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# vanke

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)**

## **POSITIVE 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 of directors (the “**Board**”) 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 11 months ended 30 November 2018 (the “**Period**”) and information currently available to the Company, it is expected that the Group will record an increase in profit attributable to the Shareholders for the year ending 31 December 2018 (the “**Year**”), of no less than 300% (before taking into account any fair value changes in the Group’s investment properties) as compared to that recorded in the consolidated financial statements of the Company for the year ended 31 December 2017. The estimated substantial increase in profit attributable to the Shareholders for the Year is mainly contributed by the significant increase in the share of profit of an associate.

The Company is in the process of finalising the Group’s final results for the Year. The information contained in this announcement is only based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the Period and information currently available to the Company, which have not been audited or reviewed by the Company’s auditors, and are subject to amendments and potential adjustments. The directors of the Company wish to emphasise that the results of the Group for the Year will be affected by a number of other factors.

**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 Dong Wu**  
*Executive Director*

Hong Kong, 14 December 2018

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

*Executive Directors:*

Mr. Zhang Xu, Ms. Que Dong Wu

*Non-Executive Director (in alphabetical order):*

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

*Independent Non-Executive Directors (in alphabetical order):*

Mr. Chan Wai Hei, William, Ms. Law Chi Yin, Cynthia, Mr. Shium Soon Kong