中国证监会宣布将 REITs 纳入沪深港通

2024 年 4 月

REITs 纳入沪深港通

2024 年 4 月 19 日，中国证券监督管理委员会（"**中证监**"）公布了五项新的重要措施，旨在加强中国内地和香港资本市场的融合和发展。其中之一是扩大沪深港通标的，将香港房地产投资信托基金和中国内地的基础设施公募证券投资基金（"**REITs**"）纳入其中。

这些措施预计将优化沪港通及深港通的机制，并巩固香港作为国际金融中心的地位。下一步，中证监将与包括香港证监会及两地的股票交易所和结算公司等有关方面合作，尽早实施这些政策举措。

贝克麦坚时律师事务所长期以来一直倡导将 REITs 纳入沪深港通，特别是自 2020 年中国内地的基础设施公募 REITs 制度出台以来。从我们的角度来看，REIT 互联互通是一个值得称赞的发展，它将扩大 REITs 的投资者群体和交易流动性，有助于释放 REITs 作为房地产和基础设施资产的公众投资产品的潜力。

纳入资格标准

目前，尚未清楚什么资格标准（现有标准或是新标准）会适用于将 REITs 纳入沪深港通。例如，如果按照当前沪深港通对股票的纳入标准，只有两个香港 REITs 符合纳入沪深港通的条件。然而，如果按照适用 ETF 新的有关资产管理规模的标准（即适用南向交易的 5.5 亿港元），所有香港 REITs 都将符合条件。

我们预计 REITs 将有其特定的纳入标准，符合其特定标准的 REITs 数量将介于符合股票及 ETF 的纳入标准的 REITs 数量之间。我们期待有关适用标准的进一步公告。

联系我们!

我们将继续密切关注 REIT 互联互通的进一步发展。如果您对上述内容有任何疑问，请随时与您通常的贝克麦坚时联系人或本客户快报中列出的律师联系。

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