

Dear All,

I have pleasure in providing you with the below Weekly Digest between 20 March to 26 March 2017 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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20 March to 26 March 2017



Government Policy

China tightens housing loan rules to cool Beijing's property market **hot!**

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Singapore's property firm buys into Shanghai's premium office building

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Macro-economic

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Macro-economic

China FDI inflow up 9.2% in February

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Detailed information

China tightens housing loan rules to cool Beijing's property market **hot!**

24 March 2017

China's central bank announced on 24 March tightened housing mortgage rules to curb speculative purchases in Beijing's property market.

Targeting fake divorces, Beijing housing mortgage applicants who divorced less than one year ago will be regarded as second-home buyers and have to pay more down payment, according to a statement released by the People's Bank of China.

There will be stricter investigation of the sources of the down payment to ban leveraging financial products and the applicants' capabilities to pay back the loans, the statement added. Real estate agents should not offer illegal housing financing tools like down payment loans, the statement added.

(Source: Shanghai Daily, BDGH Research)



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Singapore's property firm buys into Shanghai's premium office building

22 March 2017

Ascendas-Singbridge, a property solution provider based in Singapore, completed the acquisition of a premium office building in downtown Huangpu District as the company further expands its portfolio of high-quality commercial real estate assets in China's gateway cities. The 14-storey building is located at 686 Jiujiang Road with a total gross floor area of 24,883 square meters above the ground.

The project will be renamed and upgraded by Ascendas-Singbridge following the acquisition, and will be built into a vibrant center of activity that caters to the emerging needs of new and growing enterprises. The enhanced building will also provide more flexible and intelligent workspaces to fuel the growth of innovative enterprises, according to the company.

Ascendas-Singbridge first tapped the Chinese market in 1995 and has so far grown



its footprint in 11 Chinese cities including Shanghai, Suzhou, Hangzhou, Dalian, Beijing, Guangzhou, Jilin, Xi'an, Chongqing, Chengdu and Tianjin.

(Source: Shanghai Daily, BDGH Research)

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Shui On Land nets record realty sales

24 March 2017

Shui On Land Ltd, a developer famed for its Tiandi-series projects in several Chinese cities, said on March 22 that it achieved record property sales in 2016.

Contracted property sales climbed 7 percent annually to RMB22.975 billion while turnover surged 172 percent from 2015 to RMB 17.6 billion in 2016, the Shanghai-based company said in a statement. Profit attributable to shareholders jumped 38 percent from a year earlier to RMB1.088 billion in 2016.

(Source: Shanghai Daily, BDGH Research)



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China FDI inflow up 9.2% in February

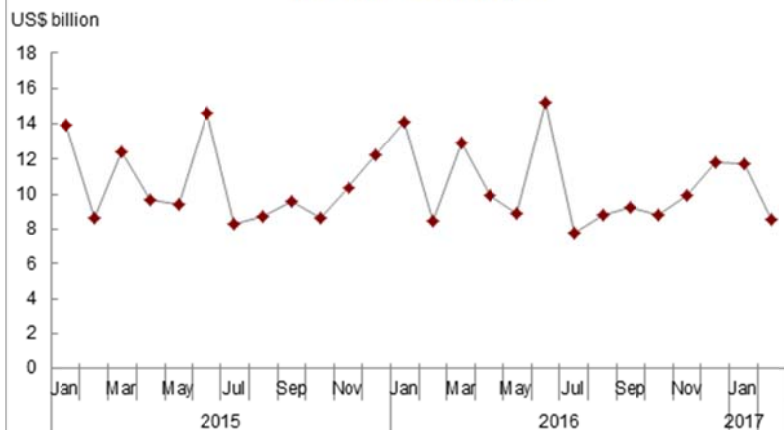
20 March 2017

Total FDI in the first two months stood at RMB138.68 billion, down 2.3 percent on the previous year, the Ministry of Commerce (MOC) said in an online statement on 23 March.

Foreign direct investment (FDI) into the Chinese mainland grew 9.2 percent year on year to RMB 58.59 billion (\$8.5 billion) in February 2017, official data showed. Meanwhile, 1,850 new foreign-funded enterprises were established on Chinese mainland in February, up 33.3 percent on the same period last year.



