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让建筑赞美生命

Vanke Property (Overseas) Limited

萬科置業(海外)有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 01036)

CLARIFICATION OF NEWS AND RESUMPTION OF TRADING

The board (the “**Board**”) of directors of Vanke Property (Overseas) Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) noted that there have been news reporting the Group through a joint venture has been successful in bidding in a tender run by MTR Corporation Limited for the development of Tsuen Wan Town Lot No. 402 near the Tsuen Wan West MTR Station, New Territories, Hong Kong (the “**TW6 Land Lot Development**”).

The Company would like to clarify that the Group has not participated in the bidding of the TW6 Land Lot Development, and has not had any direct or indirect interest in such project as at the date hereof. The successful bidder is a joint venture company formed by Vanke Property (Hong Kong) Company Limited (“**Vanke HK**”), a controlling shareholder of the Company, and a third party independent of the Company and its connected persons (as defined under the Listing Rules), with the parties being interested in 20% and 80% of such joint venture respectively. Vanke HK is a wholly-owned subsidiary of China Vanke Co., Ltd. (“**China Vanke**”), and is beneficially holding 75% shareholding interest of the Company through Wkland Investments Company Limited.

The Company was acquired by China Vanke in July 2012 for the purpose of internationalization of China Vanke’s operations. With such intention, both China Vanke and the Company will look for suitable investment or business opportunities in Hong Kong or elsewhere for expansion of the Group’s business. Due to time constraints, China Vanke has decided to participate in the bidding of TW6 Land Lot Development through Vanke HK. Subject to the approval of the board of directors of the Company as well as other interested parties including MTR Corporation Limited and the other joint venture partner, China Vanke will consider the possibility of transferring the interest in, or operations relating to, TW6 Land Lot Development to the Company. However, since no formal decision has been made by the Company and the relevant approvals are pending, the Company’s participation in TW6 Land Lot Development may or may not materialize. Further announcement will be

made by the Company in accordance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”), as and when appropriate and necessary.

Trading of the Company’s shares on The Stock Exchange of Hong Kong Limited was halted with effect from 9:00 a.m. on 24 January 2013, pending the release of this announcement. Application has been made to the Stock Exchange for the resumption of trading of the Company’s shares, with effect from 9:00 a.m. on 25 January 2013.

The Group has not had any direct or indirect interest in the TW6 Land Lot Development as at the date hereof, and the Group’s participation in TW6 Land Lot Development may or may not materialize. Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

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

24 January 2013, Hong Kong

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