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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 SIX MONTHS ENDED 30 JUNE 2023**

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

For the six months ended 30 June 2023, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB19,940 million (representing a year-on-year decrease of approximately 3.5%) with an aggregate contracted sales area of approximately 1,011,454 square meters (representing a year-on-year increase of approximately 26%). The average selling price for the six months ended 30 June 2023 amounted to approximately RMB19,714 per square meter.

For the period from 1 April 2023 to 30 June 2023, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB10,154.5 million (representing a year-on-year decrease of approximately 21.5%; representing a quarter-on-quarter increase of approximately 3.8%) with an aggregate contracted sales area of approximately 537,759 square meters (representing a year-on-year increase of approximately 27%; representing a quarter-on-quarter increase of approximately 13.5%). The average selling price for the period from 1 April 2023 to 30 June 2023 amounted to approximately RMB18,883 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 financial reports to be published by the Company on an annual or interim basis 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, 14 July 2023

As at the date of this announcement, the Board comprises Mr. XU Yongjun, Mr. HUANG Junlong and Mr. LI Yao as non-executive Directors; Dr. SO Shu Fai, Mr. WONG King Yuen and Ms. CHEN Yan as executive Directors and Dr. WONG Wing Kuen, Albert, Ms. CHEN Yanping, Dr. SHI Xiping and Mr. IP Man Ki, Ryan as independent non-executive Directors.