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BEIJING PROPERTIES (HOLDINGS) LIMITED

北京建設（控股）有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 925)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the shareholders of the Company and potential investors that based on the information currently available, it is expected that the Group will experience a significant net loss for the year ended 31 December 2012 as compared with the corresponding period for the year ended 31 December 2011.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

This announcement is made by Beijing Properties (Holdings) Limited (the “**Company**” and, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that based on the preliminary review of the information currently available, it is expected that the Group will experience a significant net loss attributable to owners of the Company for the year ended 31 December 2012 (“**Year 2012**”) as compared with the corresponding period for the year ended 31 December 2011 (“**Year 2011**”). Based on information available to the Company, the Board considers that such loss is primarily attributable to substantial decrease in revenue recognized from a residential property project (the “**Project**”) for the Year 2012. For the Year 2011, we had revenue of approximately HK\$1,539,835,000 recognized for the Project while in the Year 2012, we had revenue of approximately HK\$2,867,000 recognized for the Project only, as majority of the properties’ handover works had already been completed in Year 2011. Nevertheless, the overall financial position of the Group remains sound, healthy and solid with sufficient cash

resources. The Board expects that the financial performance will have optimistic improvement, after the completions of the acquisition as announced on 6 March 2013, the construction of the Majuqiao Logistics Base, which is expected in June 2014, and the continuous developments and organization of potential projects in future. The Board remains optimistic to the long term growth and development of the Group.

The Company is still in the process of finalizing the annual results of the Group for the Year 2012. The information contained in this announcement is based solely on a preliminary assessment by the management of the Company with reference to the information currently available, which have not been completely reviewed or audited by the Company's auditors and the actual results of the Group for the Year 2012 may be different from what is disclosed in this announcement. Shareholders of the Company and potential investors are advised to read carefully the annual results announcement of the Company for the year 2012 which is expected to be issued on or before 28 March 2013.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Beijing Properties (Holdings) Limited
Siu Kin Wai
Company Secretary

Hong Kong, 19 March 2013

As at the date of this announcement, Mr. Zhou Si, Mr. Yu Li, Mr. Xu Taiyan, Mr. Qian Xu, Mr. Jiang Xinhao, Ms. Meng Fang, Mr. Siu Kin Wai, Mr. Yu Luning, Mr. Liu Xueheng and Mr. Ang Renyi are the Executive Directors, Mr. Goh Gen Cheung, Mr. Ma Chiu Cheung, Andrew, Mr. Ng Tang Fai, Ernesto, Mr. Zhu Wuxiang and Mr. James Chan are the Independent Non-executive Directors.