

# 消費券刺激 新世界料零售市道下半年好轉

政府宣布派發電子消費券提振經濟，零售行業有望反彈。新世界發展(0017)昨公布截至去年底半年度業績，基本溢利為37.19億元，同比跌5%，公司股東應佔溢利為10.13億元，同比微跌0.4%。每股盈利0.4元；中期息0.56元。近日疫苗開始接種，加上政府派發電子消費券，執行副主席兼行政總裁鄭志剛表示，料電子消費券刺激下半年零售市道，並將有雙位數反彈。

●香港文匯報記者 黎梓田

新世界發展執行副主席兼行政總裁鄭志剛認為，今年疫苗抵港加上政府派發電子消費券，下半年零售市道定必好轉，料可錄得雙位數反彈。而集團早前落實在3月13日舉行大型招聘會，計劃增聘一千人，他透露迄今已錄得萬份申請，反應非常熱烈，未來會視乎情況再增聘人手。

## 中小住宅樓價料年升5%

樓市方面，鄭志剛指，疫情對樓市影響短暫，因為上車及換樓需求仍大，用家依然會買樓置業，樓市的剛性需求強，預期今年中小住宅樓價有5%升幅。而大圍站項目柏傲莊第1及2期去年銷售成績理想，柏傲莊第3期已於2月1日提交預售許可申請，預計上半年推出市場，涉及890多伙。

財報顯示，香港應佔物業合同銷售金額為約263億元，主要來自柏傲莊、傲瀧、柏蔚山等項

目，已超越集團2021財政年度香港合同銷售目標200億元。截至2020年12月31日，集團在香港的待售住宅單位合共203個。而內地整體物業合同銷售金額為約112億元人民幣，佔集團內地2021財年合同銷售目標200億元人民幣的56%。

截至2020年12月31日，集團在香港持有應佔樓面面積約935萬方呎之土地儲備可作即時發展，其中用作物業發展的佔約446萬方呎。同時，集團持有合共約1,646萬方呎待更改用途之應佔農地土地面積。

## 新創建少賺近60% 派息不減

至於同系的新創建(0659)中期業績昨日亦放榜，集團中期業績公告指，截至去年12月底，集團收入為142.3億元，按年增長26%；純利按年跌59.6%至6.12億元，每股盈利0.16元。

集團維持可持續及漸進的股息

政策，中期股息每股0.29元，與前年同期持平。新創建表示，期內核心業務經營溢利上升，主要來自去年5月內地恢復車輛通行收費後，道路業務迅速復甦，加上富通保險的全期貢獻。

同時，環境業務及物流業務表現穩定，受惠於港怡醫院營運持續提升以及「免稅」店實施嚴格成本控制措施，令設施管理業務表現有所改善。

集團執行董事何智恒表示，在現代物流方面將會作出更多布局，在過去半年投資新型物流平台、創新物流技術等，未來將會密切留意物流冷鏈、電商物流產業等，並尋求優質的物流及道路項目，持續為股東帶來更多回報。

另外，保險業務方面，集團執行董事兼行政總裁馬紹祥表示，富通保險申請內地保險牌照，現階段已經完成文件工作，準備向銀保監會提出申請，希望盡快拿到牌照，在內地成立保險業務中心。



●鄭志剛認為疫苗接種加上政府派發電子消費券，下半年零售市道定必好轉，料可錄得雙位數反彈。

資料圖片

## 一手旺市 CCL三大指數見7周新高

香港文匯報訊 二手樓銷售暢旺，樓價指數表現向好。中原城市領先指數CCL最新報176.58點，按周升0.27%，中原城市大型屋苑領先指數CCL Mass報179.84點，按周升0.81%，升幅為11周以來最大。CCL(中小單位)報177.31點，按周升0.63%。三大整體指數齊創7周新高，是新春前一周的市況，樓價走勢持續反覆向上。近4周計，CCL累升0.88%，CCL Mass累升1.27%，CCL(中小單位)累升1.22%。中原地產研究部高級聯席董事黃良昇指出，CCL創7周新高，顯示整體樓價走勢呈反覆向升格局。本周三大指數再次齊升，反覆向上走勢逐漸形成。新春後季節性旺市持續，二手成交不斷增多，估計未來樓價向上走勢更加明顯。

