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(A joint stock limited company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2868)

PROFIT WARNING

This announcement is made by Beijing Capital Land Ltd. (the “Company”, together with its subsidiaries, the “Group”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”) and Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “Board”) wishes to inform the shareholders of the Company and potential investors of the Company that, based on the information currently available to the Board, it is expected that the Group will record a decrease from the range of 20% to 30% in the unaudited net profit attributable to equity holders of the Company for the six months ended 30 June 2015 as compared to the unaudited net profit attributable to equity holders of the Company of approximately RMB661,130,000 for the six months ended 30 June 2014. Such decrease is mainly attributable to the decrease in the revenue from projects with higher gross profit margin in Beijing in the first half of 2015, caused by reduction of the Group's projects available for sale and revenue recognition in the core districts of Beijing.

The Board reaffirmed that the Group had established an overall strategy to focus on projects in five core cities, namely Beijing, Tianjin, Shanghai, Chongqing and Chengdu, especially to seize the opportunity created by “Beijing-Tianjin-Hebei Cooperative Development”, to multiply the synergy with Beijing Capital Group, the parent company, and to proactively acquire quality projects in Beijing-Tianjin region. During the period from 1 January 2013 to 30 June 2015, the Group had acquired land bank with gross floor area of approximately 8 million square metres, of which approximately 95% are located in the aforesaid five core cities, and approximately 67% are located in Beijing, Tianjin and Shanghai. It is expected that those projects will be mainly completed and recognized as revenue starting from 2016.

The information contained in this announcement is only a preliminary assessment made by the management of the Company based on the unaudited management accounts of the Group for the six months ended 30 June 2015 and the information currently available to the management of the Company, which have not been confirmed or reviewed by the auditors of the Company nor the audit committee of the Company as at the date of this announcement. Details of the financial information of the Group for the six months ended 30 June 2015 are scheduled to be published in 10 August 2015.

Shareholders of the Company and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Beijing Capital Land Ltd.
Lee Sze Wai
Company Secretary

Hong Kong, 27 July 2015

The Board as of the date of this announcement comprises Mr. Liu Xiaoguang (Chairman), Mr. Tang Jun (President) and Mr. Zhang Shengli who are the Executive Directors, Mr. Wang Hao, Mr. Song Fengjing and Mr. Shen Jianping who are the Non-Executive Directors, Mr. Ng Yuk Keung, Mr. Wang Hong and Mr. Li Wang who are the Independent Non-Executive Directors.