



*(Incorporated in Bermuda with limited liability)
(Stock Code: 230)*

MINMETALS LAND'S RMB 2.8 BILLION ACQUISITION TRANSACTION WITH THE CONTROLLING SHAREHOLDER

(Hong Kong - 18 June 2020) – Minmetals Land Limited (“Minmetals Land” or the “Company”) (Stock code: 0230) is pleased to announce that through a wholly-owned PRC subsidiary, it acquires a 49% equity interest in Tianjin Yijiahe Real Estate Company Limited (“Tianjin Yijiahe”) for RMB1.475 billion and injects RMB1.327 billion into Minmetals Land Hunan Development Co., Ltd (“Minmetals Land Hunan”) to hold 51% equity interest in the latter. The total consideration of RMB 2.8 billion represents a 7% discount to the respective total adjusted net asset value of Tianjin Yijiahe and Minmetals Land Hunan as of 30 April 2020.

The acquired assets include 11 real estate development projects across 5 cities and 1 property management company, all of which are non-listed real estate development and construction assets already covered by the entrusted management services agreement between the Company and China Minmetals Corporation (“China Minmetals”). The development project has a total land bank of approximately 3.03 million sq.m., of which 71% are residential, and the rest are community commercial whilst Tier-2 cities account for 71% of land bank by region. The Company plans to pay for the consideration by internal financial resources or bank borrowings, and has no plan to carry out equity fund raising exercise in the near future.

Tianjin Yijiahe’s Neo-Metropolis is the largest project by scale under the transaction. Located in Tianjin’s Bei Chen District, it is a mega scale real estate development project to be developed into high-rise residential buildings with ancillary commercial space. The project has a site area of approximately 1.12 million sq.m. with a total planned gross floor area of approximately 2.04 million sq.m., and the remaining land bank of approximately 1.81 million sq.m. is subject to the acquisition. The project is already in construction stage, it will be developed in phases and is expected to be fully developed by 2027. In 2019, the project recorded contracted sales of approximately RMB 3.9 billion with an average sales price of approximately RMB 21,000 per sq.m. Upon transaction completion, the Company will indirectly own 49% of Tianjin Yijiahe.

Minmetals Land Hunan’s real estate development projects are located in four cities, namely Changsha, Xiangtan, Tai’an, and Xining. All the projects are currently under development and sales stage and a land bank of approximately 1.22 million sq.m. is subject to the acquisition. In 2019, Minmetals Land Hunan's projects recorded contracted sales of approximately RMB 1.8 billion with an average sales price of approximately RMB 8,500 yuan per sq.m. Upon transaction completion, Minmetals Land Hunan will become an indirect non-wholly owned subsidiary of the Company and its financial results will be consolidated into the Company's financial statements.

Mr. He Jianbo, Chairman of Minmetals Land, commented, “ From 2008 to 2010, the Company completed 4 asset injections and received 3 development projects and investment properties with over 1.5 million square metres of land bank with a total asset value of approximately HK\$3 billion from China Minmetals. In March 2016, the Company signed an entrusted management service agreement with China Minmetals which enables it to manage its non-listed assets within the real estate development and construction division. This year, China Minmetals resumed asset injection into Minmetals Land. Through this transaction, Minmetals land’s land bank will substantially increase by 70% from 4.35 million sq.m. at the end of last year to 7.38 million sq.m. and the number of project and sales development scale will be rapidly expanded. While this transaction drives profit growth, it further promotes the Company's "urban operator" strategy and enhances the Company's brand name. This business integration will greatly reduce internal competition amongst China Minmetals' real estate business operations, and reinforce the Company’s position as the primary listed platform of China Minmetals’ property development business.”

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Corporate Information

About Minmetals Land Limited

Minmetals Land Limited (“Minmetals Land” or the “Company”, Stock code: 0230) is a subsidiary and the Hong Kong-listed real estate flagship company of China Minmetals Corporation. It principally engages in real estate development and specialised construction businesses. Currently, its real estate development business covers the Pan Bohai Rim, Yangtze River Delta, Central China, Pearl River Delta regions and Hong Kong. While the specialised construction business that based in Shanghai and Hong Kong has coverage over fifty cities in the country.

About China Minmetals Corporation

Founded in 1950, China Minmetals Corporation (“China Minmetals”) is a globally operated large state-owned corporation that principally engaged in ferrous metals, non-ferrous metals, real estate, finance and science and technology. China Minmetals is one of the core state-owned conglomerates under direct supervision of State-owned Assets Supervision and Administration Commission of the State Council (“SASAC”). It is also one of the 21 SOEs authorised by the SASAC to operate real estate development as core businesses. It was ranked no. 112 in the US Fortune Global Top 500 list in 2019. China Minmetals recorded operating revenue of approximately RMB600 billion in 2019. China Minmetals through China Minmetals H.K. (Holdings) Limited, a subsidiary of China Minmetals, to hold approximately 61.88% of the issued shares of Minmetals Land Limited. China Minmetals is the ultimate controlling shareholder of Minmetals Land.

This press release is issued by **Wonderful Sky Financial Group Limited** on behalf of **Minmetals Land Limited**.

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