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招商局置地有限公司
CHINA MERCHANTS LAND LIMITED

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(Incorporated with limited liability in the Cayman Islands)

(Stock Code: 978)

VOLUNTARY ANNOUNCEMENT ACQUISITION OF LAND

China Merchants Land Limited (the “**Company**”) is pleased to announce that, on 28 January 2014, 廣州招商房地產有限公司 (Merchants Property Development (Guangzhou) Ltd.), a non wholly-owned subsidiary of the Company, has entered into a State-owned Land Use Rights Grant Agreement (國有建設用地使用權出讓合同) for the land use right of the land parcel in Guangzhou City, Guangdong Province, the People’s Republic of China (the “**Land**”) for a total consideration of RMB1,460 million.

The Land is situated at Huambo Business District, Nancun Town, Panyu District, Guangzhou (廣州市番禺區南村鎮萬博商務區). The Land has a total site area of 17,779 sq.m. and its permitted plot ratio is not more than 5.7. The Land is designated for wholesale and retail usage, accommodation and dining usage, business and financial usage and other commercial usage. The term for the above usages is 40 years.

The Company and its subsidiaries (the “**Group**”) is principally engaged in the development, sale, lease, investment and management of properties in the PRC.

In view of the location and the designated use of the Land, the directors of the Company (the “**Directors**”) consider that the acquisition of the Land is in line with the business development strategy and plan of the Group. The Directors further consider that the acquisition is a transaction of revenue nature and is carried out in the ordinary and usual course of business and are on normal commercial terms which are fair and reasonable and in the interests of the shareholders of the Company as a whole.

This announcement is made by the Company on a voluntary basis.

On behalf of the Board
China Merchants Land Limited
Mr. He Jianya
Chairman

Hong Kong, 10 February 2014

As at the date of this announcement, the Board comprises Dr. So Shu Fai, Mr. Hu Jianxin, Mr. Liu Zhuogen and Mr. Yu Zhiliang as Executive Directors; Mr. He Jianya, Ms. Wu Zhenqin and Ms. Liu Ning as Non-executive Directors and Dr. Wong Wing Kuen, Albert, Ms. Chen Yanping, Dr. Shi Xinping and Mr. He Qi as Independent Non-executive Directors.