

四大屋苑呎價創歷史新高

嘉湖呎均8350元 麗港城1.28萬

樓價升不停，十大屋苑呎價陸續衝破歷史高峰。綜合代理數字，本月截至30日，多達四個屋苑的平均呎價升穿了去年高位，有「上車天堂」之稱的天水圍嘉湖山莊，平均呎價達8350元，比去年的歷史高位漲4.2%；另將軍澳新都城、鴨脷洲海怡半島及觀塘麗港城也衝破了歷史高峰，分別較去年多升0.98%、0.7%及8.5%。然而，樓價高處不勝寒，十大屋苑周末交投跌至七宗，創七周新低。

大公報記者 林惠芳

據中原地產統計，十大屋苑過去周末交投僅七宗，按周急挫41.7%，為七個星期以來新低，零成交的屋苑增至五個。而本月截至30日，十大屋苑暫錄224宗，比九月全月283宗下跌約21%。

由於新盤暢銷、二手盤源持續短缺，個別用家高追入市，令十大屋苑樓價陸續升穿高位（見表）。其中，嘉湖山莊本月暫錄46宗成交，已超越上月的39宗，本月平均呎價8350元，較去年歷史高位的8010元高出4.2%。中原副區域營業經理伍耀祖謂，新近成交為麗湖居4座高層E室，實用446方呎，以399萬元易手，實呎8946元。

黃埔花園實呎1.41萬

市場憧憬鴨脷洲海怡半島將會是下個「通車盤」，加快入市步伐，該屋苑本月暫錄21宗成交，比上月全月17宗升24%，最新平均呎價15200元，較去年高位升0.7%。而受惠觀塘延線的紅靚黃埔花園，本月平均實呎14100元，追平去年高峰。

將軍澳新盤愈賣愈旺，也帶動東九龍二手屋苑，其中將軍澳新都城本月平均實呎達13370元，比去年高位貴近1%；另觀塘麗港城最新實呎錄12800元，較去年高峰更高出8.5%。然而，新都城及麗港城本月成交量分別按月下跌5%及38%。中原地產副分區營業經理洪金興表示，麗港城過

去周末僅一宗成交，為36座低層E室，實用687方呎，以708萬元易手，實呎10306元。

映灣園三房實呎升穿一萬

此外，追落後效應下，低水屋苑呎價續升。消息透露，東涌映灣園7座高層G室，實用737方呎，三房兩廳，望機場海景，獲用家以755萬元買入，實呎10244元，創屋苑同類單位呎價新高。映灣園本月平均實呎暫錄8643元，比去年高位低9.5%。另消息稱，馬鞍山錦泰苑K座高層3室，實用521方呎，獲「白居二」以434.8萬元購入，實呎8345元，創屋苑綠表呎價新高。

周末日新盤成交減25%

新盤方面，綜合市場消息，過去兩天一手市場共錄約280宗成交，按周下跌約25%。其中，會德豐地產屯門掃管笏NAPA昨天展開次輪銷售，發展商稱，該盤累售85伙，套現逾5.5億元；系內將軍澳CAPRI昨天再售兩伙，所有分層單位售罄，該盤累售415伙（包括兩幢洋房），佔全部單位近98%，套現逾3億元；至於系內將軍澳Savannah則累售794伙，佔全部單位近99%，套現逾53億元。

另外，恒地（00012）何文田加多利軒上周六加推10伙發售，賣出約四伙，該



▲天水圍嘉湖山莊本月暫錄四十六宗買賣

十大屋苑10月呎價與去年高位比較

屋苑名稱	10月成交宗數	10月平均實呎(元)	去年高位平均實呎(元)	實呎變幅
太古城	34	16300	17301	-5.80%
康怡花園	10	15100	15500	-2.60%
海怡半島	21	15200	15100	+0.70%
美孚新邨	26	11200	11417	-2.00%
麗港城	15	12800	11800	+8.50%
黃埔花園	14	14100	14100	---
新都城	21	13370	13240	+0.98%
沙田第一城	19	13952	14000	-0.34%
嘉湖山莊	46	8350	8010	+4.20%
映灣園	18	8643	9546	-9.50%

