

# 2023 October Newsletter

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## China SCE Group Holdings Limited

Stock Code: 1966

Best 50 of China Real Estate Developers



China SCE Group Holdings Limited ("China SCE" or the "Company", together with its subsidiaries, the "Group") 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 strategies 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

### *Sales Overview*

In October 2023, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB1.014 billion and a contracted sales area of 105,437 sq.m. The average selling price for October 2023 was RMB9,622 per sq.m.

For the ten months ended 31 October 2023, the Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB25.706 billion and an accumulated contracted sales area of 2,096,727 sq.m. The average selling price for the ten months ended 31 October 2023 was RMB12,260 per sq.m.

### *Land Bank*

As of 31 October 2023, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 31.48 million sq.m.



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Scan the QR code in WeChat or search "中骏集团投资者关系小程序" (China SCE Investor Relations Mini Program) on WeChat bulletin board for the Group's latest development

**Disclaimer:**

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## China SCE Project Showcase

### Pingdingshan SCE FUNWORLD



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As the first project of SCE Commercial Management's foray into China's Central Plains region, Pingdingshan SCE FUNWORLD was opened on 18 December 2021. With a total commercial area of 150,000 sq.m., it features gourmet supermarkets, lifestyle boutiques, a CGS multiplex, retail and entertainment for children and popular dining. It is a commercial landmark in the city that positions itself as an "all-embracing one-stop family leisure meeting place".

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More than 40% of the brands in the portfolio of Pingdingshan SCE FUNWORLD made its debut in Pingdingshan, while more than 90% of the brands were first introduced into Zhanhe District, creating the most popular dining and shopping hub in Pingdingshan.



Pingdingshan SCE FUNWORLD will continue to improve, aiming to bring vitality to the local commercial area, lead the development of local consumption and create a social and lifestyle hub to meet the expectation of consumers.

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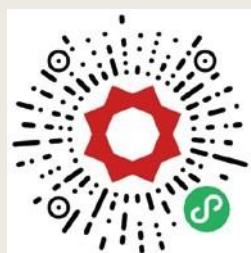
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## China SCE Project Showcase

### Project Background



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#### Location:

Intersection of Heshun Road and Lingyun Road, Zhanhe District, Pingdingshan

#### Population:

Within a 1.5km radius, there are no other commercial facilities in the Zhanhe District, making Pingdingshan SCE FUNWORLD the primary destination for 110,000 people to meet their essential consumer demands; 81 educational institutions enrolling 360,000 students at all school ages within a 3km radius; 46 mature residential areas accommodating 750,000 people within a 5km radius. Surrounded by government buildings, industrial parks, and high-density quality residential areas, encompassing a multitude of industries including education, office and healthcare.

#### Characteristics of the district:

Pingdingshan recorded GDP of RMB \$283.93 billion and a resident population of 4.961 million by the end of 2022. Pingdingshan is an important base for energy and heavy industries in the Central Plains Economic Zone and the city centre of central Henan, as well as the hometown of Chinese Ru kiln ceramics and the base of ceramics of Tang dynasty in China.

#### Transportation:

5 minutes to Pingdingshan Station; 15 minutes' drive to Xinhua and Weidong business district; 30 minutes to reach Baofeng in Ye County and Pingxi High-speed Railway Station; surrounded by 7 public transportation highways, with 6 lanes in both directions and routes going through the city.

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