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BEIJING PROPERTIES (HOLDINGS) LIMITED

北京建設（控股）有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 925)

SPECIAL GENERAL MEETING HELD ON 2 SEPTEMBER 2010 POLL RESULTS

The board of directors (the “Board”) of Beijing Properties (Holdings) Limited (the “Company”) is pleased to announce that the ordinary resolutions proposed at the SGM held on 2 September 2010 were duly approved by the Shareholders or the Independent Shareholders (as the case may be) by way of poll.

References are made to the circular of the Company (the “Circular”) and the notice of the SGM (the “Notice”) both dated 16 August 2010 in relation to, inter alia, (1) the Subscription Agreement and the transactions contemplated thereunder; (2) the Placing Agreement and the transactions contemplated thereunder; (3) the allotment and issue of the Conversion Shares upon exercise of the conversion rights attaching to the Convertible Bonds under the Specific Mandate; (4) the Whitewash Waiver; and (5) the increase in authorised share capital of the Company. Unless defined otherwise, capitalised terms used in this announcement shall have the same meanings as those defined in the Circular.

As at the date of the SGM, there were 3,522,558,500 Shares in issue, of which 1,433,362,500 Shares (representing approximately 40.69% of the total issued share capital of the Company) were held by Brilliant Bright and its associates and its concert parties who are required to abstain from voting for or against ordinary resolutions (1), (3) and (4) mentioned above. The total number of Shares entitling the Independent Shareholders to attend and vote for or against ordinary resolutions (1), (3) and (4) at the SGM was 2,089,196,000 Shares, representing 59.31% of the entire issued share capital of the Company as at the date of the SGM. There was no Share entitling the Shareholder to attend and vote only against the ordinary resolutions.

The Company's branch share registrar and transfer office in Hong Kong, Tricor Tengis Limited, was appointed as the scrutineer for the vote-taking at the SGM. The voting of the ordinary resolutions was taken by poll and the results were as follows:

ORDINARY RESOLUTIONS	No. of votes (Shares) and percentage	
	FOR	AGAINST
1. To ratify, confirm and approve the Subscription Agreement entered into on 25 June 2010 between the Company and Beijing Enterprises Group (BVI) Company Limited and the transactions contemplated thereunder.	610,294,605 (100%)	Nil (0%)
2. To ratify, confirm and approve the Placing Agreement entered into on 25 June 2010 between the Company and Vision Finance International Company Limited and the transactions contemplated thereunder.	2,043,657,105 (100%)	Nil (0%)
3. To approve the allotment and issue of Conversion Shares in accordance with the terms and conditions and to grant a specific mandate to the Directors to exercise the powers of the Company to allot and issue the Conversion Shares.	610,294,605 (100%)	Nil (0%)
4. To approve the Whitewash Waiver.	610,294,605 (100%)	Nil (0%)
5. To approve the increase in authorised share capital of the Company to HK\$1,000,000,000 divided into 10,000,000,000 shares.	2,043,657,105 (100%)	Nil (0%)

Accordingly, the ordinary resolutions were duly approved at the SGM.

The shareholding structure of the Company (a) as at the date of this announcement; (b) after full exercise of the conversion rights attaching to the Subscribed Convertible Bonds only; (c) after full exercise of the conversion rights attaching to the Placing Convertible Bonds only; and (d) after full exercise of the conversion rights attaching to the Convertible Bonds:–

