

### Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 31/08/2013

To : Hong Kong Exchanges and Clearing Limited

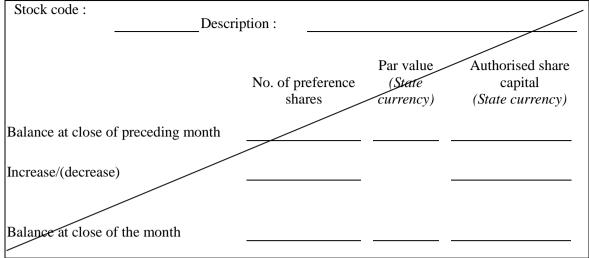
Name of Issuer
Date Submitted

Vanke Property (Overseas) Limited 2 September 2013

I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : <u>1036</u> Descrip	otion : <u>ordinary</u>	shares	
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month	750,000,000	HK\$0.01	HK\$7,500,000
Increase/(decrease)		-	
Balance at close of the month	750,000,000	<u>HK\$0.01</u>	HK\$7,500,000
(2) Stock code : Descrip	otion :		
	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)		-	
Balance at close of the month			

# 2. Preference Shares



### 3. Other Classes of Shares

Stock code :Descri	ption :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)		-	
Balance at close of the month			

Total authorised share capital at the end of the month (*State currency*) :

HK\$7,500,000

# II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference	No. of other classes	
	(1)	(2)	shares	of shares	
Balance at close of preceding month	259,685,288				
Increase/ (decrease) during the month	-	-			
Balance at close of the month	259,685,288	-		<u> </u>	

III. Details of Movements in Issued Share Capital

Particulars of share option scheme including EGM approval date (d/mm/yyyy) and class of shares issuable Granted Exercised Cancelled Lapsed I (/ / / ) shares (Note 1) 2 (/ / / ) shares (Note 1) 3 (/ / / ) shares (Note 1) 3 (/ / / ) shares (Note 1) Total A. (Ordinary shares) (Other class) (Other class) (Other class) (Other class) (Other class) (Other class) (State currency)	Share Options (under	Share Option	Schemes of the	lssuer)			
including EGM approval date (ddmm/yyy) and class of shares issuable       Movement during the month       the month pursuant       issued pursuant thereto as at close of the month         I.       Image: Stares of the month       Image: Stares of the month       Image: Stares of the month         I.       Image: Stares of the month       Image: Stares of the month       Image: Stares of the month         I.       Image: Stares of the month       Image: Stares of the month       Image: Stares of the month         I.       Image: Stares of the month       Image: Stares of the month       Image: Stares of the month         I.       Image: Stares of the month       Image: Stares of the month       Image: Stares of the month         I.       Image: Stares of the month       Image: Stares of the month       Image: Stares of the month         I.       Image: Stares of the month       Image: Stares of the month       Image: Stares of the month         I.       Image: Stares of the month of	Particulars of share					No. of new shares of	No. of new shares of
approval date (dd/mm/yyyy) and class of shares issuable       Movement during the month       thereto       as at close of the month         class of shares       Granted       Exercised       Cancelled       Lapsed         1.							
(dd/mm/yyyy) and       Granted       Exercised       Cancelled       Lapsed         issuable       Granted       Exercised       Cancelled       Lapsed         I							issued pursuant thereto
(dd/mm/yyy) and         class of shares         issuable       Granted       Exercised       Cancelled       Lapsed         1.			Movement duri	ng the month		thereto	as at close of the month
issuable         Granted         Exercised         Cancelled         Lapsed           1.						-	
1.	class of shares						
Image: Control of the state of state of the state of state of the	issuable	Granted	Exercised	Cancelled	Lapsed		
(Note 1)         2.         (/ / / )         shares         (Note 1)         3.         (/ / / )         shares         (Note 1)         Total A. (Ordinary shares)         (Other class)         (Other class)	1.						
(Note 1)         2.         (/ / / )         shares         (Note 1)         3.         (/ / / )         shares         (Note 1)         Total A. (Ordinary shares)         (Other class)         (Other class)							
(Note 1)         2.         (/ / / )         shares         (Note 1)         3.         (/ / / )         shares         (Note 1)         Total A. (Ordinary shares)         (Other class)         (Other class)							
(Note 1)         2.         (/ / / )         shares         (Note 1)         3.         (/ / / )         shares         (Note 1)         Total A. (Ordinary shares)         (Other class)         (Other class)							
(Note 1)         2.         (/ / / )         shares         (Note 1)         3.         (/ / / )         shares         (Note 1)         Total A. (Ordinary shares)         (Other class)         (Other class)							
(Note 1)         2.         (/ / / )         shares         (Note 1)         3.         (/ / / )         shares         (Note 1)         Total A. (Ordinary shares)         (Other class)         (Other class)							
2.			·	·			
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(Note 1)         3.	2.						
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(Note 1)         3.							
3.			·				
Image: Constrained of the month from exercise of       Image: Constrained of the month from exercise of         Image: Constrained of the month from exercise of       Image: Constrained of the month from exercise of	(Note 1)		/				
Image: Constrained of the month from exercise of       Image: Constrained of the month from exercise of         Image: Constrained of the month from exercise of       Image: Constrained of the month from exercise of							
shares	3.						
shares							
shares							
shares		/					
shares							
(Note 1)       Total A. (Ordinary shares) (Preference shares) (Other class)         Total funds raised during the month from exercise of							
Total A. (Ordinary shares) (Preference shares) (Other class) Total funds raised during the month from exercise of		<u> </u>	·				
(Preference shares) (Other class) Total funds raised during the month from exercise of	(Note 1)		T		1 \		
(Other class) Total funds raised during the month from exercise of			10	tal A. (Ordin	ary shares)		
Total funds raised during the month from exercise of				(Prefere	nce shares)		
Total funds raised during the month from exercise of				(0	Other class)		
	Total funds raised dur	ing the month	from exercise o	f			
		-					

