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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)

FURTHER DELAY IN DESPATCH OF CIRCULAR REGARDING DEEMED DISPOSAL OF EQUITY INTEREST IN A SUBSIDIARY

Reference is made to the announcements of the Company dated 29 April 2026, 18 June 2026, 10 July 2026, 31 July 2026 and 26 August 2026 in relation to, among other things, the entering into of the Cooperation Development Agreement, the Capital Increase Agreement and the transactions contemplated thereunder, and the delay and further delay in despatch of the circular (collectively, the “**Announcements**”). Capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements unless the context otherwise requires.

As set out in the Announcements, a circular (the “**Circular**”) containing, among other things, (i) further details of the Cooperation Development Agreement, the Capital Increase Agreement and the transactions contemplated thereunder; (ii) a letter from the Independent Board Committee to the Independent Shareholders containing its recommendation; (iii) a letter of advice from the independent financial adviser to the Independent Board Committee and the Independent Shareholders; (iv) a property valuation report; and (v) a notice convening the EGM with the proxy form, will be published on the websites of Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) and the Company (ir.cmland.hk) and despatched to the Shareholders upon request on or before 30 September 2026.

As additional time is required for the finalisation of the information to be included in the Circular, the Circular is expected to be published and despatched to the Shareholders upon request on or before 30 November 2026.

On behalf of the Board
China Merchants Land Limited
ZHU Wenkai
Chairman

Hong Kong, 30 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.