



ANNOUNCEMENT REGARDING SALES IN MAY 2009 AND NEWLY ADDED DEVELOPMENT PROJECTS

In May 2009, the Company realised a sales area of approximately 697,000 sq m, with a sales amount of RMB6.41 billion, representing increases of 19.3% and 19.7% from those in the same period of 2008 respectively. From January to May 2009, the accumulated area sold by the Company amounted to approximately 2,817,000 sq m, with a total sales amount of RMB23.89 billion, representing increases of 27.4% and 20.9% from those in the same period of 2008 respectively. In view of the presence of various uncertainties during the sales process, there may be a discrepancy between the above sales figures and the figures disclosed in regular reports. As such, the related statistics are periodical figures for investors' reference only.

In addition, the Company has acquired six new projects for development since the disclosure of the sales report for April 2009. Details of the projects are as follows:

1. South lot of The Metropolitan Apartments, Wuxi. The project is located at a new district in Wuxi, which is to the east of Xufengli, south of Hongyuan Road, west of Changjiang North Road, and south of Xukang Road. The net site area of the project is 102,000 sq m with a plot ratio of 3.0, and a plot ratio GFA of approximately 307,000 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of RMB306 million.

2. Bandaio Road Project, Guicheng, Foshan. The project is located at the southwest of the interchange between First Ring and Jihua East Road, and north of Bandaio Road, Nanhai District, Foshan. The net site area of the project is approximately 221,000 sq m with a plot ratio of 2.6 and a plot ratio GFA of approximately 575,000 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of RMB762 million.

3. Land lot of Tiexi Jiaoguan Plant, Shenyang. The project is located at the north of Jianshe Road, and west of Tiexi Square, Tiexi District, Shenyang. The net site area of the project is approximately 27,000 sq m with a plot ratio of 4.0, and a plot ratio GFA of approximately 110,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB122 million.

4. Land lot of Wulihe, Shenyang. The project is located at the north of Shenshui Road and east of Nanta West Road, Dongling District, Shenyang. The net site area of the project is approximately 83,200 sq m with a plot ratio of 3.5 and a plot ratio GFA of approximately 291,200 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of RMB385 million.

5. Land lot of Shuangshan Nanshan, Qingdao. The project is located at the south of 308 National Highway and west of Fuzhou North Road, North District, Qingdao. The net site area of the project is approximately 68,000 sq m with a plot ratio of 3.0 and a plot ratio GFA of approximately 204,400 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB358 million.

6. Land lot to the north of 308 National Highway, Qingdao. The project is located at the north of 308 National Highway and south of planned Bangbu Road, Sifang District, Qingdao. The net site area of the project is approximately 154,600 sq m with a plot ratio of 2.56 and a plot ratio GFA of approximately 395,800 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of RMB381 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 8 June 2009