2.2	367	180	1,181

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	Taiyuan	Haojiagou Urban Redevelopment Project	Yingze District	41%	59	3.1	184	75	175
9		East Central Road 230 mu Project	Xiaodian District	51%	154	2.5	387	196	857
10		Beiyong Urban Renewal Project	Xiaodian District	50%	9	3.8	33	17	51
11	Jinan	Land Lot A-11/A-13/B-2 of Xueshan Area Group Two	Licheng District	100%	162	1.8	300	300	1,971
12	Weihai	Land Lot South to Emerald Park	Economic and Technological Development Zone	70%	125	1.6	194	136	472
13	Ezhou	Colourful Land Project Phase II	Gedian Economic and Technological Development Zone	100%	140	3.0	420	420	1,427
14	Wuhan	International Port City TOD Project	Hannan District	40%	320	1.6	513	205	484
15	Luoyang	Wangfuzhuang 53 Mu Project	Jianxi District	51%	36	4.9	174	89	387
16	Zhengzhou	Laoyachen 93 Mu Project	Huiji District	100%	62	4.2	265	265	1,427
Total					1,544	-	3,658	2,520	13,919

Besides, the Company acquired 2 new logistics property project, with an aggregate land premium attributable to the Company's equity holding to be settled amounted to RMB81 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	Wuhan	VX Wuhan Huangpi Tukou Park	Huangpi District	100%	116	68.0	68.0
2	Wenzhou	VX Wenzhou Pingyang Park (Phase II)	Pingyang County	100%	48	40.4	40.4
Total					164	108.4	108.4

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 December 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*