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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 SEPTEMBER 2019

The board of directors of China Vanke Co., Ltd.* (the "**Company**") is pleased to announce that for the month ended 30 September 2019, the Company achieved a contract sales area of 3,207,000 sq. m., with a contract sales amount of RMB49.29 billion. From January to September of 2019, the Company achieved an accumulated contract sales area of 30,616,000 sq. m. and a contract sales amount of RMB475.61 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 16 new projects since the disclosure of the sales update for the month ended 31 August 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	Dongguan	2019WG028 Land Lot in Dasheng Village	Machong	100%	29	3.0	86	86	681
2		2019WG031 Land Lot West to Xinsha Road in Dasheng Village	Machong	100%	36	3.0	109	109	789
3	Huizhou	Xiaojinkou Project	Huicheng District	80%	42	2.8	117	94	516
4	Jiaxing	Zhonghuan Park West Land Lot in Northern City	Economic & Technological Development Zone	100%	57	2.0	113	113	735
5		Xiangzhang International East Land Lot	International Commerical Zone	100%	68	2.2	150	150	1,441
6	Xuzhou	No. 2019-46 DEF Land Lot South to North District Transportation Site	Gulou District	100%	68	2.4	165	165	784

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)
7	Suqian	2019 (Jing) B Sucheng 04 Land Lot	Sucheng District	51%	28	2.2	62	32	169
8	Tianjin	Vanke Times Centre Project on An'shan West Avenue	Nankai District	100%	5	11.5	54	54	734
9		024 Land Lot	Baodi District	100%	170	1.7	282	282	1,259
10	Gongzhuling	Fanjiatun Project	Fanjiatun Town	51%	617	1.8	1,086	554	345
11	Chengdu	Xiangshan 279 Mu Project	Tianfu New District	80%	186	3.5	652	522	3,962
12	Chongqing	Shuitu 99 Mu Project	Liangjiang New District	100%	66	1.5	99	99	541
13		Fenghuang Lake Project	Yongchuan District	100%	141	1.6	227	227	500
14	Zhengzhou	Luodamiao Project	Zhongyuan District	50%	34	5.0	169	85	600
15		Bairong E10 Land Lot	Er'qi District	100%	92	3.0	276	276	965
16	Guiyang	Xianfengyuan Land Lot Project	Huaxi District	51%	101	3.0	338	172	786
Total					1,740	-	3,985	3,020	14,807

Besides, the Company acquired 4 new logistics property projects, with an aggregate land premium attributable to the Company's equity holding to be settled amounted to RMB224 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	Chengdu	VX Chengdu Longquan Logistic Park	Longquanyi District	100%	100.4	101.3	101.3
2	Shanghai	VX Shanghai Pudong Zhuqiao Logistic Park	Pudong New District	100%	17.0	22.9	22.9
3	Hui'an	VX Hui'an Economic & Technological Development Logistic Park	Economic & Technological Development Zone	100%	106.7	63.8	63.8
4	Hefei	VX Hefei Feixi Logistic Park	Feixi County	100%	129.3	80.0	80.0
Total					353.4	268.0	268.0

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, 9 October 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*