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CHINA VANKE CO., LTD.

**ANNOUNCEMENT REGARDING SALES IN FEBRUARY 2010 AND
NEWLY ADDED DEVELOPMENT PROJECTS**

In February 2010, China Vanke Co., Ltd. (the “Company” or “China Vanke”) realized sales area of 211,000 sq m, with a sales amount of RMB2.51 billion, representing decreases of 59.1% and 35.4% from those in the same period of 2009 respectively. From January to February 2010, the accumulated area sold by the Company amounted to 735,000 sq m, with a total sales amount of RMB8.78 billion, representing a decrease of 8.4% and an increase of 44.3% 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-mentioned 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 11 new projects since the disclosure of its sales report for January 2010. Details are as follows:

1. Haiman Project, Shenyang. The project is located to the north of Gongnong Road and east of Dongjian Street, Dadong District, Shenyang. The net site area of the project is approximately 75,000 sq m, with a plot ratio of 3.0 and a plot ratio GFA of approximately 224,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB290 million.
2. Pudong Xinchang C4 Project, Shanghai. The project is located to the west of Zhong’an Road, Xinchang Town, Pudong New District, Shanghai. The net site area of the project is approximately 99,000 sq m, with a plot ratio of 1.50 and a plot ratio GFA of approximately 149,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB890 million.
3. Site to the east of Zhaozhong Road, Zhonggu Town, Shanghai. The project is located to the east of Zhaozhong Road, Zhonggu Town, Qingpu District, Shanghai. The net site area of the project is approximately 117,000 sq m, with a plot ratio of 1.25 and a plot ratio GFA of approximately 145,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB800 million.
4. Guangfulin 2-4 Land Lot, Shanghai. The project is located to the south of Chenhua Road, Songjiang New City, Shanghai. The net site area of the project is approximately 131,000 sq m, with a plot ratio of 0.8 and a plot ratio GFA of approximately 105,000 sq m. China Vanke holds 45% equity interests in the project and is subject to a land premium payment of RMB770 million.
5. Beijing Road Extension Line Project, Kunming. The project is located on Beijing Road, Panlong District, Kunming. The net site area of the project is approximately 105,000 sq m, with a plot ratio of 2.55 and a plot ratio GFA of approximately 267,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB320 million.

6. Site to the east of Xincheng Road, Taihu New City, Wuxi. The project is located at the central district of Taihu New City, Binhu District, Wuxi. The net site area of the project is approximately 154,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 385,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB1.9 billion.
7. Qujiang Convention and Exhibition Project, Xi'an. The project is located next to Hanyao Heritage Park, Great Tang's Valley of Love, Qujiangchi South Road, Yanta District, Xi'an. The net site area of the project is approximately 153,000 sq m, with a plot ratio of 2.53 and a plot ratio GFA of approximately 386,000 sq m. China Vanke holds 55% equity interests in the project and is subject to a land premium payment of RMB470 million.
8. Shanghai New Village Redevelopment Project, Fuzhou. The project is located to the east of Baima Road, Taijiang District, Fuzhou. The net site area of the project is approximately 93,000 sq m, with a plot ratio of 4.8 and a plot ratio GFA of approximately 448,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB1.66 billion.
9. Red Cliff Project, Fuzhou. The project is located to the southwest of 203 Provincial Road, Yongtai County, Fuzhou. The net site area of the project is approximately 392,000 sq m, with a plot ratio of 1.0 and a plot ratio GFA of approximately 392,000 sq m. China Vanke holds 51% equity interests in the project and is subject to a land premium payment of RMB170 million.
10. Yangtze River Village Project, Wuhan. The project is located to the west of Jiataohe Road, Baishazhou, Hongshan District, Wuhan. The net site area of the project is approximately 136,000 sq m, with a plot ratio of 3.27 and a plot ratio GFA of approximately 470,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB640 million.
11. Machine Tool Factory Project, Changsha. The project is located on No. 1 Xinkaipuxinshi Street, Tianxin District, Changsha. The net site area of the project is approximately 100,000 sq m, with a plot ratio of 2.33 and a plot ratio GFA of approximately 233,000 sq m. China Vanke holds 70% equity interests in the project and is subject to a land premium payment of RMB300 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 5 March 2010