



**CHINA VANKE CO., LTD.**  
**ANNOUNCEMENT REGARDING SALES IN JANUARY 2010 AND**  
**NEWLY ADDED DEVELOPMENT PROJECTS**

In January 2010, China Vanke Co., Ltd. (the “Company” or “China Vanke”) realised a sales area of 523,000 sq m, with a sales amount of RMB6.26 billion, representing increases of 83.3% and 185.9% from those in the same period of 2009 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 December 2009. Details are as follows:

1. Dongjiacun Project, Yinzhou, Ningbo. The project is located to the north of Siming Road, Jishi Port, Yinzhou District, Ningbo. The net site area of the project is approximately 95,000 sq m, with a plot ratio of 1.8 and a plot ratio GFA of approximately 171,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB860 million.
2. Bailongshan Project, Nanxu, Zhenjiang. The project is located to the north of Bailongshan Road, Nanxu New Town, Runzhou District, Zhenjiang. The net site area of the project is approximately 286,000 sq m, with a plot ratio of 1.5 and a plot ratio GFA of approximately 416,000 sq m. China Vanke holds 60% equity interests in the project and is subject to a land premium payment of RMB690 million.
3. Jinzhou Project, Humen, Dongguan. The project is located to the east of Liansheng Road, Jinzhou Village, Humen Town, Dongguan. The net site area of the project is approximately 61,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 152,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB790 million.
4. North Bank of Songshan Lake Project, Dongguan. The project is located at the junction of Fumin Avenue and Guanzhang Road, Soshan Lake Technology Industrial District, Dongguan. The net site area of the project is approximately 136,000 sq m, with a plot ratio of 2.8 and a plot ratio GFA of approximately 381,000 sq m. China Vanke holds 51% equity interests in the project and is subject to a land premium payment of RMB250 million.
5. Phase II of Chencun Project, Shunde, Foshan. The project is located to the south of Fochan Highway, central area of Chencun Town, Shunde District, Foshan. The net site area of the project is approximately 118,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 295,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB550 million.
6. F04 Project, Shunde, Foshan. The project is located on the north bank of Desheng River, New Town District, Shunde, Foshan. The net site area of the project is approximately

30,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 76,000 sq m. China Vanke holds 50% equity interests in the project and is subject to a land premium payment of RMB260 million.

7. Lunjiao Project, Shunde, Foshan. The project is located to the north of Shiji Road, Lunjiao Street, Shunde District, Foshan. The net site area of the project is approximately 81,000 sq m, with a plot ratio of 3.0 and a plot ratio GFA of approximately 242,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB240 million.
8. Yupin Project, Tianhe, Guangzhou. The project is located on Jingxi Road, Guangzhou Avenue North, Baiyun District, Guangzhou. The net site area of the project is approximately 22,000 sq m, with a plot ratio of 5.5 and a plot ratio GFA of approximately 118,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB660 million.

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

Shenzhen, 5 February 2010