

China Merchants Property Development Co., Ltd.
Announcement on the Company Signing the Cooperation
Agreement on Senlan Waigaoqiao D1-4 and D04-04 Blocks
with Shanghai Waigaoqiao Free Trade Zone Development
Company Limited

The members of the Board and the Company accept the responsibilities for the truthfulness, accuracy, and completeness of the announcement. There isn't any false record, misleading statement or significant omission carried in this announcement.

Recently, the wholly owned subsidiary company of the Company-Shanghai China Merchants Property Co., Ltd. (hereinafter referred to as “Shanghai China Merchants Property”) signed the *Cooperation Agreement on the Senlan Waigaoqiao D1-4 Block and D04-04 Block Project* with Shanghai Waigaoqiao Free Trade Zone Development Company Limited (hereinafter referred to as “Shanghai Waigaoqiao”). The above-mentioned agreement stipulates: Shanghai China Merchants Property and Shanghai Waigaoqiao jointly contribute capital to establish the project company, the registered capital is RMB 30 million Yuan, Shanghai China Merchants Property holds 60% equity and Shanghai Waigaoqiao holds 40% equity. The above-mentioned project company conducts engineering construction on Shanghai Senlan Waigaoqiao D1-4 block and D04-04 block.

The basic conditions of Senlan Waigaoqiao D1-4 block and D04-04 block are as follows:

1. Basic condition of D1-4 block: The block is to the east-side green belt of Zhangyang North Road in the west, to Qifan Road in the south, to Lansong Road in the east, and to the south-side green belt of Zhouhai Road. The land area is 51,070 square meters (subject to that recorded in the land use right certificate), the

comprehensive plot ratio is 4.0, the land property is commercial finance industry and business office land, and the service life is 50 years.

2. Basic condition of D04-04 block: The block is to Gaoxi Road in the north, to the north-side green belt of Zhouhai Road in the south, to Lansong Road in the west, and to Gaoheng Road in the east. The land area is 27,900 square meters (subject to that recorded in the land use right certificate), the comprehensive plot ratio is 3.0, the land property is commercial finance industry and business office land, and the service life is 50 years.

We hereby publish the announcement.

China Merchants Property Development Co., Ltd.

Board of Directors

April 8, 2014