黄金周滬深樓市冷暖互見

上海僅一新盤開售 深圳166在售樓盤續搶客

香港文匯報訊(記者 孔雯瓊、李昌鴻 上海、深圳報道)長達8天假期的國慶黃金周,房地產開發商要如何 經營?上海深圳反應各異:上海的國慶黃金周再次停辦假日樓市房展會,國慶期間僅一個樓盤預計開盤;深圳 166個在售項目積極爭奪買家,以加快資金回籠。

土土 日有着樓市「風向標」之稱的上海假 □ 日樓市「十一」房展會曾連續舉辦24 年。自去年為穩定市場停辦以來,今年仍 未有復出跡象。目前,滬樓市整體處於遇 冷狀態,尤其是供應明顯萎縮。據上海焦 點平台數據統計,原本9月上海預計26盤 新開,結果截至9月28日實際只開了7個。

滬首三季供應面積跌47%

對於即將到來的國慶小長假,各開發商 也興致索然,僅有一盤預計在長假最後一 天開盤。業內稱今年「金九銀十」失色應 該已成事實,加之全國範圍還在限購,預 計年內剩餘的一個季度,樓市依然會在冷 清中度過。

另外,由房天下統計的2017年首三季上 宅及公寓)。其中,南山和福田區有多個 海樓市成交報告最新出爐,截至9月27 日,上海新建商品住宅成交面積共502.6萬 平方米,每個月成交面積不足百萬平方 米。新增供應嚴重不足,首三季新房供應 面積 355.5 萬平方米,較去年同期鋭減

深房企積極搶客回籠資金

反觀深圳,樓市今年以來一直在低迷中 保持市場平穩,不少開發商瞄準即將到來 的國慶和中秋雙節超級黃金周爭推樓盤, 旨在積極爭奪購房者,加快資金回籠,以 減輕還貸壓力。美聯物業全國研究中心數 據顯示,目前全市共有166個新房項目(住 豪宅在售,位於南山的豪宅漢京九榕台為 352平方米至520平方米複式住宅和400平 方米至460平方米的聯排別墅,均價分別為 16.5 萬元(人民幣,下同)和19萬元,其 中520平方米的豪宅售價高達8,580萬元。 福田區東海國際公寓面積在200平方米至 500平方米,包括2房戶至5房戶,銷售均 價13萬元,樓房總價在2,600萬元至6,500 萬元之間。

另外,由於8月新房供應市場提前放量 深圳「金九」的供應並不理想。據美聯物 業全國研究中心統計,截至9月28日全市 有4個項目獲得預售許可證,全市住宅產品 的獲批量直線跌到冰點。



■今年首三季上海樓市交投冷淡,尤其新增供應嚴重不足。

資料圖片

滬A季升4.9%「股災底」以來最大

道)9月收官之戰,A股三大股指均以紅 盤喜迎國慶。滬綜指、深成指和創業板指 收市分別上漲 0.28%、 0.51%和 0.66%。 滬綜指周線雖然四連跌,但季線卻創下 「股災底」以來最大季度升幅。

長假期前觀望情緒主導

兩市早盤昨集體高開, 小幅衝高後回 落。盤中,前期強勢的5G、芯片替代, 以及半導體等熱點輪番活躍。整體而言, 長假前依然由觀望情緒主導,主力並無大 動作。值得注意的是,滬綜指周線、月線 均以十字星報收,暗示節後或選擇方向。 截至收市,滬綜指報3,348點,漲9點; 深成指報11,087點,漲55點;創業板指 報1,866點,漲12點。

兩市共成交4,344億元(人民幣,下 同)。多數股類與大市同步收漲,電信、 5G概念、北斗導航,以及充電樁等升幅 居前,僅有高送轉、保險和釀酒等少數分 類下跌

本周滬綜指下跌0.11%,周線四連陰; 月線也低收0.35%,止步6月以來的三連 陽,顯示歷經前期持續攀升後,9月謹慎 情緒有所升溫。不過,從季度表現看,滬 綜指三季度累積上揚4.9%,創出2,638點 「股災底」以來最大季度漲幅。

