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**vanke**  
**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)**

**OVERSEAS REGULATORY ANNOUNCEMENT**

This announcement is published in accordance with the Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. This announcement is set out as following for reference only.

By order of the Board  
**China Vanke Co., Ltd. \***  
**Zhu Xu**  
*Company Secretary*

Shenzhen, the PRC, 28 March 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 Jiansong as non-executive directors; and Mr. LIU Tsz Bun Bennett, Mr. LIM Ming Yan, Dr. SHEM Heung Yeung Harry and Mr. ZHANG Yichen as independent non-executive directors.*

*\* For identification purpose only*

China Vanke Co., Ltd.  
Summary of Non-operational Use of Capital and Other Related Fund Transactions for 2023

Unit: RMB'0000

Non-operational use of capital	Name of fund user	Related party relationship between user and listed company	Accounting items for listed company	Balance of funds utilised as at the beginning of 2023	Accumulative amounts utilised for 2023 (excluding interests)	Interests on funds utilised for 2023 (if any)	Repayment of accumulative amounts for 2023	Balance of funds utilised as at the end of 2023	Reason for use	Nature of use
Controlling shareholders, actual controllers and their subsidiaries	None	N/A	N/A	-	-	-	-	-	-	N/A
Sub-total	N/A	N/A	N/A	-	-	-	-	-	-	N/A
Former controlling shareholders, actual controllers and their subsidiaries	None	N/A	N/A	-	-	-	-	-	-	N/A
Sub-total	N/A	N/A	N/A	-	-	-	-	-	-	N/A
Other related parties and their subsidiaries	N/A	N/A	N/A	-	-	-	-	-	-	N/A
Sub-total	N/A	N/A	N/A	-	-	-	-	-	-	N/A
Total	N/A	N/A	N/A	-	-	-	-	-	-	N/A

Other related fund transactions	Name of related party	Related party relationship between related party and listed company as at the end of the period	Accounting items for listed company as at the end of the period	Balance of current funds as at the beginning of 2023	Accumulative amounts of current funds for 2023 (excluding interests)	Interests on current funds for 2023 (if any)	Repayment of accumulative amounts for 2023	Balance of current funds as at the end of 2023	Reason for current funds	Nature of current funds
Other related parties and their subsidiaries	Yunnan Chengjiang Laoyingdi Tourism Resort Co., Ltd. (雲南澄江老鷹地旅遊度假村有限公司)	Associate	Other receivables	389,060.86	9,454.45	123.04	-	398,638.35	Cooperative operation investment	Operating transactions
	Hainan Wanjun Management Services Co., Ltd. (海南萬駿管理服務有限公司)	Associate	Other receivables	287,311.26	52,899.21	-	-	340,210.47	Cooperative operation investment	Operating transactions
	Beijing Lvcheng Yinshi Real Estate Co., Ltd. (北京綠城銀石置業有限公司)	Associate	Other receivables	197,295.81	101,690.44	-	-	298,986.24	Cooperative operation investment	Operating transactions
	Tianjin Harmonious Home Construction and Development Co., Ltd. (天津和諧家園建設開發有限公司)	Associate	Other receivables	238,658.13	31,723.12	10,813.22	-	281,194.48	Cooperative operation investment	Operating transactions
	Foshan Vanke Business Management Co., Ltd. (佛山市萬科商業管理有限公司)	Associate	Other receivables	157,388.53	122,329.97	-	-	279,718.51	Cooperative operation investment	Operating transactions
	Dongguan Fengjing Investment Co., Ltd. (東莞市峰景投資有限公司)	Associate	Other receivables	247,985.12	30,439.8	-	-	278,424.92	Cooperative operation investment	Operating transactions
	Chongqing Yunpan Real Estate Co., Ltd. (重慶雲畔置業有限公司)	Associate	Other receivables	-	271,738.63	-	-	271,738.63	Cooperative operation investment	Operating transactions
	Dongguan Wanchen Real Estate Co., Ltd. (東莞市萬宸房地產有限公司)	Associate	Other receivables	264,113.22	-	-	38,985.10	225,128.12	Cooperative operation investment	Operating transactions
	Zhongshan Shenye Wansheng Investment Co., Ltd. (中山市深業萬勝投資有限公司)	Associate	Other receivables	335,325.97	-	-	124,783.74	210,542.23	Cooperative operation investment	Operating transactions
	Shenzhen Kaifu Investment Industrial Co., Ltd. (深圳市凱福投資實業有限公司)	Associate	Other receivables	37,141.41	151,247.95	-	-	188,389.36	Cooperative operation investment	Operating transactions
	Suzhou High-tech Wanyang Land Co., Ltd. (蘇州高新萬陽置地有限公司)	Associate	Other receivables	196,713.08	-	-	30,738.59	165,974.49	Cooperative operation investment	Operating transactions
	Kunming Yunguang Investment Co., Ltd. (昆明雲廣投資有限公司)	Associate	Other receivables	165,025.94	-	-	0.50	165,025.44	Cooperative operation investment	Operating transactions
	SCPG Commercial Real Estate Co., Ltd. (印力商用置業有限公司)	Associate	Other receivables	143,369.40	13,512.09	-	-	156,881.50	Cooperative operation investment	Operating transactions
	China General Emerging Real Estate Co., Ltd. (中國通用新興地產有限公司)	Associate	Other receivables	152,360.24	-	9,511.43	9,658.00	152,213.67	Cooperative operation investment	Operating transactions
	Guangzhou Yinye Junrui Real Estate Development Co., Ltd. (廣州銀業君瑞房地產開發有限公司)	Associate	Other receivables	1,002.23	142,527.97	-	-	143,530.20	Cooperative operation investment	Operating transactions
	Hainan Wanxin Real Estate Development Co., Ltd. (海南萬欣房地產開發有限公司)	Associate	Other receivables	-	127,558.19	-	-	127,558.19	Cooperative operation investment	Operating transactions
	Shengda Land Investment Co., Ltd. (盛達置地投資有限公司)	Associate	Other receivables	113,527.05	-	-	-	113,527.05	Cooperative operation investment	Operating transactions
Shenzhen Zhuhengsheng Enterprise Management Consulting Co., Ltd. (深圳市築恒盛企業管理諮詢有限公司)	Associate	Other receivables	-	99,000.00	-	-	99,000.00	Cooperative operation investment	Operating transactions	

Other related fund transactions	Name of related party	Related party relationship between related party and listed company as at the end of the period	Accounting items for listed company as at the end of the period	Balance of current funds as at the beginning of 2023	Accumulative amounts of current funds for 2023 (excluding interests)	Interests on current funds for 2023 (if any)	Repayment of accumulative amounts for 2023	Balance of current funds as at the end of 2023	Reason for current funds	Nature of current funds
Other related parties and their subsidiaries	Beijing Jihai Real Estate Development Co., Ltd. (北京捷海房地產開發有限公司)	Associate	Other receivables	88,949.70	3,444.65	2,881.91	-	95,276.26	Cooperative operation investment	Operating transactions
	Beijing Fanghong Real Estate Co., Ltd. (北京方宏置業有限公司)	Associate	Other receivables	89,837.98	573.86	-	-	90,411.84	Cooperative operation investment	Operating transactions
	Beijing Youtai Real Estate Development Co., Ltd. (北京友泰房地產開發有限公司)	Associate	Other receivables	89,693.96	-	673.96	17,197.83	73,170.09	Cooperative operation investment	Operating transactions
	Xi'an Yiheyuan Industrial Co., Ltd. (西安伊合源實業有限公司)	Associate	Other receivables	65,971.11	160.30	-	-	66,131.40	Cooperative operation investment	Operating transactions
	Hubei Chuheng Real Estate Co., Ltd. (湖北楚恒置業有限公司)	Associate	Other receivables	34,784.63	12,234.29	-	-	47,018.92	Cooperative operation investment	Operating transactions
	Harbin Wanhe Jiantuo Real Estate Co., Ltd. (哈爾濱萬合建拓置業有限公司)	Associate	Other receivables	45,395.45	-	-	-	45,395.45	Cooperative operation investment	Operating transactions
	Shanghai Xinqiaogao Enterprise Development Co., Ltd. (上海鑫橋高企業發展有限公司)	Associate	Other receivables	42,838.56	140.22	-	-	42,978.78	Cooperative operation investment	Operating transactions
	Shenzhen Zhongjinhe Consulting Management Co., Ltd. (深圳市眾金合諮詢管理有限公司)	Associate	Other receivables	54,427.10	-	-	12,337.22	42,089.88	Cooperative operation investment	Operating transactions
	Shanghai Zhongwan Real Estate Co., Ltd. (上海重萬置業有限公司)	Associate	Other receivables	37,539.88	1,128.18	-	-	38,668.06	Cooperative operation investment	Operating transactions
	Dongguan Wanfeng Real Estate Co., Ltd. (東莞市萬峰房地產有限公司)	Associate	Other receivables	140.79	36,815.74	-	-	36,956.54	Cooperative operation investment	Operating transactions
	Fuzhou Wanxi Real Estate Co., Ltd. (福州市萬曦房地產有限公司)	Associate	Other receivables	35,385.47	-	-	1,278.18	34,107.29	Cooperative operation investment	Operating transactions
	Vanlink Company Limited	Associate	Other receivables	32,678.51	-	-	125.62	32,552.89	Cooperative operation investment	Operating transactions
	Shenzhen Longgang District Tefa Vanke City Investment Land Co., Ltd. (深圳市龍崗區特發萬科城投資地產有限公司)	Associate	Other receivables	25,405.49	5,797.99	-	-	31,203.48	Cooperative operation investment	Operating transactions
	Radiant Crystal Limited	Associate	Other receivables	29,355.37	942.45	-	-	30,297.82	Cooperative operation investment	Operating transactions
	Bayline Global Limited	Associate	Other receivables	26,527.14	-	-	-	26,527.14	Cooperative operation investment	Operating transactions
	Hefei Weiwan Real Estate Co., Ltd. (合肥偉萬置業有限公司)	Associate	Other receivables	-	26,411.33	-	-	26,411.33	Cooperative operation investment	Operating transactions
	Xi'an Jiazhao Real Estate Co., Ltd. (西安佳兆置業有限公司)	Associate	Other receivables	23,000.00	-	-	-	23,000.00	Cooperative operation investment	Operating transactions
	Shenzhen Chuangjun Investment Management Co., Ltd. (深圳市創鈞投資管理有限公司)	Associate	Other receivables	22,325.10	-	-	1,021.48	21,303.63	Cooperative operation investment	Operating transactions

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Other related parties and their subsidiaries	Chengdu Wanxing Green Building Technology Co., Ltd. (成都萬興綠建科技有限公司)	Associate	Other receivables	20,469.94	290.49	-	-	20,760.43	Cooperative operation investment	Operating transactions
	Wuhan Century Longyuan Real Estate Development Co., Ltd. (武漢世紀龍源房地產開發有限公司)	Associate	Other receivables	17,551.57	2,106.48	-	-	19,658.05	Cooperative operation investment	Operating transactions
	Shenzhen Wanhe Tiannuo Industrial Operation and Management Co., Ltd. (深圳市萬禾天諾產業運營管理有限公司)	Associate	Other receivables	61,531.45	-	-	43,987.63	17,543.83	Cooperative operation investment	Operating transactions
	Dongguan Songsshan Lake High-tech Park Development Co., Ltd. (東莞市松山湖高科技園區開發有限公司)	Associate	Other receivables	15,106.09	874.81	-	-	15,980.90	Cooperative operation investment	Operating transactions
	Chengdu Wanxiang Feiteng Real Estate Co., Ltd. (成都萬香沸騰置業有限公司)	Associate	Other receivables	14,286.96	1,364.46	-	-	15,651.42	Cooperative operation investment	Operating transactions
	Xiamen Binxi Real Estate Co., Ltd. (廈門市濱溪置業有限公司)	Associate	Other receivables	44,777.52	-	-	29,864.87	14,912.65	Cooperative operation investment	Operating transactions
	Nanjing Jingsheng Real Estate Development Co., Ltd. (南京京盛房地產開發有限公司)	Associate	Other receivables	33,792.37	-	-	19,513.23	14,279.14	Cooperative operation investment	Operating transactions
	Xuzhou Shengrong Real Estate Co., Ltd. (徐州晟榮置業有限公司)	Associate	Other receivables	-	12,615.26	-	-	12,615.26	Cooperative operation investment	Operating transactions
	Chengdu Wande Education Consulting Co., Ltd. (成都萬德教育諮詢有限公司)	Associate	Other receivables	11,614.25	-	-	0.05	11,614.20	Cooperative operation investment	Operating transactions
	Beijing Changke Interconnection Business Operation and Management Co., Ltd. (北京昌科互聯商業運營管理有限公司)	Associate	Other receivables	14,573.55	-	-	4,131.81	10,441.74	Cooperative operation investment	Operating transactions
	Dongguan Jiawan Real Estate Co., Ltd. (東莞市嘉萬房地產有限公司)	Associate	Other receivables	5,727.46	4,704.12	-	-	10,431.58	Cooperative operation investment	Operating transactions
	Anhui Xinwanhua Real Estate Development Co., Ltd. (安徽信萬華房地產開發有限公司)	Associate	Other receivables	10,407.34	-	-	109.92	10,297.42	Cooperative operation investment	Operating transactions
	Foshan Lewei Warehousing Co., Ltd. (佛山樂維倉儲有限公司)	Associate	Other receivables	607.82	9,323.95	241.62	-	10,173.39	Cooperative operation investment	Operating transactions
	Chengdu Jinchenghang Logistics Co., Ltd. (成都錦成行物流有限公司)	Associate	Other receivables	4,476.45	4,881.47	131.90	-	9,489.83	Cooperative operation investment	Operating transactions
	Tianjin Rongwan Cold Chain Logistics Co., Ltd. (天津融萬冷鏈物流有限責任公司)	Associate	Other receivables	4,608.00	4,440.00	-	-	9,048.00	Cooperative operation investment	Operating transactions
	Shenzhen Dongfang Xinyue Industrial Co., Ltd. (深圳市東方欣悅實業有限公司)	Associate	Other receivables	259,236.85	-	-	250,620.52	8,616.33	Cooperative operation investment	Operating transactions
	Chongqing Zhaoke Real Estate Co., Ltd. (重慶招科置業有限公司)	Associate	Other receivables	5,339.59	3,184.81	-	-	8,524.41	Cooperative operation investment	Operating transactions
Kunming Wanyu Logistics Co., Ltd. (昆明萬鈺物流有限公司)	Associate	Other receivables	743.43	6,697.09	167.73	-	7,608.25	Cooperative operation investment	Operating transactions	

