Footprints

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Lawrence Berkeley
National Lab

September 18, 2013

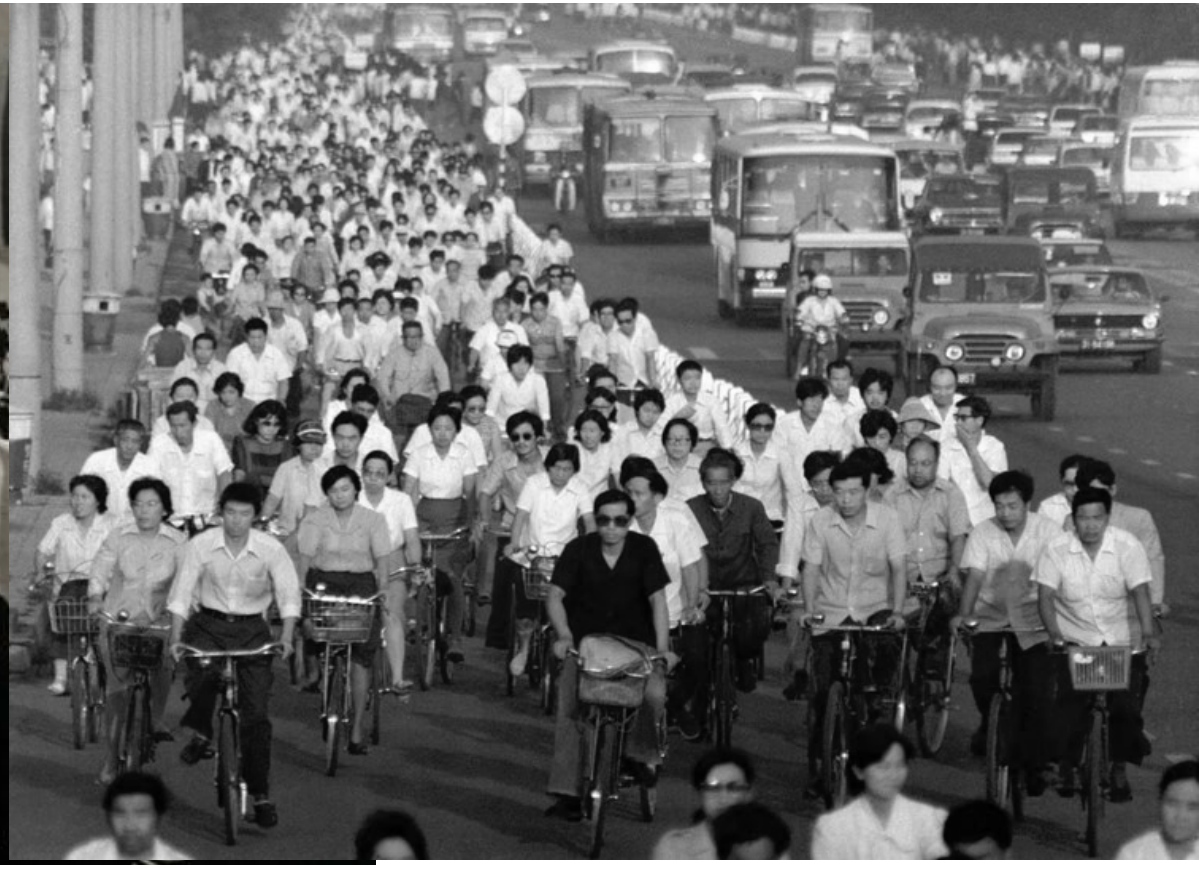
Speed and Quality

Snow of Kilimanjaro

Vanke Going green

Global Citizen

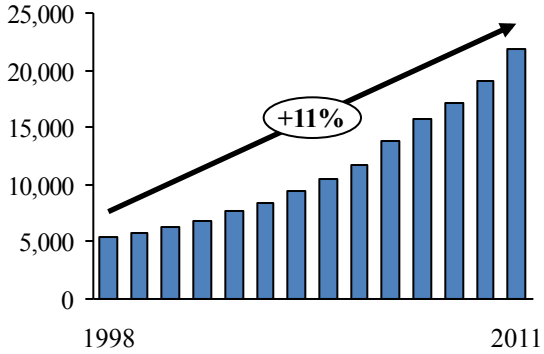
1978: 18% urbanized



2012: 52% urbanized

Wealth

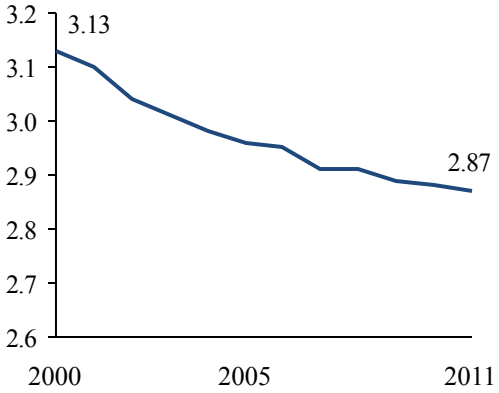
Per capita urban disposal incomes (1998-2011)
Unit: RMB



