

# 2023 July Newsletter

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## China SCE Group Holdings Limited

Stock Code: 1966

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China SCE Group Holdings Limited ("China SCE" or the "Company", together with its subsidiaries, the "Group") 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 strategies 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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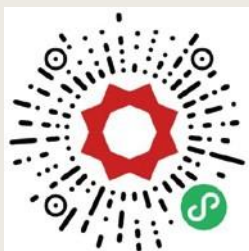
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## Latest News



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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

### *Sales Overview*

In July 2023, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB2.304 billion and a contracted sales area of 186,586 sq.m. The average selling price for July 2023 was RMB12,346 per sq.m.

For the seven months ended 31 July 2023, the Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB22.388 billion and an accumulated contracted sales area of 1,774,480 sq.m. The average selling price for the seven months ended 31 July 2023 was RMB12,617 per sq.m.

### *Land Bank*

As of 31 July 2023, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 31.49 million sq.m.

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## Latest News

### *China SCE Group Ranked Among Top 500 Listed Chinese Companies by Fortune China for the Eighth Consecutive Year*

China SCE Group ranked among the Top 500 Listed Chinese Companies for the eighth year in a row, the 2023 list of which was announced by Fortune Plus on 25 July 2023.

This esteemed ranking takes into account the performance and accomplishments of the world's largest Chinese listed companies in the past year and serves as a testimony to the Group's comprehensive achievements over the years.



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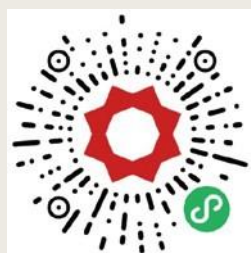
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## China SCE Project Showcase

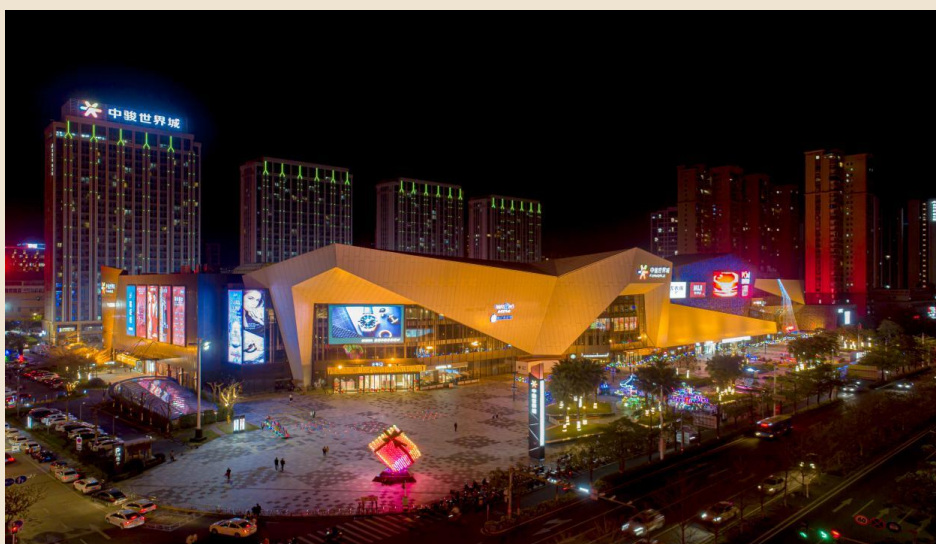
### Quanzhou SCE Funworld



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Quanzhou SCE Funworld opened in May 2014, offering up to 200,000 square meters of commercial space. Since then, the project has undergone multiple upgrades, transforming from a family-oriented shopping center into a trendy destination that appeals to the youths. Today, it stands as a landmark that demonstrates how a commercial project grows with the local community, continuing to serve as a popular shopping and entertainment destination.

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## China SCE Project Showcase

### Quanzhou SCE Funworld



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As a benchmark commercial entity, Quanzhou SCE Funworld has expanded its reach from serving the local community to the metropolitan area, riding on the rising urban consumer power and growing consumption demand. With a focus on elevating the quality of the space and the calibre of the brands, the project has undergone upgrades to spearhead a new lifestyle and lift its brand position. By concentrating on categories such as "High-end cosmetics", "International Watches", "Influencer Start-up shops", "Relaxing Lifestyle" and "Socialising Outdoors", Quanzhou SCE Funworld aims to ignite consumers' desire for a high-quality lifestyle. A number of international cosmetic brands have opened new stores there as their first location in the city. Quanzhou SCE Funworld will continue to introduce new brands that drive consumption, enrich the portfolio of products it carries and maintain the project's trendiness and liveliness. The goal is to bring constant excitement and surprises to its target customers.



Quanzhou SCE Funworld has also been honoured as the "2023 CCFA Golden Lily Best Practical Case (Industry Innovation)". Moving into a new era that emphasises "high inventory turnover" over "massive quantity", it is imperative for commercial projects to focus on innovative solutions to seek breakthroughs and advancements. At Quanzhou SCE Funworld, we are committed to combining individual transformation and adjustment with the future development of the city's commerce to boost the local economy.

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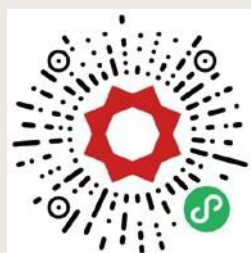
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## China SCE Project Showcase

### Project Background



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#### Location:

69, Anji South Road, Tongyuan Community, Chengdong Street, Fengze District, Quanzhou City, Fujian Province, China

#### Population:

As of the end of 2022, Quanzhou City had a resident population of 8.8 million people, the largest population in Fujian Province while the urban population totalled 6.22 million people. The project covers up to 600,000 high-net-worth mature customer groups within a three to five-kilometer radius, at the same time extending to the city's upper class with great economic strength and customer intent.

#### Characteristics of the district:

In 2022, the GDP of Quanzhou amounted to RMB 1.21 trillion, leading the Fujian Province in GDP for 21 consecutive years; in 2022, the total retail sales of social consumption in Quanzhou was RMB 598.994 billion. The project covers 72 high-quality neighborhoods and 53 office buildings within a 3-kilometre radius and comprises Huaqiao University, Quanzhou No.5 Middle School, Quanzhou First Hospital, Haiye Sports Centre, bus terminal and other urban support projects.

#### Transportation:

3 minutes to Shenhai Expressway, 20 minutes to Quanzhou Railway Station, 30 minutes to Quanzhou International Airport, half an hour's drive to Nan'an City, Shishi City, Jinjiang City, Anxi County, Hui'an County, Quangang District, covering 4 million high-quality customers in Quanzhou.

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