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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)

INSIDE INFORMATION
UNAUDITED CONSOLIDATED FINANCIAL INFORMATION
OF THE COMPANY
FOR THE PERIOD ENDED 30 SEPTEMBER 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 30 September 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** **30 September 2019**
RMB'000

Current assets	148,137,830
Non-current assets	35,215,685
Total assets	183,353,515
Current liabilities	67,649,175
Non-current liabilities	74,610,819
Total liabilities	142,259,994
Total equity attributable to interests of the Company	30,583,778
Non-controlling interests	10,509,743
Total equity	41,093,521

(2) **Summary of Consolidated Income Statement** **30 September 2019**
RMB'000

Revenue	14,993,553
Operating profit	2,408,806
Profit before income tax	2,406,402
Profit for the period	1,913,463
Profit attributable to interests of the Company	1,226,853
Non-controlling interests	686,610

(3) **Summary of Consolidated Cash Flow Statement** **31 March 2019**
RMB'000

Net cash paid to operating activities	(1,248,643)
Net cash paid to investing activities	(9,125,241)
Net cash received from financing activities	8,733,285
Net decrease in cash and cash equivalents	(1,666,080)

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, 30 October 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.