## 新界東指數創11周新高

另外，新界東CCL Mass報191.76點，創11周新高，按周升0.76%，連升2周共1.28%。新界西CCL Mass報165.25點，按周跌0.09%，近5周持續一升一跌，兼反覆向升。九龍CCL Mass報173.23點，按周升2.64%，終止2周連跌。港島CCL Mass報184.38點，按周跌0.60%，連跌2周共2.41%。分區樓價反覆向上，繼續各自發展，今周四區樓價兩升兩跌。第四波疫情12周計，CCL累升0.59%。

# 逾3300伙新盤下月搶登場

香港文匯報訊(記者 梁悅琴)樓市持續現小陽春，發展商趁旺加快推盤步伐，3月料有8個新盤合共3,332伙推售。當中會德豐地產、信和置業、嘉華國際、世茂房地產及瓜哇合作發展的西南九龍荔盈街地王盤GRAND VICTORIA中文樓盤命名為維港滙，而維港滙1剛獲批預售樓花同意書，最快下月推出。

會德豐地產常務董事黃光耀表示，維港滙1共有524伙，每伙都享有維港海景，售樓書及設於奧海城2期的示範單位正準備中，因應近期市況暢旺，期望最快3月推售，售價參考西九龍一線樓盤及九龍站住宅物業，地價因素亦會考慮在內。

## 維港滙1期售價參考九龍站

該財團是於2017年11月由以172.9億元中標奪得該項地皮，成為當時新地王，樓面地價達每呎17,517元，項目可建樓面約98.7萬方呎，提供1,437伙，分三期發展，第1期共有524伙。

黃光耀指，維港滙西南九龍臨海地王，提供開放式至四房戶，自去年底命名後已收到不少查詢，會分階段推售，不擔心因為近期九龍區有不少新盤推售而互相搶客。信和置業營業部集團聯席董事田兆源指

出，維港滙單位可望到維多利亞港海景，項目只需兩站到地鐵站及西九文化區，匯聚交通優勢、藝術文化等優勢。

嘉華國際營業及市場策劃總監(香港地產)溫偉明認為，市區土地買少見少，加上香港有14萬億元銀行存款，多個新盤推售反而會有協同效應，維港滙由4大國際知名設計師合作打造，對該盤銷售有信心。

世茂房地產物業發展部副總監李志豪指，維港滙設3.45萬平方呎臨海雙會所，以對比色做主調，以皮革及實木作材料。瓜哇控股營業部總經理陳愷鑫指，項目入口以海洋及玫瑰作主題，樓底高，以香檳金色為主。

## 火炭港島南岸1期啟德盤爭出擊

除了維港滙1外，3月份計劃推售的新盤還包括中洲置業於火炭坳背灣街的住宅項目(1,335伙)、路勁夥平安不動產合作於黃竹坑站的港島南岸1期晉環(800伙)、恒基地產於啟德沐泰街7號第1期(479伙)及元朗尚悅、天城(16伙)、嘉里已公布招標的何文田瀚名及中國海外已公布推出全數5幢洋房招標的飛鵝山道三號。

另一方面，會德豐地產旗下啟德GRANDE MONACO首輪以價單發售88伙昨晚截票，消息指，累收近880票，超額



登記9倍，該批單位今日開售，同日另有14伙三房及四房戶招標發售。

## GRANDE MONACO首輪收近880票

豪宅持續錄成交，新地於何文田天鑄以近1.6億元售出第7座28及29樓複式A室，實用面積2,373方呎，連670方呎平台，五房雙套房間隔，呎價達6.7萬元，買家採用150天成交，成交後可享樓價10.5%回贈，扣除

回贈後樓價1.423億元，呎價近6萬元，買家亦可享兩個車位認購權。

百利保及富豪酒店合作位於沙田九肚富豪山峯昨以1.18014億元沽出22號獨立屋(包括兩個車位)，創項目新高，呎價達39,000元，亦造出獨立屋之新高。同日另一成交之分層戶為第3座2樓B單位，屬四房四套間隔，實用面積2,042平方呎，成交價為4,369.8萬元，呎價約21,400元。

## 計劃3月推售新盤

樓盤	單位數目
火炭坳背灣街1號	1,335伙
港島南岸1期晉環	800伙
啟德沐泰街7號第1期	479伙
西南九龍維港滙	524伙
何文田 Prince Central	101伙
何文田瀚名	72伙
元朗尚悅·天城	16伙
飛鵝山道三號	5伙
合計：3,332	

