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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 2021 (the “**Year**”) and the information currently available to the Company, it is expected that the Group will record a profit attributable to the Shareholders of approximately HK\$0.4 billion for the Year as compared to the profit attributable to the Shareholders being approximately HK\$0.2 billion recorded in the audited consolidated financial statements of the Group for the year ended 31 December 2020.

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 (i) the increase in the fair value of an investment property of the Group, Ryder Court, located in London, the United Kingdom; and (ii) the increase in share of profit from an associate due to the one-off termination fee received from the tenant for terminating the lease for the investment property located in California, the United States of America which is owned by an associate of the Group.

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 by the end of March 2022. 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, 9 March 2022

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

Executive Directors:

Mr. Sun Jia (Chairman), Ms. Que Dongwu (Chief Executive Officer), Mr. Lee Kai-Yan, Ms. Zhou Yue

Independent Non-Executive Directors (in alphabetical order):

Mr. Choi Fan Wai, Ms. Law Chi Yin, Cynthia, Mr. Zhang Anzhi