



CHINA VANKE CO., LTD.

**ANNOUNCEMENT REGARDING SALES IN JULY 2009 AND
NEWLY ACQUIRED LAND PARCELS**

In July 2009, China Vanke Co., Ltd. (the “Company”) realised a sales area of approximately 583,000 sq m, with a sales amount of RMB5.12 billion, representing increases of 61.8% and 64.5% from those in the same period of 2008 respectively. From January to July 2009, the accumulated area sold by the Company amounted to 4,071,000 sq m, with a total sales amount of RMB35.87 billion, representing increases of 34.9% and 31.7% 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 four land parcels since the disclosure of its sales report for June 2009. Details of the land parcels are as follows:

1. Ku Chong Project, Zhongshan. The project is located to the south of Xingwen Road, Eastern District, Zhongshan. The net site area of the project is approximately 76,000 sq m, with a plot ratio of 1.16 and a plot ratio GFA of approximately 88,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB322 million.
2. Land parcel for Final Phase of City Garden Project, Wuhan. The land parcel is located to the west of Guanggu Avenue and south of Middle Ring Road, Donghu Development Zone, Wuhan. The net site area of the parcel is approximately 231,000 sq m, with a plot ratio of 1.5 and a plot ratio GFA of approximately 347,000 sq m. China Vanke holds 100% equity interest in the land parcel and is subject to a land premium payment of RMB728 million.
3. Dengzhou land lot, Shunde, Foshan. The project is located at Chencun town, Shunde, Foshan. The net site area of the project is approximately 284,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 710,000 sq m. China Vanke holds 49% equity interest in the project and is subject to a land premium payment of RMB1.054 billion.

4. Land Lot B04, Jinshazhou, Guangzhou. The project is located at Zone B, Jinshazhou, Baiyun District, Guangzhou. The net site area of the project is approximately 17,000 sq m, with a plot ratio of 1.8 and a plot ratio GFA of approximately 31,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB140 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 7 August 2009