



China Vanke Co., Ltd.

Announcement Regarding Acquisition of the Company's A Shares by the Company's Business Partners

On 28 May 2014, Shenzhen Ying'an Financial Consultancy Enterprise (Limited Partnership) (深圳盈安财务顾问企业(有限合伙)) ("Ying'an Partnership"), being a company representing 1,320 business partners of China Vanke Co., Ltd. ("Vanke" or the "Company"), issued to the Company a "Notice regarding matters in relation to acquisition of Vanke's A shares by Shenzhen Ying'an Financial Consultancy Enterprise (Limited Partnership) ("Notice)". According to the Notice, Ying'an Partnership, via the collective asset management scheme of securities companies, acquired 35,839,231 A shares of the Company, representing 0.33% of the Company's total share capital, through the securities trading system of the Shenzhen Stock Exchange, on 28 May 2014.

Business partnership system is a measure launched by the Company this year to further promote sense of ownership, passion for work and creativity among operations management team members, to strengthen the relationship between the operations management team and shareholders through linking up their common interests, and create greater value for shareholders. In the founding meeting of the business partners held on 23 April 2014, a total of 1,320 staff members, of their own accord, became the first group of business partners of the Company. These business partners included all eight directors, supervisors, and senior management staff currently working for the Company.

The business partners have signed the "Letter of authorization and undertaking" (《授权委托与承诺书》), to entrust their entire entitlements in the collective bonus account for economic profit bonus to the general partner of Ying'an Partnership for investment management, including the introduction of leveraged finance for investment. The partners also undertake that the collective bonus and derivative assets will be centralized under closed-end management, without any payment to specific individuals, before the release of the contingent obligation requiring the return of the collective bonus to the Company, and before the payment of the principal and interest of loans.

According to the Notice, the average price and total consideration for the acquisition of the shares acquired by Ying'an Partnership was RMB8.38 per share and RMB300 million. Part of the consideration was financed by funds in the collective

bonus account for economic profit bonus under the collective management entrusted by the business partners, while the remaining balance was financed by funds from leveraged finance.

The Notice stated that, pursuant to investment decision and strong confidence in the Company's future sustainable healthy development, Ying'an Partnership will continue to purchase the Company's A shares from the secondary market via collective asset management scheme of securities companies. Ying'an Partnership will press the managers of the collective asset management scheme to engage in the relevant investment business in strict compliance with the trading rules of Shenzhen Stock Exchange and other relevant laws and regulations.

The Notice also contains an undertaking that Ying'an Partnership will promptly notify the Company after increase in its shareholding of the Company's A shares through the secondary market within the next couple of days. Thereafter, it will promptly notify the Company for each accumulative increased amount of RMB400 million.

The Company will urge Ying'an Partnership to fulfil its undertaking of notification. The Company will also make timely disclosure of the relevant information.

Board of Directors
China Vanke Co., Ltd

Shenzhen, 29 May 2014