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CLOSURE OF REGISTER OF MEMBERS

This announcement is made pursuant to Rule 13.66 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). Reference is made to the circular of Vanke Property (Overseas) Limited (the "Company") dated 6 May 2019 containing, among other things, the notice for the annual general meeting (the "AGM") of the Company to be held on Thursday, 6 June 2019 at 10:00 a.m.. Reference is also made to the Company's announcement dated 13 February 2019 for its annual results for the year ended 31 December 2018 where it was announced that the directors of the Company recommend the payment of a final dividend of HK\$0.09 per share (the "Proposed Final Dividend") which is subject to approval by the shareholders of the Company (the "Shareholders") at the AGM.

Notice is hereby given that the register of members of the Company will be closed as follows:

(1) For determining the entitlement to attend and vote at the AGM

The AGM is scheduled to be held on Thursday, 6 June 2019. For determining the entitlement to attend and vote at the AGM, the register of members of the Company will be closed from Monday, 3 June 2019 to Thursday, 6 June 2019, both days inclusive, during which period no transfer of Shares will be registered. In order to be eligible to attend and vote at the AGM, unregistered holders of shares of the Company should ensure that all share transfer documents accompanied by the relevant share certificates must be lodged with the share registrar of the Company in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, for registration not later than 4:30 p.m. on Friday, 31 May 2019. The record date for determining entitlement to attend and vote at the AGM is Wednesday, 5 June 2019.

(2) For determining the entitlement to the Proposed Final Dividend

The Proposed Final Dividend is subject to the approval of the Shareholders at the AGM. For determining the entitlement to the Proposed Final Dividend, the register of members of the Company will also be closed on Thursday, 13 June 2019, on which no transfer of Shares will be registered. In order to qualify for entitlement to the Proposed Final Dividend, unregistered holders of shares of the Company should ensure that all share transfer documents accompanied by the relevant share certificates must be lodged with the share registrar of the Company in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, for registration not later than 4:30 p.m. on Wednesday, 12 June 2019. Subject to approval by the Shareholders at the AGM, the Proposed Final Dividend is payable on or around Monday, 24 June 2019 and the record date for entitlement to the Proposed Final Dividend is Thursday, 13 June 2019.

By order of the board of VANKE PROPERTY (OVERSEAS) LIMITED Que Dongwu

Executive Director and Chief Executive Officer

Hong Kong, 17 May 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