

For the month ended

Monthly Return of Equity Issuer on Movements in Securities

(dd/mm/yyyy) :		28/02/2021				
To : Hong Kong Exchanges and Clearing Limited						
Name of Issuer Date Submitted	BEIJING 01/03/202	CAPITAL LAND	LTD.			
I. Movements in Authorised	Share Cap	oital				
1. Ordinary Shares						
(1) Stock code : <u>2868</u>	_Descripti	ion : <u>H Shares</u>	;			
	ا	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of precedir	g month_	N/A	N/A	N/A		
Increase/(decrease)	_	N/A		N/A		
Balance at close of the mon	th _	N/A	N/A	N/A		
(2) Stock code : N/A	Descripti	ion : <u>Domestic</u>	Shares			
	J	No. of ordinary shares	Par value (State currency)	Authorised share capital (State currency)		
Balance at close of precedir	g month_	N/A	N/A	N/A		
Increase/(decrease)	_	N/A		N/A		
Balance at close of the mon	th _	N/A	N/A	N/A		

2. Preference Shares							
Stock code : N/A Des	cription :						
	No. of preference shares	Par value (State currency)	Authorised share capital (State currency)				
Balance at close of preceding mor	nth						
Increase/(decrease)		_					
Balance at close of the month							
3. Other Classes of Shares							
Stock code : N/A Des	cription :						
	No. of other classes of shares	Par value (State currency)	capital				
Balance at close of preceding mor	nth						
Increase/(decrease)		_					
Balance at close of the month							
Total authorised share capital at th	Total authorised share capital at the end of the month						

(State currency):

N/A

II. Movements in Issued Share Capital

No. of ordinary shares (2)							
	(1) H shares of RMB 1 each	Domestic shares of RMB 1 each	No of preference shares	No. of other classes of shares			
Balance at close of preceding month	_1,531,134,000	2,831,806,850	N/A	N/A			
Increase/ (decrease) during the month	Nil	Nil	N/A	<u>N/A</u>			
Balance at close of the month	1,531,134,000	2,831,806,850	N/A	<u>N/A</u>			

III. Details of Movements in Issued Share Capital

Share Options (und	er Share Opti	on Schemes o	of the Issuer)			
Particulars of						No. of new shares of
share option						issuer which may be
scheme					the month pursuant	
including EGM	M	lovement duri	ng the month		thereto	thereto as at close of
approval date					_	the month
(dd/mm/yyyy) and						
class of shares						
issuable	Granted	Exercised	Cancelled	Lapsed		
1. N/A						
(/ /)						
shares						
(Note 1)		-				
(Note 1)						
O NI/A						
2. N/A						
(/ /)						
shares						
(Note 1)						
(11010-1)						
3. N/A						
3. IV/A						
(/ /)						
shares						
(Note 1)						
		Tota	IA. (Ordina	rv shares)	N/A	
				ce shares)		
				ther class)		
Total funda raisad d	uring the reco	th from overs	•	inci ciass)	IN/ <i>F</i> \	
Total funds raised d		itii irom exerci	Se	NI/A		
of options (State cu	rrency)			N/A		

Warrants to Issue Shares of the	e Issuer which	are to be Liste	d			
Description of warrants (Date of expiry - dd/mm/yyyy)	Currency of nominal value	Nominal value at close of preceding month	e Exercised during the month	Nominal value at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1. N/A						
Stock code (if listed) Class of shares issuable (Note 1) Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy) 2. N/A	(/ /)	_			
2. N/A						
						_
(/ /) Stock code (if listed) Class of shares issuable (Note 1)			_			
Subscription price			_			
EGM approval date			_			
(if applicable) (dd/mm/yyyy)	(/ /)				
3. N/A	,	,				
(/ /) Stock code (if listed)						_
Class of shares						
issuable (Note 1) Subscription price			_			
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)				
4. N/A	(, ,	/				
						
Stock code (if listed)						
Class of shares			_			
Subcarintian price						
EGM approval date			_			
(if applicable) (dd/mm/yyyy)	(/ /	1				
(uu/IIIII/yyyy)	(/ /)	_			
		Total	`	ary shares)	N/A	-
			•	ce shares)	N/A	_
			(O	ther class)	N/A	_

