

For the month ended (dd/mm/yyyy):

Monthly Return of Equity Issuer on Movements in Securities

To: Hong Kong Exchanges and Clearing Limited						
Name of Issuer Date Submitted Vanke Property (Overseas) Limited 1 December 2014						
I. Movements in Authorised S	Share Capi	tal				
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)				<u>-</u>		
Balance at close of the month	1	750,000,000	HK\$0.01	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	1					

30/11/2014

2. Preference Shares			
Stock code :Descr	iption :		
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month			
Increase/(decrease)		-	
Balance at close of the month			
3. Other Classes of Shares			
Stock code :Descr	iption :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
Balance at close of preceding month	No. of other classes of shares	(State	capital

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	<u>-</u>	_ <u>-</u>		

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 as at close of the month thereto Movement during the month (dd/mm/yyyy) and class of shares issuable Lapsed Granted Exercised Cancelled shares (*Note 1*)) shares (*Note 1*) shares (*Note 1*) Total A. (Ordinary shares) (Preference shares) (Other class) Total funds raised during the month from exercise of options (State currency)

Warrants to Issue Shares of the Issuer which are to be Listed

Description of warrants	such which are to be Elisted			No. of new	No. of new/
(Date of expiry - dd/mm/yyyy)	Currency of Nominal value at nominal close of value preceding month	during the	Nominal value at close of the month	shares of issuer issued during the month pursuant thereto	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 (<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. /	(/ /)	=			
1.					
	·				-
(/ /) Stock code (if listed)					
Class of shares issuable (Note 1)		-			
EGM approval date (if applicable)					
(dd/mm/yyyy)	(/ /)	_			
	Tota	al B. (Ordin	nary shares)		
		(Pretere	ence shares)		<u>-</u>
		(Other class)		

Convertibles (i.e. Convertible into Shares of the Issuer which are to be Listed)

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 pursuant thereto as at close of the month
1.						
	<u></u>					
	_					
Stock code (if listed)	_				<i></i>	
Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy))	(/ /)					
2.	<u></u>		/			
Stock code (if listed)	<u> </u>					
Class of shares						
issuable (Note 1)		<u> </u>				
Subscription price EGM approval date		<u> </u>				
(if applicable)						
(dd/mm/yyyy)	(/ /)	/				
3.						
	_					
	_ /					
Stock code (if listed)		, <u>.</u>				
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 (Note 1)						
Subscription price						
EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)		Total C. (Ordin	ary shares)		
			(Prefere	nce shares)		<u>.</u>
			((Other class)		<u>-</u>
 '						

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)

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)		

	er Movements in Issu Type of Issue	ей знаге Сарпаг			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
	Type of issue		Class of shares issuable			
			(Note 1)			
1.	Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /		
			EGM approval date: (dd/mm/yyyy))	
			,			
			Class of shares issuable			
			(Note 1)			
2.	Open offer	At price : State currency	_ Issue and allorment date : (dd/mm/yyyy)	(/ /)	
			EGM approval date: (dd/mm/yyyy)	(/ /)	
			Class of shares issuable (Note 1)			
3.	Placing	At price : State currency	_ Issue and allotment date : (dd/mm/yyyy)	(/ /)	
			EGM approval date: (dd/mm/yyyy)	(/ /)	
			Class of shares issuable (Note 1)			
4.	Bonus issue		Issue and allotment date : (dd/mm/yyyy)	(/ /)	
			EGM approval date: (dd/mm/yyyy)	(/ /)	

				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
	Type of Issue				month
		Class of shares issuable (Note 1)		-	
5.	Scrip dividend At price : State currency ———	Issue and allotment date : (dd/mm/yyyy)	(/ /) /	
		EGM approval date: (dd/mm/yyyy)	(/ /	\$	
		Class of shares repurchased (Note 1)			
6.	Repurchase of shares	Cancellation date : (dd/mm/yyyy)	(/ /)	
		EGM approval date: (dd/mm/yyyy)	(/ /)	
		Class of shares redeemed (Note 1)		-	
7.	Redemption of shares	Redemption date : (dd/mm/yyyy)	(/ /)	
		EGM approval date: (dd/mm/yyyy)	(/ /)	
		Class of shares issuable (Note 1)		-	
8.	Consideration issue At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)	
		EGM approval date: (dd/mm/yyyy)	(/ /)	

	Type of Issue		No. of new shares of issuer issued during the month pursuant thereto month close of the month
	13500		/
		Class of shares issuable (Note 1)	
9.	Capital reorganisation	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 shar	rac)
_		(Preference shar (Other cla	res)
_			
То	otal increase / (decrease) in ordinary shares during the	e month (i.e. Total of A to E):	(1)
			(2)
T	otal increase / (decrease) in preference shares during	the month (i.e. Total of A to F):	. /
10	otal increase / (decrease) in other classes of shares du	ring 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 Share Capital").)

Remarks (if any	y):	
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.