BEIJING CAPITAL GRAND LIMITED
首創鉅大有限公司
(formerly known as Beijing Capital Juda Limited)
(incorporated in the Cayman Islands with limited liability)
(Stock Code: 1329)

PROFIT WARNING

This announcement is made by Beijing Capital Grand Limited (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 and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors of the Company (the "**Board**") wishes to inform the shareholders and potential investors of the Company that based on the information currently available and preliminary review of the unaudited consolidated management accounts of the Group, the Group is expected to record a substantial decrease of more than 90% in the amount of profit attributable to owners of the Company for the six months ended 30 June 2017 (the "**Reporting Period**") as compared to that for the six months ended 30 June 2016 (as restated subsequent to completion of the very substantial acquisition of the Company as disclosed in the Company's announcement dated 14 December 2016) (the "**Corresponding Period**"). Such decrease in profit is mainly attributable to a significant decrease in the fair value gain on the Group's investment properties, from around RMB250 million (as restated) for the Corresponding Period to an estimated amount of not more than RMB90 million for the Reporting Period based on preliminary valuation figures recently received by the Company from its professional valuer, and such decrease in fair value gain being the result of slowdown in growth of property market in certain cities in the PRC during the Reporting Period as compared to that during the Corresponding Period.

Although the Group is expected to record a substantial decrease in the amount of profit attributable to owners of the Company for the Reporting Period, it is expected that the Group's gross profit (which excludes, among others, the fair value gain on the Group's investment properties as mentioned above) for the Reporting Period will be better than that for the Corresponding Period. The fair value gain on the Group's investment properties is non-cash in nature and the decrease in such gain will not have a direct impact on the cash flow of the Group. The Board considers that the overall operating and financial position of the Group remains sound and solid.

Information contained in this announcement is only based on the information currently available to the Board and a preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group, and is not based on figures or information audited or reviewed by the Company's auditors. Shareholders and potential investors of the Company are advised to refer to the Company's interim results announcement for the Reporting Period which is expected to be published in mid-August 2017.

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

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

Hong Kong, 4 August 2017

As at the date of this announcement, the Board comprises Mr. Zhong Beichen (Chairman) and Mr. Feng Yujian (Chief Executive Officer) as executive Directors; Mr. Sun Shaolin, Mr. Su Jian, Mr. Wang Honghui and Mr. Yang Han Hsiang as non-executive Directors; and Dr. Ngai Wai Fung, Ms. Zhao Yuhong and Mr. He Xiaofeng as independent non-executive Directors