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Announcement No. 【CMPD】2014-028

China Merchants Property Development Co., Ltd.

Resolutions of the 4th Provisional Meeting 2014 of the 7th Term of Board

The members of the Board and the Company acknowledge being responsible for the truthfulness, accuracy, and completeness of the announcement. Not any false record, misleading statement or significant omission carried in this announcement.

The notice to call up the 4th provisional meeting 2014 of the 7th term of Board was served to the directors, supervisors and executives on April 28, 2014 by means of messenger delivery and E-mails. All of the 11 directors attended the meeting held on April 28, 2014 by mean of telecommunication. The calling and holding procedures of the meeting were complying with the laws, regulations and articles of association. The 5 related directors waived from the voting, and the proposal of withdrawing the Application of Placing of New Shares to Acquire Assets and Related Transactions in 2013 to China Securities Regulatory Commission was voted in favor by all 6 non-related directors.

The proposal to Apply for Placing of New Shares to Acquire Assets and Related Transactions in 2013 (the “Transaction” hereinafter) was adopted at the 2nd Shareholders’ Provisional Meeting 2013 held on November 7, 2013. The lowest price of the share placing for the Transaction would be the average of A share prices of the Company in 20 days prior to disclosing of resolutions of the 10th meeting of the 7th term of Board 2013, namely RMB 26.92 per share.

Since the property market was fluctuating significantly and the Company’s share price was depressed continuously. As of April 25, 2013, the closing price of the Company’s stock was RMB17.20 per share, which was a 35.11% of discount than the lowest limit set for the Transaction, namely RMB26.92. Therefore the low price made the Transaction basically infeasible. As the result of circumspect consideration along with the financial consultants, the current plan for the Transaction needs to be adjusted or redesigned. For decision-making and disclosure procedures are necessary to make the change, the Board of Directors, under the authorization of the 2nd Shareholders’ Provisional Meeting 2013, has decided to withdraw the Application of Placing of New Shares to Acquire Assets and Related Transactions in 2013 to China Securities Regulatory Commission.

The Company is currently conducting researching on the plan to make it more suitable under the financial circumstance, and will disclose according to legal procedures.

The above is for the attention of the shareholders.

The Board of Directors of

China Merchants Property Development Co., Ltd.

April 29, 2014