

壹號雲頂擔保借足按揭

出錢出力

山頂倚巒及九龍站凱旋門相繼跌穿一手價引發「火燒連環船」效應，銀行即時「閉水喉」，滙豐帶頭收緊豪宅按揭，而受多重壞消息連環夾擊，發展商亦急謀對策，其中即將於短期內開售的沙田壹號雲頂，發展商新地(00016)即「拍心口」承諾，若壹號雲頂估價不足，將為買家提供二按，以圖淡化市場壞消息的影響，令物業得以繼續高開，發展商亦事先張揚項目的複式連泳池特色單位意向呎價1.8萬元，高於毗鄰嘉御山不足10%。

新

地代理執行董事雷霆表示，近日銀行收緊按揭審批，主要針對金融市場的波動，相信有關措施屬短暫性，加上旗下壹號雲頂於一年後才入伙，屆時銀行亦已放寬按揭安排，相信有關措施不會影響物業估價。雷霆表示，一旦銀行對物業估價不足，集團將為買家提供二按，確保買家可借足七成，方便買家上會，至於二按的利率則尚未確定，但必處於合理水平。

頂層特色戶意向呎價萬八

雷霆又認為，即使近日股票市場波動，但股票市場多屬短炒性質，而樓市則屬長線投資，不可相提並論，而且近日不少豪宅以超低價成交，主因屬業主本身的財務安排，不代表整體市場情

況。雷霆表示，壹號雲頂的售樓紙批出後，便會馬上展開銷售，首批單位除會推出5房大宅外，亦會推出頂層連天台及私人泳池的特色單位。他又謂，該類單位建築面積4500平方呎，全盤僅得3伙，平均意向呎價1.8萬元，每伙平均逾8000萬元。

趙國雄：借貸方針各不同

新地代理高級經理(銷售及市務部)胡致遠表示，上述單位名為雲頂天池屋，分佈於1、3、7座的頂層，屬4廳5房3套房設計，上下兩層均設平台花園，而天台更設私人泳池，而單位的戶外面積達2400平方呎。

另一邊廂，回應滙豐銀行收緊豪宅借貸，長

實(00001)執行董事趙國雄認為，每間銀行會因應自己政策實施借貸方針，暫時未見到會蔓延至全港銀行，實在銀行亦要做生意，最重要買家有足夠還款能力，相信不難達銀行要求，況且根據過往經驗，逾2000萬元的豪宅甚少要求按70%，故影響不大。

即使近期有豪宅甚至超級豪宅價格亦晚節不保，趙國雄坦言此乃開賣當時叫價過高，又或炒賣過度，令售價完全脫離市場水平，最終招致損手，現時價格已返回合理水平。

他分析認為，二手頻頻出現售價散貨，此現象不會出現於一手市場，現時情況與九七金融風暴有別，當年發展商借貸過度，以及手頭項目充足，個別因售力壓力急於變現套現，但現時一手供應缺乏兼土儲有限，根本不存在售價散貨潮，即使港股大跌亦不會動搖發展商絲毫。

四季名園王牌大洋房亮相

另外，系內錦田四季名園壓軸登場的峰景大宅40座洋房，視為樓盤王牌武器，建有廣達1000至3200平方呎的花園，料售價90萬至1200萬元，全新示範單位最快可於周末開放，至於目前尚餘80多伙，因為大圍車廠無法於十一取得售樓紙，將安排四季名園頂替大圍的開售檔期，十一月重開，該盤已累售150伙，套現逾11億元。



雷霆(左)表示，雲頂天池屋建築面積4500平方呎，全盤僅得3伙，平均意向呎價1.8萬元，每伙平均逾8000萬元，旁為胡致遠

第一城估價不足撻訂收場

銀行全面「閉水喉」，無論豪宅還是細價樓，一律落開「唔放水」，沙田第一城再錄估價不足撻訂個案，深井碧堤半島買家因同樣理由無法入市。

中原地產沙田區高級分區營業經理黎宗文表示，銀行收緊按揭，買家住往面對銀行估價不足或減低按揭成數，因而令買家失預算無法完成交易撻訂收場，沙田第一城29座中低層F室，面積562平方呎，於本月中曾以200萬元易手，惟銀行未能為買家承造90%按揭，令買家無可奈何撻訂離場，業主唯有將單位重售，日前成功再以195.3萬元沽出，