製表：記者 梁悅琴

●黃光耀(中)指維港滙售價將參考西九龍一線樓盤及九龍站住宅物業。記者 梁悅琴 攝

# HAINAN AIRLINES HOLDING COMPANY LIMITED

## SECOND RISK ALERT NOTICE ON POSSIBLE IMPLEMENT OF STOCK DELISTING 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. It is estimated that the net profit of the Hainan Airlines Holding Company Limited (hereinafter referred to as the Company) is expected to be negative for 2020 and will result in negative net assets at the end of 2020. According to the relevant provisions of the Stock Listing Rules of the Shanghai Stock Exchange, the Company's shares shall be subject to delisting risk warning according to the relevant provisions of the Stock Listing Rules (Article 13.3.2) of the Shanghai Stock Exchange. On Jan. 30 of 2021, the Company issued the FIRST RISK ALERT NOTICE ON POSSIBLE IMPLEMENT OF STOCK DELISTING on the China Securities Journal, Shanghai Securities News, Securities Times, Securities Daily, Hongkong's Wen Wei Po and the website of the SSE (www.sse.com.cn). The second risk alert is as follows:

1. According to the calculation of the Company's financial department, the net profit attributable to shareholders of the listed company is expected to be accounted for -RMB58,000,000.00 yuan to -RMB65,000,000.00 yuan in 2020, which will lead to a negative net assets at the end of 2020. For details, please refer to the ANNUAL PERFORMANCE DEFICIT ANNOUNCEMENT 2020 of the Company disclosed on Jan. 30 of 2021. 2. If the Company's audited net assets at the end of 2020 are negative, the Company's stock will be de-listed after the disclosure of 2020 Annual Report according to the Stock Listing Rules (Article 13.3.2) of Shanghai Stock Exchange (End-of-period net assets audited for the last fiscal year or net assets at the end of the last fiscal year following retroactive restatement are negative, a company's stock shall be de-listed after the disclosure of the Annual Report). 3. The Company's 2020 Annual Report is scheduled to be disclosed on April 30 of 2021. Specific and accurate financial data shall be subject to the audited 2020 Annual Report officially disclosed by the Company. The designated information disclosure medias of the Company are the China Securities Journal, Shanghai Securities News, Securities Times, Securities Daily, Hongkong's Wen Wei Po and the website of the SSE (www.sse.com.cn). All information of the Company shall be subject to the information disclosed in above designated medias. Please pay attention to investment risks.

Board of Directors Hainan Airlines Holding Company Limited Feb. 27, 2021

## ANNOUNCEMENT ON PROGRESS OF RECTIFICATION OF SPECIAL SELF-INSPECTION REPORT ON CORPORATE GOVERNANCE & REORGANIZATION 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 Notice

●● As of the date of this announcement, the relevant shareholders and related parties of Hainan Airlines Holding Company Limited (hereinafter referred to as the Company) have not been able to solve the non-operating capital occupation by shareholders and related parties, the undisclosed security liable, and concerned assets within one month (i.e. one month from Jan. 30 of 2021). According to relevant provisions of the Stock Listing Rules (Article 13.9.1 and 13.9.2) of the Shanghai Stock Exchange, the Company triggered the corresponding conditions of implementing Other Risk Warnings for Listed Companies. ●● Since the Company's shares have been implement the risk warning for de-listing, according to relevant provisions of the Stock Listing Rules (Article 13.1.4) of the Shanghai Stock Exchange, the Company's stock abbreviation shall remain as \*ST HHKG and \*ST HHKG B, stock code of 600221 and 900945 unchanged, and the daily rise and fall of the stock price will be limited to 5% after the implementation of other risk warning. ●● The Hainan Provincial Higher People's Court (hereinafter referred to as the Court) has formally accepted the reorganization application for the Company, and the Company will have the risk of bankruptcy due to the failure of the

reorganization. If the Company is declared bankrupt, the Company will be liquidated. According to the Article 13.4.14 of the Stock Listing Rules, the Company's shares will face the risk of being terminated listing.

●● If the Company implements the reorganization plan and completes, it will help to improve the Company's assets and liabilities structure, reduce or eliminate the historical burden, and improve its profitability. However, if the Company's subsequent operation and financial indicators do not meet the requirements of relevant regulatory regulations such as the Stock Listing Rules, there is still the risk of delisting or terminating the listing.

