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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 31 JULY 2019

The board of directors of China Vanke Co., Ltd.* (the "**Company**") is pleased to announce that for the month ended 31 July 2019, the Company achieved a contract sales area of 3,135,000 sq. m., with a contract sales amount of RMB48.19 billion. From January to July of 2019, the Company achieved an accumulated contract sales area of 24,636,000 sq. m. and a contract sales amount of RMB382.19 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 20 new projects since the disclosure of the sales update for the month ended 30 June 2019. 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	Chuangfu Second Road Project in Lecong Town	Shunde District	50%	132	2.7	351	176	898
2	Nanning	104 Mu Project North to Nakuang Road	Xingning District	100%	70	1.8	126	126	733
3	Zhuhai	Beiwei TOD Core Zone 2019-18 Land Lot Project	National Hi-tech Industrial Development Zone	100%	16	3.0	49	49	700
4		Commercial & Residential Land Lot Project in Hangkongxincheng Binhai Commercial Zone	Jinwan District	100%	111	1.5	171	171	2,264
5	Wuxi	Nanmeng No.44 Land Lot Project	Jiangyin City	100%	60	2.5	151	151	1,319
6	Ningbo	Luotuo 375 Project	Zhenhai District	100%	160	2.4	375	375	2,923

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7	Hangzhou	Wuchang Depot Project	Yuhang District	51%	448	1.8	783	399	7,259
8		Pinyao Liangzhu Sites Park Land Lot Project	Yuhang District	50%	83	1.5	124	62	807
9		Xucun Town Hanhai Boundary Line Land Lot Project	Haining City	100%	42	2.5	104	104	948
10	Wenzhou	D28 Land Lot Project	Lucheng District	100%	24	2.4	57	57	1,019
11	Nantong	R12 Land Lot Project in Zhongchuang District	Chongchuan District	100%	75	2.3	171	171	3,149
12	Shenyang	Daijiazhuang Project - A Land Lot Project	Faku County	51%	40	2.8	112	57	32
13		Jiazhou Garden Project	Yuhong District	100%	78	1.9	148	148	1,281
14	Tangshan	Gangdao Centre Project	Fengnan District	60%	120	2.0	245	147	467
15	Chongqing	Yuelai 117 Mu Project	Yubei District	100%	78	1.5	117	117	1,130
16		Shuitu 111 Mu Project	Yubei District	100%	74	1.5	111	111	720
17		Shuitu 103 Mu Project	Yubei District	100%	69	1.4	95	95	620
18		Yuelai 493 Mu Project	Yubei District	100%	329	1.4	475	475	3,755
19		Zhaomushan 93 Mu Project	Yubei District	100%	62	1.5	96	96	678
20	Urumqi	Liyushan North Road 102 Mu Project	High-tech Development Zone	100%	67	2.4	160	160	629
Total					2,138	-	4,021	3,247	31,331

The Company has not acquired new logistics property projects since the disclosure of the sales update for the month ended 30 June 2019.

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 August 2019

As at the date of this announcement, the Board comprises Mr. YU Liang, Mr. WANG Wenjin and Mr. ZHANG Xu as executive directors; Mr. LIN Maode, Mr. CHEN Xianjun and Mr. SUN Shengdian as non-executive directors; and Mr. KANG Dian, Ms. LIU Shuwei, Mr. NG Kar Ling, Johnny and Mr. LI Qiang as independent non-executive directors.

** For identification purpose only*