市場低迷 寫字樓空置率續升 SOHO中國擬564億賣商厦

|香港文匯報訊 (記者 孔雯瓊 上海報道) 内地經濟增長放緩,寫字樓 也面臨閒置率增加、租金下降的問題。有消息指,SOHO中國(0410.HK) 正考慮出售旗下的大部分商業地產,當中包括外灘SOHO和北京的地標 性建築望京SOHO等, 交易價格或高達80億美元(約564億元人民 幣)。SOHO中國股價昨一度漲24%,全日收報2.7港元,升17.9%。



■ 據 SOHO 國有意出售 的商廈包括 北京地標性 建築望京 SOHO • 資料圖片

滬財大:明年豬肉價格將回落

香港文匯報訊(記者章蘿蘭上海報道)上海財 經大學高等研究院「中國宏觀經濟形勢分析與預 測」課題組在滬最新發佈的《2019年第三季度中 國宏觀經濟形勢分析與預測報告》稱,考慮到非洲 猪瘟疫情的嚴重性、以及豬肉供給短期難以恢復, 預計今年第四季度 CPI 同比增速將處於高位,但扣 除食品和能源的核心CPI仍將處於相對低位。此 外,隨着相關各種措施的出台,豬肉供給將逐漸改 善,料2020年豬肉價格將會有所回落。

報告指出,當前中國經濟的一個主要矛盾是增長 持續下行問題,面對外部負面衝擊和自身周期影 響,逆周期調節政策有其現實必要性,但需要注意 科學性、嚴謹性、現實性、針對性的有機結合。

女 果交易一筆過完成,這將是中國 最大的商業地產交易。彭博社引 述知情人士透露, SOHO 中國計劃出 售的商業地產包括北京和上海的至少8 棟寫字樓,如現時正在向潛在買家推 銷的首批項目價值便達30億美元。據 稱,公司正在接洽的潛在買家包括主 權財富基金和私募股權公司,目前談 判處於初期階段,最終數量未敲定。

滬甲級寫字樓空置率逾13%

今年以來,一線城市寫字樓空置率 續上升。第一太平戴維斯發佈的報告 顯示,由於新項目去化較慢,三季度 上海核心商務區甲級寫字樓平均空置 率環比上升1.3個百分點至13.2%;租 金指數環比再跌0.2%;深圳甲級寫字 樓空置率結構性環比上升4.3個百分 點,同比上升4.8個百分點至22.4%。 北京寫字樓租金連續第二個季度環比 下降,平均空置率環比上升了1.5個 百分點至8.6%,同比亦上升2.7個百 分點。 據公司公告,截至6月30日,SO-

HO中國的物業價值約為86億美元。 公司的市淨率接近0.3的歷史低位, 表明這些資產在私募市場上的價值會 個項目。

地產行業低迷,地產商的身家也縮 水。胡潤昨日在滬發佈《房地產富豪 榜》顯示,房地產造富效應有衰退跡 象。有50位地產企業家總財富超過 1.5 萬億元(人民幣,下同),平均財 富311億元。許家印以1,700億元地產 財富蟬聯「地產首富」,但相較去年 的 2,150 億 元 縮 水 21%; 楊 惠 妍 以 1,600億元穩居榜眼,吳亞軍以700億 元躍居第三。

因樓市的不確定因素增加,很多地 產富豪開始「落袋為安」,過去一年 套現最多的企業家中有4成來自房地 產行業,主要是來自於港股內資房企 的分紅。

更高。該公司已經在處置部分非核心 房地產資產。今年6月,公司開始推 介總價值11億美元的物業,涉及13 内房首富身家縮水21%

香港文匯報訊(記者 倪夢璟 上海 報道)大麥網昨天發佈的全國 30 城 文化演出夜經濟活力榜單顯示,今 年1月至9月,30城夜間文化演出觀 演規模同比上漲,其中廣州領銜一 線城市夜間文化演出消費活力,用 戶規模同比去年提升37%,超過北 京的16%、上海的9%、和杭州的 11%同比增速。二三線城市增速顯 著,唐山用戶增速最快高達365%, 合肥、南通、烏魯木齊、哈爾濱緊 隨其後,增速均超200%。 今年8月27日,國務院辦公廳印

穗夜經濟增速超越京滬杭

發《關於加快發展流通促進商業消 費的意見》,「夜經濟」正式成為 國家層面促消費的20條意見之一

演唱會消費強勁

大麥網數據研究院分析顯示,夜 間文化演出消費已經成為拉動夜經 濟的重要引擎。從用戶和票房增速 來看,南通、貴陽、青島、南京、 汕頭、寧波、哈爾濱等二三線城市 消費需求旺盛。從消費結構上看 演唱會、話劇歌劇、曲苑雜壇、體 育賽事四大品類市場消費強勁。合

