



## Sales Performance for Jan - May 2009

Despite that the transaction volumes in Beijing and Tianjin in May were down 8.8% and 16% respectively month-on-month, the Group achieved strong sales performance last month as it further launched new property projects which meet the market demand. The Group's contracted sales area and contracted sales amounted to 140,000 sq. m and RMB1.31 billion respectively in May, both marking their historical high. As at the end of May 2009, contracted sales area and contracted sales of the Group's projects amounted to 422,000 sq. m and RMB 3.86 billion, representing remarkable year-on-year growths of 300% and 210%, respectively.

As at the end of May, the subscription amount of the Group totaled approximately RMB 1 billion and contracting procedures were in progress. The Group had targeted the potential buyers of an office tower of North Ring International Centre in Beijing. It is expected to record sales of over RMB 800 million from this project.

The Group's projects namely Xanada, Beijing, Xi'an First City and Tianjin Noble City achieved an unprecedented success on the first day of launch on 16 May, with subscription amount of RMB 590 million and a subscription rate of over 50%.

### Stock Data

Share Price (04/06/09) ..HK\$3.16

52-week range .. HK\$0.48 - \$3.25

P/E (04/06/09) ..... 14.77

(Based on 08 EPS & share price at 04/06/09)

Market Capitalization HK\$3.226 B

(H share)

### Company Profile

BCL is one of the leading integrated property developers in China. The Group 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, Wuxi, Chengdu, Shenyang, Xi'an and Chongqing 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.

### Contact Us

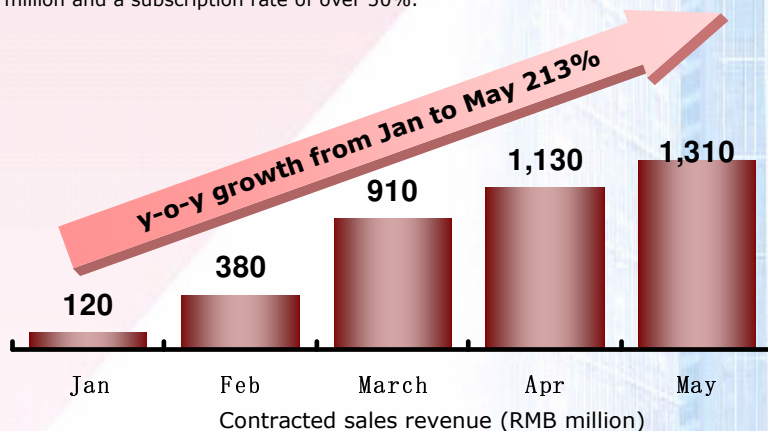
Natalie Tam

iPR Ogilvy

Tel: +852 2136 6182

Fax: +852 3170 6606

Email: natalie.tam@iprogilvy.com



### Property Sales Snapshot



Sales centre of Xanada, Beijing

#### "Xanada, Beijing"

Subscription amount was about RMB 400 million on the first day of launch, marking CBD high-end apartment sales record. Subscription amount was RMB 570 million as at 31 May, contracted sales amounted to RMB 250 million

#### "Xi'an First City"

Boutique apartment located on the first block was launched on 16 May. 388 units were sold with a subscription rate of 72%. As at the end of May, contracted sales area was 26,000 sq. m. with contracted sales totaling RMB150 million.

#### "Tianjin Noble City"

73 units were subscribed on the first day of market launch on 16 May with a subscription rate of 58%. As at 31 May, contracted sales area was 8,000 sq. m and contracted sales amounted to RMB 60 million.

#### "Tianjin First City"

Continuing strong sales momentum gained from the sale of phase one of garden villas, 160 units of phase two of high-rise residential building were launched on 26 May, among which 134 were sold with a subscription rate of 84%. As at the end of May, accumulated contracted sales revenue contributed from the project amounted to RMB350 million.

*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.*

创新生活 创造价值  
Innovating Life, Creating Value





## Key projects for sale in Q2 2009

### Residential projects

- Xanada, Beijing
- Reflections, Beijing
- Tianjin First City
- Tianjin Noble City
- Chengdu A-Z Town
- Chengdu First City
- Xian First City
- Shenyang First City

### Office buildings

- North Ring International Centre, Beijing

Area newly launched for Q2:  
About **485,000** sq. m

Full-year sales target: RMB **6** billion



First day of launch of  
Tianjin Noble City



## Property development



**Xanada**, is not only the residential component of phase one of Beijing Hujialou Project, a high-end integrated project, but also another upmarket project following the Reflections. As one of Beijing Capital's major products in 2009, the project represents our core concepts of pursuing high-end living community in urban areas and promoting internationalization and diversification in local areas. It therefore certainly become the masterpiece among other high-class apartment projects in the core areas of CBD. Nestled within the exclusive residential enclave within the CBD, the unique one among other projects located in CBD for sale, Xanada is the most desirable area offering privacy in the pulsing beat of the capital. The façade rich in Chinese elements against the cool-colored backdrop of CBD highlights its Chinese style. The project with units ranging from 110 to 400 sq. m offers residents versatile living areas. The private retreat design on the top level forms an exclusive large balcony capturing the best vistas.

**Xi'an First City** is our masterpiece representing new integrated projects. With the concept of "Brilliance on top of the world", world-class quality and cutting-edge technology, the project determines to set up a model of being the top internationalized living community in the city. Located on the core area of the economic and technological development zone, it is also in close proximity to Beike Station of the largest railway in Asia and easily accessible to the expressway to airport and North Third Ring. Covering a total GFA of about 1.69 million sq. m, 75% of which is for residential area, the project includes office building, commercial area, hotel and other amenities. The premium residential units captures sufficient daylight and natural ventilation and all with board design. With 60-m distance between each building, the architectures blends perfectly with its surrounding world-class landscape design.



**Tianjin Noble City** is the first low-density community in urban area with London flavor developed by the Group in Tianjin. The project enjoys prime geographic location with Dongli Lake, the most beautiful ecological environment in the city, to the east and Tianjin Konggang Industrial Park to the south. It is also easily accessible to the first and second lines of Beijing-Tianjin-Tanggu Expressway and Tianjin-Binhai Expressway. Distinctively exhibiting a British architectural style, a fusion of simplicity and elegance reflected from the exterior manifests nobleness and grandeur of the project. Covering a total GFA of 300,000 sq. m, the project comprises three-layers of apartments and five- to seven-storey building equipped with elevators. With the plot ratio of 1, the project offers spacious and cozy environment as well as a high-class living community with stunning beauty for owners.

创新生活 创造价值  
Innovating Life, Creating Value

