

# 新世界200億建航天城

## 鄭志剛：面積377萬呎 大灣區商業娛樂樞紐

香港文匯報訊(記者 梁悅琴)機管局旗下東涌航天城大型商業項目昨日揭標，由新世界發展(0017)成功投得香港國際機場SKYCITY航天城商業地標發展項目(航天城A2及A3地段)，總投資額200億元。新世界指，將打造香港以至大灣區商業娛樂樞紐，引進高科技「體驗式娛樂」落戶香港。

是次獲批項目毗鄰香港國際機場客運大樓，為機場航天城A2及A3地盤，總建築樓面約377萬方呎，當中餐飲零售佔逾210萬平方呎，體驗式娛樂設施及辦公樓面各佔57萬平方呎，其餘為公共設施及停車場，工程將於2023年至2027年分階段落成。集團將負責設計、興建及管理整個項目。

### 創意得分高 租金分紅3成

消息人士指出，項目今次評分準則中，創意所佔比重較大，反而租金分紅的比重較輕。項目未來的租金收入中，約2成至3成需要分紅予機管局，整個項目租期約48年，租期至2066年。

新世界發展執行副主席兼總經理鄭志剛表示，將以破格思維，為項目注入獨有的創意及科技元素，發展成為一個集學習、探索及歷奇於一身的國際化娛樂及零售新地標，為不同年齡及階層的港人及旅客，帶來非一般的體驗；

加上SKYCITY位處策略性地點，看好今次綜合發展及管理項目的前景，有信心它落成後將會成為持續吸引港人及海外旅客的首選好去處和旅遊景點。

據了解，項目將雲集多間全球頂尖科技創意品牌，部分首度落戶香港，以顛覆性思維，創造全新體驗式娛樂，如室內外小型賽車場、AR及VR互動遊戲設施、兒童天地體驗館等，以學習、探索、歷奇為主題，為大人小孩帶來非一般的娛樂教育兼備的新體驗。

### 看好大灣區「一小時生活圈」

事實上，SKYCITY位置極具優勢，坐落機場之北，而香港國際機場去年總客運量高達7,290萬人次，待第三條跑道落成後，預計2030年機場客運量將增至超過1億人次，提供龐大消費群。同時，項目毗鄰港珠澳大橋，連繫大灣區其餘十個城市，在「一小時生活圈」的概念下，商業發展潛力龐大。

SKYCITY航天城商業地標項目效果圖。



### 航天城商業地標項目資料

- 地段 航天城A2及A3地盤
- 總建築樓面 約377萬方呎
- 總投資額 200億元
- 落成日期 2023至2027年分階段落成

製表：記者 梁悅琴

■新世界發展執行副主席兼總經理鄭志剛表示，有信心SKYCITY將成為港人及海外旅客的首選好去處和旅遊景點。資料圖片



## 尚珩四房雙破頂賣出



■新地張卓秀(左)介紹屯門御半山455方呎兩房示範單位。

香港文匯報訊(記者 梁悅琴)豪宅新盤持續旺場，長實於紅磡維港·星岸昨日再以1.061億元售出8號屋，呎價48,315元。長實地產投資董事郭子威更有信心表示，10號示範屋將創6.7萬元新高呎價。至於香港興業和南豐合作發展沙田九肚尚珩亦以4,930.8萬元售出四房戶，呎價28,000元，均創同類單位新高。

維港·星岸昨日售出8號屋，面積2,196方呎，花園面積796方呎，成交呎價達48,315元。資料顯示，該盤共有9間洋房，已累售7幢，套現金額逾7.4億元，平均呎價達4.83萬元。郭子威補充，已售出的7間洋房買家均以用家為主，部分為內地客。

### 維港·星岸洋房再錄成交

他又指，維港·星岸洋房售價有40%調升空間，其中10號示範屋花費逾1,000萬元裝修，面積2,229方呎，花園面積991方呎，有信心售價能再挑戰項目新高，連同傢俬有機會以逾1.5億元售出，呎價6.7萬元，本周末將開放示範單位予客戶參觀。長實昨亦推9號屋招標，5月6日截標，面積2,196方呎，花園面積796方呎。系內今年新盤頭炮新盤淺水灣道90號前

日上載售樓書後，據悉，本月起接受準買家預約參觀，最快本月內以招標推售。

香港興業和南豐合作發展沙田九肚尚珩昨亦沽1伙，香港興業國際集團銷售及市場助理總經理陳秀珍表示，中標單位為3座6樓A單位，面積1,761呎，屬4房(包括2套房)間隔，擁65方呎露台，成交價4,930.8萬元，呎價28,000元，均創同類單位新高。截至昨日為止，項目以招標形式共售出17伙分層單位。

### 屯門御半山今公佈價單

此外，新地代理業務部總經理張卓秀敏昨表示，屯門御半山將於今日公佈首張價單，首批推出不少於105伙，開價參考同區龍門等，本周末起開放示範單位及收票，有機會下周開售。她又指，項目2期正待批售同意書，有機會下半年推售。

