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CHINA VANKE CO., LTD.

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

In June 2010, China Vanke Co., Ltd. (the “Company” or “China Vanke”) realized sales area of 857,000 sq m, with a sales amount of RMB8.77 billion, representing increases of 27.8% and 27.9% from those in the same period of 2009 respectively. From January to June 2010, the accumulated area sold by the Company amounted to 3,202,000 sq m, with a total sales amount of RMB36.77 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 4 new projects since the disclosure of its sales report for May 2010. Details are as follows:

1. Tanzhou Tanshen Project, Zhongshan. The project is located at Tanshen Road, Tanzhou Town, Zhongshan. The net site area of the project is 32,100 sq m, with a plot ratio of 4.0 and a plot ratio GFA of approximately 128,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB190 million.
2. Zhenhai New City Lvhe North Land Lot #1-4, Ningbo. The project is located at Zhuangshi Road, Zhenhai District, Ningbo. The net site area of the project is 227,000 sq m, with a plot ratio of 2.16 and a plot ratio GFA of approximately 489,000 sq m. China Vanke holds 49% equity interests in the project and is subject to a land premium payment of RMB1.03 billion.
3. Wuyishan Road Project, Science & Technology Town, New District, Suzhou. The project is located to the south of the green belt along Wuyishan Road, Science & Technology Town, New District, Suzhou. The net site area of the project is approximately 165,000 sq m, with a plot ratio of 0.87 and a plot ratio GFA of approximately 143,000 sq m. China Vanke holds 36% equity interests in the project and is subject to a land premium payment of RMB220 million.
4. Lijia Upstream Village Redevelopment Project, Qingdao. The project is located to the east of Licang District, to the north of Jinshui Road and to the south of Guangshui Road, Qingdao. The net site area of the project is approximately 141,300 sq m, with a plot ratio of 1.86 and a plot ratio GFA of approximately 264,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of RMB580 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 6 July 2010