- China's per capita urban disposal incomes grew at a CAGR of 11% between 1998 and 2011
- The growth in wealth has translated to a growth in expenditures and China's population is actively seeking to own and upgrade homes

Household size

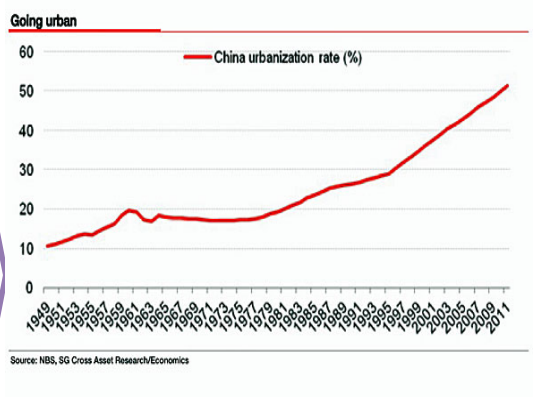
China's urban family size (2000-2011)
Unit: persons / household



- In China, the average number of persons per household declined from 3.13 in 2000 to 2.87 in 2011
- The number of households has increased by an additional 300 million in the past 20 years

Urbanization

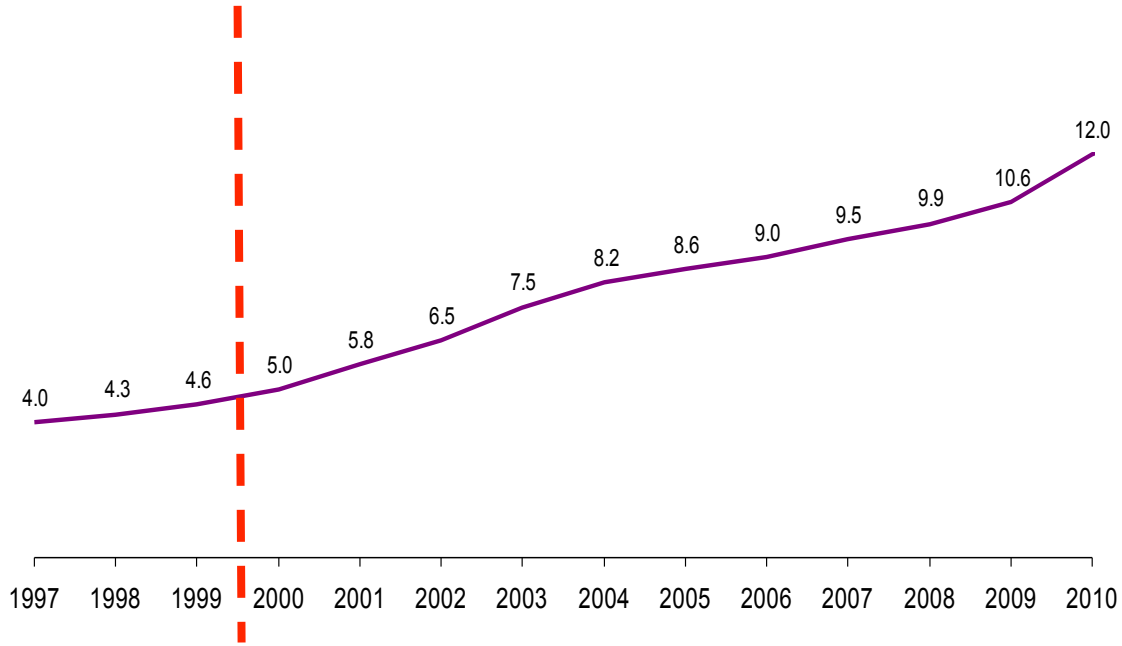
China's urbanization level
Unit: %



- China's urbanization level has been increasing by approximately 10% every 10 years for the past three decades
- In each year between 1996 and 2003, 18 million people moved from China's countryside into its cities

