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vanke 万科
CHINA VANKE CO., LTD. *

萬科企業股份有限公司

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

(Stock code: 2202)

Update Regarding Sales and Newly Added Development Projects For the Month Ended 31 January 2018

The board of directors (the “**Board**”) of China Vanke Co., Ltd. (the “**Company**”) is pleased to announce that for the month ended 31 January 2018, the Company achieved a sales area of 4,444,000 sq m, with a sales amount of RMB67.98 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 14 new projects since the disclosure of the sales update for the month ended 31 December 2017. Details of the projects are as follows:

No.	City	Name of the Project	Location	Percentage Interest Attributable to the Company	Land Area (Unit: '0000 sq m)	Plot Ratio	Plot Ratio-based Gross Floor Area (“GFA”) (Unit: '0000 sq m)	GFA Attributable to the Company’s Equity Holding (Unit: '0000 sq m)	Land Premium Attributable to the Company’s Equity Holding (RMB million)
1	Foshan	Baini Town Runfeng Project	Sanshui District	75%	3.5	2.8	9.9	7.4	259
2	Dongguan	Dalang West Station Metro Upper Cover Project	Dalang Town	75%	3.7	3.5	12.9	9.7	1,592
3		Taibao Road Public Land Project	Humen Town	100%	2.0	3.0	6.0	6.0	914
4	Fuzhou	Dongling Road Project	Cangshan District	17.57%	15.7	1.8	28.2	4.9	642
5	Changshu	2017A-014 Land Lot	Changshu Shanghu	31%	5.8	1.5	8.7	2.7	257
6	Ningbo	Xiaoxia River Complex Land Lot	Beilun District	100%	8.0	2.2	17.6	17.6	992

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7	Suqian	S19 & S20 Project	Susu Industrial Park Zone	51%	12.4	1.6	20.3	10.4	120
8	Langfang	Yongqing Phase II	Yongqing County	25%	3.2	1.8	5.8	1.4	49
9	Shenyang	Shenyang Sheet Metal Factory of Angang Group	Tiexi District	70%	6.1	2.3	14.1	9.9	414
10	Changchun	TOD Xihu Station Land Lot B	Qikai District	50%	15.4	2.0	30.9	15.4	216
11	Zhengzhou	Yanming Lake Land Lot	Zhongmou County	51%	6.7	1.5	10.1	5.2	98
12	Wuhan	Baoshan Village No.082 Land Lot	Jiangxia District	50%	6.5	2.8	18.1	9.1	580
13		Baoshan Village No.083 Land Lot	Jiangxia District	20%	6.6	2.9	19.0	3.8	247
14	Urumqi	Liyushan Zone Project	High-Tech Zone	70%	6.1	2.8	17.1	12.0	674
Total					101.7	-	218.7	115.5	7,054

Besides, the Company acquired 5 new logistics property projects. Details of the projects are as follows:

No.	City	Name of the Project	Location	Percentage Interest Attributable to the Company	Land Area (Unit: '0000 sq m)	GFA (Unit: '0000 sq m)	GFA Attributable to the Company's Equity Holding (Unit: '0000 sq m)	Land Premium Attributable to the Company's Equity Holding (RMB million)
1	Wuhan	Jiangxia Logistic Park (Phase II)	Jiangxia District	99.5%	15.7	10.2	10.2	377
2	Shenyang	Sujiatun Logistic Park	Sujiatun District	99.5%	13.3	8.3	8.3	309
3	Dalian	Dayaowan Logistic Park	Jinpu New District	100%	23.7	14.1	14.1	170
4	Jinan	Jiyang Logistic Park	Cuizhai Town, Jiyang County	90%	13.7	8.2	7.4	78
5	Nanchang	Airport Logistic Park	Jingkai District	70%	13.1	7.9	5.5	214
Total					79.5	48.7	45.5	1,148

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. *
Zhu Xu
Company Secretary

Shenzhen, the PRC, 2 February 2018

As at the date of this announcement, the Board comprises Mr. YU Liang, Mr. WANG Wenjin and Mr. ZHANG Xu as executive directors; Mr. LIN Maode, Mr. XIAO Min, Mr. CHEN Xianjun and Mr. SUN Shengdian as non-executive directors; and Mr. KANG Dian, Ms. LIU Shuwei, Mr. NG Kar Ling, Johnny and Mr. LI Qiang as independent non-executive directors.

** for identification purpose only*