

2017 August 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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Best 50 of China Real Estate Developers



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Latest News

Sales Overview

In August 2017, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB2.313 billion and a contracted sales area of 126,195 sq.m., representing a year-on-year increase of 91% and 32%, respectively. The average selling price for August 2017 was RMB18,324 per sq.m..

The Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB19.977 billion and an accumulated contracted sales area of 1,116,819 sq.m. for the eight months ended 31 August 2017, representing a year-on-year increase of 36% and 18%, respectively. The average selling price for the eight months ended 31 August 2017 was RMB17,887 per sq.m..

Land Bank

As at 31 August 2017, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 13.11 million sq.m..

2017 Interim Results Announcement

On 16 August 2017, China SCE announced its interim results for the six months ended 30 June 2017.

For the six months ended 30 June 2017, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB15.524 billion, representing a year-on-year increase of 30.7%. It recorded a revenue of approximately RMB8.166 billion for the period. Gross profit was approximately RMB2.505 billion. Gross profit margin increased 5 percentage points to 30.7% when compared with the same period last year. Profit for the period was approximately RMB1.211 billion. Profit attributable to owners of the parent amounted to approximately RMB1.014 billion and core profit attributable to owners of the parent was approximately RMB939 million, representing a year-on-year increase of 106.2%. The Board has resolved to declare an interim dividend of HK6 cents per share.

Disclaimer:

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Latest News

Signing of Strategic Cooperation Agreement with Greystar Capital

On 10 August 2017, China SCE signed a strategic cooperation agreement with Greystar Capital, leading to in-depth cooperation between both parties in tapping China's long-term rental apartments market. The signing of the agreement is of great significance to China SCE as it will optimise the deployment, attract international capital and accelerate the Group's expansion in the long-term rental apartments market. China SCE plans to roll out 50,000 long-term rental apartments in cities including Beijing, Shanghai, Shenzhen, Hangzhou, Nanjing, Tianjin, Jinan and Xiamen in the coming three years.

As the largest long-term rental apartments property platform in the world, Greystar Capital currently manages assets with a total value of approximately US\$14 billion and more than 425,000 apartments covering 160 cities including America, Britain, Netherlands and Mexico. It has been ranked first in the United States in terms of the number of apartments and beds under management.

Placing of 400 Million New Shares to Raise HK\$1.456 Billion

On 31 August 2017, China SCE announced a placement of 400 million new shares, raising a proceeds of HK\$1.456 billion. The placement not only provides adequate funds for the Group's future development, but also broadens its shareholder base and optimises its capital base.

The placing of new shares received enthusiastic response from many international investors and was oversubscribed by approximately 3.3 times. The placing price was HK\$3.64 per share and the placing shares represent approximately 10.46% of the enlarged issued share capital of the Group. Citigroup, Deutsche Bank and BOCI served as the placing agents.

Successful Bid for Commercial and Residential Land Parcel in Xuzhou

On 2 August 2017, the Group made a successful bid for a quality parcel of land for commercial and residential purposes in Xuzhou at a consideration of approximately RMB590 million. The land parcel is located on the south of Chu River, Tongshan New District and offers picturesque river vistas. It is also in the neighbourhood of District Government Offices with comprehensive support facilities, as well as Metro Line 3 that is under construction. The project occupies a site area of 62,067 sq.m., with an above-ground buildable area of approximately 155,000 sq.m..

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Latest News

Successful Bid for Commercial and Office Land Parcel in Jinan

On 3 August 2017, the Group made a successful bid for a quality parcel of land for commercial and office purposes in Jinan at a consideration of approximately RMB130 million. The land parcel is located in the core area of the Jinan West Railway Station and is close to the west end of the Qilu Avenue which is the southern and northern artery of Jinan West New Town. There are three light-rail lines and connections to several main roads nearby, which promises easy and convenient access to the entire city. These attributes will facilitate development of a new financial and commercial hub in the Jinan West New Town. The project occupies a site area of 13,668 sq.m., with an above-ground buildable area of approximately 59,000 sq.m..

Successful Bid for a Commercial and Office Land Parcel in Hangzhou

On 11 August 2017, the Group made a successful bid for a quality parcel of land for commercial and office use in Hangzhou at a consideration of approximately RMB84 million. The land parcel is situated in the core district of the Future Sci-Tech City (未来科技城) and is less than 500 metres away from Metro Line 5 Chang Er Road Station that is under construction. It is also close to a number of main roads, offering convenient transportation access to key city areas. Furthermore, there are many colleges nearby and it is close to the headquarters of Alibaba, allowing it to enjoy the comprehensive ancillary facilities of Future Sci-Tech City. The project occupies a site area of 9,412 sq.m., with an above-ground buildable area of approximately 20,000 sq.m..

Royal Bay in Quanzhou Launched to the Market

On 31 August 2017, Royal Bay in Quanzhou was launched for sale officially. First batch of 484 high-rise residential units were offered to the market, and nearly 80% of them were subscribed on the debut day, generating a subscription amount of approximately RMB370 million.

Royal Bay is located in Nanan City, Quanzhou, and is near to bus terminal, train station and highway exit, hence a prime location with strong potential for development. The project has an aggregate planned GFA of approximately 236,000 sq.m. and comprises 10 high-rise residential buildings, a shopping mall and retail shops.

Project Development Information

Projects Under Development (As at 31 August 2017)

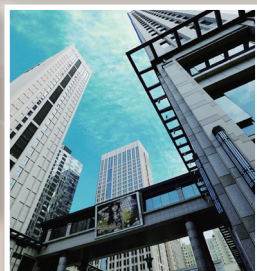
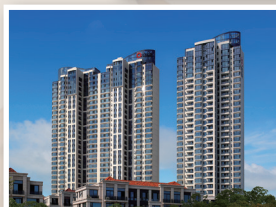
Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
Polaris	Beijing	High-rise residential and SOHO apartments	100	45,174
Sunshine Mansion	Beijing	Low-rise residential	100	63,600
The Paramount	Beijing	High-rise residential, low-rise residential, villas and retail shops	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
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
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	55	181,957
SCE International Community (Phase 4)	Linfen	High-rise residential and retail shops	70	173,003
Total				2,808,422

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Stock Information (As at 31 August 2017)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$4	HK\$1.73-HK\$4.04	HK\$13.695 billion	3.42384 billion shares



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