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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 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 30 September 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:

<b>(1) Summary of Consolidated Balance Sheet</b>	<b>30 September 2020</b> <i>RMB'000</i>
Current assets	162,319,115
Non-current assets	37,385,592
Total assets	199,704,707
Current liabilities	74,733,110
Non-current liabilities	81,052,108
Total liabilities	155,785,218
Total equity attributable to interests of the Company	27,979,259
Non-controlling interests	15,940,230
Total equity	43,919,489
<b>(2) Summary of Consolidated Income Statement</b>	<b>For the period ended 30 September 2020</b> <i>RMB'000</i>
Revenue	14,127,827
Operating profit	1,050,620
Profit before income tax	1,072,397
Profit for the period	861,932
Profit attributable to interests of the Company	721,103
Non-controlling interests	140,829
<b>(3) Summary of Consolidated Cash Flow Statement</b>	<b>For the period ended 30 September 2020</b> <i>RMB'000</i>
Net cash received from operating activities	1,709,682
Net cash paid to investing activities	(3,162,106)
Net cash received from financing activities	799,948
Net decrease in cash and cash equivalents	(903,951)

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 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.*