Jan. 2015 - Feb. 2017, FDI



Source: The Ministry of Commerce, **BDGH Research**

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

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2017年3月20日至3月26日



政府政策

央行严控北京房贷 **hott**

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投资市场

星桥腾飞上海再添资产

[更多 >>](#)



宏观经济

瑞安房地产物业销售创新高

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宏观经济

二月FDI上涨9.2%

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新闻内容

央行严控北京房贷 **hott**

2017年3月24日

中国人民银行3月24日发布《关于加强北京地区住房信贷业务风险管理的通知》，进一步防范住房信贷业务操作风险、信用风险、合规风险等，遏制北京房地产市场投机。

通知规定，对于离婚一年以内的房贷申请人，各商业银行应参照二套房信贷政策执行；申请住房公积金贷款的，按二套住房公积金贷款政策执行。

通知还明确房地产中介不得提供非法住房融资工具，如首付贷款，禁止通过“首付贷”等产品以及无抵押信用贷款来支付按揭首付，并要求严格审核借款人还款能力，合理评估房屋价值，防范投资投机购房带来的信贷风险。

(来源: 上海日报, **BDGH** 研究部)



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星桥腾飞上海再添资产

2017年3月22日

亚洲领先的可持续发展城市和商务空间解决方案提供者——新加坡星桥腾飞集团宣布，集团已于日前对上海市黄浦区某大厦进行了收购，在中国一线城市上海再添一处优质商务地产项目。这栋位于九江路686号的大厦高14层，地上总建筑面积约24,883平方米，地处九江路近西藏路，毗邻人民广场南京路步行街核心商圈。

星桥腾飞此次接手大厦后，将对大厦进行重命名。同时，还将顺应当前“双创”经济发展，为适应新形势下的人才对工作空间更高层次的需求，有计划地规划大厦升级改造。待升级完成后，大厦将拥有更具灵活性和智能化的办公空间和配套设施，成为这一多元化街区的新地标，令繁华的南京路商圈步行街更添活力。

星桥腾飞自1995年进入中国，20多年来，星桥腾飞一直与中国经济发展同步，为客户提供多元化的商务空间产品及完善的服务。业务已扩展至上海、苏州、杭州、大连、北京、广州、吉林、西安、重庆、成都和天津等国内主要城市。

(来源: 上海日报, BDGH 研究部)



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1月份一二线城市房价进一步收紧

2017年3月24日

在中国多个城市以“天地”系列项目闻名的瑞安房地产，3月22日披露2016年全年业绩公告，物业销售创下集团新高。

数据显示，瑞安房地产2016年合约物业销售增长7%至229.75亿元，营业额上升172%至176亿元人民币。股东应占溢利为10.88亿元，较2015年增长38%。

(来源: 上海日报, BDGH 研究部)



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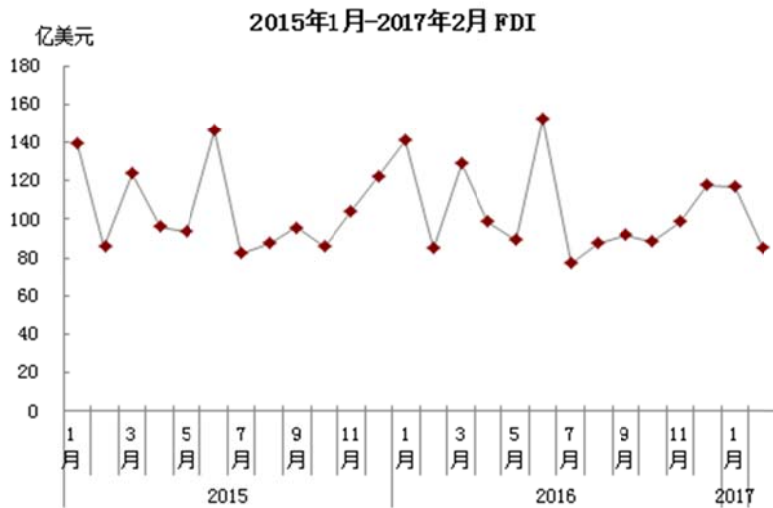
二月 FDI 上涨 9.2%

2017年3月20日

商务部3月23日官方发布数据显示，2017年1-2月，全国实际使用外资金额1386.8亿元人民币，同比下降2.3%。

2017年2月全国实际使用外资金额(FDI)达到585.9亿元人民币(折合85亿美元)，同比增长9.2%。2月当月全国新设立外商投资企业1850家，同比增长33.3%。





来源：中国商务部，BDGH研究部

(来源：中国日报，BDGH 研究部)

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