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Other related parties and their subsidiaries	Yunnan Wanchenglong Real Estate Development Co., Ltd. (雲南萬勝隆房地產開發有限公司)	Associate	Other receivables	7,579.00	-	-	-	7,579.00	Cooperative operation investment	Operating transactions
	Jiangxi Qichuang Real Estate Co., Ltd. (江西啟創置業有限公司)	Associate	Other receivables	7,714.01	-	-	1,134.54	6,579.47	Cooperative operation investment	Operating transactions
	Wuhan Wanwu Warehousing Management Co., Ltd. (武漢萬物倉儲管理有限公司)	Associate	Other receivables	746.29	5,646.99	102.30	-	6,495.58	Cooperative operation investment	Operating transactions
	Shenzhen Wanqihui Management Consulting Co., Ltd. (深圳萬啟會管理諮詢有限公司)	Associate	Other receivables	-	6,394.87	-	-	6,394.87	Cooperative operation investment	Operating transactions
	Wuhan Shanghui Logistics Management Co., Ltd. (武漢商匯物流管理有限公司)	Associate	Other receivables	600.10	5,617.36	137.98	-	6,355.44	Cooperative operation investment	Operating transactions
	Foshan Wanyuan Warehousing Services Co., Ltd. (佛山萬源倉儲服務有限公司)	Associate	Other receivables	419.72	5,489.59	137.09	-	6,046.40	Cooperative operation investment	Operating transactions
	Wenzhou Wanyin Real Estate Co., Ltd. (溫州萬印置業有限公司)	Associate	Other receivables	11,523.94	-	-	5,516.11	6,007.83	Cooperative operation investment	Operating transactions
	Guangzhou Wandun Warehousing Co., Ltd. (廣州萬墩倉儲有限公司)	Associate	Other receivables	766.81	4,669.83	131.05	-	5,567.69	Cooperative operation investment	Operating transactions
	Anhui Wanrong Real Estate Co., Ltd. (安徽皖融置業有限責任公司)	Associate	Other receivables	5,623.46	-	-	78.71	5,544.76	Cooperative operation investment	Operating transactions
	Guiyang Longhua Real Estate Development Co., Ltd. (貴陽龍華房地產開發有限公司)	Associate	Other receivables	3,298.62	2,135.16	-	-	5,433.78	Cooperative operation investment	Operating transactions
	Chongqing Wanbin Real Estate Co., Ltd. (重慶萬濱置業有限公司)	Associate	Other receivables	5,384.04	-	-	32.91	5,351.13	Cooperative operation investment	Operating transactions
	Nanchang Lianjiaoke Real Estate Co., Ltd. (南昌聯文科置業有限公司)	Associate	Other receivables	5,284.24	-	-	-	5,284.24	Cooperative operation investment	Operating transactions
	Beijing Tianzhu Vanke Real Estate Development Co., Ltd. (北京天竺萬科房地產開發有限公司)	Associate	Other receivables	6,437.04	-	-	1,392.47	5,044.57	Cooperative operation investment	Operating transactions
	Kunming Wankun Logistics Co., Ltd. (昆明萬昆物流有限公司)	Associate	Other receivables	460.68	3,981.21	89.67	-	4,531.56	Cooperative operation investment	Operating transactions
	Hangzhou Jinfan Real Estate Co., Ltd. (杭州錦繁置業有限公司)	Associate	Other receivables	4,629.10	-	-	352.14	4,276.96	Cooperative operation investment	Operating transactions
	Guizhou Tailian Real Estate Development Co., Ltd. (貴州泰聯房地產開發有限公司)	Associate	Other receivables	2,459.93	1,394.10	-	-	3,854.03	Cooperative operation investment	Operating transactions
	Yinchuan Wanbo Hetai Real Estate Co., Ltd. (銀川市萬博合泰房地產有限公司)	Associate	Other receivables	5,648.19	-	-	1,838.78	3,809.41	Cooperative operation investment	Operating transactions
Dongguan Wanyue Real Estate Co., Ltd. (東莞市萬悅房地產有限公司)	Associate	Other receivables	3,322.70	164.46	-	-	3,487.16	Cooperative operation investment	Operating transactions	

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Other related parties and their subsidiaries	Foshan Gaoming Weigui Warehousing Co., Ltd. (佛山市高明緯貴倉儲有限公司)	Associate	Other receivables	195.92	2,992.84	48.09	-	3,236.86	Cooperative operation investment	Operating transactions
	Beijing Dongfang Ruiying Asset Management Co., Ltd. (北京東方瑞盈資產管理有限公司)	Associate	Other receivables	3,106.11	-	-	132.27	2,973.84	Cooperative operation investment	Operating transactions
	Haining Wanpu Warehousing Co., Ltd. (海寧萬普倉儲有限公司)	Associate	Other receivables	549.21	2,254.67	68.51	-	2,872.39	Cooperative operation investment	Operating transactions
	Ningbo Wanchen Warehousing Co., Ltd. (寧波萬晨倉儲有限公司)	Associate	Other receivables	410.33	2,164.48	62.89	-	2,637.70	Cooperative operation investment	Operating transactions
	Beijing Urban Construction Vanke Tianyun Real Estate Co., Ltd. (北京城建萬科天運置業有限公司)	Associate	Other receivables	413.05	2,148.41	-	-	2,561.46	Cooperative operation investment	Operating transactions
	Vanke Commercial Assets Operation and Development (Beijing) Co., Ltd. (萬科商業資產運營發展(北京)有限公司)	Associate	Other receivables	149.38	2,409.99	-	-	2,559.36	Cooperative operation investment	Operating transactions
	Dongguan Wanyi Real Estate Co., Ltd. (東莞市萬益房地產有限公司)	Associate	Other receivables	2,730.18	-	-	314.87	2,415.30	Cooperative operation investment	Operating transactions
	Chengdu Huangou Business Management Co., Ltd. (成都歡購商業管理有限公司)	Associate	Other receivables	4.05	2,170.60	-	-	2,174.64	Cooperative operation investment	Operating transactions
	Shanghai Zhupu Information Technology Co., Ltd. (上海築浦信息技術有限公司)	Associate	Other receivables	-	2,118.29	-	-	2,118.29	Cooperative operation investment	Operating transactions
	Suzhou Hetahui Consulting Co., Ltd. (蘇州和泰匯諮詢有限公司)	Associate	Other receivables	5,778.93	-	-	3,961.20	1,817.73	Cooperative operation investment	Operating transactions
	Chengdu Chengtou Boyu Asset Management Co., Ltd. (成都城投泊寓資產管理有限公司)	Associate	Other receivables	776.06	1,024.73	-	-	1,800.79	Cooperative operation investment	Operating transactions
	Jinan Taihui Real Estate Development Co., Ltd. (濟南泰暉房地產開發有限公司)	Associate	Other receivables	9,260.72	-	-	7,568.00	1,692.71	Cooperative operation investment	Operating transactions
	Hefei Lutai Real Estate Co., Ltd. (合肥廬泰置業有限公司)	Associate	Other receivables	-	1,692.07	-	-	1,692.07	Cooperative operation investment	Operating transactions
	Nanchang Hongke Real Estate Co., Ltd. (南昌洪科置業有限公司)	Associate	Other receivables	2,853.43	-	-	1,242.20	1,611.23	Cooperative operation investment	Operating transactions
	Tangshan Xinchuang Real Estate Development Co., Ltd. (唐山新創房地產開發有限公司)	Associate	Other receivables	1,345.03	6.65	-	-	1,351.68	Cooperative operation investment	Operating transactions
	Changsha Oriental City Real Estate Development Co., Ltd. (長沙東方城房地產開發有限公司)	Associate	Other receivables	1,249.60	-	-	-	1,249.60	Cooperative operation investment	Operating transactions
	Xining Wantang Real Estate Co., Ltd. (西寧萬唐房地產有限公司)	Associate	Other receivables	-	1,162.04	-	-	1,162.04	Cooperative operation investment	Operating transactions
Ningxia Zhongfang Vanke Real Estate Co., Ltd. (寧夏中房萬科房地產有限公司)	Associate	Other receivables	2,419.22	-	-	1,437.92	981.30	Cooperative operation investment	Operating transactions	

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Other related parties and their subsidiaries	Zhengzhou Haichuang Incubator Co., Ltd. (鄭州市海創孵化器有限公司)	Associate	Other receivables	978.61	-	-	58.89	919.72	Cooperative operation investment	Operating transactions
	Zhuhai Vanke Poshì Real Estate Development Co., Ltd. (珠海市萬科婆石房地產開發有限公司)	Associate	Other receivables	769.66	-	-	-	769.66	Cooperative operation investment	Operating transactions
	Jinan Anqi Real Estate Development Co., Ltd. (濟南安齊房地產開發有限公司)	Associate	Other receivables	-	641.11	-	-	641.11	Cooperative operation investment	Operating transactions
	Dongguan Hongwan Urban Renewal and Development Co., Ltd. (東莞市宏萬城市更新發展有限公司)	Associate	Other receivables	398.84	137.79	-	-	536.63	Cooperative operation investment	Operating transactions
	Dongguan Shuixiang Urban Resource Management Co., Ltd. (東莞水鄉城市資源經營管理有限公司)	Associate	Other receivables	6.21	512.87	-	-	519.08	Cooperative operation investment	Operating transactions
	Jinan Yaheng Real Estate Development Co., Ltd. (濟南雅恒房地產開發有限公司)	Associate	Other receivables	2,149.75	-	-	1,654.58	495.17	Cooperative operation investment	Operating transactions
	Xiamen Jimei District Jinyu Huafu Meisha Kindergarten (廈門市集美區金城華府梅沙幼兒園)	Associate	Other receivables	438.17	35.70	-	-	473.87	Cooperative operation investment	Operating transactions
	Hangzhou Xitou Vanke Real Estate Co., Ltd. (杭州西投萬科置業有限公司)	Associate	Other receivables	8,997.51	-	-	8,556.52	440.99	Cooperative operation investment	Operating transactions
	Dongguan Vanke Construction Design & Investment Development Co., Ltd. (東莞市萬科建造設計投資發展有限公司)	Associate	Other receivables	441.39	-	-	4.19	437.20	Cooperative operation investment	Operating transactions
	Shanwei Shancheng Wanwu Urban Resource Management Co., Ltd. (汕尾市善城萬物城市資源經營管理有限公司)	Associate	Other receivables	2.58	426.37	-	-	428.95	Cooperative operation investment	Operating transactions
	Qingdao Wandong Urban Resource Management Co., Ltd. (青島萬動城市資源經營管理有限公司)	Associate	Other receivables	22.95	392.07	-	-	415.02	Cooperative operation investment	Operating transactions
	Hefei Bihe Real Estate Development Co., Ltd. (合肥市碧合房地產開發有限公司)	Associate	Other receivables	491.83	-	-	114.47	377.36	Cooperative operation investment	Operating transactions
	Shenzhen Wanxin Logistics and Warehousing Investment Co., Ltd. (深圳市萬欣物流倉儲投資有限公司)	Associate	Other receivables	400.01	-	-	24.81	375.20	Cooperative operation investment	Operating transactions
	Shenzhen Yinli Property Services Co., Ltd. (深圳市印力物業服務有限公司)	Subsidiary of associate	Other receivables	102.99	257.84	-	-	360.82	Cooperative operation investment	Operating transactions
	Nanning Xingning District Meisha Kindergarten Co., Ltd. (南寧市興寧區梅沙幼兒園有限公司)	Associate	Other receivables	593.20	-	-	256.28	336.91	Cooperative operation investment	Operating transactions
Jingya (Nanjing) Supply Chain Management Co., Ltd. (京亞(南京)供應鏈管理有限公司)	Associate	Other receivables	76.42	208.86	6.38	-	291.67	Cooperative operation investment	Operating transactions	
Hangzhou Xiangrui Automobile Industrial Park Development Co., Ltd. (杭州祥瑞汽車產業園開發有限公司)	Associate	Other receivables	854.54	-	-	608.51	246.03	Cooperative operation investment	Operating transactions	



