



首創置業股份有限公司 BEIJING CAPITAL LAND LTD.

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

(Stock Code: 2868)

CHANGE OF REGISTERED OFFICE

The Company's registered office has been changed from Building No. 8, Meiyuan, 33 Huguang Area, Huairou District, Beijing, PRC to Room 501, No.1, Yingbinzhong Road, Huairou District, Beijing, PRC with effect from 11 July 2005.

The Board of Directors (the "Board") of Beijing Capital Land Ltd. (the "Company") announces that the registered office of the Company has been changed from Building No. 8, Meiyuan, 33 Huguang Area, Huairou District, Beijing, People's Republic of China ("PRC") to Room 501, No.1, Yingbinzhong Road, Huairou District, Beijing, PRC with effect from 11 July 2005.

By order of the Board
Beijing Capital Land Ltd.
Chan Yee Wah, Eva
Company Secretary

Hong Kong, 11 July 2005

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