



# 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)

### ANNOUNCEMENT ON FURTHER INCREASE IN SHAREHOLDING OF THE COMPANY BY CONTROLLING SHAREHOLDER

This announcement is made by the Company pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors of the Company has been informed by Capital Group with respect to its latest purchase of H shares of the Company from open market through its associate, China Resource.

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

This announcement is made by Beijing Capital Land Ltd. (the “**Company**”) pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Reference is made to the announcement of the Company dated 21st October 2008 (the “**Announcement**”). Terms in this announcement shall, unless the context otherwise required, have the same meanings as defined in the Announcement.

Subsequent to the issue of the Announcement, the Company has received notice on 24th November 2008 from Capital Group, a PRC state-owned limited liability company and the controlling shareholder of the Company, that it further purchased 17,710,000 H shares of the Company from open market through its associate, China Resource until 21st November 2008. As from the date of the Announcement and until 21st November 2008, the total shareholding of Capital Group and its associates in the total issued H shares of the Company increased from approximately 1.50% to approximately 3.23%. The number of domestic shares of the Company held by Capital Group and its associates remained unchanged. Immediately following these share acquisitions, Capital Group and its associates held a total of 957,441,900 shares of the Company, being 924,441,900 domestic shares and 33,000,000 H shares of the Company. The total shareholding of Capital Group and its associates in the total issued share capital of the Company increased from approximately 46.34% to approximately 47.21% as from the date of the Announcement and until 21st November 2008.

Capital Group and its associates intend to continue to increase their shareholding in the Company in the 12 months following the date of the first share acquisition as referred to in this announcement hereof in an amount not exceeding 2% of the total issued share capital of the Company (including the shares in these share acquisitions).

**Shareholders and potential investors in 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 Sing Yeung, Simon**  
*Company Secretary*

Hong Kong, 24 November 2008

*The Board as of the date of this announcement comprises Mr. Liu Xiaoguang (Chairman), Mr. Tang Jun and Mr. He Guang who are the executive directors of the Company, Mr. Feng Chunqin, Mr. Wang Zhengbin, Ms. Zhu Min and Mr. Muk Kin Yau who are the non-executive directors of the Company, Mr. Benny Kwong Kai Sing, Mr. Ke Jianmin, Mr. Yu Xing Bao and Mr. Li Zhaojie who are the independent non-executive directors of the Company.*