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## PROFIT ALERT

This announcement is made by China Merchants Land Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Based on the unaudited consolidated management accounts of the Group, which have not been reviewed by the Company’s auditors, the board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a significant increase in profit attributable to the owners of the Company while the Group is expected to record a significant decline in profit for the six months ended 30 June 2015. The change in profit attributable to the owners of the Company and profit for the period were primarily due to:

- (i) significant increase in profit attributable to the owners of the Company for the six months ended 30 June 2015 as compared to the corresponding period in 2014 due to (a) the completion of acquisition of 49% equity interest in 廣州招商房地產有限公司 (Merchants Property Development (Guangzhou) Ltd.) (“**Merchants Property Development (Guangzhou)**”) in September 2014 as a result of which the Company can account for 100% of the profit of those projects owned by Merchants Property Development (Guangzhou) since then; and (b) the significant increase in the total gross floor area completed and delivered in Merchants Property Development (Guangzhou) during the period; and
- (ii) significant decline in revenue and profit for the six months ended 30 June 2015 as compared to the corresponding period in 2014 due to the significant decline in the total gross floor area completed and delivered during the period.

As the Company is still in the course of preparing its results for the six months ended 30 June 2015, the information contained in this announcement is only a preliminary assessment by the Board based on the information currently available and the unaudited consolidated management accounts of the Group, which have not been reviewed by the Company's auditors or the Company's audit committee. Detailed results of the Group for the six months ended 30 June 2015 will be published in due course pursuant to the requirements of the Listing Rules.

**Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.**

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

Hong Kong, 16 July 2015

*As at the date of this announcement, the Board comprises Dr. So Shu Fai, Mr. Xian Yaoqiang, 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.*