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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 SEPTEMBER 2023

The board of directors of China Vanke Co., Ltd.* (the “**Company**”) hereby announce that for the month ended 30 September 2023, the Company achieved a contract sales area of 1,938,000 sq. m., with a contract sales amount of RMB32,010 million. From January to September of 2023, the Company achieved an accumulated contract sales area of 18,184,000 sq. m. and a contract sales amount of RMB280,610 million. 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 5 new development projects since the disclosure of the sales update for the month ended 31 August 2023. Details of the projects are as follows:

No.	City	Name of the Project	Location	Percentage Interest Attributable to the Company	Land Area <i>(Unit: '000 sq. m.)</i>	Comprehensive Plot Ratio	Plot Ratio based Gross Floor Area (“GFA”) <i>(Unit: '000 sq. m.)</i>	GFA Attributable to the Company’s Equity Holding <i>(Unit: '000 sq. m.)</i>	Land Premium Attributable to the Company’s Equity Holding <i>(RMB million)</i>
1	Foshan	Zhoubiao Project(Phase I)	Nanhai District	51%	28	3.2	88	45	1,013
2	Wuhan	Optics Valley Oriental Rediance of Vanke	East Lake High-tech Development Zone	40%	60	2.5	124	50	358
3		The Sky Oasis of Vanke	Jiang’an District	50%	96	3.6	343	171	1,587
4	Changsha	Chazishan 45 Mu Land Lot	Yuelu District	100%	30	5.0	150	150	550
5	Chongqing	90 Mu Land Lot West to Hometown	Yubei District	100%	60	1.5	90	90	932
Total					274	-	795	506	4,440

The Company has not acquired any new logistics property projects since the disclosure of the sales update for the month ended 31 August 2023.

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, 3 October 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