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Other related parties and their subsidiaries	Taizhou Xinhai Wanwu City Operation Services Co., Ltd. (台州市心海萬物城市運營服務有限公司)	Associate	Other receivables	97.68	138.48	-	-	236.16	Cooperative operation investment	Operating transactions
	Guangzhou Urban Space Operation and Management Co., Ltd. (廣州城市空間運營管理有限公司)	Associate	Other receivables	0.44	194.00	-	-	194.44	Cooperative operation investment	Operating transactions
	Fuzhou Hongteng Real Estate Development Co., Ltd. (福州市鴻騰房地產開發有限公司)	Associate	Other receivables	208.90	-	-	34.03	174.86	Cooperative operation investment	Operating transactions
	Foshan Heyao Real Estate Development Co., Ltd. (佛山市合曜房地產開發有限公司)	Associate	Other receivables	6,077.13	-	-	5,908.79	168.34	Cooperative operation investment	Operating transactions
	Fuxun Information Technology Co., Ltd. (福訊信息技術有限公司)	Associate	Other receivables	25.72	134.36	-	-	160.08	Cooperative operation investment	Operating transactions
	Zhengzhou Springland Education Technology Co., Ltd. (鄭州斯普林蘭教育科技有限公司)	Associate	Other receivables	-	156.80	-	-	156.80	Cooperative operation investment	Operating transactions
	Chongqing Luhai Apartment Housing Rental Co., Ltd. (重慶陸海公寓住房租賃有限公司)	Associate	Other receivables	-	150.00	-	-	150.00	Cooperative operation investment	Operating transactions
	Foshan Changsheng Construction Technology Co., Ltd. (佛山市長盛建築科技有限公司)	Associate	Other receivables	106.39	1.97	-	-	108.36	Cooperative operation investment	Operating transactions
	Jiaxing Wanwei Warehousing Co., Ltd. (嘉興萬緯倉儲有限公司)	Associate	Other receivables	1,177.97	-	-	1,070.82	107.15	Cooperative operation investment	Operating transactions
	Shanghai Shangfang Modern Logistics Co., Ltd. (上海上房現代物流有限公司)	Associate	Other receivables	735.06	-	-	628.58	106.48	Cooperative operation investment	Operating transactions
	Suzhou High-tech Life and Health Town Construction and Development Co., Ltd. (蘇州高新生命健康小鎮建設發展有限公司)	Associate	Other receivables	104.10	0.02	-	-	104.12	Cooperative operation investment	Operating transactions
	Hefei Luyang Urban Resource Management Co., Ltd. (合肥廬陽城市資源經營管理有限公司)	Associate	Other receivables	42.41	58.29	-	-	100.70	Cooperative operation investment	Operating transactions
	Foshan Nanhai Wanlian Urban Resource Management Co., Ltd. (佛山市南海萬聯城市資源經營管理有限公司)	Associate	Other receivables	30.74	58.25	-	-	88.99	Cooperative operation investment	Operating transactions
	Ningxia Wanzhong Jingming Real Estate Co., Ltd. (寧夏萬中景明房地產有限公司)	Associate	Other receivables	-	88.81	-	-	88.81	Cooperative operation investment	Operating transactions
	Foshan Chancheng Wanqi Urban Resource Management Co., Ltd. (佛山市禪城萬祺城市資源經營管理有限公司)	Associate	Other receivables	81.17	5.04	-	-	86.21	Cooperative operation investment	Operating transactions
	Shenzhen Vanke Jingyao Investment Development Co., Ltd. (深圳萬科景耀投資發展有限公司)	Associate	Other receivables	81.75	-	-	1.32	80.43	Cooperative operation investment	Operating transactions
	Tianjin Wanli Ronghui Real Estate Co., Ltd. (天津萬利融匯置業有限公司)	Associate	Other receivables	70.67	1.41	-	-	72.09	Cooperative operation investment	Operating transactions
Suzhou Vanke Commercial Management Co., Ltd. (蘇州萬科商業管理有限公司)	Associate	Other receivables	-	68.57	-	-	68.57	Cooperative operation investment	Operating transactions	

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Other related parties and their subsidiaries	Foshan Shunde District Cloud Smart City Resource Management Co., Ltd. (佛山市順德區雲智慧城市資源經營管理有限公司)	Associate	Other receivables	118.24	-	-	59.49	58.75	Cooperative operation investment	Operating transactions
	Nantong Jinlong Real Estate Co., Ltd. (南通錦隆置業有限公司)	Associate	Other receivables	40.58	9.94	-	-	50.52	Cooperative operation investment	Operating transactions
	Vanke Rainbow Purchaser Limited	Associate	Other receivables	44.04	4.38	-	-	48.42	Cooperative operation investment	Operating transactions
	Fuzhou Wuyi Wanrong Property Services Co., Ltd. (福州武夷萬融物業服務有限公司)	Associate	Other receivables	29.25	5.71	-	-	34.97	Cooperative operation investment	Operating transactions
	Jinan Hongbi Real Estate Co., Ltd. (濟南弘碧置業有限公司)	Associate	Other receivables	-	33.86	-	-	33.86	Cooperative operation investment	Operating transactions
	Nanning High-tech Industrial Development Zone Xingdu Huimeisha Kindergarten (南寧高新技術產業開發區星都薈梅沙幼兒園)	Associate	Other receivables	1.58	32.23	-	-	33.82	Cooperative operation investment	Operating transactions
	Xiamen Siming Urban Resource Management Co., Ltd. (廈門市思明城市資源經營管理有限公司)	Associate	Other receivables	81.31	-	-	55.25	26.06	Cooperative operation investment	Operating transactions
	Ningxia Genyuan Real Estate Development Co., Ltd. (寧夏互元房地產開發有限公司)	Associate	Other receivables	20.26	4.80	-	-	25.07	Cooperative operation investment	Operating transactions
	Vanke Rainbow Partnership GP Limited	Associate	Other receivables	21.60	2.37	-	-	23.97	Cooperative operation investment	Operating transactions
	Zhuhai Caizhu e-commerce Co., Ltd. (珠海采築電子商務有限公司)	Associate	Other receivables	-	11.44	-	-	11.44	Cooperative operation investment	Operating transactions
	Shanghai Xingxinman Enterprise Management Co., Ltd. (上海星信曼企業管理有限公司)	Associate	Other receivables	-	10.59	-	-	10.59	Cooperative operation investment	Operating transactions
	Nantong Yingshang Real Estate Co., Ltd. (南通映尚置業有限公司)	Associate	Other receivables	-	9.78	-	-	9.78	Cooperative operation investment	Operating transactions
	Fuzhou Xinjin Urban Resource Management Co., Ltd. (福州市新晉城市資源經營管理有限公司)	Associate	Other receivables	8.27	1.46	-	-	9.72	Cooperative operation investment	Operating transactions
	Ningxia Yuejia Real Estate Development Co., Ltd. (寧夏悅家房地產開發有限公司)	Associate	Other receivables	30.89	-	-	21.78	9.10	Cooperative operation investment	Operating transactions
	Shanxi Bowen Yulanwan Property Management Co., Ltd. (山西伯恩樂瀾灣物業管理有限公司)	Associate	Other receivables	-	8.62	-	-	8.62	Cooperative operation investment	Operating transactions
	Dongguan Chang'an Urban Space Operation Management Co., Ltd. (東莞長安城市空間運營管理有限公司)	Associate	Other receivables	-	8.38	-	-	8.38	Cooperative operation investment	Operating transactions
	Kunshan Bojin Information Consulting Co., Ltd. (昆山博今信息諮詢有限公司)	Associate	Other receivables	7.58	0.10	-	-	7.68	Cooperative operation investment	Operating transactions
	Dongguan Guancheng Urban Investment Co., Ltd. (東莞市莞城城市投資有限公司)	Associate	Other receivables	-	5.76	-	-	5.76	Cooperative operation investment	Operating transactions

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Other related parties and their subsidiaries	Zhuhai Hengqin Urban Public Resource Management Co., Ltd. (珠海大橫琴城市公共資源經營管理有限公司)	Associate	Other receivables	49.31	-	-	44.57	4.73	Cooperative operation investment	Operating transactions
	Shanghai Vanke Changning Real Estate Co., Ltd. (上海萬科長寧置業有限公司)	Associate	Other receivables	4.50	-	-	-	4.50	Cooperative operation investment	Operating transactions
	Shenzhen Fubao Urban Resource Management Co., Ltd. (深圳市福保城市資源管理有限公司)	Associate	Other receivables	12.03	-	-	7.53	4.50	Cooperative operation investment	Operating transactions
	Hangzhou Huize Real Estate Co., Ltd. (杭州匯澤置業有限公司)	Associate	Other receivables	-	4.32	-	-	4.32	Cooperative operation investment	Operating transactions
	Ningxia Zhenghui Real Estate Development Co., Ltd. (寧夏正輝房地產開發有限公司)	Associate	Other receivables	112.21	-	-	107.98	4.23	Cooperative operation investment	Operating transactions
	Taiyuan Wanyu Security Technology Co., Ltd. (太原萬禦安防科技有限公司)	Subsidiary of associate	Other receivables	3.69	-	-	-	3.69	Cooperative operation investment	Operating transactions
	Hebei Xiongan Urban Resource Management Co., Ltd. (河北雄安城市資源經營管理有限公司)	Associate	Other receivables	0.05	3.55	-	-	3.60	Cooperative operation investment	Operating transactions
	Jinan Huangou Commercial Operation Management Co., Ltd. (濟南歡購商業運營管理有限公司)	Associate	Other receivables	-	3.21	-	-	3.21	Cooperative operation investment	Operating transactions
	Hubei Liantou Urban Resource Management Co., Ltd. (湖北聯投城市資源經營管理有限公司)	Associate	Other receivables	60.26	-	-	58.04	2.22	Cooperative operation investment	Operating transactions
	Dongguan Kebang Trading Co., Ltd. (東莞市科邦商貿有限公司)	Associate	Other receivables	-	1.18	-	-	1.18	Cooperative operation investment	Operating transactions
	Zhongsan Wanyu Security Technology Service Co., Ltd. (中山市萬禦安防技術服務有限公司)	Subsidiary of associate	Other receivables	-	0.56	-	-	0.56	Cooperative operation investment	Operating transactions
	Shanghai Wanlang Business Consulting Co., Ltd. (上海萬朗商務諮詢有限公司)	Associate	Other receivables	0.50	-	-	-	0.50	Cooperative operation investment	Operating transactions
	Regal Port Trading Limited	Associate	Other receivables	0.48	0.01	-	-	0.50	Cooperative operation investment	Operating transactions
	Zhuhai Wanyi Zongheng Assets Management Co., Ltd. (珠海市萬億縱橫資產管理有限公司)	Associate	Other receivables	0.24	-	-	0.12	0.12	Cooperative operation investment	Operating transactions
	Zhuhai Wanma Benteng Logistics Development Partnership (limited Partnership) (珠海市萬馬奔騰物流發展合夥企業(有限合夥))	Associate	Other receivables	-	-	-	-	-	Cooperative operation investment	Operating transactions
	Beijing Houpu Yunde Investment Management Partnership (Limited Partnership) (北京厚樸蘊德投資管理合夥企業(有限合夥))	Associate	Other receivables	14,567.02	-	-	14,567.02	-	Cooperative operation investment	Operating transactions
	Chengdu Gaotou Urban Resource Management Co., Ltd. (成都高投城市資源經營有限公司)	Associate	Other receivables	52.14	-	-	52.14	-	Cooperative operation investment	Operating transactions
Dongguan Fengjing Assets Management Co., Ltd. (東莞市峰景資產管理有限公司)	Subsidiary*1	Other receivables	208,430.59	-	-	208,430.59	-	Cooperative operation investment	Operating transactions	

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Other related parties and their subsidiaries	Dongguan Huatang Real Estate Co., Ltd. (東莞市華塘房地產有限公司)	Subsidiary*1	Other receivables	61.46	-	-	61.46	-	Cooperative operation investment	Operating transactions
	Dongguan Kehua Real Estate Co., Ltd. (東莞市科華房地產有限公司)	Associate	Other receivables	25,541.54	-	-	25,541.54	-	Cooperative operation investment	Operating transactions
	Dongguan Wanheng Real Estate Co., Ltd. (東莞市萬亨房地產有限公司)	Associate	Other receivables	234.16	-	-	234.16	-	Cooperative operation investment	Operating transactions
	Dongguan Wanhui Real Estate Development Co., Ltd. (東莞市萬匯房地產開發有限公司)	Other*2	Other receivables	311,515.76	-	-	311,515.76	-	Cooperative operation investment	Operating transactions
	Dongguan Zhongwan Kaihe Industrial Investment Co., Ltd. (東莞市中萬凱合實業投資有限公司)	Subsidiary*1	Other receivables	662.25	-	-	662.25	-	Cooperative operation investment	Operating transactions
	Dongguan Zhongwan Shenghe Industrial Investment Co., Ltd. (東莞市中萬昇合實業投資有限公司)	Subsidiary*1	Other receivables	692.70	-	-	692.70	-	Cooperative operation investment	Operating transactions
	Fujian Wanfusheng Real Estate Co., Ltd. (福建省萬福晟房地產有限公司)	Other*2	Other receivables	13,657.14	-	-	13,657.14	-	Cooperative operation investment	Operating transactions
	Fuzhou Anjing Real Estate Co., Ltd. (福州安景房地產有限公司)	Associate	Other receivables	1,040.53	-	-	1,040.53	-	Cooperative operation investment	Operating transactions
	Fuzhou Wantao Real Estate Co., Ltd. (福州市萬濤房地產有限公司)	Associate	Other receivables	106.93	-	-	106.93	-	Cooperative operation investment	Operating transactions
	Hangzhou Ruicheng Xinglian Real Estate Co., Ltd. (杭州瑞誠興聯置業有限公司)	Subsidiary of associate	Other receivables	151.83	-	-	151.83	-	Cooperative operation investment	Operating transactions
	Hefei Kechen Real Estate Co., Ltd. (合肥科辰房地產有限公司)	Associate	Other receivables	16,133.43	-	-	16,133.43	-	Cooperative operation investment	Operating transactions
	Hefei Yihang Vanke Real Estate Co., Ltd. (合肥一航萬科地產有限公司)	Associate	Other receivables	4,122.28	-	-	4,122.28	-	Cooperative operation investment	Operating transactions
	Jinan Wanyu Security Technology Co., Ltd. (濟南萬禦安防科技有限公司)	Subsidiary of associate	Other receivables	4.13	-	-	4.13	-	Cooperative operation investment	Operating transactions
	Langfang Yu'an Human Resources Service Co., Ltd. (廊坊市禦安人力資源服務有限公司)	Subsidiary of associate	Other receivables	25.10	-	-	25.10	-	Cooperative operation investment	Operating transactions
	Langfang Wanjing Intelligent Logistics Management Co., Ltd. (廊坊萬京智能物流管理有限公司)	Associate	Other receivables	1,374.81	-	-	1,374.81	-	Cooperative operation investment	Operating transactions
	Ningxia Wanjin Real Estate Co., Ltd. (寧夏萬錦房地產有限公司)	Associate	Other receivables	50.66	-	-	50.66	-	Cooperative operation investment	Operating transactions
	Ningxia Wanyu Xiangchen Real Estate Co., Ltd. (寧夏萬宇翔宸房地產有限公司)	Associate	Other receivables	32,585.01	-	-	32,585.01	-	Cooperative operation investment	Operating transactions
Shandong Huayi Real Estate Co., Ltd. (山東華藝置業有限公司)	Associate	Other receivables	31.95	-	-	31.95	-	Cooperative operation investment	Operating transactions	

