



Stock Data

Share Price(4/12/2013).....HK\$2.69
52-week range HK\$2.60 – HK\$3.81
FY12 P/E..... 3.93 times
Market Capitalization...HK\$5.455 bn

Sales Performance for November 2013

In November 2013, BCL achieved contracted sales area of 335,000 sq. m., while the corresponding contracted sales amounted to approximately RMB3,000 million, up 242% YoY, up 61% MoM. As at the end of November 2013, the cumulative contracted sales area aggregated to 1,580,000 sq. m., while contracted sales amounted to RMB14.4 billion, representing a YoY growth of 31%. Meanwhile, as at the end of November 2013, the cumulative subscription sales awaiting signing of official sales contracts amounted to RMB2 billion.

Contracted Sales for Jan-Nov 2013 reached RMB**14.4 billion**, representing a YoY growth of **31%**

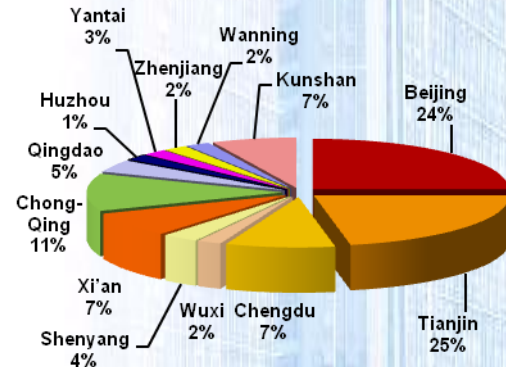
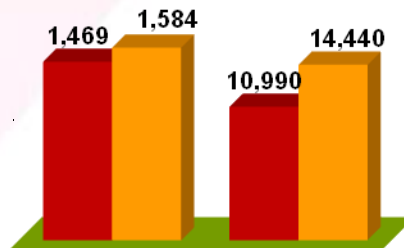
Company Profile

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 November 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	131	1,510	Core projects	299	2,630
Other regions	204	1,450	Non-core projects	36	330
Total	335	2,960	Total	335	2,960

■ Jan - Nov 2012
■ Jan - Nov 2013



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

Contact Us

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Investments in land

Beijing Daxing Suncun Project

In November 2013, BCL successfully acquired the Suncun project in Daxing District, Beijing. The project occupies a site area of 62,000 sq. m., and total planned GFA of 129,000 sq. m. and planned above-the-ground GFA of 111,000 sq. m..

The project is located in Huangcun Town, Daxing District, only 5km from the Huangcun station of the no. 4 subway line. Moreover, the airport express route with direct access to second-ring area will soon be built close to the project, providing seamless transportation with core cities in the area. The positioning of this project is a middle-class living community in the suburbs, catering to end-user demand for rapid turn-around properties.

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.

Shanghai Songjiang Fangsongjiedao Project

In November 2013, BCL successfully acquired the Fangsongjiedao project in Songjiang District, Shanghai. The project occupies a site area of 65,000 sq. m., and total planned GFA of 159,000 sq. m. and planned above-the-ground GFA of 125,000 sq. m..

This project is set to be developed on the Company's first land parcel acquired in Shanghai, signifying BCL's major breakthrough in its foothold in the River Delta Region. The project is located in Songjiang District, Shanghai Songjiang New City, in close proximity to Songjiang University Town, and only 2.5 km away from the Songjiang University Town station of the no. 9 subway line.

