

2020 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, 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.

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Latest News



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Scan the QR code in WeChat or search "中駿集團投資者關係小程序" (China SCE Investor Relations Mini Program) on WeChat bulletin board for the Group's latest development

Sales Overview

In December 2020, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB11.164 billion and a contracted sales area of 906,783 sq.m., representing a year-on-year increase of 10% and 13%, respectively. The average selling price for December 2020 was RMB12,312 per sq.m.

For the twelve months ended 31 December 2020, the Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB101.537 billion and an accumulated contracted sales area of 7,367,774 sq.m., representing a year-on-year increase of 26% and 16%, respectively. The average selling price for the twelve months ended 31 December 2020 was RMB13,781 per sq.m.

The Group together with its joint ventures and associates has achieved 109% of the full year contracted sales target of RMB93 billion, fulfilling China SCE's promise of RMB100 billion sales.

Land Bank

As at 31 December 2020, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 39.26 million sq.m.

For the year ended 31 December 2020, the Group has acquired 38 land parcels, adding a gross floor area of approximately 10.71 million sq.m.

Details of newly acquired land parcels in December 2020 are as follows:

City	Location	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.)
Weifang	Zhucheng	100%	Residential	31,491	74,729	1,264
Weifang	Zhucheng	100%	Residential	58,921	136,285	1,297
Suzhou	Huaqiao Town	100%	Residential and Commercial	112,646	337,939	5,130
Quanzhou	Anxi County	100%	Residential	40,631	101,575	3,938
Quanzhou	Fengze District	80%	Residential	49,817	94,652	16,481
Quanzhou	Fengze District	20%	Residential	58,513	117,026	15,552
Zhengzhou	Xinzheng New District	99%	Residential	45,482	136,447	1,450
Lincang	Lincang City	100%	Residential and Commercial	69,973	182,549	1,351

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Two FUNWORLD Shopping Malls Celebrated Grand Openings in December

Nan'an Shuitou FUNWORLD and Putian Xianyou FUNWORLD celebrated Grand Openings in December 2020. The opening day received a lot of attention and achieved satisfactory results in terms of passenger flow and sales. Two shopping malls reached 99% occupancy rate under the Covid-19 pandemic, which is a strong proof of China SCE commercial management's ability and brand influence.

Nan'an Shuitou FUNWORLD held its opening on 19 December 2020. It attracted about 316,000 consumers on the first day and gathered over 160 well-known brands, 80% of which entered Shuitou for the first time. It took only 20 months from project launch to opening. The renowned brands include Yonghui Superstores, Hengdian Cinema, Haidilao Hot Pot, Starbucks, Nike, Anta, W Happy Kingdom's children's castle park, Mingdi Indoor Ice and Snow Park, etc., to create a diversified ecosystem with retail, children-related, catering and experiential entertainment.

Putian Xianyou FUNWORLD commenced business 5 days later on 24 December 2020. It attracted more than 250,000 passengers and gathered nearly 200 well-known brands. Over 80% of them entered Xianyou for the first time. It took only 18 months from project launch to opening. The renowned brands such as Guan Park, Starbucks and Pizza Hut, Putian's first super-large screen immersive luxury cinema-Bestar Cinema and the first large-scale parent-child carnival park were also introduced.

As of 31 December 2020, China SCE has a total of 30 FUNWORLD shopping malls, of which 5 have been opened, and 4 are scheduled to open in 2021, bringing upgrades to local consumption and lifestyles.



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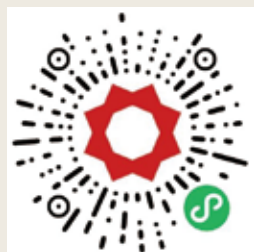


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Subsidiary of China SCE: Cippon Tai Wo Won the "2020 Quality Leading Companies in Property Service"

2020 Better Life Service Innovation Summit (2020美好生活服務創新峰會) co-sponsored by the China Property Management Research Institution and the China Real Estate Appraisal Center of Shanghai E-House Real Estate Research Institute was successfully held in Shanghai on 12 December 2020. With steady development, excellent management service standards, and good customer reputation, Cippon Tai Wo won the "2020 Quality Leading Companies in Property Service" at the Summit and becomes one of the Top Ten enterprises in China.

Subsidiary of China SCE: China SCE Commercial Management won the Golden Censer Prize "Outstanding Commercial Property Management Enterprise of the Year"

On 22 December 2020, China SCE Commercial Management won the "Outstanding Commercial Property Management Enterprise of the Year" (年度商業地產優秀運營商) award at the Golden Censer Prize Ceremony during Winshang Conference. The award affirms China SCE Commercial Management's efficient, excellent operational capabilities and brand influence. China SCE Commercial Management will strive to become the leading domestic operator of commercial real estate in the future.

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