



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

In October 2010, the Company realized a sales area of 1,307,000 sq m, with a sales amount of RMB15.51 billion, representing increases of 114.9% and 137.3% from those in the same period of 2009 respectively. From January to October 2010, the accumulated area sold by the Company amounted to 7,318,000 sq m, with a total sales amount of RMB86.93 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 three new projects since the disclosure of the sales report for September 2010. Details of the projects are as follows:

1. Liyushan Road Project, Urumqi. The project is located at the eastern end of Liyushan Road, New District, Urumqi. The net site area of the project is approximately 46,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 115,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB170 million.
2. Yingjia Center Project, Beijing. The project is located at East Third Ring Central Road, Chaoyang District, Beijing. The net site area of the project is approximately 5,000 sq m, with a plot ratio of 6.3 and a plot ratio GFA of approximately 34,000 sq m. China Vanke holds 50% equity interest in the project and shall pay a consideration of RMB570 million for the transaction.
3. Puwan New District Project, Dalian. The project is located at Changdianbao community, Puwan New District, Dalian. The net site area of the project is approximately 757,000 sq m, with a plot ratio of 1.7 and a plot ratio GFA of approximately 1,253,000 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of RMB690 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 5 November 2010