

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)

ANNOUNCEMENT OF UNAUDITED RESULTS OF SUPER SHINE CO., LTD. FOR THE NINE MONTHS ENDED 30TH SEPTEMBER 2003

- This announcement is made pursuant to the disclosure obligation under Paragraph 2(2) of the Listing Agreement. The board of directors of Beijing Capital Land Ltd. ("Beijing Capital Land") announces the unaudited consolidated results of its listed subsidiary in the People's Republic of China (the "PRC"), Super Shine Co., Ltd. ("Super Shine" or the "Company") for the nine months ended 30th September 2003.
- Super Shine is a joint stock limited company incorporated in the PRC with limited liability, whose securities are listed on the Shenzhen Stock Exchange. Despite the fact that Beijing Capital Land currently only owns 26.5% of the equity interests in Super Shine, it has control over the board of directors of Super Shine and the results of Super Shine has been consolidated into the financial statements of Beijing Capital Land. Accordingly, Super Shine is deemed to be a subsidiary of Beijing Capital Land.
- Super Shine's unaudited financial statements for the nine months ended 30th September 2003 have been prepared in accordance with the generally accepted accounting principles of the PRC, which are not consistent with the Statement of Standard Accounting Practice of Hong Kong to which financial statements of Beijing Capital Land are prepared.
- The turnover and net profit of Super Shine for the nine months ended 30th September 2003 were RMB309,808,000 and RMB19,073,000 respectively, which represent respective increases of 104% and 567% from that of the same period last year.

1. IMPORTANT NOTICE

- 1.1 The Board of Directors of the Company and its Directors warrant that there are no false representation, misleading statement contained in or material omission from this report, and collectively and individually accepts full responsibility for the truthfulness, accuracy and completeness of this report.
- 1.2 This quarterly report of the Company has not been audited.
- 1.3 The officer of the Company, the accounting officer and the officer of the accounting firm hereby warrant the truthfulness and completeness of the financial statements contained in this quarterly report.

2. COMPANY PROFILE

2.1 Profile

Abbreviation of stock	Super Shine	Abbreviation before change	Guangxi Huwei
Stock code	000608		
	Secretary to the Board		Representative on Securities Matters
Name	Xiao Hu		Wang Xhiu
Correspondence address	Level 20, Block C, Cheng Ming Building, Xizhimen Nan Da Jie, Xi Cheng District, Beijing		Level 20, Block C, Cheng Ming Building, Xizhimen Nan Da Jie, Xi Cheng District, Beijing
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Email address	supershine@263.net.cn		supershine@263.net.cn

2.2 Financial Information

2.2.1 Major Accounting Data and Financial Indicators (in RMB)

	As at 30 Sept 2003	As at 31 Dec 2002	Percentage of change (%)
Total assets ('000)	1,446,246	1,273,593	13.56
Equity of shareholders (excluding minority interests) ('000)	537,937	518,864	3.68
Net assets per Share	2.58	2.49	3.61
Adjusted net assets per Share	2.54	2.40	5.83
	July 2003 - Sept 2003	Jan 2003 - Sept 2003	Percentage of change (%)
Net cash flow from operating activities ('000)	(161,678)	(173,357)	—
Earnings per Share	0.0096	0.091	550.00
Return on net assets (%)	0.37	3.55	501.69
Return on net assets after extraordinary profit and loss (%)	0.37	2.96	588.37

Extraordinary profit and loss items

	Amount (RMB'000)	
Non-operating income and expenses, net	189	
Investment gains	2,977	
Total	3,166	

2.2.2 Profit and Loss Account

unit: RMB'000

Items	Jan — Sept 2003		Jan — Sept 2002	
	Consolidated	Parent Company	Consolidated	Parent Company
1. Income from principal activities	309,808	0	151,715	0
Less: costs of principal activities taxes and surcharges of principal activities	(244,771)	0	(116,830)	0
2. Profit from principal activities	48,293	0	26,638	0
Add: income from other activities	0	0	0	0
Less: operating expenses administrative expenses finance costs — net	(10,635)	0	(10,324)	(1,095)
3. Operating profit	28,357	(1,288)	4,995	(3,118)
Add: investment gains subsidy income non-operating income	2,977	20,473	717	5,979
Less: non-operating expenses	334	0	183	0
4. Operating profit	31,523	19,073	5,819	2,861
Less: income tax minority interests	(11,121)	0	(3,733)	0
5. Net Profit	19,073	19,073	2,861	2,861

