



China Vanke Co., Ltd

ANNOUNCEMENT REGARDING THE IMPLEMENTATION OF THE PROPOSAL ON DIVIDEND DISTRIBUTION FOR THE YEAR 2010

The proposal on dividend distribution of China Vanke Co., Ltd. (“China Vanke” or “the Company”) for the year 2010 was approved at the 2010 Annual General Meeting (“AGM”) held on 31 March 2011. Matters related to the implementation of the proposal are announced as follows:

I. Proposal on dividend distribution

The proposal on dividend distribution for the year 2010: Based on the Company’s existing total share capital of 10,995,210,218 shares, a cash dividend of RMB1.0 (including tax) will be paid to all the shareholders on the basis of every 10 existing shares held. After deducting tax, a cash dividend of RMB0.9 is paid for every 10 existing shares beneficially held by individual shareholders, investment funds, and non-resident enterprise shareholders (including qualified foreign institutional investors) of A shares; a cash dividend of RMB0.9 is paid for every 10 existing shares beneficially held by individual shareholders and non-resident enterprise shareholders of B shares.

In accordance with the requirements of the Company’s Articles of Association, the cash dividends on B shares will be paid in Hong Kong dollars converted at HK\$1.00 = RMB0.8424, being the middle rate of the exchange rates published by the People’s Bank of China on 1 April 2011, which was the first business day immediately after the relevant resolutions were passed at the Company’s AGM.

For policies regarding income tax on dividends and bonuses, please refer to Individual Income Tax Law of the People's Republic of China, Enterprise Income Tax Law of the People's Republic of China, Ministry of Finance and the State Administration of Taxation Notice on the Policies Relating to the Individual Income Tax on Dividends and Bonuses (Cai Shui [2005] No. 102), Notice of the State Administration of Taxation on the Interim Measures for the Administration of Source-based Withholding of Enterprise Income Tax on Non-resident Enterprises (Guo Shui Fa [2009] No. 3), Official Reply of the State Administration of Taxation on Collection of Enterprise Income Tax on Dividends from B Share and Other Shares Distributed to Non-resident Enterprises (Letter No.394 [2009] of the

State Administration of Taxation) and Announcement on Publicizing the Catalogue of Tax-related Normative Documents Repealed in Whole or in Part (Announcement of the State Administration of Taxation [2011] No. 2).

II. Record date for entitlement and ex-dividend date

1. The record date for entitlement of holders of A shares will be 26 May 2011 (T day), and the ex-dividend date will be 27 May 2011 (T+1 day);
2. The last trading day and the ex-dividend date of B shares will be 26 May 2011 (T day) and 27 May 2011 (T+1 day) respectively; the record date for entitlement of holders of B shares will be 31 May 2011 (T+3 day).

III. Eligibility for dividend distribution

1. Holders of the Company's A shares whose names appear on the register of members of the Company maintained by the Shenzhen Branch of China Securities Depository and Clearing Corporation Limited as at market close of the Shenzhen Stock Exchange on 26 May 2011 (T day);
2. Holders of the Company's B shares whose names appear on the register of members of the Company maintained by the Shenzhen Branch of China Securities Depository and Clearing Corporation Limited as at market close of the Shenzhen Stock Exchange on 31 May 2011 (T+3 day) (the last trading day being 26 May 2011).

IV. Method of dividend distribution

1. Dividends on A shares will be deposited directly into the capital account of the shareholders through their authorized securities dealers on 27 May 2011 (T+1 day);
2. Dividends on B shares will be deposited directly into the capital account of the shareholders through their authorized securities dealers or trustee banks on 31 May 2011 (T+3 day). If the holders of B shares change their custodians of "Vanke B shares" on 31 May 2011 (T+3 day), the dividends conferred on them will have to be collected from their previous authorized securities dealers or trustee banks.

V. Changes in shareholdings

Nil

VI. Procedures for obtaining documents including tax payment certificate by

non-resident enterprises

Should non-resident enterprise shareholders of A shares and B shares need to obtain tax payment certificates, they should fill in the form set out in the appendix and return it by fax to the given number, and send the original documents, signed and stamped, to the office of the Company's Board of Directors no later than 30 June 2011 (including 30 June 2011).

If the relevant holders of A shares and B shares submit to the Company the tax registration certificate issued by the PRC tax authority confirming their status as tax resident enterprises or present to the Company certified documents (the original or photocopy with company stamp of the these certified documents) of preferential policies such as treatment under tax agreements or other tax exemptions approved by the PRC tax authority, the Company will, in accordance with the supplied tax documents and relevant approved documents, recalculate the distributable amount of dividends and assist in the application to the tax authority for tax refund of the difference between the amount of tax paid and tax payable and return the relevant amount accordingly. The Company sincerely apologizes for the inconvenience that may cause the shareholders and appreciate their understanding.

VII. Contact: The office of the Company's Board of Directors

Tel No: 0755-25606666 – Transfer to the office of the Company's Board of Directors

Fax No: 0755-25531696

Address: Vanke Centre, No 33 Huanmei Road, Dameisha, Yantian District, Shenzhen

Postal code: 518083

Board of Directors

China Vanke Co., Ltd.

Shenzhen, 20 May 2011

Appendix 1:

Shareholder Information	Chinese (if any)	English
Name in country (region) of residence		
Name in China (if any)		
Address in country (region) of residence		
Country (region)		
Information on Dividend Income Tax Payable		
Share account number		
Number of shares held on the record date for entitlement of dividends		
Income tax payable (RMB)		
Contact Information		
Name		
Telephone number		
Fax number		
Address		

Signature & stamp: _____

Date: _____