

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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)

UPDATE REGARDING SALES AND NEWLY ADDED DEVELOPMENT PROJECTS FOR THE MONTH ENDED 30 APRIL 2023

The board of directors of China Vanke Co., Ltd.* (the "**Company**") hereby announce that for the month ended 30 April 2023, the Company achieved a contract sales area of 2,063,000 sq. m., with a contract sales amount of RMB33.47 billion. From January to April of 2023, the Company achieved an accumulated contract sales area of 8,320,000 sq. m. and a contract sales amount of RMB134.86 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 5 new development projects since the disclosure of the sales update for the month ended 31 March 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	Shanghai	19-01 and 25-01 Land Lots in No.2 Neighborhood in SJC10004 Unit of Guangfulin Subdistrict	Songjiang District	100%	119	2.1	249	249	3,783
2		5-3, 6-3, 5-5 and 6-5 Land Lots in MHP0-0306 Unit of Meilong Community	Minhang District	51%	65	2.5	163	83	3,850
3	Ningbo	Vanke Zhenshi (Land Lot in Songjiang East Road)	Yinzhou District	100%	18	1.9	34	34	706
4	Nanjing	The Project East to Vanke Isle Maison	Yuhuatai District	54%	27	2.2	60	32	856
5	Hangzhou	Land Lot near Hangzhou Steam Turbine Cultural and Creative Complex in Lighthouse Zone	Gongshu District	51%	27	1.7	46	23	497
Total					256	-	552	421	9,692

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

The Company's equity interests 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, 5 May 2023

As at the date of this announcement, the Board comprises Mr. YU Liang, Mr. ZHU Jiusheng and Mr. WANG Haiwu as executive directors; Mr. XIN Jie, Mr. HU Guobin, Mr. HUANG Liping and Mr. LEI Jiangsong as non-executive directors; and Mr. KANG Dian, Ms. LIU Shuwei, Mr. NG Kar Ling, Johnny and Mr. ZHANG Yichen as independent non-executive directors.

** For identification purpose only*