

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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)

**RIGHTS ISSUE ON THE BASIS OF ONE RIGHTS SHARE FOR
EVERY TWO SHARES HELD ON THE RECORD DATE**

**COMMENCEMENT OF DEALINGS
IN THE SHARES ON AN EX-RIGHTS BASIS**

Reference is made to the announcement dated 25 June 2015 (the “**Announcement**”) issued by the Company in relation to, amongst other things, the Rights Issue. Capitalised terms used in this announcement shall have the same meanings as defined in the Announcement unless otherwise stated.

COMMENCEMENT OF DEALINGS IN THE SHARES ON AN EX-RIGHTS BASIS

Pursuant to the expected timetable of the Rights Issue as set out in the Announcement, the last day of dealings in the Shares on a cum-rights basis was Thursday, 2 July 2015. The closing price per Share as quoted on the Stock Exchange on Thursday, 2 July 2015, was HK\$8.54.

Dealings in the Shares on an ex-rights basis have commenced at 9:00 a.m. on Friday, 3 July 2015.

The Rights Issue is conditional upon the satisfaction of certain conditions as described in the section headed “Conditions of the Rights Issue” to the Announcement. In particular, it is subject to the Underwriting Agreement having become unconditional and not having been terminated (see the section headed “Termination of the Underwriting Agreement” in the Announcement).

Accordingly, the Rights Issue may or may not proceed. Any persons dealing in the Shares up to the date on which all the conditions of the Rights Issue are fulfilled will accordingly bear the risk that the Rights Issue may not become unconditional or may not proceed.

Dealing in the Rights Shares in the nil-paid form will take place from 9:00 a.m. on 16 July 2015 to 4:00 p.m. on 23 July 2015 (both days inclusive). If the conditions of the Rights Issue are not fulfilled or waived, or the Underwriting Agreement is terminated by the Underwriters, the Rights Issue will not proceed. Any person dealing in the nil-paid Rights Shares during such period will accordingly bear the risk that the Rights Issue may not become unconditional or may not proceed.

Shareholders and potential investors of the Company should therefore exercise caution when dealing in the Shares. If in any doubt, they are advised to consult their professional advisers.

By Order of the Board of
VANKE PROPERTY (OVERSEAS) LIMITED
Que Dong Wu
Executive Director

Hong Kong, 3 July 2015

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