

Monthly Return of Equity Issuer on Movements in Securities

For the month ended (dd/mm/yyyy) :	31/01/2018
To : Hong Kong Exchanges	and Clearing Limited
Name of Issuer Date Submitted	Vanke Property (Overseas) Limited 1 February 2018
I. Movements in Authorised S	•
1. Ordinary Shares	
(1) Stock code : <u>1036</u>	Description : Ordinary shares
	No. of ordinary Shares Par value Authorised share capital (State currency)
Balance at close of precedin	g month <u>750,000,000</u> <u>HK\$0.01</u> <u>HK\$7,500,000</u>
Increase/(decrease)	<u> </u>
Balance at close of the mont	n <u>750,000,000</u> <u>HK\$0.01</u> <u>HK\$7,500,000</u>
(2) Stock code :	_Description :
	Par value Authorised share No. of ordinary (State capital shares currency) (State currency)
Balance at close of precedin	g month
Increase/(decrease)	
Balance at close of the mont	n

2. Preference Shares			
Stock code :Descript	tion :		
	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 :Descript	tion :		
	No. of other classes of shares	Par value (State currency)	Authorised share capital (State currency)
	No. of other classes of	(State	capital
Stock code :Descript	No. of other classes of	(State	capital
Stock code :Descript Balance at close of preceding month	No. of other classes of	(State	capital

II. Movements in Issued Share Capital

	No. of ordinary shares		No of preference	No. of other
	(1)	(2)	•	classes of shares
Balance at close of preceding month	389,527,932	-	<u> </u>	
Increase/ (decrease) during the month				
Balance at close of the month	389,527,932		<u> </u>	

III. Details of Movements in Issued Share Capital

Share Options (under Share Option Schemes of the Issuer) Particulars of No. of new shares of No. of new shares of issuer issued during issuer which may be share option issued pursuant scheme the month pursuant thereto as at close of including EGM thereto Movement during the month the month approval date (dd/mm/yyyy) and class of shares issuable Granted Exercised Cancelled Lapsed 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 Description of warrants	.55561 WITHOUT	5. 5 to 50 Elotod			No. of new	No. of new/
Oate 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	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.						
(/ /)						<u> </u>
` • · · · · · · · · · · · · · · · · · ·						
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)	1 1 1	\				
(dd/mm/yyyy)	(/ /)				
/		Total B	(Ordina	ary shares)		
		TOTAL D	. (Ordina	ary orianco,		=
		TOTAL	(Preferen	ce shares) ther class)		_

Convertibles (i.e. Convertible Class and description	inio Shares Ul III	e issuei WillCi	i aie iu ne Liste	5u)	No. of new	No. of new/
σια ασσυπρίιστ	Currency of amount outstanding	Amount at close of preceding month	Converted during the month	Amount 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.	<u> </u>					
	<u> </u>					
	_					
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date (if applicable) (dd/mm/yyyy))	(/ /)				/	
2.	(, , , ,		/			
	_					
	<u> </u>					
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)	(11)					
4.	<u>/</u> _ _					
Stock code (if Jisted)						
Class of shares issuable (Note 1) Subscription price						
EGM approval date (if applicable) (dd/mm/yyyy)	(/ /)					
<u> </u>		T	otal C. (Ordina			_
				ce shares) ther class)		=
/			U)	u i c i Ciass)		_

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)		
Stidles (Note 1)		
2		
	-	
shares (Note 1)		
3.		
	-	
shares (Note 1)	-	
Tital D. (O. Free elever)		
Total D. (Ordinary shares) (Preference shares)		
(Other class)		

Otl	ner Movements ir	n Issued Sha	are Capital				
						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 a close of the
	Type of Issue						month
				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 allotment (/ date : (dd/mm/yyyy)	/ /)		
				EGM approval date: (/ / (dd/mm/yyyy)	/ /)		
							<u> </u>
				/ 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)	/ /)		
						-	.

	T(1					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						monu
				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)	(11/)		
				,			
				Class of shares repurchased (Note 1)			
6.	Repurchase of shares			Cancellation date : (dd/mm/yyyy)	(/ /)		
				EGM approval date: (dd/m/n/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)	(/ /)		
/						-	

Time of leave		No. of new shares of issuer which issued during the month pursuant thereto as at close of the month
Type of Issue		7 11101111
	Class of shares issuable (Note 1)	
9. Capital reorganisation	Issue and allotment (/ /) date : (dd/mm/yyyy)	
	EGM approval date: (/ /) (dd/mm/yyyy)	
	Class of sharesissuable (Note 1)	
10. Other (Please specify) At price : State currency	Issue and allotment (/ /) date : (dd/mm/yyyy)	
	EGM approval date: (/ /) (dd/mm/yyyy)	
	Total F (Oudings), ob area	
	Total E. (Ordinary shares (Preference shares	
	(Other class	
Total increase / (decrease) in ordinary shares dur	ing the month (i.e. Total of A to E): (1)
, , , , ,		2)
Total increase / (decrease) in preference shares c	·	

Total increase / (decrease) in other elasses of shares during the month (i.e. Total of A to

(These figures should be the same as the relevant figures under II above ("Movements in Issued Share Capital").)

Remarks (if any	y):	
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Submitted by:	Yip Hoi Man	
Title:	Financial Controller (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.