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萬科置業(海外)有限公司

Vanke Property (Overseas) Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 01036)

PROFIT ALERT

This announcement is made by Vanke Property (Overseas) Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board (the “**Board**”) of directors of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2019 (the “**Interim Period**”) and the information currently available to the Company, it is expected that the Group will record a decrease in profit attributable to the Shareholders for the Interim Period of no less than 50%, as compared to such net profit being about HK\$171 million recorded in the unaudited consolidated financial statements of the Group for the six months ended 30 June 2018. The estimated decrease in profit attributable to the Shareholders for the Interim Period is mainly caused by the decrease in fair value gain of the Group’s investment properties. The fair value gain of the Group’s investment properties for the Interim Period is expected to be approximately HK\$32 million, while the fair value gain of the Group’s investment properties for the corresponding period in 2018 was approximately HK\$136 million.

Without taking into account the changes in the fair value of the Group’s investment properties, the profits attributable to the Shareholders for the Interim Period is expected to increase no less than 25% as compared to that recorded in the unaudited consolidated financial statements of the Group for the six months ended 30 June 2018, due to the increase in the share of profit of an associate and the increase in interest income on bank deposits.

The Company is in the process of finalising its interim results for the Interim Period. The information contained in this announcement is only based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the Interim Period and the information currently available to the Company, which have not been reviewed by the Company’s auditors, and are subject to amendments and potential adjustments. The Group’s

financial results announcement for the Interim Period is expected to be published in August 2019. Shareholders and potential investors of the Company are advised to peruse the interim results of the Group for the six months ended 30 June 2019 to be released in due course.

Shareholders and potential investors are advised to exercise caution when dealing or contemplating in dealing in the shares of the Company and, in case of doubt, to seek independent advice from professional or financial advisers.

By order of the Board
VANKE PROPERTY (OVERSEAS) LIMITED
Que Dongwu
Executive Director and Chief Executive Officer

Hong Kong, 26 July 2019

As at the date of this announcement, the directors of the Company are:

Executive Directors:

Mr. Zhang Xu (Chairman), Ms. Que Dongwu (Chief Executive Officer)

Non-Executive Directors (in alphabetical order):

Mr. Chan Chi Yu, Mr. Lee Kai-Yan, Ms. Lin Lily

Independent Non-Executive Directors (in alphabetical order):

Mr. Chan Wai Hei, William, Ms. Law Chi Yin, Cynthia, Mr. Zhang Anzhi