

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

In December 2011, the Company realized a sales area of 599,000 sq m, with a sales amount of RMB5.82 billion. Between January and December in 2011, the Company realized accumulated sales area of 10,753,000 sq m, with a sales amount of RMB121.54 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.

The Company has acquired 6 new projects since the disclosure of the sales report for November 2011. Details of the projects are as follows:

1. Huashan Ecological Town Project, Wuhan. The project is located to the west of Changjiashan Road and to the north of Huacheng Avenue, Huashan Ecological New Town, Hongshan District, Wuhan. The net site area of the project is approximately 200,000 sq m, with a plot ratio of 1.5 and a plot ratio GFA of approximately 300,000 sq m. China Vanke holds 50% equity interest in the project and is subject to a land premium payment of approximately RMB230 million.
2. The Fengcheng Ninth Road Project, Xi'an. The project is located to the north of the Fengcheng Ninth Road and to the east of Weiyang Road, Xi'an Economic and Technological Development Zone, Xi'an. The net site area of the project is approximately 107,000 sq m, with a plot ratio of 3.5 and a plot ratio GFA of approximately 370,000 sq m. China Vanke holds 51% equity interest in the project and is subject to a land premium payment of approximately RMB163 million.
3. Baifu Project, Chongqing. The project is located at No. 8 Lailu Temple, Shima River, Jiangbei District, Chongqing. The net site area of the project is approximately 436,000 sq m, with a plot ratio of approximately 1.35 and a plot ratio GFA of approximately 588,000 sq m. China Vanke holds 45% equity interest in the project and is subject to a land premium payment of approximately RMB960 million.
4. Tianxiangyuan Project, Nanchang. The project is located to the east of Jingdong Avenue and to the north of Jiefang Road, Qingshan Lake District, Nanchang. The net site area of the project is approximately 300,000 sq m, with a plot ratio of approximately 1.4 and a plot ratio GFA of approximately 419,000 sq m. China Vanke holds 32.5% equity interest in the project and is subject to a land premium payment of approximately RMB220 million.

5. Subsequent Phase of Shuangyuewan Project, Huidong County. The project is located in Nanmenhai Section, Pinghai Town, Huidong County, Huizhou. The net site area of the project is approximately 38,000 sq m, with a plot ratio of 1.48 and a plot ratio GFA of 56,000 sq m. China Vanke holds 67% equity interest in the project and is subject to a land premium payment of approximately RMB31.56 million.

6. Cherry Blossom Garden Project, Dalian. The project is located in Dragon King Pond Cherry Blossom Garden, Dalian High-Tech Industrial Zone, Dalian. The net site area of the project is approximately 184,000 sq m, with a plot ratio of approximately 1.97 and a plot ratio GFA of approximately 363,000 sq m. China Vanke holds 55% equity interest in the project and is subject to a land premium payment of approximately RMB570 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 5 January 2012