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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 HEFEI, THE PRC

ACQUISITION OF LAND USE RIGHTS IN HEFEI, THE PRC

The Board is pleased to announce that on 12 August 2016, Shanghai Juque (a wholly-owned subsidiary of the Company), Capital JUDA Operation (a wholly-owned subsidiary of the Company) and Anke Xinchuang (an Independent Third Party), have together successfully bid for the land use rights of the Land offered for sale by the Land Resources Bureau of Hefei at the Auction for approximately RMB293,727,000. The Confirmation Letter has been issued by the Land Resources Bureau of Hefei to Shanghai Juque, Capital JUDA Operation and Anke Xinchuang on 12 August 2016 and the Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into before 26 August 2016. A sum of RMB60,000,000 has been paid as the security deposit for the Auction.

Shanghai Juque, Capital JUDA Operation and Anke Xinchuang have also entered into an Agreement, pursuant to which, among others, (a) Shanghai Juque and Capital JUDA Operation shall establish a project company for acquiring parcel A of the Land, such interest will be held by Shanghai Juque and Capital JUDA Operation as to 60% and 40%, respectively; (b) Anke Xinchuang shall establish a project company for acquiring parcel B of the Land, such interest will be wholly held by Anke Xinchuang; (c) the parties shall commit to the Consideration based on the site area of the respective parcels of Land on a pro-rata basis, namely Shanghai Juque and Capital JUDA Operation shall commit approximately RMB276,927,000 and Anke Xinchuang shall commit approximately RMB16,800,000; and (d) in connection with (c) above, the parties shall commit to the security deposit for the Auction, which will be used to set off part of the payment of the Consideration, based on the site area of the respective parcels of Land on a pro-rata basis, namely Shanghai Juque and Capital JUDA Operation shall commit approximately RMB56,568,200 and Anke Xinchuang shall commit approximately RMB3,431,800. As at the date of this announcement,

Anke Xinchuang has paid the relevant portion of the security deposit of approximately RMB3,431,800 and has also transferred the remaining consideration in respect of parcel B of the Land of approximately RMB13,368,200 to the custody of Shanghai Juque, to ensure timely payment of the Consideration to the Land Resources Bureau of Hefei. The Agreement shall be effective until the date of signing of the Land Use Rights Grant Contract in relation to the Acquisition.

Immediately upon the completion of the Acquisition, the Company will indirectly hold the entire interest in parcel A of the Land and Anke Xinchuang will indirectly hold the entire interest in parcel B of the Land, and the parties will separately develop their respective parcels of 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 law, pursuant to which the Group will acquire parcel A of the Land on a sole basis in substance by virtue of the Agreement and the funding arrangements and other transactions thereunder, which is consistent with the Group's 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 23 September 2016 because additional time is required for preparation of information to be disclosed in the circular.

INTRODUCTION

The Board is pleased to announce that on 12 August 2016, Shanghai Juque (a wholly-owned subsidiary of the Company), Capital Juda Operation (a wholly-owned subsidiary of the Company) and Anke Xinchuang (an Independent Third Party), have together successfully bid for the land use rights of the Land offered for sale by the Land Resources Bureau of Hefei at the Auction for approximately RMB293,727,000. The Confirmation Letter has been issued by the Land Resources Bureau of Hefei to Shanghai Juque, Capital Juda Operation and Anke Xinchuang on 12 August 2016 and the Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into before 26 August 2016. A sum of RMB60,000,000 has been paid as the security deposit for the Auction.

THE CONFIRMATION LETTER

Date	:	12 August 2016
Parties	:	(1) Shanghai Juque, a wholly-owned subsidiary of the Company; (2) Capital Juda Operation, a wholly-owned subsidiary of the Company; (3) Anke Xinchuang, an Independent Third Party; and (4) the Land Resources Bureau of Hefei.
Code of the Land	:	BH2016-04
Location of the Land	:	approximately 70 meters North East of the cross section of Zhengzhou Street and Zhujiang Road, Binhu New District, Hefei City, Anhui Province, the PRC* (中國安徽省合肥市濱湖新區徽州大道和珠江路交口東北側約70米處)
Total site area	:	approximately 93,247 square meters, of which parcel A of the Land comprises approximately 87,913 square meters and parcel B of the Land comprises approximately 5,333 square meters
Nature of the land use rights	:	commercial use
Term of the land use rights	:	40 years
Consideration	:	RMB293,727,000, which was arrived at after bidding at the Auction held by the Land Resources Bureau of Hefei. A sum of RMB60,000,000 has been paid as the security deposit for the Auction, of which approximately RMB56,568,200 has been paid by Shanghai Juque and Capital Juda Operation and approximately RMB3,431,800 has been paid by Anke Xinchuang pursuant to the Agreement. The details of the payment terms of the Consideration will be set out in the Land Use Rights Grant Contract.

