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CHINA VANKE CO., LTD.*

萬科企業股份有限公司

(a joint stock company incorporated in the People's Republic of China with limited liability)

(Stock code: 2202)

ANNOUNCEMENT

This announcement is made pursuant to the disclosure obligations under Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Listing Rules”) and the inside information provisions set out in Part XIVA of the Securities and Futures Ordinance (“SFO”, Chapter 571 of the Laws of Hong Kong).

China Vanke Co., Ltd. (“Company”) has noted there were press articles today which stated that Carlyle Group was in negotiation with the Company to buy commercial properties of the Company. The Company would like to clarify that the Company is in negotiation with Carlyle Asia Investment Advisors Limited (“Carlyle”) and expects to enter into a memorandum of understanding (“MOU”) with Carlyle in the next few days in relation to the establishment of strategic cooperation platform on commercial property business (“Platform”) to acquire some commercial properties of the Company through asset or share acquisition.

The proposed MOU is only a framework document for the purpose of setting out the understanding for the possible cooperation and facilitating negotiation between the parties. The MOU itself is not legally binding (except for certain general terms such as confidentiality and governing law). The proposed cooperation under the MOU may or may not proceed; and if proceed, the final terms of the transactions may vary from the terms in the MOU.

If any acquisition by the Platform of any commercial property of the Company is contemplated, further agreements will be signed and the specific terms of the acquisition will be set out in the relevant agreements. The Company will make further announcement(s) if further disclosure is required under the Listing Rules and the SFO.

By order of the Board
China Vanke Co., Ltd.*
Tan Huajie
Company Secretary

Shenzhen, the PRC, 27 August 2014

As at the date of this announcement, the Board comprises

Executive Directors:

Mr. Wang Shi

Mr. Yu Liang

Mr. Wang Wenjin

Non-executive Directors:

Mr. Qiao Shibo

Mr. Sun Jianyi

Mr. Wei Bin

Mr. Chen Ying

Independent non-executive Directors:

Mr. Zhang Liping

Mr. Hua Sheng

Ms. Law Elizabeth

Mr. Hai Wen

** for identification purpose only*