

2016 November 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 November 2016, the Group and its joint ventures achieved a contracted sales amount of approximately RMB1.821 billion and a contracted sales area of 141,860 sq.m., representing a year-on-year decrease of 27% and 9% respectively. The average selling price for November 2016 was RMB12,834 per sq.m..

The Group and its joint ventures achieved an accumulated contracted sales amount of approximately RMB19.833 billion and an accumulated contracted sales area of 1,388,128 sq.m. for the 11 months ended 30 November 2016, representing a year-on-year increase of 47% and 19% respectively. So far, the contracted sales of the Group and its joint ventures exceeded the annual sales target of RMB15.5 billion by 28%. The average selling price for the 11 months ended 30 November 2016 was RMB14,287 per sq.m..

Land Bank

As at 30 November 2016, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 8.99 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.48 million sq.m.).

Acquisition of Premium Commercial and Residential Land Parcels in Kunshan, Jiangsu Province

On 11 November 2016, the Company acquired 85% equity interest in Taiwan Commodity Trading Center (Kunshan) Co., Ltd. ("Taiwan Commodity") from third parties through its wholly-owned subsidiaries at a consideration of RMB1.36 billion. Taiwan Commodity owns four land parcels located in Kunshan, Jiangsu Province. After the completion of the acquisition, the Group will hold 85% equity interest in the land parcels.

The land parcels are located at Huaqiao Town in Kunshan, Jiangsu Province, offering a strategic locational advantage. It is close to the Huaqiao Station of Line 11 of the Shanghai Metro and is just a 30-minute ride to the Shanghai Hongqiao International Airport. The project occupies a site area of approximately 236,000 sq.m. with an above-ground buildable area of approximately 580,000 sq.m.. The project will be developed into a large commercial and residential community in Kunshan.

Successful Acquisition of Commercial Land Parcels in Nanjing

On 18 November 2016, the Group successfully acquired 64.25% equity interest in Nanjing Guanyu Building Materials Industry Development Co., Ltd. ("Guanyu Building Materials") and Nanjing Guanyu Property Development Co., Ltd. ("Guanyu Property") for an equitable consideration of approximately RMB 270 million. Guanyu Building Materials and Guanyu Property own five commercial land parcels in Jiangning District, Nanjing.

The land parcels are located close to Xincheng Avenue, Jiangning District, Nanjing, near Xiangyu Road North Station of Line S1 of the Nanjing Metro. It occupies a site area of approximately 240,000 sq.m. with an above-ground buildable area of approximately 360,000 sq.m..

Project Development Information

Projects Under Development (As at 30 November 2016)

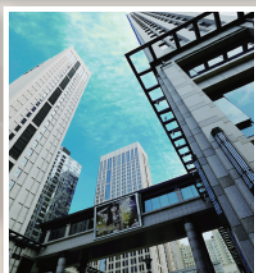
Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
The Polaris	Beijing	High-rise residential and SOHO apartment	100	45,174
The Prestige	Shanghai	High-rise residential, villas and retail shops	100	78,402
SCE Plaza (Phase 1)	Shanghai	Office and retail shops	50	219,650
SCE Plaza (Phase 2)	Shanghai	SOHO apartments	50	42,255
Marina Bay	Shanghai	High-rise residential and villas	100	130,781
Sky Horizon	Shanghai	High-rise residential, LOFT apartment and retail shops	100	47,325
The Royal Bay	Shanghai	Villas and retail shops	100	94,940
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
The Royal Green	Hangzhou	High-rise residential and retail shops	100	181,525
Haicang Vanke Dream Town (Phases 3-4)	Xiamen	High-rise residential and retail shops	12	253,175
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	214,680
SCE Plaza	Quanzhou	High-rise residential, SOHO apartments, office and retail shops	100	133,529
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	81,414
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
Purple Lake International Golf Villa (Partial)	Quanzhou	Low-rise residential and villas	49	28,808
Sapphire Boomtown (Phase 3) (Partial)	Zhangzhou	High-rise residential	100	26,038
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 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				2,935,766

Disclaimer:

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

Stock Information (As at 30 November 2016)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$2.57	HK\$1.48-HK\$2.68	HK\$8.799 billion	3.42384 billion shares



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