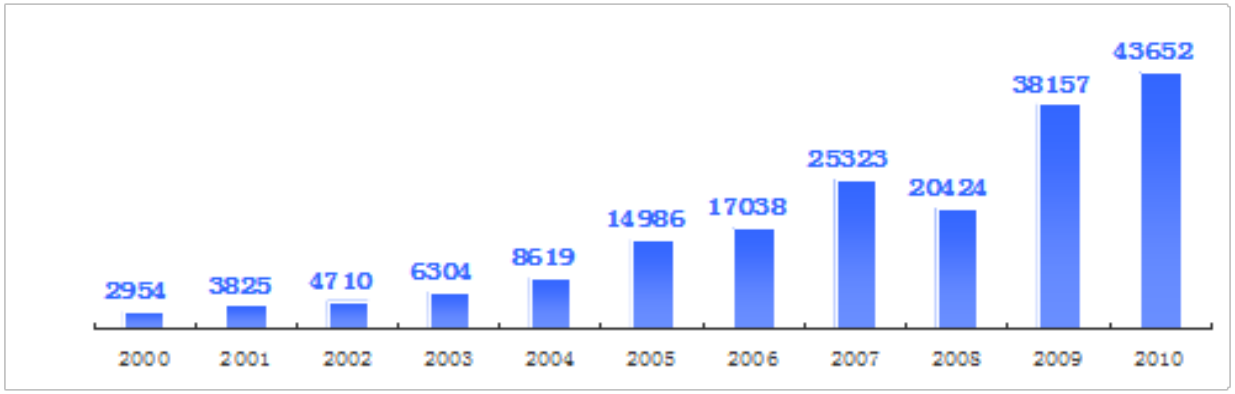
Sources: Wind; Vanke Analysis

2000: Real Estate Boom



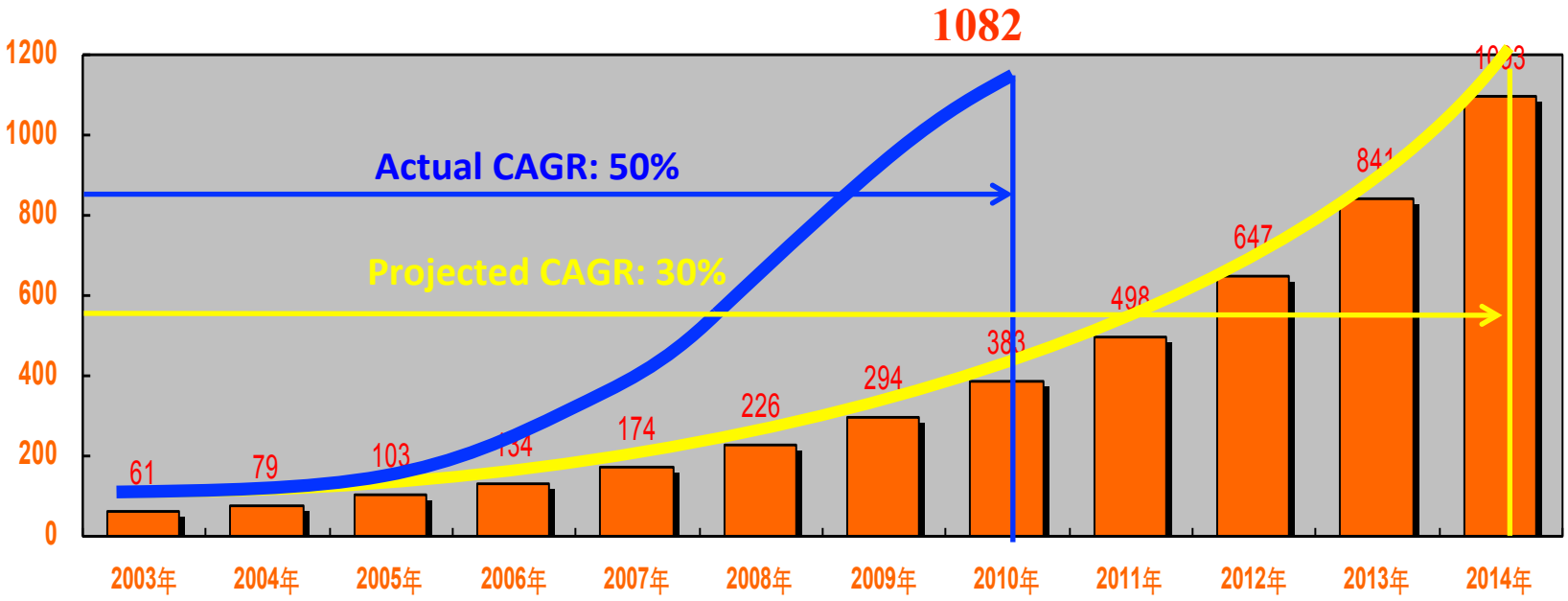
Real estate to GDP ratio (1997-2010)
Unit: %

