



### Stock Data

Share Price..... HK\$1.750  
52-week Range HK\$0.95 – HK\$1.88  
Market Capitalization.....HK\$7.635bn  
\*Source: Bloomberg, as of 7/5/2021

### 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.

### Contact Us

#### Investor Relations

Tel: +852 2869 3288  
+8610 6192 8710  
Email: ir@bjcapitalland.com.cn

#### Christensen China Limited

Tel: +852 2117 0861  
Fax: +852 2117 0869  
Email: bjcapitalland@christensenir.com

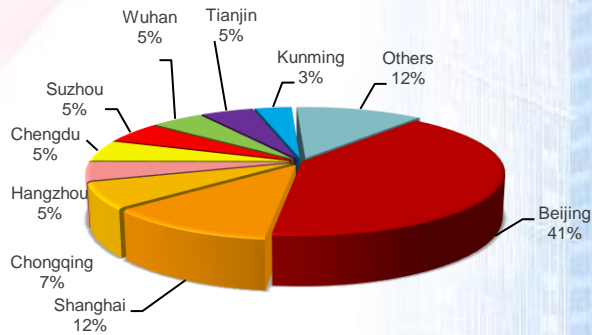


### Sales Performance for June 2021

In June 2021, BCL recorded a total contracted sales area of approximately 320,000 sq.m., while the corresponding contracted sales amounted to approximately RMB9.68 billion. As at the end of June 2021, BCL's cumulative contracted sales area was approximately 1,743,000 sq.m.; the cumulative contracted sales amounted to approximately RMB40.27 billion, representing an increase of 19.5% year-over-year, with contracted average selling price of approximately RMB23,000/sq.m.. As at the end of June 2021, cumulative subscription sales awaiting signing of official sales contracts amounted to approximately RMB2.63 billion.

#### Annex: Sales Breakdown for June 2021

	Contracted Sales Area ('000 sq.m.)	Contracted Sales Amount (RMB million)	Contracted Sales Area ('000 sq.m.)	Contracted Sales Amount (RMB million)	
Beijing, Tianjin and Shanghai	122	7,540	Core Projects	250	8,010
Other Regions	198	2,140	Non-core Projects	70	1,670
<b>Total</b>	<b>320</b>	<b>9,680</b>	<b>Total</b>	<b>320</b>	<b>9,680</b>



Breakdown of Contracted Sales Amount for Jan-Jun 2021

### Land Investment

- In June, BCL newly acquired the Shanghai Songjiang Guangfulin plot (the "Project"), with a total GFA of 180,000 sq.m.. The Project is located in Guangfulin in Songjiang New Town, which is the core functional area for the "two-town integration" (University Town and Xinfu Town) initiative outlined in Shanghai's 14th Five-Year Plan. Situated next to BCL's Jinyue Project, the Project is adjacent to Subway Line No. 9, Shanghai-Hangzhou Expressway and Songjiang South Railway Station, with established educational, healthcare, recreational and commercial facilities nearby. Designed to be mainly high-rises and townhouses, the Project is well-positioned to benefit from the economic development of Songjiang New Town going forward.
- In June, BCL newly acquired two plots in Xiayang, Qingpu District (the "Project"), with a total GFA of 870,000 sq.m.. Located in the core area of Qingpu New Town in Shanghai, the Project is close to BCL's Qingpu New Town site, a key area of focus for the Group that is poised to be a comprehensive hub promoting the all-round development of the region. The Project is adjacent to G1503 Shanghai Ring Expressway, Shanghai-Chongqing Expressway and Subway Line No. 17, with comprehensive educational and healthcare amenities including top-tier public schools in Qingpu District, grade A tertiary hospitals, as well as commercial facilities.

### Bond Issuance and Rating

- In June, BCL successfully issued the domestic medium-term 3+2-year notes with an aggregate principal amount of RMB1.804 billion and a coupon rate of 4.3%.
- In June, the overseas rating agency Moody's and China Chengxin (Asia Pacific) Credit Ratings Company Limited each issued a rating report on BCL, with a Ba3 rating and a stable outlook from the former, and a rating of BBBg- and a stable outlook from the latter.

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.

