



Stock Data

Share Price.....HK\$2.91
52-week range HK\$2.39 – HK\$3.3
FY13 P/E..... 2.88 times
FY14 P/E (Forward) 2.47 times
Market Capitalization...HK\$5.99 bn

*Source: Bloomberg, as of 12/8/2014

Sales Performance for July 2014

In July 2014, BCL achieved contracted sales area of 114,000 sq. m., up 21.1% compared with the same period last year, while the corresponding contracted sales amounted to approximately RMB1.61 billion, representing an increase of 92.2% compared with the same period last year. As at the end of July 2014, the cumulative contracted sales area amounted to approximately 845,000 sq. m., representing an increase of 3.3% over the same period last year, and the cumulative contracted sales amounted to approximately RMB8.38 billion, representing an increase of 11.4% over the same period last year. Meanwhile, as at the end of July 2014, the cumulative subscription sales awaiting signing of official sales contracts amounted to RMB2 billion.

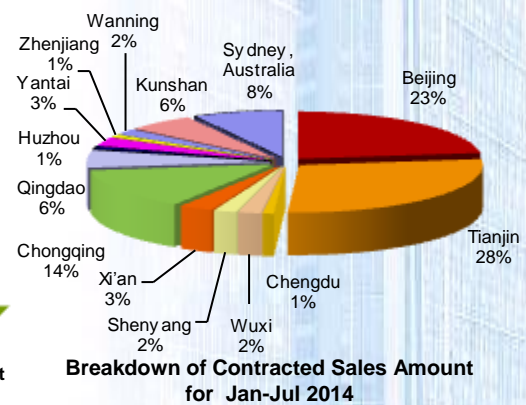
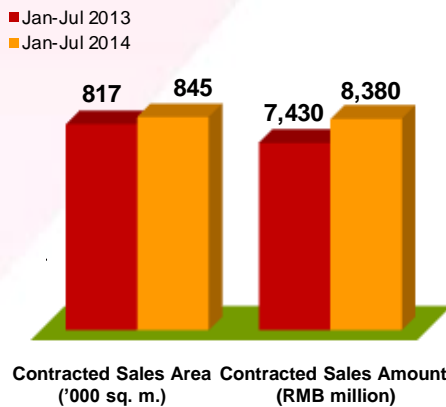
Annex: Sales Breakdown for July 2014

	Contracted Sales Area ('000 sq. m.)	Contracted Sales Amount (RMB million)
Beijing & Tianjin	38	460
Other regions	76	1,150
Total	114	1,610

	Contracted Sales Area ('000 sq. m.)	Contracted Sales Amount (RMB million)
Core projects	85	760
Non-core projects	29	850
Total	114	1,610

Company Profile

Beijing Capital Land Limited ("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 Shanghai, 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.



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Land Investment

In July 2014, BCL successfully acquired two land plots in the Gaojiao Park, Fangshan District, Beijing. Gaojiao Park locates in the core area of Liangsiang and is adjacent to Fangshan Metro Line, with a planned GFA of 157,000 sq.m. to target high-turnover, owner-occupied projects.

In July 2014, BCL successfully acquired a land plot in Jiading Industrial Zone, Shanghai, a project to be built into a quality owner-occupier community. 4.5 km north from the Jiading North station of the No. 11 Metro Line, the project has a planned GFA of 246,000 sq.m. and is the largest land plot that was launched this year in Jiading District.

Overseas Business

In July 2014, the company has successfully formed a joint venture with an Australian land developer and invested in a mid-to-high-end residential project. Situated just 3km from the central business district of Sydney, the project was launched for sale in July with 200 units in Phase One. More than 5,000 pre-sale registrations were recorded before the pre-sale period.

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.