1. Progress on Rectification of the Special Self-Inspection Report on Corporate Governance It's found after self-examination that the Hainan Airlines Holding Company Limited (hereinafter referred to as the Company) has the situation of non-operating capital occupation by shareholders and related parties, undisclosed security liable, and concerned assets. For details, please refer to the NOTICE ON SPECIAL SELF-INSPECTION REPORT ON THE GOVERNANCE OF LISTED COMPANIES disclosed on Jan. 30 of 2021.

In order to solve the above problems actively, the Company plans to rectify the non-operating capital occupation by shareholders and related parties, the undisclosed security liable, and the losses caused by the concerned assets by means of debt transfer. For details, please refer to the SUPPLEMENTARY ANNOUNCEMENT ON RECTIFICATION PLAN FOR SPECIAL SELF-INSPECTION REPORT ON THE GOVERNANCE OF LISTED COMPANIES disclosed on Feb. 9 of 2021.

1.1 Tips for triggering other risk warnings At present, the rectification plan continues to advance. However, due to the need for multi-dimensional coordination of its implementation, as of the date of this announcement, the relevant shareholders and related parties of the Company have not been able to solve above problems within one month (within one month from January 30 of 2021) within one month. According to relevant provisions of the Stock Listing Rules (Article 13.9.1 and 13.9.2) of the Shanghai Stock Exchange, the Company triggered the corresponding situation of Other Risk Warnings for Listed Companies. Since the Company's shares have been implement the risk warning for de-listing, according to relevant provisions of the Stock Listing Rules (Article 13.1.4) of the Shanghai Stock Exchange, the Company's stock abbreviation shall remain as \*ST HHKG and \*ST HHKG B, stock code of 600221 and 900945 unchanged, and the daily rise and fall of the stock price will be limited to 5% after the implementation of other risk warning. The company's stocks shall continue to implement delisting risk warning, and trade on the risk alert board.

According to relevant provisions of the Stock Listing Rules (Article 13.1.10) of the Shanghai Stock Exchange, if a company has more than two risk warning situations at the same time, it must meet the revocation conditions of all risk warning situations before withdrawing the risk warning. Although the Company meets the conditions of withdrawing delisting risk warning, but there are other risk warning situations, SSE shall carry out other risk warning to the stock of the Company.

1.2 Opinions and main measures of the Board on withdrawal of the risk warning The board of directors, board of supervisors and management of the Company attach great importance to the above problems, and actively communicate with shareholders and related parties to urge them to solve the related problems as soon as possible. Presently, the Company has been ruled by the court to accept the reorganization. In the reorganization plan, the Company would rectify the non-operating capital occupation by shareholders and related parties, the undisclosed security liable, and the losses caused by the concerned assets by means of debt transfer. For details of reorganization progress, please refer to following paragraphs of 2. Reorganization Progress of the Company and its Subsidiaries.

1.3 Contact information for investors during the risk warning period ① Contacts: Office of the Board of Directors ② Contact address: Haihang Building, No. 7 Guoxing Avenue, Haikou, Hainan Province; ③ Hotline: 0898-66739961 ④ Fax: 0898-66739960 ⑤ E-mail: hghfdshmsbgs@hainair.com

2. Reorganization Progress of the Company and its Subsidiaries On Feb. 10 of 2021, the Hainan Provincial Higher People's Court (hereinafter referred to as the Court) ruled to accept the reorganization application of creditors to the Company and its 10 subsidiaries (the China Xinhua Airlines Co., Ltd., the Shanxi Airlines Co., Ltd., the Haihang Aviation Technology Co., Ltd., the Fuzhou Airlines Co., Ltd., the Yunnan Xiangpeng Airlines Co., Ltd., the Chang'an Airlines Co., Ltd., the Guangxi Beibu Gulf Airlines Co., Ltd., the Beijing Kehang Investment Co., Ltd., the Urumqi Airlines Co., Ltd. and the Hainan Fushun Investment Development Co., Ltd.), and appointed the Liquidation Team of the HNA Group as the administrator of the Company and its subsidiaries on the same day. For details, please refer to the NOTICE OF COURT RULING ON CORPORATE REORGANIZATION/DELISTING RISK WARNING, the ANNOUNCEMENT ON ACCEPTING REORGANIZATION APPLICATION TO MAJOR SUBSIDIARIES disclosed on Feb. 10 of 2021. Specific progress of the reorganization is as follows: 2.1 The Court issued a notice in the National Enterprise Bankruptcy Information Disclosure Platform (http://pccz.court.gov.cn) on Feb. 10 of 2021. The contents of the notice is to accept the reorganization, declaration of claims and first

creditors' meeting of the Company and its subsidiaries.

