

2017 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 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 October 2017, the Group together with its joint ventures and associates achieved contracted sales amount of approximately RMB2.329 billion and contracted sales area of 131,875 sq.m., representing a year-on-year increase of 53% and decrease of 15% respectively. The average selling price for October 2017 was RMB17,659 per sq.m.

For the 10 months ended 31 October 2017, the Group together with its joint ventures and associates achieved accumulated contracted sales amount of approximately RMB25.488 billion and accumulated contracted sales area of 1,378,214 sq.m., representing a year-on-year increase of 42% and 11% respectively. The average selling price for the 10 months ended 31 October 2017 was RMB18,493 per sq.m.

Land Bank

As at 31 October 2017, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 14.11 million sq.m.

Acquisition of Residential Land Parcel in Dezhou City

On 13 October 2017, the Group acquired 50% equity interest in Qihe Luyue Real Estate Development Co., Ltd. (齊河魯越房地產開發有限公司) ("Qihe Luyue") at a consideration of approximately RMB160 million. Qihe Luyue owns two residential land parcels in Dezhou City, Shandong Province.

The land parcels are located in Chengnan New District in Qihe, Dezhou City, Shandong Province. It is close to a number of highways, promising quick and direct access to the Jinan West Railway Station and Yaoqiang International Airport in Jinan. The People's Hospital of Qihe is also in the neighbourhood. Overlooking the scenic banks of Daqing River, Chengnan New District is destined to be an administrative, residential and commercial centre in Qihe. It possesses obvious comparative advantage in drawing inflow of resources, which means the land parcels have high potential appreciation value. The project occupies a site area of 123,365 sq.m. and has an above-ground buildable area of approximately 321,000 sq.m.

Disclaimer:

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Latest News

Acquisition of Commercial and Residential Land Parcel in Huizhou

On 23 October 2017, the Group acquired 55% equity interest in Huizhou Xiahui Industrial Co., Ltd. (惠州夏辉实业有限公司) ("Huizhou Xiahui") at a consideration of approximately RMB230 million. Huizhou Xiahui owns a commercial and residential land parcel in Huizhou, Guangdong Province.

The land parcel is located in Huicheng District in Huizhou, Guangdong Province. It is close to the planned Olympic Sports Centre Station of Intercity Railway Line 1. It also enjoys various education resources including primary and secondary schools. Sophisticated ancillary facilities such as the Olympic Sports Centre, the Jinshan Lake Park, central hospital headquarters and triumph city style commercial streets will be located in this area. The project occupies an area of 73,668 sq.m. and has an above-ground buildable area of approximately 147,000 sq.m.

Acquisition of Commercial and Residential Land Parcel in Xuzhou

In October 2017, the Group acquired 50% equity interest in Xuzhou Hupeng Fengyuan Business Management Ltd. (徐州滬彭豐源商業管理有限公司) ("Xuzhou Hupeng") at a consideration of approximately RMB93.75 million. Xuzhou Hupeng owns two commercial and residential land parcels in Xuzhou, Jiangsu Province.

The land parcels are located in Tongshan New District of Xuzhou City, Jiangsu Province, which is close to the office of the Administrative Committee of High-Tech Development Zone and the political core of Chengnan. It enjoys convenient transportation access with the planned Metro Line 6 within walking distance. There are quality schools, hospitals and commercial provisions within 3 kilometres radius. The project occupies a site area of 70,513 sq.m. and has an above-ground buildable area of approximately 235,000 sq.m.

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Project Development Information

Projects Under Development (As at 31 October 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
The Paramount	Beijing	High-rise residential, low-rise residential, villas and retail shops	100	201,175
SCE Plaza (Phase 2)	Shanghai	SOHO apartments	56	42,255
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
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
Garden Terrace	Tianjin	High-rise residential and low-rise residential	51	287,664
6 Park Square	Nanjing	SOHO apartments and LOFT apartments	64	359,880
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	63,332
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	72,572
Parkview Bay	Quanzhou	High-rise residential, SOHO apartments and retail shops	60	142,313
The Paramount	Quanzhou	High-rise residential and SOHO apartments	100	147,491
Royal Bay	Quanzhou	High-rise residential and retail shops	80	174,083
Garden Terrace	Quanzhou	High-rise residential and retail shops	70	92,203
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	Zhangzhou	High-rise residential, low-rise residential and retail shops	90	115,618
Sunshine City (Phase 2)	Yanjiao	High-rise residential and retail shops	100	181,957
SCE International Community (Phase 4)	Linfen	High-rise residential and retail shops	70	173,003
Total				3,260,505

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Stock Information (As at 31 October 2017)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$3.52	HK\$2.28 - HK\$4.59	HK\$13.46 billion	3.82384 billion shares



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