呎價3475元，業主帳面仍賺15.3萬元離場。黎續稱，第一城本月至今暫錄約48宗成交，平均呎價約3450元，因銀行收緊按揭而導致的撻訂個案本月屢見不鮮，至今已出現約4宗類似個案。中原助理營業董事郭寶強表示，有自住買家鍾情深井碧堤半島2座中層C室，面積1205呎，業主叫價540萬元，唯銀行估價僅510萬元，與售價出現差距，唯有放棄洽購，類似有關買家因估價不足而無法入市的個案可謂屢見不鮮。

豪宅按揭收緊料交投瀉70%

銀行陸續收緊借貸，開宗明義封鎖逾2000萬元投資性豪宅的按揭成數，對已然重傷倒地的豪宅「再加一腳」，代理預期下半年逾2000萬元豪宅勢必「無運行」，料交投將回落至400宗水平，較上半年急挫70%。美聯物業首席分析師劉嘉輝表示，金融海嘯影響下，本港銀行對豪宅借貸審慎，有別銀行釐定按揭政策，收緊逾2000萬元豪宅的按揭成數，相信對豪宅市場帶來一定的影響，預期下半年逾2000萬元住宅個案將大幅回落至400宗左右水平，較上半年1260宗急挫近70%。由於年中何文田半山壹號及沙田御龍山推售，部分屬逾2000萬元，帶動六月份此類個案急升，並令上半年逾2000萬元個案突破千宗水平，據土地註冊處資料顯示，上半年逾2000萬元共錄得1260宗。反觀，近期樓市氣氛逆轉，加上發展商不再推售大額豪宅新盤，逾2000萬元豪宅交投顯著回落，近3個月均不足

50宗，截至十月二十七日，下半年至今逾2000萬元的一二手住宅註冊宗數合共有240宗，由於銀行對豪宅的借貸轉趨審慎，料豪宅交投料進一步減少，預期下半年逾2000萬元個案住宅個案將大幅回落至400宗左右，較上半年急挫近70%。

柏景灣呎價重返04年

銀行收緊按揭令買家入市信心崩潰，低價成交不斷湧現，大部分屋苑的樓價已重返去年底升市前的水平，個別屋苑樓價更「時光倒流」至〇四、〇五年，大角咀柏景灣一個2房單位呎價5016元，貼近〇四年水平，沙田銀禧花園高層河景單位呎價約2649元成交，重返〇五年水平。利嘉閣助理區域經理馮樹勳指出，一名用家剛斥資310萬元購入柏景灣7座中層H室，座向東南，2房間隔，按建築面積618平方呎計算，每呎售價僅5016元，造價較同類型單位市價低約3%，亦貼近〇四年的造價水平。據悉，賣方是於〇五年期間以317萬元購入物業自住，是次將單位轉讓，帳面損失7萬元。柏景灣十月至今共錄4宗二手買賣，平均成交呎價約5651元。美聯高級營業經理陳春輝表示，該行協助一名投資者購入銀禧花園單位成交，呎價重返〇五年水平。剛獲承接之成交單位為2座高層F室，單位面積653平方呎，望東南河景，成交價173萬元，平均呎價約2649元，屬虧價成交。原業主於〇六年一月以173萬元購入單位，是次轉售手續費離場。本月至今該屋苑錄得10宗成交，超過上月同期8宗水平，現時平均呎價約為2775元。

