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

(Stock Code: 2868)

INSIDE INFORMATION

UNAUDITED CONSOLIDATED FINANCIAL INFORMATION OF THE COMPANY FOR THE PERIOD ENDED 31 MARCH 2019

This announcement is made by Beijing Capital Land Ltd. (the “Company”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provision under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Reference is made to the announcements of the Company dated 5 March 2018 and 23 May 2018 (the “Announcements”) and the circular of the Company dated 5 March 2018 (the “Circular”) in relation to, among other matters, the proposed issue of Corporate Bonds and Medium Term Notes Programme in the PRC. Unless otherwise defined, capitalized terms used herein shall have the same meaning as those set out in the Announcements and Circular.

The Company has issued tranche I and tranche II of the perpetual medium term notes in June 2018 and August 2018 and tranche I of the perpetual medium term notes in April 2019, respectively, and is required to fulfill relevant disclosure obligations in accordance with relevant requirements, including the unaudited consolidated financial information of the Company for the period ended 31 March 2019 (the “Financial Information”). The Financial Information is expected to be disclosed on the website of the Shanghai Clearing House website (<http://www.shclearing.com/>), China Foreign Exchange Trade System website (<http://www.chinamoney.com.cn/>) and Beijing Financial Assets Exchange website (<https://www.cfae.cn/>). Shareholders and investors of the Company may visit the above website for further information on the Financial Information.

The Company has extracted the Financial Information from the application materials below:

(1)	Summary of Consolidated Balance Sheet	31 March 2019
		RMB'000
	Current assets	147,174,306
	Non-current assets	32,732,623
	Total assets	179,906,929
	Current liabilities	64,039,992
	Non-current liabilities	77,677,530
	Total liabilities	141,717,522
	Total equity attributable to interests of the Company	29,077,718
	Non-controlling interests	9,111,688
	Total equity	38,189,406
(2)	Summary of Consolidated Income Statement	For the
		period ended
		31 March 2019
		RMB'000
	Revenue	2,340,981
	Operating profit	196,132
	Profit before income tax	196,838
	Profit for the period	188,166
	Profit attributable to interests of the Company	165,873
	Non-controlling interests	22,293
(3)	Summary of Consolidated Cash Flow Statement	For the
		period ended
		31 March 2019
		RMB'000
	Net cash paid to operating activities	(3,026,979)
	Net cash paid to investing activities	(9,160,006)
	Net cash received from financing activities	9,780,769
	Net decrease in cash and cash equivalents	(2,406,216)

Shareholders and potential investors of the Company to be reminded that the Financial Information is prepared in accordance with the internal management records and has not been audited or reviewed by external auditors. This information is published in accordance with the relevant PRC laws and regulations.

Shareholders and potential investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company.

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

Hong Kong, 26 April 2019

The Board as of the date of this announcement comprises Mr. Li Songping (Chairman) who is the non-executive Director, Mr. Zhong Beichen (President), Mr. Li Xiaobin, Mr. Hu Weimin and Mr. Fan Shubin who are the executive Directors, Mr. Su Jian who is the non-executive Director, Mr. Li Wang, Mr. Wong Yik Chung, John and Mr. Liu Xin who are the independent non-executive Directors.