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If you have sold or transferred all your shares in Vanke Overseas Investment Holding Company Limited, you should at once hand this circular and the accompanying proxy form to the purchaser or the transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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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)

**PROPOSALS FOR
GENERAL MANDATES TO ISSUE AND REPURCHASE SHARES
RE-ELECTION OF RETIRING DIRECTORS
AND
NOTICE OF ANNUAL GENERAL MEETING**

A notice convening the annual general meeting of Vanke Overseas Investment Holding Company Limited to be held at 22/F., United Centre, 95 Queensway, Hong Kong on Friday, 13 June 2025 at 11:30 a.m., is set out on pages AGM-1 to AGM-4 of this circular.

Whether or not you intend to attend the said meeting, you are requested to complete and return the enclosed form of proxy in accordance with the instructions printed thereon and deposit the same at the Hong Kong branch share registrar of the Company, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, as soon as possible and in any event not less than 48 hours before the time appointed for holding the meeting or any adjournment thereof. Completion and return of the form of proxy will not prevent you from attending and voting in person at the meeting or any adjournment thereof should you so wish.

Hong Kong, 25 April 2025

CONTENTS

	<i>Page</i>
DEFINITIONS	1
LETTER FROM THE BOARD	4
APPENDIX I — EXPLANATORY STATEMENT FOR THE SHARE REPURCHASE PROPOSAL	I-1
APPENDIX II — DETAILS OF RETIRING DIRECTORS PROPOSED FOR RE-ELECTION	II-1
NOTICE OF AGM	AGM-1

DEFINITIONS

In this circular, the following expressions have the following meanings unless the context otherwise requires:

“AGM”	the annual general meeting of the Company to be held at 22/F., United Centre, 95 Queensway, Hong Kong on Friday, 13 June 2025 at 11:30 a.m.;
“Articles of Association”	the amended and restated articles of association of the Company;
“associate(s)”	has the meaning ascribed to it under the Listing Rules;
“Board”	the board of Directors;
“CCASS”	the Central Clearing and Settlement System established and operated by HKSCC;
“China Vanke”	China Vanke Co., Ltd., a joint stock company incorporated in the PRC and the issued A shares of which are listed on the Shenzhen Stock Exchange (stock code: 000002) and the issued H shares of which are listed on the Stock Exchange (stock code: 2202), which is also the ultimate holding company of the Company;
“Company”	Vanke Overseas Investment Holding Company Limited, a company incorporated in the Cayman Islands with limited liability, the issued Shares of which are listed on the main board of the Stock Exchange;
“connected person(s)”	has the meaning ascribed to it under the Listing Rules;
“controlling shareholder(s)”	has the meaning ascribed to it under the Listing Rules;
“Director(s)”	director(s) of the Company;
“Executive Director(s)”	executive director(s) of the Company;
“Group”	the Company and its subsidiaries;
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“HKSCC”	Hong Kong Securities Clearing Company Limited;
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC;
“INED(s)”	independent non-executive director(s) of the Company;

DEFINITIONS

“Latest Practicable Date”	17 April 2025, being the latest practicable date for ascertaining certain information for inclusion in this circular;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange, as amended from time to time;
“Memorandum and Articles of Association”	the amended and restated memorandum of association of the Company and the Articles of Association;
“NED(s)”	non-executive director(s) of the Company;
“Notice of AGM”	the notice convening the AGM as set out on pages AGM-1 to AGM-4 of this circular;
“PRC”	the People’s Republic of China;
“Proposed Final Dividend”	a final dividend of HK\$0.06 per share for the year ended 31 December 2024 proposed by the Board to be declared and paid to the Shareholders;
“Retiring Directors”	the Directors retiring and offering themselves for reelection at the AGM in accordance with the Articles of Association, namely, Ms. Yip Hoi Man, Mr. Ding Changfeng and Ms. Han Huihua;
“Rule Amendments”	the amendments to the Listing Rules pursuant to the “Consultation Conclusions on Proposed Amendments to Listing Rules Relating to Treasury Shares” published by the Stock Exchange on 12 April 2024, which came into effect on 11 June 2024;
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended from time to time;
“Share(s)”	ordinary share(s) of HK\$0.01 each in the capital of the Company or, if there has been any subsequent sub-division, reduction, consolidation, reclassification or reconstruction of the share capital of the Company, the shares in the ordinary share capital of the Company resulting from such sub-division, reduction, consolidation, reclassification or reconstruction;