Items	July — Sept 2003		July — Sept 2002	
	Consolidated	Parent Company	Consolidated	Parent Company
1. Income from principal activities	36,592	0	106,283	0
Less: costs of principal activities taxes and surcharges of principal activities	(27,579)	0	(88,507)	0
2. Profit from principal activities	6,853	0	11,995	0
Add: income from other activities	0	0	0	0
Less: operating expenses administrative expenses finance costs — net	(1,732)	1,050	(5,180)	(1,093)
3. Operating profit	3,037	1,999	2,863	2,271
Add: investment gains subsidy income non-operating income	1	1,347	(41)	4,229
Less: non-operating expenses	(55)	(56)	(46)	0
4. Operating profit	3,037	1,999	2,863	2,271
Less: income tax minority interests	(716)	0	(435)	0
5. Net Profit	1,999	1,999	2,271	2,271

2.3 Number of shareholders as at 30 Sept 2003: 30,977

3. MANAGEMENT DISCUSSION AND ANALYSIS

3.1 Brief analysis of overall operating activities during the reporting period

The Company realised income from principal activities of RMB309,808,000, profit from principal activities of RMB48,293,000 and net profit of RMB19,073,000 from 1st January 2003 to 30th September 2003. The income for the reporting period mainly came from Sunny Scenic View Project. The accumulated GFA sold amounted to 30,600 sq.m. and the accumulated contract sales for the same period amounted to RMB231,940,000.

Huatang Building: This project has begun in July 2003 and it is in the foundation stage now. It is expected to be completed by 2005.

Beijing Upper East Side Project: This project is divided into three phases. The first phase consists of areas C1, C2 and B, with construction work for area C1 commenced in June 2003. Sales of area C1 commenced in September and construction work will be completed by the end of 2004. It is expected that construction work for areas C2 and B will commence around November.

3.1.1 Principal operations or products contributing more than 10% of income or profit from principal activities

Applicable Not applicable

Industries/products	Income from principal activities (RMB'000)	Cost of principal activities (RMB'000)	Gross margin (%)
Real Estates	309,808	244,771	21%
Beijing Sunny Scenic View	290,905	229,606	21%
Including: sales to related parties	0	0	

3.1.2 Seasonal or periodic characteristics of the Company's operations

Applicable Not applicable

The Company is mainly engaged in property investment which is cyclical in nature. Prior to the completion of a project, the pre-sale contract value cannot be included in the revenue until occupation by the owners, revenue will be realised.

3.1.3 Composition of profit for the reporting period (disclosure as to any material changes in profit from principal activities, profit from other activities, expenses for the period, investment income, subsidy income and percentage of net non-operating income/expenses to total profit when compared with those of the previous reporting period) and the reasons therefor

Applicable Not applicable

3.1.4 Significant changes of the principal activities and its structure when compared with those of the previous reporting period and the reasons therefor

Applicable Not applicable

3.1.5 Significant change in profitability (gross margins) of principal activities when compared with that of the previous reporting period and the reasons therefor

Applicable Not applicable

3.2 Significant events and analysis on their impact and solutions

Applicable Not applicable

1. Beiliu Finance Bureau (known as "Beiliu State-owned Assets Administrative Bureau" on the shareholders' register), the second largest shareholder of the Company, entered into a shareholding transfer agreement with Beijing International Trust & Investment Co. Ltd ("BITIC"), pursuant to which, it would transfer its 23,341,000 state-owned shares of the Company to BITIC. Details of the agreement were published on *China Securities Journal* 《中國證券報》, *Securities Times* 《證券時報》 and *Shanghai Securities Daily* 《上海證券報》 on 6 September 2003 and 10 September 2003. As at the end of the reporting period, registration of change of shareholder's name was undertaken by Beiliu Finance Bureau.
2. The Company entered into a shareholding transfer agreement on 18 September 2003 with Beijing Dong Hai Joint Investment Co. Ltd. ("Dong Hai"), pursuant to which, the Company transferred its entire 50% interests in Beijing Xincheng Sunshine Real Estate Development Company Limited to Dong Hai. Details of the agreement were published on *China Securities Journal* 《中國證券報》, *Securities Times* 《證券時報》 and *Shanghai Securities Daily* 《上海證券報》 on 20 September 2003.

3.3 Disclosure as to and reasons for changes in accounting policies, accounting estimates, consolidations and significant accounting errors

Applicable Not applicable

3.4 Relevant explanations by the Board of Directors and the Supervisory Committee in respect of "qualified" audit opinion

Applicable Not applicable

3.5 Forecast of a probable loss in respect of the accumulated net profit from the beginning of the financial year to the end of the next reporting period or warning in respect of any significant changes in profit as compared with that of the corresponding period of last year and the reasons therefor

Applicable Not applicable

3.6 Cumulative adjustments to the annual operating plan or budget previously disclosed by the Company

Applicable Not applicable

Officer of the Company:
Tang Jun

Accounting officer:
Yang Ning

Officer of the accounting firm:
Su Kun

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

Hong Kong, 28 October 2003

Should there be any discrepancy between the Chinese and the English versions of this quarterly report, the Chinese version shall prevail.