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Other related parties and their subsidiaries	Shanghai Kaiguanzhen Real Estate Development Co., Ltd. (上海楷冠臻房地產開發有限公司)	Associate	Other receivables	10,988.86	-	-	10,988.86	-	Cooperative operation investment	Operating transactions
	Shanghai Wanwei Xiangchang Supply Chain Co., Ltd. (上海萬緯湘長供應鏈有限公司)	Associate	Other receivables	4.62	-	-	4.62	-	Cooperative operation investment	Operating transactions
	Shanghai Xinqiaogao Real Estate Co., Ltd. (上海鑫僑高置業有限公司)	Associate	Other receivables	0.24	-	-	0.24	-	Cooperative operation investment	Operating transactions
	Shanghai Yinming Enterprise Management Co., Ltd. (上海印銘企業管理有限公司)	Associate	Other receivables	10.73	-	-	10.73	-	Cooperative operation investment	Operating transactions
	Shenzhen Yihaicheng Commercial Property Management Co., Ltd. (深圳市壹海城商業物業管理有限公司)	Associate	Other receivables	557.76	-	-	557.76	-	Cooperative operation investment	Operating transactions
	Wanwei (Chengdu) Storage Facilities Co., Ltd. (萬緯(成都)倉儲設施有限公司)	Associate	Other receivables	2,048.37	-	-	2,048.37	-	Cooperative operation investment	Operating transactions
	Xi'an Kechuang Business Operation and Management Co., Ltd. (西安科創商業運營管理有限公司)	Associate	Other receivables	101.58	-	-	101.58	-	Cooperative operation investment	Operating transactions
	Xining Ningcan Industrial Co., Ltd. (西寧寧燦實業有限公司)	Associate	Other receivables	714.88	-	-	714.88	-	Cooperative operation investment	Operating transactions
	Xining Wancan Real Estate Co., Ltd. (西寧萬燦房地產有限公司)	Associate	Other receivables	1,439.24	-	-	1,439.24	-	Cooperative operation investment	Operating transactions
	Xining Wanhan Real Estate Co., Ltd. (西寧萬涵房地產有限公司)	Associate	Other receivables	287.64	-	-	287.64	-	Cooperative operation investment	Operating transactions
	Xining Wanlan Real Estate Co., Ltd. (西寧萬瀾房地產有限公司)	Associate	Other receivables	862.05	-	-	862.05	-	Cooperative operation investment	Operating transactions
	Xining Wanxian Real Estate Co., Ltd. (西寧萬賢房地產有限公司)	Associate	Other receivables	878.29	-	-	878.29	-	Cooperative operation investment	Operating transactions
	Yinchuan Wanbo Zhongtai Real Estate Co., Ltd. (銀川萬博中泰房地產有限公司)	Associate	Other receivables	229.57	-	-	229.57	-	Cooperative operation investment	Operating transactions
	Chongqing AVIC Vanke Junjing Real Estate Co., Ltd. (重慶中航萬科峻景置業有限公司)	Associate	Other receivables	486.09	-	-	486.09	-	Cooperative operation investment	Operating transactions
	Zhuhai Kuniyuanxing Equity Investment Fund Partnership Enterprise (Limited Partnership) (珠海市坤元興股權投資基金合夥企業(有限合夥))	Associate	Other receivables	15.67	-	-	15.67	-	Cooperative operation investment	Operating transactions
	Zhuhai Ganyuansheng Logistics Development Partnership Enterprise (Limited Partnership) (珠海市乾元晟物流發展合夥企業(有限合夥))	Associate	Other receivables	3.62	-	-	3.62	-	Cooperative operation investment	Operating transactions
	Guangzhou Xiying Real Estate Co., Ltd. (廣州市溪楹房地產有限公司)	Subsidiary of joint venture	Other receivables	706,009.03	-	31,985.32	31,185.18	706,809.18	Cooperative operation investment	Operating transactions
	Guangzhou Wansha Real Estate Co., Ltd. (廣州市萬沙房地產有限公司)	Joint venture	Other receivables	549,292.67	-	-	2,149.07	547,143.60	Cooperative operation investment	Operating transactions

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Other related parties and their subsidiaries	Guangdong Vanke Investment Development Co., Ltd. (廣東萬科投資發展有限責任公司)	Joint venture	Other receivables	449,507.78	-	-	142,096.14	307,411.64	Cooperative operation investment	Operating transactions
	Tianjin Ningxi Real Estate Development Co., Ltd. (天津寧熙房地產開發有限公司)	Joint venture	Other receivables	281,743.22	7,071.28	-	-	288,814.50	Cooperative operation investment	Operating transactions
	Shenzhen Wansan Real Estate Co., Ltd. (深圳市萬三置業有限公司)	Subsidiary of joint venture	Other receivables	-	285,641.40	-	-	285,641.40	Cooperative operation investment	Operating transactions
	China Investment Development Co., Ltd. (中投發展有限責任公司)	Joint venture	Other receivables	396,688.38	-	-	112,951.44	283,736.94	Cooperative operation investment	Operating transactions
	Beijing Ningxi Real Estate Development Co., Ltd. (北京寧溪房地產開發有限責任公司)	Joint venture	Other receivables	388,575.42	-	-	106,073.86	282,501.56	Cooperative operation investment	Operating transactions
	Tianjin Ninghan Real Estate Development Co., Ltd. (天津寧瀚房地產開發有限公司)	Joint venture	Other receivables	297,272.45	-	-	16,083.16	281,189.29	Cooperative operation investment	Operating transactions
	Hangzhou Jinteng Real Estate Co., Ltd. (杭州錦騰置業有限公司)	Subsidiary of joint venture	Other receivables	431,619.43	-	-	154,590.40	277,029.03	Cooperative operation investment	Operating transactions
	Shenzhen Langhong Investment Co., Ltd. (深圳朗泓投資有限公司)	Subsidiary of joint venture	Other receivables	-	276,800.00	-	-	276,800.00	Cooperative operation investment	Operating transactions
	Shenzhen Chengyuanjia Industrial Co., Ltd. (深圳誠源佳實業有限公司)	Joint venture	Other receivables	-	275,500.00	-	-	275,500.00	Cooperative operation investment	Operating transactions
	Hangzhou Jinye Real Estate Co., Ltd. (杭州錦業置業有限公司)	Joint venture	Other receivables	58,302.92	215,737.26	-	-	274,040.18	Cooperative operation investment	Operating transactions
	Guangdong Yingtai Qisheng Construction Engineering Co., Ltd. (廣東盈泰啟盛建設工程有限公司)	Joint venture	Other receivables	239,218.52	32,037.77	-	-	271,256.29	Cooperative operation investment	Operating transactions
	Foshan Nanhai District Wanzhe Real Estate Development Co., Ltd. (佛山市南海區萬喆房地產開發有限公司)	Joint venture	Other receivables	159,324.85	105,203.02	-	-	264,527.87	Cooperative operation investment	Operating transactions
	Fuzhou Wanjun Real Estate Co., Ltd. (福州市萬駿置業有限公司)	Joint venture	Other receivables	357,011.40	-	-	105,714.34	251,297.06	Cooperative operation investment	Operating transactions
	Shenzhen Anwan Real Estate Co., Ltd. (深圳市安萬置業有限公司)	Joint venture	Other receivables	362,929.18	-	10,656.63	127,692.58	245,893.24	Cooperative operation investment	Operating transactions
	Beijing Wanfu Sunshine Investment Co., Ltd. (北京萬福陽光投資有限公司)	Joint venture	Other receivables	-	234,439.76	-	-	234,439.76	Cooperative operation investment	Operating transactions
	Tianjin Wan'an Jianchuang Real Estate Co., Ltd. (天津萬安建創置業有限公司)	Joint venture	Other receivables	207,790.27	15,092.74	-	-	222,883.01	Cooperative operation investment	Operating transactions
	Fuzhou Rongze Real Estate Co., Ltd. (福州市榕澤房地產有限公司)	Subsidiary of joint venture	Other receivables	230,337.64	-	-	16,712.30	213,625.34	Cooperative operation investment	Operating transactions
Shenzhen Wanxin No.2 Investment Partnership (Limited Partnership) (深圳市萬信二號投資企業(有限合夥))	Joint venture	Other receivables	213,256.36	-	-	-	213,256.36	Cooperative operation investment	Operating transactions	

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Other related parties and their subsidiaries	Hangzhou Jinlan Real Estate Co., Ltd. (杭州錦藍置業有限公司)	Subsidiary of joint venture	Other receivables	36,367.71	156,269.84	-	-	192,637.55	Cooperative operation investment	Operating transactions
	Zhuhai Hengqin Wanjun Investment Group Co., Ltd. (珠海橫琴萬駿投資集團有限公司)	Joint venture	Other receivables	181,666.09	863.71	2,757.64	-	185,287.44	Cooperative operation investment	Operating transactions
	AVIC Vanke Co., Ltd. (中航萬科有限公司)	Joint venture	Other receivables	363,305.34	-	-	183,733.60	179,571.74	Cooperative operation investment	Operating transactions
	Beijing Wanlong Huakai Real Estate Development Co., Ltd. (北京萬龍華開房地產開發有限公司)	Joint venture	Other receivables	215,199.32	-	-	42,744.05	172,455.27	Cooperative operation investment	Operating transactions
	Wuhan Lin'an Real Estate Co., Ltd. (武漢林岸置業有限公司)	Joint venture	Other receivables	120,013.19	21,730.89	2,320.37	-	144,064.45	Cooperative operation investment	Operating transactions
	Shanghai Xindi Jiazhao Internet of Things Co., Ltd. (上海新地嘉兆物聯網有限公司)	Joint venture	Other receivables	134,120.74	234.87	3,914.56	-	138,270.17	Cooperative operation investment	Operating transactions
	Beijing Vanke Oriental Real Estate Co., Ltd. (北京萬科東方置業有限公司)	Joint venture	Other receivables	102,041.71	988.04	-	-	103,029.74	Cooperative operation investment	Operating transactions
	Beijing Qinglonghu Shengtong Real Estate Development Co., Ltd. (北京青龍湖盛通房地產開發有限公司)	Joint venture	Other receivables	86,753.17	14,765.26	-	-	101,518.43	Cooperative operation investment	Operating transactions
	Beijing Binhu Hengxing Real Estate Development Co., Ltd. (北京濱湖恒興房地產開發有限公司)	Joint venture	Other receivables	112,634.57	-	-	25,898.56	86,736.01	Cooperative operation investment	Operating transactions
	Shenzhen Shen'an Juhui Industrial Co., Ltd. (深圳市深安聚匯實業有限公司)	Joint venture	Other receivables	84,891.79	0.14	-	-	84,891.93	Cooperative operation investment	Operating transactions
	Kunming Wanrui Real Estate Development Co., Ltd. (昆明萬睿房地產開發有限公司)	Joint venture	Other receivables	78,618.89	3,746.82	-	-	82,365.70	Cooperative operation investment	Operating transactions
	Kunming Wan'er Real Estate Development Co., Ltd. (昆明萬洱房地產開發有限公司)	Joint venture	Other receivables	64,991.86	14,410.30	-	-	79,402.16	Cooperative operation investment	Operating transactions
	Beijing Wuhe Vanke Real Estate Co., Ltd. (北京五和萬科置業有限公司)	Joint venture	Other receivables	82,789.09	-	-	3,456.86	79,332.23	Cooperative operation investment	Operating transactions
	Xiamen Xuantai Real Estate Co., Ltd. (廈門煊泰置業有限公司)	Joint venture	Other receivables	116,962.91	-	-	42,696.29	74,266.62	Cooperative operation investment	Operating transactions
	Tangshan Xincai Real Estate Development Co., Ltd. (唐山新采房地產開發有限公司)	Joint venture	Other receivables	64,330.60	-	-	1,231.05	63,099.54	Cooperative operation investment	Operating transactions
	Shanghai Wanyun Real Estate Co., Ltd. (上海萬鈞房地產有限公司)	Joint venture	Other receivables	61,379.48	-	-	1,672.81	59,706.67	Cooperative operation investment	Operating transactions
	Chengdu Longquanyi District South Rail Urban Development Co., Ltd. (成都龍泉驛區行政南軌道城市發展有限公司)	Joint venture	Other receivables	79,686.95	-	3,512.44	25,112.07	58,087.32	Cooperative operation investment	Operating transactions
	Shanghai Wanmin Enterprise Management Co., Ltd. (上海萬忞企業管理有限公司)	Joint venture	Other receivables	55,077.94	1,470.40	-	-	56,548.34	Cooperative operation investment	Operating transactions



