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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 WARNING

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 2024 (the “**Year**”) and the information currently available to the Company, it is expected that the Group will record a loss attributable to the Shareholders for the Year of approximately HK\$50 million, as compared to the profit attributable to the Shareholders of approximately HK\$28 million recorded in the audited consolidated financial statements of the Group for the year ended 31 December 2023.

The Board is of the view that the loss attributable to the Shareholders for the Year was mainly due to the provision on the Group’s development properties. The provision is non-cash item and has no impact on the cash flow for the Group’s operations. In the face of market fluctuations, the Company is committed to maintaining financial stability. Currently, with a net debt ratio of zero (based on information available to the Company which have not been reviewed by the Company’s auditors), the Company remains financially healthy. The business operations of the Company are in stable conditions and projects under development are proceeding as planned.

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 audited 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 2025. 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**
Yip Hoi Man
Executive Director and Chief Executive Officer

Hong Kong, 17 March 2025

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

Executive Directors:

Mr. Sun Jia (Chairman), Ms. Yip Hoi Man (Chief Executive Officer), Mr. Ding Changfeng

Non-Executive Director:

Ms. Han Huihua

Independent Non-Executive Directors (in alphabetical order):

Mr. Ching Hiu Yuen, Mr. Choi Fan Wai, Mr. Zhang Anzhi