周線收出七連陽;本月上漲2.5%,月線 兩連陽。創業板指周線、月線亦齊收紅, 分別升0.03%和0.9%。

A股過去10年國慶節前後一周的走勢 數據統計顯示,2007年到2016年,滬綜 指國慶節前一周共有5次下跌及5次上 漲;但在國慶節後一周交易中,10年有8 次上漲,平均漲幅達2.47%。

國慶假期後,上市公司第三季業績報 告將拉開大幕。截至目前,滬深兩市已有 逾1,200家上市公司披露了第三季度業績 預告,其中逾八成預計有盈利,有望對大

注意節後迎來解禁高峰

不容忽視的是,節後即將迎來解禁高 峰。據Wind資訊統計顯示,「十一」長 假後的首個交易周(10月9日至13日) 有21家公司的首發原股東限售股將解 月9日)單日解禁規模高達974億元。

國金證券策略分析師李立峰團隊指,A 股市場運行由多因素主導,其中解禁市場 為影響因素之一。綜合其他因素,10月 市場由增量行情轉為減量博弈行情的概率

内地比特幣平台轉攻區塊鏈



三大比特幣平台最新發展

平台

比特幣中國 官方微博上掛出一張宣傳海報,寫着「交易停

止,挖礦不息」字樣。

火幣網 官網出現區塊鏈資產評估報告;構建模型判斷

區塊鏈應用項目領域。

官方微博頻頻提及區塊鏈技術,招聘訊息提及 **OKCoin**

在區塊鏈行業會繼續發展。

香港文匯報訊(記者 孔雯瓊 上海報 道)9月30日是內地各比特幣交易平台停止 所有交易的期限,目前各平台雖然還在運 行,但已經朝其他新領域悄然轉型。此 外,受到中國比特幣交易集體關停,以及 韓國全面禁止ICO項目影響,昨日數碼貨 幣價格齊齊下跌,比特幣美元價格跌破

內地三大比特幣交易平台比特幣中國 火幣網、OKCoin相繼公告於9月30日正式 公司的利益點。 停止一切交易,其餘眾多小平台亦跟進表 態,大多在同一天關閉各類交易。目前來 報告,稱值得去探索如何評估區塊鏈項目 禁止任何形式的虛擬貨幣首次代幣發售 看,停止虛擬貨幣交易的平台並未出現解 的投資價值,並因此構建了一種模型,用 這些因素均是數碼貨幣集體下挫的原因。

散人員或宣告倒閉現象,而是出現了轉型 以判斷區塊鏈應用項目領域。OKCoin幣行 趨勢。

探索區塊鏈投資價值

比特幣中國目前於官方微博上掛出一張 宣傳海報,寫着「交易停止,挖礦不息」 字樣。有業內人士稱,目前比特幣挖礦業 務蘊藏明顯商機,且國家並未有明確政策 禁止,因此未來圍繞挖礦產業或成為一些

火幣網官網上出現一份區塊鏈資產評估

官方微博中也頻頻提及區塊鏈技術,且最 近還有招聘訊息發出,其中提及在區塊鏈 行業會繼續發展。

昨日多種數碼貨幣出現集體跳水現象, 從Bitstamp報價平台看,比特幣價格跌破 4,100美元,最低至4,065美元。內地報價平 台中,最低至2.2萬元人民幣。

業內稱,內地比特幣交易平台的關停 對數碼貨幣價格還是有利空影響。加之消 息稱比特幣交易量全球排名第二的韓國將

HAINAN AIRLINES HOLDING CO., LTD.

ANNOUNCEMENT OF RESOLUTION OF BOARD **OF DIRECTORS** HAINAN AIRLINES HOLDING CO., LTD.