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Other related parties and their subsidiaries	Shanghai Jiangjie Rongtai Enterprise Development Co., Ltd. (上海江傑榮泰企業發展有限公司)	Joint venture	Other receivables	-	56,163.36	-	-	56,163.36	Cooperative operation investment	Operating transactions
	Shaoxing Yuanhao Real Estate Co., Ltd. (紹興元昊置業有限公司)	Joint venture	Other receivables	48,303.11	6,062.34	-	-	54,365.45	Cooperative operation investment	Operating transactions
	Kunming Wancui Real Estate Development Co., Ltd. (昆明萬萃房地產開發有限公司)	Joint venture	Other receivables	-	52,907.83	-	-	52,907.83	Cooperative operation investment	Operating transactions
	610 Lexington Venture LP	Joint venture	Other receivables	46,550.54	3,981.89	-	-	50,532.43	Cooperative operation investment	Operating transactions
	Shenzhen Rongxing Real Estate Development Co., Ltd. (深圳市榮興房地產開發有限公司)	Joint venture	Other receivables	44,400.17	-	-	-	44,400.17	Cooperative operation investment	Operating transactions
	Beijing Xiangye Vanke Real Estate Development Co., Ltd. (北京祥業萬科房地產開發有限公司)	Joint venture	Other receivables	59,115.31	-	-	18,063.39	41,051.93	Cooperative operation investment	Operating transactions
	Wuhan Subway Xunxing Real Estate Co., Ltd. (武漢地鐵迅興置業有限公司)	Joint venture	Other receivables	38,163.01	1,516.97	971.66	-	40,651.63	Cooperative operation investment	Operating transactions
	Yunnan Maixi Real Estate Development Co., Ltd. (雲南麥溪房地產開發有限公司)	Joint venture	Other receivables	38,900.00	-	-	-	38,900.00	Cooperative operation investment	Operating transactions
	Beijing Wanyuehui Real Estate Co., Ltd. (北京萬越輝置業有限公司)	Joint venture	Other receivables	57,614.86	-	-	18,981.20	38,633.66	Cooperative operation investment	Operating transactions
	Chengdu Tianfu Yixin Lake Construction and Development Co., Ltd. (成都市天府怡心湖建設發展有限公司)	Joint venture	Other receivables	35,861.02	2,594.76	-	-	38,455.78	Cooperative operation investment	Operating transactions
	Wkland Investment II Limited	Joint venture	Other receivables	38,365.27	-	-	197.09	38,168.18	Cooperative operation investment	Operating transactions
	VX Core II Holding Ltd	Joint venture	Other receivables	33,373.07	4,486.47	-	-	37,859.54	Cooperative operation investment	Operating transactions
	Shaoxing Jinyue Real Estate Co., Ltd. (紹興錦越置業有限公司)	Subsidiary of joint venture	Other receivables	29,191.82	7,668.74	-	-	36,860.56	Cooperative operation investment	Operating transactions
	Kunming Wanmai Real Estate Development Co., Ltd. (昆明萬麥房地產開發有限公司)	Joint venture	Other receivables	-	36,677.54	-	-	36,677.54	Cooperative operation investment	Operating transactions
	China Logistics Platform I Limited	Joint venture	Other receivables	27,300.47	6,792.95	40.68	-	34,134.11	Cooperative operation investment	Operating transactions
	Tianjin Ningsheng Real Estate Development Co., Ltd. (天津寧晟房地產開發有限公司)	Joint venture	Other receivables	3,166.78	28,535.41	-	-	31,702.19	Cooperative operation investment	Operating transactions
	Tianwan Investment Holdings Co., Ltd. (天萬投資控股有限公司)	Joint venture	Other receivables	21,878.25	9,253.76	-	-	31,132.01	Cooperative operation investment	Operating transactions
Hangzhou Hongpeng Real Estate Development Co., Ltd. (杭州宏鵬房地產開發有限公司)	Joint venture	Other receivables	-	30,773.09	-	-	30,773.09	Cooperative operation investment	Operating transactions	



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Other related parties and their subsidiaries	Shanghai Beiwan Real Estate Co., Ltd. (上海北萬置業有限公司)	Joint venture	Other receivables	67,314.14	-	-	37,821.01	29,493.13	Cooperative operation investment	Operating transactions
	Shanghai Wanrui Real Estate Co., Ltd. (上海萬春房地產有限公司)	Joint venture	Other receivables	24,930.15	-	5,825.05	1,275.24	29,479.96	Cooperative operation investment	Operating transactions
	Beijing Wanqifeng Enterprise Management Consulting Co., Ltd. (北京萬啟豐企業管理諮詢有限公司)	Subsidiary of joint venture	Other receivables	28,042.80	1,106.91	-	-	29,149.71	Cooperative operation investment	Operating transactions
	Beijing Digital China Real Estate Development Co., Ltd. (北京神州數碼置業發展有限公司)	Joint venture	Other receivables	49,175.44	-	788.64	24,308.17	25,655.91	Cooperative operation investment	Operating transactions
	Kunshan Haojie Information Consulting Co., Ltd. (昆山浩捷信息諮詢有限公司)	Joint venture	Other receivables	22,753.86	1,088.06	-	-	23,841.92	Cooperative operation investment	Operating transactions
	Kunming Wanlong Real Estate Development Co., Ltd. (昆明萬瓏房地產開發有限公司)	Joint venture	Other receivables	23,709.19	-	-	-	23,709.19	Cooperative operation investment	Operating transactions
	Beijing Wanqiwang Management Consulting Co., Ltd. (北京萬啟望管理諮詢有限公司)	Subsidiary of joint venture	Other receivables	23,549.57	-	-	-	23,549.57	Cooperative operation investment	Operating transactions
	Tianjin Huajin Wanji Real Estate Co., Ltd. (天津華錦萬吉置業有限公司)	Joint venture	Other receivables	86,335.33	-	-	62,806.05	23,529.29	Cooperative operation investment	Operating transactions
	Champion Estate (HK) Limited	Joint venture	Other receivables	34,910.84	-	-	11,510.48	23,400.36	Cooperative operation investment	Operating transactions
	Xi'an Qujiang Creative Valley Cultural Industry Park Development Co., Ltd. (西安曲江創意谷文化產業園區開發有限公司)	Joint venture	Other receivables	17,648.77	5,271.94	-	-	22,920.71	Cooperative operation investment	Operating transactions
	Ascent Win Limited	Joint venture	Other receivables	22,494.44	0.49	-	-	22,494.93	Cooperative operation investment	Operating transactions
	Jinan Bicen Real Estate Co., Ltd. (濟南碧岑置業有限公司)	Joint venture	Other receivables	20,834.55	1,544.08	-	-	22,378.63	Cooperative operation investment	Operating transactions
	Nanjing Jiqingfeng Enterprise Management Consulting Co., Ltd. (南京吉慶豐企業管理諮詢有限公司)	Joint venture	Other receivables	21,918.09	-	-	-	21,918.09	Cooperative operation investment	Operating transactions
	Hangzhou Fuyinghong Enterprise Management Consulting Co., Ltd. (杭州福盈弘企業管理諮詢有限公司)	Joint venture	Other receivables	14,892.00	5,451.90	-	-	20,343.90	Cooperative operation investment	Operating transactions
	Xuzhou Pengjia Real Estate Co., Ltd. (徐州彭家置業有限公司)	Joint venture	Other receivables	12,815.39	6,828.99	673.19	-	20,317.57	Cooperative operation investment	Operating transactions
	Shanghai Gaofu Real Estate Development Co., Ltd. (上海高福房地產開發有限公司)	Joint venture	Other receivables	63,046.98	-	-	42,981.66	20,065.32	Cooperative operation investment	Operating transactions
	Wuhan Yayuan Vanke Real Estate Co., Ltd. (武漢雅苑萬科房地產有限公司)	Joint venture	Other receivables	18,849.07	-	-	-	18,849.07	Cooperative operation investment	Operating transactions
	Shanghai Wanku Investment Management Co., Ltd. (上海萬庫投資管理有限公司)	Joint venture	Other receivables	15,248.11	1,215.40	-	-	16,463.51	Cooperative operation investment	Operating transactions

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Other related parties and their subsidiaries	Beijing Xincheng Jingsheng Business Operation and Management Co., Ltd. (北京鑫成晶盛商業運營管理有限公司)	Joint venture	Other receivables	16,614.34	-	-	387.13	16,227.22	Cooperative operation investment	Operating transactions
	Dalian Wanteng Real Estate Co., Ltd. (大連萬騰置業有限公司)	Joint venture	Other receivables	33,693.77	-	-	18,565.22	15,128.55	Cooperative operation investment	Operating transactions
	Wool wich JV Sarl	Joint venture	Other receivables	12,971.84	1,228.65	-	-	14,200.49	Cooperative operation investment	Operating transactions
	Hangzhou Gongwan Industrial Investment Management Co., Ltd. (杭州工萬產業投資管理有限公司)	Joint venture	Other receivables	14,008.11	-	-	117.65	13,890.46	Cooperative operation investment	Operating transactions
	Zhuhai Dongwan Yuankun Enterprise Management Partnership (Limited Partnership) (珠海東萬元鯤企業管理合夥企業(有限合夥))	Joint venture	Other receivables	13,518.85	-	-	-	13,518.85	Cooperative operation investment	Operating transactions
	Beijing Guowan Real Estate Co., Ltd. (北京國萬置業有限公司)	Joint venture	Other receivables	12,548.65	561.57	196.34	-	13,306.57	Cooperative operation investment	Operating transactions
	Beijing Xiangzhu Real Estate Development Co., Ltd. (北京祥築房地產開發有限公司)	Joint venture	Other receivables	15,089.63	-	-	1,992.37	13,097.26	Cooperative operation investment	Operating transactions
	Bazhou Wanhong Real Estate Development Co., Ltd. (霸州市萬鴻房地產開發有限公司)	Joint venture	Other receivables	11,883.64	1,156.48	-	-	13,040.12	Cooperative operation investment	Operating transactions
	Nanjing Taiqi Real Estate Development Co., Ltd. (南京泰麒置業發展有限公司)	Joint venture	Other receivables	12,768.52	240.00	-	-	13,008.52	Cooperative operation investment	Operating transactions
	Honwill Limited	Joint venture	Other receivables	12,067.50	-	-	-	12,067.50	Cooperative operation investment	Operating transactions
	Shanghai Jiafuturistic Real Estate Co., Ltd. (上海嘉未來置業有限公司)	Joint venture	Other receivables	-	12,067.25	-	-	12,067.25	Cooperative operation investment	Operating transactions
	Langfang Jinhai Real Estate Development Co., Ltd. (廊坊市金海房地產開發有限公司)	Joint venture	Other receivables	8,355.96	3,643.10	-	-	11,999.06	Cooperative operation investment	Operating transactions
	Wuhan Xintang Gongxiang Business Management Co., Ltd. (武漢新唐共祥商業管理有限公司)	Joint venture	Other receivables	-	11,937.66	-	-	11,937.66	Cooperative operation investment	Operating transactions
	Jinan Wanbao Shenghui Real Estate Development Co., Ltd. (濟南萬保盛輝房地產開發有限公司)	Joint venture	Other receivables	11,129.60	-	-	867.65	10,261.95	Cooperative operation investment	Operating transactions
	Xiamen Yongjingwan Real Estate Co., Ltd. (廈門市雍景灣房地產有限公司)	Joint venture	Other receivables	23,069.05	-	-	12,816.20	10,252.86	Cooperative operation investment	Operating transactions
	Beijing Wandeying Business Operation and Management Co., Ltd. (北京萬德盈商業運營管理有限公司)	Joint venture	Other receivables	14,037.83	-	956.12	4,949.63	10,044.31	Cooperative operation investment	Operating transactions
	Ningbo Wanqi Real Estate Co., Ltd. (寧波萬棲置業有限公司)	Joint venture	Other receivables	33,041.40	-	-	23,186.39	9,855.01	Cooperative operation investment	Operating transactions
	Chengdu Lehuo Kangyang Health Management Co., Ltd. (成都樂活康養健康管理有限公司)	Joint venture	Other receivables	16,478.14	-	-	7,251.47	9,226.68	Cooperative operation investment	Operating transactions

