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POSITIVE 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).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that, based on the unaudited consolidated management accounts of the Group for the six month period ended 30 June 2017, the Group is expected to record a substantial increase in revenue and profits and at least 300% jump in profit attributable to the owners of the Company for six month period ended 30 June 2017 as compared to the last corresponding period, primarily due to the reasons as stated below:

- (i) a substantial increase in gross profit has been recorded attributable to the increase in the total gross floor area of properties completed and delivered for the six month period ended 30 June 2017 as compared to the last corresponding period;
- (ii) a gain on investment has been recorded by Nanjing Shizhaoquansheng Property Company Limited (南京世招荃晟置業有限公司)*, an associated company of the Company for the six month period ended 30 June 2017, as compared to an investment loss recorded in the last corresponding period;
- (iii) as compared to the exchange loss recorded in the last corresponding period, an exchange gain has been recognised during the six month period 30 June 2017 attributable to the increase in value of Renminbi against United States Dollars in relation to the financial costs; and
- (iv) a fair value gain has been recorded on derivative financial instruments for the six month period ended 30 June 2017 as compared to a fair value loss existed during the last corresponding period, regarding the issuance of five-year term credit enhanced convertible bonds on 23 June 2015 by a wholly-owned subsidiary of the Company in an aggregate principal amount of US\$290,000,000 bearing coupon rate of 0.5% per annum.

As the Company is still in the course of preparing its results for the six month period ended 30 June 2017, 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 for the Group for the six month period ended 30 June 2017 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
XU Yongjun
Chairman

Hong Kong, 10 July 2017

As at the date of this announcement, the Board comprises Mr. XU Yongjun, Mr. HUANG Junlong, Dr. 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.

* *For identification purpose only*