

手新例首日僅兩盤發售

最少六個新盤疑「縮沙」

《一手住宅物業銷售條例》下周一生效，發展商對新例似乎充滿疑惑，推盤步伐遲緩，最少6個一手盤疑「縮沙」，至今仍未上載新樓書，而截至昨日，一手銷售監管局只收到2份新樓書，按7日前公布樓書規定，意味下周一新例實施首日，只有2盤如常發售。有學者預料，發展商需時適應及觀望市場反應，料新盤「真空期」將持續最少1個月。

本報記者 林惠芳

發展商欲趕及下周一(4月29日)如常賣樓，昨天須公布符合新例的樓書，並向監管局及銷售資訊網提供有關資料。惟一手住宅物業銷售監管局回應查詢時指，截至昨日下午5時半，只收到2份一手住宅售樓說明書，該局會審視有關文件，並於下周一起執法。

逸峯DUNBAR新樓書擱場

事實上，現階段已上載新樓書的2盤，包括香港小輪(00050)粉嶺逸峯及太古地產(01972)何文田DUNBAR PLACE。後者為首個上載新樓書的全新盤，該樓書共有79頁，按新例要求只列出實用面積，而51伙標準單位實用面積由1208至1830方呎，2伙頂層特色戶則分別為2032及2152方呎。

值得留意，逸峯屬於已開賣的一手盤，共賣728伙，據樓盤網頁資料，該項目已賣444伙，餘下只有284伙可售，若連同DUNBAR PLACE的53伙

，下周一新例實施首日，全港只有337伙可順利過渡如常發售。

市場一直憧憬，今年發展商將全速推盤，第2季料3000伙可以發售，然而，受制於預售樓花審批緩慢，加上多個隨時可賣的舊契項目「縮沙」，今季推盤量難免受壓。

翻查資料，最少6個住宅項目可隨時賣，合共涉約583伙，當中不少早已「吹風」發售，例如信置(00083)等已屆現樓的大埔白石角天賦海灣3期海鑽、天賦海灣(193伙)，發展商早於去年計劃發售，當時市場估計海景呎價約1.7萬元。而恒地(0012)旗下舊契項目九龍城界限街曉柏(59伙)及曉柏·御(41伙)，今年初已透露首季發售，但現時仍未有具體銷售部署。

新地去年底揚言短期內推出的西環堅尼地城Imperial Kennedy(161伙)，樓花期長達3年，原擬今年初出場，當時意圖呎價達3萬元，惟至今亦沒有動靜。至於同屬舊契的華懋九龍城



▲何文田DUNBAR PLACE屬新例下首個公布樓書的全新盤

本報攝

衙前圍道金·御門(37伙)，發展商一直計劃趕在一手銷售新例生效前推出。

學者料真空期最少一個月

除了大批舊契住宅新盤外，今年3月獲批預售樓花同意書的太古地產筲箕灣西灣臺柏架山(92伙)，至今亦沒有任何銷售工作展開，似乎亦有意靜觀其變，把這個位於港島區的貴重豪宅銷售步伐押後。

長策會成員兼經濟學家關焯照稱，發展商需時適應新例，以及觀察條例實施後，對新盤訂價與銷售的影響，估計一手盤「真空期」最少達1個月。

值得留意，發展商紛趕於一手銷售新例前賣樓，令一手住宅買賣登記量逆市攀升。據土地註冊處資料，今年截至4月18日，整體物業註冊錄27501宗，比去年同期回落10%，但一手住宅註冊量佔3558宗，比去年同期逆市上升4%，為唯一錄升幅類別。

嘉湖錄撻訂貨減價重售

嘉湖山莊一景

樓市轉軟吹淡，不少買家被嚇望撻訂，但這類撻訂貨普遍經易減價重售，造就業主多賺離場。據了解，天水圍嘉湖山莊及青衣青泰苑均錄撻訂貨減價重售，其中嘉湖山莊3房戶的買家在支付「大訂」後忍痛撻訂，業主只減價4.5萬元已獲另一用家買入，帳面多賺26萬元。