DEFINITIONS

“Share Issuance Mandate”	the proposed general mandate to be granted to the Directors to exercise the power of the Company to allot, issue or otherwise deal with new Shares (including the sale or transfer of Treasury Shares listed on the Stock Exchange, if any) up to a maximum of 20% (or such other percentage as may from time to time be specified in the Listing Rules) of the aggregate nominal amount of the share capital of the Company in issue (excluding Treasury Shares, if any) as at the date of passing of the relevant resolution granting such mandate;
“Share Repurchase Mandate”	the proposed general mandate to be granted to the Directors to exercise the power of the Company to repurchase Shares of up to a maximum of 10% of the aggregate nominal amount of the share capital of the Company in issue (excluding Treasury Shares, if any) as at the date of passing of the relevant resolution granting such mandate;
“Shareholder(s)”	holder(s) of issued Shares;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;
“substantial shareholders”	has the meaning ascribed to it under the Listing Rules;
“Takeovers Code”	the Hong Kong Code on Takeovers and Mergers, as amended from time to time;
“Treasury Shares”	has the meaning ascribed to it under the Listing Rules; and
“%”	per cent.



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)

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:

Mr. Ching Hiu Yuen

Mr. Choi Fan Wai

Mr. Zhang Anzhi

Registered Office:

P.O. Box 309,

Ugland House,

Grand Cayman,

KY1-1104,

Cayman Islands

Place of Business in Hong Kong:

Room A, 43/F, Bank of China Tower,

1 Garden Road,

Central, Hong Kong

Hong Kong, 25 April 2025

To the Shareholders

Dear Sir/ Madam,

**PROPOSALS FOR
GENERAL MANDATES TO ISSUE AND REPURCHASE SHARES
RE-ELECTION OF RETIRING DIRECTORS
AND
NOTICE OF ANNUAL GENERAL MEETING**

1. INTRODUCTION

The purpose of this circular is to provide you with information relating to, inter alia, the proposed granting of general mandates to the Directors to issue and repurchase Shares and the proposed re-election of the Retiring Directors and to give you the Notice of AGM.

By ordinary resolutions of the Shareholders passed on 14 June 2024, general mandates were granted to the Directors (i) to repurchase issued and fully paid up Shares representing up to 10% of the issued share capital of the Company as at 14 June 2024; and (ii) to issue, allot and deal with new Shares not exceeding 20% of the issued share capital of the Company as at 14 June 2024, and to extend such general mandate so granted to the Directors by adding to it the number of any Shares repurchased by the Company after the granting of the general mandate to repurchase up to 10% of the issued share capital of

LETTER FROM THE BOARD

the Company as at 14 June 2024. These general mandates will expire at the conclusion of the AGM. It is therefore proposed to seek your approval at the AGM to grant fresh general mandates to the Directors to exercise the above powers.

On 12 April 2024, the Stock Exchange published conclusions to its consultation paper on “Proposed Amendments to Listing Rules Relating to Treasury Shares”. The Rule Amendments came into effect on 11 June 2024 which has the effect of, among others, removing the requirements to cancel repurchased shares such that listed issuers may hold the repurchased shares in treasury subject to the laws of their places of incorporation and their constitutional documents and adopting a framework in the Listing Rules to govern the resale of Treasury Shares (“**New Treasury Share Regime**”). The Directors consider that the New Treasury Share Regime will provide greater flexibility to the Company in repurchasing and reselling Shares thereby allowing the Company an additional channel to manage its capital structure. It is therefore proposed to renew and include under such mandate at the AGM the authorisation to sell and transfer Treasury Shares in accordance with the Rule Amendments.

2. GENERAL MANDATE TO ISSUE SHARES

An ordinary resolution will be proposed at the AGM for the Shareholders to consider and, if thought fit, to approve the Share Issuance Mandate.

The Share Issuance Mandate is valid from the date of passing the relevant resolution until the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the expiration of the period within which the next annual general meeting of the Company is required by any applicable laws or the Articles of Association to be held; or
- (iii) the revocation or variation of the authority given under the resolution by ordinary resolution of the Shareholders in a general meeting.

As at the Latest Practicable Date, the number of Shares in issue was 389,527,932. Accordingly, the exercise of the Share Issuance Mandate in full would enable the Company to issue, allot or otherwise deal with additional 77,905,586 Shares assuming no further Shares are issued or repurchased prior to the AGM.

3. GENERAL MANDATE TO REPURCHASE SHARES

Subject to the applicable laws and regulations of the Cayman Islands, the Takeovers Code and the Listing Rules, the Company is allowed to repurchase its own issued securities. The Articles of Association also enable such securities repurchases to be made.

An ordinary resolution will be proposed at the AGM for the Shareholders to consider and, if thought fit, to approve the Share Repurchase Mandate.