肥、汕頭、廈門等南方城市演唱會 優勢明顯。而唐山、烏魯木齊、長 春、濟南等北方城市則是曲苑雜壇 的市場佔有率更高。北京、上海、 杭州歷來是「觀劇大戶」,戲劇話 劇消費佔比高達三成以上

體育市場增速較快

另外,今年體育市場增速較快, 籃球世界盃、中國足球超級杯、 CBA全明星賽(青島)、VNL世界 女排聯賽等大型及商業賽事集中上 線,拉動了消費閘門。



道)隨着全國各地網貸平台進入密集清退 期,上海昨日一則「清退所有P2P平台, 待收總規模達1,500億元(人民幣,下 同)」的傳言瞬間被傳播開來。之後上海 ★ 同)」的傳言瞬間被傳播開來。之後上海市互聯網金融行業協會、「網傳涉事方」 華夏信財均出面緊急闢謠,證明所傳消息 闢 純屬虛假。

上海互金協會30日午間發佈公告稱 謠 注意到某P2P平台「告投資人書」中稱 「上海市及全國網貨平台將陸續停止相關

業務,上海所有正常運營平台於2019年 10月28日下午全部簽署停止業務承諾 否 書。」經協會求證,上述內容均為不實消 言辺 息

華夏信財指有人假冒發佈

全 被上海互金協會提及的「某P2P平台」 為華夏信財,從網絡上顯示的一張「華夏 面 信財署名的告投資人書」圖片來看,第一 句就提到「網貸行業全面結束。」對此, 注 華夏信財昨日亦發聲闢謠,表示有人惡意 /月 假冒「華夏信財」之名發佈告投資人書 退 造成了極為惡劣的影響和損害。

「上海全面清退P2P」已被證實是虛驚 ▲ 一場。但今年以來,各地重拳出擊登市 P2P的腳步卻一直沒有停歇。據網貸之家 新計顯示,今年4月以來超過10個省市陸續發文清退、取締轄區內不合規 P>P 平 台。其中雲南已清退73家,深圳清退139 家,湖北僅10月就清退53家。

「澳門特色金融服務基地」 珠海啟建

香港文匯報訊(記者 方俊明 珠海報道)作 為粵澳跨境金融合作(珠海)示範區實施載 體,「澳門特色金融服務基地」在橫琴啟動建 設。記者從橫琴新區管委會獲悉,該基地將重 點支持引進各類符合助力服務澳門發展特色金 融業的機構入駐,先行先試跨境金融政策。

統計數據顯示,截至今年9月底止,橫琴新區 各類金融企業共6,557家,經證監會批覆的證 券、基金等機構資產管理規模約2.4萬億元人民 幣。

橫琴新區琴澳金融服務公司副總經理張振宇 表示,粵澳跨境金融合作(珠海)示範區由橫 琴新區金融服務局委託珠光集團建設運營,擬 凝聚高端金融領域機構及人才,服務澳門發展 特色金融業,深化粵澳、澳珠金融合作。

HAINAN AIRLINES HOLDING COMPANY LIMITED

e and implement the specific issuance and circulation plan of the corporate bond including bu not limited to, the specific size of the issue, the maturity and variety of the bond, the interest rate of the bond or its determination method, the timing of the issue, the number of issuance periods and the scale of each issue, and whether or not to establish a resale or redemption clause, specific guarantee, credit rating arrangements, specific subscription methods, principal and interest repayment, purpose of raising funds, debt service guarantee and circulation arrangements, determination of underwriting arrangements, and all matters related to bond issue and circulation, as well as signing all necessary legal documents in accordance with the relevant provisions of the laws, regulations and securities regulatory authorities and the resolutions of the shareholders' general meeting of the Company and actual

6.01	Cao Fenggang	√	\checkmark	
6.02	Guo Haiyong	√	\checkmark	
6.03	Wang Yuanfei	1	√	

2.1 Disclosing time and disclosing medias: The above proposals had been passed through by the 52nd session of the eighth board of directors of the Company on Oct 30 of 2019. For details, please refer to the announcements published on China Securities, Shanghai Securities News, Security Times, Security Daily, Hongkong's Wen Wei Po and the vebsite of the SSE on Oct 31 of 2019.

