



China Vanke Co., Ltd.

Announcement Regarding The Guarantee Provided For A Loan For Dongguan Changan Vanke Center Project By Dongguan Vanke

I. Overview of the guarantee

In order to meet the development needs of Dongguan Changan Vanke Center Project, Dongguan Changan Vanke Real Estate Co., Ltd. ("Changan Vanke"), being the operator of the said project, had took out a loan of RMB300 million from a financial institution. Dongguan Vanke Real Estate Co., Ltd. ("Dongguan Vanke"), a wholly-owned subsidiary of China Vanke Co., Ltd. (the "Company"), had provided for the said loan a joint liability guarantee.

The resolution regarding the matters in relation to the provision of the guarantee was passed at the board meeting of Dongguan Vanke, with 3 votes in favour, 0 vote against and 0 abstention. Since the gearing ratio of Changan Vanke is over 70 per cent, the said guarantee had been considered and approved at a shareholders meeting of Dongguan Vanke.

II. Basic information on the party being guaranteed

Name: Dongguan Changan Vanke Real Estate Co., Ltd.

Date of establishment: May 2010

Registered office: Room 303, Block CS6, 50 Fumin Road, Changan Town, Dongguan

Legal representative: Zhou Tong

Registered capital: RMB10 million

Business scope: Property development and operation (operation is carried out as permitted by valid qualification certificate)

Dongguan Vanke Real Estate Co., Ltd., a wholly-owned subsidiary of the Company, holds 100 per cent equity interests in Changan Vanke.

As at 31 March 2011, the total assets, total liabilities and net assets of Changan Vanke amounted to RMB1,081,192,900, RMB1,071,260,900 and RMB9,932,100 respectively. Up till now, Changan Vanke's operating income was 0, and total loss and net loss amounted to RMB93,300 and RMB70,000 respectively. Changan Vanke has not provided any guarantee nor pledged, and is not involved in any litigation.

III. Main contents of the guarantee agreement

Changan Vanke took out a loan of RMB300 million from a financial institution. Dongguan Vanke provided for the said loan of Changan Vanke a joint liability guarantee. The term of the joint liability guarantee begins from the effective date of the guarantee agreement till two years after the maturity date of Changan Vanke's loan obligations under the loan agreement.

IV. Opinion of the board of directors

The objective of the guarantee provided for the relevant loan of Changan Vanke by Dongguan Vanke is to ensure smooth development of Dongguan Changan Vanke Center Project. Dongguan Changan Vanke Center Project, which is under construction, is making good progress. Changan Vanke has a strong repayment capacity.

The said guarantee complies with the relevant requirements of the Company Law, the Articles of Association of the Company, and Notice Regarding the Regulation of the Provision of External Guarantees by Listed Companies (Document [2005] No. 120 issued by China Securities Regulatory Commission).

V. Aggregate amount of external guarantees and amount of overdue guarantees

As at 30 April 2011, the balance of guarantees provided by the Company is RMB7,422 million, representing 16.78 per cent of the audited net assets attributable to the shareholders of the Company for 2010. The balance of guarantees provided by the Company and its majority-owned subsidiaries for other majority-owned subsidiaries amounts to RMB6,381 million, and the balance of guarantees provided by the Company and its majority-owned subsidiaries for associated companies and joint ventures amounts to RMB1,041 million. The Company and its majority-owned subsidiaries do not have any external guarantees. The Company does not have any overdue guarantees nor guarantees involved in litigation.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 14 May 2011