The Share Repurchase Mandate is valid from the date of passing the relevant resolution until the earliest of:

- (i) the conclusion of the next annual general meeting of the Company;

LETTER FROM THE BOARD

- (ii) the expiration of the period within which the next annual general meeting of the Company is required by any applicable laws or the Articles of Association to be held; or
- (iii) the revocation or variation of the authority given under the resolution by ordinary resolution of the Shareholders in a general meeting.

As at the Latest Practicable Date, the number of Shares in issue was 389,527,932. Accordingly, the exercise of the Share Repurchase Mandate in full would enable the Company to repurchase 38,952,793 Shares assuming no further Shares are issued or repurchased prior to the AGM.

Further information relating to the Share Repurchase Mandate as required under the Listing Rules are set out in Appendix I to this circular.

4. EXTENSION OF THE SHARE ISSUANCE MANDATE

Conditional on the passing of the resolutions granting the Share Issuance Mandate and the Share Repurchase Mandate, an ordinary resolution will be proposed at the AGM for the Shareholders to consider and, if thought fit, to approve the extension of the Share Issuance Mandate by adding the number of Shares which may be allotted and issued or agreed conditionally or unconditionally to be allotted and issued pursuant to the Share Issuance Mandate the number of Shares repurchased under the Share Repurchase Mandate.

5. RE-ELECTION OF RETIRING DIRECTORS

Pursuant to Article 116 of the Articles of Association, Ms. Yip Hoi Man, Mr. Ding Changfeng and Ms. Han Huihua are due to retire by rotation from the Board and, being eligible, will offer themselves for re-election at the AGM.

Recommendation to the Board for the proposal for re-election of Ms. Yip Hoi Man and Mr. Ding Changfeng as executive Directors and Ms. Han Huihua as NED, was made by the Nomination Committee of the Board, in accordance with the Company's nomination policy and objective criteria (including but not limited to gender, age, ethnicity, years of work experience, and professional experience), with due regard for the benefits of diversity, as set out under the Company's board diversity policy. The Board has also taken into account the contributions of the above Directors eligible for re-election and their commitment to their roles.

In view of the above, the Board believes that the re-election of the Directors above as Directors is in the best interest of the Company and the Shareholders as a whole, and therefore recommends the re-election of the retiring Directors to the Shareholders.

The biographical details of each of the directors standing for re-election are set out in Appendix II to this circular.

LETTER FROM THE BOARD

6. CLOSURE OF REGISTER OF MEMBERS

(a) For determining the entitlement to attend and vote at the AGM

The AGM is scheduled to be held on Friday, 13 June 2025. For determining the entitlement to attend and vote at the AGM, the register of members of the Company will be closed from Tuesday, 10 June 2025 to Friday, 13 June 2025, both days inclusive, during which period no transfer of Shares will be registered. In order to be eligible to attend and vote at the AGM, unregistered holders of Shares should ensure that all share transfer documents accompanied by the relevant share certificates must be lodged with the share registrar of the Company in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, for registration not later than 4:30 p.m. on Monday, 9 June 2025.

(b) For determining the entitlement to the Proposed Final Dividend

The Proposed Final Dividend is subject to the approval of the Shareholders at the AGM. For determining the entitlement to the Proposed Final Dividend, the register of members of the Company will also be closed on Thursday, 19 June 2025, on which no transfer of Shares will be registered. In order to qualify for entitlement to the Proposed Final Dividend, unregistered holders of Shares should ensure that all share transfer documents accompanied by the relevant share certificates must be lodged with the share registrar of the Company in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, for registration not later than 4:30 p.m. on Wednesday, 18 June 2025.

Subject to approval by the Shareholders at the AGM, the Proposed Final Dividend is payable on Monday, 30 June 2025 and the record date for entitlement to the Proposed Final Dividend is Thursday, 19 June 2025.

7. ANNUAL GENERAL MEETING

The AGM will be held at 22/F., United Centre, 95 Queensway, Hong Kong on Friday, 13 June 2025 at 11:30 a.m. The Notice of AGM is set out on pages AGM-1 to AGM-4 of this circular. Resolutions in respect of, amongst others, the Share Issuance Mandate and the extension thereof, the Share Repurchase Mandate and the re-election of the Retiring Directors as referred to above will be proposed at the AGM.

8. PROXY ARRANGEMENT

A form of proxy for use in connection with the AGM is enclosed with this circular and is also published on the websites of Hong Kong Exchanges and Clearing Limited (<http://www.hkexnews.hk>) and the Company (<http://vankeoverseas.com>). In order to be valid, the form of proxy must be completed and returned to the Company's share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong, as soon as possible, and in any event not less than 48 hours before the time appointed for holding of the AGM. Completion and return of the form of proxy will not prevent you from attending and voting at the AGM should you so wish.

