

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



BEIJING CAPITAL GRAND LIMITED

首創鉅大有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 1329)

PROFIT WARNING

This announcement is made by Beijing Capital Grand Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders and potential investors of the Company that based on the information currently available and preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020 (the “**Reporting Period**”), the Group is expected to record a net loss attributable to owners of the Company of not more than approximately RMB120 million, representing a significant decline in results performance as compared to the net profit attributable to owners of the Company of approximately RMB22.7 million for the six months ended 30 June 2019. Such expected net loss is primarily a result of (i) a substantial decrease of approximately 92% in income from sale of properties as compared to same period last year, as the revenue from income carried forward via sale of properties significantly decreased in the first half of 2020 as the income from sale of properties represented under Jinan Capital Outlets had been recognized in the first half of 2019; (ii) a decrease of approximately 16% in income from investment properties in the first half of 2020 as compared to same period last year, as the performance of the outlets of the Group as affected by COVID-19 had declined; (iii) an increase of approximately 30% in finance costs in the first half of 2020 as compared to same period last year, as the Company has continued to actively conduct various financing activities with a view to providing sufficient liquidity for capital expenditure required for the subsequent project development and construction. Given that a number of outlet projects of the Group are still under development, or at initial stages of opening for business or expected to open for business in the upcoming years, the reasons mentioned in (iii) above which contributed to the expected decrease in profit are expected to continue in the next few years.

The Company is in the process of preparing the interim results of the Group for the six months ended 30 June 2020. Information contained in this announcement is only based on the information currently available to the Board and a preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group, and is not based on figures or information reviewed by the Company's auditors. Shareholders and potential investors of the Company are advised to refer to the Company's interim results announcement for the Reporting Period which is expected to be published in due course pursuant to the requirements of the Listing Rules.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
Beijing Capital Grand Limited
Peng Sisi
Company Secretary

Hong Kong, 30 July 2020

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. Wang Hao, Ms. Qin Yi, 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.