

2016 October 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 October 2016, the Group and its joint ventures achieved a contracted sales amount of approximately RMB1.518 billion and a contracted sales area of 154,565 sq.m., representing a year-on-year decrease of 23% and a year-on-year increase of 25%, respectively. The average selling price for October 2016 was RMB9,818 per sq.m..

The Group and its joint ventures achieved an accumulated contracted sales amount of approximately RMB18.012 billion and an accumulated contracted sales area of 1,246,268 sq.m. for the 10 months ended 31 October 2016, representing a year-on-year increase of 64% and 23%, respectively. So far, the contracted sales of the Group and its joint ventures exceeded the annual sales target of RMB15.5 billion by 16%. The average selling price for the 10 months ended 31 October 2016 was RMB14,453 per sq.m..

Land Bank

As at 31 October 2016, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 8.70 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.29 million sq.m.).

Commencement of Construction of The Royal Green in Hangzhou

The Royal Green in Hangzhou has obtained its construction permit recently, marking the official commencement of its construction.

The Royal Green is located at the Hangzhou Xiaoshan Development Zone, which is the Group's first project in Hangzhou. It has huge development potential with various types of ancillary facilities in its neighbourhood. The project occupies a site area of approximately 56,000 sq.m. with a total planned GFA of approximately 182,000 sq.m.. It comprises 11 high-rise residential buildings with ancillary commercial facilities.

Disclaimer:

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

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Project Development Information

Projects Under Development (As at 31 October 2016)

Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
The Polaris	Beijing	High-rise residential	100	40,241
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 and retail shops	100	39,846
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				2,923,354

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Stock Information (As at 31 October 2016)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$2.37	HK\$1.48-HK\$2.39	HK\$8.115billion	3.42384 billion shares



Investor Relations Contact

China SCE Property Holdings Limited

Mr. Paul Li-Financial Controller
& Company Secretary

Tel: 852-2191 3960
Mobile: 852-9869 9237
Fax: 852-2342 6643
Email: paulli@sce-re.com

Ms. Sophie Huang-Investor
Relations Manager

Tel: 86-592-572 1879
Mobile: 86-136 9699 8195
Fax: 86-592-572 1855
Email: huangsf@sce-re.com
ir@sce-re.com

Mr. Matthew Wong - Finance
Manager

Tel: 852-2191 3960
Fax: 852-2342 6643
Email: matthewwong@sce-re.com

Strategic Financial Relations Limited

Ms. Vicky Lee – Senior Director

Tel: 852-2864 4834
Fax: 852-2527 1196
Email: vicky.lee@sprg.com.hk

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