



Stock Data

Share Price (08/11/11).... HK\$1.96
52-week range HK\$1.26-HK\$3.18
FY11 P/E 3.60 times
Market Capitalization ...HK\$4.04B
(H Share)

Company Profile

BCL is one of the leading integrated property developers in China. The company principally engages in developing mid- to high-end residential properties which are supplemented by prime commercial properties, highlighting the prominent edge of its integrated operational ability in diversifying properties portfolio. In addition to various prime locations of the capital city, BCL also expanded into markets outside Beijing and has acquired land sites in Tianjin, Chengdu, Wuxi, Shenyang, Xi'an, Chongqing, Foshan and Huzhou 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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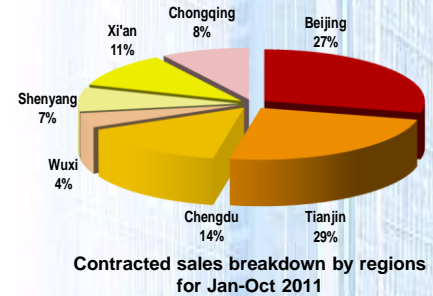
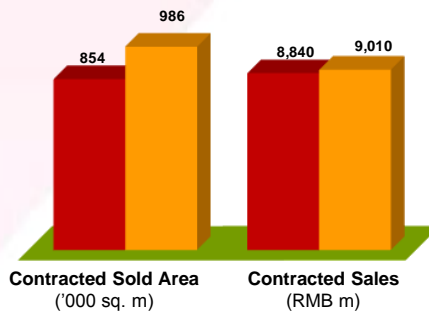
Sales Performance from Jan to Oct 2011

In October 2011, BCL's contracted sales continued to increase. During the month, BCL's contracted sold area aggregated to 149,000 sq. m. with the respective contracted sales amounting to RMB1.23 billion, representing an increase of 5% and 18% as compared to those of September respectively. As at the end of October, the accumulated contracted sold area amounted to **986,000** sq. m., up **15.5%** year-on-year. Contracted sales totaled **RMB9.01 billion**, up **1.9%** year-on-year. The accumulated subscribed yet un-contracted sales amounted to RMB1.12 billion as at the end of October, up 41% as compared to end of September.

Annex: Sales Breakdown for Oct 2011

	Contracted Sold Area ('000 sq. m)	Contracted Sales (RMB m)		Contracted Sold Area ('000 sq. m)	Contracted Sales (RMB m)
Beijing & Tianjin	78	790	Core projects	108	930
Other regions	71	440	Non-core projects	41	300
Total	149	1,230	Total	149	1,230

■ Jan-Oct 2010 ■ Jan-Oct 2011



Contracted sales reached RMB9.0 billion from Jan - Oct, up **2.0%** y-o-y
Plan to launch new projects with approx. **600,000** sq. m. in the fourth quarter in Beijing, Tianjin, Shenyang, Zhenjiang, Foshan, and Huzhou etc

Property Project Snapshot

The **Tianjin International Peninsula Project** is located above the main axis of the Beijing-Tianjin urban development. It focuses on buyers from Beijing, especially those who cannot purchase homes in Beijing to improve their living standard due to the Home Purchase Restriction policy. With the international education harbor as a niche industry, the Project is an exemplar combining caring of the elderly, caring for the youths, business leisure, corporate parks, and tourism. On 30 October, phase 1 of the project was well received in the market, and 92% of the units were subscribed on the first day, achieving subscription and contracted sales amounted to RMB 180 million.



Rendering of the International school of the Tianjin International Peninsula Project

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.

