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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 six months ended 30 June 2021 (the “**Period**”) and the information currently available to the Company, it is expected that the Group will record an increase in profit attributable to the Shareholders for the Period of no less than 390% as compared to the profit attributable to the Shareholders being approximately HK\$54.9 million recorded in the consolidated management accounts of the Group for the six months ended 30 June 2020.

The Board is of the view that the estimated increase in profit attributable to the Shareholders for the Period is mainly caused by the combined effect of (i) the increase in net profit generated from the asset management services provided by the Group; (ii) the increase in the fair value of an investment property of the Group; and (iii) 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 an investment property which is owned by the associate of the Group.

The Board also expects that without taking into account (i) the change in fair value of investment properties; and (ii) the change in fair value of investment properties and share of results of associates, the Group will record an increase of underlying profit for the Period of no less than 170% and 10%, respectively, as compared to the Group’s underlying profit of approximately HK\$82.5 million and HK\$99.0 million, respectively, recorded in the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020. The estimated increase in the underlying profit of the Group excluding the change in fair value of investment properties and share of results of associates is mainly contributed by the increase in net profit generated from the asset management services provided by the Group.

The unaudited consolidated management accounts of the Group for the six months ended 30 June 2021 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 the information currently available to the Company, in each case, which have not been reviewed by the Company's auditors, and are subject to amendments and potential adjustments. The Group's interim results announcement for the Period is expected to be published by the end of August 2021. 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**
Que Dongwu
Executive Director and Chief Executive Officer

Hong Kong, 13 August 2021

As at the date of this announcement, the Directors are:

Executive Directors:

Mr. Zhang Xu (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