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BEIJING CAPITAL JUDA LIMITED

首創鉅大有限公司

(formerly known as Juda International Holdings Limited 鉅大國際控股有限公司)

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 1329)

DISCLOSEABLE TRANSACTION ACQUISITION OF LAND USE RIGHTS IN XINGYANG ZHENGZHOU, THE PRC

ACQUISITION OF LAND USE RIGHTS IN XINGYANG ZHENGZHOU, THE PRC

The Board is pleased to announce that Shanghai Juque, being a wholly-owned subsidiary of the Company, has on 3 February 2016 successfully bid for the land use rights of the Land offered for sale by the Land Resources Bureau at the Auction for RMB57,850,000. The Confirmation Letter has been issued by the Land Resources Bureau to Shanghai Juque on 3 February 2016 and the Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into on or before 3 March 2016. A sum of RMB57,850,000 has been paid by Shanghai Juque as the security deposit for the Auction. Immediately upon the completion of the Acquisition, the Company will indirectly hold the entire interest in the Land.

LISTING RULES IMPLICATIONS

As one of the applicable Percentage Ratios in respect of the Acquisition exceeds 5% but is less than 25%, the transaction contemplated under the Acquisition constitutes a discloseable transaction for the Company and is subject to notification and announcement requirements under Chapter 14 of the Listing Rules

INTRODUCTION

The Board is pleased to announce that Shanghai Juque, being a wholly-owned subsidiary of the Company, has on 3 February 2016 successfully bid for the land use rights of the Land offered for sale by the Land Resources Bureau at the Auction for RMB57,850,000. The Confirmation Letter has been issued by the Land Resources Bureau to Shanghai Juque on 3 February 2016 and the Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into on or before 3 March 2016 between Shanghai Juque and the Land Resources Bureau. A sum of RMB57,850,000 has been paid by Shanghai Juque as the security deposit for the Auction.

THE CONFIRMATION LETTER

Date : 3 February 2016

Parties : (1) Shanghai Juque, a wholly-owned subsidiary of the Company; and
(2) the Land Resources Bureau of Xingyang.

To the best of the Directors' knowledge, information and belief and having made all reasonable enquiries, the Land Resources Bureau and its ultimate beneficial owners are third parties independent of the Group and its connected persons.

Code of the Land : Xing Zheng Chu (2015) No.49* (榮政儲 (2015) 49 號)

Location of the Land : Dong Lin Temple Village, Jia Yu Town, Xingyang, Zhengzhou, the PRC* (中國鄭州榮陽市賈峪鎮洞林寺村)

Total site area : 62,621.61 square meters

Nature of the land use rights : Commercial use

Term of the land use rights : 40 years

Consideration : RMB57,850,000, which was arrived at after bidding at the Auction held by the Land Resources Bureau. A sum of RMB57,850,000 has been paid by Shanghai Juque as the security deposit for the Auction, which will form the payment of the total consideration in relation to the Acquisition and will be refunded if the Parties fail to enter into the Land Use Rights Grant Contract

The Consideration for acquiring the Land will be solely funded by the Group, using its internal resources.

It is intended that the Group will establish a wholly-owned project company for taking charge of the development, construction and operation of the Land. Immediately upon the completion of the Acquisition, the Company will indirectly hold the entire interest in the Land.

REASONS FOR AND BENEFITS OF THE ACQUISITION

The Group is principally engaged in commercial property development, with focus on the development of outlets-backed commercial integrated projects and commercial property projects in the PRC where the Group is able to conduct its property business as disclosed in the circular of the Company dated 26 November 2014. The Board believes that the Acquisition provides an excellent investment opportunity for the Group to expand its business into Zhengzhou, one of the selected target cities in the PRC, within which Xingyang is located approximately 17 kilometers west of downtown of Zhengzhou.

The Directors consider that the Acquisition is in the interests of the Company and the Shareholders as a whole and the terms thereof are on normal commercial terms, which are fair and reasonable.

INFORMATION OF THE PARTIES

Shanghai Juque is a wholly-owned subsidiary of the Company and is an investment holding company.

The Land Resources Bureau is a PRC governmental authority and the seller of the Land.

LISTING RULES IMPLICATIONS

As one of the applicable Percentage Ratios in respect of the Acquisition exceed 5% but is less than 25%, the transaction contemplated under the Acquisition constitutes a discloseable transaction for the Company and is subject to notification and announcement requirements under Chapter 14 of the Listing Rules.

DEFINITIONS

In this announcement, the following expressions have the following meanings, unless the context otherwise requires:

“Acquisition”	the acquisition of land use rights of the Land through public bidding process at the Auction
“Auction”	the public auction held by the Land Resources Bureau at which the Land was offered for sale
“Board”	the board of Directors
“Company”	Beijing Capital Juda Limited (首創鉅大有限公司), formerly known as Juda International Holdings Limited (鉅大國際控股有限公司), a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 1329)

“Confirmation Letter”	the confirmation letter of land transaction by auction (掛牌地塊成交確認書) entered into between Shanghai Juque and the Land Resources Bureau confirming the Acquisition at the Auction on 3 February 2016
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Consideration”	RMB57,850,000, being the price for the grant of the land use rights of the Land
“Directors”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“Land”	a piece of land located at Dong Lin Temple Village, Jia Yu Town, Xingyang, Zhengzhou, the PRC* (中國鄭州滎陽市賈峪鎮洞林寺村) with a total site area of 62,621.61 square meters which was offered for sale at the Auction
“Land Resources Bureau	Land Resources Bureau of Xingyang* (滎陽市國土資源局)
“Land Use Rights Grant Contract”	the land use rights grant contract* (國有建設用地使用權出讓合同) to be entered into between Shanghai Juque and the Land Resources Bureau in respect of the Land
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange
“Percentage Ratios”	the percentage ratios as defined in rule 14.04(9) of the Listing Rules
“PRC”	the People’s Republic of China
“PRC Governmental Body”	has the meaning ascribed to it under the Listing Rules
“RMB”	Renminbi, the lawful currency of the PRC
“Shanghai Juque”	Shanghai Juque Investment Management Co., Ltd.* (上海鉅譽投資管理有限公司), a company incorporated in the PRC with limited liability, a wholly-owned subsidiary of the Company

“Shareholders”	holders of the shares of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiary”	has the meaning ascribed to it under the Listing Rules
“%”	per cent.

By Order of the Board
Beijing Capital Juda Limited
Lee Sze Wai
Company Secretary

Hong Kong, 3 February 2016

As at the date of this announcement, the Board comprises Mr. Tang Jun (Chairman) and Mr. Zhong Beichen (Chief Executive Officer) as executive Directors; Mr. Wang Hao and Mr. Liu Xiaoguang as non-executive Directors; and Dr. Ngai Wai Fung, Ms. Zhao Yuhong and Mr. He Xiaofeng as independent non-executive Directors.

* *For identification purpose only and should not be regarded as the official English translation of the Chinese names. In the event of any inconsistency, the Chinese name prevails.*