LETTER FROM THE BOARD

9. VOTING BY POLL

According to the Listing Rules, any vote of shareholders at a general meeting must be taken by poll, and hence the chairman of the AGM will demand for a poll for all resolutions put forward at the AGM.

10. RECOMMENDATION

The Directors consider that the resolutions set out in the Notice of AGM, including the proposed renewal of the Share Issuance Mandate and the extension thereof, the proposed renewal of the Share Repurchase Mandate and the proposed re-election of the Retiring Directors are all in the best interests of the Company and its Shareholders. Accordingly, the Directors recommend Shareholders to vote in favour of all such resolutions to be proposed at the AGM.

11. RESPONSIBILITY STATEMENT

This circular, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Listing Rules for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this circular is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this circular misleading.

Yours faithfully,

By order of the Board

Vanke Overseas Investment Holding Company Limited

Sun Jia

Chairman and Executive Director

The following is the explanatory statement required to be sent to Shareholders under Rule 10.06(1)(b) of the Listing Rules to enable them to make an informed decision on whether to vote for or against the ordinary resolution in relation to the Share Repurchase Mandate to be proposed at the AGM.

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(A) PROPOSED SHARE REPURCHASE MANDATE

It is proposed that the Directors may exercise the powers of the Company to repurchase up to 10% of the Shares in issue (excluding Treasury Shares, if any) as at the date of passing of the resolution to approve the granting to the Directors the Share Repurchase Mandate. As at the Latest Practicable Date, the number of Shares in issue was 389,527,932. Accordingly, on the basis that no further Shares are issued or repurchased prior to the AGM, the exercise of the Share Repurchase Mandate in full (being the repurchase of 10% of the Shares in issue (excluding Treasury Shares, if any) as at the date of the passing of the resolution to approve the Share Repurchase Mandate) would enable the Company to repurchase 38,952,793 Shares during the period from the date of the passing of the resolution to approve the Share Repurchase Mandate until the date of (i) the conclusion of the next annual general meeting of the Company; (ii) the expiration of the period within which the next annual general meeting of the Company is required by any applicable laws or the Articles of Association to be held; or (iii) the revocation or variation of the authority given under the resolution by ordinary resolution of the Shareholders in a general meeting, whichever occurs first.

(B) REASON FOR REPURCHASES

Directors consider that such repurchases, if made, will increase the long-term investment value of the Company's Shares to maintain the interests of the investors and enhance the investors' confidence, based on the high recognition of the Company's value and confidence in the Company's future development. Directors are seeking the grant of a general mandate to repurchase Shares to give the Company flexibility to do so if and when appropriate. The repurchase will depend on market conditions and funding arrangements at the time and only be made when the Directors believe that such repurchases will benefit the Company and its Shareholders as a whole.

The Company may cancel such repurchased Shares or hold them as Treasury Shares, subject to market conditions and the Group's capital management needs at the relevant time of the repurchases.

For any Treasury Shares deposited with CCASS pending resale on the Stock Exchange, the Company shall:

- (i) procure its broker not to give any instructions to HKSCC to vote at general meetings of the Company for the Treasury Shares deposited with CCASS;
- (ii) in the case of dividends or distributions, withdraw the Treasury Shares from CCASS, and either re-register them in its own name as Treasury Shares or cancel them, in each case before the record date for the dividends or distributions; and

- (iii) take any other measures to ensure that it will not exercise any Shareholders' rights or receive any entitlements which would otherwise be suspended under the applicable laws if those Shares were registered in its own name as Treasury Shares.

(C) FUNDING OF REPURCHASES

In repurchasing Shares, the Company may only apply funds legally available for such purpose in accordance with the Memorandum and Articles of Association, the Listing Rules, the Takeovers Code and the applicable laws of the Cayman Islands.

There might be a material adverse impact on the working capital or gearing position of the Company in the event that the Share Repurchase Mandate is exercised in full at any time during the proposed repurchase period. However, the Directors do not propose to exercise the Share Repurchase Mandate to such an extent as would, in the circumstances, have a material adverse effect on the working capital requirements of the Company or the gearing levels which in the opinion of the Directors are from time to time appropriate for the Company.

(D) DISCLOSURE OF INTERESTS

None of the Directors nor, to the best of their knowledge having made all reasonable enquiries, any of their close associates have any present intention to sell any Shares to the Company or its subsidiaries if the Share Repurchase Mandate is granted.

