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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 AUGUST 2023

The board of directors of China Vanke Co., Ltd.* (the “**Company**”) hereby announce that for the month ended 31 August 2023, the Company achieved a contract sales area of 1,576,000 sq. m., with a contract sales amount of RMB22.61 billion. From January to August of 2023, the Company achieved an accumulated contract sales area of 16,245,000 sq. m. and a contract sales amount of RMB248.59 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 9 new development projects since the disclosure of the sales update for the month ended 31 July 2023. 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	Hefei	Isle Maison – Senyu Project	Baohe District	52.1%	71	2.3	163	85	1,148
2		Light Land Project	Shushan District	38.0%	103	2.1	218	83	661
3	Hangzhou	Pule Guigu Primary School North Land Lot	Binjiang District	60.0%	32	2.2	71	42	1,034
4		Shenhua No.28 Retail and Residential Land Lot	Gongshu District	100.0%	36	2.7	96	96	2,751
5	Ningbo	Changqingteng North Land Lot	Yinzhou District	50.0%	14	2.8	40	20	431
6		Isle West Land Lot		70.0%	44	2.3	100	70	1,376
7	Beijing	Yongshun 6004 Land Lot	Tongzhou District	100.0%	42	2.0	79	79	2,740
8	Chengdu	International Trade City 51 Mu Land Lot	Xindu District	100.0%	34	2.0	69	69	344
9		Changi Starry Project	Pidu District	51.0%	29	2.0	59	30	151
Total					405	-	895	574	10,636

Besides, Vanke Logistics Development Co., Ltd. ("**VX Logisitc Properties**") acquired 1 new logistics property project, with an aggregate land premium attributable to the VX Logistic Properties' equity holding to be settled amounted to RMB45 million. Details of the project are as follows:

No.	City	Name of Project	Location	Percentage Interest Attributable to VX Logistic Properties	Land Area (Unit: '000 sq m)	GFA (Unit: '000 sq m)	GFA Attributable to the VX Logistics' Equity Holding (Unit: '000sqm)
1	Jiaxing	Phase II Project of Jiaxing Port Area	Pinghu City	100%	56	55	55

Note: The equity percentage data in above table refer to equity held by VX Logisitc Properties, a majority-owned subsidiary of the Company.

The Company's equity interests in the abovementioned projects may change as a result of introduction of cooperation parties for joint development. 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, 5 September 2023

As at the date of this announcement, the Board comprises Mr. YU Liang, Mr. ZHU Jiusheng and Ms. WANG Yun as executive directors; Mr. XIN Jie, Mr. HU Guobin, Mr. HUANG Liping and Mr. LEI Jiansong as non-executive directors; and Mr. LIU Tsz Bun Bennett, Mr. LIM Ming Yan, Dr. SHUM Heung Yeung Harry and Mr. ZHANG Yichen as independent non-executive directors.

* For identification purpose only