



China Vanke Co., Ltd.

Announcement Regarding A Guarantee Provided By Vanke Real Estate (Hong Kong) Company Limited For SGD140 Million Bonds Issued by Its Wholly-Owned Subsidiary

I. Overview of the guarantee

To satisfy its development needs, Bestgain Real Estate Lyra Limited, a wholly-owned subsidiary of Vanke Real Estate (Hong Kong) Company Limited (“Vanke Real Estate Hong Kong”), wholly-owned by China Vanke Co., Ltd. (the “Company”), set up a US\$2 billion medium-term note program on 16 July 2013. Pursuant to the medium-term note program, Vanke Real Estate Hong Kong, via Bestgain Real Estate Lyra Limited, conducted its first public issue of SGD140 million four-year fixed-rate bonds, with a coupon rate of 3.275 per cent. Vanke Real Estate Hong Kong provided an irrevocable guarantee for the full amount of the principal and interests of the said bonds. The said bonds will be listed on the Singapore Exchange on 7 November, with code no. SG58F7998324.

The matters 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.

II. Basic information on the principal of the guarantee

Name of company: Bestgain Real Estate Lyra Limited

Date of establishment: June 2013

Place of registration: British Virgin Islands

Directors: Zhang Xu / Que Dong Wu

Registered capital: US\$1

Vanke Real Estate Hong Kong holds 100 per cent equity interests in Bestgain Real Estate Lyra Limited.

As at 30 June 2013, Bestgain Real Estate Lyra Limited had total assets and net assets of US\$1 respectively, with zero total liabilities and no operating income or net profit. Bestgain Real Estate Lyra 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 full amount of SGD140 million four-year bonds issued by Bestgain Real Estate Lyra Limited. The term of the guarantee commences from the date of issue of the bonds up to the maturity date of the bonds.

IV. Opinion of the board of directors

The guarantee provided by Vanke Real Estate Hong Kong for the SGD140 million bonds issued by Bestgain Real Estate Lyra 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 October 2013, the outstanding amount of guarantees provided by the Company was RMB9,896 million, representing 15.50 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 RMB9,724 million, and the outstanding amount of guarantees provided by the Company and its majority-owned subsidiaries for associated companies and joint ventures was RMB172 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, 5 November 2013