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萬科海外投資控股有限公司

VANKE OVERSEAS INVESTMENT HOLDING COMPANY LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 01036)

PROFIT ALERT

This announcement is made by Vanke Overseas Investment Holding Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors (the “**Board**”) of the Company wishes to inform shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2020 (the “**Year**”) and the information currently available to the Company, it is expected that, without taking into account (i) the change in fair value of the investment properties; and (ii) the change in fair value of investment properties and share of results of associates, the Group will record an increase of underlying profit for the Year of no less than 65% and 80%, respectively, as compared to the Group’s underlying profit of approximately HK\$132.4 million and HK\$115.6 million, respectively, recorded in the audited consolidated financial statements of the Group for the year ended 31 December 2019. The estimated increase in the underlying profit of the Group excluding the change in fair value of investment properties and share of results of associates is mainly contributed by (i) the interest income on investment instruments acquired by the Group in June 2019; (ii) the net profit generated from an investment property acquired by the Group in June 2019; and (iii) the net profit generated from the asset management services which the Group began providing in June 2019.

The Board also expects that the Group will record an increase in profit attributable to the Shareholders for the Year of no less than 25% as compared to the profit attributable to the Shareholders being approximately HK\$133.3 million recorded in the audited consolidated financial statements of the Group for the year ended 31 December 2019. The Board is of the view that the estimated increase in profit attributable to the Shareholders for the Year is mainly caused by the combined effect of the aforementioned reasons, a decrease in fair value of the Group’s investment properties and share of profits of associates.

The Company is in the process of finalising its annual results for the Year. The information contained in this announcement is only based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the Year and the information currently available to the Company, which have not been reviewed by the Company's auditors, and are subject to amendments and potential adjustments. The Group's financial results announcement for the Year is expected to be published in March 2021. Shareholders and potential investors of the Company are advised to peruse the annual results of the Group for the Year to be released in due course.

Shareholders and potential investors are advised to exercise caution when dealing or contemplating in dealing in the shares of the Company and, in case of doubt, to seek independent advice from professional or financial advisers.

By order of the Board
**VANKE OVERSEAS INVESTMENT HOLDING
COMPANY LIMITED**
Que Dongwu
Executive Director and Chief Executive Officer

Hong Kong, 26 February 2021

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

Executive Directors:

Mr. Zhang Xu (Chairman), Ms. Que Dongwu (Chief Executive Officer), Mr. Lee Kai-Yan

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. Zhang Anzhi