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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)

VOLUNTARY ANNOUNCEMENT
LAND RESUMPTION AGREEMENT

The board (the "**Board**") of directors (the "**Director(s)**") of China Merchants Land Limited (the "**Company**", together with its subsidiaries, the "**Group**") is pleased to announce that, on 16 September 2026, the Company received the executed copy of the State-owned Land Use Rights Resumption Agreement (國有土地使用權收回協議書) (the "**Land Resumption Agreement**") dated 15 September 2026 entered into by Foshan China Merchants Baohua Real Estate Co., Ltd.* (佛山招商寶華房地產有限公司) ("**Foshan Baohua**"), an indirect non-wholly owned subsidiary of the Company, with the Land Reserve Centre of Nanhai District, Foshan City* (佛山市南海區土地儲備中心) (the "**Land Reserve Centre**") and the Guicheng Sub-district Office of Nanhai District, Foshan City* (佛山市南海區桂城街道辦事處) (the "**Guicheng Sub-district Office**"), in respect of the resumption of a land parcel (the "**Land Parcel**"). The Land Parcel is held by Foshan Baohua and is located in Nanhai District, Foshan, the People's Republic of China, with a site area of approximately 17,602.90 sq.m.

Pursuant to the Land Resumption Agreement, the Land Reserve Centre agreed to repossess the Land Parcel, at a total cash compensation of RMB569,067,951.00 (the "**Compensation**"), which shall be paid by the Guicheng Sub-district Office to Foshan Baohua. The relevant government authorities determined and confirmed the Compensation in accordance with their internal pricing standards and with reference to their internal valuation report.

This announcement is made by the Company on a voluntary basis for the purpose of keeping its shareholders and potential investors informed of the Group's latest business developments.

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

By order of the Board
China Merchants Land Limited
ZHU Wenkai
Chairman

Hong Kong, 16 September 2026

As at the date of this announcement, the Board comprises Mr. ZHU Wenkai, Mr. YU Zhiliang 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.

* *For identification purpose only*