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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 JULY 2022

The board of directors of China Vanke Co., Ltd.* (the "**Company**") hereby announce that for the month ended 31 July 2022, the Company achieved a contract sales area of 2,165,000 sq. m., with a contract sales amount of RMB33.69 billion. From January to July of 2022, the Company achieved an accumulated contract sales area of 15,072,000 sq. m. and a contract sales amount of RMB248.98 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 2 new development projects since the disclosure of the sales update for the month ended 30 June 2022. 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	Guangzhou	Guangzhou Huangpu New Town Project	Huangpu District	66%	57	5.3	299	197	3,552
2	Chongqing	Chongqing Central Park 145 Mu Land Lot	Yubei District	100%	97	1.5	141	141	1,130
Total					154	-	440	338	4,682

Besides, the Company acquired 2 new logistics property projects, with an aggregate land premium attributable to the Company's equity holding to be settled amounted to RMB316 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	Shanghai Xinbang Cold Chain Phase II Project	Songjiang District	100%	59	53	53
2	Changsha	Changsha Huangxing Project	Changsha County	100%	51	58	58
Total					110	111	111

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 August 2022

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. HUANG Liping and Mr. LEI Jiangsong 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*