The board of directors of the Hainan Airlines Holding Co., Ltd. and its entire directors hereby guarantee the ess, accuracy and completeness of the announcement and would take responsibilities for omission, fictitious description or serious misleading of it

The 11th session of the eighth board of directors of the Hainan Airlines Holding Co., Ltd. (hereinafter referred to as "the Company") was convened in the method of communication on Sept. 29 of 2017. The entire board of directors (seven directors) participated the meeting, which conforms to the regulations of the Company Law and Articles of Association. During the meeting, following proposals were deliberated and

1. The Report on Overseas Investment

1. The Report on Overseas Investment In order to accelerate the air-route network layout in Europe, South America and Africa and improve the air route network coverage and market share, the board of directors of the Company agreed to buy 4.5% stock right and 7.87% economic interest of the AG from the HPGB, SGPS, SA. At the price of 17,900,000 euros. The AG is the shareholder of the Transportes Aereos Portugueses,SGPS, SA. (hereinafter referred to as the TAP) and holds 45% stock right of it. Therefore this transaction would involve in 2.96% corresponding economic interest of the TAP. Upon the completion of this transaction, the Company would hold 11.5% stock right and 35.6% economic interest of the AG and 25.96% economic interest of the TAP and 2 board seats with voting power of the total 12 board seats of the TAP.
For details, please refer to the ANNOUNCEMENT ON OVERSEAS INVESTMENT.

Voting result: 7 affirmative votes, 0 dissenting vote and 0 abstention vote.

Board of Directors Hainan Airlines Holding Co., Ltd. Sept. 30, 2017

ANNOUNCEMENT ON OVERSEAS INVESTMENT HAINAN AIRLINES HOLDING CO., LTD.

The board of directors of the Hainan Airlines Holding Company Limited and its entire directors guarantee that there is no significant omission, fictitious description or serious misleading of information in this announcement and they will take both individual and joint responsibilities for the truthfulness, accuracy and

Atlantic Gateway, SGPS, Lda. (hereinafter referred to as the AG) Transportes Aereos Portugueses, SGPS, S.A. (hereinafter referred to as the TAP)

In order to accelerate the air-route network layout in Europe, South America and Africa and improve the air route network coverage and market share, the Hainan Airlines Holding Company Limited (hereinafter arr roue network coverage and market share, the ranian Arrines Floding Company Limited (hereinather referred to as the Company) plans to invest into the TAP through the Azul in which the Company previously invested. The investment would help to build Lisbon as a major pivot among Europe, South America, Africa and China. It would enhance the business synergy between the TAP and the Company. Therefore Company plans to buy 4.5% stock right and 7.87% economic interest of the AG from the HPGB, SGPS, S.A. (hereinafter referred to as the HPGB) at the price of 17,900,000 euros. The AG is the shareholder of the TAP and holds 45% stock right of it. Therefore this transaction would involve in 2.96% corresponding economic interest of the TAP. Upon the completion of this transaction, the Company would hold 11.5% stock right and 35.6% economic interest of the AG and 25.96% economic interest of the TAP and 2 board seats with voting power of the total 12 board seats of the TAP. On July 18 of 2016, the 51st session of the seventh board of directors deliberated and approved that the Company could buy 25% convertible debt of the TAP for amount of 30,000,000 euros and correspondingly enjoy 13.06% economic interest of the TAP and 1 board seat with voting power of the total 12 board seats of the TAP. Currently, all parties concerned are actively promoting the relevant issues of convertible bonds trading

In order to accelerate the air-route network layout in Europe, South America and Africa and improve the air route network coverage and market share, the Company plans to invest into the TAP through the Azul in which the Company previously invested. The investment would help to build Lisbon as a major pivot in which the Company previously invested. The investment would nelp to build Lisbon as a major privo among Europe, South America, Africa and China and enhance the business synergy between the TAP and the Company. The Company plans to buy 4.5% stock right and 7.87% economic interest of the AG from the HPGB at the price of 17,900,000 euros. The Company would correspondingly enjoy 2.96% economic interest of the TAP. Upon the completion of this transaction, the Company would hold 11.5% stock right and 35.6% economic interest of the AG and 25.96% economic interest of the TAP and 2 board seats with voting power of the total 12 board seats of the TAP.

