

# 2022 August Newsletter

---

## China SCE Group Holdings Limited

Stock Code: 1966

Best 50 of China Real Estate Developers



China SCE Group Holdings Limited ("China SCE" or the "Company", together with its subsidiaries, the "Group") 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, commercial management, property management and rental apartments business. The Company is headquartered in Shanghai for its business operations, while implementing key focused strategy in the Yangtze River Delta Economic Zone, the Guangdong-Hong Kong-Macao Greater Bay Area, the Bohai Rim Economic Zone, the West Taiwan Strait Economic Zone and Central Western Region.

## Latest News

### *Sales Overview*

In August 2022, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB3.519 billion and a contracted sales area of 311,395 sq.m. The average selling price for August 2022 was RMB11,300 per sq.m.

For the eight months ended 31<sup>st</sup> August 2022, the Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB41.149 billion and an accumulated contracted sales area of 3,263,012 sq.m. The average selling price for the eight months ended 31<sup>st</sup> August 2022 was RMB12,611 per sq.m.

### *Land Bank*

As of 31<sup>st</sup> August 2022, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 36.62 million sq.m.

*No new land parcel was acquired in August 2022.*



Scan this QR Code or search "SCE1966HK" in WeChat for the latest Company information



Scan the QR code in WeChat or search "中骏集团投资者关系小程序" (China SCE Investor Relations Mini Program) on WeChat bulletin board for the Group's latest development

2022

August

Newsletter



Stock Code: 1966

Best 50 of China Real Estate Developers

## Latest News

### ***China SCE Announces 2022 Interim Results Maintained Prudent Capital Structure and Maturity***

China SCE announced its 2022 interim results on 30<sup>th</sup> August 2022. As a result of delays in the construction of projects due to the implementation of pandemic control measures in a number of cities in Mainland China, and an accompanying decrease in the area of properties delivered for the six months ended 30<sup>th</sup> June 2022, China SCE recorded a recognised property sales income of approximately RMB14.2 billion and revenue of approximately RMB15,385 million. The gross profit margin was 22.2% while gross profit amounted to RMB3,418 million. Owing to the loss in joint venture projects and an increase in finance costs in the first half, profit attributable to owners of the parent was approximately RMB1,274 million, while basic earnings per share was RMB30.2 cents.

As of 30<sup>th</sup> June 2022, the net gearing ratio was 79.8%, the coverage ratio of unrestricted cash to short-term debt was 1.1 times, and the liability to asset ratio (excluding contract liabilities) was 68.3%. China SCE successfully remained in the “Green Camp” under the “Three-Red-Line” regulation.

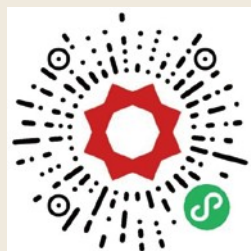
Citi wrote that China SCE upheld its “Dual-track” at a stable pace. Citi maintained a “Buy” rating on China SCE, given China SCE’s commitment to stakeholders’ interests, management’s safety-first philosophy, optimised management structure (trim to 5 regional offices from 11) and attractive valuations.

DB commented that China SCE’s interim results were in line with privately-owned developer peers, and margins looked more stable than their expectation. DB maintained a “Buy” rating on China SCE amid the fairly good chances of fulfilling repayments over the next 6 months. DB expected China SCE to remain solvent and it should warrant a premium over the already failed developers.

HSBC updated China SCE’s model after results and forecasted China SCE to have a recovery in gross margins and earnings in 2023 and 2024.



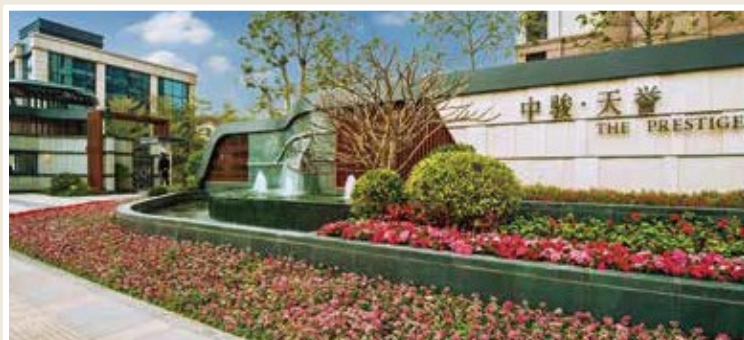
Scan this QR Code or search “SCE1966HK” in WeChat for the latest Company information



Scan the QR code in WeChat or search “中骏集团投资者关系小程序” (China SCE Investor Relations Mini Program) on WeChat bulletin board for the Group’s latest development

**Disclaimer:**

This newsletter contains unaudited financial data and is intended solely for personal reference.



### *Investor Relations Contact*

China SCE Group Holdings Limited

Investor Relations Team

Tel (HK) : 852-2622 2049

Tel (SH) : 86-21-5263 6826

Email : [ir@sce-re.com](mailto:ir@sce-re.com)

Cornerstones Communications Limited

Kendrick Tsoi / Jeremy Tsoi

Tel : 852-2903 9211

Email : [chinascegroup@cornerstonescom.com](mailto:chinascegroup@cornerstonescom.com)