

2017 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 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 and the West Taiwan Strait Economic Zone.



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Latest News

Sales Overview

In May 2017, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB3.101 billion and a contracted sales area of 176,459 sq.m., representing a year-on-year increase of 69% and 31%, respectively. The average selling price for May 2017 was RMB17,571 per sq.m..

The Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB11.592 billion and an accumulated contracted sales area of 672,890 sq.m. for the five months ended 31 May 2017, representing a year-on-year increase of 56% and 36%, respectively. The average selling price for the five months ended 31 May 2017 was RMB17,227 per sq.m..

Land Bank

As at 31 May 2017, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 10.51 million sq.m. (The aggregate planned GFA attributable to the Group was approximately 8.07 million sq.m.).

Successful Acquisition of a Commercial and Residential Land Parcel in Zhenjiang

The Group successfully acquired the entire equity interest in Jiangsu Lianqiang Property Ltd. (江蘇聯強置業有限公司) ("Jiangsu Lianqiang") in Jurong City, Zhenjiang at a consideration of approximately RMB475 million including shareholder's loans. Jiangsu Lianqiang holds a commercial and residential land parcel in Jurong City.

The land is in the Jurong Economic Development Zone in Zhenjiang with transportation convenience. It is only a 40-minute drive to Nanjing South Railway Station and three kilometres from the Ning-Ju Rail Line (S6 Line) which will start operation in late 2020. The project occupies a site area of approximately 55,455 sq.m. with an above-ground buildable area of approximately 139,000 sq.m..

Commencement of Construction of Royal Palace in Tianjin

Royal Palace in Tianjin has successfully obtained its construction permit, marking the official commencement of its construction.

Royal Palace is located in the heart of Xiqing District, Tianjin with easy transportation access. It has an aggregate planned GFA of approximately 190,000 sq.m. and consists of eight high-rise and seven low-rise residential buildings and 66 villas.

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The Glamour Obtains Construction Permit

The Glamour in Shanghai has obtained its construction permit on 18 May 2017, marking the official commencement of its construction.

The Glamour is on the north side of Xunan Road in Xujing Town, Qingpu District, Shanghai. The Great Hongqiao Development Zone, where this project is located, enjoys transportation support, commercial and exhibition advantages and is gradually becoming an economic hub in the Yangtze River Delta region and even China, and therefore has huge development potentials. The project has an aggregate planned GFA of approximately 20,000 sq.m. and consists of one high-rise and five low-rise residential buildings.

Ranked the 40th in the "2017 Best 50 China Real Estate Listed Companies with Strongest Comprehensive Strengths"

On 25 May 2017, China Real Estate Association (中國房地產協會) and China Real Estate Appraisal Centre of Shanghai E-house Real Estate Research Institute (上海易居房地產研究院中國房地產測評中心) jointly organised the "2017 China Real Estate Listed Companies Evaluation Results Conference and Listed Real Estate Enterprises Summit" (2017中國房地產上市公司測評成果發佈會暨上市房企高峰論壇). China SCE ranked the 40th in the "2017 Best 50 China Real Estate Listed Companies with Strongest Comprehensive Strengths" (2017中國房地產上市公司綜合實力50強) and second in the "2017 Best 5 China Real Estate Listed Companies in Risk Management" (2017中國房地產上市公司風險控制5強).

Disclaimer:

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

02

Project Development Information

Projects Under Development (As at 31 May 2017)

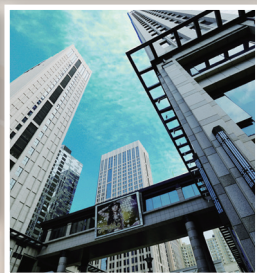
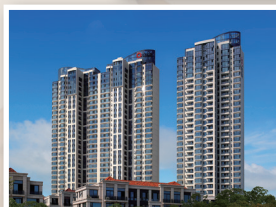
Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
Polaris	Beijing	High-rise residential and SOHO apartments	100	45,174
Sunshine Mansion	Beijing	Low-rise residential	100	63,600
SCE Plaza (Phase 2)	Shanghai	SOHO apartments	60	42,255
Marina Bay	Shanghai	High-rise residential and villas	100	130,781
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
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
Royal Palace	Tianjin	High-rise residential, low-rise residential and villas	100	187,055
The Royal Green	Hangzhou	High-rise residential and retail shops	100	181,525
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	214,680
SCE Plaza	Quanzhou	SOHO apartments, office and retail shops	100	133,529
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	72,572
SCE Mall (Shishi) (Phase 2)	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
Sapphire Boomtown (Phase 3) (Partial)	Zhangzhou	High-rise residential	100	26,038
Sunshine City (Phase 3)	Zhangzhou	High-rise residential and retail shops	75	160,137
Sunshine City (Phase 2)	Yanjiao	High-rise residential and retail shops	55	181,957
SCE International Community (Phase 4)	Linfen	High-rise residential and retail shops	70	173,003
Total				2,450,286

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Stock Information (As at 31 May 2017)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$2.95	HK\$1.57-HK\$3.12	HK\$10.100 billion	3.42384 billion shares



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