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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)**

### **Announcement Regarding Completion of Registration of Share Transfer Pursuant to Shareholders' Share Transfer Agreement**

This announcement is made pursuant to the requirement of Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

On 12 January 2017, China Resources Co., Limited (“**China Resources**”) and China Resources Trade Co., Ltd. (“**China Resources Trade**”), being shareholders of China Vanke Co., Ltd. (the “**Company**”), entered into an agreement regarding transfer of shares in China Vanke Co., Ltd. (the “**Agreement**”) with Shenzhen Metro Group Co., Ltd. (“**SZMC**”), an independent third party of the Company. Under the Agreement, China Resources and China Resources Trade intended to transfer a total of 1,689,599,817 A shares in the Company to SZMC by way of agreement. The aforesaid share transfer has been approved by the State-owned Assets Supervision and Administration Commission of the State Council. For details, please refer to the “Announcement Regarding Shareholders’ Signing of Share Transfer Agreement and Resumption of Trading in the Company’s Shares” published by the Company on 13 January 2017 in the media designated for disclosure by China Securities Regulatory Commission, “Simplified Report I on Change of Shareholding” and “Simplified Report II on Change of Shareholding” disclosed by parties to the transaction on 14 January 2017, as well as the “Announcement Regarding State-owned Assets Supervision and Administration Commission of the State Council’s Approval of Shareholders’ Agreement Regarding the Transfer of the Company’s Shares” disclosed by the Company on 21 January 2017.

On 24 January 2017, the share transfer registration formalities for the transfer of 1,689,599,817 A shares in the Company by way of agreement from China Resources and China Resources Trade to SZMC was completed.

Upon completion of the share transfer registration, China Resources and China Resources Trade ceased to hold any share in the Company, while SZMC holds 1,689,599,817 A shares in the Company, representing approximately 15.31% of the total share capital of the Company, thus making SZMC the second largest shareholder of the Company. There remains no controlling shareholder or de facto controller in the Company.

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

Shenzhen, the PRC, 24 January 2017

*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*