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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 XI'AN, THE PRC

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The Board is pleased to announce that Shanghai Juque and Capital Juda Enterprise, both being wholly-owned subsidiaries of the Company, have on 13 January 2016 successfully bid for the land use rights of the Land offered for sale by the Land Resources Bureau of Xi'an at the Auction for RMB240 million. The result of the bid was announced on the Xi'an State-owned Land Use Rights Online Transaction System on 13 January 2016. The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into on or around 29 January 2016. A sum of RMB48 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 before 25 February 2016 because additional time is required for preparation of information to be disclosed in the circular.

INTRODUCTION

The Board is pleased to announce that Shanghai Juque and Capital Juda Enterprise, both being wholly-owned subsidiaries of the Company, have on 13 January 2016 successfully bid for the land use rights of the Land offered for sale by the Land Resources Bureau of Xi'an at the Auction for RMB240 million. The result of the bid was announced on the Xi'an State-owned Land Use Rights Online Transaction System on 13 January 2016. The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into on or around 29 January 2016 between Shanghai Juque, Capital Juda Enterprise and the Land Resources Bureau of Xi'an. A sum of RMB48 million has been paid by Shanghai Juque as the security deposit for the Auction.

RESULT OF THE BID

Announcement date	:	13 January 2016
Successful bidders	:	(1) Shanghai Juque, a wholly-owned subsidiary of the Company; and (2) Capital Juda Enterprise, a wholly-owned subsidiary of the Company.
Code of the Land	:	GX3-38-1
Location of the Land	:	International Community Area in the Xi'an Hi-tech Industries Development Zone, Shaanxi Province, the PRC (中國陝西省西安市高新技術產業開發區國際社區片區)
Total site area	:	approximately 120,000 square meters
Nature of the land use rights	:	commercial use
Term of the land use rights	:	40 years
Consideration	:	RMB240 million, which was arrived at after bidding at the Auction held by the Land Resources Bureau of Xi'an. A sum of RMB48 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.

It is intended that Shanghai Juque and Capital Juda Enterprise will establish a project company, to be held as to 20% and 80%, respectively, for acquiring the entire interest 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

As the Acquisition was conducted through two wholly-owned subsidiaries of the Group and all requisite funds and costs in relation to the Acquisition will be borne by the Group, therefore the Acquisition of the Land will be undertaken on a sole basis by the Group and the entire interest in the Land will be held by the Group immediately upon 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 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 and add to its existing investment portfolio in Xi'an, 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

Both Shanghai Juque and Capital Juda Enterprise are wholly-owned subsidiaries of the Company and are investment holding companies.

The Land Resources Bureau of Xi'an is a PRC governmental authority and the seller of the Land. To the best of the Directors' knowledge, information and belief and having made all reasonable enquiries, the Land Resources Bureau of Xi'an 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 before 25 February 2016 because additional time is required for preparation of information to be disclosed in the circular.

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 of Xi’an at which the Land was offered for sale
“Board”	the board of Directors
“Capital Juda Enterprise”	Capital Juda Enterprise Limited (首創鉅大企業有限公司), a company incorporated in Hong Kong with limited liability, a wholly-owned subsidiary of the Company
“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”	RMB240 million, 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 International Community Area in the Xi’an Hi-tech Industries Development Zone, Shaanxi Province, the PRC (中國陝西省西安市高新技術產業開發區國際社區片區) with a total site area of approximately 120,000 square meters which was offered for sale at the Auction
“Land Resources Bureau of Xi’an”	Land Resources Bureau of Xi’an* (西安市國土資源局)

“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, Capital Juda Enterprise and the Land Resources Bureau of Xi’an 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
“Xi’an State-owned Land Use Rights Online Transaction System”	Xi’an State-owned Land Use Rights Online Transaction System* (西安市國土資源網上交易系統), an official online platform of the Land Resources Bureau of Xi’an
“%”	per cent.

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

Hong Kong, 13 January 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.*