## 嘉民逾27億奪屯門物流地

香港文匯報訊(記者 顏倫樂)政府屯門小冷水路物流地昨日開標，地政總署公佈，嘉民集團以逾27.5億元投得地皮，按可建樓面約852,175方呎計算，每方呎樓面地價約3,228元，符合市場預期。地皮上上周五截標時獲5份標書，其餘入標者包括新地、信置、新創建港口管理，以及於2013年投得青衣青洲路與青衣路交界物流地的淡馬錫旗下豐樹產業。

### 每呎地價3228元符預期

地皮位於屯門第49區小冷水路與龍門路交界，鄰近香港內河碼頭，佔地約3.17公頃，

可建樓面逾85萬方呎，屬物流及貨運用途，此前市場對地皮估值約17億至29.8億元，每方呎樓面地價約2,000元至3,500元。

據了解，今次物流地為政府近五年來推出的首幅物流用地，對上一幅政府批出的同類地皮要推回到2013年5月，當時青衣青洲路與青衣路交界物流地，由淡馬錫旗下豐樹產業以逾16.9億元投得，每方呎樓面地價約1,850元。

萊坊高級董事及估價及諮詢主管林浩文表示，項目屬長線投資，預料總投資額約45億元至50億元，估計長期租金回報率約4.5%至5.5%，每月每呎租20元至25元。

## 樂風2.6億收購大角咀工廈



■樂風集團持有必發道100至106號工廈業權逾95%。

表示，現時餘下的單位，如業主提出的開價過高或交易條件不理想，將有機會向土地審裁處入稟申請強拍出售。

### 或申請強拍 擬重建甲廈

負責收購的中原(工商舖)工商部副營業董事黎紹賢表示，必發道100至106號為4個獨立地段，合共單位約17個，涉及4幢工廈業權，地盤面積約5,850方呎(未核實)，預計可重建樓面約70,200方呎(未核實)。

### 理李文俊購土瓜灣樓

此外，土地註冊處資料顯示，土瓜灣禧道75號於上月初以5,300萬元易手，新買家為「造紙大王」家族、理文造紙行政總裁李文俊(LEE MAN CHUN RAYMOND)及妻子黃敏儀(WONG MAN YI)。上述物業為1幢7層高商住物業，地庫為商舖，樓齡約59年。

## 第一城撻訂盤變樓王



■沙田第一城

香港文匯報訊(記者 蘇洪鏘)沙田第一城1伙在去年底撻訂的單位最近獲1,250萬元高價承接，重登屋苑破頂紀錄。利嘉閣黃萬盛表示，6座頂層連雙天台(A、D室天台)單位，面積819方呎，為三房套連工人套房間隔，按成交價計，折合呎價15,263元，創屋苑新高價紀錄。

### 1250萬重售 買家或付辣稅

翻查資料，該單位去年底一度以1,250萬元易手，不過由於土地註冊處將D天台作獨立註冊，故當時買

家購入物業時被列作「一約多伙」，需付樓價15%、即187.5萬元的雙倍印花稅(DSD)，以致最終撻訂收場。今次成交相信新買家亦需付相關稅款。原業主於2012年以約715萬元購入單位，賬面獲利75%。

### 河畔呎價首升穿2萬

同區河畔花園呎價首度升穿2萬元。美聯嚴浩煇表示，F座高層4室，面積242方呎，以494萬元成交，折合呎價20,413元，造價及呎價均創屋苑新高。原業主於2014年以約308萬元購入上址，升值60%。

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**有關規劃許可申請的通知**

現特通知新界元朗新田丈量約份第105約地段第204RP(部份)，205，206RP(部份)，207-209，210(部份)，211(部份)，212(部份)，213RP，214RP(部份)，215RP(部份)，353(部份)，354(部份)，355，356(部份)，357(部份)，358(部份)，359(部份)，360及毗連政府土地的現行土地擁有人，本公司計劃根據城市規劃條例第16條，申請規劃許可，擬議用作臨時貨物裝卸及貨運設施連附屬車胎修理工場，為期三年。

九記行(香港)有限公司  
2018年5月3日

## 3.89萬持牌代理再創紀錄

香港文匯報訊(記者 顏倫樂)地產代理監管局昨日公佈，截至4月30日，持牌代理人數錄得38,908人，按月增221人或0.57%，連續兩個月創新高。地監局資料顯示，營業員牌照(S牌/細牌)數量連升兩個月至21,035人，按月多102人或0.49%，反映前線代理人數繼續增

加。地產代理牌照(E牌/大牌)最新有17,873個，按月亦升119人或0.67%。至於反映中小型代理行數量的地產代理(公司)牌照有3,644個，按月微升20個或0.55%。而反映分行數目的營業詳情說明書上月亦升39間或0.57%至6,888間，顯示地產代理業近月持續擴張。



**迎接世界盃**  
為迎接世界盃，觀塘apm斥資980萬元作推廣，搭建6,000方呎俄羅斯風情足球場館，內有1,500個坐位，讓球迷從460吋LED高清晰度中欣賞賽事。新鴻基地產(中國)執行董事馮秀炎預計，世界盃期間(6月14日至7月15日共32天)apm人流達1,100萬人次，營業額約3.3億元，均較上屆增加20%。  
記者 梁悅琴

**ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE HAINAN AIRLINES HOLDING COMPANY LIMITED**

The Hainan Airlines Holding Company Limited and entire members of its board of directors ("BoD") hereby guarantee that there's no significant omission, fictitious description or serious misleading of the announcement and would take both individual and joint responsibilities for the truthfulness, accuracy and completeness of its content.

