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CHINA MERCHANTS LAND LIMITED

招商局置地有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 978)

**GRANT OF WAIVER FOR DELAY IN DESPATCH OF CIRCULAR
REGARDING MAJOR TRANSACTION:
JOINT VENTURE ARRANGEMENT IN RESPECT OF
DEVELOPMENT OF XI'AN LAND**

Reference is made to the announcements of the Company dated 30 June 2023 in relation to the major transaction in respect of the joint venture arrangement to develop the Xi'an Land through the Project Company and dated 21 July 2023 in relation to the delay in dispatch of the Circular (the “**Delay Announcement**”) (collectively, the “**Announcements**”). Capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements unless the context otherwise requires.

As stated in the Delay Announcement, the Company expected that additional time is required for the preparation and finalisation of certain information to be contained in the Circular, including the valuation report of the Xi'an Land, the accountants' report of the Project Company, the pro forma statement of the assets and liabilities of the Group combined with the assets and liabilities of the Project Company and a discussion and analysis of results of the Project Company, the Company had applied to the Stock Exchange for a waiver from strict compliance with Rule 14.41(a) of the Listing Rules to postpone the despatch date of the Circular.

The Company is pleased to announce that on 25 July 2023, the Stock Exchange has granted the waiver from strict compliance with Rule 14.41(a) of the Listing Rules if the Company will despatch the Circular on or before 8 September 2023. The waiver applies to this case only and the Stock Exchange may withdraw or change the waiver if the Company's situation changes.

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

Hong Kong, 25 July 2023

As at the date of this announcement, the Board comprises Mr. XU Yongjun, Mr. HUANG Junlong and Mr. LI Yao as non-executive Directors; Dr. SO Shu Fai, Mr. WONG King Yuen and Ms. CHEN Yan as executive Directors and Dr. WONG Wing Kuen, Albert, Ms. CHEN Yanping, Dr. SHI Xiping and Mr. IP Man Ki, Ryan as independent non-executive Directors.