Percentage to GDP



Sales of the industry
In RMB 100M

12 times in 6 years

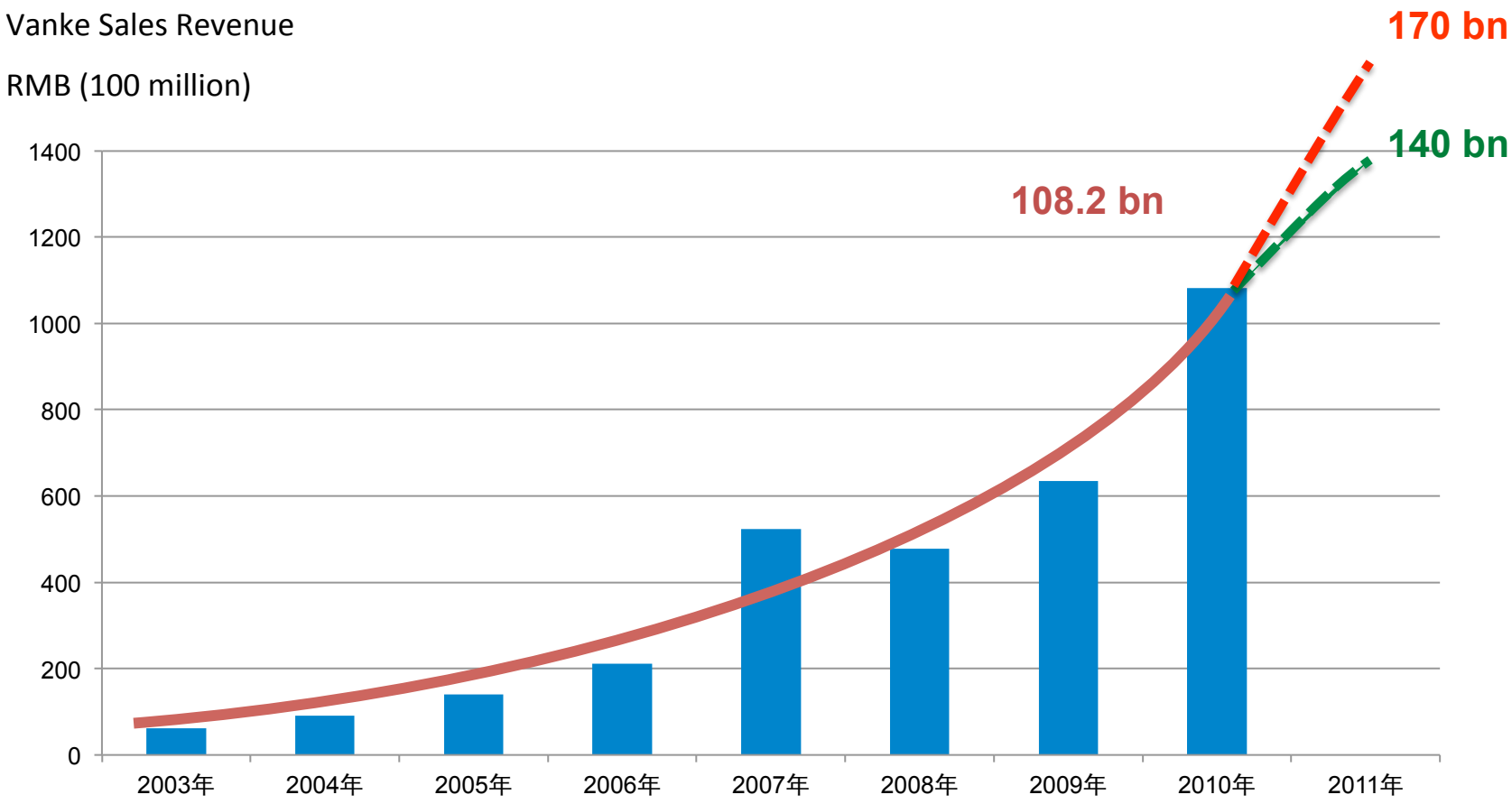


Targeted annual growth rate: 30%.

