

China Merchants Property Development Co., Ltd.

Brief Report on the Sales in May 2014 and Purchasing the Land Use Right Recently

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.

In May 2014, the Company realized contract signing sales area of 171,700 square meters, decreasing 23.89% compared to the same period of the previous year; realized contract signing sales amount of RMB 2.571 billion Yuan, decreasing 24.54% compared to the same period of the previous year. From January to May, the Company realized contract signing sales area of 1,010,900 square meters accumulatively, decreasing 9.52% compared to the same period of the previous year; realized contract signing sales amount of RMB 14.326 billion Yuan, decreasing 2.56% compared to the same period of the previous year. Whereas there exist all kinds of uncertainties in the sales process, there may be differences between the above-mentioned sales data and the related data disclosed by the periodical report of the Company, and the above statistical data is only for the reference of the investors.

Since the Brief Report on the Sales in April 2014 was disclosed, the Company added one new project recently, and the condition is as follows:

1. Qingdao Hyde Garden Phase II Project. The holding subsidiary company of the Company Qingdao China Merchants Hyde Property Development Co., Ltd. won this project in the state-owned construction land use right listing transfer event held by Qingdao Hi-Tech Zone, including two blocks with the numbers of G-2014-036 and G-2014-037:

Block G-2014-036 is in the east of Hexin Road, Hi-Tech Zone, Hongdao Economic Zone, Yangcheng District, Qingdao, south of Line No.11 in the planning, west of Line No.44 in the planning, and north of Tongshun Road. The land occupying area is 43,864 square meters, the transferred area is 22,643 square meters, the plot ratio ≤ 2.0 , the land purpose is commercial service land and town residence land, and the period of the land use right is 40 years for the commercial service land and 70 years for the town residence land. The total transaction price is RMB 56.29 million Yuan. According to the requirements of the bid, auction and listing documents, for the remaining 21,221 square meters of Block G-2014-036, public rental housing with an area of not less than 42,442 square meters will be built.

Block G-2014-037 is in the east of Line No.48 in the planning, Hi-Tech Zone, Hongdao Economic Zone, Yangcheng District, Qingdao, south of Line No.11 in the planning, west of Hexin Road, and north of Tongshun Road. The transferred area is 97,129 square meters, the plot ratio ≤ 1.4 , the land purpose is commercial service land and town residence land, and the period of the land use right is 40 years for the commercial service land and 70 years for the town residence land. The total transaction price is RMB 175.55 million Yuan.

The Company owns 51% rights and interests of the project.

Whereas the Company may introduce in cooperators for some of the projects in the future, which influences the proportions of the rights and interests of China Merchants Property Development accounting for in the projects, the above-mentioned proportions are for the phased reference of the investors.

We hereby publish the announcement.

China Merchants Property Development Co., Ltd.

Board of Directors

June 10, 2014