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vanke 万科
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 six months ended 30 June 2018 (the “**Period**”), the Group expects to record an increase in profit attributable to the Shareholders of no less than 260% than that as compared to the profit attributable to the Shareholders recorded in the consolidated financial statements of the Company for the corresponding period in 2017. The substantial increase in profit attributable to the Shareholders is mainly attributable to the significant gain in fair value of the Group’s investment properties. The increase in interest income on bank deposits and amount due from an associate of the Company as well as the increase in revenue from rental and property management are also contributing factors, albeit to a much lesser extent.

The Company is in the process of finalising the Group’s interim results for the Period. The information contained in this announcement is only based on a preliminary assessment on the unaudited consolidated management accounts for the Period of the Group and the information currently available to the Company, which have not been audited or reviewed by the Company’s auditors, and may be subject to amendments. The Group’s interim results announcement for the Period is expected to be published in August 2018.

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, 27 July 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:

Mr. Chan Chi Yu

Independent Non-Executive Directors (in alphabetical order):

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