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)

ANNOUNCEMENT ON PROGRESS AND FURTHER DELAY IN DESPATCH OF CIRCULAR REGARDING DISCLOSEABLE AND CONNECTED TRANSACTION IN RELATION TO DEEMED DISPOSAL OF EQUITY INTEREST IN A SUBSIDIARY

Reference is made to the announcements of the Company dated 29 April 2026 and 10 July 2026 (the "**Announcements**") in relation to, among other things, the entering into of the Cooperation Development Agreement and the transactions contemplated thereunder. Reference is also made to the announcement of the Company dated 18 June 2026 in relation to the delay in despatch of the Circular (the "**Delay Announcement**"). Capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements and the Delay Announcement unless the context otherwise requires.

PROGRESS AND RESULT OF PUBLIC TENDER

The Group conducted the Public Tender in respect of the capital increase in the Project Company through CBEX and the announcement period for the Public Tender ended on 15 July 2026. Pursuant to the Cooperation Development Agreement, Shenzhen Haiyuejin may designate its affiliated company to participate in the Public Tender and any reference to Shenzhen Haiyuejin throughout the Cooperation Development Agreement shall also include such designated affiliated company of Shenzhen Haiyuejin.

Through the Public Tender process, Shenzhen Haichengjin Industrial Development Co., Ltd.* (深圳市海城錦實業發展有限公司) ("**Shenzhen Haichengjin**"), a designated affiliated company of Shenzhen Haiyuejin, was the only tenderer and passed the qualification verification review by CBEX. The Project Company has confirmed that it has no objection to the qualification verification review by CBEX and as such Shenzhen Haichengjin is the successful tenderer of the Public Tender in respect of the capital increase in the Project Company. As at the date of this announcement, each of Shenzhen Haiyuejin and Shenzhen Haichengjin is a subsidiary of Nanshan Development, which is a 30%-controlled company of CMG.

Multi On Investments, Xi'an Mao On, the Project Company and Shenzhen Haichengjin shall execute the formal Capital Increase Agreement in respect of the capital increase in the Project Company. Further announcement in respect of the details of the Capital Increase Agreement will be made by the Company as and when appropriate in compliance with the Listing Rules.

FURTHER DELAY IN DESPATCH OF CIRCULAR

As set out in the Delay Announcement, the Circular containing, among other things, (i) further details of the Cooperation Development Agreement and the transactions contemplated thereunder; (ii) a letter from the Independent Board Committee to the Independent Shareholders containing its recommendation; (iii) a letter of advice from the independent financial adviser to the Independent Board Committee and the Independent Shareholders; (iv) a property valuation report; and (v) a notice convening the EGM with the proxy form, will be published on the websites of Hong Kong Exchanges and Clearing Limited (www.hkexnews.hk) and the Company (ir.cmland.hk) and despatched to the Shareholders upon request on or before 31 July 2026.

As additional time is required for the finalisation of the information to be included in the Circular, the Circular is expected to be published and despatched to the Shareholders upon request on or before 30 September 2026.

On behalf of the Board
China Merchants Land Limited
ZHU Wenkai
Chairman

* *For identification purposes only*

Hong Kong, 31 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.