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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 NOVEMBER 2022**

The board of directors of China Vanke Co., Ltd.\* (the "**Company**") hereby announce that for the month ended 30 November 2022, the Company achieved a contract sales area of 2,074,000 sq. m., with a contract sales amount of RMB30.44 billion. From January to November of 2022, the Company achieved an accumulated contract sales area of 23,431,000 sq. m. and a contract sales amount of RMB377.22 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 3 new development projects since the disclosure of the sales update for the month ended 31 October 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	Changsha	Xiangxiuyuan Project	Kaifu District	53%	77	3.0	231	122	550
2	Dongguan	Fenggang No.9 Land Lot	Fenggang Town	60%	35	3.3	117	70	1,498
3		Dalingshan North Station Project	Dalingshan Town	40%	88	3.7	323	129	2,142
<b>Total</b>					<b>200</b>	<b>-</b>	<b>671</b>	<b>321</b>	<b>4,190</b>

The Company has not acquired any new logistics property projects since the disclosure of the sales update for the month ended 31 October 2022.

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, 2 December 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*