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BEIJING PROPERTIES (HOLDINGS) LIMITED

北京建設（控股）有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 925)

TRANSFER OF CERTAIN INDIRECT INTEREST IN THE SHARES OF THE COMPANY FROM BE REAL ESTATE TO BE CITY

The Board wishes to inform the shareholders of the Company and its investors that the Company had been informed by BE City of the Transfer. Upon completion of the Transfer on 9 October 2020, BE City has become interested in about 58.61% shareholding in the Company.

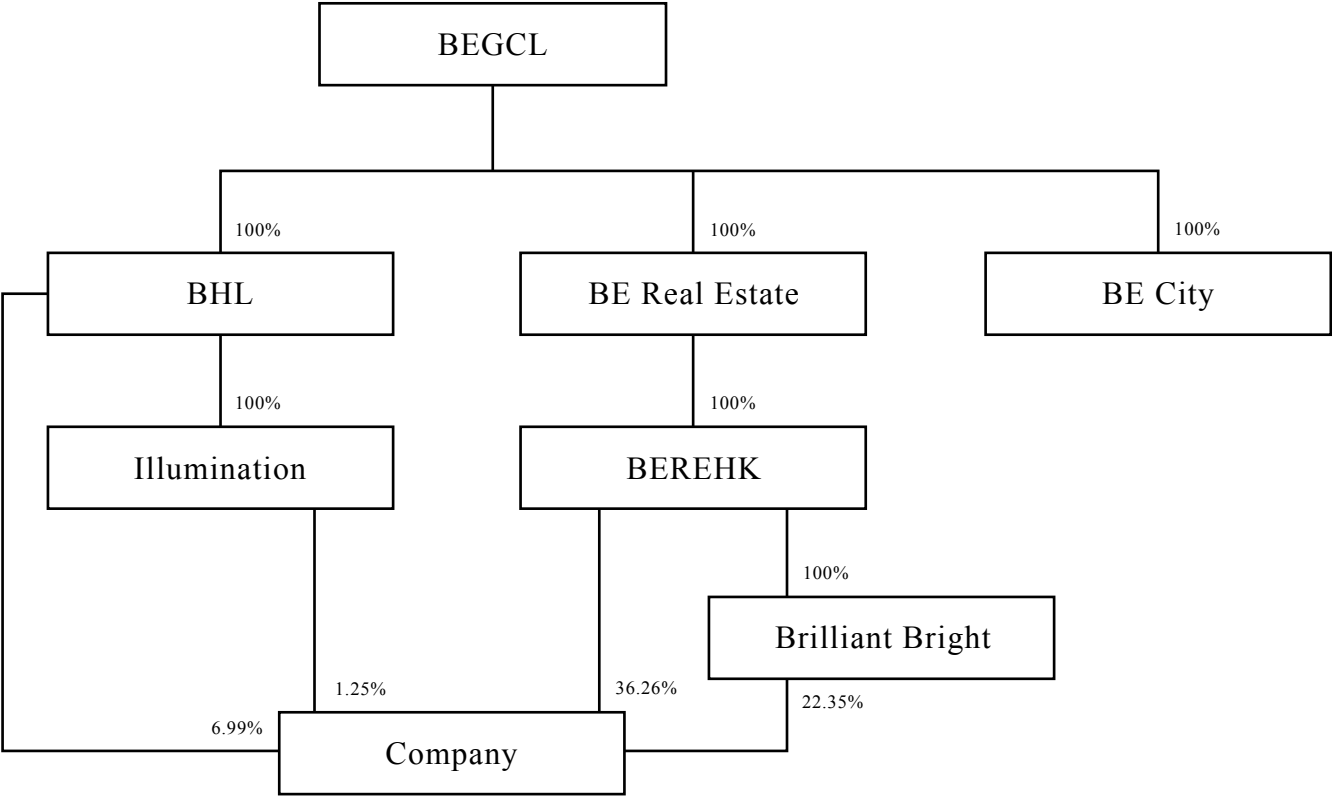
BE City has obtained a waiver of the Executive from the obligation to make a general offer for the shares of the Company under the Takeovers Code as a result of the Transfer.

