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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)

DISCLOSEABLE TRANSACTION
ACQUISITION OF LAND USE RIGHTS
IN CHONGQING, THE PRC

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The Board is pleased to announce that on 6 January 2017, the Company obtained Confirmation Letter and Approval Letter approving the bid of the land use rights of the Land offered for sale by the Land Resources Bureau at the Auction by Shanghai Juque, Capital Juda and Fangshan Outlets, being the wholly-owned subsidiaries of the Company, for RMB154,650,000. The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into on or before 30 June 2017. A sum of RMB30,930,000 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

As one of the applicable Percentage Ratios in respect of the Acquisition exceeds 5% but is less than 25%, the transaction contemplated under the Acquisition constitutes a discloseable transaction for the Company and is subject to notification and announcement requirements under Chapter 14 of the Listing Rules.

INTRODUCTION

The Board is pleased to announce that on 6 January 2017, the Company obtained Confirmation Letter and Approval Letter approving the bid of the land use rights of the Land offered for sale by the Land Resources Bureau at the Auction by Shanghai Juque, Capital Juda and Fangshan Outlets, being the wholly-owned subsidiaries of the Company, for RMB154,650,000. The Confirmation Letter has been issued by the Land Resources Bureau and the Approval Letter has been issued by Chongqing Urban Construction Comprehensive Development Administration Office. The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into on or before 30 June 2017 between Shanghai Juque, Capital Juda, Fangshan Outlets and the Land Resources Bureau. A sum of RMB30,930,000 has been paid by Shanghai Juque as the security deposit for the Auction.

THE CONFIRMATION LETTER AND APPROVAL LETTER

Approval Date: 6 January 2017

Parties:

- (1) Shanghai Juque, a wholly-owned subsidiary of the Company;
- (2) Capital Juda, a wholly-owned subsidiary of the Company;
- (3) Fangshan Outlets, a wholly-owned subsidiary of the Company;
- (4) the Land Resources Bureau; and
- (5) Chongqing Urban Construction Comprehensive Development Administration Office.

To the best of the Directors' knowledge, information and belief and having made all reasonable enquiries, the Land Resources Bureau, Chongqing Urban Construction Comprehensive Development Administration Office and their ultimate beneficial owners are the third parties independent of the Group and its connected persons.

Code of the Land: Yu Di Jiao Yi Chu (2016) No.99 * (渝地交易出(2016) 99號)

Location of the Land: M zone, Jie Shi Zu Tuan, Ba Nan, Chongqing* (重慶市巴南區界石組團M分區)

Total site area: 74,349 square meters

Nature of the land use rights: Commercial use

Term of the land use rights: 40 years

Consideration: RMB154,650,000, which was arrived at after bidding at the Auction held by the Land Resources Bureau. A sum of RMB30,930,000 has been paid by Shanghai Juque as the security deposit for the Auction, which will form the payment of the total consideration in relation to the Acquisition and will be refunded if the Parties fail to enter into 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 the Group will establish a wholly-owned project company for taking charge of the development, construction and operation 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

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 Chongqing, one of the major 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, Capital Juda and Fangshan Outlets are the wholly-owned subsidiaries of the Company and investment holding company.

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

Chongqing Urban Construction Comprehensive Development Administration Office is a PRC governmental authority. Under relevant rules and regulation in Chongqing City, Confirmation Letter shall be released upon obtaining the Approval Letter from Chongqing Urban Construction Comprehensive Development Administration Office.

LISTING RULES IMPLICATIONS

As one of the applicable Percentage Ratios in respect of the Acquisition exceed 5% but is less than 25%, the transaction contemplated under the Acquisition constitutes a discloseable transaction for the Company and is subject to notification and announcement requirements under Chapter 14 of the Listing Rules.

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
“Approval Letter”	the approval letter issued by Chongqing Urban Construction Comprehensive Development Administration Office approving the Acquisition
“Auction”	the public auction held by the Land Resources Bureau at which the Land was offered for sale
“Board”	the board of Directors
“Capital Juda”	Capital Juda Outlets Construction Limited (首創鉅大奧萊建設有限公司), 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 the land use rights* (國有建設用地使用權成交確認書) entered into between Shanghai Juque, Capital Juda, Fangshan Outlets and the Land Resources Bureau confirming the Acquisition
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Consideration”	RMB154,650,000, being the price for the grant of the land use rights of the Land
“Directors”	the director(s) of the Company

“Fangshan Outlets”	Outlets Property Investment Fang Shan Ltd. * (北京首創奧特萊斯房山置業有限公司), a company incorporated in the PRC with limited liability and a wholly-owned subsidiary of the Company
“Group”	the Company and its subsidiaries
“Land”	a piece of land located at M zone, Jie Shi Zu Tuan, Ba Nan, Chongqing* (重慶市巴南區界石組團M分區) with a total site area of 74,349 square meters which was offered for sale at the Auction
“Land Resources Bureau”	Land Resources and House Management Bureau of Chongqing* (重慶市國土資源和房屋管理局)
“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, Fangshan Outlets and the Land Resources 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.* (上海鉅譽投資管理有限公司), a company incorporated in the PRC with limited liability and 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, 6 January 2017

As at the date of this announcement, the Board comprises Mr. Tang Jun (Chairman) and Mr. Zhong Beichen 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.

* *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.*