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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 FIVE MONTHS ENDED 31 MAY 2021

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 five months ended 31 May 2021 (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 June 2021

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. Huang Ziquan, Mr. Hu Weimin and Mr. Fan Shubin who are the executive Directors, Ms. Sun Baojie 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\$1.06
52-week rangeHK\$0.95 – HK\$1.71
Market Capitalization.....HK\$4.625bn

*Source: Bloomberg, as of 3/6/2021

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. It also actively pushes forward its expansion into innovative businesses including cultural and creative industrial property development, high-tech industrial property development, and rental housing business. 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 and key tier-2 potential cities. The Company is committed to its strategy of "high-quality development" and focuses on products for homeowners looking to upgrade as well as high turnover projects for rigid demand. Beijing Capital Group, a large state-owned enterprise in Beijing 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 May 2021

In May 2021, BCL achieved a total contracted sales area of approximately 293,000 sq.m., while the corresponding contracted sales amounted to approximately RMB5.47 billion. As at the end of May 2021, BCL's cumulative contracted sales area was approximately 1,422,000 sq.m.; the cumulative contracted sales amounted to approximately RMB30.59 billion, representing an increase of 55.7% year-over-year, with contracted average selling price of approximately RMB22,000/sq.m.. As at the end of May 2021, cumulative subscription sales awaiting signing of official sales contracts amounted to approximately RMB2.32 billion.

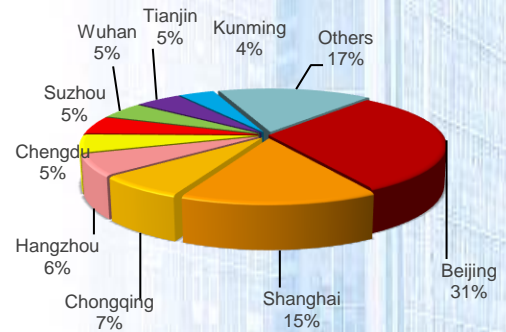
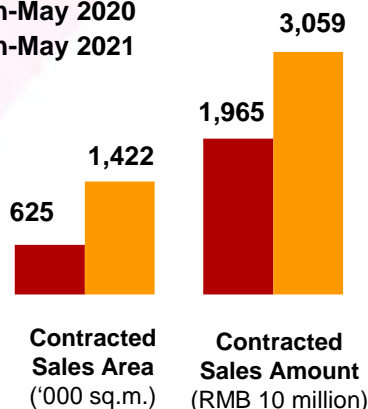
Annex: Sales Breakdown for May 2021

	Contracted Sales Area ('000 sq.m.)	Contracted Sales Amount (RMB million)
Beijing, Tianjin and Shanghai	73	2,260
Other Regions	220	3,210
Total	293	5,470

	Contracted Sales Area ('000 sq.m.)	Contracted Sales Amount (RMB million)
Core Projects	217	3,820
Non-core Projects	76	1,650
Total	293	5,470

■ Jan-May 2020

■ Jan-May 2021



Breakdown of Contracted Sales Amount for Jan-May 2021

BCL "Fanxing" Brand Launch

In May, BCL successfully held a launch conference for its "Fanxing" brand & community brand of Shibalidian rental housing project on collectively-owned land. Following the national policies, industry trends and market needs, the Shibalidian project aims to create a high-standard, all-encompassing and full-cycle rental community featured with comprehensive functionalities through government-enterprise collaboration and abundance of amenities, while helping to expand the supply of leasing properties, support the local economic development and generate revenue from the collective land.

With a total GFA of 400,000 sq.m., it is the largest rental housing project on collectively-owned land in Beijing. Phase I of the project is expected to enter the market in March, 2022. The project has received RMB200 million of special funds from the central budget.

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.