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Other related parties and their subsidiaries	Yixing Xinjunwan Real Estate Development Co., Ltd. (宜興新君萬置業發展有限公司)	Subsidiary of joint venture	Other receivables	2,094.99	6,733.88	-	-	8,828.88	Cooperative operation investment	Operating transactions
	Shanghai Wanzhidi Enterprise Development Co., Ltd. (上海萬至鎬企業發展有限公司)	Joint venture	Other receivables	7,650.10	-	-	-	7,650.10	Cooperative operation investment	Operating transactions
	Tianjin Wan'an Caizhi Real Estate Co., Ltd. (天津萬安才智置業有限公司)	Joint venture	Other receivables	30,854.53	-	-	24,032.62	6,821.91	Cooperative operation investment	Operating transactions
	Shanghai Wanbi Real Estate Co., Ltd. (上海萬碧房地產有限公司)	Joint venture	Other receivables	7,754.19	-	-	1,022.27	6,731.92	Cooperative operation investment	Operating transactions
	Beijing Heyi Enterprise Management Co., Ltd. (北京禾億企業管理有限公司)	Joint venture	Other receivables	5,756.07	521.11	-	-	6,277.18	Cooperative operation investment	Operating transactions
	Foshan Nanhai District Wanyang Real Estate Co., Ltd. (佛山市南海區萬揚房地產有限公司)	Joint venture	Other receivables	5,289.60	657.67	-	-	5,947.26	Cooperative operation investment	Operating transactions
	Shenzhen Longcheng Plaza Real Estate Development Co., Ltd. (深圳市龍城廣場房地產開發有限公司)	Joint venture	Other receivables	5,153.23	675.93	-	-	5,829.16	Cooperative operation investment	Operating transactions
	Xiamen Yazhan Real Estate Development Co., Ltd. (廈門雅展房地產開發有限公司)	Joint venture	Other receivables	4,862.82	374.47	-	-	5,237.29	Cooperative operation investment	Operating transactions
	Zhongxin (Tianjin) Business Management Co., Ltd. (中新(天津)商業管理有限公司)	Joint venture	Other receivables	5,006.32	-	-	0.12	5,006.20	Cooperative operation investment	Operating transactions
	Ningbo Tianzhu Real Estate Co., Ltd. (寧波天築置業有限公司)	Joint venture	Other receivables	649.68	4,151.58	-	-	4,801.26	Cooperative operation investment	Operating transactions
	Guizhou Longli Weile Logistics Park Co., Ltd. (貴州龍裏維樂物流園有限公司)	Joint venture	Other receivables	5,671.61	-	-	1,148.40	4,523.21	Cooperative operation investment	Operating transactions
	Xuzhou Qiqiao Ice and Snow Sports Culture Development Co., Ltd. (徐州啟喬冰雪體育文化發展有限公司)	Joint venture	Other receivables	4,250.00	-	-	-	4,250.00	Cooperative operation investment	Operating transactions
	Beijing Vanke Dongdi Real Estate Development Co., Ltd. (北京萬科東地房地產開發有限公司)	Joint venture	Other receivables	4,310.35	-	-	117.49	4,192.85	Cooperative operation investment	Operating transactions
	Shenzhen Anju Boyu Leasing Services Co., Ltd. (深圳市安居泊寓租賃服務有限公司)	Joint venture	Other receivables	3,787.75	62.77	133.74	-	3,984.26	Cooperative operation investment	Operating transactions
	Dali Manjiang Kanglv Investment Co., Ltd. (大理瀾江康旅投資有限公司)	Joint venture	Other receivables	2,946.35	631.95	359.04	-	3,937.34	Cooperative operation investment	Operating transactions
	Beijing Changke Wanlian Business Operation and Management Co., Ltd. (北京昌科萬聯商業運營管理有限公司)	Joint venture	Other receivables	2,027.00	1,793.73	-	-	3,820.73	Cooperative operation investment	Operating transactions
Jinghong Haotai Real Estate Co., Ltd. (景洪皓泰置業有限公司)	Joint venture	Other receivables	5,307.08	-	-	2,095.55	3,211.53	Cooperative operation investment	Operating transactions	
Shaanxi Kemiao Real Estate Development Co., Ltd. (陝西科廟房地產開發有限公司)	Joint venture	Other receivables	2,913.94	143.71	-	-	3,057.65	Cooperative operation investment	Operating transactions	

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Other related parties and their subsidiaries	Ningbo Wanxia Real Estate Co., Ltd. (寧波萬霞置業有限公司)	Joint venture	Other receivables	37,304.71	-	-	34,312.57	2,992.14	Cooperative operation investment	Operating transactions
	Foshan Nanhai District Vanke Lianxing Real Estate Co., Ltd. (佛山市南海區萬科聯星房地產有限公司)	Joint venture	Other receivables	2,513.04	230.25	-	-	2,743.28	Cooperative operation investment	Operating transactions
	Shanghai Yizhi Enterprise Development Co., Ltd. (上海誼智企業發展有限公司)	Joint venture	Other receivables	1,898.62	761.91	-	-	2,660.53	Cooperative operation investment	Operating transactions
	Hangzhou Wanguang Real Estate Co., Ltd. (杭州萬廣置業有限公司)	Joint venture	Other receivables	-	2,233.68	-	-	2,233.68	Cooperative operation investment	Operating transactions
	Hangzhou Fuyang Yongtong Real Estate Development Co., Ltd. (杭州富陽永通房地產開發有限公司)	Joint venture	Other receivables	5,067.72	-	-	2,843.13	2,224.59	Cooperative operation investment	Operating transactions
	Shenzhen Wanxin Future City Manufacturing Co., Ltd. (深圳市萬信未來城製造有限公司)	Joint venture	Other receivables	2,062.57	109.44	-	-	2,172.01	Cooperative operation investment	Operating transactions
	Wenzhou Wankai Real Estate Co., Ltd. (溫州萬楷置業有限公司)	Joint venture	Other receivables	-	1,955.73	-	-	1,955.73	Cooperative operation investment	Operating transactions
	Chongqing Ronggang Logistics Co., Ltd. (重慶榮港物流有限公司)	Joint venture	Other receivables	3,422.47	-	-	1,661.01	1,761.46	Cooperative operation investment	Operating transactions
	Tangshan Wanrun Real Estate Development Co., Ltd. (唐山萬潤房地產開發有限公司)	Joint venture	Other receivables	1,528.28	75.25	-	-	1,603.53	Cooperative operation investment	Operating transactions
	Nanchang Wankun Real Estate Co., Ltd. (南昌萬坤置業有限公司)	Joint venture	Other receivables	255.33	1,265.06	-	-	1,520.40	Cooperative operation investment	Operating transactions
	Nanjing Vanke Xempower Sports Development Co., Ltd. (南京萬科善跑體育發展有限公司)	Joint venture	Other receivables	-	1,459.23	-	-	1,459.23	Cooperative operation investment	Operating transactions
	Hangzhou Linjia Rehabilitation Nursing Home Co., Ltd. (杭州鄰嘉康復護理院有限公司)	Joint venture	Other receivables	1,476.55	-	-	152.02	1,324.53	Cooperative operation investment	Operating transactions
	Xinjiang Haohua Real Estate Development Co., Ltd. (新疆浩華房地產開發有限公司)	Joint venture	Other receivables	5,317.58	-	-	4,279.66	1,037.92	Cooperative operation investment	Operating transactions
	Xiamen Wanmao Yuecheng Property Services Co., Ltd. (廈門市萬貿悅城物業服務有限公司)	Joint venture	Other receivables	557.72	412.47	-	-	970.19	Cooperative operation investment	Operating transactions
	Wenzhou Wanyu Real Estate Co., Ltd. (溫州萬譽置業有限公司)	Joint venture	Other receivables	60,027.44	-	-	59,109.54	917.90	Cooperative operation investment	Operating transactions
	Hangzhou Xiangsheng Automobile Industrial Park Development Co., Ltd. (杭州祥勝汽車產業園開發有限公司)	Joint venture	Other receivables	63.68	750.24	-	-	813.92	Cooperative operation investment	Operating transactions
	Changsha Lingyu Real Estate Development Co., Ltd. (長沙市嶺域房地產開發有限公司)	Joint venture	Other receivables	636.26	168.22	-	-	804.48	Cooperative operation investment	Operating transactions
	Tangshan Wanding Real Estate Development Co., Ltd. (唐山萬頂房地產開發有限公司)	Joint venture	Other receivables	86.45	708.67	-	-	795.12	Cooperative operation investment	Operating transactions

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Other related parties and their subsidiaries	Hangzhou Wanzhen Real Estate Co., Ltd. (杭州萬臻置業有限公司)	Joint venture	Other receivables	-	788.72	-	-	788.72	Cooperative operation investment	Operating transactions
	Tianjin Wanjiang Real Estate Co., Ltd. (天津萬疆置業有限公司)	Joint venture	Other receivables	797.49	-	-	17.40	780.09	Cooperative operation investment	Operating transactions
	China Investment Development (Tianjin) Binhai Co., Ltd. (中投發展(天津)濱海有限責任公司)	Joint venture	Other receivables	725.23	-	-	-	725.23	Cooperative operation investment	Operating transactions
	Fujian Zhonglian Property Services Co., Ltd. (福建中聯物業服務有限公司)	Joint venture	Other receivables	134.16	590.55	-	-	724.71	Cooperative operation investment	Operating transactions
	Qingdao Jiashang Hotel Management Co., Ltd. (青島嘉尚酒店管理有限公司)	Joint venture	Other receivables	715.85	5.82	-	-	721.67	Cooperative operation investment	Operating transactions
	Hangzhou Wanchen Real Estate Co., Ltd. (杭州萬晨置業有限公司)	Joint venture	Other receivables	2,035.45	-	-	1,344.63	690.81	Cooperative operation investment	Operating transactions
	Ningbo Future Education Information Consulting Co., Ltd. (寧波創未來教育信息諮詢有限公司)	Joint venture	Other receivables	661.36	-	-	17.13	644.23	Cooperative operation investment	Operating transactions
	Marriott Holdings Limited	Joint venture	Other receivables	561.35	16.83	-	-	578.18	Cooperative operation investment	Operating transactions
	Shanghai Kaiyi Real Estate Co., Ltd. (上海楷熠置業有限公司)	Joint venture	Other receivables	553.72	5.02	-	-	558.74	Cooperative operation investment	Operating transactions
	Ningbo Qiancheng Supply Chain Co., Ltd. (寧波前程供應鏈有限公司)	Joint venture	Other receivables	245.41	247.20	-	-	492.61	Cooperative operation investment	Operating transactions
	Chengdu Jiaozhi Boyu Housing Leasing Co., Ltd. (成都交子泊寓住房租賃有限公司)	Joint venture	Other receivables	168.64	322.57	-	-	491.21	Cooperative operation investment	Operating transactions
	Qinhuangdao Jiajin Real Estate Development Co., Ltd. (秦皇島市嘉金房地產開發有限公司)	Joint venture	Other receivables	806.18	-	-	350.64	455.54	Cooperative operation investment	Operating transactions
	Guangdong Trust Real Estate Development Co., Ltd. (廣東省信託房產開發有限公司)	Subsidiary of joint venture	Other receivables	424.56	9.60	-	-	434.16	Cooperative operation investment	Operating transactions
	Shenyang Sheng'an Real Estate Development Co., Ltd. (沈陽盛安房地產開發有限公司)	Joint venture	Other receivables	334.26	92.39	-	-	426.65	Cooperative operation investment	Operating transactions
	Chengdu Dongwan Urban Resource Enterprise Management Co., Ltd. (成都東萬城市資源企業經營管理有限公司)	Joint venture	Other receivables	-	381.08	-	-	381.08	Cooperative operation investment	Operating transactions
	Vantron Real Estate (Shanghai) Co., Ltd. (萬創置業(上海)有限公司)	Joint venture	Other receivables	417.20	-	-	55.81	361.40	Cooperative operation investment	Operating transactions
	Shanghai Hongfang Boyu Enterprise Development Co., Ltd. (上海虹房泊寓企業發展有限公司)	Joint venture	Other receivables	235.14	122.66	-	-	357.80	Cooperative operation investment	Operating transactions
	Hunan Baijiahui Warehousing Co., Ltd. (湖南百家匯倉儲有限公司)	Joint venture	Other receivables	407.83	-	-	62.42	345.41	Cooperative operation investment	Operating transactions

