



Stock Data

Share Price (08/05/09) ..HK\$1.96
52-week range .. HK\$0.48 - \$3.13
P/E (08/05/09) 9.14
(Based on 08 EPS & share price at 08/05/09)
Market Capitalization HK\$2.001 B
(H share)

Company Profile

BCL is one of the leading property developers in China, primarily focusing on developing mid- to high-end residential properties, Grade A office buildings and commercial properties, as well as investing in hotel operations in various prime locations in the capital city. In addition to various prime locations of the capital city, BCL also expanded into markets outside Beijing and has acquired land sites in Tianjin, Wuxi, Chengdu, Shenyang, Xi'an and Chongqing respectively since 2005. The Capital Group, one of Beijing's largest enterprises and under the direct supervision of the Beijing Municipal Government, is the Parent company of BCL.

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Sales Performance for January - April 2009

Capitalizing on the opportunities arising from the recovery of the property market, the Group achieved record high again in sales performance. As at the end of April, contracted sales area and contracted sales of the Group amounted to 281,000 sq. m and RMB2.54 billion respectively, representing remarkable y-o-y growth of 270% and 200%. Among which, growth momentum accelerated in April, with contracted sales area reaching 114,000 sq. m and contracted sales grew by 24% to RMB1.13 billion as compared to March.

For the first four months of 2009, the subscription amount of the Group totaled approximately RMB600 million and contracting procedures are in progress.

Sales for January to April was mainly derived from projects that are expected to complete and deliver in 2009, such as Beijing A-Z town, the Urban Town, Tianjin Butchart Garden and Wuxi Gentle House, as well as newly launched projects including Tianjin First City, Chengdu First City and Shenyang First City.



Property Sales Snapshot



Sales centre of Beijing A-Z Town

"Beijing A-Z Town"

Continued to launch new units in April and subscription rate reached 100%
Contracted sales revenue increased twelve-fold y-o-y for the first four months and amounted to RMB500 million

"Tianjin Butchart Garden"

Contracted sales area was 27,000 sq. m in April with contracted sales amounted to RMB150 million
Transaction surged more than 60% as compared to March

"Tianjin First City"

Contracted sales area was 17,000 sq. m in April with contracted sales totaled RMB140 million
Phase I was launched with 93% of units signing contracts within two months

"Chengdu A-Z Town"

Houses of large unit type launched in April were well received by the market, with contracted sales area doubled to 14,000 sq. m as compared to March

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Due to the uncertainty incurred in the calculation of the sales figures, discrepancy may exist between the information disclosed above and the periodic reports. Therefore, investors can only treat the disclosed information as periodical references.





Key projects for sale in Q2 2009

Residential projects

- Xanadu, Beijing
- Beijing A-Z Town
- Chengdu A-Z Town
- Xian First City
- Tianjin First City
- Chengdu First City
- Shenyang First City

Office buildings

- North Ring International Centre, Beijing



Show flats of Xanadu, Beijing

Area newly launched for Q2:
About **335,000** sq. m

Full-year sales target: RMB **6** billion

Property development



Xanadu, situated some 50 meters away from the northern side of CCTV Tower, is the only residential properties within the CBD in the vicinity of CCTV, Mandarin Oriental Beijing, Media Park and other amenities. Nestled within the exclusive residential enclave within the CBD, Xanadu is the most desirable area offering privacy in the pulsing beat of the capital. The façade rich in Chinese elements against the cool-colored backdrop of CBD highlights its Chinese style. The project with units ranging from 110 to 400 sq. m offers residents versatile living areas. The private retreat design on the top level forms an exclusive large balcony capturing the best vistas.

Xi'an First City is located on the eastern Wenjing Lu in the economic and technological development zone and Fengcheng Shiyi Lu to the north, in close proximity to North Third Ring. Covering a total GFA of about 1.69 million sq. m, the project embraces public facilities in the community measuring 420,000 sq. m which houses Grade A office building, SOHO apartment, shopping mall and a ultra-five-star hotel. All with board design, the premium residential units captures sufficient daylight and natural ventilation. With 60-m distance between each building, the architectures blends perfectly with its surrounding world-class landscape design. The project, following completion, will sit on a plot of land in CBD with the greatest value and potential among the development zone and become a sparkling pearl of Xi'an Beidamen.



Wuxi Gentle House, situated at the Xishan district of Wuxi city and connects Youyi Road in its east side, Dongting Road in the west, Xinming Road in the south and Xinxing Pond River. It has a site area of approximately 163,000 sq. m, and total GFA of approximately 330,000 sq. m. The central pond and aquatic garden have constituted the key landscape of this project, which is embellished with greenery features and interior gardens. Coherent with the theme of the environmental concept of the community, the multi-storey villa in successive layers with gardens represents the high-end unit type of this project, emphasizing spiritual rejuvenation. The characteristic of this unit type is the existence of a balcony garden for each unit in each storey, which harmonizes with the nature. The linear connectivity of each unit enables adequate privacy, with living quality similar to that of townhouse. The common green area and waterfront landscape are surrounded by the high-end residence with panoramic views. Angle windows, floating windows and glass railings broaden the room space, ensuring maximum enjoyment of the pleasant landscape features in the community.

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