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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 AUGUST 2019

The board of directors of China Vanke Co., Ltd.* (the "**Company**") is pleased to announce that for the month ended 31 August 2019, the Company achieved a contract sales area of 2,774,000 sq. m., with a contract sales amount of RMB44.13 billion. From January to August of 2019, the Company achieved an accumulated contract sales area of 27,409,000 sq. m. and a contract sales amount of RMB426.32 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 28 new projects since the disclosure of the sales update for the month ended 31 July 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	Guangzhou	Yeling Village Project in Yongning Street	Zengcheng District	100%	134	3.0	401	401	4,010
2	Liuzhou	Renovation Project of Bailu Urban Villages	Liubei District	55%	87	2.9	252	139	73
3	Zhuhai	Commercial & Residential Land Lot in Binhai Business Zone of Airport New Town	Jinwan District	100%	111	1.5	171	171	2,264
4	Jinhua	Bada Road Project	Wucheng District	51%	25	1.5	37	19	148
5	Taizhou	Dongjiayang Weilai Community Land Lot	Jiaojiang District	100%	227	2.5	567	567	3,931
6	Jiaxing	Land Lot on the Boundary between Hangzhou and Haining in Xucun County (North to Renmin Avenue)	Haining City	100%	42	2.5	104	104	948
7		Dongfang Phase II Land Lot in Chang'an County	Haining City	100%	54	2.3	125	125	1,110
8		Dongshanbei Land Lot	Haining City	100%	65	1.8	117	117	931

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9	Yangzhou	Education Investment Asset Package	Hanjiang District & Guangling District	95%	146	2.0	289	274	1,195
10	Wenzhou	Panqiao Station	Ouhai District	100%	69	3.0	207	207	1,619
11	Changzhou	Huangliangbang No.1 Land Lot	Zhonglou District	100%	84	2.0	169	169	1,300
12		Education Town	Tianning District	100%	117	2.3	274	274	2,390
13	Baoding	High Speed Railway of the City Project	Gaobeidian	51%	22	2.0	45	23	41
14	Shenyang	Baoma International Community	Economic Development Zone in Tiexi District	100%	187	1.5	281	281	668
15		AC Land Lot of Jiazhou Project	Yuhong District	100%	29	1.9	55	55	190
16	Taiyuan	The Paradiso Legand Project in Shui Street of Wujiabao	Jinyuan District	51%	65	3.6	234	120	429
17	Dalian	Zuanshiwan No. 15 Land Lot	Ganjinzi District	100%	68	1.6	109	109	1,081
18	Ji'nan	Huibao Land Lot of Orient Community Project	Linzi District	51%	118	2.5	296	151	371
19	Chengdu	Dafeng 118 Mu	Xindu District	100%	79	2.0	158	158	1,358
20		Longtan 82 Mu	Chenghua District	100%	55	2.0	109	109	986
21	Meishan	72 Mu in East Zone of Huahai	Renshou County	100%	48	1.2	55	55	116
22	Zhengzhou	Yuezhai Project	Jinshui District	50%	33	5.2	172	86	603
23	Yinchuan	A & B Land Lot of Final Stage of Emerald Park	Jinfeng District	24%	297	1.4	423	102	195
24	Urumqi	177 Mu in Changchun Road	Hi-tech Zone	100%	118	2.4	280	280	1,082
25	Xi'an	112 Mu Project of Qinhan New Town	Xixian New District	100%	75	2.0	149	149	647
26		149 Mu Project of Ouya No.3 Road	Chanba District	100%	99	2.6	261	261	1,200
27		253 Mu Project of Chanhe West Road	Chanba District	70%	169	2.0	337	236	1,113
28	Weinan	Weihe Ecosystem Park Project	Linwei District	100%	556	2.1	1,160	1,160	1,548
Total					3,179	-	6,837	5,902	31,547

The Company has not acquired new logistics property projects since the disclosure of the sales update for the month ended 31 July 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, 3 September 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*