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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)

PROFIT WARNING

This announcement is made by China Merchants Land Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) hereby informs the shareholders of the Company and potential investors that based on the Board’s preliminary assessment of the Group’s unaudited consolidated management accounts for six months ended 30 June 2023, which have not been reviewed by the Company’s auditors, the profit attributable to owners of the Company is expected to decrease by approximately 65%, as compared to the corresponding period in 2022 (approximately RMB250 million). The decrease in profit attributable to owners of the Company was attributable to the fact that the Group’s profit for the current period was mainly contributed by the Company’s non-wholly owned subsidiaries with lower average shareholding compared to the shareholding percentage of the Company’s non-wholly owned subsidiaries contributing profit for the same period of the previous year.

As the Company is still in the course of preparing its results for six months ended 30 June 2023, the information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for six months ended 30 June 2023, which have not been reviewed by the auditors of the Company, and information currently available to the Board. The actual results of the Group for six months ended 30 June 2023 may be different from disclosures in this announcement. Further details on the financial results will be disclosed in due course pursuant to the requirements of the Listing Rules when the Group publishes its results for six months ended 30 June 2023.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

On behalf of the Board
China Merchants Land Limited
Xu Yongjun
Chairman

Hong Kong, 28 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 Xinping and Mr. IP Man Ki, Ryan as independent non-executive Directors.