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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)

SUPPLEMENTAL AGREEMENT TO THE SUBSCRIPTION AGREEMENT IN RELATION TO THE SUBSCRIPTION OF UP TO 376,222,000 NEW H SHARES OF THE COMPANY

Reference is made to the Announcement and the Circular both in relation to, inter alia, the Reco Pearl Subscription Agreement in relation to the subscription for up to 376,222,000 new H Shares entered into by and between the Company and Reco Pearl on 26 October 2006. Capitalised terms used herein shall have the same meaning as defined in the Announcement unless the context otherwise requires or provides.

The Reco Pearl Subscription was conditional upon, inter alia, the fulfillment of the Conditions by the Long Stop Date, being 30 April 2007. On 15 May 2007, the Company entered into the Supplemental Agreement to the Reco Pearl Subscription Agreement with Reco Pearl to extend the Long Stop Date from 30 April 2007 to 31 October 2007. Save as amended by the Supplemental Agreement, all terms and conditions contained in the Reco Pearl Subscription Agreement remain unaltered and continue in full force and effect. The Directors confirm that the extension of the completion of the Reco Pearl Subscription Agreement will not cause any material adverse impact on the financial and operational status of the Company.

THE SUPPLEMENTAL AGREEMENT TO THE RECO PEARL SUBSCRIPTION AGREEMENT (THE "SUPPLEMENTAL AGREEMENT")

Date

15 May 2007

Parties

- (i) the Company
- (ii) Reco Pearl, a connected person of the Company as defined in the Listing Rules.

Terms of the Supplemental Agreement

Reference is made to the announcement of the Company dated 26 October 2006 (the "Announcement") and the circular of the Company dated 22 November 2006 (the "Circular") both in relation to, inter alia, the Reco Pearl Subscription Agreement in relation to the subscription for up to 376,222,000 new H Shares entered into by and between the Company and Reco Pearl on 26 October 2006. Capitalised terms used herein shall have the same meaning as defined in the Announcement unless the context otherwise requires or provides.

Pursuant to the Reco Pearl Subscription Agreement, the Reco Pearl Subscription was conditional upon, inter alia, the fulfillment of the following conditions (the "Conditions") by 30 April 2007 (the "Long Stop Date") or such later time and/or date as may be agreed by the Company and Reco Pearl in writing:-

- (1) approval from the Independent Shareholders approving the issue and allotment of the Reco Pearl Subscription Shares and NSSF Shares to Reco Pearl being obtained in accordance with the Company's constitutional documents and the Listing Rules;
- (2) approvals from the SASAC, NSSF and CSRC for the issue of the Reco Pearl Subscription Shares and NSSF Shares having been duly granted;
- (3) all approvals and filings (governmental, regulatory and corporate) having been obtained and remaining in full force and effect;
- (4) no breach of the representations, warranties and undertakings of the Company;
- (5) no occurrence of certain material adverse changes which in the reasonable opinion of Reco Pearl is or would be materially adverse to the success of the Reco Pearl Subscription; and
- (6) approval of the listing of, and permission to deal in, all the Reco Pearl Subscription Shares and NSSF Shares being granted by the Stock Exchange.

As at the date of the Supplemental Agreement, approvals from Independent Shareholders, SASAC and NSSF had already been obtained by the Company. Pursuant to the Supplemental Agreement, the Company and Reco Pearl have agreed to amend the Reco Pearl Subscription Agreement to extend the Long Stop Date from 30 April 2007 to 31 October 2007 to allow the Company sufficient time to fulfill the remaining Conditions. Save as specifically amended by the Supplemental Agreement, all terms and conditions contained in the Reco Pearl Subscription Agreement shall remain unaltered and continue in full force and effect.

The Directors confirm that the extension of the completion of the Reco Pearl Subscription Agreement will not cause any material adverse impact on the financial and operational status of the Company.

Please refer to the Announcement and the Circular for details of the Reco Pearl Subscription Agreement

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

Beijing, 15 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.