貝沙灣1期呎價險守七千

豪宅屋苑連環「淪陷」，最新宣布「投降」的屋苑為南區指標豪宅海峽林貝沙灣，屋苑1期一個3房單位以600萬元成交，低市價18%，呎價險守7000元大關，報7018元，創近年新低。香港置業組別經理黃嘉藍表示，成交單位為1期1座中層B室，面積855平方呎，屬3房間隔，以成交價600萬元，平均呎價約7018元，創該屋苑呎價新低。同類型單位市場叫價約730萬元，故此造價較市價低約18%。黃嘉藍表示，由於屋苑不少業主對後市缺乏信心，令貝沙灣不少成交都出現蝕讓情況，可見業主沽貨心切，據了解，原業主於去年五月以685萬元購入上址，持貨僅一年多即離場，帳面蝕85萬元。至於貝沙灣2期一個逾1600平方呎的大單位，亦僅以呎價7690元易手，較市價低10%。利嘉閣高級區域經理招佩貞表示，涉及單位為貝沙灣2期2座中層B室，建築面積1688平方呎，連一個車位，成交價1298萬元，折合呎價7690元。據悉，上址業主於〇六年十一月買入上址，當時作價1380萬元，現時單位位易手帳面蝕82萬元，蝕幅6%。招佩貞指出，貝沙灣10月至今累錄6宗二手買賣，平均成交呎價約8000元。

移民香港

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★投資150萬新元新加坡永居

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上海二紡機股份有限公司

(於中華人民共和國註冊成立的有限公司)

截止二〇〇八年九月三十日止未經審計之第三季度業績

截止日 二〇〇八年九月三十日
人民幣

營業額	486,786.97
稅前利潤	-42,947.87
稅後利潤	-41,834.96
每股淨利	-0.0739

報告全文參見：
上海證券交易所網站 <http://www.sse.com.cn>

公告與提示> www.sse.com.cn 公司證券代碼
上海二紡機股份有限公司
2008年10月27日

上海二紡機股份有限公司

2008年度業績預告公告

特別提示

本公司董事會及全體董事保證本公告內容不存在任何虛假記載、誤導性陳述或者重大遺漏，並對其內容的真實性、準確性和完整性承擔個別及連帶責任。

一、預計的下一報告期業績情況

1、業績預告期間：2008年1月1日至2008年12月31日；

2、業績預告情況：預告。具體數據將在2008年年度報告中披露；

3、本次預計的業績尚未經會計師事務所審計。

二、上年同期(2007年年度)業績

1、淨利潤：-277,815,594.42元；

2、每股收益：-0.4905元。

三、公司業績預告的主要原因

2008年，因受美國次貸危機和人民幣升值等因素的影響，我國紡織品的銷售大幅度減少，同時也使紡織機械的市場發生急劇變化，造成公司至目前為止營業總收入減少，淨利潤為虧損。公司擬將持有的其他上市公司法人股及部分資產出售，以彌補虧損。此項正在努力進行中，但仍有很大的不確定因素。根據謹慎性原則，公司預計全年可能出現虧損。敬請廣大投資者注意投資風險。特此公告。

上海二紡機股份有限公司董事會
2008年10月29日

上月短炒價量齊挫

利嘉閣地產研究部主管周滿傑稱，樓市崩圍，加速炒家撤資散貨，短炒風潮不再，九月僅得89宗短炒(持貨90日內轉售)，涉資1.28億元，較前月急跌26%及35%，創自〇三年下半年來即近63個月的單月新低，價值逾1000萬元的炒賣罕有地連續兩個月交白卷，可見貴價樓完全炒不起。

同時，由於二手樓價近月跌勢加劇，投機者獲利水位收窄，住宅物業短線轉手並未能成功獲利的個案有所減少，其中74宗即83.2%能成功獲利，較八月的89.2%減少6個百分點，平均賺幅則由八月份的低位9.0%，按月回升0.9個百分點至9月份9.9%，倘扣除一連串手續費，來回「得個吉」。

招聘

越南廚師
跑馬地一年經驗學歷不拘
烹調菜式 11:30-14:30
及 18:00-22:00 六天工作
薪壹萬貳仟零肆拾元台
電 93546335 洽

防止山火

保護山林

Stock Code: 000016, 200016 Short Form of Stock: Shen Konk A, Shen Konk B
Public Notice No.: 2008-36