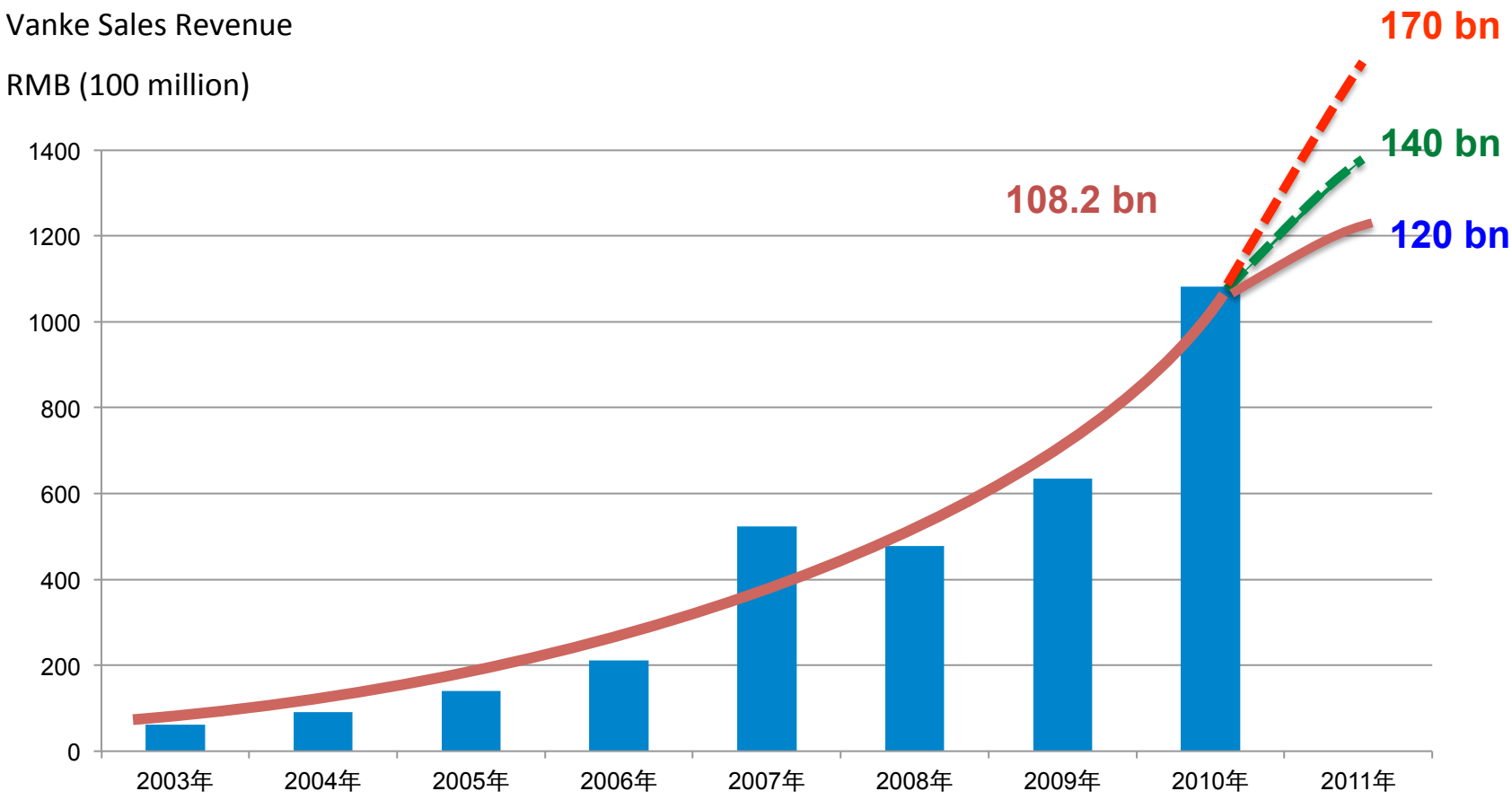
Actual annual growth rate: >50%

In RMB 100 Million

Too much growth?



Too much growth?



From cms to mms

- Prefabrication
- Mm-level variance control
- Vanke R&D Center
- 1000 Japanese-trained engineers