Share Options (under Share Option Schemes of the Issuer)

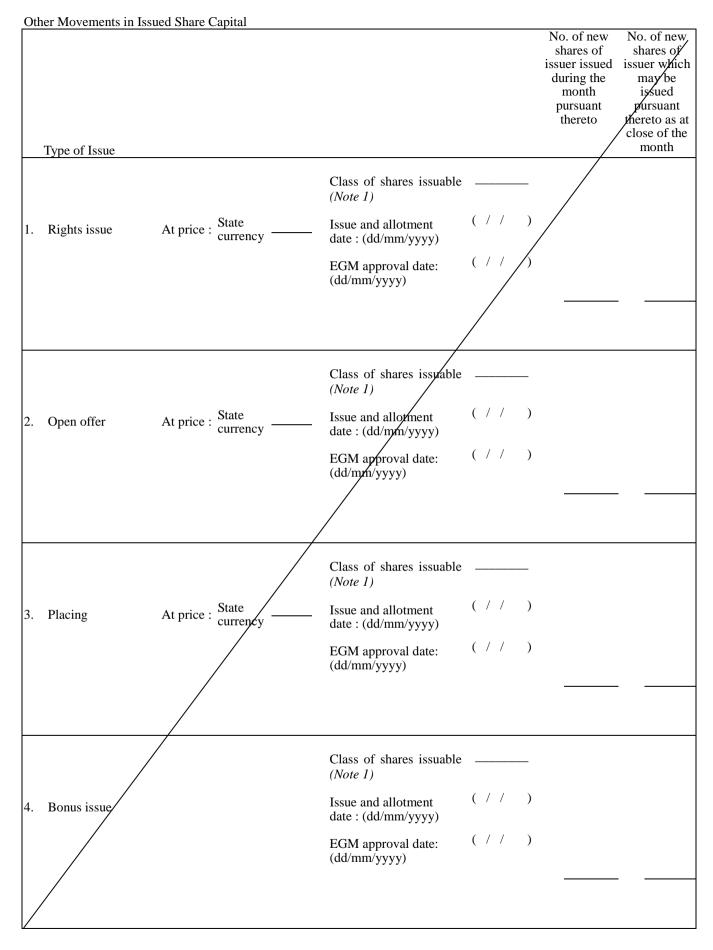
Warrants to Issue Shares of the Is	suer which are t	to be Listed				
Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	Exercised during the month	Nominal value at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1.	-					
	-					
( / / ) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 2.	( / /	)				
	-					
( / / ) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 3.	( / /					
( / / ) Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) 4.		)				
( / / )         Stock code (if listed)         Class of shares         issuable (Note 1)         Subscription price         EGM approval date         (if applicable)         (dd/mm/yyyy)	( / /	)				
		Total	(Prefere	nary shares) ence shares) Other class)		