KONKA GROUP CO., LTD.
THE THIRD QUARTERLY REPORT 2008

§1. Important Notice

1.1 The Board of Directors, the Supervisory Committee, directors, supervisors and senior management of Konkka Group Co., Ltd. (hereinafter referred to as "the Company") warrant that this report does not contain any false or misleading statements or omit any material facts and accept the individual and joint responsibilities for accuracy, correctness and completeness of the contents of this report.

1.2 None of the directors, supervisors, senior management demonstrated uncertainty or disagreement about the accuracy, correctness, and completeness of the first quarterly report.

1.3 All directors attended the Board meeting.

1.4 The Financial Report of the third quarterly report has not been audited.

1.5 Mr. Hou Songrong, Chairman of the Board of the Company, Mr. Yang Guolin, Chief Financial Officer of the Company, and Mr. Ruan Renzong, person in charge of Accounting Officer hereby confirm that the Financial Report enclosed in the Quarterly Report is true and complete.

§2. Company Profile

2.1 Main accounting data and financial indicators

		Unit: RMB Yuan	
	At the end of this report period	In the period-end of last year	Increase/decrease of this period compared with the same period of last year (%)
Total assets	9,279,511,704.91	9,277,974,998.92	0.02
Owners' equity (shareholders' equity)	3,705,071,897.57	3,547,827,071.63	4.43
Net assets per share	3.08	2.95	4.41
Net cash flow arising from operating activities	-80,079,657.45	-	-137.34
Net cash flow per share arising from operating activities	-0.07	-	-137.34
Net profit	107,383,602.56	187,938,829.77	-713.72
Basic earnings per share	0.0092	0.1561	710.91
Basic earnings per share after deducting non-recurring gains and losses	-	0.1580	-
Diluted earnings per share	0.0092	0.1561	710.91
Return on equity	2.90%	5.07%	2.51
Return on equity after deducting non-recurring gains and losses	2.93%	5.13%	2.51

Note 1. Net cash flow arising from operating activities decreased by 137.34% compared with the same period of last year, mainly because the proportion of bank's acceptance bills in sale accounts received increased slightly, proportion of cash declined slightly, while the proportion of cash paid in sale payment increased and the proportion of bank's acceptance bills dropped, therefore the net operational cash flow decreased due to the above said two factors. However, at the end of report period, monetary capital of the Company was RMB 1,055 billion, bank's acceptance bills available for discount at any time of the Company was RMB 2,608 billion, the total cash and cash equivalent of the Company was RMB 3,663 billion, the cash flow of the Company was in good condition.

2. According to the resolutions of annual shareholders' general meeting 2007, the Company implemented plan of capitalization of capital reserve in Jul. 2008, the Company distributed 10 shares per 10 shares to all shareholders based on total share capital of 601,986,352 shares at the end of 2007, then the total share capital increased to 1,203,972,704 shares. In above chart, all data of net assets per share, net cash flow per share arising from operating activities, basic earnings per share, basic earnings per share after deducting non-recurring gains and losses, diluted earnings per share were adjusted according to total share capital after capitalization of capital reserve.

Items of non-recurring gains and losses

		Unit: RMB Yuan	
Items of non-recurring gains and losses	Amount from the beginning of the year to the end of this report period		
Income from non-operation	6,327,673.55		
Expense from non-operation	-6,668,560.23		
Gains from stock transfer	-1,678.02		
Influenced amount of minority shareholders' gains and losses	-122,173.13		
Total	-2,284,737.83		

2.2 Total number of shareholders at the end of the report period and statement on shares held by the top ten shareholders holding shares not subject to trading moratorium

