



万通控股
VANTONE

察于未萌 投资未来

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投资者关系简报

Investor Relations News Update

万通投资控股股份有限公司

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万通收购 TCL 无锡低压电气工业园

Vantone Acquires TCL's Low-Voltage Electrical Industrial Park in Wuxi

2011年12月7日，万通控股附属公司万通新创工业资源投资有限公司与TCL集团股份有限公司签订股权转让协议，收购TCL无锡低压电气工业园的土地和房产。

TCL无锡低压电气工业园位于江苏省无锡市高新技术开发区B区15号地块，紧邻沪宁高速公路及无锡硕放机场，占地面积143,256平方米，包括52,592平方米已建建筑面积和部分待开发空地。其中已建成部分出租率100%，大部分用于TCL低压电气生产线。本次收购完成后原先签订的租赁合同仍然有效，既保证其生产经营不受影响，亦保证园区出租率和租金水平的稳定性。

万通新创对TCL无锡低压电气工业园的收购是万通控股与TCL集团自携手无锡数码工业园以来的第二次成功合作，也为万通工业地产基金的发行和后续工业地产资产包的收购奠定了良好的基础。

On 7 December 2011, Vantone Innovation Industrial Resources Investment Co., Ltd., a subsidiary of Vantone Holdings, signed a Share Transfer Agreement with TCL Group to acquire its Low-Voltage Electrical Industrial Park.

The TCL Low-Voltage Electrical Industrial Park is located on Lot 15 of Zone B of the High-Tech Development Area in Wuxi, Jiangsu Province and is adjacent to the Shanghai-Nanjing Expressway as well as Wuxi Shuofang Airport. The Park covers an area of 143,256 square meters, including 52,592 square meters of built area. The occupancy rate of the built area is 100%, mostly leased to the TCL low-voltage electrical production line. The originally signed lease agreements remain valid following the acquisition, ensuring that production and operations are not affected and that the occupancy and rental rates remain stable.

The acquisition is the second successful cooperation between Vantone and TCL since the establishment of TCL Digital Industrial Park in Wuxi. It also lays a good foundation for the ensuing issuance of industrial estate funds as well as subsequent acquisitions of other industrial estate assets.

“万通台北 2011”项目破土动工

"Vantone Taipei 2011" Project Breaks Ground

2011年12月18日，“万通台北 2011”住宅工程开工典礼在台北阳明山盛大举行。万通公司、在台建筑施工单位高层以及台中市、台北市议员及150多位社会知名人士和合作单位代表参加了仪式。

“万通台北 2011”是大陆房企在台湾开发的首个项目。项目开工典礼的举行标志着这一项目进入实体施工建设阶段。项目规划建设为高端休闲度假公寓，总建筑面积58,270平方米，计划销售276户，面向包括大陆、台湾、港澳及海外的华人市场销售，此前已经于9月份在京、沪两地举办了开盘仪式。

近年来，在大陆房产调控背景下，海外置业日趋兴盛。大陆人士在海外购置房产的数量大幅增加。随着两岸关系持续改善，尤其是ECFA（“海峡两岸经济合作框架协议”）、台湾“自由行”的正式实施，大陆对台经济交往加速发展。此外，借助台湾宜居的生活氛围和优越的自然资源，台湾休闲度假物业具有无可匹敌的优势，赴台置业未来可能成为华人跨海投资置业的重要选择。

18 December 2011 marked the grand groundbreaking ceremony of the "Vantone Taipei 2011" project on top of Taipei's Yangmingshan Hill. Senior management of Vantone and the construction company, city councilors from Taipei and Taizhong, as well as some 150 celebrities and representatives took part in the ceremony.

"Vantone Taipei 2011" is the first real estate development project by a mainland Chinese enterprise in Taiwan. The groundbreaking ceremony ushered commencement of the project's construction phase. The project is positioned as a high-end vacation apartment project with a total floor area of 58,270 square meters and 276 units for sale. It targets potential buyers in mainland China, Taiwan, Macau, and the overseas Chinese markets. Earlier in September, its sales opening ceremony was held in Beijing and Shanghai.

In recent years, overseas home purchasing has become increasingly lucrative among mainland Chinese. There has been a significant increase in the number of mainlanders who purchase property abroad. As relations between the two sides of the Strait continue to improve, and with the enactment of the Economic Cooperation Framework Agreement (ECFA) in particular, economic exchanges between Mainland China and Taiwan have accelerated. In addition, with Taiwan's livable environment and excellent natural resources, Taiwan vacation real estate projects come with unrivaled advantages. To purchase property in Taiwan could become an important choice for Chinese people investing in overseas real estate in the future.

