

Stock Code: 000029, 200029
Stock Name: SPG, SPG-B

Announcement No.: 2018-081

SHENZHEN SPECIAL ECONOMIC ZONE REAL ESTATE & PROPERTIES (GROUP) CO., LTD.
THIRD QUARTER REPORT 2018 (SUMMARY)

Part I Important Notes

The Board of Directors (or the "Board"), the Supervisory Committee as well as the directors, supervisors and senior management of Shenzhen Special Economic Zone Real Estate & Properties (Group) Co., Ltd. (together with its consolidated subsidiaries, the "Company", except where the context otherwise requires) hereby guarantee the factuality, accuracy and completeness of the contents of this Report and its summary, and shall be jointly and severally liable for any misrepresentation, misleading statements or material omissions therein.

All the Company's directors have attended the Board meeting for the review of this Report and its summary.

Zhou Jianguo, chairman of the Company's Board, Chen Maozheng, the Company's General Manager, Tang Xiaoping, the Company's head for financial affairs, and Qiao Yanjun, head of the Company's financial department (equivalent to financial manager) hereby guarantee that the Financial Statements carried in this Report are factual, accurate and complete.

This Report and its summary have been prepared in both Chinese and English. Should there be any discrepancies or misunderstandings between the two versions, the Chinese versions shall prevail.

Part II Key Corporate Information

I Key Consolidated Financial Information

Indicate by tick mark whether there is any retrospectively restated datum in the table below.
☐ Yes ☒ No

	30-Sep-18	31-Dec-17	Change (%)	
Total assets (RMB)	4,447,438,366.38	3,989,263,981.96	11.49%	
Equity attributable to the listed company's shareholders (RMB)	3,199,567,123.08	2,828,242,120.98	13.13%	
	Q3 2018	YoY change (%)	Q1-Q3 2018	YoY change (%)
Operating revenue (RMB)	282,588,259.93	21.13%	1,600,129,891.28	65.89%
Net profit attributable to the listed company's shareholders (RMB)	44,934,281.00	263.65%	374,000,365.53	150.03%
Net profit attributable to the listed company's shareholders before exceptional items (RMB)	44,760,056.43	262.15%	373,889,817.10	150.19%
Net cash generated from/used in operating activities (RMB)	--	--	664,798,431.71	431.32%
Basic earnings per share (RMB/share)	0.0444	263.93%	0.3697	149.97%
Diluted earnings per share (RMB/share)	0.0444	263.93%	0.3697	149.97%
Weighted average return on equity (%)	1.49%	1.04%	12.41%	6.91%

Exceptional gains and losses:
☒ Applicable ☐ Not applicable

Unit: RMB

Item	Q1-Q3 2018	Note
Gain or loss on disposal of non-current assets (inclusive of impairment allowance write-offs)	-19,206.48	
Non-operating income and expense other than above	166,604.39	
Less: Income tax effects	36,849.48	
Total	110,548.43	--

Explanation of why the Company reclassifies as recurrent an exceptional gain/loss item defined or listed in the Explanatory Announcement No. 1 on Information Disclosure for Companies Offering Their Securities to the Public—Exceptional Gain/Loss Items:
☐ Applicable ☒ Not applicable
No such cases for the Reporting Period.

II Total Number of Shareholders and Holdings of Top 10 Shareholders at 30 September 2018
1. Numbers of Ordinary Shareholders and Preferred Shareholders with Resumed Voting Rights as well as Holdings of Top 10 Shareholders

Unit: share

Number of ordinary shareholders		76,443	Number of preferred shareholders with resumed voting rights (if any)		0
Top 10 shareholders					
Name of shareholder	Nature of shareholder	Share-holding percentage	Number of shares	Restricted shares	Shares in pledge or frozen Status Shares
Shenzhen Investment Holdings Co., Ltd	State-owned legal person	63.55%	642,884,262		
Shandong Gold Financial Holding Capital Management Co., Ltd. – Shandong Gold Financial Holding Sustaining Fund 1	Domestic non-state-owned legal person	1.02%	10,300,000		
Lu Zhigao	Domestic natural person	0.32%	3,246,949		
Tan Shiqing	Domestic natural person	0.13%	1,286,701		
Yang Shuilian	Domestic natural person	0.13%	1,273,700		
Yang Jianxiang	Domestic natural person	0.12%	1,255,750		
Central Huijin Asset Management Co., Ltd.	State-owned legal person	0.12%	1,165,500		
Peng Wei	Domestic natural person	0.11%	1,129,082		
Wu Haoyuan	Foreign natural person	0.11%	1,109,300		
Guotai Junan Securities (Hong Kong) Limited	Foreign legal person	0.10%	1,015,683		
Top 10 unrestricted shareholders					
Name of shareholder	Unrestricted shares	Shares by type		Shares	
		Type			
Shenzhen Investment Holdings Co., Ltd	642,884,262	RMB-denominated ordinary stock		642,884,262	

