CHINA MERCHANTS LAND LIMITED
招商局置地有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 978)

UNAUDITED OPERATING STATISTICS FOR THE SIX MONTHS ENDED 30 JUNE 2025

The board of directors (the "**Board**") of China Merchants Land Limited (the "**Company**") hereby announces certain unaudited operating statistics of the Company and its subsidiaries (the "**Group**"), together with its associated companies and joint venture companies.

For the six months ended 30 June 2025, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB16,092.66 million (representing a year-on-year decrease of approximately 18.24%) with an aggregate contracted sales area of approximately 720,958 square meters (representing a year-on-year decrease of approximately 17%). The average selling price for the six months ended 30 June 2025 amounted to approximately RMB22,321 per square meter.

For the period from 1 April 2025 to 30 June 2025, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB9,483.77 million (representing a year-on-year decrease of approximately 27.12%; representing a quarter-on-quarter increase of approximately 43.50%) with an aggregate contracted sales area of approximately 448,902 square meters (representing a year-on-year decrease of approximately 21.42%; representing a quarter-on-quarter increase of approximately 65.00%). The average selling price for the period from 1 April 2025 to 30 June 2025 amounted to approximately RMB21,127 per square meter.

The above-mentioned operating statistics is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited financial reports to be published by the Company on an annual or interim basis due to various uncertainties during the process of collecting and collating such statistics. As such, the above statistics is provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such statistics when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

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

Hong Kong, 25 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.