

# 2022 January Newsletter

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## 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

### *Sales Overview*

In January 2022, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB5.022 billion and a contracted sales area of 397,752 sq.m. The average selling price for January 2022 was RMB12,625 per sq.m.

### *Land Bank*

As of 31 January 2022, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 39.44 million sq.m.

*No new land parcels were acquired in January 2022.*



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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

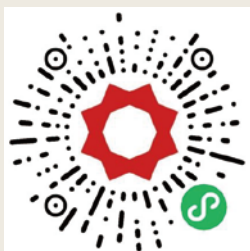
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### **Partial Repurchase and Cancellation of 5.875% Senior Notes due 2022**

Between 4 and 26 January 2022, China SCE had repurchased the 2022 notes in the open market with an aggregate principal amount of USD54,000,000, representing 10.8% of the aggregate principal amount of the 2022 notes originally issued. The 2022 notes repurchased will be cancelled in accordance with the terms and conditions of the 2022 notes. After the cancellation of the 2022 notes repurchased, the aggregate principal amount of the 2022 notes that remain outstanding is USD446,000,000, representing 89.2% of the aggregate principal amount of the 2022 notes originally issued.

China SCE will continue to monitor market conditions and its financing structure and may further repurchase its senior notes as and when appropriate.

### **Growing with Resilience - China SCE Successfully Host 2022 Internal Annual Meeting**

At the 2022 Internal Annual Meeting held at the Group's headquarters from 13 to 16 January, China SCE's senior management team and business-line heads presented a comprehensive summary of their work during 2021 and outlined the operational and management focus for the new year.

In 2021, China SCE relied on synergies created by the "Dual-Track" strategy to continuously optimize its investment structure. Approximately 70% of newly added saleable resources came from first- and second-tier cities, and 9 SCE FUNWORLD shopping malls and 13 FUNLIVE long-term rental apartments were newly acquired. Full year contracted sales of property development reached RMB104.5 billion. In July, SCE Intelligent Commercial Management was successfully listed on the main board of the Hong Kong Stock Exchange, four shopping malls - Zhangjiagang, Pingdingshan, Taizhou and Heyuan SCE FUNWORLD celebrated grand openings with approximately 100% occupancy rates in December. FUNLIVE, the long-term rental apartments, which focuses on first- and core second-tier cities, added nearly 14,000 rooms under management throughout the year and funds had invested over USD350 million, continuously increasing its value on capital markets.

Mr. Wong Chiu Yeung, Chairman of the Board, said at the meeting, "The past year has proved that facing severe competition only enterprises with the right strategies and differentiated competitiveness can survive in a risky environment and weather difficult times. At a time when the industry is experiencing profound changes and real estate enterprises are tending to be more rational, we predict that developers will reduce in scale in general and gradually return to first- and second-tier cities. Competition within residential development may further increase. China SCE's 'Dual-Track' strategy will continue to play a leading role in such a competitive market. We will constantly monitor our direction and implement strategies according to the market environment and continue to consolidate the synergies created by 'Two Wings', especially for long-term rental apartments in first- and core second-tier cities, implement prudent investment strategies, and deliver our commitments through high-quality operations. At the same time, SCE Intelligent Commercial Management will continue to open more SCE FUNWORLD shopping malls, and actively explore new asset-light models for commercial management while creating value for investors."





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