Shandong Gold Financial Holding Capital Management Co., Ltd. – Shandong Gold Financial Holding Sustaining Fund I	10,300,000	RMB-denominated ordinary stock	10,300,000
Lu Zhigao	3,246,949	RMB-denominated ordinary stock	3,246,949
Tan Shiqing	1,286,701	RMB-denominated ordinary stock	1,286,701
Yang Shuilian	1,273,700	RMB-denominated ordinary stock	1,273,700
Yang Jianxiang	1,255,750	Domestically listed foreign stock	1,255,750
Central Huijin Asset Management Co., Ltd.	1,165,500	RMB-denominated ordinary stock	1,165,500
Peng Wei	1,129,082	RMB-denominated ordinary stock	1,129,082
Wu Haoyuan	1,109,300	Domestically listed foreign stock	1,109,300
Guotai Junan Securities (Hong Kong) Limited	1,015,683	Domestically listed foreign stock	1,015,683
Related or acting-in-concert parties among shareholders above	The Company has found no related parties or acting-in-concert parties as defined in the Administrative Measures for Shareholding Changes in Listed Companies among the shareholders above.		
Top 10 ordinary shareholders involved in securities margin trading (if any)	The fourth shareholder holds all his shares in the Company in his accounts of collateral securities for margin trading. And the third shareholder holds some of his shares in the Company in such accounts.		

Indicate by tick mark whether any of the top 10 ordinary shareholders or the top 10 unrestricted ordinary shareholders of the Company conducted any promissory repo during the Reporting Period.
☐ Yes ☒ No
No such cases in the Reporting Period.

2. Natures of Preferred Shareholders and Shareholdings of Top 10 of Them
☐ Applicable ☒ Not applicable

Part III Significant Events

I Changes in Key Consolidated Financial Statement Line Items and Explanation of why
☐ Applicable ☒ Not applicable

Unit: RMB

Key income statement items	Q1-Q3 2018	Q1-Q3 2017	Change (%)	Explanation of why
Operating revenue	1,600,129,891.28	964,594,407.66	65.89%	Rise in property sales carryforwards to the current period
Taxes and surcharges	316,767,417.97	30,671,236.84	932.78%	Rise in property sales carryforwards to the current period
Selling expense	41,241,971.51	12,382,407.96	233.07%	Rise in sales agent fees and commissions as a result of the opening of new developments for sale
Administrative expense	44,506,615.17	33,480,030.90	32.93%	Expensing of labor cost and other costs upon the completion of the Cuijiyuan project
Finance costs	-10,289,373.08	-3,137,412.25	-227.96%	Lower interest expense on borrowings and higher interest income on term deposits
Key cash flow statement items	Q1-Q3 2018	Q1-Q3 2017	Change (%)	Explanation of why
Net cash generated from/used in operating activities	664,798,431.71	-200,649,011.12	431.32%	Rise in sale of commodities
Net cash generated from/used in investing activities	-599,463,465.47	8,643,770.86	-7035.21%	Purchase of a 600-million six-month bank structured deposit
Net cash generated from/used in financing activities	-136,127,057.86	-18,576,803.21	-632.78%	Repayment of bank loans
Key balance sheet items	30-Sep-18	31-Dec-17	Change (%)	Explanation of why
Other current assets	606,889,159.07	11,369,544.80	5237.85%	Purchase of a 600-million six-month bank structured deposit
Short-term borrowings	35,048,803.88	104,207,653.64	-66.37%	Decline in commercial acceptance bill discounting and the use of such bills as pledge for loans
Current portion of non-current liabilities	17,773,200.00	64,000,000.00	-72.23%	Repayment of bank loans due within one year
Long-term borrowings	13,340,200.00	82,000,000.00	-83.73%	Repayment of bank loans

II Progress, Influence and Solutions Associated with Significant Events
☐ Applicable ☒ Not applicable
Since Shenzhen Investment Holdings Co., Ltd. the controlling shareholder of the Company, is planning a significant event that involves the Company, trading of the Company's stocks (A-stock: stock name: SPG, stock code: 000029; B-stock: stock name: SPG-B, stock code: 200029) has been suspended since the opening of 14 September 2016. On 30 September 2016, the Company disclosed the Announcement on Share Trading Suspension Due to Major Assets Restructuring (No. 2016-025), and the suspension continued due to major assets restructuring since the market opening on 30 September 2016.