Convertibles (i.e. Convertible	into Shares of the	ne Issuer wh	iich are to be List	ed)		
Class and description	Currency of amount outstanding	Amount a close of preceding month	Converted	Amount at close of the month	No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
1. N/A						
=						
Ctools and a (if linted)						
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date (if applicable)						
(dd/mm/yyyy))	(/ /)					
2. N/A						
	<u></u>					
Otania de la Ciria de D						
Stock code (if listed) Class of shares						
issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable) (dd/mm/yyyy)	(/ /)					
3. N/A	(/ /)					
011471	<u> </u>					
Stock code (if listed)						
Class of shares issuable (Note 1)						
Subscription price						
EGM approval date						
(if applicable)	, , , , ,					
(dd/mm/yyyy)	(/ /)	<u></u>				
4. N/A	<u> </u>					
	<u> </u>					
Stock code (if listed)						
Class of shares						
issuable (Note 1)						
Subscription price EGM approval date						
(if applicable)						
(dd/mm/yyyy)	(/ /)					
			Total C. (Ordina		N/A	_
				nce shares) Other class)	N/A N/A	_
			(C	7111 0 1 01000)	IN/A	_

Any other Agreements or Arrangements to Issue Shares of the Issuer which are to be Listed, including Options (other than under Share Option Schemes)

3. N/A

Full particulars including EGM approval date (dd/mm/yyyy), if applicable, and class of shares issuable:

1. N/A

(/ /) shares (Note 1)

No. of new shares of issuer issued during the month pursuant thereto

No. of new shares of issuer which may be issued pursuant thereto as at close of the month

1. N/A

(/ /) shares (Note 1)

shares (Note 1)

(Other class)

N/A

N/A

N/A

(Ordinary shares)

(Preference shares)

Total D.

Ot	her Movements	in Issued Share Capital					
	Type of Issue					No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
	1900 01 10000						
			Class of shares issuable (Note 1)				
1.	Rights issue	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date:	(/ /)		
			(dd/mm/yyyy)			N/A	N/A
			Class of shares issuable (Note 1)				
2.	Open offer	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			(33,,,,,,,,,			N/A	<u>N/A</u>
			Class of shares issuable (Note 1)				
3.	Placing	At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
			EGM approval date:	(/ /)		
			(dd/mm/yyyy)			N/A	N/A
			Class of shares				
			issuable (Note 1) Issue and allotment	(/ /)		
4.	Bonus issue		date : (dd/mm/yyyy)		,		
			EGM approval date: (dd/mm/yyyy)	(/ /)		
			, ,,,,,			N/A	N/A

Class of shares		Type of Issue				No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as a close of the month
Scrip dividend At price : State Issue and allotment (/ /							
Class of shares							
Class of shares repurchased (Note 1)	5.	Scrip dividend		(/ /)		
Cancellation date : (/ /)			EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
6. Repurchase of shares Cancellation date : (/ /) (dd/mm/yyyy)							
Class of shares 7. Redemption of shares Class of shares 8. Consideration issue At price : State Currency 8. Consideration State Currency 8. Consideration Class of shares 8. Consideration Currency 8. Consideration Currency 8. Consideration Currency 8. Consideration Currency 9. Consideration Currency 1. State Currency 1. State Currency 1. State Currency 1. State Currency 2. Consideration Currency 3. Consideration Currency 4. Consideration Currency 5. Consideration Currency 6. Consideration Currency 7. Redemption date Consideration 8. Consideration Currency 8. Consideration Currency 9. Consideration Currency 1. Consideration Currency 2. Consideration Currency 3. Consideration Currency 4. Consideration Currency 5. Consideration Currency 6. Consideration Currency 6. Consideration Currency 6. Consideration Currency 7. Redemption date Currency 8. Consideration Currency 9. Consideration Currency 1. Consideration Currency 2. Consideration Currency 2. Consideration Currency 3. Consideration Currency 4. Consideration Currency 5. Consideration Currency 6. Consideration Currency 7. Consideration Currency 8. Consideration Currency 9. Consideration Currency 9	6.		Cancellation date :	(/ /)		
Class of shares			EGM approval date: (dd/mm/yyyy)	(/ /)	N1/A	NI/A
Tedeemed (Note 1)						N/A	N/A
shares (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy) N/A N/A Class of shares ——— issuable (Note 1) 8. Consideration issue At price: State currency ——— issue and allotment (/ /) date: (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)							
Class of shares 8. Consideration issue At price: State currency Issue and allotment (/ /) date: (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)	7.	Redemption of shares		(/ /)		
Class of shares issuable (Note 1) 8. Consideration At price: State Issue and allotment (/ /) date: (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)				(/ /)	N 1/A	N 1/A
issuable (Note 1) 8. Consideration issue At price: State date: (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)						N/A	<u>N/A</u>
issue At price : currency date : (dd/mm/yyyy) EGM approval date: (/ /) (dd/mm/yyyy)							
(dd/mm/yyyy)	8.			(/ /)		
<u>N/A</u> <u>N/</u>			EGM approval date: (dd/mm/yyyy)	(/ /)		
						N/A	<u>N/A</u>