盤累售77伙，佔可售單位約80%，市值逾3.7億元。

Swatch提早退租或賠百萬

另消息指，旺角西洋菜南街2A號銀城

廣場地下G8號舖，面積約1045方呎，Swatch於2014年承租，租期三年，月租60萬元，市傳Swatch提早三個月退租，因仍有租約，提早撤出或要向業主賠償逾100萬元。

彭順招股 2868元入場

【大公報訊】記者陳詠賢報導：來自星馬的車身製造商彭順國際（06163）今起招股，共發售6250萬股，國際發售及公開發售股份分別佔90%及10%，每股作價介乎1.2至1.42元，以一手2000股計算，入場費為2868.62元，認購期至11月3日（本週四）中午截止，預計於11月11日（下週五）掛牌上市。行政總裁彭中庸稱，期望公司在港上市後有助進軍內地巴士市場，完成上市後會加快對內地市場的策路部署。

同人融資為是次上市獨家保薦人。公司招股最多集資8875萬元，集資中約53.7%會用於馬來西亞的新設施建設，包括購置土地及購買新機器，預計可於明年投入使用，令產能月增20輛巴士；另外約27.2%用作償還貸款，其餘會用以購買額外切割機器。

公司產品市場覆蓋全國逾10個市場，核心市場為新加坡及馬來西亞，於星馬兩國所銷售的鋁製巴士市佔分別為33.2%及43.8%，而其他銷售市場，包括香港、內地、澳洲及印度等。截至今年4月底止，約78.3%收入來自鋁製巴士及車身的銷售，16.1%來自鋼製巴士及車身，5.6%來自維護及售後服務。

公司核心市場為星馬兩國，最終選擇來港上市，目標是進軍中國內地市場。彭中庸坦言，公司曾考慮在星馬上市，但認為現有產品及技術達國際要求，相信進軍內地市場具有競爭優勢，而香港作為亞洲金融中心，擁有透明化的上市平台，亦期望在港上市可助加大內地市場業務；針對內地市場的策略仍在籌備中，當完成上市程序後會加快進行。開明投資（00768）及鼎立資本（00356）為公司的上市前投資者，均以認購可換股債券形式投資。財務總監楊展璋解釋，因公司來自馬來西亞，又首次來港上市，而此兩家投資者較熟悉香港金融市場，企業管理經驗豐富，故引進為上市前投資者。



▲左起：彭順國際總經理彭志祥、行政總裁彭中庸、主席彭新華、行政總監彭慧嫻、財務總監楊展璋

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星期六：11:30 am - 3:30 pm
星期日及公眾假期休息

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Stock Code: 000505, 200505 Announcement No. 2016-096
Stock Name: *ST Pearl River B
HAINAN PEARL RIVER HOLDINGS CO., LTD.
ABSTRACT OF THIRD QUARTER REPORT 2016

Section I Important Statements
The Board of Directors, the Supervisory Committee, directors, supervisors and senior management staff of Hainan Pearl River Holdings Co., 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. All directors have attended the board session for reviewing this report.
Wang Chunli, company principal, Guan Ying, chief of the accounting work and Wu Xiaokun, chief of the accounting organ (chief of accounting), hereby confirm that the Financial Report enclosed in this report is factual, accurate and complete.
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 & Shareholder Changes
I Highlights of accounting data and financial indicators
This Company performs any retroactive adjustments to or restatements of its accounting data of last year due to change in accounting policies or correction of accounting errors
 Yes No