万通地产连获“绿色公司”大奖

Vantone Real Estate Awarded "Green Company" Honors

2011年12月4日，万通地产在于北京举行的“2011第七届中国优秀企业公民论坛暨颁奖盛典”上获得“中国优秀企业公民称号”。这也是万通地产连续第四年荣膺“中国优秀企业公民称号”。该项论坛是目前中国在企业公民方面的权威论坛和评选。万通地产因将绿色公司战略作为公司的基本战略，长期坚持把企业社会责任当成公司发展的内生动力和制度安排而得以入选。

2011年12月10日，万通地产获得由中国房地产报、中国房地产工程采购联盟、CIHAF（中国住交会）等单位共同颁发的2011第二届中国房地产工程采购“金伙伴奖”，同时荣膺“十大绿色地产影响力企业”称号。

On 4 December 2011, Vantone Real Estate was awarded the title of "Outstanding Corporate Citizen of China" during the 7th China Outstanding Corporate Citizen Forum held in Beijing. This is the fourth year in a row that Vantone has won this title. The Forum is currently the most authoritative corporate citizenship forum in China. Vantone was awarded this title thanks to establishing its "Green Company Strategy" as its basic strategy, and its insistence on undertaking corporate social responsibility.

On 10 December 2011, Vantone Real Estate was bestowed the “Top 10 Green Real Estate Influence Enterprise” as well as “Golden Partner” honors jointly awarded by China Real Estate Business, China Real Estate Engineering Procurement Alliance, China International Housing and Architecture Fair (CIHAF).

万通商城运动休闲服饰城开门营业

Vantone Mall Sports & Leisurewear City Opens

在万通美食广场试营业取得成功后，位于万通商城 5 层的运动休闲服饰城也于 2011 年 12 月 25 日正式开张营业。

在万通商城强大的号召力下，运动休闲服饰城内进驻了耐克、阿迪达斯以及李宁等国内外一线运动品牌。同时，商城也紧跟时代潮流，吸引了像美特斯邦威、森马、以纯这样的知名休闲服装品牌，实现了运动与休闲相结合，满足了不同顾客的购物需要。约 4,100 平方米的营业面积使得运动休闲服饰城有了更大的运作空间，其简约而惬意的装修风格更是给顾客营造了一个舒适愉悦的购物环境。

运动休闲服饰城的开张营业预计能够为万通商城带来可观的业绩增长。同时，作为公司对万通商城升级改造的重要举措，此举不但展现了万通商城的招商、营运实力，而且有助于提升企业形象，为商城逐步转型并定位于规模大、影响力强的区域性购物中心做准备。

Following the successful opening of Vantone Food Court, the Sports & Leisurewear City was opened for business on the 5th Floor of Vantone Mall on 25 December 2011.

Thanks to the powerful appeal of Vantone Mall, a number of top-tier sports and leisurewear brands such as Nike, Adidas, and Li Ning were introduced into the City. At the same time, a series of modern and trendy leisurewear brands such as MetersBonwe, Semir, and Yishion were also introduced into the City. The combination of sports and leisurewear is able to satisfy various customer shopping needs. 4,100 square meters of floor area makes it a spacious place for

shopping, and its simple but cozy decor presents customers with a comfortable and pleasant shopping environment.

The newly opened Sports & Leisurewear City is expected to bring substantial earnings growth to Vantone Mall. As an important initiative for the Mall's upgrading, the opening of the City is not only able to show off Vantone's merchandising and operating capabilities, but also able to enhance Vantone's corporate image, as well as prepare the Mall to become a large-scale and influential regional shopping center in Beijing.

万通控股财务稳健，有力回应媒体报道

Vantone's Financial Soundness Invalidates Related Media Report

12月5日，证券日报刊登了一篇名为《控股股东一年6次质押股票 万通地产称具体不知情》的文章，指出万通控股年内6次质押万通地产股份，进而对万通控股及万通地产的现金流状况以及筹资能力提出质疑。

公司随后撰文指出，公司下属上市子公司万通地产的总经理云大俊先生已在报道中明确表示，万通地产目前并无资金问题，作为控股股东的万通控股质押上市公司股票融资也属于正常的经营需要。并且进一步澄清，通控股目前正处于转型阶段，正在逐步由一家单纯的房地产开发公司转型为专业的房地产投资公司。公司在向投资类公司转型的初期需要自筹资金，而通过质押子公司股权进行融资的行为属于正常的筹资模式，市场上此类情况也比较常见。文章同时列举了联想控股事例进行说明。公司另外指出，现阶段万通控股的经营状况稳健，资本结构合理，风险小，偿债能力强，且公司的融资方式不仅限于股权质押，筹资能力未受到影响。

该篇回应文章刊登在中国上市公司市值管理研究中心的官方网站（<http://www.ccmvm.org>）上。

On 5 December 2011, an article in *Securities Daily* claimed that Vantone Holdings pledged shares of Vantone Real Estate six times in one year, pointing out that Vantone Holdings as well as Vantone Real Estate might have met cash flow and financing challenges.

The company wrote a response which pointed out that Mr. Yun Dajun, General Manager of Vantone Real Estate, already made it clear that Vantone Real Estate does not have funding problems, and that it is normal to pledge shares to secure financing for its controlling shareholder Vantone Holdings. The response article further clarified that Vantone Holdings is currently in a transition stage and is gradually transforming from a real estate development company into a comprehensive real estate investment company. In the early stage of the transition, the company has the need to raise funds by pledging its equity interests in subsidiaries. This is a common practice in the market. The article also cited the case of Legend Group as an example. The company emphasized that Vantone Holdings at present enjoys stable business, a strong balance sheet, and low-risk debt. More importantly, the company is not limited to pledge of shares and its financing capacity is not affected.

The response article is published on the official website of the China Center for Market Value Management (<http://www.ccmvm.org>).