



China Vanke Co., Ltd.

Announcement Regarding Payment of Land Appreciation Tax

Certain media had recently reported that a number of property developers had failed to pay land appreciation tax due. China Vanke Co., Ltd. (the “Company”) had, according to the relevant policy on land appreciation tax and government requirements, made advanced payment of land appreciation tax in accordance with the requirements of local tax bureaus when selling properties; after recognition of revenue, made a provision for land appreciation tax according to the requirements of accounting standards; paid the land appreciation tax according to the specified amount and period after the confirmation of the timing and amount of settlement of a project. As at 31 December 2012, land appreciation tax under the Company’s current taxation amounted to RMB5,848 million. For details, please refer to Note 26 “Income tax in the statement of financial position – (a) Current taxation in the statement of financial position represents” to the financial statements of the Company’s 2012 Annual Report. The RMB5,848 million amount included provisions for land appreciation tax settlement of RMB4,435 million that the Company made according to the related requirements, and a provision for land appreciation tax payable of RMB1,413 million that the Company made as at 31 December 2012, which had been filed within the period specified by the tax bureaus. The Company has complied with the relevant requirements of the taxation law and accounting standards with respect to the payment and accounting of land appreciation tax. Investors are advised to pay attention to investment risks.

Board of Directors
China Vanke Co., Ltd.

Shenzhen, 26 November 2013