

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : 29/02/2016

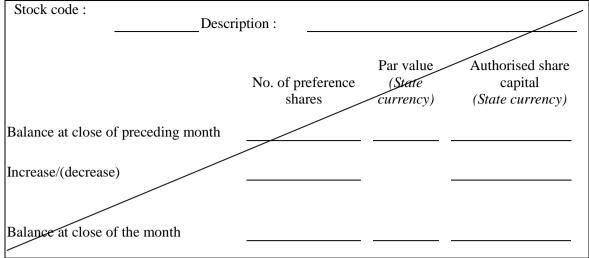
To : Hong Kong Exchanges and Clearing Limited

Name of Issuer Date Submitted Vanke Property (Overseas) Limited 1 March 2016

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) | | - | <u> </u> |
| Balance at close of the month | 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 | | <u> </u> | |

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 | 389,527,932 | - | | |
| Increase/ (decrease) during the month | - | - | | |
| Balance at close of the month | 389,527,932 | _ | | |
| | 307,327,732 | - | | |

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 | ng the month | | thereto | as at close of the month |
| (dd/mm/yyyy) and - | | | 0 | | - | |
| class of shares | | | | | | |
| issuable | Granted | Exercised | Cancelled | Lapsed | | |
| 1. | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| shares | | | | | | |
| (Note 1) | | · | | | <u> </u> | |
| (11010-1) | | | | / | | |
| 2. | | | | | | |
| <u></u> | | | | | | |
| | | | | | | |
| | | | / | | | |
| | | | | | | |
| (/ /) | | | | | | |
| shares | | | | | | |
| (Note 1) | | , | | | | |
| | | | | | | |
| 3. | | | | | | |
| | | | | | | |
| | | | | | | |
| | / | | | | | |
| | | | | | | |
| shares | | | | | | |
| (Note 1) | | · | | | | |
| (INOLE I) | | T | tal (Ondin | | | |
| | | 10 | Mar A. (Ordin | ary snares) | | |
| | | | (Prefere | nce shares) | | |
| | | | | Other class) | | |
| Total funds raised dur | | from exercise o | f | | | |
| options (State currenc | y) | | | | | |
| / | | | | | | |

Share Options (under Share Option Schemes of the Issuer)

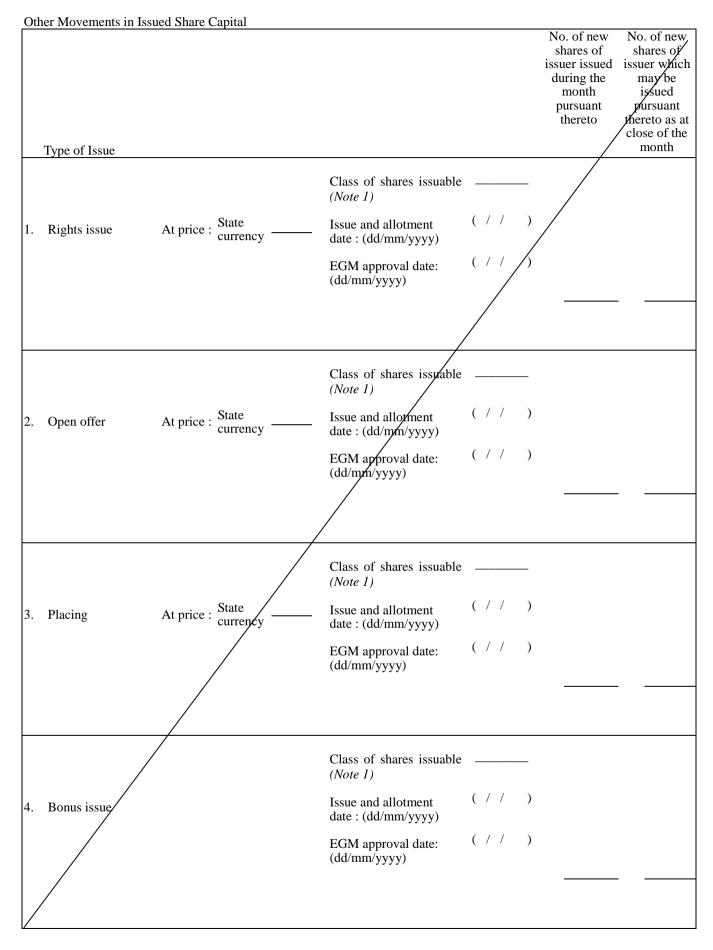
| Warrants to Issue Shares of the Is | suer which are t | to be Listed | | | | |
|--|---------------------------------|---|----------------------------------|--|--|--|
| Description of warrants (Date of expiry - dd/mm/yyyy) | Currency of nominal value | Nominal value at close of preceding month | Exercised 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 (<i>Note 1</i>) 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 (Nore 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy) | (/ / |) | | | | |
| | | Total | (Prefere | nary shares) ence shares) Other class) | | |

