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CHINA VANKE CO., LTD.

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

In September 2009, China Vanke Co., Ltd. (the “Company” or “China Vanke”) realised a sales area of 537,000 sq m, with a sales amount of RMB5.46 billion, representing increases of 0.8% and 27% from those in the same period of 2008 respectively. From January to September 2009, the accumulated area sold by the Company amounted to 5,103,000 sq m, with a total sales amount of RMB46.15 billion, representing increases of 26.8% and 29.6% 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 nine new projects for development since the disclosure of its sales report for August 2009. Details of the projects are as follows:

1. Houtaolin Project, Qingdao. The project is located north of Wenyang Road and east of Qingwei Road, Chengyang District, Qingdao. The net site area of the project is approximately 131,000 sq m, with a plot ratio of 1.77 and a plot ratio GFA of 232,000 sq m. China Vanke holds 80% equity interests in the project and is subject to a land premium payment of RMB241 million.
2. Changyang No. 1 Project, Beijing. The project is located at Changyang Town, Fangshan District, Beijing. The net site area of the project is approximately 161,000 sq m, with a plot ratio of 2.11 and a plot ratio GFA of 341,000 sq m. China Vanke holds 50% equity interests in the project and is subject to a land premium payment of RMB1,100 million.
3. Changyang No. 5 Project, Beijing. The project is located at Changyang Town, Fangshan District, Beijing. The net site area of the project is approximately 276,000 sq m, with a plot ratio of 1.85 and a plot ratio GFA of approximately 511,000 sq m. China Vanke holds 50% equity interests in the project and is subject to a land premium payment of RMB1,465 million.
4. Caozhuang R21-25 Project, Hangzhou. The project is located at Lanqiao Town, Jianggan District, Hangzhou. The net site area of the project is approximately 14,000 sq m, with a plot ratio of 2.4 and a plot ratio GFA of approximately 34,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB372 million.
5. Caozhuang R21-24 Project, Hangzhou. The project is located at Lanqiao Town, Jianggan District, Hangzhou. The net site area of the project is approximately 23,000 sq m, with a plot

ratio of 2.3 and a plot ratio GFA of approximately 53,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB594 million.

6. Cicheng Project, Ningbo. The project is located west of Huanhu Road, Cicheng New Town, Jiangbei District, Ningbo. The net site area of the project is approximately 314,000 sq m, with a plot ratio of 1.26 and a plot ratio GFA of 394,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB2,050 million.

7. Police Academy Project, Nanchang. The project is located south of Meihu Scenic Zone, Qingyunpu District, Nanchang. The net site area of the project is approximately 97,000 sq m, with a plot ratio of 1.5 and a plot ratio GFA of approximately 146,000 sq m. China Vanke holds 50% equity interests in the project and is subject to a land premium payment of RMB138 million.

8. Xiangan X2009G04 Project, Xiamen. The project is located at Magang Town Centre, Xiangan District, Xiamen. The net site area of the project is approximately 54,000 sq m, with a plot ratio of 2.0 and a plot ratio GFA of 109,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB214 million.

9. Nansha 08NJY-1 Project, Guangzhou. The project is located west of Fenghuang Avenue, Nansha District, Guangzhou. The net site area of the project is 135,000 sq m, with a plot ratio of 2.0 and a plot ratio GFA of approximately 270,000 sq m. China Vanke holds 95% equity interests in the project and is subject to a land premium payment of RMB301 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 13 October 2009