

Dear All,

I have pleasure in providing you with the below Weekly Digest between 14 September to 20 September 2015 produced by **BDGH**.

I hope this market news update will be of particular interest to you.

Best Regards,



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Weekly News



Qualification of Real Estate Valuation: National Class One Qualification of Land Valuation: Nationwide Grade A Regulated by RICS

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14 September to 20 September 2015



Land Market

Poly paid RMB 4.1billion for a plot in Baoshan 

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Land Market

A plot in Qingpu was sold for RMB 2.616 billion

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Land Market

Beijing Capital Land paid RMB 1.098 billion for a plot in Qingpu

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Company

Dalian Wanda Commercial Properties' sale up 5.5% in Jan-Aug

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Detailed information

Poly paid RMB 4.1billion for a plot in Baoshan 

16 September 2015

Shanghai Poly Jiancui Real Estate Co., Ltd., a subsidiary of Poly Group, paid RMB 4.1 billion for a plot which was designed for retail and residential in Dachang Town, Baoshan District on 16 September. The plot covers an area of 65,623.3 square meters. The accommodation price of the plot stands at about RMB 22,314 per square meter, a 107.2 percent premium over the starting price.

Plot	Plot 08—02, Unit W121301, Dachang Town, Baoshan District
Location	East: Qikang Road South: Zoumatang Road West: Dachang Road North: Fenghao Road (Daqi Road)



Site area	65,623.3sq.m.
GFA	183,745.24sq.m.
Ratio	2.8
Current usage	Retail and Residential
Transaction price	RMB 4.1 billion
Accommodation price	About RMB 22,314 ps.m.
Buyer	Shanghai Poly Jiancui Real Estate Co., Ltd
Transaction date	16 September 2015



(Source: Soufun, BDGH Research)

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A plot in Qingpu was sold for RMB 2.616 billion

16 September 2015

Shanghai Construction Estate Co., Ltd., Shanghai Construction NO.1 (GROUP) Co., Ltd. and Shanghai Youdeng Industry Co., Ltd. paid RMB 2.616 billion for a plot which was designed for residential in Zhaoxiang Town, Qingpu District on 16 September. The plot covers an area of 115,934 square meters. The accommodation price of the plot stands at about RMB 22,122 per square meter, a 114.9 percent premium over the starting price.

Plot	Plot H3-02, H3-05 on the east of Middle Jiasong Road, Zhaoxiang Town, Qingpu District
Location	East: Zhiwang Road South: Yexiu Road West: Middle Jiasong Road North: Planning Road
Site area	115,934sq.m.
GFA	118,252.68sq.m.



Ratio	1.02
Current usage	Residential
Transaction price	RMB 2.616 billion
Accommodation price	About RMB 22,122 ps.m.
Buyer	Shanghai Construction Estate Co., Ltd., Shanghai Construction NO.1 (GROUP) Co., Ltd., Shanghai Youdeng Industry Co., Ltd.
Transaction date	16 September 2015



(Source: Soufun, BDGH Research)

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Beijing Capital Land paid RMB 1.098 billion for a plot in Qingpu

16 September 2015

Shanghai Shouchuang Zhengheng Real Estate Co., Ltd., a subsidiary of Beijing Capital Land, paid RMB 1.098 billion for a plot which was designed for residential in Qingpu District on 16 September. The plot covers an area of 31,690.3square meters. The accommodation price of the plot stands at about RMB17, 324per square meter, a 103.9 percent premium over the starting price.

Plot	Plot 53-04 on the north of Dianshan Lake Avenue, Yingpu Street, Qingpu District
Location	East: Dingjiagang Road South: Dianshan Lake Avenue West: Dingjia Port North: Dayingpu Road
Site area	31,690.3sq.m.
GFA	63,380.6 sq.m.
Ratio	2.0
Current usage	Residential
Transaction price	RMB1.098 billion
Accommodation	About RMB 17,324 ps.m.



price	
Buyer	Shanghai Shouchuang Zhengheng Real Estate Co., Ltd.
Transaction date	16 September, 2015



(Source: Soufun, **BDGH** Research)

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Dalian Wanda Commercial Properties' sale up 5.5% in Jan-Aug

14 September 2015

Dalian Wanda Commercial Properties Co., Ltd, a large commercial property developer controlled by Dalian Wanda Group, has announced that its property sale hit RMB 79.8 billion in the first eight months of this year, posting a year on year increase of 5.5%. During Jan-Aug period, the company delivered a total contracted sold area of about 8.74 million square meter (sq m), moved up 36.1% compared with the same period of last year. Meanwhile, the company saw its rental fees climb 32.6% from a year earlier to approximately RMB 9.12 billion.

