

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



VOLUNTARY ANNOUNCEMENT ACQUISITION OF LAND

China Merchants Land Limited (the “**Company**”) is pleased to announce that, the wholly-owned subsidiaries of the Company, obtained the Land Transfer Confirmations (土地成交確認書) for the land use rights of one land parcel in Nanjing City and one land parcel in Xian City, the People’s Republic of China (the “**Land**”).

On 17 April 2014, Multi On Investments Limited, a wholly-owned subsidiary of the Company, obtained the Land Transfer Confirmation for the land situated at the south of Jinyang Road, the east of Xinkaimen South Road, the north of Chuangyi Avenue and the west of Xikang Highway West Fudao in Qujiang New District, Xian City (西安市曲江新區金羊路以南、新開門南路以東、創意大道以北、西康高速西輔道以西) for a total consideration of RMB440 million. The land has a total site area of 70,327 sq.m. and its permitted plot ratio is between 2.5 to 3.0. The land is designated for residential and commercial usages. The term for residential usage is 70 years and for commercial usage is 40 years.

On 18 April 2014, Cyber Light Investments Limited, a wholly-owned subsidiary of the Company, obtained the Land Transfer Confirmation for the land situated at the west of Jing 5th Road in phrase 2, Maigaoqiao Street, Qixia District, Nanjing City (南京市棲霞區邁皋橋街道經五路二期西側) for a total consideration of RMB1,189 million. The land has a total site area of 57,945 sq.m. and its permitted plot ratio is between 4.22. The land is designated for a mix of residential and commercial usage. The term for residential usage is 70 years and for commercial usage 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, 6 May 2014

As at the date of this announcement, the Board comprises Dr. So Shu Fai, Mr. Xian Yaogiang, 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.