祥益地產表示，嘉湖山莊樂湖居9座中層H室，實用552方呎，建築708方呎，今年1月下旬以305萬元賣出，買家在簽正式買賣合約時已支付大訂，惟最終卻忍痛撻訂，損失樓價10%及雙方佣金律師費，預料帳面損失37萬元。據了解，該單位業主於3月中旬再次

放盤，索價300萬元，其後共減2口價已獲首置買家以295.5萬元買入，折合實用呎價5353元，建築呎價4174元，若連同殺訂金額，原業主帳面多賺26萬元，以其2008年145萬元購入價計，持貨5年帳面共賺176.5萬元。

另外，美聯物業高級營業經理梁岳宏表示，青衣居屋青泰苑有2房戶早前曾遭撻訂，原業主重售後獲同區上車客即購即買，斥約318萬元於自由市場購入單位。

據了解，剛成交的青泰苑E座低層08室，實用401方呎，建築517方呎，屬2房間隔，望海景，以318萬元易手，折合實用呎價7930元，建築呎價約

6151元。該單位早前曾以323.8萬元獲承接，惟買家撻訂，原業主重新放售後，只略為減價5.8萬元已獲承接。據了解，原業主於2011年12月於自由市場以約193萬元購入上述物業，是次轉售扣除15.9萬元SSD，帳面獲利約109.1萬元。

美聯物業高級營業經理黃榮城謂，屯門時代廣場E座中層9室，實用346方呎，建築452方呎，屬2房間隔，望公園景，以約280萬元成交，實用呎價8092元，建築呎價6195元，原業主於12年2月份以約225萬元購入上述物業，是次轉售扣除約14萬元之SSD後，帳面賺約41萬元離場。

Stock code: 200168 Stock abbreviation: LYB Announcement No.: 2013-018

Guangdong Riys Group Company Ltd. Abstract of the Report for the First Quarter of 2013

Section I. Important Reminders

The Board of Directors, the Supervisory Committee, directors, supervisors and senior management staff of Guangdong Riys Group Company 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.

Chen Hongcheng, company principal, Chen Jincai, chief of the accounting work, and Zheng Guangke, chief of the accounting organ (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. Financial highlights
Does the Company adjust retrospectively or restate any accounting data of previous years?
□ Yes / No

	Jan.–Mar. 2013	Jan.–Mar. 2012	+/- (%)
Operating revenues (RMB Yuan)	53,009,909.00	4,005,530.44	1,223.42%
Net profit attributable to shareholders of the Company (RMB Yuan)	3,425,873.97	-6,940,095.47	-149.34%
Net profit attributable to shareholders of the Company after extraordinary gains and losses (RMB Yuan)	3,623,741.25	-6,902,884.88	-152.49%
Net cash flows from operating activities (RMB Yuan)	-16,400,811.88	4,903,404.99	-434.48%
Basic EPS (RMB Yuan/share)	0.03	-0.02	-150%
Diluted EPS (RMB Yuan/share)	0.03	-0.02	-150%
Weighted average ROE (%)	0.96%	-2.13%	3.09%
	31 Mar. 2013	31 Dec. 2012	+/- (%)
Total assets (RMB Yuan)	496,448,542.15	526,645,545.47	-5.73%
Net assets attributable to shareholders of the Company (RMB Yuan)	359,039,378.05	355,613,504.08	0.96%

