

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.



CHINA MERCHANTS LAND LIMITED

招商局置地有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 978)

**SUPPLEMENTAL ANNOUNCEMENT
IN RELATION TO THE ANNUAL REPORT
FOR THE YEAR ENDED 31 DECEMBER 2024**

Reference is made to the annual report of China Merchants Land Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) for the year ended 31 December 2024 published on 29 April 2025 (the “**2024 Annual Report**”). Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the 2024 Annual Report.

CONTINUING CONNECTED TRANSACTIONS

In addition to the information provided in the 2024 Annual Report, the board (the “**Board**”) of directors of the Company (the “**Directors**”) would like to provide supplemental information regarding the disclosure with respect to the continuing connected transactions of the Group as follows, which should be read in conjunction with the 2024 Annual Report.

	Annual cap for the year ended 31 December 2024 RMB'000	Actual transaction amount for the year ended 31 December 2024 RMB'000
Continuing connected transactions		
Provision of REIT Management Services by CMLAM to CMC REIT under the Trust Deed	58,700	17,422
Provision of project operational support services by the Company to CMSK under the Operation Agreement 2022	60,000	249
Provision of property management services by Merchants Property Management to the Company under Property Management Master Agreement 2022	142,500	63,838
Provision of property management services by Shanghai Bangxin to CM Plaza and CM Building under the Office Property Management Agreements	10,000	3,408
Provision of property management services and leasing agency services by Shanghai Bangxin to Shanghai Pujun under the Office Property Management Agreement and the Office Property Leasing Agency Service Agreement	4,400	–
Provision of car parking spaces management services by SZ CML Real Estate Consulting to the Company under the Car Parking Spaces Sales Framework Agreement 2023	60,000	57,834
Provision of project consulting services by Chongqing Garden City to Chongqing Merchants under the Project Consulting Service Agreement (as supplemented by the Novation Agreement)	5,544	5,229

The above information does not affect the information disclosed in the 2024 Annual Report and save as disclosed in this announcement, all other information in the 2024 Annual Report remains unchanged.

By order of the Board
China Merchants Land Limited
JIANG Tiefeng
Chairman

Hong Kong, 23 July 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.