

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy): 28/02/2014

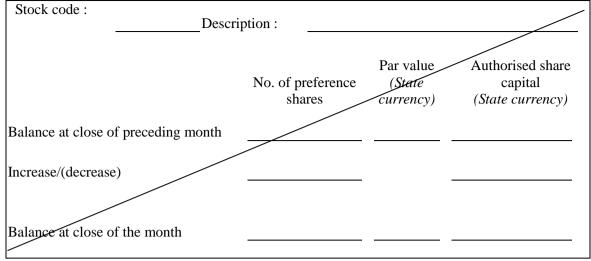
To : Hong Kong Exchanges and Clearing Limited

Name of Issuer Date Submitted Vanke Property (Overseas) Limited 3 March 2014

I. Movements in Authorised Share Capital

1. Ordinary Shares			
(1) Stock code : <u>1036</u> Descri	ption : <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)	<u> </u>	-	<u> </u>
Balance at close of the month	750,000,000	<u>HK\$0.01</u>	HK\$7,500,000
(2) Stock code :Descrip	ption :		
	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		-		<u> </u>	
Balance at close of the month	259,685,288	-			

III. Details of Movements in Issued Share Capital

Share Options (under	Share Option	Schemes of the	Issuer)			
Particulars of share					No. of new shares of	No. of new shares of
option scheme					issuer issued during	issuer which may be
including EGM					the month pursuant	issued pursuant thereto
approval date		Movement duri	ing the month		thereto	as at close of the month
(dd/mm/yyyy) and -			8			
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.						
(/ /)						
shares						
(Note 1)					/	
(,				/		
2.						
			/			
shares			<u> </u>			
(Note 1)						
3.						
	/					
(/ /)						
shares						
(Note 1)	<u> </u>					
		Тс	otal A (Ordin	ary shares)		
		10	(Prefere	nce shares)		
				Other class)		
		с ·		(1101 Class)		
Total funds raised dur	ing the month	trom exercise of	ot			
options (State currenc	cy)					
/						

Share Options (under Share Option Schemes of the Issuer)

For Main Board and GEM listed issuers Warrants to Issue Shares of the Issuer which are to be Listed Description of warrants No. of new No. of new, (Date of expiry - dd/mm/yyyy) shares of shares of issuer which issuer issued may be issued during the pursuant month thereto as at pursuant close of the Currency of Nominal value at Exercised Nominal value thereto nominal close of during the at close of the month value preceding month month month 1. Stock code (if listed) issuable (Note 1) Subscription price EGM approval date / /) Stock code (if listed) issuable (Note 1) Subscription price EGM approval date (/ /)

(/ /

2.

3.

Class of shares

(if applicable) (dd/mm/yyyy)

Class of shares

(if applicable) (dd/mm/yyyy)

