



CHINA VANKE CO., LTD
ANNOUNCEMENT REGARDING SALES IN JANUARY 2011
AND NEWLY ADDED DEVELOPMENT PROJECTS

In January 2011, the Company realized a sales area of 1,654,000 sq m, with a sales amount of RMB20.10 billion, representing increases of 216.1% and 220.8% from those in the same period of 2010 respectively. 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 12 new projects since the disclosure of the sales report for December 2010. Details of the projects are as follows:

1. Chizhushan Road Project, Chengdong New District, Wuhu. The project is located to the west of Zhongjiang Avenue and north of Chizhushan Road, Chengdong New District, Wuhu. The net site area of the project is approximately 277,000 sq m, with a plot ratio of 1.8 and a plot ratio GFA of approximately 494,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of approximately RMB990 million.
2. Land lot A, Fuyang Golf Project, Hangzhou. The project is located on Dongzhou Street, Fuyang, Hangzhou. The net site area of the project is approximately 70,000 sq m, with a plot ratio of 1.5 and a plot ratio GFA of approximately 105,000 sq m. China Vanke holds 20% equity interest in the project and is subject to a land premium payment of approximately RMB130 million.
3. Land lot B, Fuyang Golf Project, Hangzhou. The project is located on Dongzhou Street, Fuyang, Hangzhou. The net site area of the project is approximately 70,000 sq m, with a plot ratio of 1.2 and a plot ratio GFA of approximately 84,000 sq m. China Vanke holds 20% equity interest in the project and is subject to a land premium payment of approximately RMB130 million.
4. Land lot C, Fuyang Golf Project, Hangzhou. The project is located on Dongzhou Street, Fuyang, Hangzhou. The net site area of the project is approximately 68,000 sq m, with a plot ratio of 1.0 and a plot ratio GFA of approximately 68,000 sq m. China Vanke holds 20% equity interest in the project and is subject to a land premium payment of approximately RMB130 million.

5. Project G003, Shitanpu, Tangxia, Dongguan. The project is located on Huanshi East Road, Tangxia Town, Dongguan. The net site area of the project is 53,000 sq m, with a plot ratio of 2.0 and a plot ratio GFA of approximately 106,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of approximately RMB190 million.
6. Jinchang New City Project, Suzhou. The project is located on Chengbei West Road, Jinchang New City, Jinchang District, Suzhou. The net site area of the project is 99,000 sq m with a plot ratio of 2.5 and a plot ratio GFA of approximately 247,700 sq m. China Vanke holds 49% equity interest in the project and is subject to a land premium payment of approximately RMB500 million.
7. B package Project, Changjiang Village, Wuhan. The project is located on Baisha Fifth Road, Hongshan District, Wuhan. The net site area of the project is approximately 139,000 sq m, with a plot ratio of 3.08 and a plot ratio GFA of approximately 426,000 sq m. China Vanke holds 100% equity interest in the project, of which the total redevelopment cost is approximately RMB580 million.
8. Industrial Zone Project, north of Qinhuangdao. The project is located outside of Huancheng Road, Industrial Zone, north of Qinhuangdao City. The net site area of the project is approximately 271,000 sq m, with a plot ratio of 2.4 and a plot ratio GFA of approximately 642,300 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of approximately RMB320 million.
9. Project CA6-6-1, Changan, Xi'an. The project is located at Chadaokou Village and Maopo Village, Guodu Subdistrict, Changan District, Xi'an. The net site area of the project is approximately 113,000 sq m, with a plot ratio of 3.08 and a plot ratio GFA of approximately 349,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of approximately RMB740 million.
10. Shenyang Polytec Project. The project is located on Century North Road, Hunnan District, Shenyang. The net site area of the project is approximately 199,000 sq m, with a plot ratio of 3.0 and a plot ratio GFA of approximately 598,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of approximately RMB1,360 million.
11. Land lot on Anping Road North, Juyuan New District, Jiading District, Shanghai. The project is located to the east of Huocheng Road and south of Pingcheng Road, Jiading District, Shanghai. The net site area of the project is approximately 90,000 sq m, with a plot ratio of 2.0 and a plot ratio GFA of approximately 180,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of approximately RMB1,120 million.

12. Land lot B on Ledu Road, Songjiang District, Shanghai. The project is located to the west of Canghua Road and to the north of Ledu Road, Songjiang District, Shanghai. The net site area of the project is approximately 68,000 sq m, with a plot ratio of 1.6 and a plot ratio GFA of approximately 109,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of approximately RMB470 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 10 February 2011