

2018 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 focused development strategy targeting the first- and second-tier cities in the Yangtze River Delta Economic Zone, the Bohai Rim Economic Zone, the Pearl River Delta Economic Zone, the West Taiwan Strait Economic Zone and Western China.



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Sales Overview

In January 2018, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB4.108 billion and a contracted sales area of 325,641 sq.m., representing a year-on-year increase of 123% and 145% respectively. The average selling price for January 2018 was RMB12,614 per sq.m.

Land Bank

In January 2018, the Group together with its joint ventures acquired seven land parcels with an aggregate planned GFA of approximately 850,000 sq.m. As at 31 January 2018, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 16.41 million sq.m.

Successful Bid for a Commercial and Residential Land Parcel in Tianjin

On 4 January 2018, the Group won the bid for a premium commercial and residential land parcel in Tianjin at a consideration of approximately RMB220 million. The land parcel is located in the Hangu District, Tianjin with all-rounded quality ancillary facilities situated nearby. It is next to Hangu Metro Line Z4 and several highways which offer convenient transportation access. The project occupies a site area of 66,900 sq.m. with an above-ground buildable area of approximately 167,000 sq.m.

Successful Bid for a Commercial and Residential Land Parcel in Quanzhou

On 5 January 2018, the Group won the bid for a premium commercial and residential land parcel in Nan'an, Quanzhou at a consideration of approximately RMB98.50 million. The land parcel is located in the central hub between Nan'an and Quanzhou. It is close to Xiamei town government building, with easy access to comprehensive ancillary facilities such as shopping centre, primary and secondary schools and hospital. Adjacent to the highway, residents can enjoy the convenient transportation. The project occupies a site area of 21,400 sq.m. with an above-ground buildable area of approximately 56,000 sq.m.

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Successful Bid for a Commercial and Residential Land Parcel in Nanchang

On 10 January 2018, the Group won the bid for a premium commercial and residential land parcel in Nanchang at a consideration of approximately RMB376 million. The land parcel is a key outpost of Nanchang's bay area. It is close to Nanchang Metro Line 4 and the planned cross-river tunnel, which provide easy access to different regions. It is surrounded by a range of urban ancillary facilities, including a planned 100,000 sq.m. urban complex, so that residents are able to enjoy a prosperous urban life with medical, educational, commercial and ecological aspects well covered. The project occupies a site area of 36,600 sq.m. with an above-ground buildable area of approximately 80,000 sq.m.

Successful Bid for a Commercial and Residential Land Parcel in Chongqing

On 18 January 2018, the Group won the bid for a premium commercial and residential land parcel in Chongqing at a consideration of approximately RMB792 million. The land is located in Xiyong District, Chongqing, which is potentially the most popular area in western Chongqing. It is well-connected to other districts through Metro Line 1, Shuangbei Tunnel and Shuang Bei Jialingjiang Bridge. Future development includes 2 million sq.m. designated for commercial use in the Xiyong District. Therefore, the residents can enjoy a quality living with leisure, cultural, tourism and commercial facilities. The project occupies a site area of 57,500 sq.m. with an above-ground buildable area of approximately

Project Development Information

Projects Under Development (As at 31 January 2018)

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
The Paramount	Beijing	High-rise residential, low-rise residential, villas and retail shops	100	201,175
SCE Plaza (Phase 2)	Shanghai	SOHO apartments	56	42,255
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
The Glamour	Shanghai	High-rise residential and low-rise residential	100	19,797
The Paramount	Shanghai	High-rise residential, villas and retail shops	100	71,860
Marina Bay	Tianjin	Low-rise residential and villas	100	153,504
Royal Palace	Tianjin	High-rise residential, low-rise residential and villas	63	187,055
Garden Terrace	Tianjin	High-rise residential and low-rise residential	51	287,664
6 Park Square	Nanjing	SOHO apartments and LOFT apartments	64	359,880
The Royal Green	Hangzhou	High-rise residential and retail shops	100	181,525
Marina Bay	Jinan	High-rise residential, low-rise residential, villas and retail shops	45	394,363
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	214,680
Royal Bay	Nanchang	High-rise residential and retail shops	90	165,849
SCE Plaza	Quanzhou	SOHO apartments, office and retail shops	100	38,123
Gold Coast (Phase1) (partial)	Quanzhou	High-rise residential and retail shops	45	72,572
Parkview Bay	Quanzhou	High-rise residential, SOHO apartments and retail shops	60	142,313
The Paramount	Quanzhou	High-rise residential and SOHO apartments	100	81,254
Royal Bay	Quanzhou	High-rise residential and retail shops	80	174,083

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Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
Garden Terrace	Quanzhou	High-rise residential and retail shops	70	92,203
Sunshine City	Zhenjiang	High-rise residential, low-rise residential and retail shops	96	174,395
Royal Terrace	Huizhou	High-rise residential, low-rise residential and retail shops	95	121,583
Sapphire Boomtown (Phase 3) (Partial)	Zhangzhou	High-rise residential	100	26,038
Sunshine City	Zhangzhou	High-rise residential, low-rise residential and retail shops	90	115,618
SCE International Community (Phase 5)	Linfen	High-rise residential retail shops	70	110,971
Total				3,692,983

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Stock Information (As at 31 January 2018)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$4.21	HK\$2.45— HK\$4.59	HK\$16.098 billion	3.82384 billion shares



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