



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)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the annual general meeting of Beijing Capital Land Ltd. (the "Company") will be held at F17, Red Goldage, No. 2, Guang Ning Bo Street, Beijing, the People's Republic of China at 9:00 a.m. on Friday, 11th May 2007 for the purpose of the following:

ORDINARY RESOLUTIONS

1. To consider and approve the report of the Board of Directors of the Company for the year of 2006.
2. To consider and approve the report of the Supervisory Committee of the Company for the year of 2006.
3. To consider and approve the audited financial statements and the auditors' report of the Company for the year of 2006.
4. To consider and approve the scheme of profit distribution of the Company for the year of 2006.
5. To consider and approve the annual remuneration proposal for the Directors and Supervisors of the Company for the year of 2007.
6. To consider and 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 remunerations.

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

PRC, 26th March 2007

Notes:

1. Eligibility to attend the AGM

The H Share register of the Company will be closed from 12th April 2007 to 11th May 2007 (both dates inclusive), during which no transfer of H Shares will be effected. Shareholders of the Company whose names appear in the register of members of the Company at the close of business on 11th April 2007 may attend the AGM after completing the registration procedures.

2. Registration procedures for the AGM

Shareholders who intend to attend the AGM have to return the reply slip together with any necessary registration documents to the Company in person or by post or fax on or before 21st April 2007.

3. Proxy

- i. Any Shareholder entitled to attend and vote at the AGM is entitled to appoint one or more proxies to attend and vote at the meeting on his behalf. A proxy needs not be a Shareholder of the Company.
- ii. In order to be valid, the proxy form and, if such proxy form is signed by a person under a power of attorney or other authority on behalf of the appointer, a notorially certified copy of that power of attorney or authority, shall be deposited by holders of Domestic Shares or non-H Foreign Shares at the place of business of the Company in the PRC not less than 24 hours before the time for holding of the AGM, or by H Shareholders at the place of business of the Company in Hong Kong by such time.
- iii. If more than one proxy is appointed, such proxies shall only be entitled to vote by poll.
- iv. Shareholders or their proxies shall produce their identification documents when attending the AGM.

4. Miscellaneous

- i. It is expected that the AGM will last for not more than half a day. All attending Shareholders shall arrange for their transportation and accommodation and shall borne all expenses in this connection.
- ii. The Company's place of business in the PRC:
F17, Red Goldage
No. 2, Guang Ning Bo Street
Beijing
PRC
Tel: (86) 10-6652 3000
Fax: (86) 10-6652 3062
- iii. The Company's place of business in Hong Kong:
Room 4207
Two Exchange Square
Central
Hong Kong
Tel: (852) 2869 9098
Fax: (852) 2869 9708

The Board members of the Company 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.