

CHINA VANKE CO., LTD.
ANNOUNCEMENT REGARDING SALES IN JUNE 2012
AND NEWLY ADDED DEVELOPMENT PROJECTS

In June 2012, the Company realized a sales area of 1,224,000 sq m, with a sales amount of RMB13.32 billion. Between January and June in 2012, the Company realized accumulated sales area of 6,025,000 sq m, with a sales amount of RMB62.54 billion. In view of the presence of various uncertainties during the sales process, there may be a discrepancy between the abovementioned 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 5 new projects since the disclosure of the sales report for May 2012. Details of the projects are as follows:

1. Guangzhou Tianhe Software Park Project, Guangzhou. The project is located at the intersection of Yunxi Road and Gaotang Road, Gaotang New Area of Tianhe Software Park, Tianhe District, Guangzhou. The net site area of the project is approximately 28,000 sq m, with a plot ratio of 3.0 and a plot ratio GFA of approximately 83,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of approximately RMB380 million.
2. Yang Hu Yuan Project, Changsha. The project is located to the east of Pingtang Avenue and to the north of Central Avenue, with Jinjiang River on the northeast side, Yanghu Sub-District, Yuelu District, Changsha. The net site area of the project is approximately 100,000 sq m, with a plot ratio of 3.0 and a plot ratio GFA of approximately 298,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of approximately RMB600 million.
3. Nanjing South High-speed Railway Station Project, Nanjing. The project is located to the southwest of the intersection of Zhanqian Road and Zhandong Road No. 2 of South High-speed Railway Station, Jiangning District, Nanjing. The net site area of the project is approximately 76,000 sq m, with a plot ratio of 2.4 and a plot ratio GFA of approximately 182,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of approximately RMB940 million.
4. Stone City Project, Shenyang. The project is located on the east side of Spring Dew Mansion Project and on the south side of Beiyi Road, Tiexi District, Shenyang. The net site area of the project is approximately 19,000 sq m, with a plot ratio of 2.5 and a plot ratio GFA of approximately 48,000 sq m. China Vanke holds 100% equity interests in the project and is subject to a land premium payment of approximately RMB110 million.

5. Wutong Road Project, Fushan District, Yantai. The project is located on the west side of Holiday Views Project and extends east to Lijing Road and north to Wutong Road, Fushan District, Yantai. The net site area of the project is approximately 66,000 sq m, with a plot ratio of 2.3 and a plot ratio GFA of approximately 151,000 sq m. China Vanke holds 70% equity interests in the project and is subject to a land premium payment of approximately RMB70 million.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 5 July 2012