

24 August 2021

**Privatisation by way of merger**

**Disclosure of dealings in the shares of Beijing Capital Land Ltd - H Shares**

The Executive received the following disclosure of securities dealings pursuant to Rule 22 of the Hong Kong Code on Takeovers and Mergers:

| <b>Party</b>                            | <b>Date</b>    | <b>Purchase / Sale</b> | <b>Number of shares</b> | <b>Price per share</b> | <b>Resultant balance (including those of any person with whom there is an agreement or understanding)</b> | <b>Percentage of class (including those of any person with whom there is an agreement or understanding)</b> |
|-----------------------------------------|----------------|------------------------|-------------------------|------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Pentwater Capital Management Europe LLP | 23 August 2021 | Purchase               | 250,000                 | \$2.6800               | 125,362,000                                                                                               | 8.1875%                                                                                                     |
|                                         |                | Purchase               | 82,000                  | \$2.6800               | 125,444,000                                                                                               | 8.1929%                                                                                                     |
|                                         |                | Purchase               | 34,000                  | \$2.6800               | 125,478,000                                                                                               | 8.1951%                                                                                                     |
|                                         |                | Purchase               | 26,000                  | \$2.6800               | 125,504,000                                                                                               | 8.1968%                                                                                                     |
|                                         |                | Purchase               | 38,000                  | \$2.6800               | 125,542,000                                                                                               | 8.1993%                                                                                                     |
|                                         |                | Purchase               | 308,000                 | \$2.6800               | 125,850,000                                                                                               | 8.2194%                                                                                                     |
|                                         |                | Purchase               | 102,000                 | \$2.6800               | 125,952,000                                                                                               | 8.2261%                                                                                                     |
|                                         |                | Purchase               | 40,000                  | \$2.6800               | 125,992,000                                                                                               | 8.2287%                                                                                                     |
|                                         |                | Purchase               | 250,000                 | \$2.6800               | 126,242,000                                                                                               | 8.2450%                                                                                                     |
|                                         |                | Purchase               | 10,000                  | \$2.6800               | 126,252,000                                                                                               | 8.2457%                                                                                                     |

|  |          |           |          |             |         |
|--|----------|-----------|----------|-------------|---------|
|  | Purchase | 28,000    | \$2.6800 | 126,280,000 | 8.2475% |
|  | Purchase | 2,000     | \$2.6800 | 126,282,000 | 8.2476% |
|  | Purchase | 10,000    | \$2.6800 | 126,292,000 | 8.2483% |
|  | Purchase | 104,000   | \$2.6800 | 126,396,000 | 8.2551% |
|  | Purchase | 1,216,000 | \$2.6800 | 127,612,000 | 8.3345% |
|  | Purchase | 500,000   | \$2.6800 | 128,112,000 | 8.3671% |
|  | Purchase | 284,000   | \$2.6800 | 128,396,000 | 8.3857% |
|  | Purchase | 262,000   | \$2.6800 | 128,658,000 | 8.4028% |
|  | Purchase | 198,000   | \$2.6800 | 128,856,000 | 8.4157% |
|  | Purchase | 12,000    | \$2.6800 | 128,868,000 | 8.4165% |
|  | Purchase | 2,000     | \$2.6800 | 128,870,000 | 8.4166% |
|  | Purchase | 4,000     | \$2.6800 | 128,874,000 | 8.4169% |
|  | Purchase | 10,000    | \$2.6800 | 128,884,000 | 8.4176% |
|  | Purchase | 10,000    | \$2.6800 | 128,894,000 | 8.4182% |
|  | Purchase | 80,000    | \$2.6800 | 128,974,000 | 8.4234% |
|  | Purchase | 26,000    | \$2.6800 | 129,000,000 | 8.4251% |
|  | Purchase | 30,000    | \$2.6800 | 129,030,000 | 8.4271% |
|  | Purchase | 10,000    | \$2.6800 | 129,040,000 | 8.4277% |
|  | Purchase | 2,000     | \$2.6800 | 129,042,000 | 8.4279% |
|  | Purchase | 6,000     | \$2.6800 | 129,048,000 | 8.4283% |
|  | Purchase | 2,000     | \$2.6800 | 129,050,000 | 8.4284% |
|  | Purchase | 156,000   | \$2.6800 | 129,206,000 | 8.4386% |
|  | Purchase | 48,000    | \$2.6800 | 129,254,000 | 8.4417% |

|  |          |         |          |             |         |
|--|----------|---------|----------|-------------|---------|
|  | Purchase | 2,000   | \$2.6800 | 129,256,000 | 8.4418% |
|  | Purchase | 10,000  | \$2.6800 | 129,266,000 | 8.4425% |
|  | Purchase | 84,000  | \$2.6800 | 129,350,000 | 8.4480% |
|  | Purchase | 16,000  | \$2.6800 | 129,366,000 | 8.4490% |
|  | Purchase | 216,000 | \$2.6800 | 129,582,000 | 8.4631% |
|  | Purchase | 76,000  | \$2.6800 | 129,658,000 | 8.4681% |
|  | Purchase | 4,000   | \$2.6800 | 129,662,000 | 8.4684% |
|  | Purchase | 50,000  | \$2.6800 | 129,712,000 | 8.4716% |
|  | Purchase | 64,000  | \$2.6800 | 129,776,000 | 8.4758% |
|  | Purchase | 10,000  | \$2.6800 | 129,786,000 | 8.4765% |
|  | Purchase | 16,000  | \$2.6800 | 129,802,000 | 8.4775% |
|  | Purchase | 34,000  | \$2.6800 | 129,836,000 | 8.4797% |
|  | Purchase | 68,000  | \$2.6800 | 129,904,000 | 8.4842% |
|  | Purchase | 2,000   | \$2.6800 | 129,906,000 | 8.4843% |
|  | Purchase | 16,000  | \$2.6800 | 129,922,000 | 8.4853% |
|  | Purchase | 78,000  | \$2.6800 | 130,000,000 | 8.4904% |

End

Note:

Pentwater Capital Management Europe LLP is a Class (6) associate connected with the Offeree company.

Dealings were made for the account of discretionary investment clients.

Pentwater Capital Management Europe LLP is ultimately owned by Pentwater Capital Management LP.