



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

In November 2010, the Company realized a sales area of 970,000 sq m, with a sales amount of RMB12.87 billion, representing increases of 86.6% and 146.3% from those in the same period of 2009 respectively. From January to November 2010, the accumulated area sold by the Company amounted to 8,288,000 sq m, with a total sales amount of RMB99.81 billion. As at 1 December 2010, the accumulated area sold by the Company amounted to 8,307,000 sq m, with a total sales amount of RMB100.06 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 October 2010. Details of the projects are as follows:

1. Metropolitan Hong Project, Shenzhen. The project is located to the west of Jinlong Road and north of Huikang Road, Longgang District, Shenzhen. The net site area of the project is approximately 31,000 sq m, with a plot ratio of 4.8 and a plot ratio GFA of approximately 150,000 sq m. China Vanke holds 50% equity interest in the project and is subject to pay RMB317 million for resettlement compensation and the transaction.
2. Project KXCD-E2, Science City, Guangzhou. The project is located at the southeastern end of Kaichuang Avenue and Banhe Road, and to the west of Lürong Road, Luogang District, Guangzhou. The net site area of the project is approximately 178,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 441,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB2,440 million.
3. Land Lot No. 2, to the north of Xianlin Lake, Nanjing. The project is located to the east of Shoujing Road and north of Wangyue Road, Qixia District, Nanjing. The net site area of the project is approximately 92,000 sq m, with a plot ratio of 2.2 and a plot ratio GFA of approximately 201,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a consideration of RMB860 million for the transaction.
4. Xibeiwang Land Lot C1, Beijing. The project is located at Tangjialing, Xibeiwang Town, Haidian District, Beijing. The net site area of the project is approximately 85,000 sq m, with a plot ratio of 2.2 and a plot ratio GFA of approximately 187,000 sq m. China Vanke

holds 49% equity interest in the project and is subject to a land premium payment of RMB1,830 million.

5. Xibeiwang Land Lot C3, Beijing. The project is located at Tangjialing, Xibeiwang Town, Haidian District, Beijing. The net site area of the project is approximately 53,000 sq m, with a plot ratio of 1.7 and a plot ratio GFA of approximately 93,000 sq m. China Vanke holds 49% equity interest in the project and is subject to a land premium payment of RMB730 million.
6. Zhangguizhuang Project, Tianjin. The project is located to the south of Zhangguizhuang Road and west of Dengzhou South Road, Dongli District, Tianjin. The net site area of the project is approximately 91,000 sq m, with a plot ratio of 1.9 and a plot ratio GFA of approximately 173,000 sq m. China Vanke holds 49% equity interest in the project and is subject to a land premium payment of RMB290 million.
7. Changbai First Road Project, Shenyang. The project is located at the northern end of Changbai First Road, Changbai New City, Heping District, Shenyang. The net site area of the project is approximately 120,000 sq m, with a plot ratio of 3.0 and a plot ratio GFA of approximately 361,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB970 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 3 December 2010