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COMPLETION OF DISCLOSEABLE AND CONNECTED TRANSACTION

Reference is made to the announcement of China Merchants Land Limited (“**Company**”) dated 18 August 2016 (“**Announcement**”) and the circular of the Company dated 15 September 2016 (“**Circular**”) in relation to the SP Agreements and the Coming Wealth Acquisition and the Cheuk Tat Acquisition. Capitalised terms used in this announcement shall have the same meanings as they were defined in the Announcement and the Circular, unless otherwise specified herein.

COMPLETION OF THE COMING WEALTH ACQUISITION

The Board is pleased to announce that the Coming Wealth Completion took place on 5 January 2017. The final amount of the Coming Wealth Consideration as adjusted in accordance with the adjustment mechanism provided in the Coming Wealth SP Agreement and disclosed in the Announcement and the Circular was HK\$504,305,652.26.

In accordance with the terms of the Coming Wealth SP Agreement as disclosed in the Announcement and the Circular, the final amount of Coming Wealth Consideration will be paid in full in cash by the Company within 10 Business Days after the Coming Wealth Completion Date.

On behalf of the Board
China Merchants Land Limited
Xu Yongjun
Chairman

Hong Kong, 5 January 2017

As at the date of this announcement, the Board comprises Mr. Xu Yongjun, Mr. Huang Junlong, Mr. Yan Chengda and Ms. Liu Ning as non-executive Directors; Dr. So Shu Fai, Mr. Yu Zhiliang and Mr. Wong King Yuen as executive Directors and Dr. Wong Wing Kuen, Albert, Ms. Chen Yanping, Dr. Shi Xinping and Mr. He Qi as independent non-executive Directors.