



China Vanke Co., Ltd.

Announcement Regarding A Guarantee Provided By Vanke Real Estate (Hong Kong) Company Limited To City Choice Limited

I. Overview of the guarantee

To satisfy its development needs, City Choice Limited, a wholly-owned subsidiary of China Vanke Co., Ltd. (the "Company"), intended to apply for a bank loan with an aggregate amount of US\$375 million from overseas. Vanke Real Estate (Hong Kong) Company Limited ("Vanke Real Estate Hong Kong") provided a joint liability guarantee of US\$375 million for the said loan.

The matter related to the guarantee had been considered and passed at the board meeting of Vanke Real Estate Hong Kong, with 3 votes in favour, 0 vote against and 0 abstention. As City Choice Limited's asset-liability ratio will exceed 70% after taking out the loan, the matter related to the guarantee was also considered and approved by a shareholders meeting of Vanke Real Estate Hong Kong.

II. Basic information on the principal of the guarantee

Name of company: City Choice Limited

Date of establishment: October 2012

Place of registration: Hong Kong

Registered capital: HK\$1

Vanke Real Estate Hong Kong holds 100 per cent equity interests in City Choice Limited.

As at 30 June 2013, the total assets, total liabilities and net assets of City Choice Limited amounted to HK\$0 respectively. City Choice Limited has not generated any operating income or net profit. City Choice Limited has not provided any guarantee or pledged, and is not involved in any litigation.

III. Main contents of the guarantee agreement

Vanke Real Estate Hong Kong provided an irrevocable joint liability guarantee for the bank loan of US\$375 million applied by City Choice Limited. The term of the guarantee is 3.5 years starting from the date of signing of the loan agreement.

IV. Opinion of the board of directors

The guarantee provided by Vanke Real Estate Hong Kong for the relevant loan of City Choice Limited will help improve the debt structure of Vanke Real Estate Hong Kong. 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 31 August 2013, the outstanding amount of guarantees provided by the Company was RMB11,641 million, representing 18.24 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 RMB11,315 million, and the outstanding amount of guarantees provided by the Company and its majority-owned subsidiaries for associated companies and joint ventures was RMB326 million. The Company and its majority-owned subsidiaries did not have any external guarantees. The Company did not have any overdue guarantees or guarantees involved in litigation.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 18 September 2013