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VOLUNTARY ANNOUNCEMENT ACQUISITION OF LAND

China Merchants Land Limited (the “**Company**”) is pleased to announce that, Torch Investment Company Limited, 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 Jurong City, Jiangsu Province, the People’s Republic of China (the “**Land**”) for a total consideration of RMB104 million.

The Land is situated at the east of Baosi Road and the south of Jingjiu Road, Baohua Town, Jurong City, Jiangsu Province (江蘇省句容市寶華鎮寶四路東側、經九路南側). The Land has a total site area of 55,181 sq.m. and its permitted plot ratio is between 1 and 2.2. The Land is designated for consolidated usage (i.e. commercial, residential and office). The term for the residential land usage is 70 years while the commercial and office land 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, 11 July 2014

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