

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*

# vanke

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 six months ended 30 June 2025 (the “**Period**”) and the information currently available to the Company, it is expected that the Group will record a loss attributable to the Shareholders for the Period of approximately HK\$101 million, as compared to the loss attributable to the Shareholders of approximately HK\$29 million recorded in the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024.

The Board is of the view that the loss attributable to the Shareholders for the Period was mainly due to the increase in fair value loss of the Group’s investment properties. The fair value loss is a 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, based on information available to the Company as at the date of this announcement and which have not been reviewed by the Company’s auditors, the Company has a net debt ratio of zero and the Company remains financially healthy. The business operations of the Company are in stable conditions and the Group’s investment properties are expected to maintain stable operation in the second half of 2025.

The unaudited consolidated management accounts of the Group for the Period have not yet been finalised. The information contained in this announcement is only based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the Period and information currently available to the Company which, in each case, have not been reviewed by the Company's auditors, and are subject to amendments and/or potential adjustments. The Group's interim results announcement for the Period is expected to be published by the end of August 2025. Shareholders and potential investors of the Company are advised to peruse the interim results of the Group for the Period 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, 15 August 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*