

黃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。

廿日有着樓市「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。日前,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,較去年同期銳減47%。

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

宅及公寓)。其中,南山和福田區有多個豪宅在售,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

香港文匯報訊(記者 章蘿蘭 上海報道)9月收市之戰,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,長假期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,僅有高通轉、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。

深成指十分強勢,本周上揚0.16%後,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,有望對大市形成支撐。

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禁,整個10月則有44家。由於「十一」長假導致解禁累積延後,節後首日(10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奕行情的概率更大。

內地比特幣平台轉攻區塊鏈



昨日比特幣價格跌破4,100美元。 法新社

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4,100美元。

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。目前來看,停止虛擬貨幣交易的平台並未出現解

三大比特幣平台最新發展	
平台	發展
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。
OKCoin	官方微博頻頻提及區塊鏈技術,招聘訊息提及在區塊鏈行業會繼續發展。

散人員或宣告倒閉現象,而是出現了轉型趨勢。

探索區塊鏈投資價值

比特幣中國日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公司的利益點。

火幣網官網上出現一份區塊鏈資產評估報告,稱值得去探索如何評估區塊鏈項目的投資價值,並因此構建了一種模型,用

以判斷區塊鏈應用項目領域。OKCoin幣行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Bistamp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禁止任何形式的虛擬貨幣首次代幣發售,這些因素均是數碼貨幣集體下挫的原因。

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 truthfulness, accuracy and completeness of the announcement and would take responsibilities for significant omission, fictitious description or serious misleading of it.

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, S.A. at the price of 17,900,000 euros.

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 completeness of the content.

•• Name of investment target 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 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.

1. General 1.1 Basic information of 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 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.

2.2 Registered address: Campo Grande, no. 382, 4th floor, 1700-097, parish of Alvalade, municipality of Lisbon, Portugal

3. Basic Assets Information of Trading Target 3.1 The AG Company name: Atlantic Gateway, SGPS, Lda. Registered address: Campo Grande, no. 382, 4th floor, 1700-097, parish of Alvalade, municipality of Lisbon, Portugal

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 in cash. 4.4 Pricing basis: This transaction is reached through negotiation. All trading parties finally confirm the 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 enterprise.

4.5 Major responsibilities of the investor: The investor shall keep confidential on the existence of contract 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.

5. Influences 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.

6. Risk Analysis 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.

7. Opinions of Independent Directors 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 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.

8. Documents for Reference 8.1 The Minutes of the Board of Directors; 8.2 Overseas Investment Agreement; 8.3 Opinions of Independent Directors signed.

Board of Directors Hainan Airlines Holding Company Limited Sept. 30, 2017

中證監嚴打傳遞型內幕交易

香港文匯報訊 中國證監會表示,將進一步加大內幕交易查處力度,打好專項執法行動與常規案件查辦的「組合拳」。將通過嚴厲打擊、強化協同、綜合防控、警示宣傳多措並舉,從源頭上減少內幕交易的發生,切實維護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、國資監管等部門的綜合防控體系建設,開展「靠消息炒股」內幕交易警示宣傳。

強化「大數據」篩查線索

針對內幕交易出現的上述特點和趨勢,證監會將強化「大數據」篩查異常交易線索,本着「零容忍」、「全覆蓋」和「無死角」的原

則,發現一宗就堅決查處一宗。尤其重點打擊傳遞型內幕交易,有效引導懂法合規、價值判斷、理性投資的理念和氛圍。

另外,中國證監會相關負責人表示,下一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」,解決脫實向虛問題;着力建設國際一流投資銀行。

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,全面落實承銷保薦責任,做好投行主業,為實體企業融資、併購重組和產業轉型升級提供高質量金融服務。

銀監嚴查挪用消費貸款資金

香港文匯報訊 中國銀監會表示,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。

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