



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

In December 2010, the Company realized a sales area of 689,000 sq m, with a sales amount of RMB8.35 billion, representing increases of 69.8% and 51.3% from those in the same period of 2009 respectively. From January to December 2010, the accumulated area sold by the Company amounted to 8,977,000 sq m, with a total sales amount of RMB108.16 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 21 new projects since the disclosure of the sales report for November 2010. Details of the projects are as follows:

1. Central District Project, Shatoujiao, Shenzhen. The project is located at Shatoujiao, Yantian District, Shenzhen, and is bordered by Haishan Road, Mamiao Street, Donghe Road and Haitao East Road. The net site area of the project is approximately 137,000 sq m, with a plot ratio of 2.63 and a plot ratio GFA of approximately 345,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB2,960 million.
2. Baijiao Road Project, Zhuhai. The project is located at the eastern end of Baijiao Road, Baijiao Town, Doumen District, Zhuhai. The net site area of the project is approximately 137,000 sq m, with a plot ratio of 2.0 and a plot ratio GFA of approximately 274,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB550 million.
3. Dongfeng Central District Project, Zhongshan. The project is located at the northern end of Dongfu Road and eastern end of Donghai Road, Dongfeng Town, Zhongshan. The net site area of the project is 237,000 sq m, with a plot ratio of 3.5 and a plot ratio GFA of approximately 829,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB440 million.
4. Guantai Road Project, Houjie Town, Dongguan. The project is located at the intersection of Guantai Road and Houdao Road, Houjie Town, Dongguan. The net site area of the project is approximately 89,000 sq m, with a plot ratio of 2.9 and a plot ratio GFA of approximately 258,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB440 million.

5. Jinlong #29 Project, Qingyuan. The project is located to the north of Qingyuan Avenue and west of Yinquan Road, Qingcheng District, Qingyuan. The net site area of the project is approximately 79,000 sq m, with a plot ratio of 4.02 and a plot ratio GFA of approximately 318,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB370 million.
6. Yingbin Avenue Project, Sanya. The project is located at Yingbin Avenue, Hedong District, Sanya. The net site area of the project is approximately 283,000 sq m, with a plot ratio of 1.1 and a plot ratio GFA of approximately 310,000 sq m. China Vanke holds 80% equity interest in the project and is subject to a land premium payment of RMB1,350 million.
7. Project A02 and A09 in Longwan District, Wenzhou. The project is located to the north of Ouhai Avenue and east of Longjiang Road, Longwan District, Wenzhou. The net site area of the project is approximately 125,000 sq m, with a plot ratio of 1.44 and a plot ratio GFA of approximately 180,000 sq m. China Vanke holds 60% equity interest in the project and is subject to a land premium payment of RMB1,380 million.
8. Beiyi New City Project, Gangzha District, Nantong. The project is located to the north of Yongyi Road and east of Changhua Road, Gangzha District, Nantong. The net site area of the project is approximately 100,000 sq m, with a plot ratio of 2.18 and a plot ratio GFA of approximately 219,000 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of RMB280 million.
9. Land lot No. 45 in Xiuzhou New District, Jiaxing. The project is located to the north of Chengxiu Road and east of Xiugang Road, Xiuzhou New District, Jiaxing. The net site area of the project is approximately 81,000 sq m, with a plot ratio of 1.8 and a plot ratio GFA of approximately 146,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB300 million.
10. Land lot No. 46 in Xiuzhou New District, Jiaxing. The project is located to the south of Chengxiu Road and east of Xiuzhou Avenue, Xiuzhou New District, Jiaxing. The net site area of the project is approximately 85,000 sq m, with a plot ratio of 1.6 and a plot ratio GFA of approximately 136,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB320 million.
11. Huisile East Project, Anshan. The project is located to the north of Hunan Street, Qianshan District, Anshan. The net site area of the project is approximately 118,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 296,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB280 million.

12. Chunhe Community Project, Shenyang. The project is located at Qingnian Avenue West and Wenyi Road North, Shenhe District, Shenyang. The net site area of the project is approximately 81,000 sq m, with a plot ratio of 5.3 and a plot ratio GFA of approximately 431,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB2,160 million.
13. Dayu Road East No. 2 Project, Shenyang. The project is located at the eastern end of Dingxiang Lake and western end of the North Canal, Yuhong District, Shenyang. The net site area of the project is approximately 135,000 sq m, with a plot ratio of 2.0 and a plot ratio GFA of approximately 271,000 sq m. China Vanke holds 51% equity interest in the project and is subject to a land premium payment of RMB340 million.
14. South Lake Project, Fushun. The project is located at the eastern end of South Lake and southern end of Shenfu Avenue, Fushun Economic Development Zone. The net site area of the project is approximately 135,000 sq m, with a plot ratio of 2.9 and a plot ratio GFA of approximately 391,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB120 million.
15. Phase 1, Shuiniantun Redevelopment Project, Fangshan, Beijing. The project is located to the south of Shuiniantun Resettlement Estate and east of Xingliang Street, Changyang Town, Fangshan District, Beijing. The net site area of the project is approximately 73,000 sq m, with a plot ratio of 2.0 and a plot ratio GFA of approximately 146,000 sq m. China Vanke holds 50% equity interest in the project and is subject to a land premium payment of RMB460 million.
16. Phase 2, Tianjiayuan Residential Community Project, Doudian Town, Fangshan, Beijing. The project is located to the south of Tianwang New Road and west of Doudian Power Supply Station of Beijing Electric Power Company, Doudian Town, Fangshan District, Beijing. The net site area of the project is approximately 72,000 sq m, with a plot ratio of 1.92 and a plot ratio GFA of approximately 138,000 sq m. China Vanke holds 66% equity interest in the project and is subject to a land premium payment of RMB400 million.
17. Land lot No. G23-5 in Dazulin, Chongqing. The project is located at the northern end of Zhaomu Hill, and eastern end of Jinshan Avenue and to the south of Jinzhou Avenue, Northern New District, Chongqing. The net site area of the project is 62,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of 154,000 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of RMB260 million.
18. Land lot No. G23-1 in Dazulin, Chongqing. The project is located at the northern end of Zhaomu Hill and eastern end of Jinshan Avenue and to the south of Jinzhou Avenue, Northern New District, Chongqing. The net site area of the project is 121,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of 301,000 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of RMB500 million.

19. Land lot No. G26-1 and G26-6 in Dazulin, Chongqing. The project is located at the northern end of Zhaomu Hill and eastern end of Jinshan Avenue and to the south of Jinzhou Avenue, Northern New District, Chongqing. The net site area of the project is 96,000 sq m, with a plot ratio of 2 and a plot ratio GFA of 192,000 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of RMB360 million.
20. East Baisha River Project, Kunming. The project is located at East Baisha River Community, Panlong District, Kunming. The net site area of the project is approximately 192,000 sq m, with a plot ratio of 1.2 and a plot ratio GFA of approximately 231,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of RMB650 million.
21. Redevelopment Project of Tangjiadun Village, Wuhan. The project is located to the north of Hankou Second Ring Road, and at the eastern end of Hankou Railway Station and to the south of Hongqiqu Road, Jiangnan District, Wuhan. The net site area of the project is approximately 267,000 sq m, with a plot ratio of 4.96 and a plot ratio GFA of approximately 1,324,000 sq m. China Vanke holds 50% equity interest in the project and is subject to pay a total redevelopment cost of approximately RMB2,180 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 5 January 2011