



Architecture - Our tribute to life

CHINA VANKE CO., LTD.

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

In October 2009, China Vanke Co., Ltd. (the “Company” or “China Vanke”) realised a sales area of 608,000 sq m, with a sales amount of RMB6.54 billion, representing increases of 31.0% and 95.0% from those in the same period of 2008 respectively. From January to October 2009, the accumulated area sold by the Company amounted to 5,711,000 sq m, with a total sales amount of RMB52.69 billion, representing increases of 27.2% and 35.2% 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 since the disclosure of its sales report for September 2009. Details are as follows:

1. Diesel Engine Factory Project, Changchun. The project is to the east of Dongcheng Main Road and south of Sitong Road, Erdao District, Changchun. The net site area of the project is approximately 251,000 sq m, with a plot ratio of 2.0 and a plot ratio GFA of approximately 505,000 sq m. The land premium required to pay for the project is RMB1,001 million. The Company plans to introduce partner to jointly invest and develop the project in a 50:50 equity proportion.
2. Xiaodonggou Project, Changchun. The project is to the west of Jingyuetan Forest Park of Jingyue Tourism and Economic Development Zone, Changchun. The net site area of the project is approximately 400,000 sq m, with a plot ratio of 1.2 and a plot ratio GFA of approximately 480,000 sq m. The land premium required to pay for the project is RMB731 million. The Company plans to introduce partner to jointly invest and develop the project in a 50:50 equity proportion.
3. Rancho Phase II Project, Shenyang. The project is located at Qipanshan Scenery Tourism Development Zone and to the southeast of Rancho Santa Fe, Shenyang. The net site area of the project is approximately 43,000 sq m, with a plot ratio of 1.2 and a plot ratio GFA of approximately 52,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB46 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 6 November 2009