

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



VOLUNTARY ANNOUNCEMENT ACQUISITION OF LAND

China Merchants Land Limited (the “**Company**”) is pleased to announce that, on 13 October 2014, Multi On Investments Limited, a wholly-owned subsidiary of the Company, obtained the Land Transfer Confirmation (土地成交確認書) for the land use rights of two land parcels in Xi’an City, the People’s Republic of China.

The lands situated at the east of Xinkaimen South Road in Qujiang New District, Xi’an City (西安市曲江新區新開門南路以東) (“**Land QJ8-7-38**”) and the north of Chuangyi Avenue and the west of Xikang Highway in Qujiang New District, Xi’an City (西安市曲江新區創意大道以北、西康高速以西) (“**Land QJ8-7-39**”) for a total consideration of RMB44.65 million and RMB370 million respectively. Land QJ8-7-38 has a total site area of 7,060.5 sq. m. and its permitted plot ratio is between 2.5 to 3.0. Land QJ8-7-39 has a total site area of 58,251.19 sq. m. and its permitted plot ratio is between 2.5 to 3.0. Both Land QJ8-7-38 and Land QJ8-7-39 was designated for residential and commercial usages and the term for residential usage is 70 years and for commercial usage is 40 years.

The Company and its subsidiaries (the “**Group**”) is principally engaged in the development, sale, lease, investment and management of properties in the PRC.

In view of the location and the designated use of the Land QJ8-7-38 and the Land QJ8-7-39, the directors of the Company (the “**Directors**”) consider that the acquisition of the Land QJ8-7-38 and the Land QJ8-7-39 are in line with the business development strategy and plan of the Group. The Directors further consider that the acquisition is a transaction of revenue nature and is carried out in the ordinary and usual course of business and are on normal commercial terms which are fair and reasonable and in the interests of the shareholders of the Company as a whole.

This announcement is made by the Company on a voluntary basis.

On behalf of the Board
China Merchants Land Limited
Mr. He Jianya
Chairman

Hong Kong, 7 November 2014

As at the date of this announcement, the Board comprises Dr. So Shu Fai, Mr. Xian Yaogiang, Mr. Liu Zhuogen and Mr. Yu Zhiliang as Executive Directors; Mr. He Jianya, Ms. Wu Zhenqin and Ms. Liu Ning as Non-executive Directors and Dr. Wong Wing Kuen, Albert, Ms. Chen Yanping, Dr. Shi Xinping and Mr. He Qi as Independent Non-executive Directors.