Item	30-Sep-16	31-Dec-15	+/- (%)
Total assets (RMB)	1,965,901,859.63	1,714,484,000.63	11.14%
Net assets attributable to shareholders of the Company (RMB)	-307,928,239.56	-217,136,869.15	-41.81%
Operating revenues (RMB)	68,443,078.33	30,860	217,175,606.73 (15,40%)
Net profit attributable to shareholders of the Company (RMB)	-43,420,733.53	22,626	-90,791,370.41 (-164.57%)
Net profit attributable to shareholders of the Company excluding exceptional profit and loss (RMB)	-44,205,595.65	24,800	-120,970,101.32 (20.00%)
Net cash flows from operating activities (RMB)	---	---	173,185,063.30 (16.08%)
Basic earnings per share (RMB/share)	-0.1	23.08%	-0.21 (-162.50%)
Diluted earnings per share (RMB/share)	-0.1	23.08%	-0.21 (-162.50%)
Weighted average return on equity (%)	0.00%	0.00%	0.00% (0.00%)

Unit: RMB

Item	January-September 2016	January-September 2015	Change (%)
Profit/loss on deposit of non-current assets (including other amount of asset impairment provision)	284,912.66	---	---
Capital occupation charges on non-financial enterprises that are charged to the profit/loss for the Reporting Period	4,360,243.68	---	---
Non-operating income and expense other than the above	-3,662,689.74	---	---
Other profit/loss that meet the definition of exceptional profit/loss	38,153,550.74	---	---
Loss: Corporate income tax	-27,926.79	---	---
Minority interest (after tax)	-24,786.78	---	---
Total	39,178,750.91	---	---

Explanation of why the Company classified an item as exceptional profit/loss according to the definition in the Explanatory Announcement No. 1 on Information Disclosure for Companies Offering Their Securities to the Public—Exceptional Profit and Loss, or reclassified any exceptional profit/loss
 Applicable Not applicable
No such cases in the Reporting Period.

II Total number of shareholders and shareholdings of top 10 shareholders at the period-end
I Total number of ordinary shareholders and preference shareholders who had resumed their voting right & shareholdings of top 10 shareholders at the period-end

Item	30-Sep-16	31-Dec-15
Total number of ordinary shareholders at the end of the Reporting Period	35,607	0
Total number of preference shareholders who had resumed their voting right at the end of the Reporting Period (if any)	---	---

Unit: share

Name of shareholder	Name of shareholder	Shareholding percentage	Number of shares held	Pledged or frozen shares	
				Number of shares	Number of shares
BGG	Domestic non-state-owned corporation	26.36%	112,479,478	---	---
LI LEON ZHAN WEI	Foreign individual	2.63%	11,215,043	---	---
YAO XIU GUANG	Domestic individual	2.31%	9,850,128	---	---
Chongqing International Trust Co., Ltd.—Yuan Innovation Advantage No. 11 Asset-Backed Fund Trust	Domestic non-state-owned corporation	1.83%	7,827,463	---	---
Chen Huanan	Domestic individual	0.66%	2,802,117	---	---
Xu Zhen	Domestic individual	0.58%	2,462,300	---	---
Beijing Shen Zhou Mu Investment Fund Management Co., Ltd.—Hongqian Shen Zhou Mu Fund	Domestic non-state-owned corporation	0.53%	2,343,818	---	---
Yao Liyan	Foreign individual	0.47%	2,005,600	---	---
Zhang Xiaonia	Domestic individual	0.46%	1,949,250	---	---
Beijing Shen Zhou Mu Investment Fund Management Co., Ltd.—Shangshan Shen Zhou Mu No. 5 Securities Investment Fund	Domestic non-state-owned corporation	0.42%	1,795,300	---	---

Shareholdings of top 10 non-restricted shareholders

Name of shareholder	Number of non-restricted shares held at the period-end	Type of shares	
		RMB ordinary share	Number
BGG	112,479,478	RMB ordinary share	112,479,478
LI LEON ZHAN WEI	11,215,043	Domestically listed foreign share	11,215,043
YAO XIU GUANG	9,850,128	Domestically listed foreign share	9,850,128
Chongqing International Trust Co., Ltd.—Yuan Innovation Advantage No. 11 Asset-Backed Fund Trust	7,827,463	RMB ordinary share	7,827,463
Chen Huanan	2,802,117	RMB ordinary share	2,802,117
Xu Zhen	2,462,300	RMB ordinary share	2,462,300
Beijing Shen Zhou Mu Investment Fund Management Co., Ltd.—Hongqian Shen Zhou Mu Fund	2,343,818	RMB ordinary share	2,343,818
Yao Liyan	2,005,600	Domestically listed foreign share	2,005,600
Zhang Xiaonia	1,949,250	Domestically listed foreign share	1,949,250
Beijing Shen Zhou Mu Investment Fund Management Co., Ltd.—Shangshan Shen Zhou Mu No. 5 Securities Investment Fund	1,795,300	RMB ordinary share	1,795,300

