

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)
(於開曼群島註冊成立之有限公司)
(Stock Code: 01036) (股份代號: 01036)

NOTIFICATION LETTER 通知信函

31 March 2017

Dear Non-registered holder^(Note),

Vanke Property (Overseas) Limited (the “Company”)
- Notice of Publication of Annual Report 2016 and Circular for Annual General Meeting on 12 May 2017 (the “Current Corporate Communication”)

The English and Chinese versions of the Current Corporate Communication are available on, and may be accessed under the “Financial Information & Announcements” section of the Company’s website at www.vankeoverseas.com and are also available on the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk.

If you would like to receive the Current Corporate Communication in printed form, please complete the Request Form on the reverse side of this letter and sign and return it by post or by hand to the Company c/o the Company’s share registrar in Hong Kong (the “Hong Kong Share Registrar”), Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong. If you post your reply in Hong Kong, you may use the mailing label in the Request Form and need not affix a stamp on the envelope when returning your Request Form. Otherwise, please affix an appropriate stamp. You may also send an email with a scanned copy of the Request Form to vankeoverseas.ecom@computershare.com.hk. The Request Form may also be downloaded from the Company’s website at www.vankeoverseas.com or the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk.

Should you have any questions in relation to this letter, please call the telephone hotline of the Hong Kong Share Registrar at (852) 2862 8688 during business hours from 9:00 a.m. to 6:00 p.m., Monday to Friday, excluding public holidays.

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

Note: This letter is addressed to non-registered holders (a “non-registered holder” means such person or company whose shares in the Company are held in the Central Clearing and Settlement System (CCASS) and who has notified the Company from time to time through Hong Kong Securities Clearing Company Limited that such person or company wishes to receive Corporate Communications#). If you have sold or transferred all your shares in the Company, please disregard this letter and the Request Form on the reverse side.

Corporate Communications are all documents issued by the Company to holders of its securities for their information or action and include (but are not limited to) full and summary annual and interim reports (and all reports and financial statements contained in them), notices of meetings, listing documents, circulars and forms of proxy.

各位非登記持有人^(附註)：

萬科置業(海外)有限公司(「公司」)
- 二零一六年度報告及於二零一七年五月十二日舉行之股東週年大會通函(「本次公司通訊」)之發佈通知

本次公司通訊之中、英文版本已上載於公司網站(www.vankeoverseas.com)之“財務資料及公告”網頁及香港交易所披露易網站(www.hkexnews.hk)，歡迎查閱。

如閣下欲收取本次公司通訊之印刷本，請閣下填妥在本函背面的申請表格，並在申請表格上簽名，然後把申請表格寄回或親手交回香港中央證券登記有限公司(「香港證券登記處」)，地址為香港灣仔皇后大道東183號合和中心17M樓。倘若閣下在香港投寄，可使用申請表格內的郵寄標籤寄回，而毋須在信封上貼上郵票；否則，請貼上適當的郵票。閣下亦可把已填妥之申請表格的掃描副本電郵至vankeoverseas.ecom@computershare.com.hk。申請表格亦可於公司網站(www.vankeoverseas.com)或香港交易所披露易網站(www.hkexnews.hk)內下載。

閣下如有任何與本函內容有關的疑問，請致電香港證券登記處電話熱線(852) 2862 8688，辦公時間為星期一至星期五(公眾假期除外)上午9時正至下午6時正。

承董事會命
萬科置業(海外)有限公司
關東武
執行董事

二零一七年三月三十一日

附註：本函件乃向本公司之非登記持有人(“非登記持有人”指本公司股份存放於中央結算及交收系統的人士或公司，透過香港中央結算有限公司不時向本公司發出通知表示該等人士或公司希望收到公司通訊#)發出。倘若閣下已出售或轉讓所持有的所有本公司股份，則無需理會本函及所附申請表格。