The Company is organizing relevant intermediaries to conduct supplementary due diligence on the parties to the restructuring of assets and trading, carry out supplementary audit and evaluation work, and update the major asset restructuring plan or report (draft) and other relevant documents. The major assets restructuring of the Company involves in the reform of state-owned enterprises in Shenzhen with complex transaction structure, and the proposed purchase of underlying asset is the leading asset in the industry on a large-scale, which is a major unprecedented event. The Company still needs to communicate with regulatory authorities for further discussion, demonstration and improvement. Meanwhile, limited by the period of validity of the assessment, underlying asset's audit report and assessment report need to be updated, and it also needs to perform national assets filing procedures of assessment report, which needs a certain period of time due to the large volumes. On the specific circumstances of restructuring of the Company, please keep an eye on the Company's follow-up announcements.

To ensure the smooth progress of this major asset restructuring, prevent abnormal fluctuations in the prices of its stocks and protect the rights and interests of its minority shareholders, the Company has applied to the Shenzhen Stock Exchange for continued share trading suspension for no more than 1 month as of 14 October 2018. It is respected that the major assets restructuring plan or report will be disclosed according to the requirements of the Standards for the Contents and Formats of Information Disclosure by Companies Offering Securities to the Public No. 26—Major Assets Restructuring of Listed Companies prior to 14 November 2018.

During the continued suspension, the Company will keep promoting the work of this major asset restructuring with parties concerned, paying full attention to the progress of the issue and fulfilling the obligation of timely information disclosure in strict accordance with the provisions and requirements of relevant laws and regulations, that is, the Company will disclose the progress of related matters at least every five trading days.

There is considerable uncertainty for the major assets restructuring. Investors are kindly reminded to pay attention to investment risk.

Summary of significant event	Disclosure date	Index to related announcement
Significant asset restructuring	13-Oct-18	Announcement on the planning of Delaying the Share Trading Resumption of Significant Asset Restructuring (www.cninfo.com.cn)

III Commitments that the Company's Actual Controller, Shareholders, Related Parties and Acquirers, as well as the Company Itself and Other Parties, Failed to Fulfill on Time during Reporting Period
☐ Applicable ☒ Not applicable
No such cases in the Reporting Period.

IV 2018 Annual Operating Performance Forecast
Warning of a forecast loss on or a forecast significant year-on-year change in net profit for the year 2018, as well as explanation of why:
☒ Applicable ☐ Not applicable
Forecast: Considerable increase in profit
Type of the forecast data: Interval number

	2018		2017		+/- (%)			
Forecast accumulative net profit (RMB0,000)	45,000	--	50,000	18,492	Increase	143.35%	--	170.39%
Basic earnings per share (RMB/share)	0.4448	--	0.4942	0.1828	Increase	143.33%	--	170.37%
Notes to the forecast	The property sales carryforwards to the year 2018 dramatically increased year-on-year.							

V Securities Investments

☐ Applicable ☒ Not applicable
No such cases in the Reporting Period.

VI Wealth Management Entrustment
☒ Applicable ☐ Not applicable

Unit: RMB' 0,000 (in RMB ten thousand yuan)

Type of wealth management	Funding source	Principal	Outstanding amount before maturity	Overdue amount
Wealth management product purchased from bank	Idly self-funded	60,000	60,000	0
Total		60,000	60,000	0

High-risk wealth management entrustments with amounts that are individually significant, or with low security, low liquidity, or no protection of the principal:
☐ Applicable ☒ Not applicable

Wealth management entrustments with possible impairments including an expectedly unrecoverable principal:
☐ Applicable ☒ Not applicable

VII Investments in Derivative Financial Instruments

☐ Applicable ☒ Not applicable

No such cases in the Reporting Period.

