

# 佳士得滬春拍總成交逾億

## 中國買家佔六成三 多件拍品大超估價

【大公報訊】記者張帆上海報導：佳士得上海春拍上週六晚在滬舉行，此次拍賣為當代藝術專場，拍品包括繪畫、裝置、雕塑等，最終六十一件拍品有五十六件被成功拍出，總成交額達一點二五億人民幣（已含佣金，約合二千五百萬美元）。據記者在現場所見，無論是藝術家還是買家，均呈現「中西競馳」的格局。在成交價前十位榜單上，中國藝術家作品和西方藝術家作品各佔五位，整場拍賣中成功拍得拍品的中國買家佔百分之六十三，國際買家佔百分之三十七。

本次拍賣成交價排名前三位的作品分別是：西方波普藝術家先驅安迪·沃荷的作品《慕愛德華·蒙克作自畫像、手臂骨骼與麥當娜》預展時就是佳士得重點推薦的，最後以一千二百〇三萬元（人民幣，下同）被場外電話競投拍得，位居成交價首位；畢加索的作品《女人頭像》以逾千萬成交價屈居亞軍；第三位則是趙無極的《31.08.2001-09.09.2002》，成交價亦逾千萬。第四位至第十位的作品依次為：曾梵志《無題07-5》、馬克·夏卡爾《奉獻予畫家》、周春芽《餘暉》、劉野《蒙德里安·迪克·布魯納和我》、貝爾納·布菲《兩個小丑（薩克斯風）》、朱德群《充沛》和羅依·李奇登斯坦《蘋果與西柚》。

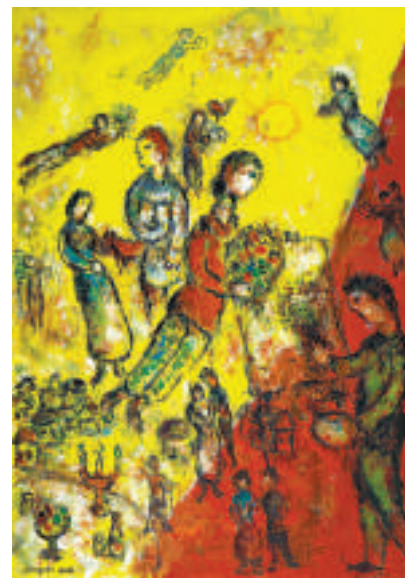
### 東方藏家熱衷西方藝術

佳士得印象派及現代藝術部專家利佩宜（Liberte Nuti）表示，本次拍賣令他們意想不到的東方藏家對於西方現當代藝術的熱衷程度超過預期。比如安迪·沃荷的作品在預展時就受到很多中國藏家的諮詢，他們不僅對作品本身有興趣，對於波普藝術和西方現當代藝術也抱有很好奇。佳士得今後將會更注重新亞洲藏家的偏好，推介更多西方作品到中國來。

拍賣當天上海大雨如注，但拍賣現場座無虛席，放眼望去一片黑髮，足見中國及亞洲藏家的熱忱。本場很多拍品最終的成交價大大超過原來的估價，競投十分踴躍。拍賣以兩幅日本藝術家草間彌生的作品《



▲全場最高成交價的安迪·沃荷《慕愛德華·蒙克作自畫像、手臂骨骼與麥當娜》



▲馬克·夏卡爾的《奉獻予畫家》以八百四十三萬成交

兩幅開場，兩「隻」南瓜均經過近十輪競投，最後以高出估價十八萬元數倍的價格成交，分別為七十萬元和九十五萬元。

此後還有讓人意外的是女藝術家法蘭詩瓦·吉洛的作品《生生不息的森林》，估價為十三萬元，最後以一百四十萬成交。據介紹，這位頗有才華的藝術家因為曾是畢加索女友而引起藏家的興趣。最後，三幅估價均在十萬元的安迪·沃荷《金寶湯》系列印刷品，依次以二十一萬、三十四萬和二十一萬元成交，讓拍賣在高潮中結束。

