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China Merchants Property Development Co., Ltd.
Announcement on the Resolutions of the 13th Temporary
Meeting in 2014 of the 7th Board of Directors

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.

The Notice on the 13th Temporary Meeting in 2014 of the 7th Board of Directors of the Company was delivered to all the Directors, Supervisors and senior management via special person delivery and email etc. on September 26, 2014. On September 28, 2014, the Meeting was held through communication, 11 Directors shall have attended the Meeting and 11 Directors actually attended the Meeting. The calling and holding of the Meeting comply with the provisions of the related laws, regulations and Company Statute. The meeting examined and approved the following proposals:

I. Proposal on Requesting the Shareholders' Meeting to Authorize the Issuance of the Medium Term Notes

In order to further broaden the financing channels of the Company, meet the capital demand of the Company, and lower the financing cost of the Company, the Company registers and issues the medium term notes in the domestic interbank market. The sum of the medium term notes issued by the Company does not exceed RMB 5 billion Yuan accumulatively, and the issuance can be once or multiple times. The term of the medium term notes is not shorter than 3 years. The capital raised will be used for the purposes such as production and operation needs of the Company, adjustment of the debt structure, and supplementing the working capital and (or) project investment etc. The scale, term, interest rate and issuance mode etc. of each issuance of the medium term notes shall follow the provisions of the related rules.

The Board of Directors requests the Shareholders' Meeting to authorize the

Board of Directors of the Company to handle at its sole discretion all the matters related to the registration, issuance, conservation and cashing and interest payment of the medium term notes, including but not limited to:

1. Ascertain the issuance terms and conditions of the medium term notes (including but not limited to all the matters related to the issuance such as specific issuance amount, issuance interest rate or its determination mode, issuance place, issuance opportunity, issuance term, rating arrangement, guarantee matter, installment issuance, issuance amount of each term, number of issuance terms, put-back and redemption articles, consignment sales arrangement, capital and interest repayment arrangement, and purpose of the capital raised, etc.).

2. Perform all the necessary and incidental actions and steps on the issuance of the medium term notes (including but not limited to engaging the intermediary agency, representing the Company to apply to the related competent organ to handle the procedures such as registration and record keeping etc. related to the issuance of the medium term notes, signing all the necessary legal documents related to the registration, record keeping and issuance of the medium term notes, and handling the listing and registration of the medium term notes, etc.).

3. If the policy or market conditions change, except the matters that the related laws, regulations and Company Statute prescribe that the Shareholders' Meeting of the Company must vote again involved, the related matters such as the specific schemes of the registration and issuance of the medium term notes can be adjusted correspondingly according to the opinion of the competent organ.

4. Conduct information disclosure according to the applicable rules and regulations.

5. Handle the other matters related to the medium term notes and not mentioned above.

6. Within this authorization scope, the Board of Directors can authorize the General Manager of the Company and his authorized personnel to decide on the specific issuance matters and handle the specific matters related to the issuance of the

medium term notes at their sole discretion.

Voting result: 11 concurring votes, 0 dissenting vote, 0 abstention vote.

The above-mentioned Proposal shall be submitted to the Shareholders' Meeting of the Company for examination and approval.

II. Proposal on Holding the 2nd Temporary Shareholders' Meeting in 2014

It is determined that the 2nd Temporary Shareholders' Meeting in 2014 of the Company will be held on October 24 (Friday) 2014 in the mode of combination of on-site voting and network voting, which will examine the *Proposal on Requesting the Shareholders' Meeting to Authorize the Board of Directors to Issue the Medium Term Notes*.

Voting result: 11 concurring votes, 0 dissenting vote, 0 abstention vote.

The Notice on the Shareholders' Meeting will be announced separately.

We hereby publish the announcement.

China Merchants Property Development Co., Ltd.

Board of Directors

September 29, 2014