

China Merchants Property Development Co., Ltd.

Bulletin on Sales in October 2014 and Land Use Right Procured Recently

The Company and all members of the Board of Directors warrants that what this Bulletin discloses is true, accurate and complete, free from any false record, misleading statement or material omission.

In October 2014, the Company realized pending home sales area of 291,600 m², increased by 16.19% on a year-on-year basis; the pending sales amount reached CNY 3.827 billion, decreased by 11.33%. In January to October, the Company realized accumulative pending sales area of 2,399,000 m², increased by 7.26% on a year-on-year basis, while the pending sales amount was CNY 35.134 billion, decreased by 0.58%. In consideration of various uncertainties in the process of sales, the foregoing sales data might vary from relevant data disclosed in regular reports of the Company, and the abovementioned statistics are only provided to investors for reference.

The Company has had two additional projects since disclosure of the sales bulletin for September. The specific details of the two projects are described as follows:

1. Banshan Project in Zhangzhou, including four land plots numbered 2014-B2, 2014-B3, 2014-B4 and 2014-B5:

Plot 2014-B2 is located at the west section of Banshan in Section II of Zhangzhou Port Development Area, north to Shoushan Road, and south to Banshan Road, with site area of 69,898 m², $1.00 < \text{plot ratio} \leq 1.08$; this plot is mainly used for residential and commercial purposes, with the granted use

period of 70 years for residence and 40 years for commercial purpose; the total transaction price is CNY 286,000,000;

Plot 2014-B3 is located at the west section of Banshan in Section II of Zhangzhou Port Development Area, north to Hujiashan Road, and south to Banshan Road, with site area of 27,639 m², $1.00 < \text{plot ratio} \leq 1.50$; this plot is mainly used for residential and commercial purposes, with the granted use period of 70 years for residence and 40 years for commercial purpose; the total transaction price is CNY159,000,000;

Plot 2014-B4 is located at the west section of Banshan in Section II of Zhangzhou Port Development Area, north to Nanbin Road, west to Huangshan Road, South to Hujiashan Road and East to Yujing Bay, with site area of 68,179 m², $1.00 < \text{plot ratio} \leq 1.20$; this plot is mainly used for residential and commercial purposes, with the granted use period of 70 years for residence and 40 years for commercial purpose; the total transaction price is CNY309,000,000;

Plot 2014-B5 is located at the west section of Banshan in Section II of Zhangzhou Port Development Area, South to Hujiashan Road and North to Yujing Bay, with site area of 30,804 m², $1.00 < \text{plot ratio} \leq 1.50$; this plot is mainly used for residential and commercial purposes, with the granted use period of 70 years for residence and 40 years for commercial purpose; the total transaction price is CNY177,000,000;

The Company is entitled to 51% interest of this project.

2. Yiyun Qujiang Project in Xi'an, including two land plots numbered QJ8-7-38 and QJ8-7-39:

Plot QJ8-7-38 is located east to South Xinkaimen Road in Qujiang New Area of Xi'an City, with site area of 7,060.5 m², $2.5 < \text{plot ratio} \leq 3.0$; this plot is mainly used for residential and commercial purposes, with a granted use

period of 70 years for residence and 40 years for commercial purpose; the total transaction price is CNY44,650,000;

Plot QJ8-7-39 is located north to Chuangyi Road in Qujiang New Area of Xi'an City and west to Xi'an-Ankang Expressway, with site area of 58,251.19 m², $2.5 < \text{plot ratio} \leq 3.0$; this plot is mainly used for residential and commercial purposes, with a granted use period of 70 years for residence and 40 years for commercial purpose; the total transaction price is CNY370,000,000;

China Merchants Property Development Co., Ltd., a subsidiary held by the Company, has 100% interest of this project.

Considering that the Company may involve partners in some part of the projects in future which might affect the proportionate interest of Merchants Property in the projects, the foregoing proportions are only provided to investors for periodical reference

Best regards.

China Merchants Property Development Co., Ltd.

Board of Directors

November 8, 2014