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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 JANUARY 2024

The board of directors of China Vanke Co., Ltd.* (the “**Company**”) hereby announces that for the month ended 31 January 2024, the Company achieved a contract sales area of 1,254,000 sq. m., with a contract sales amount of RMB19.45 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 3 new development projects since the disclosure of the sales update for the month ended 31 December 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	Yinchuan	Centre Glory Project, West of Ningan Street	Jinfeng District	51%	55	2.0	110	56	242
2	Kunming	Qicai International Community Subsequent 77 Mu Land Lot	Guandu District	40%	52	3.6	185	74	451
3	Guiyang	Yangguan Avenue 40 Mu Land Lot	Guanshanhu District	100%	27	2.5	67	67	237
Total					134	-	362	197	930

Besides, Vanke Logistics Development Co., Ltd. ("**VX Logistic Properties**") acquired 2 new logistics property projects, with an aggregate land premium attributable to its equity holding to be settled amounted to RMB169 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)	Planned Leasable GFA (Unit: '000 sq m)	Leasable GFA Attributable to the Company's Equity Holding (Unit:'000sqm)
1	Foshan	Lishui Cold Chain Project	Nanhai District	51%	18	16	8
2	Jinan	Innovation Zone Phase II Project	Innovation Zone	100%	102	73	73
Total					120	89	81

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

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, 8 February 2024

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 Jiangsong 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