### 顯示中國市場充滿活力

佳士得對本次拍賣結果非常滿意。佳士得中國區總裁蔡金青表示，之前估計成交總額會在一千五百萬美元左右，現在大大超過預期，足見中國市場的活力：「本次晚間拍賣結果顯示了中國買家與國際買家的平衡分布，且中國藝術市場的國際化趨勢亦愈加明顯。」



▲拍賣現場  
▲曾梵志的《無題07-5》，成交價為八百六十七萬

### 少年兒童五月高山演粵劇

小朋友們在練習把子

【大公報訊】四十多名年齡由六歲至十六歲的兒童及少年，自去年九月起，接受了共三十節的粵劇培訓，課程現已圓滿結束，學員將於五月二十四日下午二時三十分，於高山劇場舉行結業匯演。

演出劇目為特別為兒童編撰的粵劇，包括《趙咨迎盜》、《雲英繼父守城》及新編神話《八仙過海》。學童在課程中學習到的各種粵劇技巧，將會於匯演中表現出來，例如《趙咨迎盜》中的慢長才上場、水波浪、大仄才推磨等文場技巧；《雲英繼父守城》則表現他們所學的武場功夫，如槍對刀、手橋、集體開打套戲的小快槍、小五套及十虎蕩等。新編神話《八仙過海》，將安排深、淺年資的學員一起演出，年資較深的學員會表演只會出現在神話劇目的「出手（俗稱脫手）」技巧，而此劇獲得老館阮兆輝指導，加入粵劇傳統例戲《香花山大賀壽》的部分程式，並親為學員示範中州音口白，讓他們在傳統劇藝中得到薰陶。

這個兒童粵劇培訓課程，由香港藝術發展局資助、琛苗粵藝教習坊主辦、華意堂藝術策劃統籌，有關節目詳情，可電郵至info@rhpsaarts.com或致電二七二二一六五〇查詢。

## 閱讀日創作比賽作品巡展

【大公報訊】為響應「4·23世界閱讀日」，康樂及文化事務署香港公共圖書館今年舉行的「4·23世界閱讀日創作比賽」，以「地球與我」為題，引發兒童及年輕人對環境保育書籍的閱讀興趣，並建立愛護地球及環保的觀念。比賽頒獎禮上星期六在香港中央圖書館舉行。

康文署署長馮程淑儀於頒獎禮上鼓勵同學透過閱讀加深了解環保的重要性，思考人類生活方式對地球的影響，實踐綠色生活。其他出席嘉賓包括香港教育局高級課程發展主任林思嫻、香港教育專業人員協會學術部副主任王美琪、香港學校圖書館主任協會會長葉錦蓮、香港閱讀學會會長黃婉芬、香港貿易發展局展覽部經理吳文慧和深圳少年兒童圖書館館員鍾卓康。

屆時比賽有二百多間學校參加，共收到逾一千三百份作品。評審從參賽作品中選出多名優勝獎，包括初小組二十五名、高小及初中中文組每組十五名、高中中文組十二名、高小及初中英文組每組八名、高中英文組五名。得獎者均獲贈由支持機構香港貿易發展局送出的「香港書展2014」書迷證。得獎作品即日起至五月十一日，在香港中央圖書館地下展覽館展出；五月十九日至八月三十一日則移師到十八間公共圖書館作巡迴展覽；另亦會於今屆香港書展中展出，並上載公共圖書館網頁。詳情可瀏覽香港公共圖書館網頁：www.hkpl.gov.hk/tc/extension-activities/或致電二九二八四六〇三查詢。



▲拍賣現場  
▲曾梵志的《無題07-5》，成交價為八百六十七萬

### 今日文化節目精選

- Rubber Band《FRANK 坦白》音樂分享會下午一時於香港樹仁大學邵美珍堂舉行。
- 普樂藝會「普樂同歡粵曲演唱會」晚上七時十五分於油麻地戲院劇院舉行。
- 新編粵劇《諸葛亮七擒孟獲》晚上七時三十分於高山劇場劇院上演。
- 共鳴音樂學會《悠揚樂韻演唱會》晚上八時於屯門大會堂文娛廳舉行。
- 「顏震東攝影同學會會員作品展」於香港文化中心大堂展至四月二十九日。
- 劉國松當代水墨師生展「墨趣天然」於香港天趣當代藝術館展至五月十日。

