



CHINA VANKE CO., LTD.
ANNOUNCEMENT REGARDING SALES IN APRIL 2011
AND NEWLY ADDED DEVELOPMENT PROJECT

In April 2011, the Company realized a sales area of 678,000 sq m, with a sales amount of RMB7.90 billion, representing increases of 7.1% and 1.3% from those in the same period of 2010 respectively. Between January and April in 2011, the Company realized accumulated sales area of 3,716,000 sq m, with a sales amount of RMB43.41 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 one new project since the disclosure of the sales report for March 2011. Details of the project are as follows:

1. Stratford Project, Guangzhou. The project is located to the south of Xingnan Avenue and east of Hanxi Avenue, Panyu District, Guangzhou. The net site area of the project is approximately 340,000 sq m, with a plot ratio of 1.68 and a plot ratio GFA of approximately 572,000 sq m. Up till now, the completed area and area under construction of the project amounted to approximately 104,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a consideration of approximately RMB3.1 billion for the transaction.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 4 May 2011