



### Stock Data

Share Price(03/05/13).....HK\$2.94  
52-week range.....HK\$1.71-3.81  
FY12 P/E..... 4.29 times  
Market Capitalization....HK\$3.00 bn  
(H Shares)

### Sales Performance for April 2013

In April 2013, BCL achieved contracted sales area of 114,000 sq. m., while the corresponding contracted sales amounted to RMB910 million. As at the end of April 2013, the total contracted sales area accumulated to 390,000 sq. m., while contracted sales amounted to RMB3.31 billion, representing a slight decline when compared with that of the same period of last year. Meanwhile, the accumulated subscription sales awaiting signing of official sales contracts amounted to RMB1.1 billion.

Contracted Sales for Jan – Apr 2013 reached RMB3.31 billion

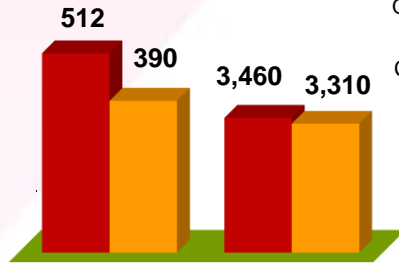
#### Annex: Sales Breakdown for April 2013

	Contracted Sales Area ('000 sq. m.)	Contracted Sales Amount (RMB million)		Contracted Sales Area ('000 sq. m.)	Contracted Sales Amount (RMB million)
Beijing and Tianjin	41	380	Core projects	84	670
Other regions	73	530	Non-core projects	30	240
Total	114	910	Total	114	910

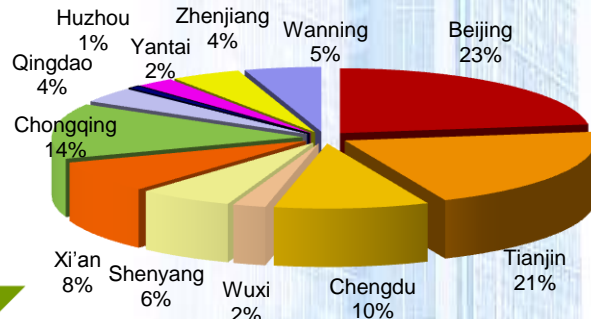
### Company Profile

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, Huzhou, Qingdao, Yantai, Zhenjiang, Jiangyin and Kunshan 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.

■ Jan – Apr 2012  
■ Jan – Apr 2013



Contracted Sales Area ('000 sq. m.)      Contracted Sales Amount (RMB million)



Breakdown of Contracted Sales by Region from Jan to Apr 2013

### Contact Us

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### BCL Outlets Officially Commenced Operation

On 1 May 2013, BCL Outlets was officially launched for operation and received positive responses from the market. Over 100,000 consumers attended the opening of the project, and turnover aggregating RMB8 million during the day. The project aims at grooming itself into a high-end brand discount outlet mall with a global touch, and is to house more than 200 global and local brands, including ARMANI.

Located in the core Central Shopping District (CSD) area of Fangshan district in Beijing, Beijing Capital Outlets boasts gross floor area aggregating approximately 110,000 sq. m. The project is situated at an advantageous location, only a stone's throw from the Libafang station of the Fangshan subway line, and in close proximity to the Beijing-Hong Kong-Macau Expressway. The opening of the BCL Outlets successfully filled the vacuum in projects of this kind in the Western part of Beijing. This project further helped establish the Company's competitive edge in the themed development product line, and was also a successful example of the "Residence + Outlets" operational model.

Due to uncertainties incurred in the calculation of the sales figures, discrepancies may exist between the information disclosed above and the periodic reports. Therefore, investors are advised to treat the information disclosed in this letter as periodic references only.

