

# 2021 May Newsletter

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## 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.

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## 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 May 2021, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB10.460 billion and a contracted sales area of 707,792 sq.m., representing a year-on-year increase of 15% and 29%, respectively. The average selling price for May 2021 was RMB14,778 per sq.m.

For the five months ended 31 May 2021, the Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB46.609 billion and an accumulated contracted sales area of 2,867,566 sq.m., representing a year-on-year increase of 66% and 50%, respectively. The average selling price for the five months ended 31 May 2021 was RMB16,254 per sq.m.

### Land Bank

As of 31 May 2021, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 41.85 million sq.m.

*Details of newly acquired land parcels in May 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.)
Beijing	Daxing District	75%	Residential and Commercial	108,244	262,361	17,228
Tianjin	Beichen District	50%	Residential and Commercial	49,982	94,996	8,527
Hangzhou	Liping District	100%	Residential and Commercial	324,379	812,517	11,205
Lu'an	Jin'an District	30%	Residential and Commercial	257,960	502,587	2,004
Quanzhou	Yongchun County	100%	Residential	69,998	188,995	5,460

#### Disclaimer:

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### ***Moody's Changes China SCE's Outlook to Positive from Stable; Ratings Affirmed***

Moody's Investors Service has changed the rating outlook on China SCE to positive from stable. At the same time, Moody's has affirmed China SCE's B1 corporate family rating (CFR) and its B2 senior unsecured debt rating.

Moody's thinks China SCE's B1 CFR reflects the company's long operating track record, growing operating scale with diversified geography and well-located land bank, as well as good liquidity and good access to onshore and offshore funding. Moody's forecasts China SCE's debt leverage will improve and the forecast also reflects Moody's expectation that China SCE will maintain financial discipline in managing its expansion amid China's tightened credit environment. And Moody's comments China SCE's liquidity position remains good, cash on hand together with the company's operating cash flow will be sufficient to cover its short-term debt and estimated committed land payments over the next 12-18 months.

### ***China SCE Listed on "Best 50 of China Real Estate Listed Companies with Strongest Comprehensive Strengths" for the Seventh Consecutive Year***

On May 27, the "2021 China Real Estate and Property Management Services Listed Companies Appraisal Results Conference" was organised in Shenzhen by China Real Estate Appraisal Centre of Shanghai E-House Real Estate Research Institute with the guidance of China Real Estate Association. By leveraging its strong and comprehensive competitiveness, China SCE was ranked higher to 35th in the "2021 Best 50 of China Real Estate Listed Companies with Strongest Comprehensive Strengths" and 2nd in the "2021 Best 5 of China Real Estate Listed Companies with Business Performances". China SCE is listed on "Best 50 of China Real Estate Listed Companies with Strongest Comprehensive Strengths" for the seventh consecutive year.

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