Unit: Share		
Total number of shareholders		
108,325		
The top ten shareholders holding shares not subject to trading moratorium		
Name of shareholders	Number of shares not subject to trading moratorium held	Type of shares
GAO-LING FUND,L.P.	58,353,079	Domestically listed foreign shares
THE HOLDINGS LIMITED	39,418,200	RMB ordinary shares
FUOTAI JUNAN SECURITIES HONG KONG LIMITED	29,401,800	Domestically listed foreign shares
SBCI FINANCE ASIA LTD A/C SBC HONG KONG	26,427,678	Domestically listed foreign shares
NOMURA SECURITIES CO. LTD	13,500,000	Domestically listed foreign shares
Prudent Securities Bank of China--No. 2 Dongfangcheng Collective Assets Management Plan	13,000,000	RMB ordinary shares
Taihe Securities Investment Fund	10,114,022	RMB ordinary shares
NAM NGAI	10,111,383	Domestically listed foreign shares
LGT BANK IN LIECHTENSTEIN AKTIENGESELLSCHAFT	7,591,700	Domestically listed foreign shares
Orient Securities-Agricultural Bank of China--No. 3 Dongfangcheng Collective Assets Management Plan	7,419,122	RMB ordinary shares

§3. Significant Events

3.1 Particular about large-margin changes in main item of accounting statement and financial index and reasons for change

√ Applicable □ Inapplicable

1. In the report period, sale income of the Company increased by 18.34%, compared with the same period of last year, the main reason was that color TV products' consumption upgrading and to speed the business change of the Olympic Games.

(1) The added market from consumption upgrading was the major driver of sale income's year-on-year increase. Color TV industry was undergoing a revolutionary change, the color TV sales volume was still in a certain growth during the progress that the flat-panel TV replaced the traditional CRT television although this progress was accelerated; However, the average unit price was much higher than that of traditional CRT TV. Therefore, the total color TV market would be in a more rapid pace of growth if it was measured by the amount. Despite it was in slowdown in the pace of economic growth currently, but added market generating from consumption upgrading was capable to offset the reduction brought about slower pace of economic growth, or even gained growth. At the situation with the continuous progress of color TV's consumption upgrading, arising from consumption upgrading, the increase of market volume measured with amount would still be important factor of TV industry sales growth.

(2) The tremendous business opportunities brought by Olympic economics was the direct stimulus of the company's sales growth. Taking advantages of the tremendous business opportunities, the Company seized the all-round Olympic business opportunities and gained good achievement from the aspects of products, technology, marketing and services. Dividing by Olympic economic, on behalf of Konkka HDTV, Konkka i-sport series HDTV sold well, which also promoted the sale of other color TVs, finally the color TV's sale volume of the Company grew significantly.

Resulting from above said two factors, the business income in report period made a year-on-year 18.34% increase; although the sale income was influenced by snow disaster, earthquake in the first half year, the sale income still increased 6.29% in first three quarters this year.

2. Net profit of first three quarters made a year-on-year 237.59% increase, efficiency achieved of high-end products increased largely and the work of saving cost and enhancing efficiency proved remarkable results.

In the report period, the Company seized business opportunities in the Olympic Games, carried out high-end marketing matching with out brand and further optimized the product structure. The Company not only successfully promoted the high-added-value products' market share, but also broadened Konkka's premium space, enhanced the Konkka brand and its profitability even on the

strength of "value war" that would improve the products' added values. Meanwhile, in order to make the work of saving cost and enhancing efficiency go efficiently, orderly and smoothly and make it achieved obviously, the Company further improved the efficiency of the implementation of saving cost and enhancing efficiency and strengthened the supervisory management in this year. Finally net profit attributable to owners of parent company in the report period increased 713.72% compared with the same period of last year; net profit attributable to owners of parent company in first three quarters increased by 237.59% compared with the same period of last year.

3. Based on inventory at the end of 2007 had a 17.38% decrease compared with the end of 2006, inventory decreased by 13.45% again compared with the end of 2007, the main reason for that was the Company further enhanced the management and control on inventory, improved its operation efficiency and sped up its turnover speed.

