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CAPITAL  JUDA
BEIJING CAPITAL JUDA LIMITED

首創鉅大有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 1329)

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

ACQUISITION OF LAND USE RIGHTS IN JINAN, THE PRC

The Board is pleased to announce that Shanghai Juque and Capital JUDA Outlets, both being wholly-owned subsidiaries of the Company, have on 30 June 2016 successfully bid for the land use rights of the Land offered for sale by the Land Resources Bureau of Jinan at the Auction for RMB206,880,000. The Confirmation Letter has been issued by the Land Resources Bureau of Jinan on 30 June 2016. The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into on or around 15 July 2016. A sum of RMB40,000,000 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

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 31 July 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 Outlets, both of which being wholly-owned subsidiaries of the Company, have on 30 June 2016 successfully bid for the land use rights of the Land offered for sale by the Land Resources Bureau of Jinan at the Auction for RMB206,880,000. The Confirmation Letter has been issued by the Land Resources Bureau of Jinan on 30 June 2016. The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into on or around 15 July 2016 between Shanghai Juque, Capital Juda Outlets and the Land Resources Bureau of Jinan. A sum of RMB40,000,000 has been paid by Shanghai Juque as the security deposit for the Auction.

THE CONFIRMATION LETTER

Date : 30 June 2016

Parties : (1) Shanghai Juque, a wholly-owned subsidiary of the Company;

(2) Capital Juda Outlets, a wholly-owned subsidiary of the Company; and

(3) the Land Resources Bureau of Jinan.

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

Code of the Land : 2016-G016

Location of the Land : Parcel B, East of Tangyeshan, Tangye New Town, Licheng District, Jinan City, Shandong Province, the PRC* (中國山東省濟南市曆城區唐冶新區唐冶山東側B地塊)

Total site area : approximately 115,000 square meters

Nature of the land use rights : commercial use

Term of the land use rights : 40 years

Consideration : RMB206,880,000, which was arrived at after bidding at the Auction held by the Land Resources Bureau of Jinan. A sum of RMB40,000,000 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 Outlets will establish a project company, to be held as to 51% and 49%, 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 Jinan, 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 Outlets are wholly-owned subsidiaries of the Company and are investment holding companies.

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

LISTING RULES IMPLICATIONS

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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 31 July 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 Jinan at which the Land was offered for sale
“Board”	the board of Directors

“Capital Juda Outlets”	Capital Juda Outlets Management Limited (首創鉅大奧萊管理有限公司), 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), 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, Capital Juda Outlets and the Land Resources Bureau of Jinan confirming the Acquisition at the Auction on 30 June 2016
“Consideration”	RMB206,880,000, 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 Parcel B, East of Tangyeshan, Tangye New Town, Licheng District, Jinan City, Shandong Province, the PRC* (中國山東省濟南市曆城區唐冶新區唐冶山東側B地塊) with a total site area of approximately 115,000 square meters which was offered for sale at the Auction
“Land Resources Bureau of Jinan”	Land Resources Bureau of Jinan* (濟南市國土資源局)
“Land Use Rights Grant Contract”	the land use rights grant contract* (國有建設用地使用權出讓合同) expected to be entered into between Shanghai Juque, Capital Juda Outlets and the Land Resources Bureau of Jinan 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, 4 July 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. Li Songping 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.*