Items and amounts of extraordinary gains and losses
✓ Applicable □ Inapplicable

Unit: RMB Yuan			
Item	1 Jan. 2013-31 Mar. 2013	Explanation	
Gain/loss on the disposal of non-current assets (including the offset part of the asset impairment provisions)	0.00		
Tax rebates, reductions or exemptions due to approval beyond authority or benefits under preferential policies	0.00		
Government grants recognized in the current period, except for those acquired in the ordinary course of business or granted at certain quotas or amounts according to the government's unified standards	0.00		
Capital occupation charges on non-financial enterprises that are recorded into current gains and losses	0.00		
Gains due to the investment costs for the Company to obtain subsidiaries, associates and joint ventures are lower than the enjoyable fair value of the identifiable net assets of the investors when making the investment	0.00		
Gain/loss on non-monetary asset swap	0.00		
Gain/loss on entrusting others with investments or asset management	0.00		
Asset impairment provisions due to acts of God such as natural disasters	0.00		
Gain/loss on debt restructuring	0.00		
Expenses on business reorganization, such as expenses on staff arrangements, integration, etc.	0.00		
Gain/loss on the loss of fair value due to transactions with financially unfair prices	0.00		
Current gains and losses of subsidiaries acquired from business combination under the same control at from period-begin to combination date	0.00		
Gain/loss on contingent events irrelevant to the Company's normal business	0.00		
Gains and losses on change in fair value from tradable financial assets and tradable financial liabilities, as well as investment income from disposal of tradable financial assets and tradable financial liabilities and financial assets available for sales except for effective hedging related with normal businesses of the Company	0.00		
Impairment provision reversal of accounts receivable on which the impairment test is carried out separately	0.00		
Gain/loss on endorsement business	0.00		
Gain/loss on change of the fair value of investing real estate of which the subsequent measurement is carried out adopting the fair value method	0.00		
Effect on current gains/losses when a one-off adjustment is made to correct gains/losses according to requirements of taxation, accounting and other relevant laws and regulations	0.00		
Custody fee income when entrusted with operation	0.00		
Non-operating income and expense other than the above	-197,867.28		
Other gain and loss items that meet the definition of an extraordinary gain/loss	0.00		
Income tax effects	0.00		
Minority interests effects (after tax)	0.00		
Total	-197,867.28	--	

II. Total number of shareholders at the period-end and shareholdings of top 10 shareholders

Unit: share						
Total number of shareholders at the period-end						
Shareholdings of top 10 shareholders						
Name of shareholder	Nature of share	Shareholding percentage (%)	Total shares held at the period-end	Number of restricted shares held	Status of shares	Number of shares
Pujiang Shengcheng Trade Development Co., Ltd.	Domestic non-state-owned corporation	36.99%	117,855,000	117,855,000		
Shenzhen Risheng Chuangyuan Asset Management Co., Ltd.	Domestic non-state-owned corporation	10.68%	34,020,000	34,020,000		
GUOTAI JUNAN SECURITIES (HONGKONG) LIMITED	Foreign corporation	3.92%	12,496,303	0		
Shantou Linhua Industrial Co., Ltd.	Domestic non-state-owned corporation	3.81%	12,150,000	12,150,000		
Su Youhe	Domestic natural person	2.4%	7,667,407	0		

Name of shareholder	Number of non-restricted shares held	Variety of shares
GUOTAI JUNAN SECURITIES (HONGKONG) LIMITED	12,496,303	Domestically listed foreign shares
Su Youhe	7,667,407	Domestically listed foreign shares
China Everbright Securities (HK) Limited	6,448,210	Domestically listed foreign shares
Fan Jiongqiang	2,080,000	Domestically listed foreign shares
Shanghai Wangso Securities (HK) Limited	2,010,069	Domestically listed foreign shares
Xie Qiqun	1,870,609	Domestically listed foreign shares
Zheng Susun	1,445,000	Domestically listed foreign shares
Wei Guoshin (NGAI KWOK PAAP)	1,145,816	Domestically listed foreign shares
LUO DONG HUI	1,100,000	Domestically listed foreign shares
Gao Kunyi	1,000,241	Domestically listed foreign shares

There existed related relationship among Pujiang Shengcheng Trade Development Co., Ltd., Shenzhen Risheng Chuangyuan Asset Management Co., Ltd. and Shantou Linhua Industrial Co., Ltd., which belonged to listed-in-concert promulgated by Measures for the Administration of Disclosure of Information on the Change of Shareholdings in Action-Company. The Company did not know whether there existed related relationship among other shareholders.

