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**ANNOUNCEMENT**  
**TENDER FOR PROPERTY DEVELOPMENT IN HONG KONG**

This announcement is made by the Board pursuant to Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap 571 of the Laws of Hong Kong) and Rule 13.09 of the Listing Rules.

The Board is pleased to announce that, on 25 April 2019, the Tenderer received a letter of acceptance from MTR Corporation dated 25 April 2019 informing the Tenderer that the Tender submitted by the Tenderer for the Property Development has been successfully accepted. A development agreement, among others, will be entered into by the Tenderer and MTR Corporation.

The Land is served by the Tseung Kwan O Line. The maximum gross floor area for private residential purposes permitted for the Property Development is 88,858 square metres, which will be developed into residential units of not less than 1,217 units and not more than 1,850 units unless otherwise approved by MTR Corporation.

The acquisition of development right of the Property Development is expected to constitute a major transaction for the Company pursuant to Chapter 14 of the Listing Rules. The Tenderer is owned as to 40% by Sino Land, 30% by K. Wah and 30% by the Company, respectively.

The Company will comply with the Listing Rules and issue an announcement pursuant to Rule 14.33B of the Listing Rules when the development agreement is entered into.

**Shareholders and other investors are advised to exercise caution when dealing in securities of the Company.**

## DEFINITIONS

In this announcement, unless the context otherwise requires, the following expressions shall have the following meanings when used herein:

“Board”	the board of Directors
“Company”	China Merchants Land Limited, an exempted company incorporated in the Cayman Islands with limited liability and the issued Shares of which are listed on the Main Board of the Stock Exchange
“Director(s)”	the director(s) of the Company
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	Hong Kong Special Administrative Region of the People’s Republic of China
“K. Wah”	K. Wah International Holdings Limited (嘉華國際集團有限公司), an exempted company incorporated in Bermuda with limited liability, the shares of which are listed on the Main Board of the Stock Exchange
“Land”	LOHAS Park Package Eleven Property Development at Site C2 of the Remaining Portion of Tseung Kwan O Town Lot No. 70, with a total gross floor area for private residential purposes permitted under the Land of approximately 88,858 square metres
“Listing Rules”	The Rules Governing the Listing of Securities on the Stock Exchange, as the same may be amended, modified and supplemented from time to time
“MTR Corporation”	MTR Corporation Limited, the grantee of the Land who has been granted the development rights over the Land by the government of Hong Kong
“Property Development”	LOHAS Park Package Eleven Property Development

“Share(s)”	ordinary share(s) in the share capital of the Company, presently with par value of HK\$0.01 each, or with such other par value or with no par value as adopted by the Company from time to time
“Shareholder(s)”	holder(s) of the Share(s)
“Sino Land”	Sino Land Company Limited (信和置業有限公司), a company incorporated in Hong Kong with limited liability and the issued shares of which are listed on the Main Board of the Stock Exchange
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Tender”	the tender bid for the Property Development
“Tenderer”	Sky Castle Limited (佳僑有限公司), a joint venture company incorporated in Hong Kong with limited liability and owned as to 40% by Sino Land, 30% by K. Wah and 30% by the Company, respectively, who succeeded in the Tender
“%”	per cent.

By order of the Board  
**China Merchants Land Limited**  
**XU Yongjun**  
*Chairman*

Hong Kong, 25 April 2019

*As at the date of this announcement, the Board comprises Mr. XU Yongjun, Mr. HUANG Junlong 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.*