Related or associated parties among the shareholders above

Among shareholders above, there exists no related-party relationship between the principal shareholder and other shareholders of the Company. Nor does any person with concerted action as prescribed in the Information Disclosure Administrative Measures for Changes in Shareholding of Shareholders of Listed Companies. And it is unknown whether there is related-party relationship among other shareholders and whether they are prescribed parties with concerted action.

Did any of the top 10 ordinary shareholders or the top 10 non-restricted ordinary shareholders of the Company conduct any proxy during the Reporting Period?
 Yes No
No such cases in the Reporting Period.
2. Total number of preference shareholders and shareholdings of the top 10 of them at the period-end
 Applicable Not applicable
Section III Significant Events
I Changes in main accounting statement items and financial indicators in the Reporting Period, as well as reasons for the changes
 Applicable Not applicable
(I) Balance sheet items

Item	30-Sep-16	31-Dec-15	Change (%)	Main reasons for change
Account receivable	26,338,332.39	17,161,981.62	53.47%	Increase in the property management fee receivable by the property & hotel management subsidiary and the account receivable from the Company for grain trade.
Account paid in advance	208,173,841.47	108,236,903.90	92.33%	Increase in the prepayment in grain trading.
Intervenes	693,760,715.17	531,149,693.05	26.02%	Investment development cost of the Mulin Plaza III project of Hainan Pearl River Holdings Co., Ltd.
Available-for-sale financial assets	31,411,389.90	11,411,389.90	173.26%	Investment in Chongqing Lianhai Network Technology Co., Ltd. in the current period.
Long-term interest receivable	2,754,324.21	8,029,043.26	-66.79%	Heilongjiang Longhai Pearl River Media Co., Ltd. was deconsolidated for the current period.
Share-based payments	200,000,000.00	---	100.00%	Borrowing from Chongqing Trust.
Account payable	77,846,491.18	24,351,483.40	220.18%	Increase in the account payable by sub-subsidiary Hainan Pearl River Real Estate Development Co., Ltd. for construction contract.
Account received in advance	873,746,833.94	428,656,076.19	104.12%	House pre-sale revenue received by subsidiary Hainan Pearl River Real Estate Development Co., Ltd.
Tax payable	-51,822,202.76	-5,255,663.63	-896.03%	Increase in the prepaid taxes on the advances from house buyers of sub-subsidiary Hainan Pearl River Real Estate Development Co., Ltd.
Other accounts payable	964,376,456.93	561,278,959.68	71.82%	Increase in borrowings from Beijing Waifu Real Estate Development Co., Ltd.
Non-current liabilities (excluding financial lease liabilities)	66,456,995.19	35,287,364.09	-81.19%	Repayment of borrowings from Chongqing Trust.
Long-term borrowings	131,000,000.00	390,333,333.34	-66.44%	Some borrowings were repaid.