No core connected persons of the Company have notified the Company that they have a present intention to sell any Shares to the Company or its subsidiaries or have undertaken not to sell any of the Shares held by them in the event that the Share Repurchase Mandate is approved by the Shareholders at the AGM.

(E) UNDERTAKING

The Directors confirm that, so far as the same may be applicable, they will exercise the power of the Company to make purchases pursuant to the Share Repurchase Mandate in accordance with the Listing Rules and the applicable laws of the Cayman Islands.

The Company confirms that the explanatory statement set out in this Appendix contains the information required under Rule 10.06(1)(b) of the Listing Rules and that neither the explanatory statement nor the repurchase proposal has any unusual features.

(F) IMPLICATION UNDER TAKEOVERS CODE AND THE PUBLIC FLOAT REQUIREMENT

If on the exercise of the power to repurchase Shares pursuant to the Share Repurchase Mandate, a Shareholder's proportionate interest in the voting rights of the Company increases, such increase will be treated as an acquisition for the purpose of Rule 32 of the Takeovers Code. As a result, a Shareholder or a group of Shareholders acting in concert, depending on the level of increase of the Shareholders' interest, could obtain or consolidate control of the Company and become obliged to make a mandatory offer in accordance with Rule 26 of the Takeovers Code.

APPENDIX I	EXPLANATORY STATEMENT FOR THE SHARE REPURCHASE PROPOSAL
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As at the Latest Practicable Date, to the best of the knowledge and belief of the Company, the following persons had an interest in the Shares which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO as recorded in the register required to be kept under Section 336 of the SFO (the “**Register**”):

Name of substantial shareholder	Long position/ short position	Capacity of interest	Number of interested Shares	% of the issued share capital of the Company
China Vanke (<i>Note 1</i>)	Long position	Held by controlled corporations	292,145,949	75.00%
CITIC Securities Company Limited (<i>Note 2</i>)	Long position	Held by controlled corporations	30,080,000	7.72%

Notes:

- (i) As recorded in the Register, China Vanke was interested in 292,145,949 Shares held by Wkland Investments Company Limited as at the Latest Practicable Date. Wkland Investments Company Limited is a direct wholly-owned subsidiary of Wkland Limited. Wkland Limited is a direct wholly-owned subsidiary of Vanke Property (Hong Kong) Company Limited. Vanke Property (Hong Kong) Company Limited is a direct wholly-owned subsidiary of Shanghai Vanke Enterprise Company Limited. Shanghai Vanke Enterprise Company Limited is a direct wholly-owned subsidiary of Shanghai Vanke Investment and Management Company Limited. Shanghai Vanke Investment and Management Company Limited is a direct wholly-owned subsidiary of China Vanke.
- (ii) As recorded in the Register, the 30,080,000 Shares are held by CSI Capital Management Limited, which is an indirect wholly-owned subsidiary of CITIC Securities International Company Limited, which in turn is a wholly-owned subsidiary of CITIC Securities Company Limited.

In the event that the Directors exercise in full the power to repurchase Shares pursuant to the Share Repurchase Mandate to be proposed at the AGM and on the assumption that there is no change in the issued share capital of the Company at the AGM, the percentage shareholding of the abovementioned Shareholders in the Company would be increased as follows:

Name of substantial shareholder	Approximate effective interest
China Vanke	83.33%
CITIC Securities Company Limited	8.58%

Such increase would not give rise to an obligation to make a mandatory offer under Rules 26 and 32 of the Takeovers Code. The Directors are not aware of any other consequences that would arise under the Takeovers Code as a result of a repurchase pursuant to the Share Repurchase Mandate.

However, a repurchase of the Shares pursuant to the Share Repurchase Mandate may result in the number of Shares held by the public being reduced to less than the prescribed percentage of the Shares (25% as prescribed by Rule 8.08(1)(a) of the Listing Rules) then in issue. In such event, the repurchase cannot be implemented unless a waiver is granted by the Stock Exchange from strict compliance requirements regarding the public float under Rule 8.08 of the Listing Rules.

(G) SHARE REPURCHASES MADE BY THE COMPANY

The Company has not repurchased any Shares in the six months prior to the date of this circular (whether on the Stock Exchange or otherwise).

