

# 2017 April Newsletter

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## China SCE Property Holdings Limited

HKEx Stock Code:1966.HK Best 50 of China Real Estate Developers



China SCE Property Holdings Limited ("China SCE" or the "Company") was established in 1996 and listed on the Main Board of The Stock Exchange of Hong Kong Limited in February 2010. The Group's major businesses include investment holding, property development, property investment and property management. The Company is headquartered in Shanghai for its business operations, while implementing regional focused development strategy targeting the first- and second-tier cities in the Yangtze River Delta Economic Zone, the Bohai Rim Economic Zone, the Pearl River Delta Economic Zone and the West Taiwan Strait Economic Zone.



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## Latest News

### **Sales Overview**

In April 2017, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB1.702 billion and a contracted sales area of 98,744 sq.m., representing a year-on-year increase of 29% and a year-on-year decrease of 14%, respectively. The average selling price for April 2017 was RMB17,236 per sq.m..

The Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB8.491 billion and an accumulated contracted sales area of 496,431 sq.m. for the four months ended 30 April 2017, representing a year-on-year increase of 51% and 37%, respectively. The average selling price for the four months ended 30 April 2017 was RMB17,105 per sq.m..

### **Land Bank**

As at 30 April 2017, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 10.42 million sq.m. (The aggregate planned GFA attributable to the Group was approximately 7.91 million sq.m.).

### **Standard & Poor's Raises China SCE's Outlook to Positive**

On 11 April 2017, Standard & Poor's revised its outlook of rating on China SCE from stable to positive. Standard & Poor's affirmed its "B" long-term corporate credit rating on China SCE and a "B-" long-term issue rating on its senior unsecured notes. Standard & Poor's expected the leverage of China SCE will improve over 2017. As such, its rating is likely to be revised upward again in the next 12 months.

### **Successful Issue of Additional US\$300 Million Five-year Senior Notes**

On 20 April 2017, China SCE and its subsidiary guarantors entered into a purchase agreement with HSBC, Deutsche Bank, Haitong International, Bank of China and VTB Capital in relation to the issue of senior notes with an aggregate principal amount of US\$300 million.

The additional senior notes being issued are five-year carrying an interest rate of 5.875%. After including accrued interest and deducting the underwriting discount and commissions and other expenses, the net proceeds of additional senior notes issue amount to approximately US\$297.5 million. The Company intends to use the net proceeds from additional senior notes issue for refinancing certain of its existing indebtedness and working capital purpose.

### **Purchase of Residential Land Parcels in Xuzhou City**

On 7 April 2017, the Group acquired 80% equity interests in Xuzhou Jincan Real Estate Development Co., Ltd. (徐州市金燦房產開發有限公司) ("Xuzhou Jincan") at a consideration of RMB80 million. Xuzhou Jincan holds two parcels of residential land in Xuzhou City.

The lands are located in Tongshan District, Xuzhou City, only 4 kilometres from Wanda Plaza in Tongshan. The project occupies a site area of 90,070 sq.m., with an above-ground buildable area of approximately 252,000 sq.m..





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### ***Purchase of a Commercial and Residential Land Plot in Quanzhou City***

On 13 April 2017, the Group acquired 70% equity interests in Fujian Xinlu Real Estate Development Co., Ltd. (福建心路房地產開發有限公司) ("Fujian Xinlu") through a capital injection of RMB70 million. Fujian Xinlu holds a commercial and residential land parcel in Jinjiang City.

The land is located in Qingyang District, Jinjiang City, and Qingyang District will be developed into the CBD of Jinjiang City, Fujian Province. The project occupies a site area of 25,887 sq.m., with an above-ground buildable area of approximately 98,000 sq.m..

### ***Successful Bid for a Commercial and Residential Plot in Huizhou City***

On 25 April 2017, the Group made a successful bid for a quality parcel of land for commercial and residential purposes in Huizhou City at a consideration of RMB382 million. The land is located in the southeast of Huicheng District, Huizhou City with convenient transportation and abundant in educational resources. It is just a short 10-minute drive from the city centre, and a convenient 40-minute drive directly from Shenzhen. The project occupies a site area of 41,129 sq.m., with an above-ground buildable area of approximately 90,000 sq.m..

### ***Successfully Secures a Commercial and Residential Land Parcel in Qingdao City***

On 25 April 2017, the Group successfully secured a quality commercial and residential land parcel in Qingdao City at a consideration of approximately RMB1.031 billion including shareholder loans. The land is located at the centre of the Jiaozhou Development Zone and southwest of the new campus of Qingdao University in Jiaozhou. Connected with an established road network, it is just 15 to 20 minutes from the express railway station and airport in the north. The Metro Line M12 is planned to be built within the district. The project occupies a site area of 198,400 sq.m., with an above-ground buildable area of approximately 397,000 sq.m..

### ***Purchase of Commercial and Residential Lands in Huizhou City***

On 26 April 2017, the Group acquired the entire equity interest in Huizhou Huafu Real Estate Development Co., Ltd. (惠州市華富房地產開發有限公司) ("Huizhou Huafu") at a consideration of approximately RMB166 million including shareholder loans. Huizhou Huafu owns two land parcels for residential and commercial purposes in Huizhou City.

The lands are located at the Jianbei sub-centre, Huizhou City. It is an easily accessible location, just 5 minutes away from Jiangbei Administration Centre and enjoys the benefits of supportive facilities in Jiangbei commercial district. The project occupies a site area of 46,095 sq.m., with an above-ground buildable area of approximately 155,000 sq.m..

## Project Development Information

### Projects Under Development (As at 30 April 2017)

Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
Polaris	Beijing	High-rise residential and SOHO apartments	100	45,174
Sunshine Mansion	Beijing	Low-rise residential	100	63,600
SCE Plaza (Phase 2)	Shanghai	SOHO apartments	50	42,255
Marina Bay	Shanghai	High-rise residential and villas	100	130,781
Sky Horizon	Shanghai	High-rise residential, low-rise residential, LOFT apartments and retail shops	100	47,325
The Royal Bay	Shanghai	Villas and retail shops	100	108,124
Sunshine City (Phase 2)	Shenzhen	High-rise residential and retail shops	82	72,754
Marina Bay	Tianjin	Low-rise residential and villas	100	153,504
The Royal Green	Hangzhou	High-rise residential and retail shops	100	181,525
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	214,680
SCE Plaza	Quanzhou	SOHO apartments, office and retail shops	100	133,529
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	72,572
SCE Mall (Shishi) (Phase 2)	Quanzhou	High-rise residential, SOHO apartments and retail shops	60	142,978
Sunshine Park (Phase 2)	Quanzhou	High-rise residential and retail shops	51	129,613
Sapphire Residences	Quanzhou	High-rise residential and retail shops	100	163,885
Sapphire Boomtown (Phase 3) (Partial)	Zhangzhou	High-rise residential	100	26,038
Sunshine City (Phase 3)	Zhangzhou	High-rise residential and retail shops	75	160,137
Sunshine City (Phase 2)	Yanjiao	High-rise residential and retail shops	55	181,957
SCE International Community (Phase 4)	Linfen	High-rise residential and retail shops	70	173,003
<b>Total</b>				<b>2,243,434</b>



### Stock Information (As at 28 April 2017)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$2.94	HK\$1.57-HK\$3.12	HK\$10.066 billion	3.42384 billion shares



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