

2021 September Newsletter

China SCE Group Holdings Limited

Stock Code: 1966.HK

Best 50 of China Real Estate Developers



China SCE Group 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 property development, commercial management, property management and rental apartments business. The Company is headquartered in Shanghai for its business operations, while implementing key focused strategy 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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Sales Overview

In September 2021, the Group together with its joint ventures and associates, achieved a contracted sales amount of approximately RMB7.504 billion and a contracted sales area of 759,668 sq.m. The average selling price for September 2021 was RMB9,878 per sq.m.

For the nine months ended 30 September 2021, the Group, together with its joint ventures and associates, achieved an accumulated contracted sales amount of approximately RMB82.640 billion and an accumulated contracted sales area of 5,659,554 sq.m, representing a year-on-year increase of 20% and 20%, respectively. The average selling price for the nine months ended 30 September 2021 was RMB14,602 per sq.m.

Land Bank

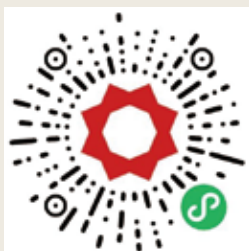
As of 30 September 2021, the Group, together with its joint ventures and associates, owned a land bank with an aggregate planned GFA of approximately 40.43 million sq.m.

Details of newly acquired land parcels in September 2021 are as follows:

City	Location	Group's Equity Interest	Land-use Planning	Area of the Land Parcel (sq.m.)	Aggregate Planned GFA (sq.m.)	Average Land Cost (RMB/sq.m.)
Yantai	Penglai District	100%	Residential and Commercial	60,518	169,450	1,037
Fuzhou	Cangshan District	100%	Residential	17,505	38,511	10,231



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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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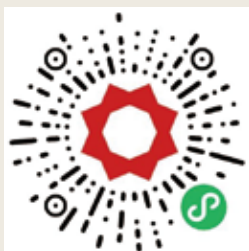
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S&P Global Ratings Revised China SCE's Outlook to Stable on Steady Operations and Funding Access; 'B+' Ratings Affirmed

On 20 September, S&P Global Ratings revised the rating outlook of China SCE to stable. At the same time, S&P also affirmed China SCE's 'B+' long-term issuer credit ratings.

The stable outlook reflects S&P Global Ratings' view that China SCE will deleverage gradually as solid revenue recognition and sales performance will offset higher expansion spending. In addition, S&P Global Ratings believes that China SCE will maintain adequate liquidity and good funding access.

China SCE Being the "Best 50 of China Real Estate Developers Brand Value" for Seven Consecutive Years

On 23 September, the "2021 China Real Estate Value Summit and Real Estate Developers Brand Value Evaluation Results Press Conference" (2021中國房地產業價值峰會暨房企品牌價值測評成果發佈會) was held in Chengdu by the China Real Estate Appraisal Centre of Shanghai E-House Real Estate Research Institute under supervision of the China Real Estate Association. China SCE was ranked 35th in the "Best 50 of China Real Estate Developers Brand Value" this year, representing its strong brand value and comprehensive strengths.

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