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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.**

The Board is pleased to announce that on 29 June 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 USD100,000,000 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.

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

The Board is pleased to announce that on 29 June 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 USD100,000,000 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

Coupon Rate	3.7%
Issuer	Central Plaza Development Ltd.
Issue Currency	USD
Issue Date	5 July 2017
Issue Size	USD100,000,000
Issue Price	100% of the aggregate nominal amount
Guarantor	International Financial Center Property Ltd.
Joint Bookrunners and Joint Lead Managers	China CITIC Bank International Limited, ICBC International Securities Limited, Industrial Bank Co., Ltd. Hong Kong Branch and China Everbright Bank Co., Ltd., Hong Kong Branch
Keepwell and equity interest purchase undertaking provider	Beijing Capital Group Co., Ltd.
Maturity Date	5 July 2020
Pricing Date	29 June 2017
Tenor	3-year

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.

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 5 July 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	China CITIC Bank International Limited, ICBC International Securities Limited, Industrial Bank Co., Ltd. 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 5 July 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 29 June 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, 29 June 2017

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