Shenzhen Properties & Resources Development (Group) Ltd.					
Abstract of the Report for the First Quarter of 2014					
Section I. Important Reminders					
The Board of Directors, the Supervisory Committee, directors, supervisors and senior management staff of Shenzhen Properties & Resources Development (Group) Ltd. (hereinafter referred to as "the Company") warrant that the information carried in this report is factual, accurate and complete, without any false record, misleading statement or material omission. And they shall be jointly and severally liable for that.					
Mr. Chen Yungang, company principal, Mr. Wang Hangjun, chief of the accounting work, Mr. Gong Sixin, CFO and Ms. Shen Xuying, chief of the accounting group (chief of accounting), hereby confirm that the financial statements enclosed in this report are factual, accurate and complete.					
All directors have attended the board session for reviewing this report.					
This report is prepared in both Chinese and English. Should there be any discrepancy between the two versions, the Chinese version shall prevail.					
Section II. Financial Highlights & Change of Shareholders					
I. Major accounting data and financial indexes					
Does the Company adjust retrospectively or restate accounting data of previous years due to change of the accounting policy or correction of any accounting error?					
□ Yes √ No					
Item	Jan.-Mar. 2014	Jan.-Mar. 2013	YoY increase/decrease (%)		
Operating revenues (RMB Yuan)	194,462,902.01	876,432,175.84	-77.81%		
Net profit attributable to shareholders of the Company (RMB Yuan)	27,725,441.51	236,360,598.97	-88.27%		
Net profit attributable to shareholders of the Company after extraordinary gains and losses (RMB Yuan)	24,910,981.85	236,147,522.85	-89.45%		
Net cash flows from operating activities (RMB Yuan)	-33,493,465.85	94,342,037.44	-135.50%		
Basic EPS (RMB Yuan/share)	0.0465	0.3966	-88.28%		
Diluted EPS (RMB Yuan/share)	0.0465	0.3966	-88.28%		
Weighted average ROE (%)	1.53%	14.58%	-13.05%		
	31 Mar. 2014	31 Dec. 2013	Increase/decrease (%)		
Total assets (RMB Yuan)	3,768,575,907.05	3,873,252,714.32	-2.70%		
Net assets attributable to shareholders of the Company (RMB Yuan)	1,830,091,671.56	1,802,781,292.68	1.51%		
Items and amounts of extraordinary gains and losses					
□ Applicable √ Inapplicable					
Item	Amount as of Jan.-Mar. 2014	Note			
Gains/losses on the disposal of non-current assets (including the offset part of asset impairment provisions)	3,318,784.27	Gain on disposal of investing real estate			
Other non-operating income and expenses other than the above	358,997.92				
Less: Income tax effects	863,322.53				
Total	2,814,459.66				
Explain the reasons if the Company classifies an item as an extraordinary gain/loss according to the definition in the Explanatory Announcement No. 1 on Information Disclosure for Companies Offering Their Securities to the Public—Extraordinary Gains and Losses, or classifies any extraordinary gain/loss item mentioned in the said explanatory announcement as a recurrent gain/loss item					
□ Applicable √ Inapplicable					
II. Total number of shareholders at the period-end and shares held by the top ten shareholders					
Unit: Share					
Total number of shareholders at the period-end: 44,249					
Shares held by the top ten shareholders					
Name of shareholder	Nature of shareholder	Shareholding percentage (%)	Number of the shares held	Number of the restricted shares held	Pledged or frozen shares
SHENZHEN CONSTRUCTION INVESTMENT HOLDINGS CORPORATION	State-owned corporation	54.33%	323,796,234	293,997,370	Pledged 0
SHENZHEN INVESTMENT MANAGEMENT CORPORATION	State-owned corporation	9.49%	56,582,573	56,582,573	Pledged 0
SHENZHEN GUOMAO PROPERTY MANAGEMENT CO., LTD.	State-owned corporation	0.32%	1,881,841	0	Pledged 0
SHENZHEN DUTY-FREE COMMODITY ENTERPRISES CO., LTD.	Domestic non-state-owned corporation	0.29%	1,730,300	1,730,300	Frozen 0
Zhou Kechan	Domestic natural person	0.23%	1,376,800	0	Pledged 0
Long Keyi	Domestic natural person	0.19%	1,102,600	0	Pledged 0
Liu Yunde	Domestic natural person	0.18%	1,100,400	0	Pledged 0
Chen Liying	Domestic natural person	0.17%	1,036,051	0	Pledged 0
GUOTAI JUNAN SECURITIES (HONGKONG) LIMITED	Foreign corporation	0.17%	987,500	0	Pledged 0
Zhong Liqun	Domestic natural person	0.14%	812,700	0	Pledged 0
Shares held by the top ten non-restricted share holders					
Name of shareholder	Number of non-restricted shares held	Type of shares			
		Type Number			

