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首創置業股份有限公司
BEIJING CAPITAL LAND LTD.

(A joint stock limited company incorporated in the People's Republic of China with limited liability)
(Stock Code: 2868)

**VOLUNTARY ANNOUNCEMENT
DRAWDOWN UNDER THE GUARANTEED MEDIUM TERM NOTE
AND PERPETUAL SECURITIES PROGRAMME
BY CENTRAL PLAZA DEVELOPMENT LTD.**

Reference is made to the Company's announcement dated 12 January 2017 in relation to the update of the Programme by the Issuer (a wholly owned subsidiary of the Company).

The Board is pleased to announce that on 18 January 2017, the Company, the Issuer, the Guarantor, the Group and the Joint Lead Managers entered into the Subscription Agreement to carry out a drawdown under the Programme to offer and issue the Drawdown Notes in an aggregate nominal amount of USD400,000,000 which is exempt from, and not subject to, the registration requirements under the U.S. Securities Act. The Drawdown Notes are unconditionally and irrevocably guaranteed by the Guarantor and have the benefit of a Keepwell Deed and a Deed of Equity Interest Purchase Undertaking by the Group. The Drawdown Notes are denominated in USD.

Application has been made to the Stock Exchange for the listing of, and permission to deal in the Drawdown Notes by way of debt issues to professional investors only and such permission is expected to become effective on or about 26 January 2017.

The completion of the Subscription Agreement is subject to certain conditions precedent which may or may not be satisfied and the Subscription Agreement may be terminated upon the occurrence of certain events. As the Subscription Agreement may or may not be completed and the drawdown may or may not proceed, shareholders of the Company and potential investors are advised to exercise caution when dealing in the securities of the Issuer and the Company.

This is a voluntary announcement made by the Company.

DRAWDOWN UNDER THE GUARANTEED MEDIUM TERM NOTE AND PERPETUAL SECURITIES PROGRAMME BY THE ISSUER

Reference is made to the Company's announcement dated 12 January 2017 in relation to the update of the Programme by the Issuer.

The Board is pleased to announce that on 18 January 2017, the Company, the Issuer, the Guarantor, the Group and the Joint Lead Managers entered into the Subscription Agreement to carry out a drawdown under the Programme to offer and issue the Drawdown Notes in an aggregate nominal amount of USD400,000,000 which is exempt from, and not subject to, the registration requirements under the U.S. Securities Act. The Drawdown Notes are unconditionally and irrevocably guaranteed by the Guarantor and have the benefit of a Keepwell Deed and a Deed of Equity Interest Purchase Undertaking by the Group. The Drawdown Notes are denominated in USD.

PRINCIPAL TERMS OF THE NOTES

Issuer:	Central Plaza Development Ltd.
Guarantor:	International Financial Center Property Ltd.
Keepwell and equity interest purchase undertaking provider:	Beijing Capital Group Co., Ltd.
Sole Global Coordinator:	The Hongkong and Shanghai Banking Corporation Limited
Joint Bookrunners and Joint Lead Managers:	The Hongkong and Shanghai Banking Corporation Limited, Australia and New Zealand Banking Group Limited, China CITIC Bank International Limited, CMB International Capital Limited, ICBC International Securities Limited, Deutsche Bank AG, Hong Kong Branch and China Everbright Bank Co., Ltd., Hong Kong Branch

Issue Currency:	USD
Issue Size:	USD400,000,000
Tenor:	3-year
Issue Price:	99.720% of the aggregate nominal amount
Coupon Rate:	3.875%
Pricing Date:	18 January 2017
Issue Date:	25 January 2017
Maturity Date:	25 January 2020

The Issuer currently intends to use the net proceeds from the Drawdown Notes for repayment of existing debts and for working capital and general corporate purposes.

Application has been made to the Stock Exchange for the listing of, and permission to deal in, both the Drawdown Notes by way of debt issues to professional investors only and such permission is expected to become effective on or about 26 January 2017.

The completion of the Subscription Agreement is subject to certain conditions precedent which may or may not be satisfied and the Subscription Agreement may be terminated upon the occurrence of certain events. As the Subscription Agreement may or may not be completed and the drawdown may or may not proceed, shareholders of the Company and potential investors are advised to exercise caution when dealing in the securities of the Issuer and the Company.

DEFINITIONS

In this announcement, the following terms have the meanings set forth below unless the context requires otherwise:

“Board”	the board of directors
“Company”	Beijing Capital Land Ltd., a joint stock company incorporated in the PRC with limited liability and whose H shares (stock code: 2868) are listed on the Main Board of the Stock Exchange
“Deed of Equity Interest Purchase Undertaking”	the deed of equity interest purchase undertaking to be entered into between the Group and the Trustee on or about 25 January 2017

“Directors”	the directors of the Company
“Drawdown Notes”	the notes offered and issued by the Issuer and guaranteed by the Guarantor pursuant to a drawdown under the Programme
“Group”	Beijing Capital Group Co., Ltd., a company incorporated in the PRC with limited liability
“Guarantor”	International Financial Center Property Ltd., a company incorporated in the British Virgin Islands, which is wholly-owned by the Company
“Hong Kong”	The Hong Kong Special Administrative Region of the PRC
“Issuer”	Central Plaza Development Ltd., a company incorporated with limited liability in British Virgin Islands, which is wholly-owned by the Company
“Joint Lead Managers”	The Hongkong and Shanghai Banking Corporation Limited, Australia and New Zealand Banking Group Limited, China CITIC Bank International Limited, CMB International Capital Limited, ICBC International Securities Limited and Deutsche Bank AG, Hong Kong Branch and China Everbright Bank Co., Ltd., Hong Kong Branch
“Keepwell Deed”	the keepwell deed to be entered into between the Group, the Issuer, the Guarantor and the Trustee on or about 25 January 2017
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“PRC”	the People’s Republic of China, for the purposes of this announcement, excluding Hong Kong, Macau Special Administrative Region of the PRC and Taiwan
“Programme”	US\$1,000,000,000 medium term note and perpetual securities programme updated on 12 January 2017, as set out in the announcement of the Company dated 12 January 2017

“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Subscription Agreement”	the subscription agreement dated 18 January 2017 entered into between the Company, the Issuer, the Guarantor, the Group and the Joint Lead Managers in relation to the Drawdown Notes
“Trustee”	Citicorp International Limited as trustee of the holders of notes and securities offered and issued under the Programme
“U.S. Securities Act”	U.S. Securities Act of 1933, as amended
“United States”	the United States of America
“USD”	United States Dollars, the lawful currency of the United States

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

Hong Kong, 19 January 2017

The Board as of the date of this announcement comprises Mr. Li Songping (Chairman) who is non-executive Director, Mr. Tang Jun who is the executive Director, Ms. Sun Baojie, Mr. Sun Shaolin, Mr. Su Jian and Mr. Yang Weibin who are the non-executive Directors, Mr. Wang Hong, Mr. Li Wang and Mr. Wong Yik Chung, John who are the independent non-executive Directors.