



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

In June 2011, the Company realized a sales area of 1,128,000 sq m, with a sales amount of RMB13.23 billion, representing increases of 31.7% and 50.8% from those in the same period of 2010 respectively. Between January and June in 2011, the Company realized accumulated sales area of 5,655,000 sq m, with a sales amount of RMB65.65 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 4 new projects since the disclosure of the sales report for May 2011. Details of the projects are as follows:

1. Quemeibin Project, Mudu Town, Suzhou. The project is located at the centre of Mudu Town, and on the bank of Xujiang Canal, Wuzhong District, Suzhou. The net site area of the project is approximately 145,000 sq m, with a plot ratio of approximately 2.5 and a plot ratio GFA of approximately 361,000 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of approximately RMB825 million.
2. Taiyuan Transformer Factory Project. The project is located to the southeast of the intersection of Changfeng Avenue West and Xizhonghuan Road, extending north to Changfeng Avenue West and west to Xizhonghuan Road, Taiyuan city. The net site area of the project is approximately 49,000 sq m, with a plot ratio of approximately 3.5 and a plot ratio GFA of approximately 173,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of approximately RMB294 million.
3. Jinzhong University City Project. The project is located to the south of Weixi Street, extending east to Jingwu Road and south to Weisan Street, New City, north of Jinzhong city. The net site area of the project is approximately 218,000 sq m, with a plot ratio of approximately 2.2 and a plot ratio GFA of approximately 486,000 sq m. China Vanke holds 51% equity interest in the project and is subject to a land premium payment of approximately RMB153 million.

4. Xiaozhu Hill Project, Qingdao. The project is located at the intersection of Huangdao District and Jiaonan City, within Lingshanwei Town of Jiaonan City and at the southern foot of Xiaozhu Hill, Qingdao city. The net site area of the project is approximately 939,000 sq m, with a plot ratio of approximately 1.05 and a plot ratio GFA of approximately 989,000 sq m. China Vanke holds 34% equity interest in the project and is subject to a land premium payment of approximately RMB485 million.

In addition, the Company has been involved in the Xinsha Redevelopment Project in Shajing, Shenzhen. The project is located at the centre of Shajing Subdistrict, on Xinsha Road, Bao'an District, Shenzhen. China Vanke is expected to hold 55% equity interest in the project. Based on the current planning conditions, the net site area and GFA of the project according to the Company's equity interest are approximately 42,000 sq m and approximately 140,000 sq m respectively. It is expected that the total redevelopment cost will be approximately RMB522 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 5 July 2011