新東2盤開價 貴盡大埔沙田

雷霆:一向市價推盤 不受房策影響



■新地雷霆(左)指,雲滙二期首張價單折實平均呎價 17,380 元,預計取得 不俗銷情 香港文匯報記者梁悅琴 攝

新界兩個新盤首張價單資料

大埔白石角雲滙	樓盤	沙田大圍珀玥
128伙	首張價單單位數目	50伙
284-837方呎	單位面積	201-268方呎
601萬-2,001萬元	售價	469萬-717萬元
23,926元	平均呎價	24,572元
19%	最高折扣	10%
486萬-1,621萬元	折實價	422萬-645萬元
17,380元	折實平均呎價	22,115元



■遠東發展陳富強(右)表示,珀玥今天開始收票,最快下周開賣,初步 製表:記者 梁悦琴 不考慮設大手時段

香港文匯報訊(記者 梁悦琴)政府上周五公佈新房策後,發展商鬥快推盤,惟開價依然進取。兩個位於新界東的 新盤昨日齊齊以貴絕同區呎價開價,其中大埔白石角雲滙二期以折實平均呎價17,380 元首推128伙,284方呎單位 486 萬元入場。至於細絕沙田一房戶的大圍珀玥以折實平均呎價22,115 元首推50伙,201 方呎單位入場費422 萬元。

从然大埔白石角有逾二千伙新盤單位排 **从**隊登場,雲滙二期開價相當進取。發 展商新地副董事總經理雷霆表示,雲滙二期 首張價單推出128伙,折實平均呎價17,380 元,形容開價屬「智慧之選」,預計取得不 俗銷情。他又指,集團一向以市價推盤,不 受房策影響,該盤最快下周開售。

新地代理總經理胡致遠表示,雲滙二期首 張價單共128伙,集中於第8、9及10座,包 括開放式至三房戶,部分單位擁有海景。首 批單位即供付款最高折扣為19%,折實價 486 萬元至 1,621 萬元,折實即供呎價 14,864 元至20,209元,整體定價市值13.35億元。

雲滙二期推一二按上車

他又稱,今次發展商提供淨樓價80%一 按,首三年按息為P(現為5厘)減2.85厘,貸 款期最長25年,另亦提供淨樓價最高25%二 按,首12個月(高於淨樓價15%但不高於淨樓

價25%二按)或首18個月(不高於淨樓價15% 二按)定息1.88厘,之後為P。此外,又提供 120%按揭的加按付款方法,非本地客選用 BSD付款方法,除獲3%折扣,並有最高達樓 價20%現金回贈,惟限首80個指定單位。

中原地產大埔及新界東豪宅區高級營業董 事黃澤文表示,雲滙二期首批單位造價貼近 白石角區二手項目,加上發展商為首批單位 提供多種優惠,料反應熱烈

珀玥 201 方呎 422 萬入場

此外,遠東發展旗下沙田大圍美田路珀玥昨 亦以折實平均呎價22,115元首推50伙,貴絕大 圍上車新盤,201方呎一房折實入場422.6萬。 若與宏安大圍半山薈蕎去年11月公佈的首張價 單折實平均呎價18,198元相比,相隔8個月, 大圍上車盤呎價貴逾20%。

示,定價參考沙田區樓盤售價,又指沙田區樓

齡逾30年二手樓呎價也達2萬元。該盤今天開 始收票,一客可入最多2票,視乎收票情況, 最快下周開賣,初步不考慮設大手時段。

珀玥首張價單共有50伙,面積201方呎至 268方呎,全部一房戶,最高10%折扣,折 實價由422萬元至645萬元,折實平均呎價 22,115元。發展商為買家提供樓價30%二 按,連同一按最高可按九成;二按最高貸款 200萬元,首24個月按息為P(現為5.25厘)減 2.5%,之後全期為P,還款期最長25年。

中原地產沙田馬鞍山及加州錦繡區資深營 業董事麥成輝表示,珀玥入場費低於500萬 元,提供吸引的置業優惠及付款辦法,料可 吸引上車客及長線投資者。

資料顯示,遠展於2014年以1.48億元投 得該盤地皮,以最高可建樓面面積逾5.2萬 方呎計,每方呎樓面地價僅2,817元,連同 建築費等,每呎成本價料約8,500元,如今 賣逾2.2萬元一呎,利潤相當和味。

嘉里建設昨為已為現樓的何文田皓 前推出的一按供息不供本付款方 法,改為推出向買家補貼首兩年利 息的Super Mortgage財務計劃,首 兩年實際按息率僅1.25%。 皓畋昨推出 Super Mortgage 財

