

2017 January Newsletter

China SCE Property Holdings Limited

HKEx 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 investment holding, property development, property investment and property management. The Company is headquartered in Shanghai for its business operations, while implementing regional development strategy focusing on the first- and second-tier cities in the Yangtze River Delta Economic Zone, the Bohai Rim Economic Zone, the Pearl River Delta Economic Zone and the West Taiwan Strait Economic Zone.



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Latest News

Sales Overview

In January 2017, the Group (together with its joint ventures and associates) achieved a contracted sales amount of approximately RMB1.846 billion and a contracted sales area of 132,809 sq.m., representing a year-on-year increase of 2% and 63% respectively. The average selling price for January 2017 was RMB13,900 per sq.m..

Land Bank

As at 31 January 2017, the Group (together with its joint ventures) owned a land bank with an aggregate planned GFA of approximately 9.05 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.85 million sq.m.).

China SCE Sets up Headquarters in Shanghai

The Group sets up its headquarters in Shanghai on 3 January 2017. It is a new milestone in the Group's development and also marked the beginning of a new chapter since it had its second headquarters set up in Shanghai in 2015. The move not only represents the progress made by the Group with its country-wide development strategy, but also points to the Group's intention to keep rolling out concrete plans to develop the Yangtze River Delta urban cluster.

Sky Horizon in Shanghai Launched to the Market

On 20 January 2017, Sky Horizon in Shanghai was formally launched for sale. A total of 62 high-rise residential units and 20 low-rise residential units offered on the day, generating a subscription amount of approximately RMB396 million.

The project is located in Zhenru, Putuo District, a sub-center of Shanghai City and an easily accessible location with extensive living facilities. The district is to be developed into a residential and commercial area with office, commercial, dining, entertainment and residential facilities. The aggregated planned gross floor area of the project is 109,253 sq.m., and it is to be developed into a high-end integrated project with high-rise residential buildings with exquisite decoration, low-rise residential buildings, LOFT apartments and offices.

Disclaimer:

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Project Development Information

Projects Under Development (As at 31 January 2017)

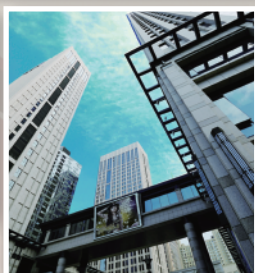
Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
Polaris	Beijing	High-rise residential and SOHO apartments	100	45,174
Sunshine Mansion	Beijing	Low-rise residential	100	63,600
SCE Plaza (Phase 2)	Shanghai	SOHO apartments	50	42,255
Marina Bay	Shanghai	High-rise residential and villas	100	130,781
Sky Horizon	Shanghai	High-rise residential, low-rise residential, LOFT apartments and retail shops	100	47,325
The Royal Bay	Shanghai	Villas and retail shops	100	108,124
Sunshine City (Phase 2)	Shenzhen	High-rise residential and retail shops	82	72,754
Marina Bay	Tianjin	Low-rise residential and villas	100	153,504
The Royal Green	Hangzhou	High-rise residential and retail shops	100	181,525
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	214,680
SCE Plaza	Quanzhou	SOHO apartments, office and retail shops	100	133,529
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	72,572
SCE Mall (Shishi) (Phase 2)	Quanzhou	High-rise residential, SOHO apartments and retail shops	60	142,978
Sunshine Park (Phase 2)	Quanzhou	High-rise residential and retail shops	51	129,613
Sapphire Residences	Quanzhou	High-rise residential and retail shops	100	163,885
Sapphire Boomtown (Phase 3) (Partial)	Zhangzhou	High-rise residential	100	26,038
Sunshine City (Phase 3)	Zhangzhou	High-rise residential and retail shops	75	160,137
Sunshine City (Phase 2)	Yanjiao	High-rise residential and retail shops	55	181,957
SCE International Community (Phase 4)	Linfen	High-rise residential and retail shops	70	173,003
Total				2,243,434

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Stock Information (As at 27 January 2017)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$2.49	HK\$1.48-HK\$2.68	HK\$8.525 billion	3.42384 billion shares



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