



Stock Data

Share Price.....HK\$3.38
52-week range HK\$2.64 – HK\$7.39
FY14 P/E (Trailing)..... 3.81 times
FY15 P/E (Forward) 3.74 times
Market Capitalization...HK\$10.235bn

*Source: Bloomberg, as of 6/1/2016

Company Profile

Beijing Capital Land Ltd. ("BCL", stock code: 2868.HK) is one of the leading integrated property developers in China. Aspiring to be "the Most Valuable Comprehensive Property Developer" in China, the Company focuses on three core business lines: Residential Property, Integrated Outlets, and Urban Core Complex. This is complemented by innovative businesses such as primary land development. The Company differentiates itself from its peers through its fully integrated operations and the seamless coordination among all business lines, which helps to increase competitiveness. The Company focuses on five core cities: Beijing, Shanghai, Tianjin, Chongqing and Chengdu. The Company is committed to its strategy of "maximizing scale, accelerating turnover, destocking and optimizing business structure" and focuses on high turnover and home-buyer oriented products. Beijing Capital Group, one of Beijing's largest enterprises and under the direct supervision of the Beijing Municipal Government, is the parent company of BCL.

Sales Performance for December 2015

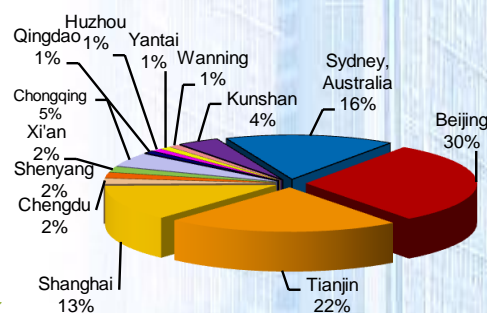
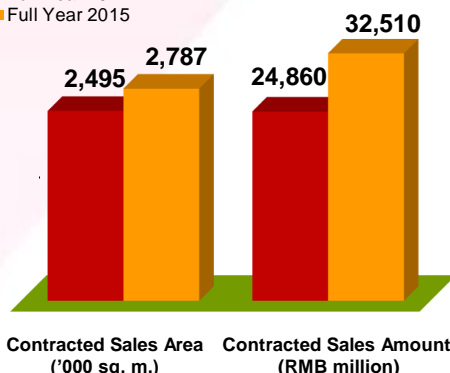
In December 2015, BCL achieved total contracted sales area of 602,000 sq.m., representing an increase of 48.6% over the same period last year, while the corresponding contracted sales amounted to approximately RMB7.44 billion, representing an increase of 42.3% over the same period last year. As at the end of December 2015, the cumulative contracted sales area amounted to approximately 2,787,000 sq.m., representing an increase of 11.7% over the same period last year, and the cumulative contracted sales amounted to approximately RMB32.51 billion, representing an increase of 30.8% over the same period last year.

Annex: Sales Breakdown for December 2015

	Contracted Sales Area ('000 sq.m.)	Contracted Sales Amount (RMB million)
Beijing & Tianjin	482	5,720
Other regions	120	1,720
Total	602	7,440

	Contracted Sales Area ('000 sq.m.)	Contracted Sales Amount (RMB million)
Core projects	531	6,080
Non-core projects	71	1,360
Total	602	7,440

■ Full Year 2014
■ Full Year 2015



Breakdown of Contracted Sales Amount for Jan-Dec 2015

Contact Us

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Issuance of Private Placement Corporate Bonds

In December, BCL took advantage of the low-interest-rate market conditions and issued the second batch of the 3-year private placement corporate bonds in the PRC with a principal amount of RMB2.5 billion at a coupon rate of 4.78%, which marks the lowest coupon rate among all AA+ private placement bonds issued by property companies. At the end of December, BCL's new RMB10 billion private placement bond scheme was granted a no-objection letter from the Shanghai Stock Exchange. It is expected to launch in 2016 and will further lower the company's overall financing costs.

Land Investment

In December, BCL successfully acquired land plots 06-09 and 07-08 in Wuqing District, Tianjin, which together will provide an above-the-ground construction area of 62,000 sq.m. for the residential and community-commercial uses. Located in the core area of the Beijing-Tianjin-Hebei Integration region, the project Wuqing International Peninsula is a large integrated community project. It has achieved solid sales performance as the region develops, and has great potential in the future.

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.

