

2018 December Newsletter

China SCE Group Holdings Limited

Stock Code: 1966.HK

Best 50 of China Real Estate Developers



China SCE Group 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 Guangdong-Hong Kong-Macao Greater Bay Area, the West Taiwan Strait Economic Zone and Central Western Region.



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Sales Overview

In December 2018, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB4.817 billion and a contracted sales area of 403,961 sq.m., representing a year-on-year increase of 2% and 13%, respectively. The average selling price for December 2018 was RMB11,925 per sq.m.

For the year ended 31 December 2018, the Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB51.358 billion and an accumulated contracted sales area of 4,148,855 sq.m., representing a year-on-year surge of 54% and 117%, respectively. The average selling price for the year ended 31 December 2018 was RMB12,379 per sq.m.

Land Bank

As at 31 December 2018, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 23.34 million sq.m.

Details of newly acquired land parcels in December 2018 are as follows:

City	Group's Equity Interest	Land-use Planning	Area of the Land Parcel (sq.m.)	Aggregate Planned GFA (sq.m.)	Average Land Cost (RMB/sq.m.)
Shangqiu	85%	Residential and Commercial	84,375	236,249	964
Nanjing	50%	Residential and Commercial	27,559	41,339	8,467
Suzhou	51%	Residential and Commercial	62,876	206,131	5,981
Xiamen	100%	Residential and Commercial	27,720	102,000	37,304
Chongqing	50%	Residential and Commercial	61,771	123,542	4,599
Chengdu	33%	Residential	78,295	117,442	6,250

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Management Further Increased Shareholding in China SCE

Mr. Wong Chiu Yeung, Chairman of the Group, acquired an aggregate of 11,500,000 shares of China SCE from the market several times during 10th to 17th December, at average prices ranging from HK\$2.74 to HK\$2.97 per share.

In December 2018, Mr. Chen Yuan Lai and Mr. Cheng Hiu Lok, Vice Chairmen of the Group, each acquired 6,000,000 shares. The purchases of shares by Mr. Wong and other senior management reflect their confidence in the Group's prospects.

Full Year Sales Target Achieved, Acquired 47 Land Parcels

The Group achieved its sales target of RMB50 billion for 2018. For the year ended 31 December 2018, the Group acquired 47 land parcels in 25 cities, adding a gross floor area of approximately 9.00 million square metres.

Disclaimer:

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

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