



China Vanke Co., Ltd.

Announcement Regarding A Guarantee Provided By Vanke Property (Hong Kong) To Wkdeveloper Sig I Private Limited

I. Overview of the guarantee

Wkdeveloper Sig I Private Limited, a wholly-owned subsidiary of China Vanke Co., Ltd. (the "Company"), has recently signed an agreement with Keppel Land Limited ("Keppel Land"), pursuant to which Wkdeveloper Sig I Private Limited will acquire a 30% equity interest in Sherwood Development Pte Ltd ("Project Company"), a wholly-owned subsidiary of Keppel Land with a development project in Tanah Merah of Singapore, for a consideration of SGD135.5 million. Vanke Property (Hong Kong) Company Limited ("Vanke Property (Hong Kong)"), a wholly-owned subsidiary of the Company, provided a joint liability guarantee for the entire amount of the consideration.

The related matters had been passed at the board meeting of Vanke Property (Hong Kong), with 3 votes in favour, 0 vote against and 0 abstention.

II. Basic information on the principal of the guarantee

Name of company: Wkdeveloper Sig I Private Limited

Date of establishment: 11 April 2013

Place of registration: Singapore

Business scope: Investment

Wkdeveloper Sig I Private Limited is a new company established in April 2013, and is wholly-owned by Vanke Property (Hong Kong). With a registered capital of SGD1, Wkdeveloper Sig I Private Limited is currently not generating any operating income or net profit. It does not have any guarantee or mortgage, nor does it face any contingency such as litigation.

III. Main contents of the guarantee agreement

Vanke Property (Hong Kong) provided a joint liability guarantee to Wkdeveloper Sig I Private Limited for the entire amount of the consideration for acquiring a 30% equity interest in the Project Company. The term of the guarantee starts from the date on which the equity transfer agreement was entered into up until the dissolution of the

Project Company or Wkdeveloper Sig I Private Limited no longer holds any equity interest in the Project Company.

IV. Opinion of the board of directors

The objective of Vanke Property (Hong Kong)'s provision of a guarantee to Wkdeveloper Sig I Private Limited is to acquire the equity interests in the Project Company and to expand into the Singapore market, thus facilitating the Company's overseas business development. Preparation for the pre-sale of the project is underway and is in good progress, with satisfactory operation.

The said guarantee complies with the relevant requirements of the Company Law, the Articles of Association of the Company, and Notice Regarding the Regulation of Provision of External Guarantees by Listed Companies (Document [2005] No. 120 issued by China Securities Regulatory Commission).

V. Aggregate amount of external guarantees and amount of overdue guarantees

As at 30 April 2013, the outstanding amount of guarantees provided by the Company was RMB13,347 million, representing 20.91 per cent of the audited net assets attributable to the shareholders of the Company as at the end of 2012. Of the outstanding amount of guarantees provided by the Company, the outstanding amount of guarantees provided by the Company and its majority-owned subsidiaries for other majority-owned subsidiaries was RMB13,150 million, and the outstanding amount of guarantees provided by the Company and its majority-owned subsidiaries for associated companies and joint ventures was RMB197 million. The Company and its majority-owned subsidiaries do not have any external guarantees. The Company does not have any overdue guarantees or guarantees involved in litigation.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 31 May 2013