



2013

2013 **February** Newsletter

China SCE Property Holdings Limited

HKEx Stock Code: 1966.HK China Top 100 Real Estate Developers

China SCE Property Holdings Limited ("China SCE Property" or the "Company") is an integrated property developer dedicated to the pursuit of excellent quality. Headquartered in Xiamen, the Company is principally engaged in real estate development, property investment and property management. On 5 February 2010, the Company listed successfully on the Main Board of the Hong Kong Stock Exchange. Leveraging on South China Group's diversified capacity and with the implementation of the headquarter-driven centralized management system, China SCE Property carries out a nation-wide development strategy focusing on the West Taiwan Strait Economic Zone, Bohai Rim Economic Zone and Pearl River Delta Economic Zone.

Latest News

Wins Bid for a Residential Land Parcel in Nanchang City, Jiangxi Province

On 4 February 2013, a subsidiary of China SCE Property successfully secured a residential land parcel in Nanchang City, Jiangxi Province at a consideration of approximately RMB660 million.

Located in Gaoxin District of Nanchang City, the land parcel offers excellent transportation accessibility as it is adjacent to Ziyang Avenue Station of Nanchang Metro Line 1. The project covers a site area of approximately 122,000 sq.m., with a total planned GFA of approximately of 310,000 sq.m. It will comprise high-rise residential buildings, villas and ancillary commercial facilities.

Signs contract for the Assignment of Land Use Right of Phase 1 of Sapphire Hill

The demolition of Phase 1 of Sapphire Hill in Shenzhen City has been progressing smoothly recently. A contract for the assignment of land use right of the site has been signed with the Urban Planning and Land Resources Commission of Shenzhen Municipality.

Sapphire Hill is located in Tongle Community, Longgang Road, Longgang District of Shenzhen City, the northwest side of the cross of Shenzhen-Shantou Highway and Shenzhen-Shantou Expressway. It covers a site area of approximately 95,000 sq.m., and is to be developed into a large-scale residential community in Longgang District. Phase 1 of the project occupies a site area of approximately 55,000 sq.m., with a planned GFA of approximately 270,000 sq.m. It is expected to commence construction in the second quarter of 2013.

Acquires 10% Equity Interest In Shanxi Yuanhong Real Estate Development Co., Ltd.

A subsidiary of the Company successfully acquired 10% equity interest in Shanxi Yuanhong Real Estate Development Co., Ltd. ("Shanxi Yuanhong") from an independent third party this month.

After the acquisition, Shanxi Yuanhong has become the wholly-owned subsidiary of the Company and holds 100% equity interest of SCE International Community.

Latest News

Sales Update

In February 2013, the Group realized a contract sales amount of approximately RMB408 million and a contract sales area of 48,769 sq.m., representing an increase of 99% and 105% y-o-y. The Group realized a contract sales amount of approximately RMB831 million and a contract sales area of 95,049 sq.m. for the two months ended 28 February 2013, representing a sharp increase of 188% and 169% over the same period of last year respectively.

Land Bank

As at 28 February 2013, the Group owned a land bank with an aggregate planned GFA of approximately 9.09 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.51 million sq.m.), including a planned GFA of approximately 0.15 million sq.m. for which master agreement has been entered into but the public tender process had not been completed.

Disclaimer:

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Project Development Information

Projects Under Development (As at 28 February 2013)

Project Name	City	Type of Property	Company's Equity Interest (%)	Total Planned GFA (sq.m.)
Fortune Plaza • Royal Terrace	Quanzhou	High-rise residential	58	202, 129
Fortune Plaza • World City	Quanzhou	Commercial	58	317, 036
International Finance Center • The Regent	Quanzhou	Residential and commercial	34	256, 196
Sapphire Peninsula	Quanzhou	Residential and commercial	100	267, 676
Sunshine Mansion (Phase 2)	Quanzhou	Residential and commercial	80	172, 156
Gold Coast (Phase 1 Part A)	Quanzhou	Residential	45	118, 060
Sunshine City	Xiamen	Residential and commercial	100	143, 000
The Prestige	Xiamen	Residential	65	89, 244
Sapphire Boomtown (Phase 2)	Zhangzhou	Residential and commercial	100	163, 033
Royal Spring City • Spring Villa	Anshan	Residential and commercial	70	168, 729
Total				1,897,259

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Project Development Information

Projects Held for Future Development (As at 28 February 2013)

Project Name	City	Type of Property	Company's Equity Interest (%)	Total Planned GFA (sq.m.)
Fortune Plaza (Phases 4 & 5)	Quanzhou	Residential, commercial, office and hotel	58	500, 785
Sunshine Town (Phase 2)	Quanzhou	Residential and commercial	100	220, 229
Gold Coast (Phase 1 Part B, Phases 2 & 3)	Quanzhou	Residential, commercial and tourism related integrated development	45	1, 095, 608
International Finance Center (Phase 2)	Quanzhou	Commercial	34	148, 804
Nan'an World City	Quanzhou	Residential and commercial	80	660, 000
SCE Plaza	Quanzhou	Residential and commercial	60	297, 529
Sunshine City	Quanzhou	Residential and commercial	100	137, 902
The Prestige	Quanzhou	Residential and commercial	100	111, 972
Sapphire Boomtown (Phases 3 & 4)	Zhangzhou	Residential and commercial	100	208, 688
Sapphire Boomtown	Longyan	Residential	100	267, 240
Nanchang Project	Nanchang	Residential and commercial	100	310, 000
Sapphire Hill (Phase 1)	Shenzhen	Residential and commercial	63	268, 331
Triumphal Palace	Beijing	Residential and commercial	100	38, 195
Royal Spring City (Except Phase 1)	Anshan	Residential and commercial	70	1, 645, 139
SCE International Community (Phases 2 & 3)	Linfen	Residential and commercial	100	485, 878
Sunshine Park	Langfang	Residential and commercial	55	424, 777
Total				6,821,077

Note: Projects held for future development do not include the project for which master agreement had been entered but had not gone through any public tender process.

Investment Properties (As at 28 February 2013)

Project Name	City	Type of Property	Total GFA (sq.m.)
Beijing World City	Beijing	Commercial	32, 312
Green Lake Mansion	Xiamen	Commercial	937
SCE Building	Xiamen	Office	42, 970
Total			76,219

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Stock Information (As at 28 February 2013)

Price per Share (Closing)	52-week Range	Market Capitalization	Total Number of Shares
HK\$1.85	HK\$1.49-HK\$2.10	HK\$5.278 billion	2.8532 billion shares



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