

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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 MARCH 2021

The board of directors of China Vanke Co., Ltd.* (the "**Company**") hereby announce that for the month ended 31 March 2021, the Company achieved a contract sales area of 4,295,000 sq. m., with a contract sales amount of RMB62.84 billion. From January to March of 2021, the Company achieved an accumulated contract sales area of 11,044,000 sq. m. and a contract sales amount of RMB179.47 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 11 new development projects since the disclosure of the sales update for the month ended 28 February 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	Humen Avenue 2021 WR008 Land Lot	Humen Town	48%	82	2.1	172	83	1,536
2	Zhongshan	Yangguang Avenue 106 Mu Land Lot	Minzhong Town	100%	71	3	212	212	1,155
3	Suzhou	Dongshan Town 52 Mu Land Lot	Wuzhong District	75%	35	1.2	42	31	98
4		Shengpu 63 Mu Land Lot	Industrial Park	38%	58	2	115	43	852
5	Wenzhou	B Land Lot of Daxiangcheng Phase III C-17 Land Lot	Ouhai District	90%	49	2.8	137	123	1,462
6	Tianjin	Eco-city North Block Phase I Land Lot	Binhai New District	100%	71	1.6	113	113	408
7	Taiyuan	Project North to Xugoujinchuan Avenue Phase I Land Lot	Qingxu County	51%	79	2.9	230	117	111

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	Ji'nan	A-9 and A-10 Land Lot of Xueshan Block III Project	Licheng District	50%	79	2.7	212	106	702
9	Zhengzhou	Yangjin Road 80 Mu Land Lot	Jinshui District	100%	53	2.8	149	149	1,159
10	Weinan	Dream Town Phase II Land Lot	Linwei District	100%	99	2.4	238	238	432
11	Xi'an	Northwestern Furniture Industrial Zone Land Lot	Lantian District	60%	172	2.5	429	258	778
Total					848	-	2,049	1,473	8,693

The Company has not acquired any new logistic development projects since the disclosure of the sales update for the month ended 28 February 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, 6 April 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*