



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

In December 2009, China Vanke Co., Ltd. (the “Company” or “China Vanke”) realised a sales area of 405,000 sq m, with a sales amount of RMB5.50 billion, representing a decrease of 38.7% and an increase of 3.0% from those in the same period of 2008 respectively. From January to December 2009, the accumulated area sold by the Company amounted to 6,636,000 sq m, with a total sales amount of RMB63.42 billion, representing increases of 19.1% and 32.5% 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 eight new projects since the disclosure of its sales report for November 2009. Details are as follows:

1. Subsequent projects of Glamorous City, Dalian. The project is located to the west of Glamorous City and south of Qiange residential area, Ganjingzi District, Dalian. The net site area of the project is approximately 21,000 sq m, with a plot ratio of 2.05 and a plot ratio GFA of approximately 44,000 sq m. China Vanke holds 55% equity interests in the project and is subject to a land premium payment of RMB80 million.
2. Toudao Project, Shenyang. The project is located in China Shenyang International Horticulture Exposition, adjacent to Shenqi Road, Qipanshan, Tianjin. The net site area of the project is 315,000 sq m, with a plot ratio of 1.2 and a plot ratio GFA of 379,000 sq m. China Vanke holds 70% equity interests in the project and is subject to a land premium payment of RMB180 million.
3. Sino-Singapore Eco-city Project, Tianjin. The project is located at the eco-city of Binhai New District, Tianjin. The net site area of the project is approximately 90,000 sq m, with a plot ratio of 1.4 and a plot ratio GFA of approximately 127,000 sq m. China Vanke holds 95% equity interests in the project and is subject to a land premium payment of RMB120 million.
4. Zhuankou Boxue Road Project, Wuhan. The project is located to the north of Checheng West Road and west of Boxue Road, Economic and Technology Development Zone, Wuhan. The net site area of the project is approximately 213,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 534,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB1,358 million.
5. Datuan Project, Zhifu District, Yantai. The project is located to the west of Huanhai Road and east of Binhai West Road, Zhifu District, Yantai. The net site area of the project is approximately 312,000 sq m, with a plot ratio of 1.43 and a plot ratio GFA of

approximately 444,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB948 million.

6. Phase III of No. 1 Songshan Lake Garden Project, Dongguan. The project is located to the west of Xinzhu Road, Songshan Lake Technology Industrial Zone, Dongguan. The net site area of the project is 128,000 sq m, with a plot ratio of 0.7 and a plot ratio GFA of approximately 89,000 sq m. China Vanke holds 90% equity interests in the project and is subject to a land premium payment of RMB132 million.
7. Xingbin J2009P01 Project, Xiamen. The project is located to the east of Xingbin Road and north of Xingdong Road, Jimei District, Xiamen. The net site area of the project is approximately 102,000 sq m, with a plot ratio of 4.33 and a plot ratio GFA of approximately 443,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB1,032 million.
8. 228 Factory Project, Changchun. The project is located on the south bank of South Lake, Chaoyang District, Changchun. The net site area of the project is approximately 277,000 sq m, with a plot ratio of 1.8 and a plot ratio GFA of approximately 498,000 sq m. China Vanke is subject to a land premium payment of RMB1,050 million. The Company is planning to introduce a partner to jointly develop this project.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 7 January 2010