	China	Japan
Vertical	15mm	5mm
Horizontal	15mm	2mm
Flat	20mm	2mm

TAISEI

MAEDA

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Adventures to the summits

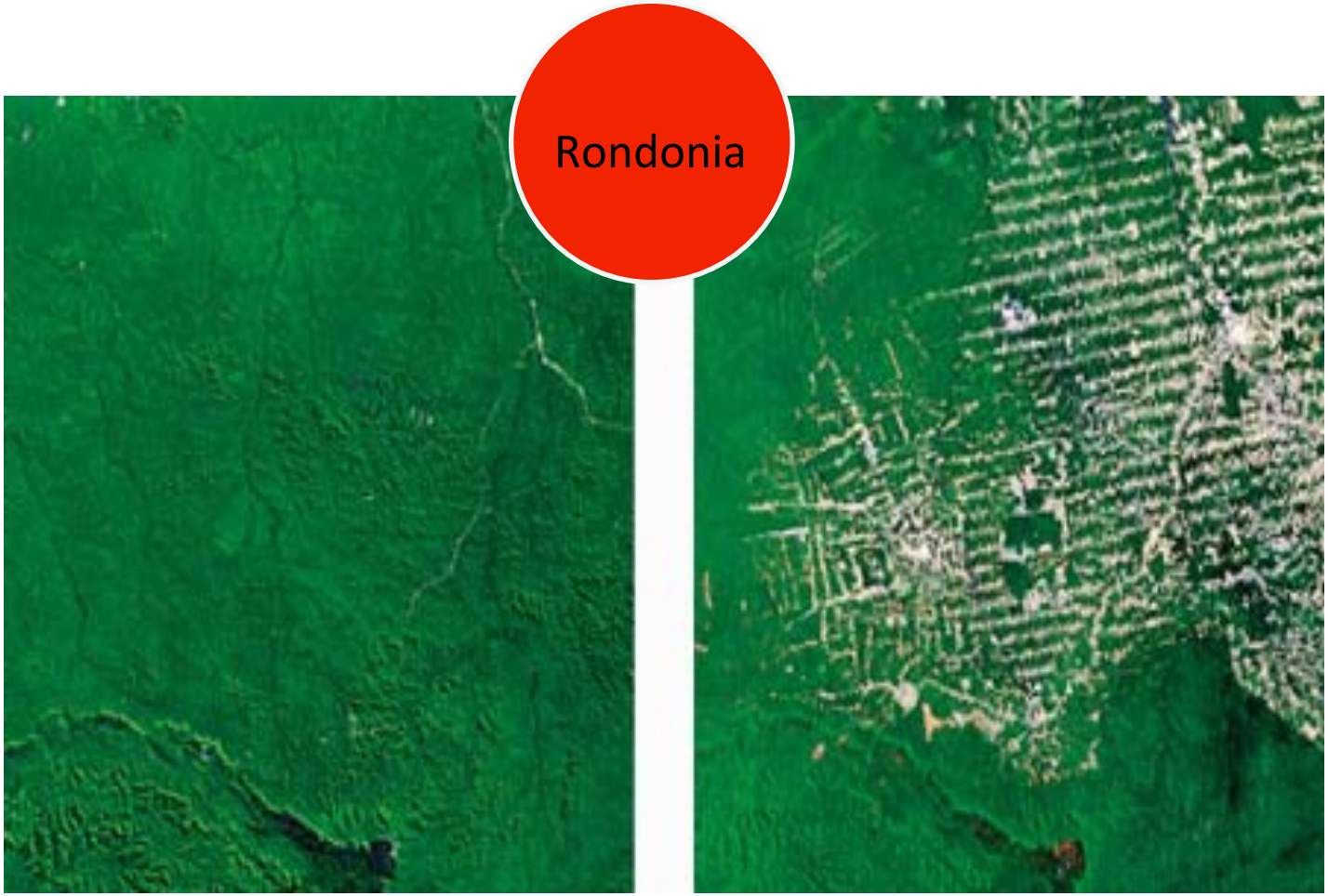
THE SNOWS OF KILIMANJARO
世界文学名著普及本
乞力马扎罗的雪
〔美〕海明威 著 汤永宽 陈良廷等 译
上海译文出版社

Kilimanjaro, February 2002

