

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.



POSITIVE PROFIT ALERT

This announcement is made by China Merchants Land Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Based on the preliminary review of unaudited consolidated management accounts of the Group for the nine months ended 30 September 2016 and other information available, which have not been audited or reviewed by the Company’s auditors, the board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a significant increase in the profit and the profit attributable to the owners of the Company for the year ended 31 December 2016 by not less than 150% and 200% respectively as compared with the corresponding year of 2015. Such increase was primarily due to:

- (i) Significant increase in revenue and profit for the nine months ended 30 September 2016 as compared to the corresponding period in 2015 due to the significant increase in the total gross floor area of properties completed and delivered during the period.
- (ii) Significant increase in the total gross floor area of properties completed and delivered and more properties mainly held by project companies in which the Group holds a relatively higher equity interest have been completed and delivered during the nine months ended 30 September 2016 compared with the corresponding period in 2015 which led to significant increase in the profit attributable to the owners of the Company for the period.

The information contained in this announcement is only a preliminary assessment by the Board based on the information currently available and the unaudited consolidated management accounts of the Group for the nine months ended 30 September 2016, which have not been audited or reviewed by the Company’s auditors or the Company’s audit committee.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

On behalf of the Board
China Merchants Land Limited
Mr. Xu Yongjun
Chairman

Hong Kong, 10 October 2016

As at the date of this announcement, the Board comprises Mr. Xu Yongjun, Mr. Huang Junlong, Mr. Yan Chengda and Ms. Liu Ning as non-executive Directors; Dr. So Shu Fai, Mr. Yu Zhiliang and Mr. Wong King Yuen as executive Directors and Dr. Wong Wing Kuen, Albert, Ms. Chen Yanping, Dr. Shi Xinping and Mr. He Qi as independent non-executive Directors.