

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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)

PROFIT WARNING

This announcement is made by Beijing Capital Land Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform shareholders of the Company (the “**Shareholders**”) and potential investors that, based on information currently available to the Board and a preliminary review and assessment of the most recent unaudited consolidated management accounts of the Group (the “**Management Accounts**”), it is expected that the Group will record a decrease in net profit attributable to owners of the Company for the year ended 31 December 2020 of approximately 45% to 60% as compared to the year ended 31 December 2019. Such expected decrease in consolidated net profit is attributable to a number of factors, including: the outbreak of the COVID-19 pandemic caused delays in the Group’s residential properties development, a slower pace for primary land development, and a decline in turnover from the outlets business; due to home purchase restrictions and macro-control measures on home prices in Beijing and Tianjin, the Group’s core markets, the Group witnessed a decline of sales for residential properties and increased pressure on the gross profit of several projects, which resulted in a year-on-year decrease in revenue actually recognised from residential property sales and from retail business; the Group’s overseas property business was adversely impacted amid the COVID-19 pandemic and a changing international business environment; and the Group actively supported the tenants of its outlets and other properties through offering of rent reductions or concessions, which also weighed on the Group’s revenue and profit.

With the strong support of our controlling shareholder, Beijing Capital Group, the Group is developing a comprehensive strategy to proactively optimize its business planning and asset structure. Meanwhile, the Group will also take effective measures to further accelerate project turnover and the destocking of existing assets in response to the challenges posed by the evolving industry policies, the COVID-19 pandemic and the changing international business environment, all in a bid to ensure solid overall performance in terms of finance, business, and operations.

The information contained in this announcement is based on the preliminary assessment of the accounting data currently available to the Group, which has not been reviewed and audited by the Company's auditor and therefore may differ from the actual results for the relevant period. Shareholders of the Company and potential investors are advised to read the Company's annual results announcement for the year ended 31 December 2020, which will be published in due course pursuant to Listing Rules.

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

By order of the Board
Beijing Capital Land Ltd.
Lee Sze Wai
Company Secretary

Hong Kong, 29 January 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.