4. Financial expense in this report period increased by 299.89% compared with the same period of last year, because the due gains of NDF financing business transacted by the Company before reduced the financial expense.

5. Minority interest in this report period increased by 401.22% compared with the same period of last year, which because the gains and losses of shareholders had a large-margin increase resulting from improvement of subsidiaries' profitability.

6. Income tax in this report period increased by 1519.07% compared with the same period of last year, mainly because both of total profit of the Company and the effective tax burden ratio increased in magnitude.

7. Monetary capital increased by 40.17% compared with the year-begin, mainly because the Company invested registered capital on LCD module project.

8. Financial assets available for sale decreased by 83.92% compared with the year-begin, because the Company sold major stock investment held by the Company in this report period.

9. Long-term stock investment decreased by 48.74% compared with the year-begin, because the Company transferred the investment on Guangzhou Huidu Longfeng Jianzhi Real Estate Co., Ltd.

10. Short-term borrowings increased by 1924.67% compared with the year-begin, mainly because the Company and its subsidiaries increased bank borrowings of RMB 0.42 billion.

11. Tax payable increased by 495.15% compared with the year-begin, because the value-added tax increased obviously in this report period.

12. Dividends payable increased by 96.92% compared with the year-begin, because of increase of dividends announced but retained.

13. Net cash flow arising from operating activities decreased by 137.34% compared with the same period of last year, mainly because the proportion of bank's acceptance bills in sale accounts received increased slightly, proportion of cash declined slightly, while the proportion of cash paid in sale payment increased and the proportion of bank's acceptance bills dropped, therefore the net operational cash flow decreased due to the above said two factors. However, at the end of report period, monetary capital of the Company was RMB 1,055 billion, bank's acceptance bills available for discount at any time of the Company was RMB 2,608 billion, the total cash and cash equivalent of the Company was RMB 3,663 billion, the cash flow of the Company was in good condition.

14. Cash received when received the investment increased 99.94% compared with the same period of last year, mainly because the Company sold the stock investment held in the report period.

3.2 Progress of significant events and influence as well as explanation on analysis of resolving proposal

√ Applicable □ Inapplicable

According to the decision from the 14th Meeting of the 6th Board of Directors, in order to improve the competitiveness of LCD TV field, enhance profitability of LCD TV's industry, the Company would founded the LCD module project company and invested the LCM LCD module projects. The registered capital of this project was RMB 0.33 billion and the Company held all shares. The investment on fixed assets was about RMB 0.886 billion with 8 lines of LCM production. What's more, the yearly output was about 2.4 million pieces, so the Company would invest in stages according to the LCD module market and actual output requirement.

3.3 Implementation on commitments made by the Company, shareholders and the actual controller

√ Applicable □ Inapplicable

The OCT Group Co., Ltd. made the following special commitment in share merger reform and its implementation:

Name of shareholder	Special commitment	Implementation
OCT Group Co., Ltd.	(1) non-tradeable Konkka Group shares held would not be listed, transferred or transferred within 24 months since the day of listing and circulating option in the A share market. (2) After the commitment period, non-tradeable Konkka Group shareholder would hold no more than 5% of total shares of Konkka Group within 12 months and no more than 10% within 24 months listed and transacted in Stock Exchange.	No shares subject to trading moratorium were applied to list for trade or transferred yet.

Besides, there were no any commitments made by shareholders or the Company.

3.4 Warnings of possible large change of the accumulated net profit made during the period from the beginning of the year to the end of the next report period compared with the same period of the last year according to prediction, as well as explanations on the reasons

□ Applicable √ Inapplicable

3.5 Other significant events need to be explained

Implementation on cash dividend policy:

According to the requirement of Decisions on Revising Certain Rules on Cash Bonus, the Company would revise Articles of Association as soon as possible, make clear cash bonus policy and implement relevant duty on information disclosure strictly.

3.5.1 Securities investment

□ Applicable √ Inapplicable

3.5.2 Equity of other listed companies held by the Company

□ Applicable √ Inapplicable