(H) SHARE PRICES

The highest and lowest prices at which Shares have been traded on the Stock Exchange in each of the previous twelve months before the printing of this circular were as follows:

		Highest <i>HK\$</i>	Lowest <i>HK\$</i>
2024	May	1.44	1.33
	June	1.43	1.21
	July	1.31	1.14
	August	1.42	1.13
	September	1.69	1.14
	October	2.44	1.33
	November	1.48	1.22
	December	1.44	1.25
2025	January	1.29	1.20
	February	1.99	1.28
	March	1.73	1.50
	April (up to the Latest Practicable Date)	1.61	1.16

The following are the particulars of the Retiring Directors as required to be disclosed under the Listing Rules:

MS. YIP HOI MAN

Ms. Yip Hoi Man, aged 42, is an Executive Director, the Chief Executive Officer of the Company, a member of the Remuneration Committee of the Company, an alternate director to Mr. Sun Jia and a director of certain subsidiaries of the Group.

Ms. Yip was first appointed as an Executive Director for a term of three years commencing on 1 August 2023. Her appointment may be terminated by either side on no less than two months' notice. Her directorship is also subject to retirement by rotation and re-election in accordance with the Articles of Association. Ms. Yip is currently entitled to an annual remuneration of HK\$200,000 which is determined with reference to her workload, responsibilities and contribution to the Company and the Company's remuneration policies.

Ms. Yip joined Vanke Property (Hong Kong) Company Limited ("VPHK") in January 2014 and has been responsible for the finance, taxation and internal control related matters. Since December 2017, Ms. Yip has successively held the positions of Financial Controller, Chief Financial Officer and Company Secretary of the Company. She is currently the Chief Partner of the Overseas Business Unit of China Vanke, and also the managing director of VPHK. She is currently a director of various subsidiaries of the Company and various subsidiaries of China Vanke. Save as disclosed herein, Ms. Yip does not have any relationship with any Director, senior management, substantial or controlling Shareholder of the Company, and she has not held any directorship in other listed companies in the past three years.

As at the Latest Practicable Date, Ms. Yip was not interested in any Shares within the meaning of Part XV of the SFO.

Prior to joining VPHK, Ms. Yip worked at Deloitte Touche Tohmatsu for 9 years. Ms. Yip graduated with a bachelor's degree in business administration in accounting and finance in June 2004 from the University of Hong Kong. Ms. Yip is a member of the Hong Kong Institute of Certified Public Accountants.

Save as disclosed above, Ms. Yip has confirmed that there are no other matters that need to be brought to the attention of the Shareholders nor to be disclosed pursuant to Rule 13.51(2) of the Listing Rules in connection with her re-election.

MR. DING CHANGFENG

Mr. Ding Changfeng, aged 55, is an Executive Director.

Mr. Ding was first appointed as an Executive Director for a term of three years commencing on 23 May 2022. His appointment may be terminated by either side on no less than two months' notice. His directorship is also subject to retirement by rotation and re-election in accordance with the Articles of Association. Mr. Ding is currently entitled to an annual remuneration of HK\$200,000 which is determined with reference to his workload, responsibilities and contribution to the Company and the Company's remuneration policies.

Mr. Ding joined China Vanke in 1992. In January 2000, he was appointed as the general manager of Shanghai Vanke Company Limited and became the Vice President of China Vanke in 2001. In November 2005, he became the general manager of Northern Regional Business Group of China Vanke. He is

currently the Chief Partner of the Hotels and Vacation Business Unit of China Vanke and also acts as a director of various subsidiaries and associated companies of China Vanke. Save as disclosed herein, Mr. Ding does not have any relationship with any Director, senior management, substantial or controlling Shareholder of the Company, and he has not held any directorship in other listed companies in the past three years.

As at the Latest Practicable Date, Mr. Ding is not interested in any shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), but he was interested in 1,037,660 A shares in China Vanke, an associated corporation of the Company.

Mr. Ding graduated from the School of International Politics with a Bachelor's Degree in 1991 and a Master's Degree in Global Economics in 1998, both from Peking University.

Save as disclosed above, Mr. Ding has confirmed that there are no other matters that need to be brought to the attention of the Shareholders nor to be disclosed pursuant to Rule 13.51(2) of the Listing Rules in connection with his re-election.

MS. HAN HUIHUA

Ms. Han Huihua, aged 42, is an NED.

Ms. Han was first appointed as an NED for a term of three years commencing on 1 August 2023. Her appointment may be terminated by either side on no less than two months' notice. Her directorship is also subject to retirement by rotation and re-election in accordance with the Articles of Association. Ms. Han currently does not entitle to any annual remuneration which is determined with reference to her workload, responsibilities and contribution to the Company and the Company's remuneration policies.

