



首創置業股份有限公司

BEIJING CAPITAL LAND LTD.

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2868)

ANNOUNCEMENT OF RESULTS OF ANNUAL GENERAL MEETING AND DIVIDEND PAYMENT

Resolutions passed at the AGM

The board (the "Board") of directors (the "Directors") of Beijing Capital Land Ltd. (the "Company") is pleased to announce that the Annual General Meeting (the "AGM") of the Company was held at F17, Red Goldage, No. 2, Guang Ning Bo Street, Beijing, the People's Republic of China ("PRC") on 11th May 2007. There were a total of 2,027,391,890 shares, representing 99.97% of the issued share capital of the Company, entitled to attend and vote for or against the resolutions considered at the AGM. Shareholders and authorized proxies holding an aggregate of 1,354,406,200 shares, representing 66.79% of the total issued share capital of the Company, were present at the AGM. This shareholding proportion was in compliance with the requirements of the Company Law of the PRC and the articles of association of the Company. The AGM was chaired by Mr. Tang Jun, the President of the Company.

In accordance with the Company's articles of association, the following resolutions were put to the AGM for voting by poll and approved by the shareholders of the Company (the "Shareholders"):

ORDINARY RESOLUTIONS		Number of votes (%)	
		For	Against
1.	To approve the report of the Board of Directors of the Company for the year of 2006	1,351,966,200 (100%)	0 (0%)
	The resolution was duly passed as an ordinary resolution.		
2.	To approve the report of the Supervisory Committee of the Company for the year of 2006	1,351,966,200 (100%)	0 (0%)
	The resolution was duly passed as an ordinary resolution.		
3.	To approve the audited financial statements and the auditors' report of the Company for the year of 2006	1,351,966,200 (100%)	0 (0%)
	The resolution was duly passed as an ordinary resolution.		
4.	To approve the scheme of profit distribution of the Company for the year of 2006	1,354,406,200 (100%)	0 (0%)
	The resolution was duly passed as an ordinary resolution.		
5.	To approve the annual remuneration proposal for the Directors and Supervisors of the Company for the year of 2007	1,354,406,200 (100%)	0 (0%)
	The resolution was duly passed as an ordinary resolution.		
6.	To approve the re-appointment of Beijing Shu Lun Pan CPA Co., Ltd. (formerly known as Beijing Zhong Tian Hua Zheng CPA Co., Ltd.) and PricewaterhouseCoopers as the Company's PRC and Hong Kong auditors respectively for the year of 2007 and authorize the Board of Directors of the Company to determine their remuneration	1,354,406,200 (100%)	0 (0%)
	The resolution was duly passed as an ordinary resolution.		

Payment of final dividend

The Board also wishes to notify Shareholders of the following details of the payment of the final dividend:

The Company will pay a final dividend of RMB6 cents per share for the year ended 31st December 2006. The payment shall be made to Shareholders whose names appeared on the register of members of the Company at the close of business on 11th April 2007. Dividends payable to the holders of H shares of the Company will be calculated in Renminbi and paid in Hong Kong dollars based on the following formula:

$$\text{Dividend in Hong Kong dollars} = \frac{\text{Dividend in Renminbi}}{\text{Average mean Hong Kong Dollar price published daily by The People's Bank of China over a period of one calendar week prior to the AGM}}$$

The average mean price of one Hong Kong Dollar published daily by The People's Bank of China over a period of one calendar week prior to the AGM is RMB0.98428. Accordingly, the amount of final dividend per H share is HK\$0.0609.

The Company has appointed the Bank of China (Hong Kong) Trustees Limited (the "Receiving Agent") as the receiving agent in Hong Kong and will pay to such Receiving Agent the final dividend declared for payment to H share shareholders. Such final dividend will be paid by the Receiving Agent and will be mailed to the holders of H shares at their own risk on or before 29th June 2007.

By order of the Board
Beijing Capital Land Ltd.
Liu Xiaoguang
Chairman

Beijing, the PRC, 11th May 2007

The Board as of the date of this announcement comprises Mr. Liu Xiaoguang (Chairman), Mr. Tang Jun and Mr. He Guang who are the executive Directors, Mr. Feng Chun Qin, Mr. Wang Zhengbin, Ms. Zhu Min and Mr. Muk Kin Yau who are the non-executive Directors, Mr. Benny Kwong Kai Sing, Mr. Ke Jianmin, Mr. Yu Xing Bao and Mr. Li Zhaojie being the independent non-executive Directors.