SHENZHEN CONSTRUCTION INVESTMENT HOLDINGS CORPORATION		29,798,954	RMB ordinary shares	29,798,954
SHENZHEN GUOMAO PROPERTY MANAGEMENT CO., LTD.		1,881,841	RMB ordinary shares	1,881,841
Zhou Kechan		1,376,800	RMB ordinary shares	1,376,800
Long Keyi		1,102,600	RMB ordinary shares	1,102,600
Liu Yunde		1,100,400	RMB ordinary shares	1,100,400
Chen Liying		1,036,051	Domestically listed foreign shares	1,036,051
GUOTAI JUNAN SECURITIES (HONGKONG) LIMITED		987,500	Domestically listed foreign shares	987,500
Zhong Liqun		812,700	RMB ordinary shares	812,700
Huang Fenghua		793,435	RMB ordinary shares	793,435
China and Kazakhstan Hope Mechanical & Electrical Equipment (Beijing) Co., Ltd.		783,300	RMB ordinary shares	783,300
Explanation on associated relationship or persons acting in concert among the above-mentioned shareholders:		The first shareholder is managed by Shenzhen Investment Holding Corporation, the actual controlling shareholder of the Company. And the second shareholder is a wholly-funded subsidiary of the Company. Other than that, it is unknown whether the remaining 8 shareholders are related parties or acting-in-concert parties.		
Shareholders taking part in margin financing and securities lending (if any)		Naught		
Did any shareholder of the Company carry out an agreed buy-back in the reporting period?		□ Yes √ No		
Section III. Significant Events				
I. Significant changes of the major accounting statement items and financial indicators for the reporting period, as well as the reasons for these changes				
1. Other receivables stood at RMB 10,321,969.11 at the end of the reporting period, up 30.34% from the opening amount, which was mainly because the utilities that were paid by subsidiaries on behalf of their clients and not yet cleared with them, etc. increased.				
2. Short-term borrowings stood at RMB 180,000,000.00 at the end of the reporting period, down 40.00% from the opening amount, which was mainly because the mature borrowings were repaid in the reporting period.				
3. Operating revenues for the reporting period stood at RMB 194,462,902.01, down 77.81% from the same period of last year, which was mainly because in the same period of last year, the Caitianyue project reached the conditions to carry over income and the incomes available for carryover were all settled in that period.				
4. Operating costs for the reporting period stood at RMB 99,128,200.24, down 71.63% from the same period of last year, which was mainly because the area of real estate available for income carryover decreased.				
5. Business tax and surtaxes for the reporting period stood at RMB 35,390,468.29, down 81.44% from the same period of last year, which was mainly because the real estate income decreased and the business tax, land VAT and other taxes and fares decreased accordingly.				
6. Selling expenses for the reporting period stood at RMB 1,632,556.99, down 31.13% from the same period of last year, which was mainly because the Company enhanced cost control and brought down the marketing expenses.				
7. Financial expenses for the reporting period stood at RMB -3,070,845.42 and the amount for the same period of last year at RMB -2,062,675.50, with both being income and the former up 48.88% from the latter, which was mainly because the interest income increased.				
8. Investment gain for the reporting period stood at RMB 519,419.20, down 68.35% from the same period of last year, which was mainly because the gain on joint ventures decreased.				
9. Investment gain on associates and joint ventures for the reporting period stood at RMB 519,419.20, down 68.35% from the same period of last year, which was mainly because joint venture Shenzhen Guomao Tian'an Properties Co., Ltd. recorded decreased profit.				
10. Net non-operating income for the reporting period stood at RMB 358,997.92, up 127.72% from the same period of last year, which was mainly because the fine and confiscation income increased.				
