



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

In September 2010, the Company realized a sales area of 1,136,000 sq m, with a sales amount of RMB14.21 billion, representing increases of 111.5% and 160.1% from those in the same period of 2009 respectively. From January to September 2010, the accumulated area sold by the Company amounted to 6,011,000 sq m, with a total sales amount of RMB71.42 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 seven new projects since the disclosure of the sales report for August 2010. Details of the projects are as follows:

1. Nancheng Headquarters Project, Dongguan. The project is located at the southern end of Dongguan Avenue and to the north of Hongbei Road, Nancheng District, Dongguan. The net site area of the project is approximately 5,000 sq m, with a plot ratio of 9.0, and a plot ratio GFA of approximately 43,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB50 million.
2. Yannan Road Project, Lishui Town, Foshan. The project is located to the west of Foshan First Ring, and north of Yannan Road, Lishui Town, Nanhai District, Foshan. The net site area of the project is approximately 67,000 sq m, with a plot ratio of 1.2, and a plot ratio GFA of approximately 80,000 sq m. China Vanke holds 49% equity interest in the project and is subject to a land premium payment of RMB80 million.
3. Land Lot 1818-028 in Huilongguan, Beijing. The project is located to the west of Guihua First Road and east of Anningzhuang Road, Huilongguan Village, Changping District, Beijing. The net site area of the project is approximately 87,000 sq m, with a plot ratio of 2.8, and a plot ratio GFA of approximately 193,000 sq m. China Vanke holds 50% equity interest in the project and is subject to a land premium payment of RMB640 million.
4. Land Lots No.1818-007 and 009 in Huilongguan, Beijing. The project is located at Huilongguan Village, Changping District, Beijing, ending in the east at Changping Road and in the south at Middle Street, Huilongguan Village. The net site area of the project is approximately 137,000 sq m, with a plot ratio of 2.66, and a plot ratio GFA of approximately 365,000 sq m. China Vanke holds 50% equity interest in the project and is subject to a land premium payment of RMB1,060 million.
5. Land Lot 2010-35~40, Xianghe, Langfang. The project is located at Xianghe County, Langfang. The net site area of the project is approximately 281,000 sq m, with a plot ratio of 1.5, and a plot ratio GFA of approximately 420,000 sq m. China Vanke holds 50% equity interest in the project and is subject to a land premium payment of RMB170 million.

6. Fenghuang New City Project, Tangshan. The project is located at the eastern end of Dali Road and northern end of Xiangyun Road, Fenghuang New City, Tangshan. The net site area of the project is approximately 79,000 sq m, with a plot ratio of 2.5, and a plot ratio GFA of approximately 198,000 sq m. China Vanke holds 60% equity interest in the project and is subject to a land premium payment of RMB190 million.
7. Zhonglian Logistic Project, Yantai. The project is located at the intersection of Qiquan Road and Yongda Road, Fushan New and High-tech Industry Development Zone, Yantai. The net site area of the project is approximately 190,000 sq m, with a plot ratio of 1.9, and a plot ratio GFA of approximately 362,000 sq m. China Vanke holds 70% equity interest in the project and is subject to pay a redevelopment cost of approximately RMB140 million.

Board of Directors
China Vanke Co., Ltd.
11th October 2010