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**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)**

**UNUSUAL PRICE AND VOLUME MOVEMENTS**

This announcement is made by Vanke Property (Overseas) Limited (the “Company”) at the request of The Stock Exchange of Hong Kong Limited.

The board of directors of the Company (the “Board”) has noted the increase in the price and trading volume of the shares of the Company today.

The Board is aware that China Vanke Co., Ltd., the controlling shareholder of the Company, wishes to proceed with the proposed transfer of listing of its B-shares on the Shenzhen Stock Exchange to H-shares on The Stock Exchange of Hong Kong Limited, and China Securities Regulatory Commission has granted an approval in respect of the application for such proposed transfer of listing. The Board would like to stress that the proposed transfer of listing is a corporate action of the controlling shareholder of the Company and the Board does not expect such proposed transfer of listing will have any effect on the existing business and operations of the Company and its subsidiaries.

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

This announcement is made by the order of the Board. The Board collectively and individually accepts responsibility for the accuracy of this announcement.

By order of the Board  
**Vanke Property (Overseas) Limited**  
**Que Dong Wu**  
*Executive Director*

Hong Kong, 4 March 2014

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

*Executive Directors:*

*Mr. Zhang Xu, Ms. Que Dong Wu*

*Non-Executive Directors:*

*Mr. Wang Wen Jin, Mr. Chan Chi Yu*

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

*Mr. Chan Wai Hei, William, Mr. Chung Wai Sum, Patrick, Mr. Shium Soon Kong*