



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

In November 2009, China Vanke Co., Ltd. (the “Company” or “China Vanke”) realised a sales area of 520,000 sq m, with a sales amount of RMB5.23 billion, representing increases of 23.6% and 46.5% from those in the same period of 2008 respectively. From January to November 2009, the accumulated area sold by the Company amounted to 6,231,000 sq m, with a total sales amount of RMB57.92 billion, representing increases of 26.9% and 36.2% 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 October 2009. Details are as follows:

1. Heshun Project, Changsha. The project is to the south of Fuyuan Road, Beicheng Hongshan Park District, Kaifu District, Changsha. The net site area of the project is approximately 195,000 sq m, with a plot ratio of 2.4 and a plot ratio GFA of approximately 473,000 sq m. China Vanke holds 70% equity interests in the project and is subject to a land premium payment of RMB331 million.
2. Dongfang Qinyuan Project, Shenzhen. The project is at the intersection between Longping West Road and Pingan Road, Longgang District, Shenzhen. The net site area of the project is approximately 38,000 sq m, with a plot ratio of 1.9 and a plot ratio GFA of approximately 74,000 sq m. China Vanke holds 90% equity interests in the project and is subject to a land premium payment of RMB272 million.
3. Yinhuwan Project, Guangzhou. The project is located to the east of Furongzhang Reservoir, Furong Holiday Resort, Shiling Town, Huadu District, Guangzhou. The net site area of the project is approximately 210,000 sq m, with a plot ratio of 0.47 and a plot ratio GFA of approximately 94,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB635 million.

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

Shenzhen, 8 December 2009