11. Income tax expenses for the reporting period stood at RMB 9,876,642.47, down 87.06% from the same period of last year, which was mainly because the profit decreased.				
12. Operating profit, total profit and net profit (attributable to the Company) for the reporting period stood at RMB 37,243,086.06, RMB 37,602,883.98 and RMB 27,725,441.51 respectively, down 88.08%, 87.97% and 88.27% respectively from the same period of last year, which was mainly because the real estate area available for settlement decreased, causing a considerable decrease in the real estate income.				
13. Net cash flows from operating activities for the reporting period stood at RMB -33,493,465.85, down 135.50% from the same period of last year, which was mainly because the incoming funds from sale of houses decreased.				
14. Net cash flows from investing activities for the reporting period stood at RMB -692,619.00, with the net cash outflows down 44.23% from the same period of last year, which was mainly because the incoming funds from disposal of old vehicles in the vehicle renewal by subsidiaries increased and the outgoing funds for acquisition of fixed assets decreased.				
15. Net cash flows from financing activities for the reporting period stood at RMB -130,737,637.64, with the net cash outflows down 45.54% from the same period of last year, which was mainly because cash repayments decreased.				
II. Progress and influence of significant events, as well as the analysis and explanation on solutions				
The Company made the board of director resolution on the 4th Session of the 7th Board of Directors on 25 Nov. 2011, which planned to make bankruptcy liquidation of the subsidiary wholly-owned subsidiary—Hainan Xinda Development Corporation (hereinafter referred to as "Hainan Company") (see detail to the Announcement on the Resolution of the Board of Directors disclosed on 28 Nov. 2011). On 26 Sep. 2013, the Company based on the reason that Hainan Company had been in the serious deficit state for years which could not pay off the matured debts, applied for the bankruptcy liquidation of Hainan Company to the Hainan Intermediate People's Court in Hainan Province (hereinafter referred to as "Hainan Intermediate Court"). On 14 Mar. 2014, the Company received the Civil Ruling Paper of (2013) HZFP(Y) Z No. 7 which issued by Hainan Intermediate Court, of which the relevant situations of the judgment and acceptance of the application of the Company for the bankruptcy liquidation of Hainan Company were as follows:				
The Hainan Intermediate Court considered that: because the domicile of Xinda Company was in Xinda Business Building, No. 48 of Guomao Road, Haikou and the Company was approved and registered by Industrial and commercial Administration Bureau of Hainan Province, the Hainan Intermediate Court had the right of jurisdiction of the case. Because the Xinda Company could not pay off the matured debts, the Shenzhen Properties & Resources Development (Group) Ltd. put forward that the application of the bankruptcy liquidation of the Xinda Company was met with the acceptance conditions. According to the regulations of the first paragraph of article 2, the article 3 and the second paragraph of article 7 of the Enterprise Bankruptcy Law of PRC, the verdicts were as follows: accepted the application of the proposer—Shenzhen Properties & Resources Development (Group) Ltd. of the bankruptcy liquidation of the respondent—Hainan Xinda Development Corporation and the verdict came into effect from the date.				
The Company had full provision of the accounting of the Hainan Company and the bankruptcy liquidation had no influence on the financial condition of the Company.				
Overview of the significant event	Date of disclosure	Website index to the disclosed relevant interim report		
Announcement on the Process of the Bankruptcy Liquidation of the Hainan Company	15 Mar. 2014	http://www.cninfo.com.cn		

