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CHINA VANKE CO., LTD.*

萬科企業股份有限公司

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

(Stock code: 2202)

Update Regarding Sales And Newly Added Development Project For the Month Ended 31 May 2015

The board of directors (the “**Board**”) of China Vanke Co., Ltd. (the “**Company**”) is pleased to announce that for the month ended 31 May 2015, the Company achieved a sales area of 1,651,000 sq.m., with a sales amount of RMB20.67 billion. From January to May of 2015, the Company achieved an accumulated sales area of 7,071,000 sq.m. and a sales amount of RMB84.76 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 financial reports. Therefore, the information contained in this update is periodical data for investors’ reference only.

The Company has acquired four new projects since the disclosure of the sales update for April 2015. Details of the projects are as follows:

1. Minhe Lane Garden Project, Dongli District, Tianjin. The project is located at the intersection between Jintang Expressway and the outer Ring Road in Dongli District, Tianjin. It is situated on the west side of Hangshuang Road, the north side of Jingzhi Avenue, the east side of Tianjin Anda Group Company Limited and the south side of the head office of Tianjin Construction Engineering Group. The net site area of the project is approximately 181,000 sq.m., with a plot ratio of 1.6 and a plot ratio-based gross floor area (“**GFA**”) of approximately 292,000 sq.m.. The Company holds a 100 per cent equity interest in the project and is obliged to pay a land premium of approximately RMB1.197 billion.
2. Changlingju Project, Guangzhou. The project is located in Huangpu District, Guangzhou and on the south side of Yongshun Avenue. The net site area of the project is approximately 193,000 sq.m., with a plot ratio of 2.0 and plot ratio-based GFA of approximately 376,000 sq.m.. The Company holds a 100 per cent equity interest in the project and is obliged to pay a land premium of

approximately RMB2.77 billion.

3. Project 194 in Nanchang Economic and Technological Development Zone. The project is located in Nanchang Economic and Technological Development Zone. It is situated on the north side of West Shuanggang Street, the east side of Fuying Road, the west side of Zijing Road and the south side of Qinglan Canal. The net site area of the project is approximately 129,000 sq.m., with a plot ratio of 2.5 and plot ratio-based GFA of approximately 323,000 sq.m.. The Company holds a 70 per cent equity interest in the project and is obliged to pay a land premium of approximately RMB529 million.
4. Chengwai University Town Project, Pi County, Chengdu. The project is located on No. 199 East Yinhe Street, Xipu Town, Pi County, Chengdu City, approximately 3.5 km from the Third Ring Road. It is situated on the east side of Tianchen Road, the west side of Hexin Road, the north side of Baicao Road and the south side of East Guoning Road. The net site area of the project is approximately 167,000 sq.m., with a plot ratio for residential area of 3.5 (plot ratio for commercial area being 1.6 and plot ratio for kindergarten area being 1.0) and plot ratio-based GFA of approximately 562,000 sq.m.. The Company holds a 55 per cent equity interest in the project and is obliged to pay a land premium of approximately RMB1.034 billion.

In addition to developing residential and traditional commercial properties, the Company will, in future, actively develop commercial property, industrial property and service extension from property business. In particular, logistics property will be one of the major focuses of industrial property business. The Company currently has two logistics property projects, details of which are as follows:

1. Longli logistics project, Guiyang. The project is located in Longli Express Delivery Logistic Park, Guizhou. The site area of the project is approximately 133,000 sq.m., with a GFA of approximately 101,000 sq.m.. The Company expects to hold a 50 per cent equity interest in the project and be obliged to pay a land premium of approximately RMB15 million.
2. Yangluo logistics project, Wuhan. The project is located in Yangluo Street, Xinzhou District, Wuhan. The site area of the project is approximately 149,000 sq.m., with a GFA of approximately 76,000 sq.m.. The Company holds a 100 per cent equity interest in the project and is obliged to pay a land premium of approximately RMB60 million.

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

reference only at current stage.

By order of the Board
China Vanke Co., Ltd.*

Tan Huajie
Company Secretary

Shenzhen, the PRC, 4 June 2015

As at the date of this announcement, the Board comprises Mr. WANG Shi, Mr. YU Liang and Mr. WANG Wenjin as executive Directors; Mr. QIAO Shibo, Mr. SUN Jianyi, Mr. WEI Bin and Mr. CHEN Ying as non-executive Directors; and Mr. ZHANG Liping, Mr. HUA Sheng, Ms. LAW Elizabeth and Mr. HAI Wen as independent non-executive Directors.

**for identification purpose only*