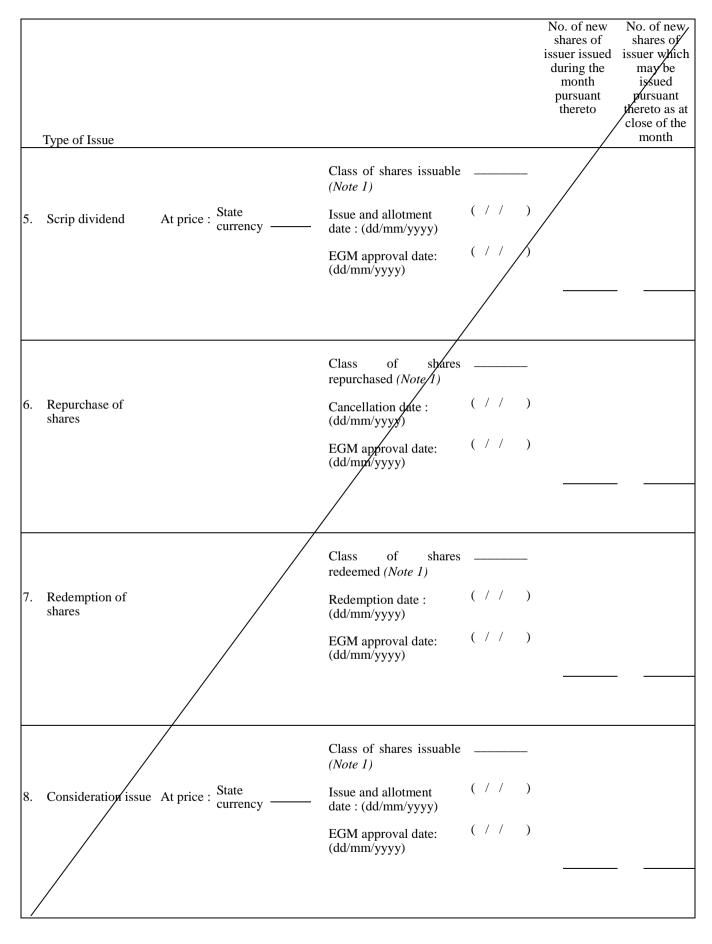
For Main Board and GEM listed issuers

| Convertibles (i.e. Convertible in | to Shores of the I | aguar which are to | | For Main Board | and GEM liste | d issuers |
|--|--------------------|--|----------------------------------|------------------------------------|--|--|
| 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. | _ | | | | | |
| | — | | | | | |
| Stock code (if listed) Class of shares issuable (<i>Note 1</i>) Subscription price EGM approval date | | · · | | | / | |
| (if applicable) (dd/mm/yyyy)) | (/ /) | | | | | |
| <u>2.</u> | | | / | | | |
| | _ | | | | | |
| 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) | (/ /) | | Fotal C. (Ordi | nary shares) | | _ |
| | | | (Prefere | 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 | | |
| | | |
| (/ /) 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 issuer which may be 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 Issue | d Share Capital").) |

| Remarks | (if | any) |): |
|---------|-----|------|----|
|---------|-----|------|----|

| Submitted by: | Luk Chi Chung, Peter |
|---------------|--|
| T:41 | Company Socratary |
| 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.*