Transfer of indirect interest in the shares of the Company

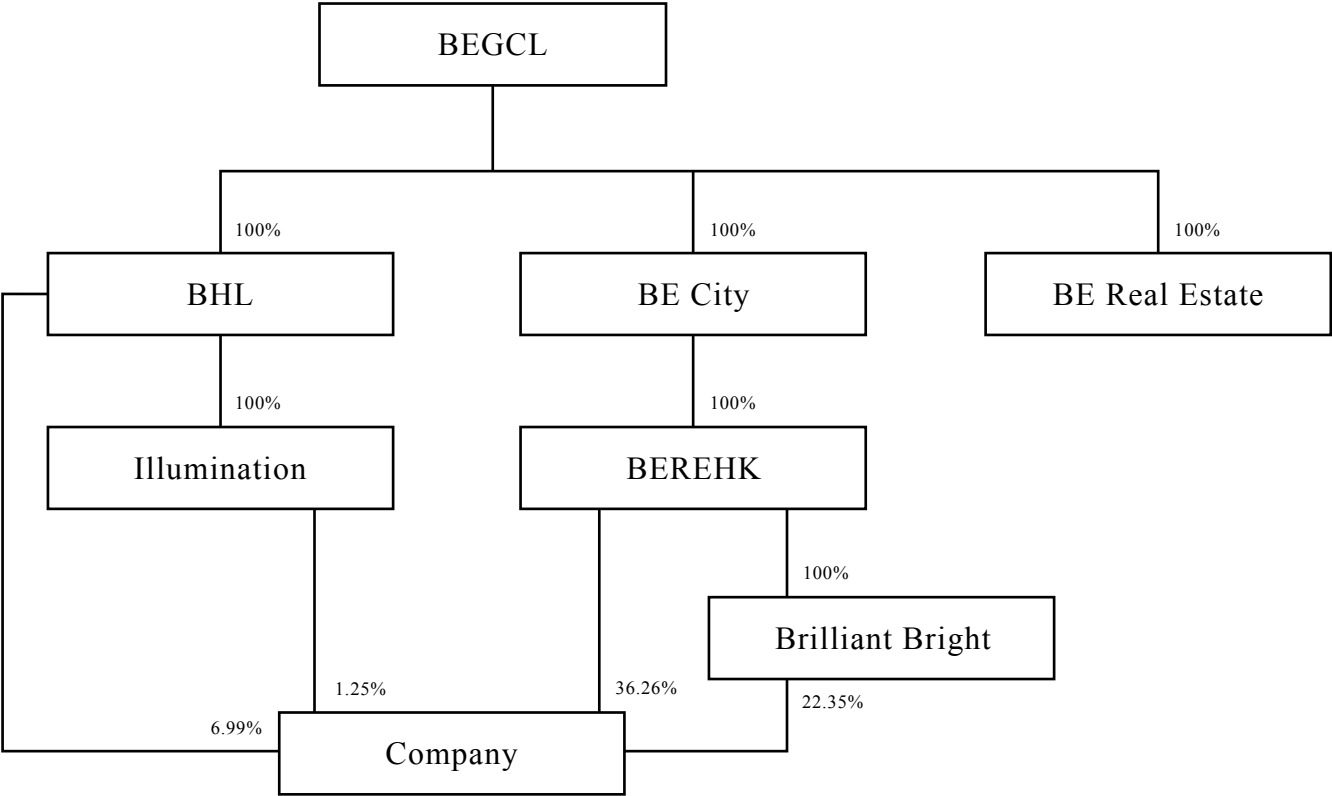
The Board wishes to inform the shareholders of the Company and its investors that the Company had been informed by BE City of the Transfer. Immediately before the completion of the Transfer, BE City was not interested in any Shares. Upon the completion of the Transfer of the entire issued share capital in BEREHK from BE Real Estate to BE City on 9 October 2020, BE City has become interested in a total of 58.61% shareholding in the Company and BE Real Estate is no longer interested in the shareholding in the Company.

The shareholding structure of the Company immediately before and immediately after the completion of the Transfer are set out below :

Immediately before the completion of the Transfer



Immediately after the completion of the Transfer



Implication under the Takeovers Code

BE City has obtained a waiver of the Executive from the obligation to make a general offer for the shares of the Company under the Takeovers Code as a result of the Transfer.

DEFINITIONS

In this announcement, the following expressions have the following meanings, unless the context otherwise requires.

“BE City”	北京北控城市發展集團有限公司 (Beijing Enterprises City Development Group Limited), a company established in the PRC and a direct wholly-owned subsidiary of BEGCL
“BEGCL”	北京控股集團有限公司 (Beijing Enterprises Group Company Limited), a company established in the PRC, being the Company’s ultimate controlling shareholder
“BE Real Estate”	北京北控置業集團有限公司 (Beijing Enterprises Real-Estate Group Limited), a company established in the PRC and a direct wholly-owned subsidiary of BEGCL
“BEREHK”	Beijing Enterprises Real Estate (HK) Limited, a company incorporated in BVI and a direct wholly-owned subsidiary of BE Real Estate before the completion of the Transfer
“BHL”	Beijing Holdings Limited, a company incorporated in Hong Kong and a direct wholly-owned subsidiary of BEGCL
“Board”	the board of directors of the Company
“Brilliant Bright”	Brilliant Bright Holdings Limited, a company incorporated in BVI and a shareholder of the Company holding approximately 22.35% of the issued shares of the Company
“BVI”	the British Virgin Islands
“Company”	Beijing Properties (Holdings) Limited, a company incorporated in Bermuda with limited liability, the issued shares of which are listed on the main board of The Stock Exchange of Hong Kong Limited

“Executive”	the executive director of the corporate finance division of the Securities and Futures Commission of Hong Kong or any delegate of that executive director
“Illumination”	Illumination Holdings Limited, a company incorporated in BVI and a direct wholly-owned subsidiary of BHL
“PRC”	the People’s Republic of China
“Transfer”	the transfer of the entire issued share capital of BEREHK from BE Real Estate to BE City
“Takeovers Code”	the Hong Kong Code on Takeovers and Mergers

By Order of the Board
Beijing Properties (Holdings) Limited
Cheng Ching Fu
Company Secretary

Hong Kong, 9 October 2020

Please note that all the English translation of the Chinese names of the companies established in the PRC is for illustration purpose only.

As at the date of this announcement, Mr. Qian Xu, Mr. Zhao Jiansuo, Mr. Siu Kin Wai, Mr. Zhang Xudong, Mr. Dong Qilin, Mr. Li Changfeng, Mr. Cheng Ching Fu, Mr. Yu Luning and Mr. Ng Kin Nam are the executive Directors; and Mr. Goh Gen Cheung, Mr. Zhu Wuxiang, Mr. James Chan, Mr. Song Lishui and Mr. Xie Ming are the independent non-executive Directors.