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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)

NOTICE OF THE EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an extraordinary general meeting (the “EGM”) of Beijing Capital Land Ltd. (the “Company”) will be held on Saturday, 31 August 2019 at 9:00 a.m. at F17, Red Goldage, No. 2, Guang Ning Bo Street, Beijing, the People’s Republic of China to consider and, if thought fit, to pass the following resolutions:-

SPECIAL RESOLUTIONS

1. **“THAT** approve each of following proposed arrangements in respect of the non-public issue of debt financing plan with fixed term and debt financing plan without fixed term (the “Debt Financing Plans”) on Beijing Financial Assets Exchange Co. Ltd. (the “CFAE”):

Financing entity: Beijing Capital Land Ltd.

Size of financing: up to RMB8 billion

Method of issuance: non-public issuance to qualified investors

Core Terms of the Debt Financing Plan with fixed term

1. Term of financing: not more than five years
2. Cost of financing: coupon rate would be determined after negotiations between the Company and investors by way of non-public price consultation
3. Method of guarantee: unsecured
4. Proposed use of proceeds: for repayment of loan(s) from financial institution(s), development and construction of projects, etc.

Core Terms of the Debt Financing Plan without fixed term

1. Term of financing: initial term of not more than five years, with an option to renew upon expiry of the initial term
 2. Cost of financing: initial coupon rate and reset rate would be determined after negotiations between the Company and investors by way of non-public price consultation
 3. Method of guarantee: unsecured
 4. Proposed use of proceeds: for repayment of loan(s) from financial institution(s), development and construction of projects, etc.
2. “**THAT** generally and unconditionally authorized the executive Director and President of the Company to handle all matters relating to the Debt Financing Plans, including but not limited to the determination of the final issuance amount of each category, number of tranches, size of issuance of each tranche, timing of each tranche, maturity, determination method of coupon rate, interest rate, renewal upon expiry of the initial term and reset rate, method of repayment of principal and interest, proposed use of proceeds, underwriter and intermediary to be engaged and adjusted, execution of the underwriting agreement and other relevant agreements and transaction documents related to the issue of the Debt Financing Plans as well as the discretion to make amendments and adjustments to relevant transaction documents to be entered into by the Company subject to the determined transaction framework.”

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

Beijing, 16 August 2019

Notes:

1. Registration procedures for the EGM

Shareholders who intend to attend the EGM have to return the reply slip together with any necessary registration documents to the Company in person or by post or fax on or before Friday, 23 August 2019.

2. Proxy

- i. Any Shareholder entitled to attend and vote at the EGM is entitled to appoint one or more proxies to attend and vote at the meeting on his or her behalf. A proxy need not be a Shareholder.
- ii. In order to be valid, the proxy form and, if such proxy form is signed by a person under a power of attorney or other authority on behalf of the appointer, a notarially certified copy of that power of attorney or authority, shall be deposited by holders of domestic shares or non-H foreign Shares at the place of business of the Company in the PRC not less than 24 hours before the time for holding of the EGM, or by the holder of H Shares at the place of business of the Company in Hong Kong or to the H Share registrar of the Company by such time. The H Share registrar of the Company is Computershare Hong Kong Investor Services Limited at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong by such time.
- iii. Shareholders or their proxies shall produce their identification documents when attending the EGM.

3. Miscellaneous

- i. The duration of the EGM is expected not to exceed half a day. The Shareholders who attend the EGM shall arrange for their own transportation and accommodation at their own expenses.
- ii. All voting at the EGM will be conducted by poll.
- iii. Place of business of the Company in the PRC:

F17, Red Goldage
No. 2, Guang Ning Bo Street
Beijing, PRC
Telephone: 86-10-6652 3000
E-mail: ir@bjcapitalland.com.cn
- iv. Place of business of the Company in Hong Kong:

Suites 4602-05,
One Exchange Square
Central
Hong Kong
Telephone: 852-2869 9098
Facsimile: 852-2869 9708

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, and Mr. Li Wang, Mr. Wong Yik Chung, John and Mr. Liu Xin who are the independent non-executive Directors.