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

04 Items in the balance sheet	Closing balance	Opening balance	Increase/decrease (%)	Explanation
Monetary funds	4,987,837	21,555,493	-76.86	Payment for construction
Prepayment	30,108,369	1,401,125	2,048.87	Prepayment for construction
Accounts payable	19,432,812	30,877,323	-37.06	Payment for construction
Other accounts payable	10,081,447	32,816,218	-69.28	Repayment for loans
Items in the income statement	Jan.–Mar. 2013	Jan.–Mar. 2012	Increase/decrease (%)	Explanation
Operating revenues	53,009,909.00	4,005,530.44	1,223.42	Revenue recognized from sales of real estates
Operating costs	35,832,939.54	3,484,417.74	928.38	Sales of real estates was carried forward to costs
Operating expenses	151,828.25	460,848.32	-67.05	Retreat from clothing industry
Financial expenses	1,151,870.63	2,259,609.78	-49.02	Decrease of bank loans
Asset impairment loss	-14,329.56	-5,095.32	151.60	Withdrawal of provision for bad debts
Gains and losses on fair value changes	0.00	3,959.00	-100.00	No stocks investment in the reporting period
Income tax expenses	2,860,366.56	0		Revenue recognized from sales of real estates

II. Commitments made by the Company or any shareholder with a shareholding over 5% in the reporting period or such commitments carried down into the reporting period

Commitment	Commitment maker	Contents of commitment	Date of commitment	Period of commitment	Execution
Commitment on share reform					
Commitment in the acquisition report or the report on equity changes					
Commitments made upon the assets reorganization					
Commitments made upon IPO or refinancing					
Other commitments made to minority shareholders	The actual controller of the Company: Mr. Chen Hongcheng	He committed to increase the shareholding in the Company not over 2% of the total share capital of the Company within 12 months since the first shareholding increase day in the future.	14 Jan. 2013	Within 12 months since the first shareholding increase day	Under the execution, without any situation in violation of the commitments

Detailed reason for failing to execute and the next plan	The time of commitment on shareholding increase was near the window period for the periodical report, so relevant dates hadn't been executed. The Company's actual controller will fulfill his commitment at a proper time in the future.
Settlement period of commitment	Inapplicable
Way of settlement	Inapplicable
Fulfillment commitment	The above commitments are still in the period of commitment till now, without any situation in violation of the commitments.

III. 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
10 Jan. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about the time for resumption of B-share reform for the Company
14 Jan. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about the implementation situation of subsequent projects of the Company and the direction of the Company's B-share reform
24 Jan. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about the main business of the Company
30 Jan. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about the time of shareholding increase plan implemented by the principal shareholder of the Company
31 Jan. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about changes in industry of the Company
22 Feb. 2013	Office of the Company	By phone	Individual	Investor	Proposing the advice on B-share reform for the Company
22 Feb. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about the development situation of real estate and proposing the advice on B-share reform for the Company
28 Feb. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about the sales of real estates of the Company
5 Mar. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about the content of the 2013 annual report
6 Mar. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about the issues on B-share reform
6 Mar. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about the main business in the first quarter of 2013 for the Company and the approval of removal from listing
18 Mar. 2013	Office of the Company	By phone	Individual	Investor	Proposing the advice on B-share reform
20 Mar. 2013	Office of the Company	By phone	Individual	Investor	Inquiring about the approval of cancelling the risk warning

證券代碼：200168 證券簡稱：雷伊B 公告編號：2013-015

廣東雷伊（集團）股份有限公司 2012年度股東大會決議公告

本公司及董事會全體成員保證信息披露的內容真實、準確和完整，沒有虛假記載、誤導性陳述或重大遺漏。

特別提示：
1、本次股東大會無否決決議的情形。
2、本次股東大會無涉及變更前次股東大會決議。
（一）會議召開出席情況
1、會議召開時間：2013年4月22日（星期四）上午10：30
2、會議召開地點：深圳市福田區福華三路國際商會中心4003-4008公司會議室
3、會議召開方式：現場會議
4、召集人：公司董事會
5、會議主持人：董事長陳鴻成
6、會議的召開符合《公司法》、《深圳證券交易所股票上市規則》和《公司章程》等有關規定