The Hainan Airlines Holding Company Limited (hereinafter referred to as the Company) had been planning for an important event, so it applied to suspend the stock trading (stock code: 600221, 900945; stock abbreviation: FHKG, HHKG-B) from the stock market opening of Jan. 10 of 2018. It was confirmed that above stated important event constitutes a material assets reorganization and initiated the implementation of reorganization procedure from the stock market opening of Jan. 24 of 2018. The trading objects distributed in multiple countries & regions and possess wide range and large scale of businesses, meanwhile the important subsidiary of the overseas trading object is connected to overseas listed enterprise. It's necessary for the Company to carry out intensive negotiation and demonstration on relevant matters with overseas administration and supervision institutes. Since the trading plan also involves in issue stock to purchase overseas assets and would need to go through a great deal of communication, negotiation, argumentation and prior examination and approval of domestic and foreign supervision institutions (including national regulatory authorities), which would need more time to be completed. It's passed through by the board of directors and general meeting of shareholders of the Company and approval of the SSE that the stock trading suspension would continue. It's estimated that the stock transaction suspension resumption would not be later than June 9 of 2018. For details, please refer to the ANNOUNCEMENT ON TRADE SUSPENSION BROUGHT BY SIGNIFICANT EVENT on Jan. 11 of 2018, the ANNOUNCEMENT ON TRADE SUSPENSION BROUGHT BY MATERIAL ASSETS REORGANIZATION on Jan. 24 of 2018, the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on Feb. 10 of 2018, the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on Mar. 10 of 2018 to disclose the related information of stock transaction suspension, the ANNOUNCEMENT ON APPLICATION FOR POSTPONING STOCK TRADE SUSPENSION on Mar. 24 of 2018 and the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on April 10 of 2018. During the stock transaction suspension, the Company also published the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on Jan. 17, Jan. 31, Feb. 7, Feb. 24, Mar. 3, Mar. 17, Mar. 31, April 17 and April 24 of 2018 to disclose the related information on the progress of stock transaction suspension according to related regulations.

During the trading suspension period, the Company has been performing due diligence investigation, auditing and evaluation on the material assets reorganization every 5 trading days according to regulations of related administrative rules and laws. As of the date of this announcement, the Company has signed the restructure framework agreements with the HNA Group Company Limited and the Haihang Aviation Group Company Limited. The restructure framework agreements are preliminary intentional agreements based on mutual willingness and basic principles. The final trading plan shall be subject to the formal agreements signed by all related parties. For details, please refer to the ANNOUNCEMENT ON SIGNING REORGANIZATION FRAMEWORK AGREEMENTS on Mar. 24 of 2018. The underlying assets distributed in multiple countries and involve in businesses relating to the main operation of aviation, which include aviation, maintenance, flight training and hotels. The trading plan would be in the method of issuing stock and purchasing overseas assets. The final assets scale, proportion of domestic and overseas assets and trading price would need to be confirmed subject to the report issued by the independent third party with security qualification. The equity structure of the trading objects would need to be adjusted further. The specific plan is still in the process of communication, negotiation and demonstration. During the material assets reorganization, there's possibility of the change to actual controller of the Company. However it's estimated that the material assets reorganization would not constitute a backdoor listing. It shall be finally confirmed according to the exact plan and approval of related authorities.

As of the date of this announcement, the Company has been performing due diligence investigation, auditing and evaluation on the underlying assets. The reorganization plan, trading structure and underlying assets scope might be adjusted according to above due diligence investigation and negotiation with current/potential counter party. The specific plan shall be subject to the pre-plan or report on the material assets reorganization deliberated and announced by the board of directors of the Company. In consideration of the uncertainty of above material assets reorganization and in order to avoid extraordinary fluctuation of the stock price and ensure the information disclosure fairness and protect the shareholders' benefits, the stock trading suspension shall continue according to the related regulations of the Listing Regulations of the SSE. During the period of transaction suspension, the Company would strictly perform its duty of information disclosure and disclose the progress on the material assets reorganization every 5 trading days according to regulations of related administrative rules and laws. We solemnly remind the investors that the designated information disclosure medias of the Company are the China Securities Journal, Shanghai Securities News, Securities Times, Securities Daily, Hongkong's Wen Wei Po and the website of the SSE (www.sse.com.cn). Please refer to the information disclosed by the Company on above designated media. There's still uncertainty on the related material assets reorganization. Please pay attention to subsequent related announcements and investment risks.

Board of Directors  
Hainan Airlines Holding Company Limited  
May 3, 2018