CHINA VANKE CO., LTD.*

萬科企業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2202)

UPDATE REGARDING SALES AND NEWLY ADDED DEVELOPMENT PROJECTS FOR THE MONTH ENDED 31 JULY 2023

The board of directors of China Vanke Co., Ltd.* (the "**Company**") hereby announce that for the month ended 31 July 2023, the Company achieved a contract sales area of 1,699,000 sq. m., with a contract sales amount of RMB22.05 billion. From January to July of 2023, the Company achieved an accumulated contract sales area of 14,670,000 sq. m. and a contract sales amount of RMB225.98 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 7 new development projects since the disclosure of the sales update for the month ended 30 June 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	Mancheng Phase II	Baoshan District	35%	50	2.0	100	35	836
2	Suzhou	Land Lot at Yuntai Road (Sudi2023-WG-24)	Gusu District	100%	19	1.6	30	30	686
3	Hangzhou	Project 56 and 67, Jinshahu, Xiasha	Qiantang District	100%	29	2.5	72	72	1,716
4	Zhongshan	G-29 Land Lot	Cuiheng New District	50%	99	2.0	198	99	990
5	Zhengzhou	179 Mu of residential land in Yuncheng Phase II	Huiji District	50%	119	3.0	358	179	1,195
6	Taiyuan	Vanke Yueduhui Subsequent Land Lot	Xiaodian District	100%	70	2.8	192	192	1,049
7		Jinlu Project	Yingze District	48.5%	23	3.4	78	38	69
Total					**409**	**–**	**1,028**	**645**	**6,541**

The Company has not acquired any new logistic development projects since the disclosure of the sales update for the month ended 30 June 2023.

The Company's equity interests in the abovementioned projects may change as a result of introduction of cooperation parties for joint development. The percentages of shareholdings disclosed above are for investors' reference only at current stage.

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

Shenzhen, the PRC, 3 August 2023

As at the date of this announcement, the Board comprises Mr. YU Liang, Mr. ZHU Jiusheng and Ms. WANG Yun as executive directors; Mr. XIN Jie, Mr. HU Guobin, Mr. HUANG Liping and Mr. LEI Jiangsong as non-executive directors; and Mr. LIU Tsz Bun Bennett, Mr. LIM Ming Yan, Dr. SHUM Heung Yeung Harry and Mr. ZHANG Yichen as independent non-executive directors.

* *For identification purpose only*