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(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 the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong). Reference is also made to the announcement of the Company dated 9 July 2021 (the “**Announcement**”) in relation to among others the proposed pre-conditional privatisation of the Company by way of merger by absorption and unless otherwise defined in this announcement, capitalised terms used herein shall have the same meanings as defined in the Announcement.

The board of directors of the Company (the “**Board**”) would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the information currently available to the management and a preliminary review and assessment of the latest unaudited consolidated management accounts (the “**Management Accounts**”), the Group preliminarily expects net profit attributable to owners of the Company for the six months ended 30 June 2021 (the “**Reporting Period**”) to be between RMB200,000,000 to RMB300,000,000. The decrease in net profit attributable to owners of the Company as compared to the six months ended 30 June 2020 is mainly due to reasons including but not limited to (i) certain low profit margin projects in Beijing and Chengyu were carried forward to the Reporting Period, the selling prices of which were below expectation due to the impact of regulatory control measures on the real estate industry in the PRC and a lower gross profit resulted; and (ii) the profit from the transfer of economic right of the No. 5 building under the Xanadu project (禧瑞都5號樓) had yet to be recognized during the Reporting Period.

The Group has formulated a comprehensive strategy to proactively improve management efficiency and profitability of its real estate projects. The Company will also leverage its advantage and optimize its business plan and asset structure to create opportunities for business growth. On 9 July 2021, the Company published the Announcement that Beijing Capital City Development Group Co., Ltd.* (北京首創城市發展集團有限公司), a wholly-owned subsidiary of the Company's controlling shareholder, Beijing Capital Group Co., Ltd.* (北京首都創業集團有限公司) (“BCG”), proposed to conduct a pre-conditional privatisation of the Company (the “**Privatisation**”). After completion of the Privatisation, the Company will become a non-listed company wholly-owned by BCG and it will be more efficient for BCG to provide capital support to the Group. The Group will further leverage synergy with BCG and optimize its assets and operating structure, to pro-actively respond to the regulation control policies of the real estate industry, to ensure the stability of the Group's overall financial, business and operating conditions and to promote the long-term sustainable development of the Group.

The information contained in this announcement is based on a preliminary assessment of the Group's financial information currently available. Such information has not been reviewed by the Company's auditors and may be different from the actual interim results of the Group for the Reporting Period. The Shareholders and potential investors of the Company should refer to the Group's interim results announcement for the six months ended 30 June 2021, which is expected to be published in due course pursuant to the requirements of the Listing Rules.

Shareholders and potential investors of the Company shall note that the information contained in this announcement, namely the estimated net profit attributable to owners of the Company for the six months ended 30 June 2021, constitutes a profit forecast under Rule 10 of the Takeovers Code and should have been reported on pursuant to the requirements under Rule 10 of the Takeovers Code. Given that the interim results announcement of the Company for the six months ended 30 June 2021 is expected to be published prior to the despatch of the Composite Document of the Company in relation to the Merger, the information contained in this announcement, which would have been covered in the interim results announcement of the Company for the six months ended 30 June 2021, will not be separately reported on under Rules 10.3 and 10.4 of the Takeovers Code, unless the interim results announcement is not published prior to the despatch of the Composite Document.

Shareholders and potential investors in the securities of the Company should note that the profit forecast as set out in this announcement does not meet the standard required by Rule 10 of the Takeovers Code and has not been reported on in accordance with the Takeovers Code. Shareholders and potential investors in the securities of the Company are advised to exercise caution in placing reliance on the profit forecast as set out in this announcement in assessing the merits and demerits of the Merger and when dealing in the securities of the Company. Persons who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor or other professional adviser.

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

Hong Kong, 30 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, and 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 of the statements in this announcement misleading.

* *For identification purpose only*