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CAPITAL  JUDA
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)

MAJOR ACQUISITION
ACQUISITION OF LAND USE RIGHTS
IN WUHAN, THE PRC

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The Board is pleased to announce that Shanghai Juque, a wholly-owned subsidiary of the Company, has on 27 October 2015 successfully bid for the land use rights of the Land offered for sale by the Wuhan Land Resources and Planning Bureau at the Auction for approximately RMB162 million. The result of the bid was announced on the Wuhan State-owned Land Use Rights Online Transaction System on 27 October 2015. The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into around mid November 2015. A sum of RMB80 million 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

Since the applicable Percentage Ratios in respect of the Acquisition exceed 25% but are less than 100%, the Acquisition constitutes a major acquisition under Chapter 14 of the Listing Rules. The Acquisition is regarded as a qualified property acquisition under Rule 14.04(10C) of the Listing Rules as the Acquisition involves an acquisition of governmental land in the PRC from a PRC Governmental Body through an auction governed by PRC laws, which is undertaken by the Group on a sole basis in its ordinary and usual course of business. The Acquisition is subject to reporting and announcement requirements but is exempt from Shareholders' approval requirements pursuant to Rule 14.33A of the Listing Rules.

A circular containing, among other things, further details of the Acquisition and such other information as required under the Listing Rules, is expected to be despatched to the Shareholders on or around 20 November 2015 because additional time is required to prepare information for disclosure in the circular.

INTRODUCTION

The Board is pleased to announce that Shanghai Juque, a wholly-owned subsidiary of the Company, has on 27 October 2015 successfully bid for the land use rights of the Land offered for sale by the Wuhan Land Resources and Planning Bureau at the Auction for approximately RMB162 million. The result of the bid was announced on the Wuhan State-owned Land Use Rights Online Transaction System on 27 October 2015. The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into around mid November 2015 between Shanghai Juque and the Wuhan Land Resources and Planning Bureau. A sum of RMB80 million has been paid by Shanghai Juque as the security deposit for the Auction.

RESULT OF THE BID

Announcement date	:	27 October 2015
Successful bidder	:	Shanghai Juque, a wholly-owned subsidiary of the Company
Code of the Land	:	P (2015) No.110
Location of the Land	:	North of Gaoxin 2 nd Road and east of Wuhan-Guangzhou High-Speed Railway, East Lake Hi-tech Development Zone, Wuhan, Hubei Province, the PRC (中國湖北省武漢市東湖新技術開發區高新二路以北、武廣高鐵以東)
Total site area	:	approximately 89,757 square meters
Nature of the land use rights	:	commercial use
Term of the land use rights	:	40 years
Consideration	:	approximately RMB162 million, which was arrived at after bidding at the Auction held by the Wuhan Land Resources and Planning Bureau. RMB80 million has been paid by Shanghai Juque as the security deposit for the Auction. The details of the payment terms of the Consideration will be set out in the Land Use Rights Grant Contract.

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

The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into around mid November 2015 between Shanghai Juque and the Wuhan Land Resources and Planning Bureau. 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

As the Acquisition was conducted through a wholly-owned subsidiary of the Company and all requisite funds and costs in relation to the Acquisition will be borne by the Group, the Acquisition will be undertaken on a sole basis by the Group and the entire interest in the Land will be held by the Group immediately after completion 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 selected target cities 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 Wuhan, one of the selected target cities in the PRC.

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 as at the date of this announcement.

The Wuhan Land Resources and Planning Bureau is a PRC Governmental Body and the seller of the Land. To the best of the Directors' knowledge, information and belief and having made all reasonable enquiries, the Wuhan Land Resources and Planning Bureau and its ultimate beneficial owners are third parties independent of the Group and its connected persons.

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A circular containing, among other things, further details of the Acquisition and such other information as required under the Listing Rules, is expected to be despatched to the Shareholders on or around 20 November 2015 because additional time is required to prepare information for disclosure in the circular.

DEFINITIONS

In this announcement, the following expressions have the following meanings, unless 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 Wuhan Land Resources and Planning 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)
“Consideration”	approximately RMB162 million, being the price for the grant of the land use rights of the Land
“Directors”	Director(s) of the Company
“Group”	the Company and its subsidiaries
“Land”	a piece of land located at north of Gaoxin 2 nd Road and east of Wuhan-Guangzhou High-Speed Railway, East Lake Hi-tech Development Zone, Wuhan, Hubei Province, the PRC (中國湖北省武漢市東湖新技術開發區高新二路以北、武廣高鐵以東) with a site area of approximately 89,757 square meters which was offered for sale at the Auction
“Land Use Rights Grant Contract”	the state-owned 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 Wuhan Land Resources and Planning 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.* (上海鉅礮投資管理有限公司), a company incorporated in the PRC with limited liability, a wholly-owned subsidiary of the Company as at the date of this announcement
“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
“Wuhan Land Resources and Planning Bureau”	Wuhan Land Resources and Planning Bureau (武漢市國土資源和規劃局)
“Wuhan State-owned Land Use Rights Online Transaction System”	Wuhan State-owned Land Use Rights Online Transaction System* (武漢市國有建設用地使用權網上交易系統), an official online platform of the Wuhan Land Resources and Planning Bureau
“%”	per cent.

By Order of the Board of
Beijing Capital Juda Limited
Zhong Beichen
Executive Director

Beijing, 27 October 2015

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.*