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(A joint stock limited company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2868)

SALES PERFORMANCE FOR THE SIX MONTHS ENDED 30 JUNE 2021

Beijing Capital Land Ltd. (the “Company”, together with its subsidiaries, the “Group”) wishes to provide to its shareholders the attached newsletter on property sales performance which contains certain operating data of the Group for the six months ended 30 June 2021 (the “**Sales Performance**”). The Sales Performance is also available on the website of the Company (www.bjcapitalland.com.cn). The Sales Performance has been prepared on the basis of internal management records. It has not been audited or reviewed by external auditor, and as such the data is for investors' reference only. The Sales Performance is not an offer or solicitation for the purchase or sale of any securities or financial instruments or to provide any investment service or investment advice.

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

Hong Kong, 5 July 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.



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

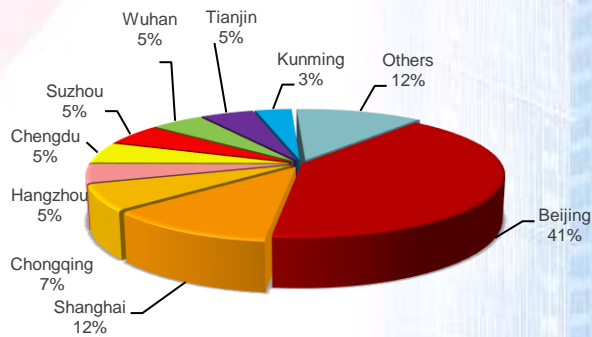
Beijing Capital Land Ltd. ("BCL", stock code: 2868.HK) is one of the leading integrated property developers in China. Aspiring to be "the Most Valuable Comprehensive Property Developer" in China, the Company focuses on the following core business lines: Residential Property, Integrated Outlets, Urban 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.

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
Total	320	9,680	Total	320	9,680



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.

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