

China Merchants Property Development Co., Ltd. Brief Report on the Sales in March 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 March 2014, the Company realized contract signing sales area of 219,700 square meters, decreasing 33.04% compared to the same period of the previous year; realized contract signing sales amount of RMB 3.539 billion Yuan, decreasing 11.04% compared to the same period of the previous year. From January to March, the Company realized contract signing sales area of 690,300 square meters accumulatively, increasing 0.23% compared to the same period of the previous year; realized contract signing sales amount of RMB 9.599 billion Yuan, increasing 7.22% 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 February 2014 was disclosed, the Company added five new projects recently, and the conditions are as follows:

1. Zhuhai Huangyang Riverside Project. The project is in the east side of Huangyang River, Baijiao Town, Doumen District, Zhuhai and west side of Qiaohu Road. The land using area is 79,422 square meters, $1.0 < \text{plot ratio} \leq 2.5$, the land purpose is residence and business land, and the period of the land use right is 70 years residence and 40 years business. The total transaction price is RMB 595.67 million Yuan, and the Company owns

100% rights and interests of the project.

2. Nanjing G09 Xue 12 Road Project. The project is in the south of Xue 12 Road, Hi-Tech Park, Jiangning District, Nanjing and east of Wushi Road. The total land using area is 37,538 square meters, $1.0 < \text{plot ratio} \leq 1.5$, the land purpose is category-2 residence land, and the period of the land use right is 70 years. The total transaction price is RMB 305 million Yuan, the Company directly owns 49% rights and interests of the project, and the holding subsidiary company China Merchants Property Co., Ltd. owns 51% rights and interests of the project.
3. Nanjing G14 Jingqi Road Project. The project is in the east of Jingqi Road, Jiangning Konggang Development Zone, Nanjing. The transfer area is 110,872 square meters, the comprehensive plot ratio is 1.44, the land purpose is category-2 residence land and grassroots community center, and the period of the land use right is 70 years. The total transaction price is RMB 578 million Yuan, the Company directly owns 49% rights and interests of the project, and the holding subsidiary company China Merchants Property Co., Ltd. owns 51% rights and interests of the project.
4. Tianjin Yishuijun Project (phase 2 of Yiyunjun). The project is in the west area of Tuanbo New City, Jinghai County, Tianjin. The land using area is 37,642 square meters, the plot ratio ≤ 1.8 , the land purpose is town residence, and the period of the land use right is 70 years. The total transaction price is RMB 56.46 million Yuan, and the Company owns 77% rights and interests of the project.
5. Boao Daling Lake Project. The project is in the Daling Lake area, Wenshan Road, Boao Town, Zhuhai City, Hainan Province. The land using area is 1,458,337 square meters, the comprehensive plot ratio ≤ 0.4 , the land purpose is town residence and other business service land, and the period of the land

use right is 40 years. The Company and Hainan COSCO Boao Co., Ltd. (hereinafter referred to as “Hainan Zhaoyuan”) to conduct development construction on the project, and the Company owns 60% 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

April 10, 2014