Ms. Han joined China Vanke in March 2008, and successively held positions of business manager, assistant general manager and vice general manager of finance and internal control department, and central partner of financial management functions in the management center of China Vanke. Ms. Han has been serving as the Executive Vice President and the head of finance of China Vanke since March 2020. Currently, she also serves as a shareholder representative supervisor of Onewo Inc. (a company listed on the Stock Exchange, stock code: 2602). Save as disclosed herein, Ms. Han does not have any relationship with any Director, senior management, substantial or controlling Shareholder of the Company, and she has not held any directorship in other listed companies in the past three years.

As at the Latest Practicable Date, Ms. Han is not interested in any Shares of the Company within the meaning of Part XV of the SFO, but she was interested in 141,000 A shares in China Vanke, an associated corporation of the Company.

Ms. Han graduated from the University of Science and Technology of China with a bachelor's degree in administration in 2003, and Jiangxi University of Finance and Economics with a master's degree in administration (majoring in accounting) in 2008. Ms. Han is a non-practising member of the Chinese Institute of Certified Public Accountants.

Save as disclosed above, Ms. Han has confirmed that there are no other matters that need to be brought to the attention of the Shareholders nor to be disclosed pursuant to Rule 13.51(2) of the Listing Rules in connection with her re-election.



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)

NOTICE IS HEREBY GIVEN that the Annual General Meeting of shareholders of Vanke Overseas Investment Holding Company Limited (the “**Company**”) will be held at 22/F., United Centre, 95 Queensway, Hong Kong on Friday, 13 June 2025 at 11:30 a.m. for the following purposes:

1. To receive and consider the audited consolidated financial statements and the reports of the directors and the auditor of the Company for the year ended 31 December 2024;
2. To declare a final dividend of HK\$0.06 per share for the year ended 31 December 2024;
3. To re-elect Ms. Yip Hoi Man as an executive director;
4. To re-elect Mr. Ding Changfeng as an executive director;
5. To re-elect Ms. Han Huihua as a non-executive director;
6. To re-appoint KPMG as the Company’s auditor for the financial year of 2025 and to authorise the board of directors of the Company to determine its remuneration.

As special business, to consider and, if thought fit, pass with or without amendments, the following resolutions as ordinary resolutions:

ORDINARY RESOLUTIONS

7. “**THAT:**
 - (a) subject to paragraph (c) below and pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”), the exercise by the directors of the Company during the Relevant Period of all the powers of the Company to allot, issue or otherwise deal with additional shares in the capital of the Company (including any sale or transfer of Treasury Shares (as defined under the Listing Rules) listed on The Stock Exchange of Hong Kong Limited (“**Stock Exchange**”), if any), and to make or grant offers, agreements and options (including warrants, bonds and debentures convertible into shares of the Company) which would or might require the exercise of such power, be and is hereby generally and unconditionally approved;

NOTICE OF AGM

- (b) the approval in paragraph (a) above shall be in addition to any other authorisation given to the directors of the Company and shall authorise the directors of the Company during the Relevant Period to make or grant offers, agreements and options (including warrants, bonds and debentures convertible into shares of the Company) which would or might require the exercise of such power after the end of the Relevant Period;
- (c) the aggregate nominal amount of share capital allotted or agreed conditionally or unconditionally to be allotted (whether pursuant to an option or otherwise), or otherwise be dealt with (including any sale or transfer of Treasury Shares listed on the Stock Exchange, if any), by the directors of the Company pursuant to the approval in paragraph (a) above otherwise than pursuant to (aa) a Rights Issue; or (bb) the exercise of rights of subscription or conversion under the terms of any warrants or other securities issued by the Company carrying a right to subscribe for or are convertible into shares of the Company; or (cc) the exercise of subscription rights under any share option scheme or similar arrangement for the time being adopted for the grant or issue to the grantees as specified in such scheme or similar arrangement of shares or rights to acquire shares in the capital of the Company; or (dd) any scrip dividend or similar arrangement providing for the allotment of shares in lieu of the whole or part of a dividend on shares of the Company in accordance with the Company's articles of association from time to time, shall not exceed 20% of the total aggregate nominal amount of the share capital of the Company in issue (excluding Treasury Shares, if any) as at the date of the passing of this resolution and the said approval shall be limited accordingly; and
- (d) for the purpose of this resolution, "Relevant Period" means the period from the date of the passing of this resolution until whichever is the earliest of:
 - (i) the conclusion of the next annual general meeting of the Company; or
 - (ii) the expiration of the period within which the next annual general meeting of the Company is required by any applicable law or the Company's articles of association to be held; or
 - (iii) the revocation or variation of the authority given under this resolution by ordinary resolution of the shareholders in general meeting.

