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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 DECEMBER 2020**

The board of directors of China Vanke Co., Ltd.\* (the "**Company**") hereby announce that for the month ended 31 December 2020, the Company achieved a contract sales area of 6,422,000 sq. m., with a contract sales amount of RMB101.54 billion. From January to December of 2020, the Company achieved an accumulated contract sales area of 46,675,000 sq. m. and a contract sales amount of RMB704.15 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 34 new development projects since the disclosure of the sales update for the month ended 30 November 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	Shenzhen	Xixiang A122-0371 Project	Bao'an District	100%	85	2.2	190	190	5,998
2	Sanya	Linchun Affordable Housing Land Lot	Jiyang District	100%	39	2.0	78	78	662
3	Nanning	Huahai Road East GC2020-093 Land Lot	Liangqing District	50%	80	3.0	240	120	429
4	Liuzhou	Bailu Village Urban Village Reconstruction Land Lots E-6-3 and E-3-2	Liubei District	55%	105	2.6	277	152	147
5	Jiangmen	Licun Project No. 4 Plot	Pengjiang District	65%	22	2.5	54	35	177
6	Guangzhou	Xintang Dongzhou Project	Zengcheng District	100%	163	3.0	488	488	6,307
7	Zhongshan	Zhengxian Street 88 Mu Land Lot	Guzhen Town	60%	59	3.0	177	106	871

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8	Zhongshan	Ma'an Island 58 Mu Project	Cuiheng New District	100%	39	2.5	97	97	1,456
9	Zhuhai	Baotong Road Project	Xiangzhou District	40%	81	2.3	190	76	921
10	Huizhou	Nanmen Middle Road Project, Danshui Street	Huiyang District	40%	45	3.7	163	65	388
11	Yancheng	Xinhe Plate Yuanhengwei No. 3 Plot	Yannan High-tech Zone	80%	79	2.5	198	158	1,535
12	Xuzhou	No. 2020-47 South Side of North District Passenger Station Land Lot A	Gulou District	100%	23	2.1	47	47	272
13		No. 2020-48 South Side of North District Passenger Station Land Lot C	Gulou District	100%	29	2.4	71	71	507
14	Nanchang	Wanli 251 Project	Xinjiang District	50%	168	1.8	302	151	640
15	Wenzhou	Jinhai Land Lot B-02	Longwan District	100%	87	2.2	192	192	1,147
16	Changchun	Plot of Wangxuefang Village, Fanjiatun Town	Gongzhuling City	51%	20	1.8	37	19	18
17		Sunflower Town Late Project, Phase II Land Lot	Gongzhuling City	51%	130	1.8	239	122	119
18		Thermal Power Plant I Project	Kuancheng District	81%	103	2.9	294	238	1,069
19	Harbin	Sino-Russian Industrial Park Project Phase 1.1 Plot	Songbei District	100%	151	1.5	233	233	641
20	Yantai	Nanshangfang Plot C Project	Zhifu District	40%	60	2.5	147	59	125
21	Jinan	Xueshan Area Group Four Project	Licheng District	100%	188	2.0	382	382	2,635
22	Shijiazhuang	Xijing North Phase I Land Lot	Yuhua District	51%	94	2.4	227	116	469
23	Tangshan	Changgezhuang Renovation Project	Lubei District	17%	230	2.4	558	94	486
24	Chengdu	School of Administration 212 Mu TOD Project	Longquanyi District	34%	141	2.3	325	109	1,286

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25	Chongqing	Central Park Congyansi Track Station 51 Mu Project	Yubei District	100%	34	1.5	51	51	498
26		Line 9 Xinqiao Vehicles Section Superstructure 173 Mu Project	Shapingba District	100%	116	1.3	150	150	1,037
27		Railway New Town 296 Mu Project	Banan District	100%	197	1.8	347	347	1,388
28	Kunming	Dianchi International Community Core Area Project	Guandu District	100%	188	3.4	629	629	4,341
29		Jindaoying Project	Panlong District	51%	99	5.5	544	277	1,611
30	Zhengzhou	Metropolis West-side 88 Mu Project	Erqi District	70%	59	3.0	176	123	589
31	Urumqi	Kashgar East Road 64 Mu Project	Shuimogou District	100%	43	2.4	103	103	277
32	Xining	Nanchuan Exhibition Centre NC-11 Plot	Chengzhong District	40%	79	2.5	197	79	493
33		Nanchuan Exhibition Centre NC-12 Plot	Chengzhong District	40%	51	2.8	141	56	263
34	Yinchuan	BNU 173 Mu Project	Jinfeng District	40%	116	2.0	223	89	580
<b>Total</b>					<b>3,203</b>	<b>-</b>	<b>7,767</b>	<b>5,302</b>	<b>39,382</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 RMB445 million. 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)	GFA (Unit: '000 sq m)	GFA Attributable to the Company's Equity Holding (Unit: '000 sq m)
1	Shanghai	VX Shanghai Fengxian Lingang Park	Fengxian District	99%	79.8	96.9	95.9
2	Hangzhou	VX Hangzhou Qiantang New District Cold Chain Park	Qiantang New District	100%	53.0	45.4	45.4
3	Tianjin	VX Tianjin Dongjiang Port Cold Chain Park	Binhai New District	100%	100.6	68.4	68.4
<b>Total</b>					<b>233.4</b>	<b>210.7</b>	<b>209.7</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, 6 January 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. 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*