III. Commitments made by the Company or shareholders holding over 5% of the Company's shares in the reporting period or such commitments carried down into the reporting period								
Naught								
IV. Predict the operating results of Jan.-Jun. 2014								
Warning of possible loss or considerable YoY change of the accumulated net profit made during the period—begin to the end of the next reporting period according to prediction, as well as explanations on the reasons:								
√ Applicable □ Inapplicable								
Prediction: significant increase in the same direction								
Type of the predicted data: exact quantity								
	Jan.-Jun. 2014	Jan.-Jun. 2013	+/-	(%)				
Predicted accumulative net profit (RMB Ten thousand)	12,000	35,360	Down	66.06%				
Basic EPS (RMB Yuan/share)	0.2013	0.5933	Down	66.06%				
Explanation about the predictions								
Main reason for the considerable fluctuation of the business results: 1. There was no any newly increased sales project during the reporting period and project sold was mainly the remaining building, which led the sales income achieved decreased over the same period of last year; 2. The "SZPRD • Caitianyue" Project of the same period of last year satisfied the conditions for carrying over into income in the reporting period. The part that could be carried over into income was mostly settled in the same period of last year, resulting in a considerable decrease of the total available-for-settlement area of Jan.-Jun. 2014 over the same period of last year. The forecast estimate was preliminary measurement given by the Company according to the current sales situation of real estate projects. Investors are kindly reminded to be noted that the actual earnings of the Company for Jan.-Jun. 2014 shall be subject to data disclosed in the Company's 2014 Semi-annual Report.								
V. Securities investment								
Code of securities	Abbreviation of securities	Initial investment amount	Percentage of equities	Closing book value	Gain/loss for report period	Equity changes of the owner in the reporting period	Accounting title	Source of stock
000509	*ST China Plastic	2,962,500.00	0.10%	802,199.55	0.00	0.00	Long-term equity investment	Directional purchase of the corporate shares
Total		2,962,500.00	-	802,199.55	0.00	0.00		
VI. Investments in derivatives								
Naught								
VII. Researches, visits and interviews received in the reporting period								
Time of reception	Place of reception	Way of reception	Visitor type	Visitor	Main discussion and materials provided by the Company			
8 Jan. 2014	The Shenzhen Stock Exchange Investors interactive platform	Other	Individual	Investor	Situation of the overweight of the shares of the Company.			
3 Feb. 2014	The Shenzhen Stock Exchange Investors interactive platform	Other	Individual	Investor	Situation of the dividends of the Company.			
9 Feb. 2014	The Shenzhen Stock Exchange Investors interactive platform	Other	Individual	Investor	Situation of the construction of the Dongguan Project.			
10 Feb. 2014	The Shenzhen Stock Exchange Investors interactive platform	Other	Individual	Investor	Situation of the sales of the Xuzhou Project			
4 Mar. 2014	The Shenzhen Stock Exchange Investors interactive platform	Other	Individual	Investor	Situation of the Company's earnings preannouncement.			
證券代碼：000011、200011 股票簡稱：深物業A、深物業B 編號：2014-15號								
深圳市物業發展（集團）股份有限公司								
2014年半年度業績預減公告								
本公司及董事會全體成員保證公告內容的真實、準確、完整、及時、公平，沒有虛假記載、誤導性陳述或者重大遗漏。								
一、本期業績預計情況								
1、業績預告期間：2014年1月1日至2014年6月30日								
2、業績預告類型：同比大幅下降								
3、業績預告情況表								
累計淨利潤的預計數(萬元)		年初至下一報告期末末	上年同期	增減變動(%)				
基本每股收益(元/股)		12,000	35,360	下降	66.06%			
		0.2013	0.5933	下降	66.06%			
二、業績預告審計情況								
本次業績預告未經註冊會計師審計。								
三、業績變動原因說明								
報告期沒有新增銷售項目，所銷售的主要是尾盤，使得實現銷售比上年同期減少；上年同期「深物業·彩天項目」特色項目達到結轉收入條件，符合結轉收入部分均在上年同期集中結算。以上因素使得公司2014年1-6月合計可結算面積比上年同期大幅減少。								
四、其他相關說明								
1、2014年半年度的實際業績情況以屆時2014年半年度報告披露的數據為準；								
2、《大公報》、《證券時報》和巨潮資訊網(www.cninfo.com.cn)為本公司指定信息披露媒體，本公司發佈的信息以上述指定媒體刊登的公告為準。								
特此公告。								
深圳市物業發展（集團）股份有限公司								
董事會								
2014年4月26日								