(II) Items in the income statement and the cash flow statement

Item	January-September 2016	January-September 2015	Change (%)	Main reasons for change
Selling expenses	13,440,847.59	8,424,469.14	61.92%	Increase in the sales commission expenses of sub-subsidiary Hainan Pearl River Real Estate Development Co., Ltd.
Finance cost	59,876,209.90	96,027,199.56	-38.72%	As income was generated from the sale of the Southwest Securities shares in the same period of last year, while there were no such events in the current period.
Return on investment	37,831,133.96	125,968,408.18	-69.47%	Some fixed assets were disposed and the goodwill fine in relation to the Southwest Securities shares held by the Company was paid in the same period of last year, while there were no such events in the current period.
Non-operating income	6,280,006.34	256,002.30	2333.11%	Recognized deferred tax assets were reversed in the same period of last year, while there were no such events in the current period.
Corporate income tax	186,308.86	15,833,774.84	-98.82%	Other comprehensive income related to return on investment in the sale of the Southwest Securities shares held by the Company in the same period of last year, while there were no such events in the current period.
Other comprehensive income	---	-125,127,595.63	100.00%	Other comprehensive income related to return on investment in the sale of the Southwest Securities shares held by the Company generated back cash in the same period of last year, while there were no such events in the current period.
Net cash flows from operating activities	-22,080,197.15	99,519,007.70	-122.79%	The sale of the Southwest Securities shares held by the Company generated back cash in the same period of last year, while there were no such events in the current period.
Net cash flows from financing activities	---	-209,839,892.23	100.00%	Decrease in financing received and increase in borrowings repaid.

II Progress on significant events, as well as the influence and solutions
 Applicable Not applicable

Content	Disclosure date	Index
On 19 July 2016, Beijing Waifu Real Estate Development Co., Ltd. and BGG had signed Equity Transfer Agreement, which Beijing Waifu Real Estate Development Co., Ltd. transferred 112,479,478 share, all its holding share of the Company, 26.36% of the total to BGG, the transfer event had been approved by the State-owned Assets Supervision and Administration Commission and completed the transfer on 5 September 2016. BGG now is the first majority shareholder of the Company by the actual controller still in Beijing State-owned Assets Supervision and Administration Commission.	7/9/2016	www.cninfo.com.cn Announcement No. 2016-069
On 8 August 2016, the Company received Permission Recombination Inquiry Letter (2016) No. 52 of Recombination Inquiry Letter to Hainan Pearl River Holdings Co., Ltd. (hereinafter referred to as Inquiry Letter) issued by SZSE. SZSE had proposed several opinions to the significant recombination, and the Company will actively reply the Inquiry Letter and relevant content, and will conduct audit, evaluation with each trading party and promote the evaluation report to the State-owned assets for the record. So far, the reply to the Inquiry Letter and the revision of recombination plan in line with Management Method of Significant Asset Recombination of Listing Company (New) had been Completed, the relevant signature of the documents was under processing.	25/10/2016	www.cninfo.com.cn Announcement No. 2016-091

III Commitments of the Company, its shareholders, actual controller, acquirer, directors, supervisors, senior management or other related parties fulfilled in the Reporting Period or ongoing at the period-end
 Applicable Not applicable
No such cases in the Reporting Period.
IV Performance forecast for 2016
Warning of possible loss or considerable YoY change in the accumulative net profit made during the year—beginning to the end of the next Reporting Period, as well as the reasons
 Applicable Not applicable
V Securities investment
 Applicable Not applicable
No such cases in the Reporting Period.
VI Investment in derivative financial instruments
 Applicable Not applicable
No such cases in the Reporting Period.
VII Visits paid to the Company for purposes of research, communication, interview, etc. during the Reporting Period
 Applicable Not applicable

Date of visit	Way of visit	Type of visitor	About
8/1/2016	By phone	Individual	Known about the operation situation of the Company.
9/1/2016	By phone	Individual	Query name list of shareholders.
22/1/2016	By phone	Individual	Known about the operation situation of the Company.
28/2/2016	By phone	Individual	Increment time of annual report.
24/3/2016	By phone	Individual	Known about the progress of the assets of the Company.
22/6/2016	Other	Individual	Known about recombination progress of the Company.
13/7/2016	Other	Individual	Query name list of shareholders.
9/9/2016	Other	Individual	Known about resumption time of Company stock.

VIII Illegal provision of guarantees for external parties
 Applicable Not applicable
No such cases in the Reporting Period.
IX Occupation of the Company's funds for non-operating purposes by the controlling shareholder and its related parties
 Applicable Not applicable
No such cases in the Reporting Period.

Hainan Pearl River Holdings Co., Ltd.
31 October 2016