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vanke

萬科置業(海外)有限公司

Vanke Property (Overseas) Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 01036)

**(1) COMPLETION OF VERY SUBSTANTIAL ACQUISITION
AND CONNECTED TRANSACTION; AND**

(2) CONTINUING CONNECTED TRANSACTIONS BECOMING EFFECTIVE

Reference is made to the announcement of Vanke Property (Overseas) Limited (the “**Company**”) dated 8 March 2019 (the “**Announcement**”) and the circular of the Company dated 21 May 2019 (the “**Circular**”) in relation to, among other matters, the London Property Acquisition, the San Francisco Property Acquisition, the New York Investment Instrument Acquisition and the Management Services Framework Agreement. Unless otherwise specified, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement and the Circular.

The Board is pleased to announce that all conditions precedent under the Acquisition Agreements and the Management Services Framework Agreement have been fulfilled in accordance with the terms and conditions of the Acquisition Agreements and Management Services Framework Agreement. Accordingly, Completion took place on 30 June 2019 in accordance with the terms of the Acquisition Agreements. Further, the Management Services Framework Agreement became effective on 30 June 2019 and takes effect until 31 December 2021.

The Board believes the Acquisitions will allow the Enlarged Group to invest and expand in the United Kingdom and the United States of America. The joining of Overseas Management Team will help strengthen the capabilities of the Enlarged Group in its property development, investment and management business in the United Kingdom and United States of America which in turn is expected to improve management efficiency and attract new projects so as to facilitate future business expansion of the Enlarged Group.

By order of the board of
VANKE PROPERTY (OVERSEAS) LIMITED
Que Dongwu
Executive Director and Chief Executive Officer

Hong Kong, 1 July 2019

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)

Non-Executive Directors (in alphabetical order):

Mr. Chan Chi Yu, Mr. Lee Kai-Yan, Ms. Lin Lily

Independent Non-Executive Directors (in alphabetical order):

Mr. Chan Wai Hei, William, Ms. Law Chi Yin, Cynthia, Mr. Zhang Anzhi