

2021 January 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.

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 January 2021, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB8.117 billion and a contracted sales area of 475,809 sq.m., representing a year-on-year increase of 61% and 43%, respectively. The average selling price for January 2021 was RMB17,059 per sq.m.

Land Bank

As of 31 January 2021, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 39.38 million sq.m.

Details of newly acquired land parcel in January 2021 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.)
Jiaxing	Jiashan	30%	Residential	48,326	106,317	5,864

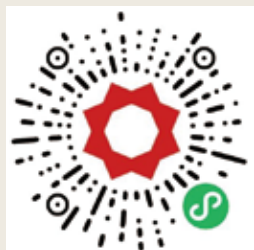
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Successfully Issued USD350 Million 6% Senior Notes due 2026

On 26 January 2021, China SCE and its subsidiary guarantors entered into a purchase agreement with BofA Securities, Deutsche Bank, HSBC, Morgan Stanley, and UBS in connection with the issue of senior notes in the aggregate principal amount of USD350 million, which will mature on 4 February 2026. China SCE intends to use the net proceeds for refinancing certain of its existing offshore indebtedness, which will become due within one year. The total subscription of the senior notes exceeds USD2.5 billion, which is 7 times of its issuance amount, reflecting investors' support and confidence.

Subsidiary of China SCE: SCE Intelligent Commercial Management Submitted its Listing Application to HKEX

On 28 January 2021, SCE Intelligent Commercial Management Holdings Limited ("SCE CM") submitted a listing application form (Form A1) to the Stock Exchange to apply for the listing of, and permission to deal in, the SCE CM shares on the main board of the Stock Exchange of Hong Kong Limited. It is intended that SCE CM will conduct an offering of its new shares in connection with the listing. It is intended that qualifying shareholders will be provided with an assured entitlement to the SCE CM shares under the share offer of the proposed spin-off, subject to certain conditions. Details of such assured entitlement have not yet been finalised and China SCE will make further announcement(s) in this regard as and when appropriate.

Upon the completion of the proposed spin-off and listing, China SCE is expected to have an interest of no less than 50% of SCE CM, and SCE CM will remain as a subsidiary of China SCE.

SCE CM is principally engaged in the business of (i) commercial property management and operational services and (ii) residential property management. It is a comprehensive property management service provider in China. As of 20 January, 2021, it has a large contracted property management portfolio covering commercial and residential properties in 51 cities across 18 provinces, municipalities, and autonomous regions in China.



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