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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 six months ended 30 June 2022 (the “**Period**”) and the information currently available to the Company, it is expected that the Group will record a decrease in profit attributable to the Shareholders of approximately 60% to approximately HK\$0.1 billion for the Period as compared to the profit attributable to the Shareholders, being approximately HK\$0.3 billion, recorded in the unaudited consolidated management accounts of the Group for the six months ended 30 June 2021.

The Board is of the view that the estimated decrease in profit attributable to the Shareholders for the Period is mainly caused by the combined effect of (i) the significant decrease in share of profit from an associate due to the one-off termination fee received from the tenant during the six months ended 30 June 2021 for terminating the lease for the investment property located in California, the United States of America which is owned by an associate of the Group; and (ii) the decrease in fair value gain of the Group’s investment properties.

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, 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 2022. 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, 12 August 2022

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

Executive Directors:

*Mr. Sun Jia (Chairman), Ms. Que Dongwu (Chief Executive Officer), Mr. Ding Changfeng,
Ms. Zhou Yue*

Independent Non-Executive Directors (in alphabetical order):

Mr. Choi Fan Wai, Ms. Law Chi Yin, Cynthia, Mr. Zhang Anzhi