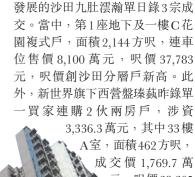
務計劃,發展商安排指定財務公 司提供最高60%一按,還款年期 只有5年。首30名選用新計劃買 家首兩年一按按息為 P-4%(P為 5.25%),實際按息1.25%,其餘買 家首兩年一按按息為P-3.1%,實

香港文匯報訊(記者 梁悅琴)

空置税生效前夕,發展商為加快清

現樓貨尾,實行幫買家補貼利息。

為例,折實價1,729萬元,若選用 一加二按計劃貸款80%,首 兩年月供約16,013



二按付款方法,可獲5%折扣,若 只申請一按,亦可獲1%折扣。

另一方面,新地本月或三盤齊

少於71伙,包括開放式至兩房

戶,今晚開放示範單位予公眾參

觀,明日起收票。他又透露,元

朗PARK YOHO Milano 最快本

月推售,共有538伙,面積250餘

漂瀚瑧蓺錄破頂成交

新魁成交方面。永泰及萬泰合作

至約900方呎,已獲入伙紙。



·城高層兩房單位9年賬面升值 2.6倍 資料圖片

沙田第一城兩房戶造價高達630萬元,創屋 苑兩房戶造價新高,打破上月底創下的一宗 618萬元舊紀錄。消息指,沙田第一城31座 高層D室,面積327方呎,折合呎價19,266 原業主於2009年以175萬元購入,持貨 達9年賬面升值達2.6倍。

-城兩房630萬

黄大仙有公屋創新高價成交,消息指,竹 園北邨榕園樓低層14室,實用面積443方 該屋邨歷史新高,折合呎價11,287元。原業 主於2014年7月以250萬元連地價入市,持 貨4年間物業升值1倍。

ANNOUNCEMENT ON POSTPONING THE REPLY TO **INQUIRY LETTER** HAINAN AIRLINES HOLDING COMPANY LIMITED

The board of directors of the Hainan Airlines Holding Company Limited and its entire members hereby guarantee that

The board of directors of the Hainan Airlines Holding Company Limited and its entire members hereby 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.

The Hainan Airlines Holding Company Limited (hereinafter referred to as the Company) applied to suspend the stock trading (stock code: 600221, 900945; stock abbreviation: HHKG, HHKG-B) from the stock market opening of Jan. 10 of 2018 since it had been planning an important matter and initiated the implementation of reorganization procedure from the stock market opening of Jan. 24 of 2018. It's expected that the term of stock transaction suspension would not exceed one month from Jan. 10 of 2018. During the stock trading suspension, the Company published the related announcements. For details, please refer to the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BERDENSION EXPENSION 18.7 on Jan. 17 of 2018. the Jan. 11 of 2018, the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION EVENT on Jan. 17 of 2018, the ANNOUNCEMENT ON TRADE SUSPENSION BROUGHT BY MATERIAL ASSETS REORGANIZATION on Jan. 24 of 2018, the ANNOUNCEMENT ON SHAREHOLDERS' INFORMATION BEFORE THE TRANSACTION SUSPENSION on Jan. 26 of 2018, the ANNOUNCEMENT ON TRADE SUSPENSION PROGRESS on Jan. 31 of 2018, and the ANNOUNCEMENT ON SHAREHOLDERS' INFORMATION BEFORE THE TRANSACTION SUSPENSION on Feb. 7

OF 2018.

Upon one month of above stock trading suspension, the Company disclosed the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on Feb. 10 of 2018 and above trading suspension continued for a period of no more than one month from Feb. 12 of 2018. The Company disclosed the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on Feb. 24 of 2018 and the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on Mar. 3 of

Upon two months of above stock trading suspension,the Company disclosed the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on Mar. 10 of 2018. It's estimated that the term of stock transaction suspension would not exceed one month from Mar. 12 of 2018. The Company disclosed the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS ESTRUCTURE on Mar. 17 of 2018, 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 Mar. 31 of 2018.

Upon three months of above stock trading suspension, it's approved by the board of directors, general meeting of Upon three months of above stock trading suspension, it's approved by the board of directors, general meeting of shareholders and the SSE that it would postpone for another tow months. It's estimated that the stock transaction resumption would not be later than June 9 of 2018. On April 10 of 2018, the Company disclosed the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE. It disclosed the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on April 17 of 2018, the the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on April 24 of 2018 and the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on May 3 of 2018.

