



Stock Data

Share Price(5/11/2013).....HK\$2.77
52-week range HK\$2.36 – HK\$3.81
FY12 P/E..... 4.04 times
Market Capitalization...HK\$5.617 bn

Sales Performance for October 2013

In October 2013, BCL achieved contracted sales area of 193,000 sq. m., while the corresponding contracted sales amounted to RMB1,840 million, up 57% YoY, up 50% MoM. As at the end of October 2013, the cumulative contracted sales area aggregated to 1,249,000 sq. m., while contracted sales amounted to RMB11.48 billion, representing a YoY growth of 13%. Meanwhile, as at the end of October 2013, the cumulative subscription sales awaiting signing of official sales contracts amounted to RMB2.3 billion.

Contracted Sales for Jan-Oct 2013 reached RMB**11.48 billion**, representing a YoY growth of **13%**

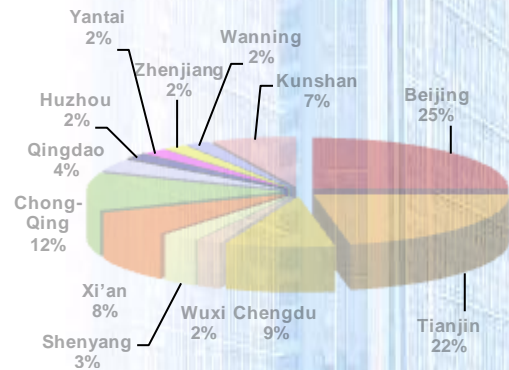
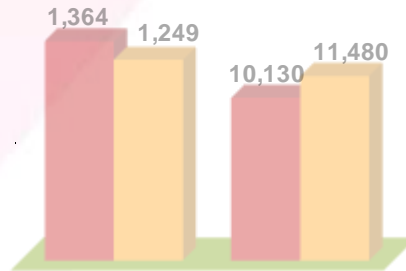
Company Profile

BCL is one of the leading integrated property developers in China. The company is principally engaged 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 in the capital city, BCL also expanded into markets outside Beijing and has acquired land in Tianjin, Shenyang, Qingdao, Yantai, Xi'an, Chengdu, Chongqing, Wuxi, Huzhou, Kunshan and Hainan 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.

Annex: Sales Breakdown for October 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 | 53 | 900 | Core projects | 166 | 1,570 |
| Other regions | 140 | 940 | Non-core projects | 27 | 270 |
| Total | 193 | 1,840 | Total | 193 | 1,840 |

■ Jan - Oct 2012
■ Jan - Oct 2013



Contracted Sales Area ('000 sq. m.) Contracted Sales Amount (RMB million) Breakdown of Contracted Sales Amount by Region from Jan to Oct 2013

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Investment in land

In October, BCL successfully acquired the Lishuang Lu project in Jinnan District, Tianjin City. The project occupies a site area of 108,00 sq. m., and total planned GFA of 257,000 sq. m. and planned above-the-ground GFA of 209,000 sq. m..

The project is located in Xin Zhuang Town, Jinnan District which is one of the four districts of the Tianjin city ring, 2.5 km from the Outer Ring Road and 3 km from Haihe Education Area, next to the Metro Line 6, the planned Metro Line Z1 and Line 1 extension. This is a premium location with convenient transportation access.

Primary land development

In October, BCL successfully sold in an auction lots 4-6 of a primary land development project in Wuqing, Tianjin City for RMB500 million, representing a premium of 134%

The values of land parcels in Wuqing are set to trend higher as more property developers land their footholds in the district. BCL, while receiving income from primary development in the district, will see its secondary development project there, International Peninsula Wuqing, benefit substantially. The coordinated development of the whole district will kick start a virtuous cycle.

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.

