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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 31 MARCH 2020

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).

The Company has issued certain medium term notes in the Interbank Market of the PRC, 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 2020 (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 2020**
RMB'000

Current assets	160,532,105
Non-current assets	29,642,848
Total assets	190,174,953
Current liabilities	73,355,539
Non-current liabilities	74,191,324
Total liabilities	147,546,863
Total equity attributable to interests of the Company	32,281,323
Non-controlling interests	10,346,767
Total equity	42,628,090

**For the
period ended
31 March
2020
RMB'000**

(2) Summary of Consolidated Income Statement

Revenue	4,022,546
Operating loss	(8,193)
Loss before income tax	(9,217)
Loss for the period	(64,480)
Loss attributable to interests of the Company	(130,012)
Non-controlling interests	65,532

**For the
period ended
31 March
2020
RMB'000**

(3) Summary of Consolidated Cash Flow Statement

Net cash paid to operating activities	(5,195,272)
Net cash paid to investing activities	(921,032)
Net cash received from financing activities	3,840,420
Net decrease in cash and cash equivalents	(2,275,884)

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 April 2020

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.