VIII Visits Paid to the Company for Purposes of Research, Communication, Interview, etc. during Reporting Period
☐ Applicable ☒ Not applicable

Date of visit	Way of visit	Type of visitor	About
12 July 2018	By phone	Individual	Inquired of semi-annual operating conditions of the Company, the progress of assets restructuring and the expected time for share trading resumption, and didn't offer written materials
2 August 2018	By phone	Individual	Inquired of the progress of assets restructuring, time for share trading resumption, the estimated disclosed time of interim report, and didn't offer written materials
21 August 2018	By phone	Individual	Inquired of the progress of assets restructuring and the time for share trading resumption, and didn't offer written materials
17 September 2018	By phone	Individual	Inquired of the progress of assets restructuring and the time for share trading resumption, and didn't offer written materials
28 September 2018	By phone	Individual	Inquired of the progress of assets restructuring, the operating conditions of the Company and the estimated disclosed time of third quarter report, and didn't offer written materials

IX Irregularities in Provision of Guarantees for External Parties

☐ Applicable ☒ Not applicable

No such cases in the Reporting Period.

X Occupation of the Company's Capital by Controlling Shareholder or Its Related Parties for Non-Operating Purposes
☐ Applicable ☒ Not applicable
No such cases in the Reporting Period.

證券代碼: 000029、200029
證券簡稱: 深深房A、深深房B

公告編號: 2018-079

深圳經濟特區房地產（集團）股份有限公司
第七屆董事會第四十三次會議決議公告

本公司及董事會全體成員保證公告內容的真實、準確、完整，沒有虛假記載、误导性陈述或重大遗漏。本公司第七屆董事會第四十三次會議於2018年10月30日以通訊方式召開，會議應到董事9人，實到9人。會議的召開符合《公司法》、《證券法》和《公司章程》的規定。經審議，會議以【同意9票、反對0票、棄權0票】表決通過了公司《2018年第三季度報告》全文及摘要。特此公告。

深圳經濟特區房地產（集團）股份有限公司董事會
2018年10月31日

證券代碼: 000029、200029
證券簡稱: 深深房A、深深房B

公告編號: 2018-080

深圳經濟特區房地產（集團）股份有限公司
監事會會議決議公告

本公司及監事會全體成員保證公告內容的真實、準確、完整，沒有虛假記載、误导性陈述或重大遗漏。本公司第七屆監事會第四十三次會議於2018年10月30日以通訊方式召開第二十七次會議，應到監事5人，實到5人，符合《公司法》有關規定，會議經表決：經審議，會議全部議案均以【5票贊成、0票反對、0票棄權】通過。同意深圳經濟特區房地產（集團）股份有限公司《2018年第三季度報告》全文及摘要。保證本報告所載資料不存在任何虛假記載、误导性陈述或重大遗漏，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。特此公告。

深圳經濟特區房地產（集團）股份有限公司監事會
2018年10月31日

廣東省廣州市天河區人民法院
公告
(2018)粵0106民初7024號
陳強 (CHEN, QIANG) :
本院受理原告興業銀行股份有限公司廣州分行新被告陳強 (CHEN, QIANG) 借款合同糾紛一案，現本院依照《中華人民共和國民事訴訟法》第二百六十七條第八款的規定，向你公告送達民事起訴狀副本、證據副本、訴訟須知、參加訴訟通知書、應訴通知書、舉證通知書及開庭傳票等訴訟材料。本公告自發出之日起，經過三個月，即視為送達。你提出答辯狀的期限和舉證期限為公告送達期限滿後三十日內。本院定於2019年03月07日10時15分在本院第二十二法庭公開開庭審理。逾期不到庭，將依法缺席判決。
特此公告。
廣州市天河區人民法院
二〇一八年十月二十六日

中華人民共和國
廣東省廣州市荔灣區人民法院
公告
(2018)粵0103民初2947號
WEI TANG CHEN :
本院受理原告李林娟诉被告WEI TANG CHEN 離婚糾紛一案，已經審理終結。因以其他方式無法送達民事判決書給你，依照《中華人民共和國民事訴訟法》第二百六十七條的規定，向你公告送達本院 (2018) 粵0103民初2947號民事判決書。本案判決如下：准予原告李林娟與被告WEI TANG CHEN 離婚。本案受理费300元，由原告李林娟負擔。自公告之日起滿三個月，即視為送達。如不服本判決，在公告送達期限滿後三十日內，向本法院遞交上訴狀，並按對方當事人的人數提出副本，上訴於廣州市中級人民法院。
特此公告。
廣州市荔灣區人民法院
二〇一八年十月二十九日