"Rights Issue" means an offer of shares or other securities open for a period fixed by the directors of the Company to holders of shares on the Register of Members of the Company on a fixed record date in proportion to their then holdings of such shares (subject to such exclusion or other arrangements the directors of the Company may deem necessary or expedient in relation to fractional entitlements or having regard to any restrictions or obligations under the laws of, or the requirements of any recognised regulatory body or any stock exchange in, any territory outside Hong Kong)."

NOTICE OF AGM

8. **“THAT:**

- (a) subject to paragraph (c) below, the exercise by the directors of the Company during the Relevant Period of all the powers of the Company to repurchase issued shares in the capital of the Company on the Stock Exchange or on any other stock exchange on which the securities of the Company may be listed and recognised by the Securities and Futures Commission of Hong Kong and the Stock Exchange for this purpose, subject to and in accordance with all applicable laws and/or the requirements of the Listing Rules or of any other stock exchange as amended from time to time, be and is hereby generally and unconditionally approved;
- (b) the approval in paragraph (a) above shall be in addition to any other authorisation given to the directors of the Company and shall authorise the directors of the Company on behalf of the Company during the Relevant Period to procure the Company to purchase its securities at a price determined by the directors of the Company;
- (c) the aggregate nominal amount of the ordinary share capital of the Company which the directors of the Company are authorised to repurchase pursuant to the approval in paragraph (a) above shall not exceed 10% of the aggregate nominal amount of the ordinary share capital of the Company in issue (excluding Treasury Shares, if any) as at the date of the passing of this resolution and the said approval shall be limited accordingly; and
- (d) for the purpose of this resolution, “Relevant Period” means the period from the date of the passing of this resolution until whichever is the earliest of:
 - i. the conclusion of the next annual general meeting of the Company; or
 - ii. the expiration of the period within which the next annual general meeting of the Company is required by any applicable law or the Company’s articles of association to be held; or
 - iii. the revocation or variation of the authority given under this resolution by ordinary resolution of the shareholders in general meeting.”

9. **“THAT** subject to the passing of the ordinary resolutions numbered 7 and 8 as set out in the notice convening this meeting, the general mandate referred to in Resolution No. 7 above be and is hereby extended by the addition to the aggregate nominal amount of share capital which may be allotted, issued and otherwise dealt with (including any sale or transfer of Treasury Shares listed on the Stock Exchange, if any) or agreed conditionally or unconditionally to be allotted, issued and otherwise dealt with (including any sale or transfer of Treasury Shares listed on the Stock Exchange, if any) by the directors of the Company pursuant to such general mandate of an amount representing the aggregate nominal amount of share capital of the Company repurchased by the Company since the granting of the general mandate referred to in Resolution No. 8 above and pursuant to the exercise by the directors of the powers of the Company to purchase such shares provided

NOTICE OF AGM

that such extended amount shall not exceed 10% of the aggregate nominal amount of the share capital of the Company in issue (excluding Treasury Shares, if any) as at the date of the passing of this resolution.”

By order of the Board
Vanke Overseas Investment Holding Company Limited
Yip Hoi Man
Executive Director and Chief Executive Officer

Hong Kong, 25 April 2025

Notes:

- (i) A member of the Company entitled to attend and vote at the above meeting is entitled to appoint one or more proxies (who must be an individual or individuals) to attend and vote instead of him. A proxy does not need to be a member of the Company.
- (ii) The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed, or a notarially certified copy of such power of attorney of authority, must be lodged with the Company’s share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong, for registration not less than 48 hours before the time appointed for holding the meeting and any adjourned meeting.
- (iii) For determining the entitlement to attend and vote at the AGM, the register of members of the Company will be closed from Tuesday, 10 June 2025 to Friday, 13 June 2025, both days inclusive, during which period no transfer of shares of the Company will be registered. In order to be eligible to attend and vote at the AGM, unregistered holders of shares of the Company should ensure that all share transfer documents accompanied by the relevant share certificates must be lodged with the share registrar of the Company in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong, for registration not later than 4:30 p.m. on Monday, 9 June 2025.
- (iv) For determining the entitlement to the proposed final dividend for the year ended 31 December 2024, the register of members of the Company will also be closed on Thursday, 19 June 2025, on which no transfer of shares of the Company will be registered. In order to qualify for entitlement to the proposed final dividend, unregistered holders of shares of the Company should ensure that all share transfer documents accompanied by the relevant share certificates must be lodged with the share registrar of the Company in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong, for registration not later than 4:30 p.m. on Wednesday, 18 June 2025. Subject to approval by the Shareholders at the AGM, the proposed final dividend is payable on Monday, 30 June 2025 and the record date for entitlement to the proposed final dividend is Thursday, 19 June 2025.
- (v) All votes at the meeting are to be taken by poll.