（二）會議出席情況
參加本次股東大會股東（授權股東）共8人，代表股份195,496,976股，佔公司有表決權總股份的61.36%。其中，內資股股東（授權股東）共3人，代表股份164,025,000股，佔公司有表決權總股份數的51.48%；B股（境內上市外資股）股東（授權股東）共5人，代表股份31,471,976股，佔公司有表決權總股份數的9.88%。
本公司只發行了B股，故社會公眾股股東出席情況即為外資股股東出席情況。
（三）出席和列席本次會議的有：董事長陳鴻成先生、副董事長丁立紅先生、獨立董事蘇建龍先生、董事陳雪汝女士、獨立董事劉勇先生、獨立董事蔡少河先生、獨立董事蘇建龍先生、監事會主席顏銘斐先生、監事李寧先生、監事黃麗芳女士、財務總監陳金才先生、總裁助理馮卓卓女士和董事會秘書徐曉先生。廣東金唐律師事務所鄧子明律師和朱宇明律師和朱宇律師全程見證了本次股東大會，為本次會議出具了法律意見書，形成結語性意見為：基於上述，本所認為，公司本次股東大會的召集、召開程序及表決程序符合《公司法》、《股東大會議則》以及《公司章程》的有關規定；出席會議人員和會議召集人的資格合法有效；本次股東大會的表決結果合法有效。

四、備查文件
（一）經與董事會和記錄人簽字確認並加蓋董事會印章的股東大會決議；
（二）廣東金唐律師事務所為本次會議出具的法律意見書；
（三）本次股東大會相關的會議原始資料、董事會決議、會議通知等備置於公司董事會辦公室、供投資者及有關部門查閱。
五、律師意見
具體內容詳見《證券時報》、香港《大公報》、巨潮資訊網（http://www.cninfo.com.cn）2013年4月23日之公司公告。
該議案表決情況：7票同意，0票反對，0票棄權。
（二）同意關於制定控股股東方向公司提供財務資助的原則的議案：
具體內容：
1、經與董事會和記錄人簽字確認並加蓋董事會印章的股東大會決議；
2、折借的資金按按照銀行同期貸款利率向出借方支付利息；
3、具體每一筆折借，根據審批權限進行審批並履行相應的信息披露義務。
該議案表決情況：關聯董事陳鴻成、丁立紅、陳鴻海和陳雪汝回避表決，3票同意，0票反對，0票棄權。
三、同意聘任馮卓卓女士擔任副總裁。
公司獨立董事認為高華奎女士擔任副總裁的任職資格合格，提名方式、聘任程序合規，教育背景、工作經歷和專業狀況均符合其所擔任職務的職責要求。
該議案表決情況：7票同意，0票反對，0票棄權。

工廈指數按月僅升0.66%

政策陰影下，工商物業樓價升幅顯著放緩。美聯工商物業售價指數上月報260.1點，按月僅升0.66%，該行料本月指數將會下跌。

雙倍印花稅（DSD）打擊投資者購買工商舖物業意欲。美聯工商舖（00459）資料研究部數據顯示，反映工商物業價格的美聯工商物業售價指數（MII）3月份報260.1點，按月微升0.66%。美聯工商董事陳偉志認為，由於工商物業基數較低，成交呎價甚至與建造成本呎價相距不大，相比起商舖及寫字樓政策所影響較輕微。

他相信，4月份數字將反映雙倍印花稅影響，屆時指數會再輕微下調，而經過短期調整後，工廈將重回平穩上揚趨勢。工廈租金方面，美聯工商物業租金指數3月份報125.8點，按月上升2.5%，表現較買賣為佳。

另外，據土地註冊處資料，觀塘鴻圖道73至75號建大工業大廈，獲伯耀有限公司以9.8億元購入。據悉，新買家為鵬里或有關人士。

商廈市場方面，消息透露，資深投資者黎汝遠剛以約4070萬元，搵出中環永安集團大廈28樓08至10室，以單位3015方呎計算，呎價1.35萬元。據悉，黎汝遠在去年10月以4371.7萬元購入單位，是次帳面蝕300萬元，蝕幅近7%。

