

Dear All,

I have pleasure in providing you with the below Weekly Digest between 3 January to 8 January 2017 produced by **BDGH**.

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

Best Regards,



B 保证、**D** 独立、**G** 公正、**H** 核心
a guarantee of independence, objectivity and core value

Weekly News



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

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3 January to 8 January 2017



Land Market

IKEA paid a retail & office plot
for RMB 2.119 billion in
Changning 



Macro-economic

Shanghai a magnet for foreign
cash

Detailed information

IKEA paid a retail & office plot for RMB 2.119 billion in Changning



3 January 2017

On 30 December 2016, IKEA No. 5 Investment Co., Ltd. acquired a plot designed for retail & office use in Xinjing Town, Changning District for RMB 2.11861 billion. The plot covers an area of 70,502.8 square meters with a developable floor area of 176,257 square meters. The accommodation price of the plot stands at about RMB 12,020 per square meter.



Plot

Plot cn004c-02, Qiu 1/1, Jiefang 342, Xinjing
Town, Changning District

| | |
|----------------------------|--|
| Location | East: Fuquan Road South: Jinzhong Road West: Xiehe Road North: Beidi Road |
| Site area | 70,502.8 sq.m. |
| GFA | 176,257 sq.m. |
| Ratio | 2.5 |
| Current usage | retail & office |
| Transaction price | RMB 2.11861 billion |
| Accommodation Price | About RMB 12,020 ps.m. |
| Buyer | IKEA No. 5 Investment Co., Ltd. |
| Transaction date | 30 December 2016 |



(Source: SHGTJ, BDGH Research)

Shanghai a magnet for foreign cash

3 January 2017

Foreign direct investment in Shanghai, expanding over the past 17 years, and surpassed US\$18.5 billion in 2016, the Shanghai Commission of Commerce said January 1. That represents an annual increase of 0.3 percent in foreign capital flowing into the city against a background of moderating growth around the world and fiercer competition for investment. Although the pace slowed from the rise of 1.6 percent in 2015, the commission said such satisfactory results had benefited from an improved regulatory environment, more efficient services and faster internationalization.




The commission said the city's service sector absorbed US\$16.3 billion in foreign investment in 2016, up 2.5 percent year on year and accounting for 88.2 percent of the total basket. Sectors such as financial services, information technology, technological research and health care even reported growth of more than 20 percent. The manufacturing sector attracted US\$2.2 billion in foreign investment, with more capital going into advanced electric equipment, new energy and new materials.

The city government's deputy secretary-general said Shanghai would continue to improve the environment for foreign investment. The city has benefited a lot from the headquarters economy. Foreign investment is an important force to drive Shanghai's growth, especially when the city is carrying out its innovation-driven development initiative.

(Source: Shanghai Daily, **BDGH** Research)

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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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2017年1月3日至1月8日



土地市场

宜家以 21.19 亿元竞得长宁新泾一商办用地 **h.o!!**



宏观经济

上海吸引外资势头不减

新闻内容

宜家以 21.19 亿元竞得长宁新泾一商办用地 **h.o!!**

2017年1月3日

2016年12月30日, 宜家购物中心第五投资有限公司以21.1861亿元竞得长宁区新泾镇342街坊1/1丘cn004c-02地块。该地块规划用途为商办, 出让面积为70,502.8平方米, 规划建筑面积为176,257平方米, 综合楼板价约为12,020元/平方米。

| | |
|------|--------------------------------------|
| 地块 | 长宁区新泾镇 342 街坊 1/1 丘 cn004c-02 地块 |
| 四至 | 东: 福泉路 南: 金钟路 西: 协和路 北: 北翟路 |
| 土地面积 | 70,502.8 平方米 |
| 建筑面积 | 176,257 平方米 |
| 容积率 | 2.5 |
| 土地用途 | 商办 |
| 成交价 | 21.1861 亿元 |
| 楼板价 | 约 12,020 元/平方米 |
| 成交公司 | 宜家购物中心第五投资有限公司 |
| 成交日期 | 2016 年 12 月 30 日 |





(来源: 上海市规土局, BDGH 研究部)

上海吸引外资势头不减

2017年1月3日

1月1日上海市商务委员会发布消息,2016年上海市吸收外商直接投资已逾185亿美元,创17年之最。并且在全球经济增速放缓,投资竞争愈加激烈的大环境下,仍然实现了2016年外资流入年增长0.3%,尽管低于2015年的年增速1.6%。而此次令人较为满意成果主要受益于不断完善的管理环境、更为高效的管理服务和加速的国际化程度。

该委员会指出,2016年城市服务业共吸收外商投资163亿美元,实现年增长2.5%,占整个城市外商投资比重88.2%。其中,金融服务、信息技术、科技研究及医疗护理等年增长率均超过20%。另外,城市制造业共吸收外商投资22亿美元,资金主要流向高科技电气设备、新能源和新材料等行业。

市政府副秘书长表示,上海将继续推动改善外商投资环境,以继续受惠于上海的总部经济效应。外商投资仍是上海发展的重要驱动力,尤其是目前正在大力推进的创新驱动发展项目。

(来源: 上海日报, BDGH 研究部)



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第一家受 RICS 规管注册的
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