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DELAY IN DESPATCH OF CIRCULAR REGARDING CONTINUING CONNECTED TRANSACTIONS

Reference is made to the announcement of the Company dated 20 December 2024 (the “**Announcement**”) in relation to, among other things, the entering into of the Property Management Master Agreement and the transactions contemplated thereunder. Capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement unless the context otherwise requires.

As set out in the Announcement, a circular (the “**Circular**”) containing, among other things, (i) further details of the Property Management Master Agreement, the relevant Proposed Annual Caps and the transactions contemplated thereunder; (ii) a letter from the Independent Board Committee to the Independent Shareholders containing its recommendation; (iii) a letter of advice from the Independent Financial Adviser to the Independent Board Committee and the Independent Shareholders; and (iv) a notice of the EGM with the proxy form, will be published and despatched to the Shareholders upon request on or before 24 January 2025.

As additional time is required for the finalisation of the information to be included in the Circular, the Circular is expected to be published and despatched to the Shareholders upon request on or before 14 February 2025.

On behalf of the Board
China Merchants Land Limited
JIANG Tiefeng
Chairman

Hong Kong, 27 January 2025

As at the date of this announcement, the Board comprises Mr. JIANG Tiefeng, Mr. YU Zhiliang 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 Xinping and Mr. IP Man Ki Ryan as independent non-executive Directors.