(/ /

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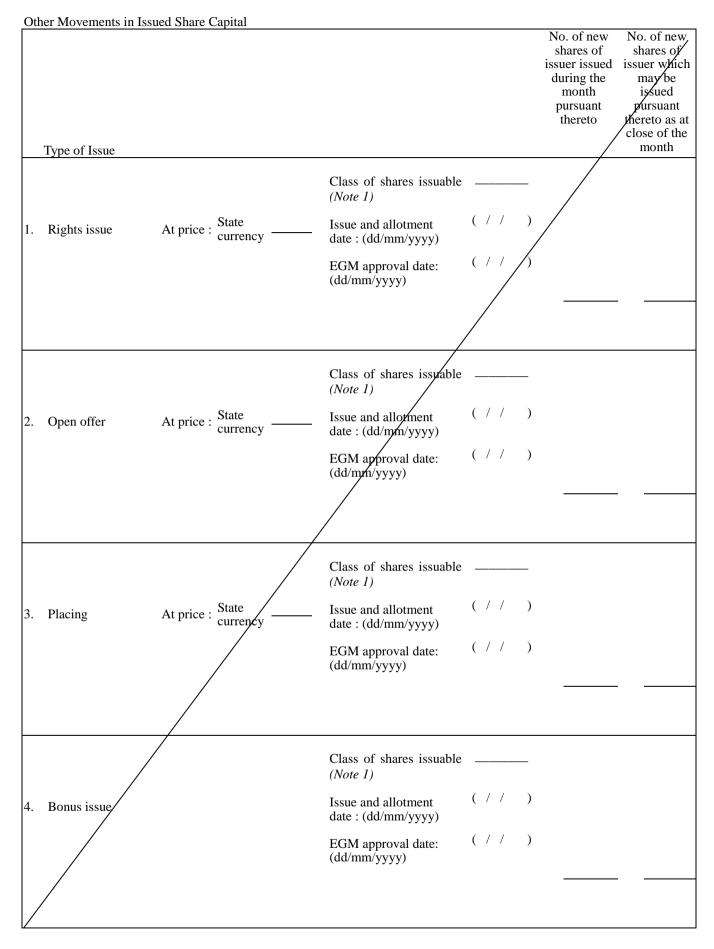
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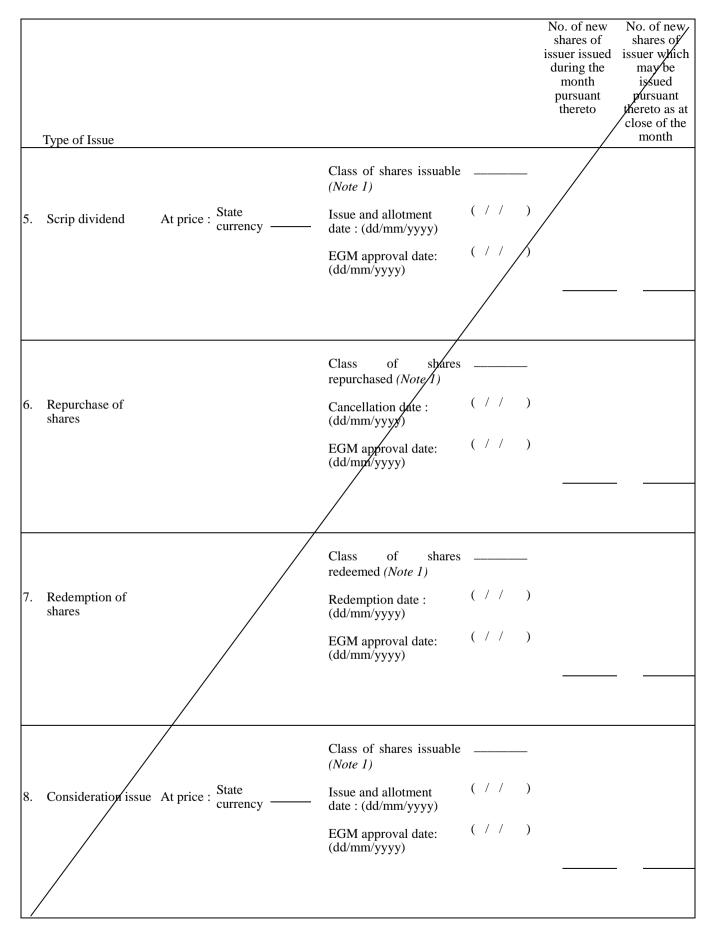
	/		
(/ /) Stock code (if listed) Class of shares			
issuable (<i>Note 1</i>) Subscription price EGM approval date			
(if applicable) (dd/mm/yyyy) 4.			
/	<u> </u>		
(/ /) Stock code (if listed)			
Class of shares issuable (<i>Note 1</i>)			
Subscription price EGM approval date (if applicable)			
(dd/mm/yyyy)	(/ /)		
		Total B. (Ordinary shares) (Preference shares)	
/		(Other class)	

Commentibles (i.e. Commentible in	the Change of the I			For Main Board and GEM listed issuers		
Convertibles (i.e. Convertible in Class and description		Amount at close of preceding month	Converted during the month	Amount 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 parsuant thereto as at close of the month
<u>1.</u>						
Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price					/	
EGM approval date (if applicable) (dd/mm/yyyy))2.	(/ /)		/			
	_					
Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price EGM approval date (if applicable)						
(dd/mm/yyyy) 3.	(/ /) 	/				
Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price EGM approval date (if applicable)						
(dd/mm/yyyy) 4.						
Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price		·				
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)		(Prefere	nary shares) ence shares) Other class)		

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		
3		
shares (Note 1)		
Total D. (Ordinary shares)		
(Preference shares) (Other class)		





For Main Board and GEM listed issuers

				No. of new shares ofNo. of new shares ofissuer issued during the monthissuer which may be issuedpursuant theretopursuant thereto as at close of the
	Type of Issue			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)	
10.	Other (Please specify)	At price : State	Class of shares issuable (<i>Note 1</i>) Issue and allotment (/ /) date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)	
			Total E. (Ordinary sha (Preference sha (Other cl.	res)

For Main Board and GEM listed is	ssuers
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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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Submitted by:	Luk Chi Chung, Peter
Title:	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.*