The snow?

Approaching Green Peace

Chinese construction sites: rainforest graveyards?



26 years ago

Today

- 87%
- 63%
- 91%
- 20%

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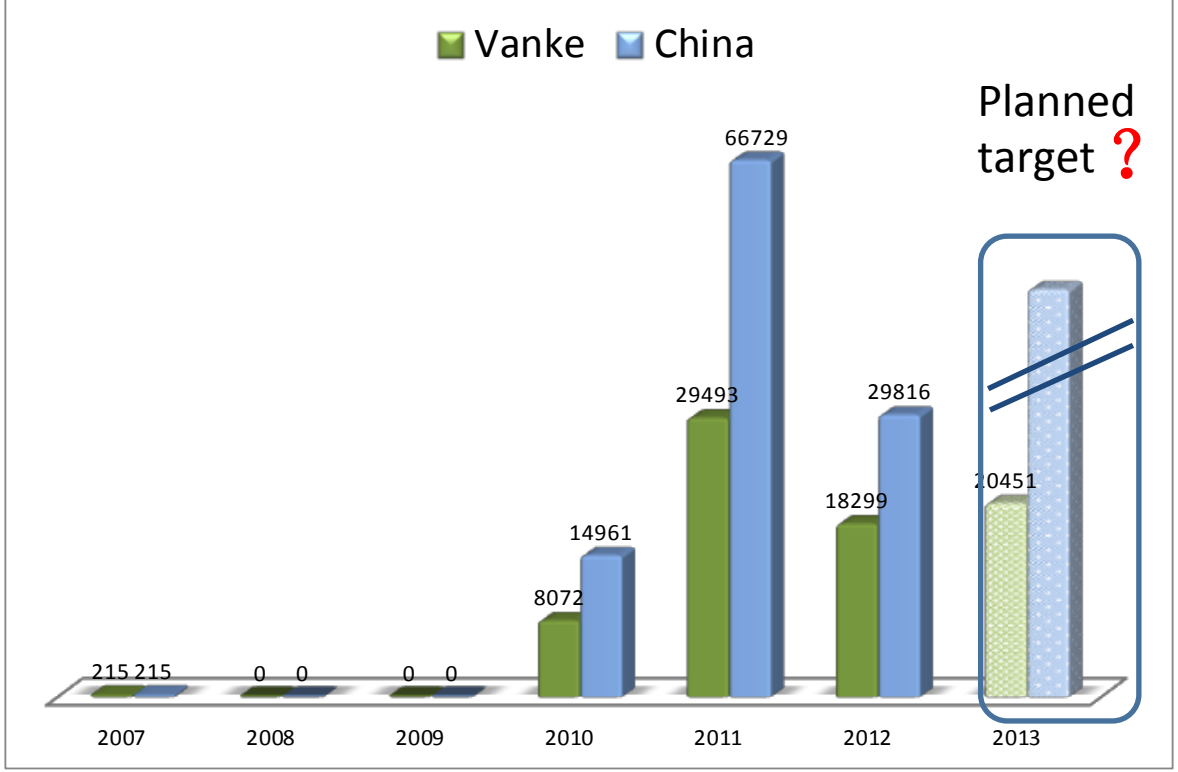
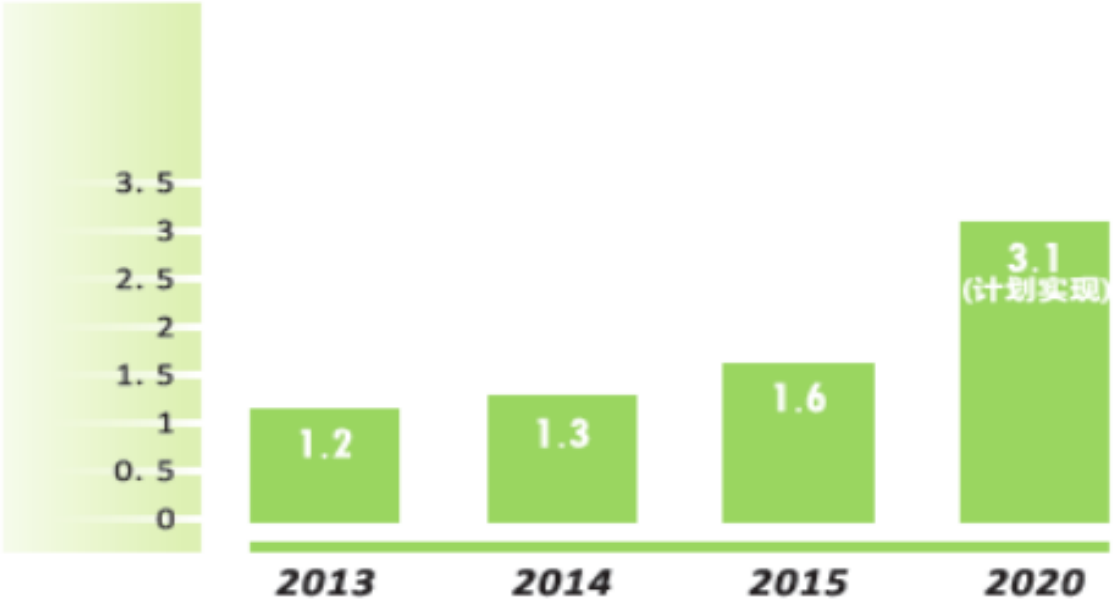
Challenges for going green