Guo Haiyong 6.02 6.03 Wang Yuanfei Participant: ID No. ID No. Entrust Date

國經濟

ation of the Company and the market

3.2 To appoint the intermediary institutes;3.3 To choose the bond trustee, sign the bond fiduciary management agreement and prepare the bondholders' meeting

3.4 To set a special account for the raised funds of corporate bond issue and debt service guarantee, so to receive, transfer the raised fund and repay the principal and interest; 3.5 To adjust the specific issue plan properly and decide whether to continue to carry out the related work of the bond

issue according to the actual situation subject to the provisions of the relevant laws and regulations and the Articles of Association of the company, the opinions of the regulatory authorities (except for matters which must be re-decided by the shareholders' meeting in accordance with the relevant laws and regulations and the Articles of Association) if the laws and regulations or regulatory authorities related policies or market conditions have changed. 3.6 To be fully responsible for handling the bond registration, issue and circulation related matters. 3.7 When the bond is expected to fail to repay or matured and failed to repay the principal and interest, the decision

to take debt service protection measures might be made in accordance with the relevant laws and regulations and the requirements of the regulatory authorities of China, including, but not limited to,

3.7.1 Not to distribute profit to shareholders;

3.7.2 To postpone the implementation of capital expenditure items, such as major foreign investment, acquisition and merger, etc.;

3.7.3 To reduce or suspend the payment of salaries and bonuses to the directors and senior managers of the Company;

3.7.4 To take measures such as the principal responsible person shall not be transferred, etc. The authorization stated above shall be valid from the approval date of the general meeting of shareholders to the completion of all authorized matters.

4. Use of the Raised Fund

The raised fund of the corporate bond issue would be used to replenish current funds and repay debts. The private issue of corporate bond is an important means to further optimize the financial structure by using the multi-level capital market, which is helpful to broaden the financing channels, reduce the financing cost and enhance the development strength of the Company

Board of Directors

Hainan Airlines Holding Company Limited Oct. 31, 2019

NOTICE OF CONVENING THE GENERAL MEETING OF **SHAREHOLDERS**

HAINAN AIRLINES HOLDING COMPANY LIMITED

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. Important Notices: • Convening date: Nov. 15, 2019

• . Voting system: On-line voting system of the SSE
1. Basic Information of the Conference
1.1 The 2019 ninth extraordinary general meeting of the Hainan Airlines Holding Company Limited (hereinafter

referred to as the Company) would be convened. 1.2 Convener: The board of directors of the Company 1.3 Voting method: Both on-site and on-line voting methods would be adopted at the meeting. 1.4 Convening time and place:

Time: at 14:30 on Nov. 15, 2019

Place: at the Conference hall of the Haihang Mansion, No. 7 Guoxing Rd., Haikou City

1.5 On-line voting:

On-line voting system: On-line voting system of the SSE

On-line voting time through the trading system of the SSE: at 9:15-9:25,9:30-11:30 and 13:00-15:00 on Nov. 15, 2019;

On-line voting time of the internet voting platform: at 9:15-15:00 on Nov. 15, 2019 1.6 Votes involving with the margin trading investors, refinancing investors, agreed repurchase business accounts and Shanghai Stock Connect investors shall be processed subject to the regulations of the Implementation Details on On-

line Voting of the General Meeting of the Listed Enterprises of the SSE

1.7 Public solicitation of shareholders voting right: Non

2. Proposals of the Meeting:

No.	Proposals	Shareholder		
INO.	Proposais	Shareholder of A-share	Shareholder of B-share	
Non-cu	mulative voting proposals			
1	The Report on Adjustments to the 2019 Routine Production Connected Transactions	\checkmark	\checkmark	
2	The Report on Overseas US Dollar Bond Issue of the Hainan Airlines Hongkong	\checkmark	~	
3	The Report on Corporate Bond Issue of the Xiangpeng Airlines	\checkmark	√	
Cumul	ative voting proposal			
4.00	The Report on General Election of the Board of Directors (Non-Independent Directors)	Candidates for	Directors (6)	
4.01	Xu Jun	\checkmark	√	
4.02	Liu Weijing	1	√	
4.03	Chen Ming	1	√	
4.04	Wu Xiaoxi	1	√	
4.05	Zhang Zhigang	1	√	
4.06	Liu Jichun	1	√	
5.00	The Report on General Election of the Board of Directors (Independent Directors)	Candidates for Independent Directors (3)		
5.01	Xu Jingchang	1	√	
5.02	Zhang Ying	\checkmark	√	
5.03	Lin Zeming	\checkmark	√	
6.00	The Report on General Election of the Board of Supervisors	f Candidates for Supervisors (3)		