Type of Issue				No. of new shares of issuer issued during the month pursuant thereto	No. of new shares of issuer which may be issued pursuant thereto as at close of the month
	Class of shares				
	issuable (Note 1)				
Capital reorganisation	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
	EGM approval date:	(/ /)		
	(dd/mm/yyyy)			N/A	N/A
	Class of shares issuable (Note 1)				
10. Other (Please specify) At price : State currency	Issue and allotment date : (dd/mm/yyyy)	(/ /)		
	EGM approval date: (dd/mm/yyyy)	(/ /)	N/A	N/A
	Total		dinary		
	(Pref	erence sh		N/A	- -
		(Other	class)	N/A	-
Total increase / (decrease) in ordinary shares dui	ring the month (i.e. Total	of A to E)	: (1)) Nil	
			(2)	Nil	
Total increase / (decrease) in preference shares	during the month (i.e. To	tal of A to	E):	N/A	
Total increase / (decrease) in other classes of shall E):	ares during the month (i.	e. Total of	f A to	N/A	
(These figures should be the same as the relevant Capital").)	nt figures under II above	("Movem	ents i	n Issued St	nare

IV. Confirmations

We hereby confirm to the best knowledge, information and belief that, in relation to each of the securities issued by the issuer during the month as set out in Part III which has not been previously disclosed in a return published under rule 13.25A, it has been duly authorized by the board of directors of the listed issuer and, insofar as applicable:

(Note 2)

- (i) all money due to the listed issuer in respect of the issue of securities has been received by it;
- (ii) all pre-conditions for listing imposed by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited under "Qualifications of listing" have been fulfilled;
- (iii) all (if any) conditions contained in the formal letter granting listing of and permission to deal in the

	(iv)	all the securities of each class are in all respects identical (Note 3);					
	(v)	all documents required by the Companies (Winding Up and Miscellaneous Provisions) Ordinance to be filed with the Registrar of Companies have been duly filed and that compliance has been made with other legal requirements;					
	(vi)	all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue;					
	(vii)	completion has taken place of the purchase by the issuer of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and					
	(viii)	the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.					
	Remark	ks (if any):					
	The dor	nestic shares of the Company include 2,473,808,550 domestic shares and 357,998,300 non-H					
	foreign	shares of RMB1 each.					
_							
_							
_							
_							
_							
	Submitt	red by: <u>Lee Sze Wai</u>					
	Title:	Company Secretary (Director, Secretary or other duly authorised officer)					

Notes:

- State the class of shares (e.g. ordinary, preference or other).
- 2. Items (i) to (viii) are suggested forms of confirmation which may be amended to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under rule 13.25A in relation to the securities issued, no further confirmation is required to be made in this return.
- 3. "Identical" means in this context:

securities have been fulfilled:

- the securities are of the same nominal value with the same amount called up or paid up;
- they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
- they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.
- 4. If there is insufficient space, please append the prescribed continuation sheet.