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

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

CHANGE OF NON-EXECUTIVE DIRECTOR, CHAIRMAN OF THE BOARD AND CHAIRMAN OF NOMINATION COMMITTEE

RESIGNATION OF NON-EXECUTIVE DIRECTOR, CHAIRMAN OF THE BOARD AND CHAIRMAN OF NOMINATION COMMITTEE

The board (the "**Board**") of directors (the "**Director(s)**") of China Merchants Land Limited (the "**Company**", together with its subsidiaries, the "**Group**") announces that, due to change in work arrangements, Mr. JIANG Tiefeng ("**Mr. Jiang**") has resigned as a non-executive Director and the chairman of the Board, and will cease to be the chairman of the nomination committee of the Company (the "**Nomination Committee**"), with effect from 14 November 2025.

Mr. Jiang has confirmed that he has no disagreement with the Board and there are no other matters in relation to his resignation that need to be brought to the attention of the shareholders of the Company (the "**Shareholders**").

The Company and the Board would like to take this opportunity to express their sincere gratitude and appreciation to Mr. Jiang for his valuable contributions to the Group during his tenure.

APPOINTMENT OF NON-EXECUTIVE DIRECTOR, CHAIRMAN OF THE BOARD AND CHAIRMAN OF NOMINATION COMMITTEE

The Board further announces that Mr. ZHU Wenkai ("**Mr. Zhu**") has been appointed as a non-executive Director, the chairman of the Board and the chairman of the Nomination Committee.

The biographical details of Mr. Zhu are set out as follows:

Mr. ZHU Wenkai (朱文凱), aged 57, is currently the chairman of the board of directors of and the secretary of the Party Committee of China Merchants Shekou Industrial Zone Holdings Co., Ltd.* (招商局蛇口工業區控股股份有限公司) (Shenzhen Stock Exchange Stock Code: 001979.SZ) ("**CMSK**") since September 2025.

Mr. Zhu has extensive experience in corporate management and has served in various senior positions within the China Merchants Group. From September 2023 to September 2025, he served as General Manager of CMSK. His prior roles included Party Committee Secretary and General Manager of China Merchants Hainan Development Investment Co., Ltd. (招商局海南開發投資有限公司) as well as Executive Deputy General Manager of China Merchants Property Holdings Co., Ltd. (招商局地產控股股份有限公司).

Mr. Zhu graduated from Wuhan University of Technology with a master's degree in Transportation Management Engineering and holds the professional title of Senior Economist.

The Company and Mr. Zhu will not enter into any service contract which provides for a specified length of service, but his term of appointment will be subject to retirement by rotation at the annual general meetings of the Company in accordance with the Articles of Association of the Company. Mr. Zhu will not receive any director's emoluments from the Company.

As at the date of this announcement, Mr. Zhu is interested in or is deemed to be interested in 207,027 shares of CMSK (the intermediate controlling shareholder of the Company which indirectly holds approximately 74.35% of the total issued share capital of the Company), representing approximately 0.00% of the issued share capital of CMSK.

Save as disclosed above, as at the date of this announcement, Mr. Zhu (i) does not have any relationship with any Directors, senior management, substantial shareholders (as defined under the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**")) or controlling shareholders (as defined in the Listing Rules) of the Company; (ii) does not hold any other directorships in any public companies the securities of which are listed on any securities market in Hong Kong or overseas in the last three years; (iii) does not hold any other positions in the Company or any of its subsidiaries; and (iv) has no interest in shares of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Save as disclosed above, there are no other matters in connection with the appointment of Mr. Zhu that need to be disclosed according to Rules 13.51(2)(h) to (v) of the Listing Rules or to be brought to the attention of the Shareholders.

By order of the Board
China Merchants Land Limited
Zhu Wenkai
Chairman

Hong Kong, 14 November 2025

As at the date of this announcement, the Board comprises Mr. ZHU Wenkai, 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.