2.2 Special proposal: No:

2.3 Proposal with separate vote of the medium and small investors: 1, 4, 5, 6; 2.4 Proposal involving of connected shareholders to avoid from voting: 1;

Shareholders who shall avoid from voting: The Grand China Air Co., Ltd., the Haikou Meilan International Airport Co.,

Ltd., the HNA Group Co., Ltd. and the Changjiang Leasing Co., Ltd. 2.5 Proposal involving the vote of shareholders of preferred stock: No

3. Notices on Vote Casting

3.1 Shareholders who vote through the voting system of the SSE could log in either the voting platform of the trading system (through the trading terminals of the designated securities company) or the internet voting platform (http:// vote.sseinfo.com) to cast vote. If it's the first time for the investor to log-in the on-line voting platform to cast vote, the identification registration shall be completed. Please refer to the specification of the on-line platform for details. 3.2 If the shareholder who votes through the voting system of the SSE owns multiple accounts, any one of these

accounts would be adopted as the access to the on-line voting. When the votes were cast, it shall be deemed that the A-shares or preferred shares in same breed under all these accounts cast the same vote respectively. 3.3 If a shareholder cast votes more than his/her electoral votes, or votes more than the number of candidates to be

elected in the balance election, the votes shall be deemed as invalid votes.

3.4 The repeat votes through on-site, on-line voting platform of the SSE or any other methods shall be subject to the first vote.

3.5 The vote shall be submitted upon the shareholder voted on all proposals

 The vote shareholder who hold both A-share and B-share shall cast vote respectively.
 Please refer to the Attachment 2 for the cumulative voting system for the election of directors, independent directors and supervisors

 4. People Attending the Meeting
 4.1 The shareholders who registered in the China Securities Depository and Clearing Corporation Limited (Shanghai branch) after closing on the registration date shall be qualified to participate the meeting. The shareholders could authorize the proxies in written form to participate the meeting and vote for them. It's not necessary for a shareholder to authorize a corporate shareholder as the proxy. Following is the details:

Share Type	Security Code	Abbreviation	Registration Date	Last Trading Date
A-share	600221	HHKG	Nov. 6, 2019	-
B-share	900945	HHKG-B	Nov. 12, 2019	Nov. 6, 2019

4.2 Directors, supervisors and senior management

4.3 Lawyers engaged by the Company 4.4 Others

5. Registration Method

5.1 The eligible participants are requested to register before 17:00 of Nov. 14 of 2019 at the East Zone on 8th Fl. of the Haihang Building. The fax and letter registration shall take effect on the confirmation of the Company.

5.2 For individual shareholders, it is necessary to take with them the valid Certificate of Stock Equity, the original and

5.3 For legal-person shareholders, it is necessary to take with them the valid Certificate of Stock Equity, Letter of 5.3 For legal-person shareholders, it is necessary to take with them the valid Certificate of Stock Equity, Letter of Authorized Mandate, the duplicate of the Corporate Certificate of Business Operation, the duplicate of ID card of the legal representatives

5.4 For bailees, it is necessary to take with them the valid Certificate of Stock Equity, the duplicates of ID cards of the Bailer & Bailee, Letter of Authorized Mandate

6. Others Address: East Zone on Fl. 8, Haihang Building, No. 7 Guoxing Avenue, Haikou City

Post Code: 570203 Tel: 0898-6673 9961 Fax: 0898-6673 9960

Email: hhgfdshmsbgs@hnair.com

Hainan Airlines Holding Company Limited Oct. 31, 2019

Board of Directors

The Bailer shall check ($\sqrt{1}$) in any one of the Affirmative Vote, Dissenting Vote or Abstention Vote option of the above The band shall be the fight to cast the vote on his/her own will.

Attachment 2 Specifications on the Cumulative Voting Method

1. The election of the candidates for the directors, independent directors and supervisors shall be numbered in separate

motion groups. Investors shall cast the vote to every candidate under different motion groups. 2. The shares declared shall represent the election vote. For each motion group, a shareholder shall own a total number of votes which equals to the number of directors or supervisors to be elected under the motion group for each share held. If a shareholder holds 100 shares of a listed enterprise and number of directors to be elected are 10 and candidates 12, then the shareholder shall have 1,000 votes for the board election bills section. 3. A shareholder shall cast the vote subject to the electoral votes of each motion group. A shareholder shall vote on own

will. A shareholder could cast votes either for one candidate or for different candidates according to any combination 4. Example: A listed company convened a shareholders' meeting to adopt a cumulative voting system to re-elect the

board of directors and supervisors. There are 6 candidates for 5 directors, 3 candidates for 2 independent directors; 3 candidates for 2 supervisors. Following is the list of proposals :

