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**CHINA MERCHANTS LAND LIMITED**

**招商局置地有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 978)**

## **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**”) is pleased to inform the shareholders of the Company and potential investors that based on the Board’s preliminary assessment of the Group’s unaudited consolidated management accounts for the six months ended 30 June 2021, which have not been reviewed by the Company’s auditors, the net profit attributable to the owners of the Company is expected to increase by approximately 240%-260%, as compared to the corresponding period in 2020, primarily due to the reasons as stated below:

- a) The Group has recorded a significant increase in carried forward income and gross profit for the six months ended 30 June 2021 as compared to the same period in 2020;
- b) the Group’s share of profits of associates and joint ventures under the equity method has recorded a year-on-year increase due to the increase in income from the associates and joint ventures of the Group for some projects located in Nanjing carried forward for the six months ended 30 June 2021.

As the Company is still in the course of preparing the results for the six months ended 30 June 2021, the information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the six months ended 30 June 2021, which have not been reviewed by the auditors of the Company, and information currently available to the Board. The actual results of the Group for the six months ended 30 June 2021 may be different from disclosures in this announcement. Further details on the financial results will be disclosed in due course pursuant to the requirements of the Listing Rules when the Group publishes its results for the six months ended 30 June 2021.

**Shareholders and potential investors of the Company 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, 12 July 2021

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