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**UNAUDITED OPERATING STATISTICS FOR
THE SIX MONTHS ENDED 30 JUNE 2024
AND
PROFIT WARNING**

**UNAUDITED OPERATING STATISTICS FOR THE SIX MONTHS ENDED 30 JUNE
2024**

The board of directors (the “**Board**”) of China Merchants Land Limited (the “**Company**”) is pleased to announce certain unaudited operating statistics of the Company and its subsidiaries (the “**Group**”), together with its associated companies and joint venture companies.

For the six months ended 30 June 2024, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB19,683 million (representing a year-on-year decrease of approximately 1.29%) with an aggregate contracted sales area of approximately 868,378 square meters (representing a year-on-year decrease of approximately 14%). The average selling price for the six months ended 30 June 2024 amounted to approximately RMB22,667 per square meter.

For the period from 1 April 2024 to 30 June 2024, the Group, together with its associated companies and joint venture companies, achieved aggregate contracted sales of approximately RMB13,012 million (representing a year-on-year increase of approximately 28.14%) with an aggregate contracted sales area of approximately 571,276 square meters (representing a year-on-year increase of approximately 6.23%). The average selling price for the period from 1 April 2024 to 30 June 2024 amounted to approximately RMB22,778 per square meter.

The above-mentioned operating statistics is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited financial reports to be published by the Company on an annual or interim basis due to various uncertainties during the process of collecting and collating such statistics. As such, the above statistics is provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such statistics when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

PROFIT WARNING

The Company would also like to make the following announcement 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 hereby informs 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 2024, which have not been reviewed by the Company's auditors, the Company expects to record a negative profit attributable to shareholders of the Company for the six months ended 30 June 2024 representing a decrease of approximately 489% as compared to the profit attributable to the owners of the Company for the same period in 2023 of approximately RMB84.14 million. The negative profit attributable to owners of the Company was attributable to the significant year-on-year decrease in total gross profit as a result of the significant decrease in the scale of real estate development projects carried forward and gross profit margins as compared to the corresponding period of the previous year against the backdrop that the real estate market was in a downward cycle.

In the future, the Company will strive to promote the sustainable development of the business, focus on corporate risk management and promote transformation and upgrading with a long-term perspective. The Company remains confident and determined to focus on the main businesses and return to the path of healthy and sustainable development in the new mode of real estate development as soon as possible, so as to reward its shareholders.

As the Company is still in the course of preparing its results for the six months ended 30 June 2024, 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 2024, 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 2024 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 2024.

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

By order of the Board
China Merchants Land Limited
JIANG Tiefeng
Chairman

Hong Kong, 7 August 2024

As at the date of this announcement, the Board comprises Mr. JIANG Tiefeng, Mr. YU Zhiliang and Mr. LI Yao as non-executive Directors; Dr. SO Shu Fai, Mr. WONG King Yuen and Ms. CHEN Yan as executive Directors and Dr. WONG Wing Kuen, Albert, Ms. CHEN Yanping, Dr. SHI Xinping and Mr. IP Man Ki, Ryan as independent non-executive Directors.