



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

In July 2011, the Company realized a sales area of 782,000 sq m, with a sales amount of RMB9.08 billion, representing increases of 3.2% and 7.7% from those in the same period of 2010 respectively. Between January and July in 2011, excluding Xianghe Huanqing City Project sales figures, the Company realized accumulated sales area of 6,372,000 sq m, with a sales amount of RMB74.09 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 5 new projects since the disclosure of the sales report for June 2011. Details of the projects are as follows:

1. Gaozheng Project, Changsha. The project is located at Xiangzhang Road Area, Wuguang New Town, Yuhua District, Changsha City. The net site area of the project is approximately 40,000 sq m, with a plot ratio of approximately 4.39 and a plot ratio GFA of approximately 177,000 sq m. China Vanke holds 60% equity interest in the project and is subject to a land premium payment of approximately RMB245 million.
2. Phase I, Pilot District of Yuhu New City, Putian. The project is located to the west of Yingbin Avenue, Yuhu New City Area, Licheng District, Putian City. The net site area of the project is approximately 148,000 sq m, with a plot ratio of approximately 2.04 and a plot ratio GFA of approximately 302,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of approximately RMB666 million.
3. Pukou Yanshan Avenue Project, Nanjing. The project is located at the southern foot of Lao Hill and to the south of Yanshan Avenue, Pukou District, Nanjing. The net site area of the project is approximately 62,000 sq m, with a plot ratio of approximately 1.6 and a plot ratio GFA of approximately 100,000 sq m. China Vanke holds 100% equity interest in the project and is subject to a land premium payment of approximately RMB330 million.
4. Xishan Project, Dalian. The project is located at the centre of Xicheng International Tourism and Business District, western side of Xishan Lake and to the south of Lvshun Road Central, Ganjingzi District, Dalian. The net site area of the project is approximately 90,000 sq m, with a plot ratio of approximately 1.25 and a plot ratio GFA of approximately 113,000 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of approximately RMB255 million.

5. Shilinyuan Project, Tianjin. The project is next to Jiefang Road South, Jinnan District, Tianjin. The net site area of the project is approximately 64,000 sq m, with a plot ratio of approximately 1.8 and a plot ratio GFA of approximately 115,000 sq m. China Vanke holds 40% equity interest in the project and is subject to a land premium payment of approximately RMB165 million.

In addition, the Company had been involved in the redevelopment of the Vanke Diamond Plaza in Chengdu. The project is located at No. 14 Jianshe Road, Chenghua District, Chengdu. China Vanke is expected to hold 100% equity interest in the project. According to the current planning conditions, the net site area and planned GFA are approximately 15,000 sq m and approximately 92,000 sq m respectively. China Vanke is expected to pay a total redevelopment cost of approximately RMB283 million.

Board of Directors

China Vanke Co., Ltd.

Shenzhen, 5 August 2011