公司通訊乃公司向其證券持有人發出以供參照或採取行動的任何文件，包括但不限於年度和中期報告及其摘要報告(及其中包含的所有報告及財務報表)、會議通告、上市文件、通函及代表委任表格。



Name(s) and address of Non-registered holder(s):
非登記持有人之姓名及地址:

Request Form 申請表格

To: **Vanke Property (Overseas) Limited (the "Company")**
(Stock Code: 01036)
c/o Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre, 183 Queen's Road East,
Wan Chai, Hong Kong

致: **萬科置業(海外)有限公司(「公司」)**
(股份代號: 01036)
經香港中央證券登記有限公司
香港灣仔皇后大道東 183 號合和中心 17M 樓

I/We would like to receive the Corporate Communications* of the Company in the manner indicated below:

本人/我們希望以下列方式收取公司通訊#之印刷本:
(Please mark **X** in **ONLY ONE** of the following boxes)
(請從下列選擇中, 僅在其中一個空格內劃上「X」號)

- in electronic form on the Company's website; OR
收取於公司網站登載的電子本; 或
- in printed form in the English language ONLY; OR
僅收取英文印刷本; 或
- in printed form in the Chinese language ONLY; OR
僅收取中文印刷本; 或
- in printed form both in the English language and in the Chinese language.
同時收取英文及中文印刷本。

Signature(s)
簽署

Contact Phone Number
聯絡電話號碼

Date
日期

Notes 備註

- Please complete all your details clearly. Please specify your name and address in ENGLISH BLOCK LETTERS on the top left hand corner of this Request Form if you download this form from the web.
請閣下清楚填寫所有資料。倘若閣下從網上下載本申請表格, 請於本表格左上方用英文正楷註明閣下的姓名及地址。
- This letter is addressed to the non-registered shareholders whose shares are held in The Central Clearing and Settlement System (CCASS) and who have notified the Company from time to time through Hong Kong Securities Clearing Company Limited that they wish to receive Corporate Communications of the Company.
本函件乃向非登記股東發出, 該等人士的股份存放於中央結算及交收系統, 而他們已經透過香港中央結算有限公司不時通知本公司, 希望收取本公司公司通訊。
- Any form with more than one box marked "X", with no box marked "X", with no signature or otherwise incorrectly completed will be void.
如在本表格作出超過一項選擇、或未有作出選擇、或未有簽署、或在其他方面填寫不正確, 則本表格將會作廢。
- The above instruction will apply to the Corporate Communications to be sent to you until you notify to the Company c/o Computershare Hong Kong Investor Services Limited to the contrary or unless you have at anytime ceased to have holdings in the Company.
上述指示適用於發送予閣下之公司通訊, 直至閣下經香港中央證券登記有限公司通知本公司另作安排或除非閣下任何時候停止持有本公司的股份。
- For the avoidance of doubt, we do not accept any special instructions written on this Request Form.
為免存疑, 任何在本申請表格上額外手寫的指示, 本公司將不予處理。

Corporate Communications are all documents issued by the Company to holders of its securities for their information or action and include (but are not limited to) full and summary annual and interim reports (and all reports and financial statements contained in them), notices of meetings, listing documents, circulars and forms of proxy.
公司通訊乃公司向其證券持有人發出以供參照或採取行動的任何文件, 包括但不限於年度和中期報告及其摘要報告(及其中包含的所有報告及財務報表)、會議通告、上市文件、通函及代表委任表格。



閣下寄回此更改指示回條時, 請將郵寄標籤剪貼於信封上。
如在本港投寄毋須貼上郵票。

Please cut the mailing label and stick this on the envelope to return this Change Request Form to us.

No postage stamp necessary if posted in Hong Kong.

郵寄標籤 MAILING LABEL

香港中央證券登記有限公司
Computershare Hong Kong Investor Services Limited
簡便回郵號碼 Freepost No. 37
香港 Hong Kong

31032017 1 0