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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 NOVEMBER 2023**

The board of directors of China Vanke Co., Ltd.* (the “**Company**”) hereby announce that for the month ended 30 November 2023, the Company achieved a contract sales area of 1,908,000 sq. m., with a contract sales amount of RMB30.70 billion. From January to November of 2023, the Company achieved an accumulated contract sales area of 22,092,000 sq. m. and a contract sales amount of RMB343.14 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 2 new development projects since the disclosure of the sales update for the month ended 31 October 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	Sanya	82 Mu Land Lot in Haipo Community	Tianya District	100.00%	55	2.5	137	137	2,235
2	Kunming	KMIC-KM·International Community 70 Mu Land Lot	Guandu District	40.00%	47	2.8	131	52	311
Total					102	-	268	189	2,546

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

The Company’s equity interest in the abovementioned project 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, 4 December 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*