

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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 DECEMBER 2019

The board of directors of China Vanke Co., Ltd.* (the "Company") is pleased to announce that for the month ended 31 December 2019, the Company achieved a contract sales area of 4,148,000 sq. m., with a contract sales amount of RMB57.31 billion. From January to December of 2019, the Company achieved an accumulated contract sales area of 41,122,000 sq. m. and a contract sales amount of RMB630.84 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 7 new development projects since the disclosure of the sales update for the month ended 30 November 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	Shenzhen	China Electronics Bao'an Xingye Project	Bao'an District	100%	8	7.0	59	59	2,432
2	Nanjing	Commerical and Residential Land Lot West to Nanjing South Station	Jiangning District	100%	38	2.6	97	97	2,530
3	Tianjin	Jade Jiahe Project	Xiqing District	40%	198	1.7	341	136	2,010
4	Changchun	Metro Line 2 Xihu Project	Automobile Economic and Technological Development Zone	50%	82	2.1	174	87	490
5	Taiyuan	Phase One Land Lot of Dongcheng Project	Qingxu County	51%	107	3.0	316	161	131
6	Yantai	Land Lot B in Nanyao Old Village for Redevelopment	Zhifu District	30%	43	2.5	107	32	28
7	Yantai	Yulongshan Project Land Lot D	Zhifu District	51%	39	1.1	43	22	156
Total					515	-	1,137	594	7,777

Besides, the Company acquired 1 new logistics property projects, with an aggregate land premium attributable to the Company's equity holding to be settled amounted to RMB85 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	Wuhan		Dongxi Lake District	80%	66.0	80.7	64.6
Total					66.0	80.7	64.6

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 January 2020

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*