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## **BEIJING CAPITAL GRAND LIMITED**

### **首創鉅大有限公司**

*(formerly known as Beijing Capital Juda Limited)*

*(incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 1329)**

## **DISCLOSEABLE TRANSACTION ACQUISITION OF LAND USE RIGHTS IN QINGDAO, THE PRC**

### **ACQUISITION OF LAND USE RIGHTS IN QINGDAO, THE PRC**

The Board is pleased to announce that on 10 May 2018, Shanghai Juque and Grand Operation, both being wholly-owned subsidiaries of the Company, obtained the Confirmation Letter approving the bid of the land use rights of the Land offered for sale by the Land Resources Bureau at the Auction for RMB281,070,252. The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into on or before 30 June 2018. A sum of US\$10,000,000 has been paid by Grand Operation 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 10 May 2018, Shanghai Juque and Grand Operation, both being wholly-owned subsidiaries of the Company, obtained the Confirmation Letter approving the bid of the land use rights of the Land offered for sale by the Land Resources Bureau at the Auction for RMB281,070,252. The Land Use Rights Grant Contract in relation to the Acquisition is expected to be entered into on or before 30 June 2018. A sum of US\$10,000,000 has been paid by Grand Operation 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.

## THE CONFIRMATION LETTER

Date : 10 May 2018

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

(2) Grand Operation, a wholly-owned subsidiary of the Company; and

(3) the Land Resources Bureau and Housing Authority of Qingdao.

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

Code of the Land : G-2017-065

Location of the Land : the east of Public Health Centre, the south of Huoju Road, High-tech District, the north shore of Jiaozhou Bay, the north of Qingdao\* (青島市北部、膠州灣北岸、青島高新區火炬路南側、市民健身中心東側)

Total site area : approximately 141 mu

Nature of the land use rights : retail commercial use

Term of the land use rights : 40 years

Consideration : RMB281,070,252, which was arrived at after bidding at the Auction held by the Land Resources Bureau. A sum of US\$10,000,000 has been paid by Grand Operation 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. A project company has been established by Shanghai Juque and Grand Operation to develop, construct and operate 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 Qingdao, 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**

Both Shanghai Juke and Grand Operation are wholly-owned subsidiaries of the Company and are investment holding companies.

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

## **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
“Auction”	the public auction held by the Land Resources Bureau at which the Land was offered for sale
“Board”	the board of Directors
“Company”	Beijing Capital Grand Limited (formerly known as Beijing Capital Juda Limited), a company incorporated in the Cayman Islands with limited liability, whose Shares 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, Grand Operation and the Land Resources Bureau confirming the Acquisition at the Auction on 10 May 2018
“connected person(s)”	has the meaning ascribed to it under the Listing Rules
“Consideration”	RMB281,070,252, being the price for the grant of the land use rights of the Land
“Directors”	the director(s) of the Company
“Grand 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
“Group”	the Company and its subsidiaries
“Land”	a piece of land located at the east of Public Health Centre, the south of Huoju Road, High-tech District, the north shore of Jiaozhou Bay, the north of Qingdao* (青島市北部、膠州灣北岸、青島高新區火炬路南側、市民健身中心東側) with a total site area of 141 mu which was offered for sale at the Auction
“Land Resources Bureau”	the Land Resources Bureau and Housing Authority of Qingdao* (青島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, Grand Operation 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
“RMB”	Renminbi, the lawful currency of the PRC
“Shanghai Juque”	Shanghai Juque Investment Management Limited.* (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 Grand Limited**  
**Lee Sze Wai**  
*Company Secretary*

Hong Kong, 10 May 2018

*As at the date of this announcement, the Board comprises Mr. Zhong Beichen (Chairman) and Mr. Feng Yujian (Chief Executive Officer) as executive Directors; Mr. Sun Shaolin, Mr. Su Jian, Mr. Wang Honghui and Mr. Yang, Paul Chunyao 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.*