

2016 May 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 dual-headquartered in Xiamen and 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 May 2016, the Group and its joint ventures achieved a contracted sales amount of approximately RMB1.839 billion and a contracted sales area of 134,489 sq.m., representing a year-on-year increase of 40% and a year-on-year decrease of 17%, respectively. The average selling price for May 2016 was RMB13,672 per sq.m..

The Group and its joint ventures achieved an accumulated contracted sales amount of approximately RMB7.444 billion and an accumulated contracted sales area of 496,058 sq.m. for the five months ended 31 May 2016, representing a year-on-year increase of 68% and a year-on-year decrease of 8%, respectively. The average selling price for the five months ended 31 May 2016 was RMB15,006 per sq.m..

Land Bank

As at 31 May 2016, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 9.34 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.71 million sq.m.).

Marina Bay in Tianjin Launched for Sale

Marina Bay in Tianjin was officially launched to the market on 15 May 2016 and received positive response. A total of 289 low-rise residential apartments and townhouses with sizes ranging from 87-144 sq.m. were available and 90% of the offered units were subscribed on that day.

Marina Bay is located in a prime location in Xiqing District, Tianjin with convenient transportation access. With a total planned GFA of approximately 150,000 sq.m., the project is to be developed into a high quality and low density community comprising low-rise residential apartments and townhouses.

Ranked No.44 among the "2016 Best 50 China Real Estate Listed Companies with Strongest Comprehensive Strengths"

The "2016 China Real Estate Listed Companies Evaluation and Research Report" (2016中國房地產上市公司測評研究報告) and the "Ranking List of 2016 China Real Estate Listed Companies" (2016中國房地產上市公司排行榜) were released by China Real Estate Association (中國房地產業協會) and China Real Estate Appraisal Centre (中國房地產測評中心). China SCE ranked No.44 among the "2016 Best 50 China Real Estate Listed Companies with Strongest Comprehensive Strengths" (2016中國房地產上市公司綜合實力50強) and also ranked third in the "2016 Best 5 China Real Estate Listed Companies in Risk Management" (2016中國房地產上市公司風險控制5強).

Project Development Information

Projects Under Development (As at 31 May 2016)

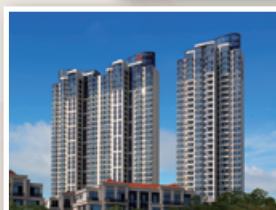
Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
The Prestige	Shanghai	High-rise residential, villas and retail shops	100	78,402
SCE Plaza (Phase 1)	Shanghai	Office and retail shops	50	219,650
Marina Bay	Shanghai	High-rise residential and villas	100	130,781
Sunshine City (Phase 2)	Shenzhen	High-rise residential and retail shops	82	72,754
Marina Bay	Tianjin	Low-rise residential and villas	100	153,504
Haicang Vanke Dream Town (Phases 3-4)	Xiamen	High-rise residential and retail shops	12	253,175
Sapphire Boomtown (High-rise portion)	Nanchang	High-rise residential and retail shops	100	286,320
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	214,680
SCE Mall	Quanzhou	High-rise residential, SOHO apartments, office and retail shops	60	191,993
SCE Plaza	Quanzhou	High-rise residential, SOHO apartments, office and retail shops	100	253,926
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	124,276
SCE Mall (Shishi) (Phase2)	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
Purple Lake International Golf Villa (Partial)	Quanzhou	Low-rise residential and villas	49	28,808
Sapphire Boomtown (Phase 3)	Zhangzhou	High-rise residential, SOHO apartments and retail shops	100	206,938
Sunshine City (Phase 2)	Zhangzhou	High-rise residential and retail shops	85	180,239
Sunshine City (Phase 3)	Zhangzhou	High-rise residential and retail shops	75	160,137
Sunshine City (Phase 1)	Yanjiao	High-rise residential and retail shops	55	241,346
Sunshine City (Phase 2)	Yanjiao	High-rise residential and retail shops	55	181,957
SCE International Community (Phase 3)	Linfen	High-rise residential and retail shops	70	81,822
SCE International Community (Phase 4)	Linfen	High-rise residential and retail shops	70	173,003
Total				3,670,187

Disclaimer:

This newsletter provides the investors with unaudited financial data. As a result, it is for reference only.

Stock Information (As at 31 May 2016)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$1.72	HK\$1.48-HK\$1.86	HK\$5.889 billion	3.42384 billion shares



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