Cumulativ	e voting proposals	
4.00	Proposal on election of directors	Votes
4.01	Chen ××	
4.02	Zhao ××	
4.03	Jiang ××	
4.06	Song ××	
5.00	Proposal on election of independent directors	Votes
5.01	Zhang ××	
5.02	Wang ××	
5.03	Yang ××	
6.00	Proposal on election of supervisors	Votes
6.01	Li ××	
6.02	Chen ××	
6.03	Huang ××	

If An investor holds 100 votes on the closing date of the registration day of stock right, the investor shall have 500 votes with voting power on the proposal 4.00 subject to the **cumulative** voting method, 200 votes with voting power on the proposal 5.00 and 200 votes with voting power on the proposal 6.00.

investor could cast all 500 votes to a certain candidate or any other different candidates on his/her own will as the following table

No.	Deerseels	Vote			
INO.	Proposals	Method 1	Method 2	Method 3	Method
4.00	Proposal on election of directors	-	-	-	-
4.01	Chen ××	500	100	100	
4.02	Zhao ××	0	100	50	
4.03	Jiang ××	0	100	200	
4.06	Song ××	0	100	50	

ANNOUNCEMENT ON RESOLUTIONS OF BOARD OF **SUPERVISORS** HAINAN AIRLINES HOLDING COMPANY LIMITED

The board of supervisors 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 at they will take both individual and joint responsibilities for the truthfulness, accuracy and completeness of the content. ment and On October 30 of 2019, the 25tht session of the eighth board of supervisors of the Hainan Airlines Holding Company Limited (hereinafter referred to as the Company) was convened by communication. The entire board of supervisors (five supervisors) participated the meeting, which conforms to the regulations of the Company Law and Articles of Association. During the meeting, following proposals were deliberated and passed through unanimously 1. The 2019 Third Quarter Report of the Company

According to the Security Law and other related laws, rules and regulations, the board of supervisors carried out the examination on the 2019 Third Quarter Report of the Company and issued following written opinions

2.1 The compilation and deliberation procedures of the Quarterly Report conform to the regulations of the related rules, regulations, laws and the Articles of Association and internal management system of the Company.

2.2 The content and format of the Quarterly Report conforms to the regulations of the CSRC and the Shanghai Stock Exchange. There is no significant omission, fictitious description or serious misleading of information disclosed. The

report truthfully reflects the operation and financial status of the Company. 2.3 As of the issue date of this examination opinion, no action breaching the confidential regulations was found among

personnel joining the compilation and deliberation of the Quarterly Report. Voting result: 5 affirmative votes, 0 dissenting vote and 0 abstention vote.

2. The Report on General Election of the Board of Supervisors

The eighth term of the board of supervisors of the Company is about to expire. The board of supervisors agreed to nominate Cao Fenggang, Guo Haiyong and Wang Yuanfei as the supervisor candidates of the ninth term of the board of supervisors of the Company. The other two employee supervisors would be elected at the Employee Congress. This proposal shall be submitted to the general meeting for approval.

Voting result: 5 affirmative votes, 0 dissenting vote and 0 abstention vote.

Board of Supervisors Hainan Airlines Holding Company Limited Oct. 31, 2019





Attachment 1: Letter of Authorized Mandate	
LETTER OF AUTHORIZED MANDATE	

to participate in the 2019 ninth extraordinary general meeting of This letter is to entrust Mr. (Miss)_ shareholders of the Hainan Airlines Holding Co., Ltd. on Nov. 15 of 2019 and to authorize him/her to vote.

Amount of Ordinary Share: share (s) Amount of Preferred Share:_______share (s) Certificate Number of Stock Equity (Stock Account No.): No. Non-cumulative voting proposal Affirmative Vote Dissenting Vote Abstention Vote

	The Report on Adjustments to the 2019 Routine Production Connected Transactions		
	The Report on Overseas US Dollar Bond Issue of the Hainan Airlines Hongkong		
3	The Report on Corporate Bond Issue of the Xiangpeng Airlines		

No.	Cumulative voting proposal	Vote
4.00	The Report on General Election of the Board of Directors (Non-Independent Directors)	
4.01	Xu Jun	
4.02	Liu Weijing	
4.03	Chen Ming	
4.04	Wu Xiaoxi	
4.05	Zhang Zhigang	
4.06	Liu Jichun	
5.00	The Report on General Election of the Board of Directors (Independent Directors)	
5.01	Xu Jingchang	
5.02	Zhang Ying	
5.03	Lin Zeming	
6.00	The Report on General Election of the Board of Supervisors	