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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)

BOOK CLOSURE FOR THE EGM AND THE H SHAREHOLDERS' CLASS MEETING

Reference is made to (a) the announcement dated 9 July 2021 jointly issued by the Company and the Offeror in relation to, among other things, the proposed pre-conditional privatization of the Company by the Offeror by way of merger by absorption and proposed withdrawal of listing; (b) the joint announcement issued by the Offeror and the Company dated 29 July 2021 in relation to the extension of time for despatch of the Composite Document; (c) the announcement issued by the Company dated 4 August 2021 in relation to the appointment of an Independent Financial Adviser; (d) the joint announcement issued by the Offeror and the Company dated 18 August 2021 in relation to the satisfaction of the Pre-Condition; (e) the joint announcement issued by the Offeror and the Company dated 24 August 2021 in relation to the irrevocable undertaking in respect of the Merger Agreement; and (f) the composite document dated 27 August 2021 jointly issued by the Company and the Offeror in relation to the Merger (the “**Composite Document**”) and the notices of the EGM and H Shareholders' Class Meeting (the “**Notices of the Meetings**”). Unless otherwise defined, capitalised terms used in this announcement shall have the same meanings as those defined in the Composite Document.

SUSPENSION OF REGISTRATION OF TRANSFERS OF SHARES

As disclosed in the Notices of the Meetings, the Company will hold the EGM at 9:00 a.m. on Thursday, 23 September 2021 and the H Shareholders' Class Meeting will be held at 9:30 a.m. on Thursday, 23 September 2021 (or immediately after the conclusion or adjournment of the EGM) at Block A, Fucheng Building, No. 98, Beilishi Road, Xicheng District, Beijing, the People's Republic of China, for the purpose of considering and, if thought fit, passing the special resolutions as set out in the Notices of the Meetings.

In order to determine the Shareholders and the H Shareholders who will be entitled to attend and vote at the at the EGM and the H Shareholders' Class Meeting, respectively, the register of members of the Company will be closed from Friday, 17 September 2021 to Thursday, 23 September 2021 (both days inclusive) during which period no transfer of Shares will be registered. Only Shareholders and H Shareholders whose names are on the Company's registers of members on Thursday, 23 September 2021 are entitled to vote at the EGM and the H Shareholders' Class Meeting, respectively.

Shareholders and H Shareholders who wish to attend and vote at the EGM and the H Shareholders' Class Meeting, respectively, must lodge their respective transfer documents and relevant share certificates with (in respect of the H Shareholders) the Company's H Share registrar, Computershare Hong Kong Investor Services Limited, at Rooms 1712–1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong; or (in respect of Non-H Foreign Shareholders and Domestic Shareholders) to the Company's correspondence address at Block A, Fucheng Building, No. 98 Beilishi Road, Xicheng District, Beijing, the People's Republic of China no later than 4:30 p.m. on Thursday, 16 September 2021.

In addition, reference is made to the Company's announcement dated 8 July 2020 in relation to the acceptance by the China Securities Regulatory Commission (中國證券監督管理委員會) (the "CSRC") of the application in respect of the H Shares full circulation programme of the Company (the "**Application**"), and the Company has lodged an application to the CSRC for cancellation of its Application.

WARNING

The Conditions to Effectiveness must be satisfied before the Merger Agreement becomes effective. The Merger Agreement becoming effective is therefore a possibility only. Further, Shareholders and potential investors in the securities of the Company should be aware that the Merger is also subject to the Conditions to Implementation set out in the Composite Document being satisfied or waived, as applicable. Neither the Offeror nor the Company provides any assurance that any or all Conditions can be satisfied, and thus the Merger Agreement may or may not become effective or, if effective, may or may not be implemented or completed. Shareholders and potential investors in the securities of the Company should therefore exercise caution when dealing in the securities of the Company.

By Order of the Board
Beijing Capital Land Ltd.
Peng Sisi
Company Secretary

Hong Kong, 27 August 2021

The board of the Company 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.

The directors of the Company jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statement in this announcement misleading.