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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 SIX MONTHS ENDED 30 JUNE 2019

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 six months ended 30 June 2019 (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, 3 July 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.



Stock Data

Share Price.....HK\$2.95
52-week range HK\$2.36 – HK\$3.68
P/E (Trailing)..... 5.71 times
Market Capitalization...HK\$8.933bn

*Source: Bloomberg, as of 3/7/2019

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 the following core business lines: Residential Property, Integrated Outlets, Urban Core Complex and 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 three metropolitan areas of Beijing-Tianjin-Hebei, Yangtze River Delta and Guangdong-Hong Kong-Macau Greater Bay Area. The Company is committed to its strategy of "achieving quality growth" and focuses on products for homeowners looking to upgrade as well as high turnover and home-buyer oriented products. Beijing Capital Group, one of Beijing's largest state-owned enterprises and under the direct supervision of the Beijing State-owned Assets Supervision and Administration Commission, is the parent company of BCL.

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Sales Performance for June 2019

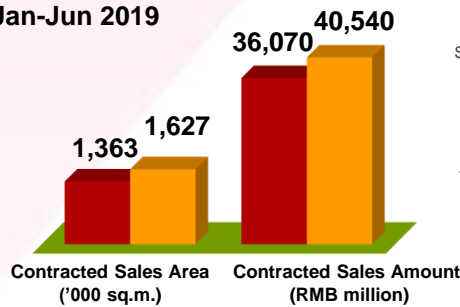
In June 2019, BCL achieved a total contracted sales area of approximately 623,000 sq.m., while the corresponding contracted sales amounted to approximately RMB15.72 billion. As at the end of June 2019, BCL's cumulative contracted sales area was approximately 1,627,000 sq.m., an increase of 19.4% year-over-year, and the cumulative contracted sales amounted to approximately RMB40.54 billion, an increase of 12.4% year-over-year. As at the end of June 2019, cumulative subscription sales awaiting signing of official sales contracts amounted to approximately RMB1.2 billion.

Annex: Sales Breakdown for June 2019

	Contracted Sales Area ('000 sq.m.)	Contracted Sales Amount (RMB million)
Beijing, Tianjin and Shanghai	389	12,320
Other Regions	234	3,400
Total	623	15,720

	Contracted Sales Area ('000 sq.m.)	Contracted Sales Amount (RMB million)
Core Projects	443	9,960
Non-core Projects	180	5,760
Total	623	15,720

■ Jan-Jun 2018
■ Jan-Jun 2019



Land Investment

In June, Prime Golden Capital, the financing platform under BCL, acquired the Jinhaihu Project in Pinggu District, Beijing. With a planned GFA of 59,000 sq.m., the project is located at the Jinhaihu Town in the east of Pinggu District, Beijing. Leveraging the large-scale ecotourism projects in Jinhaihu, the project aims to become a low-density high-quality residential for leisure and living, and targets customers looking for housing upgrades or vacation homes. In the future, with the completion of Xirui Jinhai and the main venue of the World Leisure Congress in the east, the auxiliary facilities in the area will be further improved, which will elevate the project value.

Intangible Cultural Heritage Creative Project – Launch of "Yongyuan"

In June, BCL launched the first intangible cultural heritage creative park "Yongyuan" in China. With the main theme of intangible cultural heritage ("ICH"), the park is developed to promote multi-industry integration and is embedded with glamour elements. Activities including industry forums, ICH innovative experiencing and boutique exhibitions will be introduced. "Yongyuan" is expected to become a ICH exhibition and exchange center in China and a new platform for cultural and creative industry development, thus empowering ICH inheritance and the industry development.



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.