- Lack of technical standards
- Difficulty of supply chain transformation
- Higher cost of construction
- No government subsidies

New start Three-Star Green floor area built (1000 sq. ft.)



Target energy saving in the first year of operation (10000 SCE)



2012: Green outcomes

- 120,000 tons of SCE

- 7000 cars off the road

- 100 swimming pools

+ 460 hectares of forest

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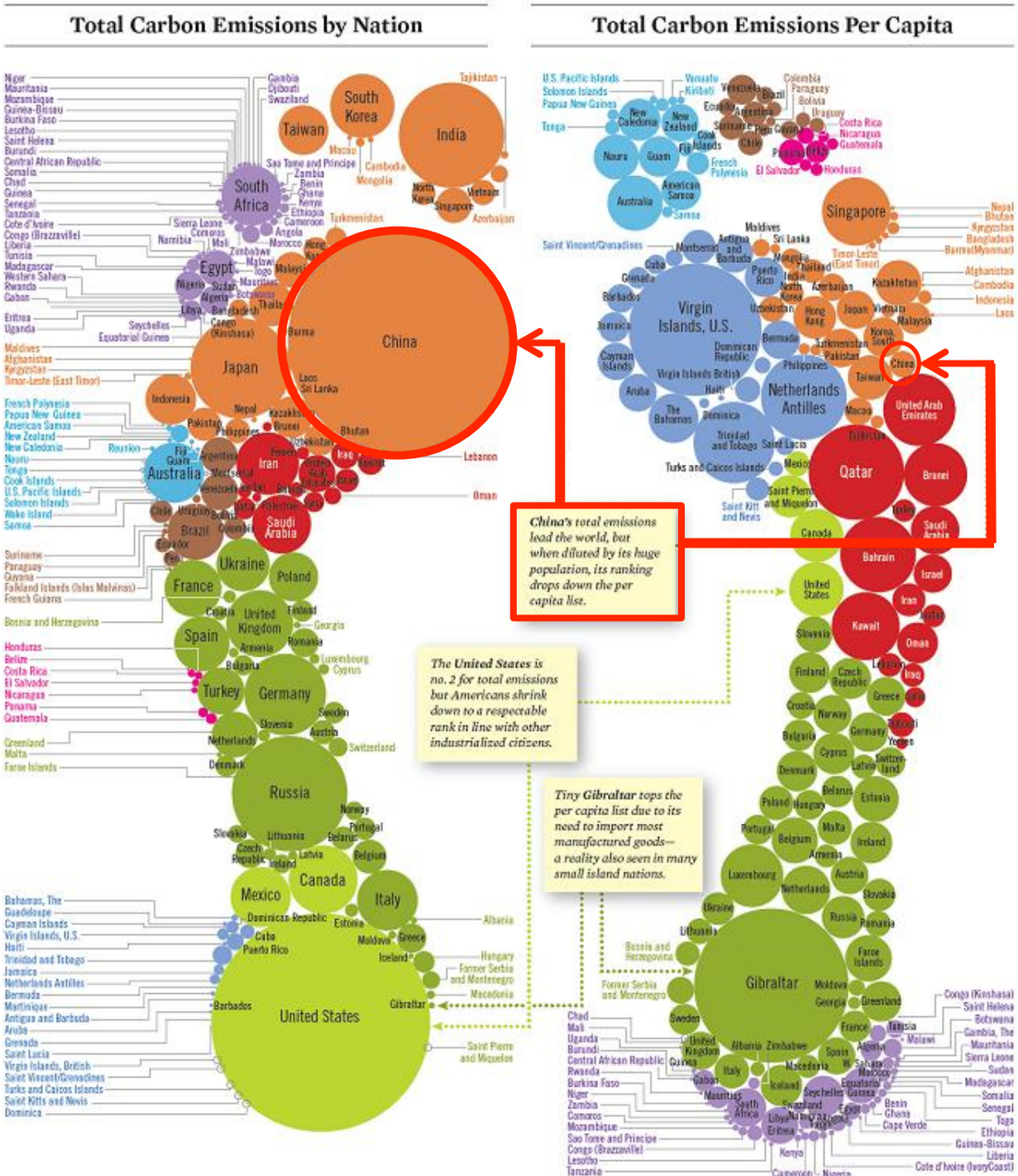
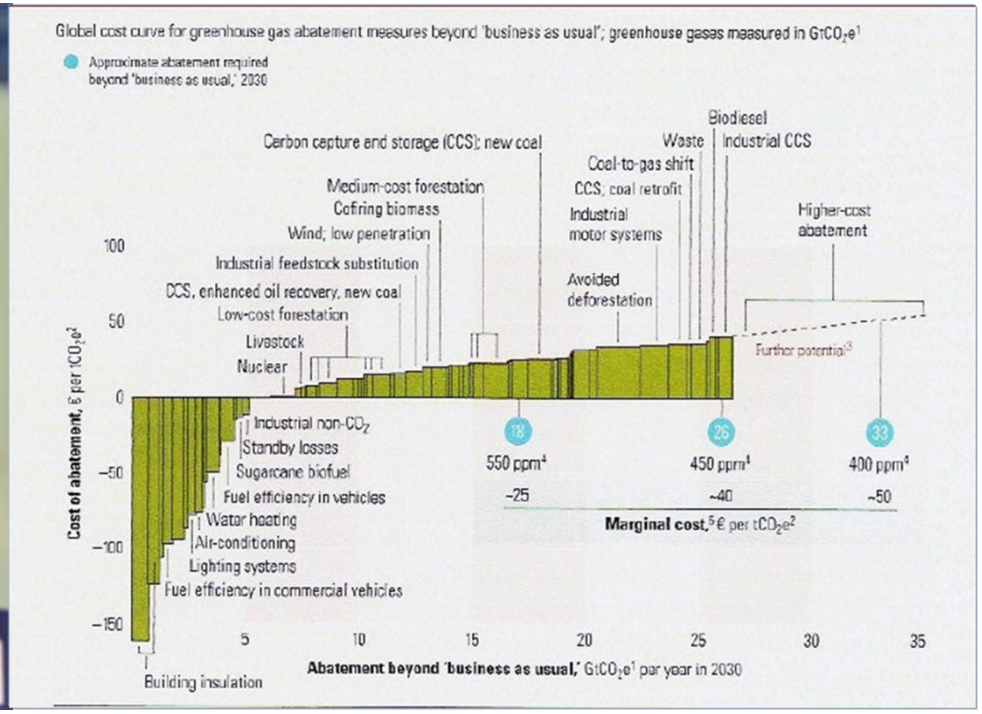


2009: China's carbon footprint

McKinsey Study and Copenhagen Commitment: “45% by 2020”



2009: Partnership with WWF

Wood Certification

WWF

+

万科
让建筑赞美生命

Rainforest Conservation

Shanghai Expo:
Possibility of Respect

Green learning

Beijing Green Building Park

LBLN - global leader in energy and environment

Steve Chu, 6th Director of LBLN

Thank you.

Questions are welcomed!

让建筑赞美生命

www.vanke.com