



Stock Data

Share Price.....HK\$2.83
52-week range HK\$2.43 – HK\$3.25
FY13 P/E..... 2.79 times
FY14 P/E (Forward) 3.03 times
Market Capitalization...HK\$5.83 bn

*Source: Bloomberg, as of 2/12/2014

Sales Performance for November 2014

In November 2014, BCL achieved contracted sales area of 369,000 sq. m., up 10.2% compared with the same period last year, while the corresponding contracted sales amounted to approximately RMB3.17 billion, representing an increase of 7.1% compared with the same period last year. As at the end of November 2014, the cumulative contracted sales area amounted to approximately 2,090,000 sq. m., representing an increase of 32.0% over the same period last year, and the cumulative contracted sales amounted to approximately RMB20.04 billion, representing an increase of 38.8% over the same period last year. Meanwhile, as at the end of November 2014, the cumulative subscription sales awaiting signing of official sales contracts amounted to RMB1.13 billion.

Annex: Sales Breakdown for November 2014

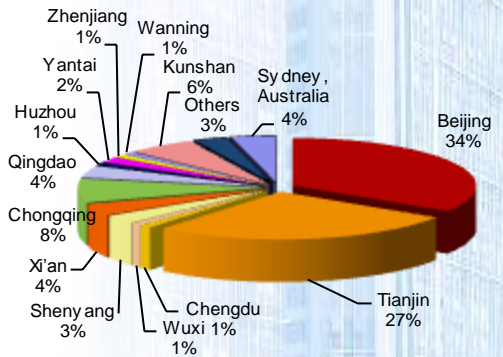
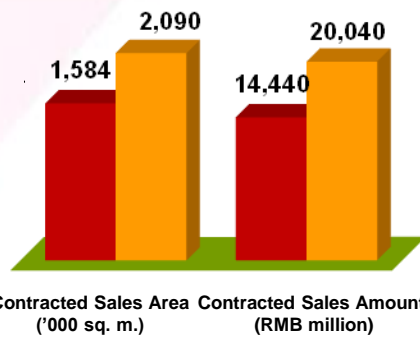
	Contracted Sales Area ('000 sq. m.)	Contracted Sales Amount (RMB million)
Beijing & Tianjin	245	2,500
Other regions	124	670
Total	369	3,170

	Contracted Sales Area ('000 sq. m.)	Contracted Sales Amount (RMB million)
Core projects	278	2,470
Non-core projects	91	700
Total	369	3,170

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.

■ Jan-Nov 2013
■ Jan-Nov 2014



Contact Us

Bryan Feng
Beijing Capital Land
– General Manager of Investor Relations
Tel: +852 2869 3288
+86 10 6652 3080
Email: fengyj@bjcapitalland.com.cn

Christensen China Limited
Tel: +852 2117 0861
Fax: +852 2117 0869
Email: BJCapitalLand@ChristensenIR.com



Capital Operation

BCL injected the Xi'an First City into its subsidiary Juda International Holdings Limited (HK1329). The transfer of the project constitutes a reverse takeover and a new listing of Juda. Juda International's new listing application with the Hong Kong Stock Exchange has been approved in November.

In November 2014, Beijing Capital Land issued US\$450m perpetual security at 7.125% distribution rate under the company's medium-term note programme. The proceeds will be used for working capital and general corporate purposes.

Project Updates

In November 2014, Beijing Capital Land teamed up with CITIC Capital and some investors to set up a RMB2.2 billion real estate equity investment fund. The proceeds will be used for 100% acquisition of Jianglingchang project in Chongqing. As of now, BCL has partnered with CITIC Trust to establish three funds with a total size of RMB3.86 billion.

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.

