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

(Stock Code: 2868)

SALES PERFORMANCE FOR THE YEAR ENDED 31 DECEMBER 2015

Beijing Capital Land Ltd. (the “Company”, together with its subsidiaries, the “Group”) wishes to provide to its shareholders the attached newsletter on property sales performance which contains certain operating data of the Group for the year ended 31 December 2015 (the “**Sales Performance**”). The Sales Performance is also available on the website of the Company (www.bjcapitalland.com.cn). The Sales Performance has been prepared on the basis of internal management records. It has not been audited or reviewed by external auditor, and as such the data is for investors’ reference only. The Sales Performance is not an offer or solicitation for the purchase or sale of any securities or financial instruments or to provide any investment service or investment advice.

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

Hong Kong, 6 January 2016

The Board as of the date of this announcement comprises Mr. Wang Hao (Chairman), Mr. Tang Jun (President) and Mr. Zhang Shengli who are the Executive Directors, Mr. Liu Xiaoguang, 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.



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

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.

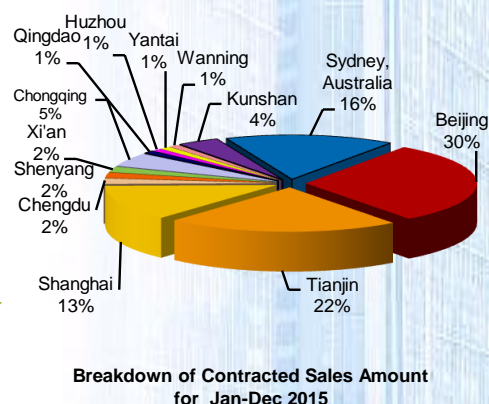
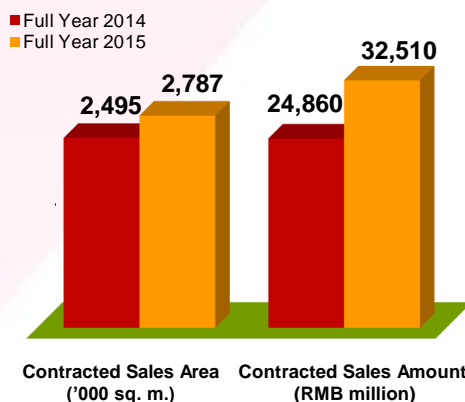
Annex: Sales Breakdown for December 2015

	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

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.



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.

