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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 2023**

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 2023, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB38,600 million (representing a year-on-year decrease of 19.35%) with an aggregate contracted sales area of approximately 1,898,545 square meters (representing a year-on-year decrease of 1.72%). The average selling price for the year ended 31 December 2023 amounted to approximately RMB 20,331 per square meter.

For the period from 1 October 2023 to 31 December 2023, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB11,947 million (representing a year-on-year decrease of approximately 16.24%) with an aggregate contracted sales area of approximately 556,169 square meters (representing a year-on-year decrease of approximately 24.77%). The average selling price for the period from 1 October 2023 to 31 December 2023 amounted to approximately RMB21,481 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
JIANG Tiefeng
Chairman

Hong Kong, 12 January 2024

As at the date of this announcement, the Board comprises Mr. JIANG Tiefeng, 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.