中華人民共和國
廣東省廣州市荔灣區人民法院
公告
(2018)粵0103民初3514號
阮豪 (NGUYEN RICKY) :
本院受理原告易程宇诉被告阮豪 (NGUYEN RICKY) 離婚糾紛一案，已經審理終結。因以其他方式無法送達民事判決書給你，依照《中華人民共和國民事訴訟法》第二百六十七條的規定，向你公告送達本院 (2018) 粵0103民初3514號民事判決書。本案判決如下：准予原告易程宇與被告阮豪 (NGUYEN RICKY) 離婚。本案受理费300元，由原告易程宇負擔。自公告之日起滿三個月，即視為送達。如不服本判決，在公告送達期限滿後三十日內，向本法院遞交上訴狀，並按對方當事人的人數提出副本，上訴於廣州市中級人民法院。
特此公告。
廣州市荔灣區人民法院
二〇一八年十月二十九日

廣東省廣州市越秀區人民法院
公告
楊德容 :
本院受理 (2017) 粵0104民初21680號原告楊德容、楊維娟诉被告特丘林燕 (已故) 位於廣州市越秀區光復道黃花新村22號504房過戶至其名下行為 2. 判決被告協助辦理上述房屋過戶至丘林燕 (已故) 名下手續等 (具體請起訴狀為準) 。因你與本案的處理結果有法律上的利害關係，現本院依法追加你為第三人參加訴訟。但由於目前你下落不明 (無法送達) ，依《中華人民共和國民事訴訟法》第九十二條、《最高人民法院關於涉港澳民商事案件司法文書送達問題若干規定》第九條的規定，向你公告送達起訴狀副本、應訴通知書、舉證通知書、原告提交的證據副本、開庭傳票等應訴材料。自本公告發出之日起，經過三個月，即視為送達。提出答辯狀的期限和舉證期限為公告送達期限滿後三十日內。本院定於2019年3月6日10時15分在本院 (廣州市越秀區寺右北一街三巷3號) 218法庭公開開庭審理，逾期將依法缺席審判。
廣州市越秀區人民法院
二〇一八年十月三十一日

中華人民共和國
廣東省廣州市天河區人民法院
公告
(2018)粵0106民初10439號
LEE SEONGHOON :
本院受理原告謝萬鑫诉被告LEE SEONGHOON 買賣合同糾紛一案，現本院依照《中華人民共和國民事訴訟法》第二百六十七條的規定，向你公告送達 (2018) 粵0106民初10439號民事訴訟副本、證據副本、訴訟須知、應訴通知書、舉證通知書及開庭傳票等應訴材料。自本公告發出之日起，經過三個月，即視為送達。提出答辯狀的期限和舉證期限為公告送達期限滿後三十日內。本院定於2019年3月6日10時15分在本院 (廣州市天河區人民路) 221法庭公開開庭審理。逾期不到庭，將依法缺席判決。
特此公告。
廣州市天河區人民法院
二〇一八年十月二十六日

中華人民共和國
廣東省廣州市越秀區人民法院
公告
郭杰、謝佩芳 :
原告陳素琦诉被告郭杰、謝佩芳民間借貸糾紛一案【 (2018) 粵0104民初35463號】，因你們下落不明 (無法送達) ，依照《中華人民共和國民事訴訟法》第二百六十七條第 (八) 項的規定，現依法向你們公告送達起訴狀副本、應訴通知書、舉證通知書及開庭傳票。自公告之日起經過三個月，即視為送達。你們提出答辯期限和舉證期限分別為公告期限滿之日起三十日。本院定於2019年3月5日上午8時45分在本院 (廣州市五仙新城寺右北一街三巷3號) 221法庭公開開庭審理，逾期不到庭，將依法缺席審理和裁判。
廣州市越秀區人民法院
二〇一八年十月三十一日

中華人民共和國
廣東省廣州鐵路運輸法院
公告
(2018)粵7101行初1103號
吳家偉、吳華英、吳華敏、吳家輝 :
原廣州鐵路運輸第一法院受理的原告吳華聖不服被告廣州市國土資源和規劃委員會作出的國土規劃法字【2017】199號行政處置決定一案，案號為 (2018) 粵7101行初1103號，該案現已審理終結，原廣州鐵路運輸第一法院作出 (2018) 粵7101行初1103號行政判決，判決駁回原告訴訟請求。原告不服該判決，提出上訴。因你作為本案第三人去向不明，依照《中華人民共和國民事訴訟法》第二百六十七條的規定，向你公告送達 (2018) 粵7101行初1103號行政判決書及上訴狀。
自發出本公告之日起經過三個月，即視為送達。
如不服本判決，可在判決書送達之日起三十日內向本法院遞交上訴狀，並按對方當事人的人數提出副本，上訴於廣州鐵路運輸中級法院。
特此公告。
廣州鐵路運輸法院
二〇一八年十月二十九日

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