Shareholders	Existing shareholding (as at the date of this announcement)		Assuming only the Subscribed Convertible Bonds are fully converted at the Conversion Price of HK\$0.65 each		Assuming only the Placing Convertible Bonds are fully converted at the Conversion Price of HK\$0.65 each		Assuming the Convertible Bonds are fully converted at the Conversion Price of HK\$0.65 each	
	% of issued share		% of enlarged share		% of enlarged share		% of enlarged share	
	No. of Shares held	capital of the Company	No. of Shares held	capital of the Company	No. of Shares held	capital of the Company	No. of Shares held	capital of the Company
1. Brilliant Bright Holdings Limited and its associates (exclude the Subscriber) (Note 1)	1,433,362,500	40.69	1,433,362,500	24.58	1,433,362,500	33.40	1,433,362,500	21.72
2. Beijing Enterprises Group (BVI) Company Limited (Note 2)	–	–	2,307,692,307	39.59	–	–	2,307,692,307	34.96
3. Sub-total of Subscriber and its concert parties (1+2)	1,433,362,500	40.69	3,741,054,807	64.17	1,433,362,500	33.40	3,741,054,807	56.68
4. Mr LIN Chun Kuei (Note 3)	63,051,200	1.79	63,051,200	1.08	63,051,200	1.47	63,051,200	0.96
5. Thular Limited (Note 4)	400,000,000	11.36	–	–	–	–	–	–
6. Sub-total of connected persons (3+4+5)	1,896,413,700	53.84	3,804,106,007	65.25	1,496,413,700	34.87	3,804,106,007	57.64
7. Thular Limited (Note 4)	–	–	400,000,000	6.86	400,000,000	9.32	400,000,000	6.06
8. Placees under the Placing (Note 5)	–	–	–	–	769,230,769	17.92	769,230,769	11.66
9. Public	1,626,144,800	46.16	1,626,144,800	27.89	1,626,144,800	37.89	1,626,144,800	24.64
10. Sub-total of public shareholders (7+8+9)	1,626,144,800	46.16	2,026,144,800	34.75	2,795,375,569	65.13	2,795,375,569	42.36
Total (6+10)	<u>3,522,558,500</u>	<u>100.00</u>	<u>5,830,250,807</u>	<u>100.00</u>	<u>4,291,789,269</u>	<u>100.00</u>	<u>6,599,481,576</u>	<u>100.00</u>

Notes:

- Brilliant Bright is the beneficial owner of 1,433,362,500 Shares and is wholly owned by Beijing Holdings. Beijing Holdings is a wholly-owned subsidiary of BEGCL, it is deemed to be a party acting in concert with the Subscriber under the Takeovers Code.
- Beijing Enterprises Group (BVI) Company Limited, the Subscriber, is wholly owned by BEGCL and thus, a connected party of the Company under the Listing Rules and is deemed to be a party acting in concert with Brilliant Bright and Beijing Holdings under the Takeovers Code.
- Mr LIN Chun Kuei is a non-executive Director of the Company.
- Thular Limited is formerly known as Timekey Limited and the change of name had taken effect since 9 October 2009. As Thular Limited is wholly owned by Kerry Holdings Limited which is in turn wholly owned by Kerry Group Limited, Kerry Holdings Limited and Kerry Group Limited are also deemed to be interested in the said shares and underlying shares.
- None of the Placees will become a substantial shareholder of the Company as a result of the exercise of the conversion rights attaching to the Placing Convertible Bonds.

According to the above table, upon the full conversion of the conversion rights attaching to the Convertible Bonds at the Conversion Price of HK\$0.65 each, the interest of the Subscriber, its ultimate beneficial owners and their respective parties acting in concert will increase from approximately 40.69% to a maximum of approximately 56.68% of the issued share capital of the Company as enlarged by the issue of the Conversion Shares upon the exercise of the conversion rights attaching to the Convertible Bonds.

The Executive has granted the Whitewash Waiver subject to the approval of the Independent Shareholders taken by way of poll at the SGM. As the Whitewash Waiver has been approved by the Independent Shareholders at the SGM, no general offer will be required to be made by the Subscriber for all the Shares not already owned or agreed to be acquired by the Subscriber and its concert parties as a result of the issue of the Conversion Shares on exercise of the conversion rights attaching to the Subscribed Convertible Bonds.

Further announcement(s) will be made by the Company upon completion of the Subscription and the allotment and issue of Conversion Shares on exercise of the conversion rights attaching to the Subscribed Convertible Bonds.

By Order of the Board
Beijing Properties (Holdings) Limited
Siu Kin Wai
Company Secretary

Hong Kong, 2 September 2010

As at the date of this announcement, Mr. Lei Zhengang, Mr. Qian Xu and Mr. Siu Kin Wai are the Executive Directors; Mr. Lin Chun Kuei is the Non-Executive Director; and Mr. Goh Gen Cheung, Mr. Ma Chiu Cheung, Andrew and Mr. Ng Tang Fai, Ernesto are the Independent Non-executive Directors.

The Directors 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 statement in this announcement misleading.