In Aug, the Company opened 6 Wanda Plazas, including Qiqihar Wanda Plaza, Weinan Wanda Plaza, and Dongying Wanda Plaza, and these newly opened Wanda Plazas have a gross floor area of 1.01 million sq m.

From Jan to Aug of 2015, the company realized a foot traffic of 1.32 billion visitors to the shopping centers of the Wanda Plazas in operation, 28.0% more than that in the corresponding period of 2014.

(Source: China knowledge, **BDGH** Research)



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RICS

FIRST China National Class One Property & Land
Valuation Surveying Firm 'Regulated by RICS'
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周刊

房地产估价国家一级 土地估价全国执业 土地评估 A 级资信 RICS 执业公司

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2015年9月14日至9月20日



土地市场

保利地产以 41 亿元竞得宝山大场镇
地块

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土地市场

青浦赵巷一地块以 26.16 亿元人民币
成交

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土地市场

首创以 10.98 亿元竞得青浦地块

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企业新闻

大连万达商业 1-8 月销售同比增长
5.5%

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新闻内容

保利地产以 41 亿元竞得宝山大场镇地块

2015年9月16日

保利集团旗下上海保利建瓏房地产有限公司于9月16日竞得宝山区大场镇W121301单元08-02地块，竞得价格为41亿元，该地块用途为商住，出让土地面积为65,623.3平方米，成交楼板价约为22,314元/平方米，溢价率达到107.2%。

地块	宝山区大场镇W121301单元08-02地块
四至	东：祁康路 南：走马塘路 西：大场路 北：丰皓路（大祁路）
土地面积	65,623.3平方米
建筑面积	183,745.24平方米
容积率	2.8
土地用途	商住
成交价	41亿元
楼板价	约22,314元/平方米
成交公司	上海保利建瓏房地产有限公司
成交日期	2015年9月16日



(来源：搜房网，BDGH 研究部)



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青浦赵巷一地块以26.16亿元人民币成交

2015年9月16日

9月16日，上海建工房产有限公司、上海建工一建集团有限公司和上海友登实业有限公司联合竞地，竞得青浦区赵巷镇嘉松中路东侧H3-02、H3-05地块，竞得价格为26.16亿元，该地块用途为普通商品房，出让土地面积为115,934平方米，成交楼板价约为22,122元/平方米，溢价率达到114.9%。

地块	青浦区赵巷镇嘉松中路东侧H3-02、H3-05地块
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四至	东：置旺路 南：业绣路 西：嘉松中路 北：规划路
土地面积	115,934 平方米
建筑面积	118,252.68 平方米
容积率	1.02
土地用途	H3-05：普通商品房；H3-02：普通商品房
成交价	26.16 亿元
楼板价	约 22,122 元/平方米
成交公司	上海建工房产有限公司、上海建工一建集团有限公司和上海友登实业有限公司
成交日期	2015 年 9 月 16 日



(来源：搜房网，BDGH 研究部)

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首创以 10.98 亿元竞得青浦地块

2015 年 9 月 16 日

9 月 16 日，首創置業旗下上海首創正恒置業有限公司競得青浦區盈浦街道淀山湖大道北側 53-04 地塊，競得價格為 10.98 億元，該地塊用途為普通商品房，出讓土地面積為 31,690.3 平方米，成交樓板價約為 17,324 元/平方米，溢價率達到 103.9%

地塊	青浦區盈浦街道淀山湖大道北側 53-04 地塊
四至	东：丁家港路 南：淀山湖大道 西：丁家港 北：大盈浦路
土地面积	31,690.3 平方米
建筑面积	63,380.6 平方米
容积率	2.0



土地用途	普通商品房
成交价	10.98 亿元
楼板价	约 17,324 元/平方米
成交公司	上海首创正恒置业有限公司
成交日期	2015 年 9 月 16 日



(来源: 搜房网, BDGH 研究部)

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大连万达商业 1-8 月销售同比增长 5.5%

2015 年 9 月 14 日

大连万达商业地产股份有限公司（大连万达集团旗下的大型商业地产开发商）日前发布，其 2015 年 1-8 月万达商业累计实现合同销售额约为 798 亿元人民币，累计同比增长 5.5%。在此期间，公司累计合同销售面积约为 874 万平方米，累计同比增长 36.1%。同时，公司实现累计租赁收入 91.2 亿元，累计同比增长 32.6%。

8 月，公司新开业万达广场 6 座，包括齐齐哈尔万达广场、渭南万达广场、东营万达广场等，新开业广场持有的商业建筑面积达 101 万平方米。

根据公告显示，2015 年 1-8 月间，已开业运营的万达广场累计客流量为 13.2 亿人次，较 2014 年同比增长 28.0%。

(来源: 中国知网, BDGH 研究部)



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