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Other related parties and their subsidiaries	Urumqi Bowan Smart City Operation Management Co., Ltd. (烏魯木齊博萬智慧城市運營管理有限公司)	Joint venture	Other receivables	-	294.07	-	-	294.07	Cooperative operation investment	Operating transactions
	Vanke Xintai Fund Management (Shenzhen) Co., Ltd. (萬科信泰基金管理(深圳)有限公司)	Joint venture	Other receivables	0.11	288.14	-	-	288.25	Cooperative operation investment	Operating transactions
	Hangzhou Wandong Warehousing Co., Ltd. (杭州萬東倉儲有限公司)	Joint venture	Other receivables	558.90	-	-	288.04	270.86	Cooperative operation investment	Operating transactions
	Tianjin Hewan Enterprise Management Co., Ltd. (天津禾萬企業管理有限公司)	Joint venture	Other receivables	201.82	61.20	-	-	263.01	Cooperative operation investment	Operating transactions
	Shanghai Minfang Boyu Real Estate Management Services Co., Ltd. (上海閔房泊寓房地產經營服務有限公司)	Joint venture	Other receivables	471.27	-	-	209.51	261.76	Cooperative operation investment	Operating transactions
	Hangzhou Gongwan liye Enterprise Operation and Management Co., Ltd. (杭州工萬基業企業運營管理有限公司)	Joint venture	Other receivables	497.18	-	-	236.04	261.14	Cooperative operation investment	Operating transactions
	Huawan Health Industry Development Co., Ltd. (華萬健康產業發展有限公司)	Joint venture	Other receivables	218.73	40.21	-	-	258.94	Cooperative operation investment	Operating transactions
	Chengdu Haikuo Wanyu Property Services Co., Ltd. (成都海闊萬譽物業服務有限公司)	Joint venture	Other receivables	-	223.60	-	-	223.60	Cooperative operation investment	Operating transactions
	Zhengzhou Vanke Jinrui Real Estate Development Co., Ltd. (鄭州萬科錦瑞房地產開發有限公司)	Joint venture	Other receivables	198.70	-	-	1.52	197.18	Cooperative operation investment	Operating transactions
	Zhongsan Cuiheng Urban Resources Management Co., Ltd. (中山市翠亨城市資源經營管理有限公司)	Joint venture	Other receivables	-	196.08	-	-	196.08	Cooperative operation investment	Operating transactions
	Yantai Wanshi Real Estate Development Co., Ltd. (煙台萬世房地產開發有限公司)	Joint venture	Other receivables	-	191.25	-	-	191.25	Cooperative operation investment	Operating transactions
	Wenzhou Wanzhen Real Estate Co., Ltd. (溫州萬禎置業有限公司)	Joint venture	Other receivables	2,149.07	-	-	1,959.46	189.62	Cooperative operation investment	Operating transactions
	Jiaxing Ziyuan Real Estate Co., Ltd. (嘉興紫元置業有限公司)	Joint venture	Other receivables	186.96	-	-	0.34	186.62	Cooperative operation investment	Operating transactions
	Suzhou Xunhe Real Estate Co., Ltd. (蘇州迅和置業有限公司)	Joint venture	Other receivables	192.66	-	-	31.71	160.95	Cooperative operation investment	Operating transactions
	Wuhan Wandì Hanyi Real Estate Development Co., Ltd. (武漢萬地漢宜房地產開發有限公司)	Joint venture	Other receivables	205.24	-	-	47.85	157.39	Cooperative operation investment	Operating transactions
	Rui'an Hongxi Real Estate Co., Ltd. (瑞安市鴻熹置業有限公司)	Joint venture	Other receivables	226.20	-	-	75.48	150.73	Cooperative operation investment	Operating transactions
	Longgang Urban Resource Management Co., Ltd. (龍港市城市資源經營管理有限公司)	Joint venture	Other receivables	133.94	5.81	-	-	139.75	Cooperative operation investment	Operating transactions
Haining Wanwei Storage Facilities Co., Ltd. (海寧萬緯倉儲設施有限公司)	Joint venture	Other receivables	226.52	-	-	103.27	123.25	Cooperative operation investment	Operating transactions	

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Other related parties and their subsidiaries	Baflo (Jiaxing) Warehousing Co., Ltd. (巴夫洛(嘉興)倉儲有限公司)	Joint venture	Other receivables	539.60	-	-	438.23	101.36	Cooperative operation investment	Operating transactions
	Tianjin Huakang Logistics Co., Ltd. (天津華康物流有限公司)	Joint venture	Other receivables	161.12	-	-	70.89	90.22	Cooperative operation investment	Operating transactions
	Nanning Qingxiu District Vanke Chengbei Kindergarten (南寧市青秀區萬科城北幼兒園)	Joint venture	Other receivables	-	86.47	-	-	86.47	Cooperative operation investment	Operating transactions
	Quanzhou Donghai Wanyu Property Services Co., Ltd. (泉州東海萬譽物業服務有限公司)	Joint venture	Other receivables	274.62	-	-	192.60	82.02	Cooperative operation investment	Operating transactions
	Suzhou Wujiang District Chengke Property Services Co., Ltd. (蘇州市吳江區城科物業服務有限公司)	Joint venture	Other receivables	85.90	-	-	6.97	78.93	Cooperative operation investment	Operating transactions
	Kunshan Xinwang Weida Electronics Co., Ltd. (昆山芯旺威達電子有限公司)	Joint venture	Other receivables	168.95	-	-	90.18	78.78	Cooperative operation investment	Operating transactions
	Shenzhen Metro Vanke Industrial Development Co., Ltd. (深圳地鐵萬科實業發展有限責任公司)	Joint venture	Other receivables	51.91	20.65	-	-	72.55	Cooperative operation investment	Operating transactions
	Hangzhou Vanke Real Estate Development Co., Ltd. (杭州萬科大家房地產開發有限公司)	Joint venture	Other receivables	50.36	17.43	-	-	67.79	Cooperative operation investment	Operating transactions
	Chengdu Gaotou Boyu House Leasing Co., Ltd. (成都高投泊寓住房租賃有限公司)	Joint venture	Other receivables	-	66.85	-	-	66.85	Cooperative operation investment	Operating transactions
	Nanjing 21st Century Real Estate Management Co., Ltd. (南京二十一世紀不動產經營管理有限公司)	Joint venture	Other receivables	27.97	35.32	-	-	63.28	Cooperative operation investment	Operating transactions
	610 Lexington Venture GP LLC	Joint venture	Other receivables	20.22	42.45	-	-	62.68	Cooperative operation investment	Operating transactions
	Taiyuan Jinjun Tongda Real Estate Development Co., Ltd. (太原金郡同達房地產開發有限公司)	Joint venture	Other receivables	-	62.36	-	-	62.36	Cooperative operation investment	Operating transactions
	Ma'anshan Ziyuan Real Estate Co., Ltd. (馬鞍山紫元置業有限公司)	Joint venture	Other receivables	-	60.16	-	-	60.16	Cooperative operation investment	Operating transactions
	Shanghai Shenyang Investment Management Co., Ltd. (上海申養投資管理股份有限公司)	Joint venture	Other receivables	68.02	-	-	11.92	56.10	Cooperative operation investment	Operating transactions
	Hangzhou Fulin Investment Co., Ltd. (杭州富臨投資有限公司)	Joint venture	Other receivables	-	55.17	-	-	55.17	Cooperative operation investment	Operating transactions
	Shaoxing Zhenyue Real Estate Development Co., Ltd. (紹興臻悅房地產開發有限公司)	Joint venture	Other receivables	73.63	-	-	23.00	50.63	Cooperative operation investment	Operating transactions
	Hangzhou Ziyuan Kangrun Real Estate Development Co., Ltd. (杭州紫元康潤房地產開發有限公司)	Joint venture	Other receivables	33.26	0.76	-	-	34.02	Cooperative operation investment	Operating transactions
Wuxi Yunzhi Urban Resource Operation Management Co., Ltd. (無錫雲智城市資源運營管理有限公司)	Joint venture	Other receivables	-	33.84	-	-	33.84	Cooperative operation investment	Operating transactions	



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Other related parties and their subsidiaries	Shaanxi Wanxiang Warehousing Co., Ltd. (陝西萬翔倉儲有限公司)	Joint venture	Other receivables	32.38	-	-	-	32.38	Cooperative operation investment	Operating transactions
	Wuhan Jiangnan Urban Resource Management Co., Ltd. (武漢市江漢城市資源經營管理有限公司)	Joint venture	Other receivables	187.96	-	-	156.12	31.84	Cooperative operation investment	Operating transactions
	Wenzhou Wanxiang Real Estate Co., Ltd. (溫州萬享置業有限公司)	Joint venture	Other receivables	307.06	-	-	276.21	30.85	Cooperative operation investment	Operating transactions
	Shenzhen Tefa Huaji Investment Co., Ltd. (深圳市特發華基投資有限公司)	Joint venture	Other receivables	4.86	19.87	-	-	24.73	Cooperative operation investment	Operating transactions
	Longyan Qinxin Property Service Co., Ltd. (龍巖沁欣物業服務有限公司)	Joint venture	Other receivables	-	23.58	-	-	23.58	Cooperative operation investment	Operating transactions
	Shenzhen Luohu Wanwu City Operation Co., Ltd. (深圳市羅湖萬物城市運營有限公司)	Joint venture	Other receivables	5.84	17.56	-	-	23.41	Cooperative operation investment	Operating transactions
	Qingdao Dongwan City Service Co., Ltd. (青島董萬城市服務有限公司)	Joint venture	Other receivables	-	23.26	-	-	23.26	Cooperative operation investment	Operating transactions
	Shanghai Yuanfeng Cultural Development Co., Ltd. (上海圓豐文化發展有限公司)	Joint venture	Other receivables	8.15	12.05	-	-	20.20	Cooperative operation investment	Operating transactions
	Shanghai Jiukai Investment Management Co., Ltd. (上海玖開投資管理有限公司)	Joint venture	Other receivables	19.77	-	-	0.11	19.66	Cooperative operation investment	Operating transactions
	Shanghai (JQ) Investment Holdings Pte.Ltd.	Joint venture	Other receivables	17.98	0.39	-	-	18.36	Cooperative operation investment	Operating transactions
	Kunming Haikuo Wanyu Property Services Co., Ltd. (昆明海闊萬譽物業服務有限公司)	Joint venture	Other receivables	145.11	-	-	127.30	17.81	Cooperative operation investment	Operating transactions
	VX Jinan HK Holding Limited	Joint venture	Other receivables	15.34	-	-	-	15.34	Cooperative operation investment	Operating transactions
	Shenzhen Wantong Nantoucheng Management and Operation Co., Ltd. (深圳萬通南頭城管理運營有限公司)	Joint venture	Other receivables	-	14.95	-	-	14.95	Cooperative operation investment	Operating transactions
	Langfang Linkong Urban Resource Management Co., Ltd. (廊坊臨空城市資源經營管理有限公司)	Joint venture	Other receivables	66.32	-	-	52.09	14.23	Cooperative operation investment	Operating transactions
	Nanchang Lianyi Real Estate Co., Ltd. (南昌聯頤置業有限公司)	Joint venture	Other receivables	-	5.71	-	-	5.71	Cooperative operation investment	Operating transactions
	Bountiful Time Limited	Joint venture	Other receivables	4.42	1.29	-	-	5.71	Cooperative operation investment	Operating transactions
	V-Nesta Fund II GP Limited	Joint venture	Other receivables	5.44	0.16	-	-	5.61	Cooperative operation investment	Operating transactions
	Tangshan Wanyu Real Estate Development Co., Ltd. (唐山萬域房地產開發有限公司)	Joint venture	Other receivables	4.68	0.18	-	-	4.86	Cooperative operation investment	Operating transactions



Other related fund transactions	Name of related party	Related party relationship between related party and listed company as at the end of the period	Accounting items for listed company as at the end of the period	Balance of current funds as at the beginning of 2023	Accumulative amounts of current funds for 2023 (excluding interests)	Interests on current funds for 2023 (if any)	Repayment of accumulative amounts for 2023	Balance of current funds as at the end of 2023	Reason for current funds	Nature of current funds
Other related parties and their subsidiaries	Tangshan Wanjiang Real Estate Development Co., Ltd. (唐山萬疆房地產開發有限公司)	Joint venture	Other receivables	4.05	0.61	-	-	4.65	Cooperative operation investment	Operating transactions
	VAW Investment Holding Limited	Joint venture	Other receivables	2.29	2.10	-	-	4.40	Cooperative operation investment	Operating transactions
	Shenzhen Tiewan Business Management Co., Ltd. (深圳市鐵萬商業管理有限公司)	Joint venture	Other receivables	-	3.60	-	-	3.60	Cooperative operation investment	Operating transactions
	Ningbo Dongqian Lake Xinda Zhongjian Real Estate Co., Ltd. (寧波東錢湖信達中建置業有限公司)	Joint venture	Other receivables	-	3.40	-	-	3.40	Cooperative operation investment	Operating transactions
	VX Logistics VII (HK) Holding Limited	Joint venture	Other receivables	3.37	-	-	-	3.37	Cooperative operation investment	Operating transactions
	VAW Eurasian ReFund LP	Joint venture	Other receivables	2.70	0.08	-	-	2.78	Cooperative operation investment	Operating transactions
	Beijing Oriental Vanke Investment Management Co., Ltd. (北京東方萬科投資管理有限公司)	Joint venture	Other receivables	1.83	-	-	-	1.83	Cooperative operation investment	Operating transactions
	VAW Eurasian Capital GP Limited	Joint venture	Other receivables	1.68	0.05	-	-	1.73	Cooperative operation investment	Operating transactions
	Taiyuan Guotou Vanke Lakeside Real Estate Co., Ltd. (太原國投萬科湖畔置業有限公司)	Joint venture	Other receivables	1.05	-	-	0.01	1.03	Cooperative operation investment	Operating transactions
	Tianjin Lianqi Xingyuan Enterprise Management Consulting Co., Ltd. (天津聯祺行遠企業管理諮詢有限公司)	Joint venture	Other receivables	1.00	-	-	-	1.00	Cooperative operation investment	Operating transactions
	Haining Kaiyuan Mingdu Real Estate Co., Ltd. (海寧開元名都置業有限公司)	Joint venture	Other receivables	-	1.00	-	-	1.00	Cooperative operation investment	Operating transactions
	Hangzhou Fumin Investment Co., Ltd. (杭州富民投資有限公司)	Joint venture	Other receivables	2.37	-	-	1.44	0.93	Cooperative operation investment	Operating transactions
	Champion Estate Holdings Limited	Joint venture	Other receivables	-	0.72	-	-	0.72	Cooperative operation investment	Operating transactions
	TREASURE MEGA CORPORATION LIMITED	Joint venture	Other receivables	0.47	0.21	-	-	0.68	Cooperative operation investment	Operating transactions
	VX Chengdu HK Holding Limited	Joint venture	Other receivables	0.58	-	-	-	0.58	Cooperative operation investment	Operating transactions
	Vanke Velocity Property I Holding Company Limited	Joint venture	Other receivables	0.41	0.01	-	-	0.43	Cooperative operation investment	Operating transactions
	VX Logistics I Holding Limited	Joint venture	Other receivables	0.41	0.01	-	-	0.43	Cooperative operation investment	Operating transactions
VX Logistics V Holding Limited	Joint venture	Other receivables	0.41	0.01	-	-	0.43	Cooperative operation investment	Operating transactions	

