

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) : 31/01/2017

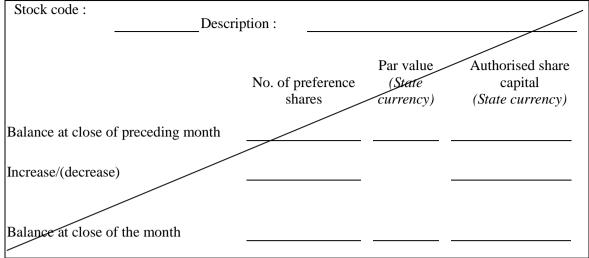
To : Hong Kong Exchanges and Clearing Limited

Name of Issuer Date Submitted Vanke Property (Overseas) Limited 2 February 2017

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	<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	389,527,932	-			
Increase/ (decrease) during the month	-	-		<u> </u>	
Balance at close of the month	389,527,932	-		<u> </u>	

III. Details of Movements in Issued Share Capital

Share Options (under S	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 -					-	
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1.						
shares						
(Note 1)					<u> </u>	
(Ivole I)				/		
2						
2.						
			/			
(/ /)						
shares						
(Note 1)						
3.						
shares						
(Note 1)		_				
		То	otal A. (Ordin	ary shares)		
			(Prefere	nce shares)		
			(0	Other class)	,	
Total funds raised duri	ng the month	from exercise o	f			
options (State currency	y)					

Share Options (under Share Option Schemes of the Issuer)

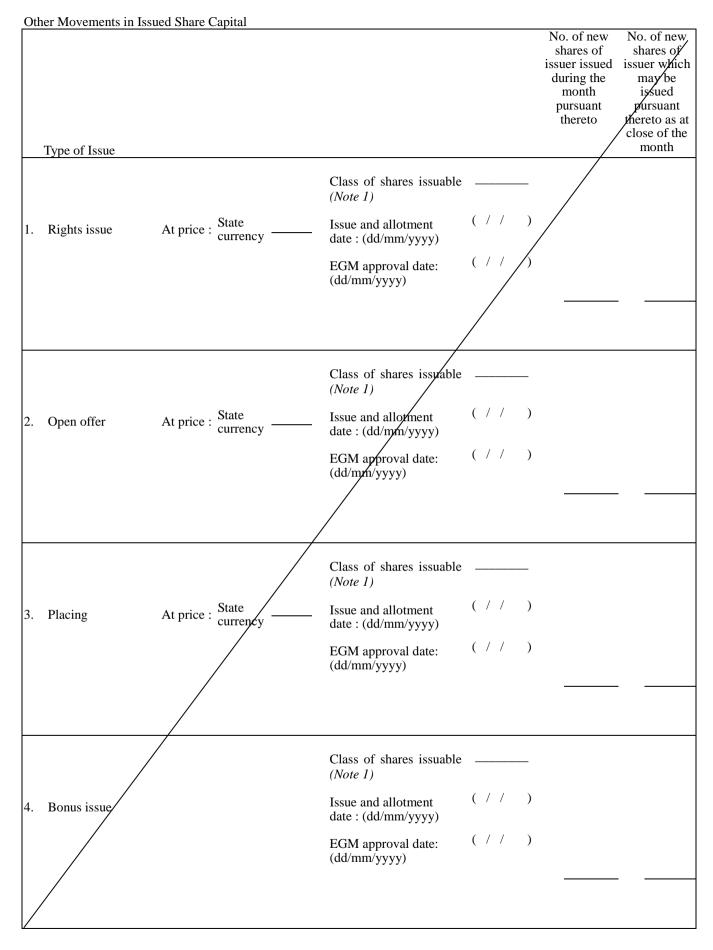
Warrants to Issue Shares of the Is	suer which are t	to be Listed				
Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	Exercised during the month	Nominal value at close of the month	No. of new shares of issuer issued during the month 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 (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 (Nore 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy)	(/ /					
		Total	(Prefere	nary shares) ence shares) Other class)		

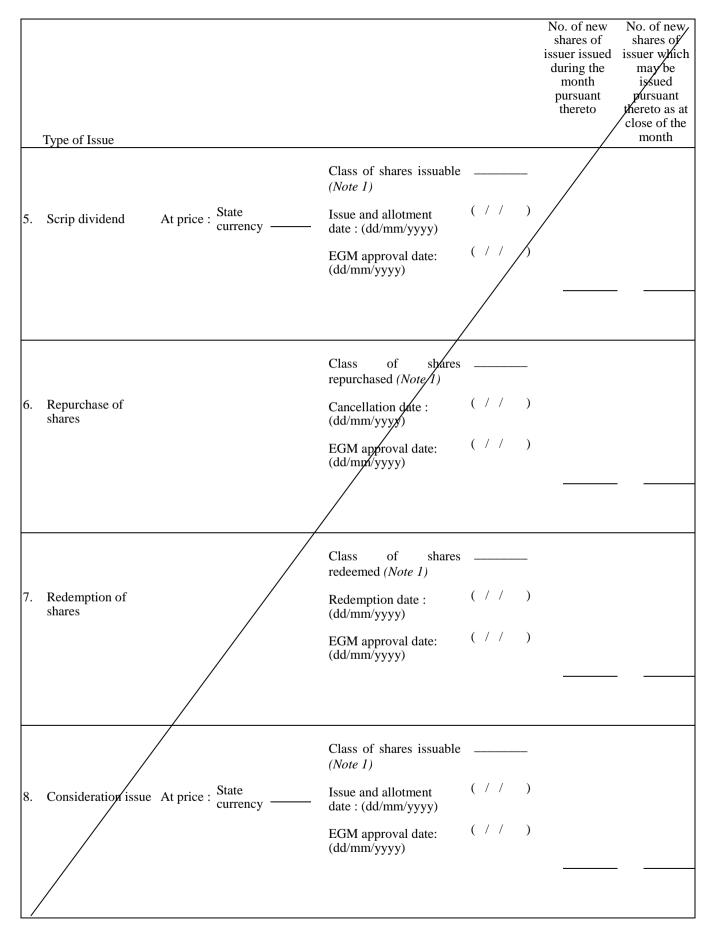
For Main Board and GEM listed issuers

Convertibles (i.e. Convertible in	to Change of the I			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		·			<i> </i>	
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)	(/ /)	·		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		/
2	r	
3		
(/ /) shares (Note 1)		
Total D. (Ordinary shares) (Preference shares)		
(Other class)		





For Main Board and GEM listed issuers

			No. of new shares of issuer issued during the month pursuant No. of new shares of issuer which may be pursuant
	Type of Issue		thereto thereto as at close of the month
		Class of shares issuable(<i>Note 1</i>)	
9.	Capital reorganisation	Issue and allotment (/ /) date : (dd/mm/yyyy)	
		EGM approval date: (/ /) (dd/mm/yyyy)	
		Class of shares issuable (<i>Note 1</i>)	
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	es)
		(Other class	(ss)

For Main Board and GEM listed issuers

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").)

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Remarks	(if	any)):
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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.*