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VOLUNTARY ANNOUNCEMENT ACQUISITION OF LAND

China Merchants Land Limited (the “**Company**”) is pleased to announce that, the wholly-owned subsidiaries of the Company, obtained the Land Transfer Confirmations (土地成交確認書) for the land use rights of one land parcel in Nanjing City and one land parcel in Chongqing City, the People’s Republic of China (the “**Land**”).

On 17 December 2014, 招商局地產(南京)有限公司 (Merchants Nanjing Real Estate Co., Ltd.), a non wholly-owned subsidiary of the Company, obtained the Land Transfer Confirmation for the land situated at east of Xing Huo Bei Lu and south of Yong Xin Lu, Pukou Gaoxin Zone, Nanjing City (南京市浦口高新區星火北路以東，永新路以南) for a total consideration of RMB860 million. The land has a total site area of 124,809.3 sq.m. and its permitted plot ratio is 2.08. The land is designated for residential usage and residential community center usage including commercial and other usages. The term for commercial usage is 40 years, for residential usage is 70 years and for other usage is 50 years.

On 30 December 2014, 冠華港貿易(深圳)有限公司 (Guan Hua Gang Trading (Shenzhen) Co., Ltd.), a wholly-owned subsidiary of the Company, obtained the Land Transfer Confirmation for the land situated at east of Yu Ao Da Dao and west of Jian Bei Si Zhi Lu, Jiang Bei District, Chongqing City (重慶市江北區渝澳大道東側、建北四支路西側) for a total consideration of RMB353.5 million. The land has a total site area of 21,749 sq.m. and its permitted plot ratio is 3.5. The land is designated for residential usage and commercial usage. The term for residential usage and commercial usage are 50 years and 40 years respectively.

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, the directors of the Company (the “**Directors**”) consider that the acquisition of the Land is 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, 9 January 2015

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.