THE AGREEMENT

Shanghai Juque, Capital Juda Operation and Anke Xinchuang have also entered into an Agreement, pursuant to which, among others, (a) Shanghai Juque and Capital Juda Operation shall establish a project company for acquiring parcel A of the Land, such interest will be held by Shanghai Juque and Capital Juda Operation as to 60% and 40%, respectively; (b) Anke Xinchuang shall establish a project company for acquiring parcel B of the Land, such interest will be wholly held by Anke Xinchuang; (c) the parties shall commit to the Consideration based on the site area of the respective parcels of Land on a pro-rata basis, namely Shanghai Juque and Capital Juda Operation shall commit approximately RMB276,927,000 and Anke Xinchuang shall commit approximately RMB16,800,000; and (d) in connection with (c) above, the parties shall commit to the security deposit for the Auction, which will be used to set off part of the payment of the Consideration, based on the site area of the respective parcels of Land on a pro-rata basis, namely Shanghai Juque and Capital Juda Operation shall commit approximately RMB56,568,200 and Anke Xinchuang shall commit approximately RMB3,431,800; and (e) Anke Xinchuang shall pay RMB16,800,000. As at the date of this announcement, Anke Xinchuang has paid the relevant portion of the security deposit of approximately RMB3,431,800 and has also transferred the remaining consideration in respect of parcel B of the Land of approximately RMB13,368,200 to the custody of Shanghai Juque, to ensure timely payment of the Consideration to the Land Resources Bureau of Hefei. The Agreement shall be effective until the date of signing of the Land Use Rights Grant Contract in relation to the Acquisition.

The commitments in relation to the Acquisition by Shanghai Juque and Capital Juda Operation will be solely funded by the Group, using its internal resources. Immediately upon the completion of the Acquisition, the Company will indirectly hold the entire interest in parcel A of the Land and Anke Xinchuang will indirectly hold the entire interest in parcel B of the Land, and the parties will separately develop their respective parcels of the Land.

REASONS FOR AND BENEFITS OF THE ACQUISITION

Pursuant to the Agreement and the funding arrangement and other transactions thereunder, the Group will acquire parcel A of the Land on a sole basis in substance, by virtue of (a) all requisite commitments in relation to parcel A of the Land will be borne by the Group; (b) all requisite commitments in relation to parcel B of the Land will be borne by Anke Xinchuang; (c) the Company will indirectly hold the entire interest in parcel A of the Land and Anke Xinchuang will indirectly hold the entire interest in parcel B of the Land immediately upon completion of the Acquisition; and (d) the Company and Anke Xinchuang will separately develop their respective parcels of Land. The main reason for the Group to participate in the Auction together with Anke Xinchuang and to enter into the Agreement and the funding arrangements and other transactions thereunder, is to facilitate the Group to specifically acquire parcel A of the

Land which will be suitable for development of outlets-backed commercial integrated projects and commercial property projects within the scope of the Group's business, in accordance with the requirements imposed by the Land Resources Bureau of Hefei in relation to the Auction of the Land.

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 30 June 2016. 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 Hefei, 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 Operation are wholly-owned subsidiaries of the Company and are investment holding companies.

Anke Xinchuang is a company established in the PRC and is primarily engaged in real estate development and sales, property management and leasing of property. To the best of the Directors' knowledge, information and belief and having made all reasonable enquiries, Anke Xinchuang and its ultimate beneficial owners are third parties independent of the Group and its connected persons.

The Land Resources Bureau of Hefei 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 Land Resources Bureau of Hefei and its ultimate beneficial owners are third parties independent of the Group and its connected persons.

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 law, pursuant to which the Group will acquire parcel A of the Land on a sole basis in substance by virtue of the Agreement and the funding arrangements and other transactions thereunder, which is consistent with the Group's 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 23 September 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
“Agreement”	the agreement entered into between Shanghai Juque, Capital Juda Operation and Anke Xinchuang on 12 August 2016 in connection with the Auction and the Acquisition of the Land
“Anke Xinchuang”	Anhui Anke Xinchuang Technology Investment Services Limited* (安徽安科新創科技投資服務有限公司), a company incorporated in the PRC with limited liability
“Auction”	the public auction held by the Land Resources Bureau of Hefei at which the Land was offered for sale
“Board”	the board of Directors
“Capital Juda Operation”	Capital Juda Operation Limited (首創鉅大營運有限公司), 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)
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“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 Operation, Anke Xinchuang and the Land Resources Bureau of Hefei confirming the Acquisition at the Auction on 12 August 2016

“Consideration”	RMB293,727,000, 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
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Independent Third Party”	independent third party not connected with the Company and its connected persons, having the meaning ascribed to such term in the Listing Rules
“Land”	a piece of land located at approximately 70 meters North East of the cross section of Zhengzhou Street and Zhujiang Road, Binhu New District, Hefei City, Anhui Province, the PRC* (中國安徽省合肥市濱湖新區徽州大道和珠江路交口東北側約70米處) with a total site area of approximately 93,247 square meters which was offered for sale at the Auction
“Land Resources Bureau of Hefei”	Land Resources Bureau of Hefei* (合肥市國土資源局)
“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 Operation, Anke Xinchuang and the Land Resources Bureau of Hefei in respect of the Land
“Listing Rules”	the Rules Governing the Listing of Securities on The Stock Exchange as amended from time to time
“percentage ratios”	the percentage ratios as defined in rule 14.04(9) of the Listing Rules
“PRC”	the People’s Republic of China, which shall, for the purpose of this announcement, exclude Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan
“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
“Shares”	the ordinary shares of the Company
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“subsidiary(ies)”	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

Beijing, 12 August 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.*