1.2 Deliberation of the BoD The 11th session of the eighth board of directors of the Company deliberated and passed through the overseas investment of the Company with 7 affirmative votes, 0 dissenting vote and 0 abstention vote of all 7 directors on Sept. 29 of 2017. The independent directors of the Company issued independent opinions. This transaction would neither constitute a connected transaction nor major assets reorganization as regulated by the Measures for Administration of Material Assets Reorganization of Listed Enterprise.

2.3 Registered capital: 5,000,000 euros

tus: At the end of 2016, the total audited assets of the HPGB accounted for 541,000,000

4.100美元。

3. Basic Assets Information of Trading Target

Company name: Atlantic Gateway, SGPS, Lda.
Registered address: Campo Grande, no. 382, 4th floor, 1700-097, parish of Alvalade, municipality of Lisbon Portugal Registered capital: 1,200,000 euros

Business scope: investment holding Stock right structure: The HPGB, SGPS, S.A. (51%), The DGN (42%) and the Hainan Airlines Holding

Company Limited (7%) Company Limited (1/%)
Financial status: At the end of 2016, the total audited assets of the AG accounted for 233,949,200 euros, net assets for 231,780,000 euros, operation income for 663,200 euros and net profit for -90,100 euros.

3.2 The Transportes Aereos Portugueses, SGPS, S.A.

Company name: Transportes Aereos Portugueses, SGPS, S.A Registered address: Edificio 25, Aeroporto de Lisboa, municipality of Lisbon, Portugal

Registered address: Edificio 25, Acroporto de Lisboa, municipality of Lisbon, Portugal Registered capital: 1,500,000 euros

Business scope: Airlines company based at Lisbon,Portugal. It mainly operates the air-route network of Portugal local air-routes and air-routes among Portuguese speaking countries

Stock right structure: The Paraclinical (50%) * The Atlantic Gateway (45%) and the Employees (5%)

Financial status: At the end of 2016, the total audited assets of the TAP accounted for 1,660,000,000 euros,

net assets for -470,00,000 euros, operation income for 2,200,000,000 euros and net profit for -23,000,000

4. Main Content of Overseas Investment Contract
4.1 Signing parties: The Hainan Airlines Holding Company Limited, the HPGB, SGPS, S.A

4.2 Investment target: The Hainan Airlines Holding Company Limited would buy 4.5% stock right and 7.87% economic interest of the Atlantic Gateway, SGPS, Lda.from the HPGB, SGPS, S.A.

4.3 Capital contribution: The Hainan Airlines Holding Company Limited would contribute 17,900,000 euros

4.4 Pricing basis: This transaction is reached through negotiation. All trading parties finally c total amount of investment and corresponding price through estimates on the industry, growth and future financial performance of the target enterprise and comprehensive analysis of financial performance of the target enterprise in the latest year, future listing prospect, full consideration of current air-route network and commercial operation ability and further cooperation on aviation main and auxiliary businesses of the target

terms and terms thereof, facts under negotiation and information disclosed to the Company and its related parties and agents (including consultants and employees).

4.6 Disputes: Any dispute or claim and non-contractual obligation arising from the terms of the contract or relating to the terms and conditions of the contract shall be settled through arbitration according to the provisions of the International Chamber of Commerce.

