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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)

CHANGE OF EXECUTIVE DIRECTORS, GENERAL MANAGER, CHIEF FINANCIAL OFFICER, AUTHORISED REPRESENTATIVES AND PROCESS AGENT

The Board announces that, with effect from 27 October 2026:

(1) Mr. WONG King Yuen has resigned as an executive Director, the general manager of the Company, Authorised Representative and Process Agent, due to reaching retirement age;

(2) Ms. CHEN Yan has resigned as an executive Director, the chief financial officer of the Company and Authorised Representative, due to reallocation of her work duties within the China Merchants Group;

(3) Mr. WAI Siu Fan has been appointed as an executive Director, the general manager of the Company, Authorised Representative and Process Agent; and

(4) Ms. LIU Xiaoqing has been appointed as an executive Director, the chief financial officer of the Company and Authorised Representative.

RESIGNATION OF EXECUTIVE DIRECTORS, GENERAL MANAGER, CHIEF FINANCIAL OFFICER, AUTHORISED REPRESENTATIVES AND PROCESS AGENT

The board (the "**Board**") of directors (the "**Director(s)**") of China Merchants Land Limited (the "**Company**", together with its subsidiaries, the "**Group**") announces that, with effect from 27 October 2026:

(a) Mr. WONG King Yuen ("**Mr. WONG**") has resigned as an executive Director, the general manager of the Company, the authorised representative of the Company under Rule 3.05 of The Rules Governing the Listing of Securities (the "**Listing Rules**") on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") (the "**Authorised Representative**") and the authorised representative for the purpose of accepting service of process and notices on the Company's behalf in Hong Kong under Part 16 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) and under Rule 19.05(2) of the Listing Rules (the "**Process Agent**"), due to reaching retirement age; and

(b) Ms. CHEN Yan ("**Ms. CHEN**") has resigned as an executive Director, the chief financial officer of the Company, and Authorised Representative, due to reallocation of her work duties within the China Merchants Group.

Each of Mr. WONG and Ms. CHEN has confirmed that he or she has no disagreement with the Board and that there is no matter relating to his or her resignation that needs to be brought to the attention of the shareholders of the Company (the "**Shareholders**") or the Stock Exchange.

The Board wishes to take this opportunity to express their sincere gratitude to Mr. WONG and Ms. CHEN for their valuable contributions to the Group during their tenure of office.

APPOINTMENT OF EXECUTIVE DIRECTORS, GENERAL MANAGER, CHIEF FINANCIAL OFFICER, AUTHORISED REPRESENTATIVES AND PROCESS AGENT

The Board further announces that, with effect from 27 October 2026:

(a) Mr. WAI Siu Fan ("**Mr. WAI**") has been appointed as an executive Director, the general manager of the Company, Authorised Representative and Process Agent; and

(b) Ms. LIU Xiaoqing ("**Ms. LIU**") has been appointed as an executive Director, the chief financial officer of the Company and Authorised Representative.

The biographical details of Mr. WAI are set out below:

Mr. WAI Siu Fan, aged 45, has been the General Manager of the Hong Kong Company of the Overseas Development Division of China Merchants Shekou Industrial Zone Holdings Co., Ltd. (Shenzhen Stock Exchange Stock Code: 001979.SZ) ("**China Merchants Shekou**") since October 2026. Mr. WAI will serve as general manager of the Company and discharge the functions of that office.

Mr. WAI has extensive experience in corporate management and real estate development. Prior to joining China Merchants Shekou, Mr. WAI held management positions in several renowned real estate enterprises, including: management positions at China Resources Land (Overseas) Limited from November 2016 to April 2026; and management positions at Vanke Property (Hong Kong) Company Limited from April 2014 to November 2016.

Mr. WAI possesses a profound professional background in architecture and real estate. He graduated from The Chinese University of Hong Kong with a Master's degree in Architecture and Bachelor of Social Science (Hons) degree in Architectural Studies. In terms of professional qualifications, Mr. WAI is an Authorized Person and Registered Architect in Hong Kong (HKIA, ARB) and holds an Estate Agent's License (Individual). In addition, he holds green building professional qualifications, including LEED Accredited Professional from the U.S. Green Building Council and BEAM Professional from the Hong Kong Green Building Council.

Mr. WAI also holds positions for the industry including as Deputy Chair of the Board of Local Affairs and Chairman of the Urban Planning, Design, Sustainability Committee at the Hong Kong Institute of Architects and as Nominated Director in Hong Kong BEAM Society Limited.

The Company and Mr. WAI have not entered into and will not enter into, any service contract which provides for a specified length of service. His term of appointment is subject to retirement by rotation and re-election at the annual general meetings of the Company in accordance with the articles of association of the Company (the "**Articles**"). Mr. WAI will not receive any director's emoluments from the Company.

Save as disclosed above, as at the date of this announcement, Mr. WAI (i) does not have any relationship with any Directors, senior management or substantial shareholders or controlling shareholders (as respectively defined under the Listing Rules) of the Company; (ii) does not hold any directorship in any other public company the securities of which are listed on any securities market in Hong Kong or overseas in the last three years; (iii) does not hold any other position in the Company or any of its subsidiaries; and (iv) does not have any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Save as disclosed above, there are no other matters relating to the appointment of Mr. WAI that needs to be brought to the attention of the Shareholders, and there is no other information which is required to be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Listing Rules.

The biographical details of Ms. LIU are set out below:

Ms. LIU Xiaoqing, aged 35, has been a manager of the Finance and Compliance Department of the Overseas Development Division and a manager of the Finance and Compliance Department of the Hong Kong Company of China Merchants Shekou since April 2026. Ms. LIU will be primarily responsible for the financial affairs of the Group and will serve as and discharge the functions of chief financial officer of the Company.

Ms. LIU has extensive experience in corporate financial management. She joined China Merchants Shekou in June 2017 and has successively served as Deputy Manager of the Finance and Compliance Department of the Hong Kong Company of the Overseas Development Division, Deputy Manager of the Finance and Compliance Department of the Overseas Development Division, and Finance Manager of the Djibouti Project Department of the Overseas Development Division. Prior to joining China Merchants Shekou, Ms. LIU served as a Reporting Supervisor at China National Electric Apparatus Research Institute Co., Ltd.* (中國電器科學研究院有限公司).

Ms. LIU graduated from Jiangxi University of Finance and Economics with a bachelor's degree in Accounting. She holds the professional qualifications of Chinese Certified Public Accountant and Intermediate Accountant (China).

The Company and Ms. LIU have not entered into and will not enter into, any service contract which provides for a specified length of service. Her term of appointment is subject to retirement by rotation and re-election at the annual general meetings of the Company in accordance with the Articles. Ms. LIU will not receive any director's emoluments from the Company.

Save as disclosed above, as at the date of this announcement, Ms. LIU (i) does not have any relationship with any Directors, senior management or substantial shareholders or controlling shareholders (as respectively defined under the Listing Rules) of the Company; (ii) does not hold any directorship in any other public company the securities of which are listed on any securities market in Hong Kong or overseas in the last three years; (iii) does not hold any other position in the Company or any of its subsidiaries; and (iv) does not have any interest in the shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Save as disclosed above, there are no other matters relating to the appointment of Ms. LIU that needs to be brought to the attention of the Shareholders, and there is no other information which is required to be disclosed pursuant to Rule 13.51(2)(h) to (v) of the Listing Rules.

The Board would like to extend its warmest welcome to Mr. WAI and Ms. LIU on their appointments.

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

Hong Kong, 27 October 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. WAI Siu Fan and Ms. LIU Xiaoqing 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.