

2018 April Newsletter

China SCE Property Holdings Limited

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 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, the West Taiwan Strait Economic Zone and Central Western Region.

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Sales Overview

In April 2018, the Group together with its joint ventures and associates, achieved a contracted sales amount of approximately RMB2.528 billion and contracted sales area of 189,453 sq.m., representing a year-on-year increase of 49% and 92% respectively. The average selling price for April 2018 was RMB13,348 per sq.m.

For the four months ended 30 April 2018, the Group together with its joint ventures and associates achieved accumulated contracted sales amount of approximately RMB14.151 billion and accumulated contracted sales area of 1,131,615 sq.m., representing a year-on-year increase of 67% and 128% respectively. The average selling price for the four months ended 30 April 2018 was RMB12,506 per sq.m.

Land Bank

As at 30 April 2018, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 17.07 million sq.m.

Successfully Issued Three-year Senior Notes

On 11 April 2018, China SCE together with the subsidiary guarantors, have entered into a purchase agreement with Deutsche Bank, Morgan Stanley, China CITIC Bank International, CLSA, Guotai Junan International, Haitong International, HSBC and VTB Capital regarding the issue of senior notes in the aggregate principal amount of US\$600 million. The senior notes will mature in 2021 at a coupon rate of 7.45%. After deduction of underwriting discount and commissions and other estimated expenses, the estimated net proceeds amount to approximately US\$592.1 million. The net proceeds are intended to be used for refinancing certain existing indebtedness and for working capital purposes.

This marks the Group's first issue of senior notes after Standard & Poor's upgraded its credit rating. The total subscription amount exceeded US\$3.3 billion, reflecting investors' support and confidence in the Group. Thus the Company enlarged the issue scale to US\$600 million.

Disclaimer:

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China SCE named first in the "Most Soaring Company Award" in Top 100 Hong Kong Listed Companies Selection 2017

Hosted by the Top 100 Hong Kong Listed Companies Research Centre and co-organised by Finet, the Second Hong Kong Listed Companies Summit Forum and the 2017 Hong Kong Top 100 Stocks Award Ceremony was held in Hong Kong on 19 April 2018. China SCE garnered first in the "Most Soaring Company Award" (飛騰企業獎第一名) in Top 100 Hong Kong Listed Companies Selection 2017. This testified to the Group's improving operational performance over the last three years with significant growth in profit, bringing higher returns to its shareholders.

Since its debut in 2012, the Hong Kong Top 100 Stocks Award has gained more audience and higher influence every year. Widely recognised by the professional institutions and the market, it has become one of the annual major events in Hong Kong's financial community. The event inherited its trait as a combination of a Summit Forum and Stocks Award Ceremony, also turning a new chapter by the establishment of the Top 100 Hong Kong Listed Companies Research Centre. Leveraging the analysis on top of precise information and scientific selection criteria, the awards selected listed companies with solid growth and investment value on the Main Board in Hong Kong.

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