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)

UNAUDITED OPERATING STATISTICS FOR THE YEAR ENDED 31 DECEMBER 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 year ended 31 December 2025, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB32,308 million with an aggregate contracted sales area of approximately 1,296,558 square meters. The average selling price for the year ended 31 December 2025 amounted to approximately RMB24,918 per square meter.

For the period from 1 October 2025 to 31 December 2025, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB6,646 million with an aggregate contracted sales area of approximately 302,018 square meters. The average selling price for the period from 1 October 2025 to 31 December 2025 amounted to approximately RMB22,004 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 annual or interim reports to be published by the Company 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
ZHU Wenkai
Chairman

Hong Kong, 2 February 2026

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.