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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 30 JUNE 2020

The board of directors of China Vanke Co., Ltd.* (the "**Company**") hereby announce that for the month ended 30 June 2020, the Company achieved a contract sales area of 5,015,000 sq. m., with a contract sales amount of RMB73.37 billion. From January to June of 2020, the Company achieved an accumulated contract sales area of 20,770,000 sq. m. and a contract sales amount of RMB320.48 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 15 new development projects since the disclosure of the sales update for the month ended 31 May 2020. 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	Jiangmen	Dawanli Project	Pengjiang District	65%	32	2.8	88	57	278
2	Shenzhen	Urban Renewal Project in Guanlan Linwu Industrial Zone	Longhua District	45%	16	5.8	94	42	734
3	Dongguan	Xiangshi Road Project	Liaobu Town	39%	58	3	173	68	1,004
4		Yanglang Road Project	Dalingshan Town	39%	129	1.5	191	75	907
5		Binjiangyuan Project	Machong Town	51%	16	3	47	24	142
6	Zhongshan	Hongheqi 200 Mu Project	Wuguishan Town	70%	133	1.7	226	158	799
7	Huizhou	Qiubao Road Project	Huiyang District	38%	60	3.5	214	81	393
8	Ningbo	Haishangduhui Land D	Zhenhai District	100%	44	2.2	96	96	1,382

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9	Ningbo	Dongchaozhibin Project	Hi-tech Industrial Development Zone	40%	55	2.2	121	48	752
10	Wuxi	Meicun Xinhua Road East Project	Xinwu District	55%	86	2	172	94	1,041
11	Wuhu	1912#79 Mu Land Lot	Jiujiang District	42%	53	1.8	95	40	277
12	Yantai	Yantai Laishan District Book Store Project	Laishan District	40%	70	2.5	176	70	319
13	Jinan	Towel Factory Project	Tianqiao District	51%	35	2.4	82	42	204
14		Yaoshan West Project	Tianqiao District	100%	134	2.2	295	295	1,610
15	Xianyang	New Oriental Mansion Phase II Land Lot	Qindu District	70%	14	6.3	89	62	142
Total					**935**	-	**2,159**	**1,252**	**9,984**

The Company has not acquired any new logistic development projects since the disclosure of the sales update for the month ended 31 May 2020.

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.

Shenzhen, the PRC, 2 July 2020

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. TANG Shaojie and Mr. LI Qiangqiang 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