

# 2015 September Newsletter

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## China SCE Property Holding Limited

HKEx Stock Code:1966.HK Top 50 Real Estate Developers of China



China SCE Property Holdings Limited ("China SCE Property" or the "Company") is an integrated property developer dedicated to the pursuit of excellent quality. Headquartered in Xiamen, the Company is principally engaged in real estate development, property investment and property management. On 5 February 2010, the Company listed successfully on the Main Board of The Stock Exchange of Hong Kong Limited. Leveraging on South China Group's diversified capacity and with the implementation of the headquarter-driven centralized management system, China SCE Property carries out a nation-wide development strategy focusing on the West Taiwan Strait Economic Zone, the Yangtze River Delta Economic Zone, the Bohai Rim Economic Zone and the Pearl River Delta Economic Zone.



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## Latest News

### *Sales Update*

In September 2015, the Group and its joint ventures achieved a contracted sales amount of approximately RMB1.018 billion and a contracted sales area of 71,302 sq.m., representing a year-on-year increase of 46% and a year-on-year decrease of 4%, respectively. The average selling price for September 2015 was RMB14,284 per sq.m..

The Group and its joint ventures achieved an accumulated contracted sales amount of approximately RMB8.989 billion and an accumulated contracted sales area of 890,940 sq.m. for the nine months ended 30 September 2015, representing a year-on-year increase of 13% and 3%, respectively. The average selling price for the nine months ended 30 September 2015 was RMB10,090 per sq.m..

### *Land Bank*

As at 30 September 2015, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 9.68 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.65 million sq.m.).

### *Secures a Premium Residential and Office Land Parcel in Shanghai*

On 2 September 2015, the Company has secured a premium residential and office land parcel in Putuo District, Shanghai at a total consideration of RMB1.667 billion through its wholly-owned subsidiary. The land occupies a site area of 23,060 sq.m., with the land cost of RMB20,654 per sq.m.. Subsequent to SCE Plaza, The Prestige and Marina Bay in Shanghai, the acquisition of this quality land plot within Middle Ring Road area of Shanghai further demonstrates China SCE Property's determination to expand in Shanghai.

The land is located at the northeastern section of Zhenru Town Street in Putuo District, an easily accessible location with extensive living facilities. The district is to be developed into a residential and commercial area with office, commercial, dining, entertainment and residential facilities. The above-ground buildable area of the project is 80,710 sq.m., and it is to be developed into a high-end integrated project with high-rise residential buildings with exquisite decoration, townhouses and offices.

### *Secures a Commercial and Residential Land Plot in Nanchang*

On 18 September 2015, the Company successfully bid for a quality land plot in Nanchang, Jiangxi Province at a total consideration of RMB630 million via a wholly-owned subsidiary, representing the land cost of RMB3,514 per sq.m.. The addition of the new land parcel in Chaoyang New City further consolidates the Company's position in the Nanchang property market and strengthens its strategic development in the Pan-West Taiwan Strait Economic Zone.

The land parcel is located to the east of Guidian Road and the south of Laozhou Street in Chaoyang New City, i.e., the centre of the Xihu District in the vicinity of the Ganjiang River, and commands an outstanding view. It occupies a site area of 64,039 sq.m. and an above-ground buildable area of 179,310 sq.m..

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### *Obtains Construction Permit for Sunshine City Phase 2 in Langfang*

On 21 September 2015, Sunshine City Phase 2 in Langfang has obtained its construction permit, marking the commencement of the project.

Sunshine City is located at Yanjiao Development Zone in Sanhe, Langfang, Hebei Province, with Beijing on its west. The project occupies a site area of approximately 130,000 sq.m., and a total planned GFA of more than 400,000 sq.m., which will be developed into a large residential community. The total planned GFA of Phase 2 of the project is about 180,000 sq.m. It is planned to comprise 12 blocks of high-rise residential buildings and ancillary commercial facilities. The project will launch its pre-sale in the fourth quarter this year.

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## Project Development Information

### Projects Under Development (As at 30 September 2015)

Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
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
Marina Bay	Shanghai	High-rise residential and villas	100	130,781
Sunshine City (Phase 1)	Shenzhen	High-rise residential and retail shops	82	212,973
Haicang Vanke Dream Town (Phases 2-5)	Xiamen	High-rise residential and retail shops	12	379,098
Sapphire Boomtown	Nanchang	High-rise residential and retail shops	100	286,320
SCE Mall	Quanzhou	High-rise residential, SOHO apartments, office, fruit wholesale market and retail shops	60	251,290
SCE Plaza	Quanzhou	High-rise residential, SOHO apartments and retail shops	100	253,926
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	124,276
Gold Coast (Phase 2)	Quanzhou	SOHO apartments and retail shops	45	77,045
SCE Mall (Phase2) (Shishi)	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	72,256
Sapphire Boomtown (Phase 3)	Zhangzhou	High-rise residential, SOHO apartments, office and retail shops	100	206,938
Sunshine City (Phase 1)	Zhangzhou	High-rise residential and retail shops	85	157,706
Sunshine City (Phase 2)	Zhangzhou	High-rise residential and retail shops	85	180,239
Sunshine City (Phase 1)	Langfang	High-rise residential and retail shops	55	241,346
Sunshine City (Phase 2)	Langfang	High-rise residential	55	181,957
Royal Spring City • Spring Villa (Except Zone A)	Anshan	Villas and retail shops	70	135,534
SCE International Community (Phase 3)	Linfen	High-rise residential and retail shops	70	81,822
SCE International Community (Phase 4)	Linfen	High-rise residential and retail shops	70	173,003
<b>Total</b>				<b>3,881,038</b>

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### Stock Information (As at 30 September 2015)

Price per Share (Closing)	52-week Range	Market Capitalization	Total Number of Shares
HK\$1.69	HK\$1.30-HK\$1.86	HK\$5.786 billion	3.42384 billion shares



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