Other related fund transactions	Name of related party	Related party relationship between related party and listed company as at the end of the period	Accounting items for listed company as at the end of the period	Balance of current funds as at the beginning of 2023	Accumulative amounts of current funds for 2023 (excluding interests)	Interests on current funds for 2023 (if any)	Repayment of accumulative amounts for 2023	Balance of current funds as at the end of 2023	Reason for current funds	Nature of current funds
Other related parties and their subsidiaries	VX Logistics X (BVI) Holding Ltd	Joint venture	Other receivables	0.41	0.01	-	-	0.43	Cooperative operation investment	Operating transactions
	V-In Logistic Property I Holding Limited	Joint venture	Other receivables	-	0.43	-	-	0.43	Cooperative operation investment	Operating transactions
	Beijing Haikuo Wanyu Property Services Co., Ltd. (北京海闊萬譽物業服務有限公司)	Joint venture	Other receivables	0.38	-	-	-	0.38	Cooperative operation investment	Operating transactions
	Fuzhou Cangshan District Urban Resource Management Co., Ltd. (福州市倉山區城市資源經營管理有限公司)	Joint venture	Other receivables	0.20	0.03	-	-	0.23	Cooperative operation investment	Operating transactions
	Ocean Rainbow Limited	Joint venture	Other receivables	0.02	0.20	-	-	0.22	Cooperative operation investment	Operating transactions
	Hangzhou Wanwu Fenghe Property Services Co., Ltd. (杭州萬物風和物業服務有限公司)	Joint venture	Other receivables	18.70	-	-	18.55	0.16	Cooperative operation investment	Operating transactions
	Shenyang Wanjin Property Services Co., Ltd. (瀋陽萬錦物業服務有限公司)	Joint venture	Other receivables	0.03	-	-	-	0.03	Cooperative operation investment	Operating transactions
	Hangzhou Fuyang Yongteng Real Estate Co., Ltd. (杭州富陽永騰置業有限公司)	Subsidiary of joint venture	Other receivables	-	-	-	-	-	Cooperative operation investment	Operating transactions
	Nanjing Radio and Television Vanke Real Estate Development Co., Ltd. (南京廣電萬科置業發展有限公司)	Joint venture	Other receivables	-	-	-	-	-	Cooperative operation investment	Operating transactions
	V-Nesta Investment Partner III Limited	Subsidiary*1	Other receivables	369,796.57	-	-	369,796.57	-	Cooperative operation investment	Operating transactions
	Shaoxing Jinchun Real Estate Co., Ltd. (紹興錦晨置業有限公司)	Subsidiary*1	Other receivables	253,286.77	-	-	253,286.77	-	Cooperative operation investment	Operating transactions
	Shenzhen Huicheng Tongtai Industrial Co., Ltd. (深圳市匯成通泰實業有限公司)	Subsidiary*1	Other receivables	243,216.19	-	-	243,216.19	-	Cooperative operation investment	Operating transactions
	V-Nesta Fund III, LP	Subsidiary*1	Other receivables	171,771.19	-	-	171,771.19	-	Cooperative operation investment	Operating transactions
	Beijing Zhongsheng Xingjian Real Estate Development Co., Ltd. (北京市中盛興建房地產開發有限公司)	Subsidiary*1	Other receivables	140,333.48	-	-	140,333.48	-	Cooperative operation investment	Operating transactions
	Shaoxing Jinchi Real Estate Co., Ltd. (紹興錦地置業有限公司)	Subsidiary*1	Other receivables	98,274.43	-	-	98,274.43	-	Cooperative operation investment	Operating transactions
Chongqing Huapu Real Estate Development Co., Ltd. (重慶華葡房地產開發有限公司)	Joint venture	Other receivables	33,463.58	-	-	33,463.58	-	Cooperative operation investment	Operating transactions	
Ningbo Wantou Real Estate Co., Ltd. (寧波萬投置業有限公司)	Joint venture	Other receivables	30,122.92	-	-	30,122.92	-	Cooperative operation investment	Operating transactions	
Zhejiang Vanke Kunhe Real Estate Development Co., Ltd. (浙江萬科坤和房地產開發有限公司)	Joint venture	Other receivables	23,239.71	-	-	23,239.71	-	Cooperative operation investment	Operating transactions	

Other related fund transactions	Name of related party	Related party relationship between related party and listed company as at the end of the period	Accounting items for listed company as at the end of the period	Balance of current funds as at the beginning of 2023	Accumulative amounts of current funds for 2023 (excluding interests)	Interests on current funds for 2023 (if any)	Repayment of accumulative amounts for 2023	Balance of current funds as at the end of 2023	Reason for current funds	Nature of current funds
Other related parties and their subsidiaries	Shanghai Ke'an Chenghua Enterprise Development Co., Ltd. (上海科岸承華企業發展有限公司)	Joint venture	Other receivables	16,169.10	-	-	16,169.10	-	Cooperative operation investment	Operating transactions
	Foshan Nanhai District Vanke Wanming Real Estate Co., Ltd. (佛山市南海區萬科萬鳴房地產有限公司)	Joint venture	Other receivables	14,405.15	-	-	14,405.15	-	Cooperative operation investment	Operating transactions
	Fujian Xintai Qianlong Real Estate Development Co., Ltd. (福建信泰錢隆房地產開發有限公司)	Subsidiary*1	Other receivables	11,175.21	-	-	11,175.21	-	Cooperative operation investment	Operating transactions
	Ningbo Kaiwan Yunhai Real Estate Co., Ltd. (寧波開萬雲海置業有限公司)	Joint venture	Other receivables	10,102.97	-	349.42	10,452.39	-	Cooperative operation investment	Operating transactions
	Wenzhou Wanbijing Real Estate Co., Ltd. (溫州萬碧金房地產有限公司)	Joint venture	Other receivables	7,674.59	-	-	7,674.59	-	Cooperative operation investment	Operating transactions
	Beijing Shoukai Vanke Real Estate Development Co., Ltd. (北京首開萬科房地產開發有限公司)	Joint venture	Other receivables	4,594.54	-	-	4,594.54	-	Cooperative operation investment	Operating transactions
	Shenzhen Huatong Jiye Investment Co., Ltd. (深圳市華通基業投資有限公司)	Subsidiary*1	Other receivables	3,910.16	-	-	3,910.16	-	Cooperative operation investment	Operating transactions
	General Real Estate (Chongqing) Co., Ltd. (通用地產重慶有限公司)	Joint venture	Other receivables	3,472.64	-	-	3,472.64	-	Cooperative operation investment	Operating transactions
	Hangzhou Wanzhao Real Estate Co., Ltd. (杭州萬照置業有限公司)	Joint venture	Other receivables	2,845.52	-	-	2,845.52	-	Cooperative operation investment	Operating transactions
	Qingdao Changming Real Estate Co., Ltd. (青島昌明置業有限公司)	Joint venture	Other receivables	2,660.46	-	-	2,660.46	-	Cooperative operation investment	Operating transactions
	Wuhan Jinwan Real Estate Co., Ltd. (武漢金萬置業有限公司)	Joint venture	Other receivables	2,149.66	-	-	2,149.66	-	Cooperative operation investment	Operating transactions
	Shenyang Vanke Wanzhou Real Estate Development Co., Ltd. (沈陽萬科萬洲房地產開發有限公司)	Joint venture	Other receivables	1,779.17	-	-	1,779.17	-	Cooperative operation investment	Operating transactions
	Guangzhou Tianxin Industrial Development Co., Ltd. (廣州市田心實業發展有限公司)	Subsidiary of joint venture	Other receivables	1,425.83	-	-	1,425.83	-	Cooperative operation investment	Operating transactions
	Zhengzhou Vanke Huaifu Education Technology Co., Ltd. (鄭州萬科華賦教育科技有限公司)	Joint venture	Other receivables	1,396.50	-	-	1,396.50	-	Cooperative operation investment	Operating transactions
	Guangzhou Wanxi Enterprise Management Co., Ltd. (廣州市萬溪企業管理有限公司)	Joint venture	Other receivables	882.83	-	-	882.83	-	Cooperative operation investment	Operating transactions
	Shenzhen Vanke Anju Property Services Co., Ltd. (深圳市萬科安居物業服務有限公司)	Joint venture	Other receivables	168.96	-	-	168.96	-	Cooperative operation investment	Operating transactions
	Chengdu Ziguang Wanyu Property Services Co., Ltd. (成都紫光萬譽物業服務有限公司)	Subsidiary of joint venture	Other receivables	130.51	-	-	130.51	-	Cooperative operation investment	Operating transactions
	Beijing Siyi Enterprise Management Co., Ltd. (北京思翼企業管理有限公司)	Joint venture	Other receivables	32.00	-	-	32.00	-	Cooperative operation investment	Operating transactions

Other related fund transactions	Name of related party	Related party relationship between related party and listed company as at the end of the period	Accounting items for listed company as at the end of the period	Balance of current funds as at the beginning of 2023	Accumulative amounts of current funds for 2023 (excluding interests)	Interests on current funds for 2023 (if any)	Repayment of accumulative amounts for 2023	Balance of current funds as at the end of 2023	Reason for current funds	Nature of current funds
Other related parties and their subsidiaries	Changchun Nanguan District Tailings Kindergarten Co., Ltd. (長春市南關區泰林斯頓幼兒園有限公司)	Joint venture	Other receivables	21.94	-	-	21.94	-	Cooperative operation investment	Operating transactions
	Beijing Wanqifang Management Consulting Co., Ltd. (北京萬啟方管理諮詢有限公司)	Subsidiary of joint venture	Other receivables	12.84	-	-	12.84	-	Cooperative operation investment	Operating transactions
	Tianjin Zhiheng Enterprise Management Co., Ltd. (天津智恒企業管理有限公司)	Joint venture	Other receivables	11.71	-	-	11.71	-	Cooperative operation investment	Operating transactions
	Chengdu Gaotou Boyu Housing Leasing Co., Ltd. (成都高投泊寓房屋租賃有限公司)	Joint venture	Other receivables	10.90	-	-	10.90	-	Cooperative operation investment	Operating transactions
	V-Nesta Fund III GP Limited	Subsidiary*1	Other receivables	7.21	-	-	7.21	-	Cooperative operation investment	Operating transactions
	Suzhou Wujiang District Chengkai Wanyun Urban Development Co., Ltd. (蘇州市吳江區城開萬雲城市發展有限公司)	Joint venture	Other receivables	7.08	-	-	7.08	-	Cooperative operation investment	Operating transactions
	Wuhan Baoshan Huicheng Real Estate Co., Ltd. (武漢寶山匯城置業有限公司)	Joint venture	Other receivables	5.62	-	-	5.62	-	Cooperative operation investment	Operating transactions
	Hangzhou Yuanyi Real Estate Co., Ltd. (杭州元亦置業有限公司)	Other*2	Other receivables	1.01	-	-	1.01	-	Cooperative operation investment	Operating transactions
Beijing Ningkun Real Estate Development Co., Ltd. (北京寧坤房地產開發有限責任公司)	Joint venture	Other receivables	-	-	-	-	-	Cooperative operation investment	Operating transactions	
<b>Total</b>				<b>15,390,223.99</b>	<b>3,344,856.71</b>	<b>90,769.64</b>	<b>4,294,125.00</b>	<b>14,531,725.34</b>		

Notes:

1. The above receivables are: (i) generated in the daily operations of the Group; (ii) arising from the transactions conducted on normal commercial terms; (iii) repaid based on the progress of project sales, and the repayment method is mainly based on funds obtained from project sales, with the completion date of the project as the due date; and (iv) primarily funded by the internal resources of the Company, with diversified channels for financing;

2. The Group invest in the associates and joint ventures with the cooperation parties in proportion to their shareholding. The commercial terms of amounts due from associates and joint ventures of the Company are the same as those of the other shareholders of such companies, either interest-free or ranging between Hong Kong Prime Rate minus 3.5% p.a. and 9.5% p.a. based on market interest rates. As at 31 December 2023, the balance of the receivables bearing interest at the market interest rate is RMB21,612.5 million, and the interest collected in 2023 is RMB907.7 million. There is no collateral for the Group's receivables from its associates and joint ventures;

3. As at 31 December 2023, the Group has not made any commitment to inject capital into its affiliates;

4. As at 31 December 2023, the cap of the financing amount under the financing agreements of the affiliates still in existence and guaranteed by the Group was approximately RMB387 million, and the balance of the guarantees provided by the Group based on the actual withdrawal amount of the affiliates amounted to approximately RMB130 million. As at 31 December 2023, the Group have not fulfilled any payment obligations under guarantees provided in

relation to the financing agreements of the affiliated companies, and if such obligations need to be fulfilled, the sources of funding would be mainly from internal resources of the Company, with diversified channels for financing.