



CHINA VANKE CO., LTD.
ANNOUNCEMENT REGARDING SALES IN AUGUST 2009 AND
NEWLY ADDED DEVELOPMENT PROJECTS

In August 2009, China Vanke Co., Ltd. (the “Company” or “China Vanke”) realised a sales area of 495,000 sq m, with a sales amount of RMB4.82 billion, representing increases of 4.5% and 18.3% from those in the same period of 2008 respectively. From January to August 2009, the accumulated area sold by the Company amounted to 4,566,000 sq m, with a total sales amount of RMB40.69 billion, representing increases of 30.8% and 29.9% 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 three new projects for development since the disclosure of its sales report for July 2009. Details of the projects are as follows:

1. Four Seas Project, Changsha. The project is located opposite Hunan International Economics University, Fenglin Third Road, Yuelu District, Changsha. The net site area of the project is approximately 38,000 sq m, with a plot ratio of 3.5 and a plot ratio GFA of 133,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB100 million.
2. Hongfa Project, Changsha. The project is located to the northeast of the junction of Wanjiali Road and Xiangzhang Road, Yuhua District, Changsha, and opposite Yuehua District Government Office. The net site area of the project is approximately 232,000 sq m, with a plot ratio of 2.34 and a plot ratio GFA of approximately 545,000 sq m. China Vanke holds 60% equity interests in the project and is subject to a land premium payment of RMB384 million.
3. Price-restricted Housing Project, Airport Development Zone, Tianjin. The project is located to the east of Zhongxin Avenue, Tianjin Airport Industrial Park, Dongli District, Tianjin, and between East Fifth Road and East Sixth Road. The net site area of the project is approximately 137,000 sq m, with a plot ratio of 1.5 and a plot ratio GFA of approximately 205,000 sq m. China Vanke holds 51% equity interests in the project and is subject to a land premium payment of RMB44 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 4 September 2009