

China Merchants Property Development Co., Ltd.

Brief Report on the Sales in April 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 April 2014, the Company realized contract signing sales area of 148,900 square meters, decreasing 26.31% compared to the same period of the previous year; realized contract signing sales amount of RMB 2.156 billion Yuan, decreasing 7.72% compared to the same period of the previous year. From January to April, the Company realized contract signing sales area of 839,200 square meters accumulatively, decreasing 6.39% compared to the same period of the previous year; realized contract signing sales amount of RMB 11.755 billion Yuan, increasing 0.60% 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 March 2014 was disclosed, the Company added two new projects recently, and the conditions are as follows:

1. Xi'an Qujiang Project. The project is situated at the south of Jinyang Road, the east of Xinkaimen South Road, the north of Chuangyi Avenue and the west of Xikang Highway West auxiliary road in Qujiang New District, Xian City with a total consideration of RMB 440 million. The land has a total site area of 70,327 sq.m. and its permitted plot ratio is between 2.5 to 3.0. The land is designated for residential and commercial usages. The term for

residential usage is 70 years and for commercial usage is 40 years. The Company's holding subsidiary company China Merchants Property Co., Ltd. owns 100% rights and interests of the project.

2. Nanjing G16 Jing 5th Road Project. The project is situated at the west of Jing 5th Road in phrase 2, Maigaoqiao Street, Qixia District, Nanjing City with a total consideration of RMB 1,189 million. The land has a total site area of 57,945 sq.m. and its permitted plot ratio is between 4.22. The land is designated for a mix of residential and commercial usage. The term for residential usage is 70 years and for commercial usage is 40 years. The Company's holding subsidiary company China Merchants Property Co., Ltd. owns 100% 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

May 7, 2014