另外，恒地（00012）及協成行發展的黃竹坑環匯廣場，發展商再上載25樓全層舊單，單位訂價8739.8萬元，建築面積9820方呎，以此計算建築呎價為8900元，若選用即供售價約8390萬元。同一張價單亦有3個車位，售價由105萬至106.4萬元。

舖市方面，資深投資者廖偉麟拆售的灣仔駿逸峰地下至2樓連廣告外牆位。項目代理中原（工商舖）助理營業董事謝靜嫻稱，地舖市場約5億元，1及2樓叫價分別為1.4億及1.365億元，業主為1及2樓買家提供兩年5厘租金回報，兼送釐印費。

此外，早前傳出獲買家洽購的灣仔永亨金融中心，剛推出市場招標。代理該項目的仲量聯行指，項目樓高27層，連一層地庫，總樓面95557方呎，6月5日截標。

美聯料居屋樓價可平穩

二手私樓交投未見起色，樓價漸見調整。不過美聯稱，隨着白表免補地價買居屋政策正式登場，可望為主打上車盤的東南九龍及將軍澳注入購買力，該行料今年區內居屋樓價可保持平穩。

樓市成交銳減，美聯東南九龍區董事郭玉滿（圖圓）稱，東南九龍及將軍澳十大私人屋苑首季共錄606宗，按季減少近兩成。郭玉滿表示，二手成交量未見回升，不少業主叫價已見回落，相信區內二手私人屋苑全年樓價跌幅約5至8%。

不過郭稱，較看好區內居屋市場。她表示，首季區內居屋註冊量仍錄得逾400宗，按季減7.3%，跌幅保持在單位數字，較私樓跌三成表現已屬較佳；另區內居屋佔全港二手居屋註冊逾三成，她認為反映該區二手居屋需求殷切。郭玉滿稱，白表客免補地價的政策推出，有望令換樓鏈轉趨活躍，相信區內居屋成交量可望回升，至於樓價則有望保持平穩。

至於分行人手方面，郭玉滿指出目前該行有透過自然流失調整人手，未來擴展步伐則視乎一手市場的推盤量。該行估計，今年東南九龍及將軍澳區可推出的新盤單位約2239伙，其中伙數最多的為將軍澳日出康城3期，共1648伙，惟受一手樓銷售新例影響，相信區內新盤會在第三季起才陸續登場。

（3）內資股股東的表決情況：同意164,025,000股，反對0股，棄權0股，同意票佔出席會議內資股有效表決權的100%。

4、同意2012年度利潤及股息方案
不進行利潤分配，也不進行公積金轉增股本；
（2）B股股東的表決情況：同意195,496,976股，反對0股，棄權0股，同意票佔出席會議有效表決權的100%。

（3）內資股股東的表決情況：同意164,025,000股，反對0股，棄權0股，同意票佔出席會議內資股有效表決權的100%。

6、同意關於聘任2013年度財務審計機構及確定審計報酬的議案：
公司決議續聘亞太（集團）會計師事務所有限公司擔任公司2013年度的審計機構，其提供審計服務的報酬為人民幣55萬元。

（1）總的表決情況：同意195,496,976股，反對0股，棄權0股，同意票佔出席會議有效表決權的100%。

（2）B股股東的表決情況：同意31,471,976股，反對0股，棄權0股，同意票佔出席會議外資股有效表決權的100%。

（3）內資股股東的表決情況：同意164,025,000股，反對0股，棄權0股，同意票佔出席會議內資股有效表決權的100%。

7、同意修改《公司章程》；
（2）B股股東的表決情況：同意195,496,976股，反對0股，棄權0股，同意票佔出席會議有效表決權的100%。

（3）內資股股東的表決情況：同意164,025,000股，反對0股，棄權0股，同意票佔出席會議內資股有效表決權的100%。

8、同意《董事、高級管理人員薪酬考核制度》