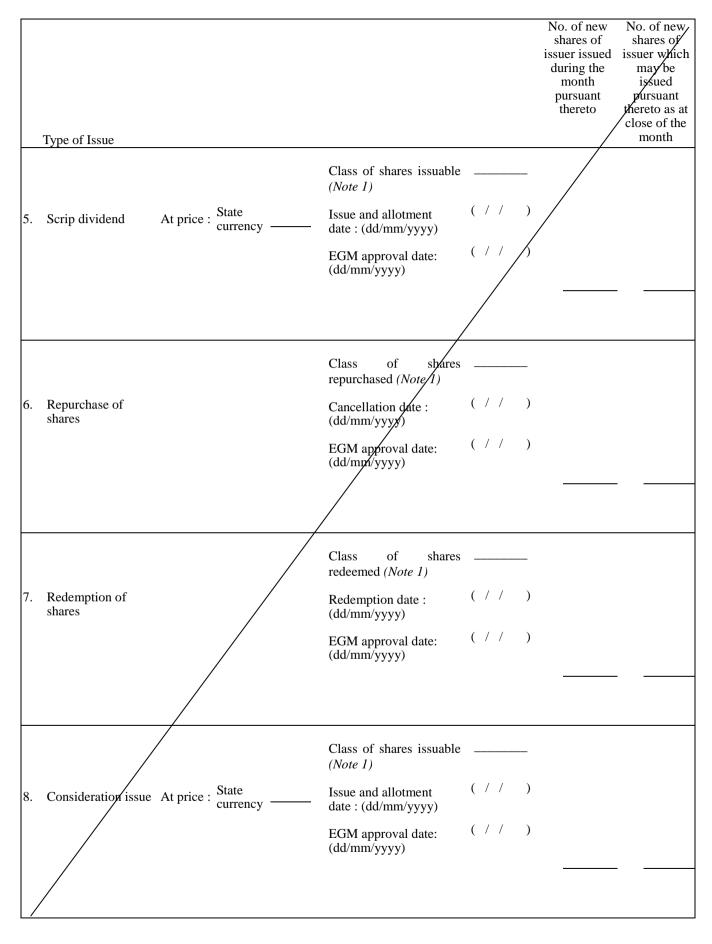
For Main Board and GEM listed issuers

G1 G1 T			of Main Dourd	and GEM liste	u issuels
				No. of new shares of issuer issued during the month pursuant	No. of new shares of issuer which may be issued pursuant thereto as at
Currency of amount outstanding	Amount at close of preceding month	Converted during the month	Amount at close of the month	thereto	close of the month
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_					
( / / )					
_			/		
(//)	_/				
/					
/ 					
	·				
( / / )		(Prefere	nary shares) ence shares) Other class)		-
	Currency of amount outstanding	Currency of amount at close of preceding month	amount         of preceding month         during the month	Currency of Amount at close of preceding month       Converted month       Amount at close of the month	No. of new sharess of issuer issued during the month at amount of preceding month month month

For Main Board and GEM listed issuers Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1		
( / / ) shares (Note 1)		
2.		
( / / ) shares (Note 1)		
3.		
( / / ) shares (Note 1)		
Total D. (Ordinary shares)		
(Preference shares)		
(Other class)		





#### For Main Board and GEM listed issuers

	Type of Issue		No. of new shares of issuer issued during the month pursuant thereto issuer which issued pursuant thereto issuer which issued pursuant thereto as at close of the month
9.	Capital reorganisation	Class of shares issuable ( <i>Note 1</i> ) Issue and allotment ( / / ) date : (dd/mm/yyyy) EGM approval date: ( / / ) (dd/mm/yyyy)	
		Class of shares issuable(Note 1)	
10.	Other (Please specify) At price : State currency	Issue and allotment date : (dd/mm/yyyy)( / / )EGM approval date: (dd/mm/yyyy)( / / )	
		Total E. (Ordinary share (Preference share (Other clas	s)

Total increase / (decrease) in ordinary shares during the month (i.e. Total of A to E):	1)
	2)
Total increase / (decrease) in preference shares during the month (i.e. Total of A to E):	
Total increase / (decrease) in other classes of shares during the month (i.e. Total of A to E):	
(These figures should be the same as the relevant figures under II above ("Movements in Issued	l Share Capital").)

Remarks	(if	any)	):
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Ivy Lai	
Company Secretary	
(Director, Secretary or other duly authorised officer)	
	Ivy Lai Company Secretary (Director, Secretary or other duly authorised officer)

Notes :

- 1. State the class of shares (e.g. ordinary, preference or other).
- 2. *If there is insufficient space, please append the prescribed continuation sheet.*