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CHINA MERCHANTS LAND LIMITED

招商局置地有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 978)

**UNAUDITED OPERATING STATISTICS FOR
THE YEAR ENDED 31 DECEMBER 2022**

The board of directors (the “**Board**”) of China Merchants Land Limited (the “**Company**”) hereby announces certain unaudited operating statistics of the Company and its subsidiaries (the “**Group**”), together with its associated companies and joint venture companies.

For the year ended 31 December 2022, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB47,861 million (representing a year-on-year decrease of 13.29%) with an aggregate contracted sales area of approximately 1,931,711 square meters (representing a year-on-year decrease of 19.24%). The average selling price for the year ended 31 December 2022 amounted to approximately RMB 24,777 per square meter.

For the period from 1 October 2022 to 31 December 2022, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB14,264 million (representing a year-on-year decrease of approximately 21%) with an aggregate contracted sales area of approximately 739,289 square meters (representing a year-on-year decrease of approximately 1.04%). The average selling price for the period from 1 October 2022 to 31 December 2022 amounted to approximately RMB19,294 per square meter.

The above-mentioned operating statistics is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited annual or interim reports to be published by the Company due to various uncertainties during the process of collecting and collating such statistics. As such, the above statistics is provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such statistics when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

By order of the Board
China Merchants Land Limited
XU Yongjun
Chairman

Hong Kong, 18 January 2023

As at the date of this announcement, the Board comprises Mr. XU Yongjun, Mr. HUANG Junlong and Ms. LIU Ning as non-executive Directors; Dr. SO Shu Fai, Mr. YU Zhiliang and Mr. WONG King Yuen as executive Directors and Dr. WONG Wing Kuen, Albert, Ms. CHEN Yanping, Dr. SHI Xinping and Mr. HE Qi as independent non-executive Directors.