The above stated overseas investment of the Company would help to achieve the increase in the aviation economic interest and voting rights of the TAP. The Company would participate the profit distribution and disposal rights in assets liquidation of the TAP. The TAP plans to apply for stock listing, the economic benefits of the Company in the TAP would then convert into market capitalization and return on investment. Meanwhile, the TAP possesses strong network coverage and market share (about 40%) in Lisbon and occupies better market advantages in Portuguese speaking countries of South America and Africa. It's capable of providing 24 hours of uninterrupted service. The Company plans to invest into the TAP through the Azul in which the Company previously invested. The investment would help to build Lisbon as a major pivot among Europe, South America, Africa and China and enhance the business synergy between the TAP and the Company.

Presently, the TAP is heavily in debt and experiencing losses. There's uncertainty whether it's able to reverse the business situation in a short term and improve its investment value. Therefore, the strategic significance of above investment shall be superior to be taken into consideration. In addition, it is necessary for the follow-up business launches and implementation with the TAP such as air route cooperation to be recognized

and supported by relevant national regulatory authorities

The above stated overseas investment of the Company would help to achieve the increase in the aviatio economic interest and voting rights of the TAP and enhance the business synergy between the TAP and the Company. It would accelerate the air route network layout in Europe, South America and Africa through the TAP in which the Company previously invested. It would take positive effect on the future development of the Company. No activity harming the Company and its shareholders exists.

8. Documents for Reference

8.1 The Resolutions of the Board of Directors; 8.2 Overseas Investment Agreement; 8.3 Opinions of Independent Directors signed.

Hainan Airlines Holding Company Limited

Board of Director

中證監嚴打傳遞型內幕交易

常規案件查辦的「組合拳」。將通過嚴厲打斷、理性投資的理念和氛圍。 擊、強化協同、綜合防控、警示宣傳多措並 資本市場穩定健康發展。

證監會網站新聞稿稱,針對傳遞型內幕交 向虛問題;着力建設國際一流投資銀行。 易隱蔽複雜的特點,強化與刑事司法機關的有 效銜接和緊密配合,推動與紀檢監察、國資監 炒股」內幕交易警示宣傳。

強化「大數據」篩查線索

着「零容忍」、「全覆蓋」和「無死角」的原 服務。

香港文匯報訊 中國證監會表示,將進一步 則,發現一宗就堅決查處一宗。尤其重點打擊 加大內幕交易查處力度,打好專項執法行動與 傳遞型內幕交易,有效引導懂法合規、價值判

另外,中國證監會相關負責人表示,下一 舉,從源頭上減少內幕交易的發生,切實維護 步將大力發展長期機構投資者,繼續推進資產 管理業務「去通道」和「降槓桿」,解決脱實

該負責人指出,證監會將貫徹落實全國金 融工作會議精神,將推動四項工作。當中包括 管等部門的綜合防控體系建設,開展「靠消息」 督促行業機構全面落實合規風控要求,完善自 我約束機制,着力防控風險,練好內功,夯實 持續健康發展基礎。

同時要以規範投行業務為抓手,全面落實 針對內幕交易出現的上述特點和趨勢,證 承銷保薦責任,做好投行主業,為實體企業融 監會將強化「大數據」篩查異常交易線索,本 資、併購重組和產業轉型升級提供高質量金融

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香港文匯報訊 中國銀監會表示, 銀監會採取了一系列政策措施,穩妥 處置突出風險點,嚴厲整治銀行業市 場亂象。當中包括嚴厲打擊「首付 貸」,嚴查挪用消費貸款資金,防範 房地產泡沫風險;規範銀行對地方政 府融資行為,要求其破除財政兜底幻 覺,高度關注隱性債務。銀監會指 出,當前銀行業運行穩健,風險可 控,服務實體經濟的能力進一步提 升。銀監會全面排查各類風險隱患。 對信用風險、流動性風險、交叉金融 風險、房地產泡沫風險、案件風險, 以及法律合規等各類風險開展專項排 查。在防範重點領域風險方面,通過 推動強化聯合授信和集中度監管,減 少對大中型企業集團特別是產能過剩 行業企業集團的過度授信。目前投向 產能嚴重過剩行業的貸款較去年同期 減少了400多億元人民幣。