

2016 February Newsletter

China SCE Property Holdings 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 Overview

In February 2016, the Group and its joint ventures achieved a contracted sales amount of approximately RMB795 million and a contracted sales area of 53,210 sq.m., representing a year-on-year increase of 58% and a year-on-year decrease of 15%, respectively. The average selling price for February 2016 was RMB14,940 per sq.m..

The Group and its joint ventures achieved an accumulated contracted sales amount of approximately RMB2.604 billion and an accumulated contracted sales area of 134,826 sq.m. for the two months ended 29 February 2016, representing a year-on-year increase of 130% and a year-on-year decrease of 2%, respectively. The average selling price for the two months ended 29 February 2016 was RMB19,312 per sq.m..

Land Bank

As at 29 February 2016, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 9.23 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.58 million sq.m.).

Successful Bid for a Premium Commercial and Residential Land Parcel in Beijing

On 26 February 2016, the Company made a successful bid for a parcel of premium commercial and residential land in Beijing through its wholly-owned subsidiary at a total consideration of RMB3.948 billion. With the successful bid of this land parcel in Mentougou District, China SCE Property has engaged in four projects in Beijing, including Polaris in North Second Ring Road, Changping Project and Sunshine City in Yanjiao.

The land parcel is in the core area of Mentougou District and benefited from comprehensive supporting facilities, convenient transportation network and beautiful scenery. The project occupies a site area of approximately 82,625 sq.m. with an above-ground buildable area of 263,190 sq.m.. The project will be developed into a high-end community comprising commercial, residential and public housing and education facilities.

Disclaimer:

This newsletter provides the investors with unaudited financial data. As a result, it is for reference only.

Project Development Information

Projects Under Development (As at 29 February 2016)

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 2)	Shenzhen	High-rise residential and retail shops	82	72,754
Haicang Vanke Dream Town (Phases 3-4)	Xiamen	High-rise residential and retail shops	12	253,175
Sapphire Boomtown	Nanchang	High-rise residential and retail shops	100	286,320
SCE Mall	Quanzhou	High-rise residential, SOHO apartments, office and retail shops	60	191,993
SCE Plaza	Quanzhou	High-rise residential, SOHO apartments, office and retail shops	100	253,926
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	124,276
SCE Mall (Phase 2) (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	28,808
Sapphire Boomtown (Phase 3)	Zhangzhou	High-rise residential, SOHO apartments and retail shops	100	206,938
Sunshine City (Phase 2)	Zhangzhou	High-rise residential and retail shops	85	180,239
Sunshine City (Phase 3)	Zhangzhou	High-rise residential and retail shops	75	160,137
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
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
Total				3,302,003

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Stock Information (As at 29 February 2016)

Price per Share (Closing)	52-week Range	Market Capitalization	Total Number of Shares
HK\$1.56	HK\$1.30-HK\$1.86	HK\$5.341billion	3.42384 billion shares



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