



**CHINA VANKE CO., LTD.**

**ANNOUNCEMENT REGARDING SALES IN JUNE 2009 AND  
NEWLY ADDED DEVELOPMENT PROJECTS**

In June 2009, China Vanke Co., Ltd. (the “Company”) realised a sales area of approximately 671,000 sq m, with a sales amount of RMB6.86 billion, representing increases of 49.9% and 57.1% from those in the same period of 2008 respectively. From January to June 2009, the accumulated area sold by the Company amounted to 3,488,000sq m, with a total sales amount of RMB30.76 billion, representing increases of 31.2% and 27.5% 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 eight new projects for development since the disclosure of its sales report for May 2009. Details of the projects are as follows:

1. Huxin Island 2009G07 Project, Xiamen. The project is located at north part of Huxin Island, Shuiku Sub-district, Huli District, Xiamen. The net site area of the project is approximately 95,000 sq m with a plot ratio of 2.1, and a plot ratio GFA of approximately 200,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB1.83 billion.
2. Paper Box Plant Project, Fuzhou. The project is located to the west of Zexu Main Road and north of Longjin River, Cangshan District, Fuzhou. The net site area of the project is approximately 16,000 sq m with a plot ratio of 2.2, and a plot ratio GFA of approximately 36,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB139 million.
3. Chencun Jinlong Industrial District Land Lot, Shunde, Foshan. The project is located at the central area of Chencun Town, Shunde District, Foshan. The net site area of the project is approximately 39,000 sq m with a plot ratio of 3.46, and a plot ratio GFA of approximately 135,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB135 million.
4. Dongshan Project, Anshan. The project is located at Tiedong District, Anshan, and

is adjacent to Dongshan's scenic area. The net site area of the project is approximately 304,000 sq m with a plot ratio of 1.8, and a plot ratio GFA of approximately 537,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB456 million.

5. Gaoxinyuan Zone I Project, Chongqing. The project is located at Zone I, Renhe Zutuan, Gaoxinyuan, Northern New District, Chongqing, next to Jinkai Main Road and west of Jinkai Main Road. The net site area of the project is approximately 138,000 sq m with a plot ratio of 2.7, and a plot ratio GFA of approximately 377,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB660 million.

6. Gaoxinyuan Zone H Project, Chongqing. The project is located at Zone H, Renhe Zutuan, Gaoxinyuan, Northern New District, Chongqing, north of Huangshan Main Road and south of Jinkai Main Road. The net site area of the project is approximately 41,000 sq m with a plot ratio of 3.5, and a plot ratio GFA of approximately 145,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB292 million.

7. Heyunxiao Land Lot, Chongqing. The project is located at No. 160 Dapingzheng Street, Yuzhong District, Chongqing. The net site area of the project is approximately 105,000 sq m with a plot ratio of 5.1, and a plot ratio GFA of approximately 533,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB1,112 million.

8. Commodity housing settlement project, north of Land Lot No. 35, Qibao, Shanghai. The project is located at Qibao Town, Minhang District, Shanghai, north of Land Lot No. 35 of Qibao, and south of Xingzhan Road. The net site area of the project is approximately 39,000 sq m with a plot ratio of 1.8, and a plot ratio GFA of approximately 70,000 sq m. China Vanke holds 51% equity interest in the project and is subject to a land premium payment of RMB79 million.

Board of Directors  
**China Vanke Co., Ltd.**

Shenzhen, 4 July 2009