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VANKE PROPERTY (OVERSEAS) LIMITED
(Incorporated in the Cayman Islands with limited liability)
(Stock code: 1036)

**ANNOUNCEMENT
UNUSUAL PRICE MOVEMENT**

This announcement is made at the request of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) pursuant to Rule 13.10 (2) of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors (the “**Board**”) of Vanke Property (Overseas) Limited (the “**Company**”) has noted the increase in share price of the Company today.

Having made such enquiry with respect to the Company as is reasonable in the circumstances, the Board is not aware of any reasons for these price movements or of any information which must be announced to avoid a false market in the Company’s securities or of any inside information that needs to be disclosed under Part XIVA of the Securities and Futures Ordinance.

The Board would like to clarify that the property project located at 18 Lun Fat Street, Wan Chai, Hong Kong, named as “The Luna”, is owned and developed by Vanke Property (Hong Kong) Company Limited, the holding company of the Company, instead of the Company.

This announcement is made by the order of the Board, the directors of which individually and jointly accept responsibility for the accuracy of this announcement.

By order of the board of
VANKE PROPERTY (OVERSEAS) LIMITED
Que Dong Wu
Executive Director

Hong Kong, 25 January 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