2.2 In order to clarify the relevant matters of creditor's rights declaration and help creditors to declare their claims smoothly, the administrator issued the Guidelines for Declaration of Creditor's Rights of the Reorganization Cases of the Company and its Subsidiaries in the National Enterprise Bankruptcy Information Disclosure Platform on Feb. 19 of 2021, which provided special guidance on issues related to claims declaration.

2.3 In accordance with the relevant provisions of the Enterprise Bankruptcy Law, the administrator shall formally initiate the registration and examination of the creditor's rights of the Company and its subsidiaries from the date of the announcement issued by the Court on February 10 of 2021. The deadline for the creditor's rights declaration shall be March 31 of 2021. So far, the registration of claims is as follows: 56 creditors have declared claims against the Company to the administrator for a total amount of RMB 377,682,300 yuan;

12 creditors have declared claims against the China Xinhua Airlines Group Co., Ltd. to the administrator for a total amount of RMB 2,227,100 yuan;

5 creditors have declared claims against the Shanxi Airlines Co., Ltd. to the administrator for a total amount of RMB 97,400 yuan;

35 creditors have declared claims against the Haihang Aviation Technology Co., Ltd. to the administrator for a total amount of RMB 41,562,100 yuan;

15 creditors have declared claims against the Fuzhou Airlines Co., Ltd. to the administrator for a total amount of RMB 2,328,800 yuan;

21 creditors have declared claims against the Yunnan Xiangpeng Airlines Co., Ltd. to the administrator for a total amount of RMB 23,793,400 yuan;

20 creditors have declared claims against the Chang'an Airlines Co., Ltd. to the administrator for a total amount of RMB 3,681,700 yuan;

9 creditors have declared claims against the Guangxi Beibu Gulf Airlines Co., Ltd. to the administrator for a total amount of RMB 3,681,700 yuan;

12 creditors have declared claims against the Urumqi Airlines Co., Ltd. to the administrator for a total amount of RMB 4,905,700 yuan;

For the time being, no creditor shall declare the creditor's rights against the Beijing Kehang Investment Co., Ltd. and the Hainan Fushun Investment Development Co., Ltd.

After the creditor's rights are confirmed, part of the creditor's rights will be transferred to the related party to pay off, so to solve the loss to the Company caused by the non-operating capital occupation, the undisclosed guarantee to bear the responsibility, and the assets to be concerned.

2.4 Due to the need of COVID-19 pandemic prevention and control, the first creditors' meeting of the Company will be convened in the form of an online meeting at 9:00 am on April 12 of 2021. Details of the meeting will be further notified.

2.5 Under Article 18 of the Enterprise Bankruptcy Law, the administrator has instructed the Company to start the work of sorting out the outstanding contract.

3. Risk Warning 3.1 According to the estimates of the Company's financial department, the net profit is expected to be negative for 2020 and will result in negative net assets at the end of 2020. If the Company's net assets at the end of the audit period in 2020 are negative, the Company's shares shall be subject to delisting risk warning after the disclosure of the 2020 Annual Report according to the relevant provisions of the Stock Listing Rules (Article 13.3.2) of the Shanghai Stock Exchange.

3.2 The Court has formally accepted the reorganization application for the Company, and the Company will have the risk of bankruptcy due to the failure of the reorganization. If the Company is declared bankrupt, the Company will be liquidated. According to the Article 13.4.14 of the Stock Listing Rules, the Company's shares will face the risk of being terminated listing.

3.3 If the Company implements the reorganization plan and completes, it will help to improve the Company's assets and liabilities structure, reduce or eliminate the historical burden, and improve its profitability. However, if the Company's subsequent operation and financial indicators do not meet the requirements of relevant regulatory regulations such as the Stock Listing Rules, there is still the risk of delisting or terminating the listing.

The designated information disclosure medias of the Company are the China Securities Journal, Shanghai Securities News, Securities Times, Securities Daily, Hongkong's Wen Wei Po and the website of the SSE (www.sse.com.cn). All information of the Company shall be subject to the information disclosed in above designated medias. Please pay attention to our announcement and be aware of investment risks as well.

Board of Directors Hainan Airlines Holding Company Limited Feb. 27, 2021