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CHINA VANKE CO., LTD.

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

In April 2010, China Vanke Co., Ltd. (the “Company” or “China Vanke”) realized sales area of 633,000 sq m, with a sales amount of RMB7.80 billion, representing an increase of 6.3% and 48.0% from those in the same period of 2009 respectively. From January to April 2010, the accumulated area sold by the Company amounted to 1,875,000 sq m, with a total sales amount of RMB22.89 billion. 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 two new projects since the disclosure of its sales report for March 2010. Details are as follows:

1. Guibao Project, Guiyang. The project is located in Yu’an Village, Qianling County, Yunyan District, Guiyang. The net site area of the project is approximately 29,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 73,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB100 million.
2. Binjiang Project, New and Hi-tech Zone, Jilin. The project is located to the north of Binjiang South Road, Jilin New and Hi-tech Industrial Development Zone. The net site area of the project is approximately 728,000 sq m, with a plot ratio of 2.94 and a plot ratio GFA of approximately 2,143,000 sq m. China Vanke holds 65% equity interests in the project and is subject to a land premium payment of RMB900 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 6 May 2010