Linon four months of above stock trading suspension the Company disclosed the ANNOUNCEMENT ON PROGRESS.

On May 3 of 2018.

Upon four months of above stock trading suspension, the Company disclosed the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE according to the actual progress of the material assets reorganization on May 10 of 2018, the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on May 17 of 2018, the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on May 24 of 2018, the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on May 31 of 2018 and the ANNOUNCEMENT ON PROGRESS OF TRADE SUSPENSION BROUGHT BY ASSETS RESTRUCTURE on June 7 of 2018.

Upon five months of the stock trading suspension, the 24th session of the eighth board of supervisors of the Company were convened and passed through the Report on the Pre-plan of Issuing Stock to Purchase Assets and Raise Supporting Funds (i.e. Connected Transactions) and related proposals. The Pre-plan of Issuing Stock to Purchase Assets and Raise Supporting Funds (i.e. Connected Transactions) and related proposals. The Pre-plan of Issuing Stock to Purchase Assets and Raise Supporting Funds (i.e. Connected Transactions) and related adocuments are disclosed. According to the actual progress of above work, the Company disclosed the ANNOUNCEMENT

documents are disclosed. According to the actual progress of above work, the Company disclosed the ANNOUNCEMENT ON ISSUING STOCK TO RAISE SUPPORTING FUND AND POSTPONING STOCK TRADE SUSPENSION on June 9 of

According to the requirements of Notice on the Subsequent Supervision Arrangement after the Transition Period of Implementing the Measures for the Administration of Material Assets Reorganization of Listed Companies of the CSRC, the SSE shall carry out ex post audit on the pre-plan of issuing stock to purchase assets and raise supporting funds (i.e. connected transactions) and relevant documents. On June 22 of 2018, the Company received the Inquiry Letter on Pre-plan of Issuing Stock to Buy Assets and Raise Supporting Funds (i.e. Connected Transactions) (Shang Zheng Gong Han [2018] No. 0701) issued by the Supervision Department of the SSE. The full text of the Inquiry Letter on Pre-plan of Issuing Stock to Buy Assets and Raise Supporting Funds (i.e. Connected Transactions) (Shang Zheng Gong Han [2018] No. 0701) was disclosed on June 23 of 2018.

The Company has been estivate preciping the list.

The Company has been actively organizing the intermediary institutions and related parties to prepare the reply to the The Company has been actively organizing the intermediary institutions and related parties to prepare the reply to the inquiries item by item after receiving the Inquiry Letter. However the Company could not finish the work of preparing the reply documents to the SSE before June 29 of 2018, since further supplementary and verification and improvement to related questions in the Inquiry Letter would be needed. Meanwhile, the intermediary institutions would need more time to issue the verification opinion after the implementation of corresponding internal examination procedure well. The Company applied to the SSE for postponing the reply to the Inquiry Letter and disclose the ANNOUNCEMENT ON POSTPONING THE REPLY TO INQUIRY LETTER on June 29 of 2018. It's estimated that the reply time would not be later than July 6 of 2018. As of the date of this announcement, it's necessary to carry out further verification and preparation for various issues involved in the Inquiry Letter, particularly the related reply preparation of overseas underlying assets of the SR Technics Switzerland and the United States and generates heavy workload. Meanwhile, the verification onion of intermediary institutions shall be issued after the

and generates heavy workload. Meanwhile, the verification opinion of intermediary institutions shall be issued after the and generates heavy workload. Meanwhile, the verification opinion of intermediary institutions shall be issued after the implementation of corresponding internal audit procedures. Therefore, the Company is unable to complete the preparation of reply to the Inquiry Letter of the SSE before July 6 of 2018. The Company applied to the SSE for postponing the reply to the Inquiry Letter. In the period of preparing the reply, the Company would continue to actively coordinate and organize all related parties to push forward the preparation of reply to the Inquiry Letter. In order to ensure the fairness of information disclosure and maintain the interest of investors and avoid stock price abnormal fluctuation, the Company's stock trading suspension would continue. The Company would present the reply documents to the SSE by July 12 of 2018 at the latest and disclose the related announcement on July 13 of 2018 and apply for stock trading resumption.

