

China Merchants Property Development Co., Ltd.

Brief Report on the Sales in June 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 June 2014, the Company realized contract signing sales area of 207,300 square meters, decreasing 16.48% compared to the same period of the previous year; realized contract signing sales amount of RMB 3.574 billion Yuan, decreasing 34.69% compared to the same period of the previous year. From January to June, the Company realized contract signing sales area of 1,218,200 square meters accumulatively, decreasing 10.47% compared to the same period of the previous year; realized contract signing sales amount of RMB 17.9 billion Yuan, decreasing 10.35% compared to the same period of the previous year. Whereas all kinds of uncertainties exist 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 May 2014 was disclosed, the Company added one new project recently, and the condition is as follows:

1. Jurong City Baohua Town Treasure IV Road Project. The project is in the east of treasure IV road, Baohua town, Jurong city, Jiangsu province, and in the south of Jingjiu road. The land occupying area is 55,181 square meters, $1.0 < \text{plot ratio} \leq 2.2$, the land purpose is comprehensive service land (serving for business, residence and office), and the period of the land use right is 70 years for the residence land and 40 years for the business or office land. The total

transaction price is RMB 104.29 million Yuan. The holding subsidiary company China Merchants Land Limited of the Company owns 70% 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

July 10, 2014