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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)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO DISCLOSEABLE AND CONNECTED TRANSACTION DEEMED DISPOSAL OF EQUITY INTEREST IN A SUBSIDIARY

Reference is made to the announcement of the Company dated 29 April 2026 (the "**Announcement**") in relation to the discloseable and connected transaction relating to deemed disposal of equity interest in a subsidiary. Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

As disclosed in the Announcement, (i) pursuant to the Cooperation Development Agreement, a public tender process in respect of the capital increase in the Project Company will be carried out through a property rights exchange (the "**Public Tender**") and Shenzhen Haiyuejin shall participate in the Public Tender bidding; and (ii) the Company will seek the Independent Shareholders' approval on the Cooperation Development Agreement and the transactions contemplated thereunder at the EGM. The Board wishes to provide the Shareholders and potential investors of the Company with additional information in relation to the Public Tender and the Capital Increase.

As at the date of this announcement, the Group is conducting the Public Tender at China Beijing Equity Exchange ("**CBEX**"). All persons or enterprises which (i) satisfy the qualification criteria as set out in the public tender announcement published on CBEX; (ii) complete the registration, submission of application documents; and (iii) are or will be confirmed as qualified through the review process in accordance with the rules of CBEX will be eligible to participate in the Public Tender. To be qualified to participate in the Public Tender, the prospective tenderers must (i) be a corporate legal person legally incorporated and validly existing in the People's Republic of China (excluding Hong Kong, Macau, and

Taiwan); (ii) have a registered paid-in capital of not less than RMB1 billion; (iii) possess a valid Grade 2 or above qualification certificate for real estate development enterprises; (iv) demonstrate excellent commercial credit with a corporate credit rating of AAA, as evidenced by a valid tracking credit rating report issued by a credit rating agency registered with the People's Bank of China; and (v) comply with all other qualifications and conditions stipulated under PRC national laws and administrative regulations.

As at the date of this announcement, to the best of the Directors' knowledge and based on information currently available to the Directors, Shenzhen Haiyuejin has registered and submitted the application documents with CBEX in respect of the Public Tender.

CEBX will conduct qualification verification review on the tenderers and determine whether they are qualified tenderers. If there are two or more qualified tenderers, the successful tenderer shall be determined by the Project Company in accordance with the selection method of comprehensive evaluation. The selection criteria under such comprehensive evaluation shall include (i) bidding price of the tenderers; (ii) overall capability of the tenderers including their corporate background, shareholding structure, corporate reputation, financial position, market resources, and corporate governance framework; (iii) the degree of alignment between the tenderers and the Project Company regarding their development plans, business philosophy, corporate culture, and product positioning, and the tenderers' prior cooperation experience with the Group in real estate development projects; and (iv) the level of synergy, complementarity, and strategic support that the tenderers can contribute to the operational development of the Project Company.

The announcement period for the Public Tender is scheduled to expire on 15 July 2026, following which CBEX will issue its opinion on qualification verification review of the tenderers to the Project Company on 16 July 2026. The Project Company shall reply to CBEX confirming that it has no objection to the qualification verification review of the tenderers and the identity of the successful tenderer (in the event that there are two or more qualified tenderers) no later than 30 July 2026. On the date of receipt of such reply to CBEX, CBEX will issue a signing notification to Multi On Investments, Xi'an Mao On, the Project Company and the successful tenderer, and within five (5) business days from the date of issuance of the signing notification these transaction parties shall execute the formal capital increase agreement (the "**Capital Increase Agreement**"), which, if required, will be conditional upon the Company having obtained the approval by the Independent Shareholders in respect of the Capital Increase Agreement and complied with any other requirements under the Listing Rules.

In the event that Shenzhen Haiyuejin is the successful tenderer of the Public Tender, the entering into of the Capital Increase Agreement will also constitute a discloseable and connected transaction of the Company under Chapter 14 and Chapter 14A of the Listing Rules, and accordingly the Company will also seek the Independent Shareholders' approval on the Capital Increase Agreement and the transactions contemplated thereunder at the EGM. In the event that the successful tenderer of the Public Tender is an Independent Third Party, the entering into of the Capital Increase Agreement may constitute a discloseable transaction of the Company under the Listing Rules and accordingly the Company will comply with the reporting and announcement requirements under Chapter 14 of the Listing Rules as and when appropriate.

Further announcement in respect of the progress of the Public Tender and the Capital Increase will be made by the Company as and when appropriate in compliance with the Listing Rules.

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

Hong Kong, 10 July 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.