We solemnly remind the investors that the designated information disclosure medias of the Company are the China Securities Louinal Shanghai Securities Native Securities Daily Honokone's Wen Wei Po and the website

Securities Journal, Shanghai Securities News, Securities Times, Securities Daily, Hongkong's Wen Wei Po and the website of the SSE (www.sse.com.en). Please refer to the information disclosed by the Company on above designated media There is still considerable uncertainty about the material asset reorganization. Investors shall pay attention to subsequen ents and investment risks

Hainan Airlines Holding Company Limited
July 6, 2018

竹園北邨造價見500萬

香港文匯報訊(記者 章蘿蘭

上海報道)瑞安房地產昨日聯

合太平洋保險(2601)及上海國企 永業集團,以136.1億元(人民 幣,下同) (折算約160.8億港 元) 奪得上海新天地一商辦地

塊。太保稱,項目預計總投資額

較總起價溢價0.2%

的淮海中路街道123、124、132

街坊地塊昨日拍賣,最終總成交

價 136.1 億元,較總起價 135.8

億元溢價0.2%。項目規劃面積

為7.83萬平方米,出讓面積3.48

萬平方米,地上建築面積為

24.27 萬平方米,地下建築面積

14.8萬平方米。上述地塊地上、

地下商業部分均須按出讓年限全

太保擬保留辦公樓自用

30萬平方米,包含19.7萬平方 米寫字樓及10.6萬平方米商場。 太保等計劃在地皮上興建綜合地

產項目,包括三棟辦公樓及商業 設施。據太保公告稱,項目建設

完成後公司將用作自用辦公。 據公告又指,三方將成立一間

合資公司,註冊資本為140.5億

元,由太保壽險、瑞安房地產和

永業集團分別出資98.35億元、

35.125 億元及 7.025 億元, 佔比

分別為 70%、25% 及 5%。 項目

預計投資總額約195億元,除註

冊資本外,太保壽險還將對合資

公司提供股東貸款約54.5億元。

门

根據規劃,項目整體規模將逾

持不少於20年,自持物業須統 一運營管理。

位於上海核心商圈新天地板塊

約195億元,將打造成為太保新

的辦公大樓。

世邦魏理仕: 港寫字樓租金再升5%

寫字樓需求日趨殷切,世邦魏理仕最新報告指 出,本港整體寫字樓上半年租金已升逾4%, 預計下半年會再升多達5%,而中環區更會升 5%至10%。價格方面,去年分層寫字樓累升 約11%,預計今年全年可升10%至15%。

展望下半年,世邦魏理仕香港、華南及台 灣研究部主管陳錦平説,市場上可供買賣的大 型商業房地產不多,出現超大額成交機會較以 前為少。不過,跨境基建項目如港珠澳大橋、 高鐵啟用,將會為香港旅遊、物流帶來新機 遇,零售市場因而受惠。

甲廈空置降 中環租金破頂

今年上半年香港甲級寫字樓整體空置率下 降0.8百分點至5.1%,中資金融企業和共享工 作空間營運商為上半年寫字樓租賃市場的主 要需求來源。整體租金比2017年底上升 4.6%。中環的有效淨租金上升至每平方呎 135元,勢將打破在2008年創下的每呎137元



■世邦魏理仕陳錦平(中),本港市場現時可 供買賣的大型商業房地產不多

香港文匯報記者蘇洪鏘 攝

撇除土地買賣),交易總額錄得890億元,遠 超過2017年同期的560億元。

投機買賣比率升5個百分點

此外,內地投資者繼續活躍於購買香港商 用物業,今年至今已錄得15宗,涉資310億 元,投資興趣已由寫字樓延伸至街舖、零售平 台和工廈等。此外,該行研究發現,今年至今 的交投之中,37%涉及投機策略,較去年32%

紀惠廖偉芬2千萬購商廈

琴)灣仔乙級商廈洛克中心高層 B及C室以約2,000萬元易手,買 人及主席廖偉芬。

方呎(未核實),成交價約2,000萬 率約近3厘。

香港文匯報訊(記者 梁悅 元,平均呎價約12,674元。新買 家為紀惠集團副總裁廖偉芬,其 一直積極開拓精品咖啡王國,於 家為紀惠集團副總裁、HABI- 2003年創立HABITU,其後更創 TU、The Coffee Academics 創辦 立 The Coffee Academics, 今番 購入該物業作長線投資。原業主 市場消息稱,今番成交個案位 售後租回,以呎租約28元承租, 於灣仔駱克道 301 至 307 號洛克 每月租金約 4.4 萬元,租約期約 2 中心高層B及C室,面積約1,578 年。若按此租金水平計算,回報



■ 灣仔洛克中心

歷中高位。

另外,今年上半年涉及多宗大額投資物業 買賣(包括超過7,800萬元的商用物業成交、