

2016 September 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 dual-headquartered in Xiamen and Shanghai for its business operations, while implementing regional development strategy focusing on 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 September 2016, the Group and its joint ventures achieved a contracted sales amount of approximately RMB1.810 billion and a contracted sales area of 146,989 sq.m., representing a year-on-year increase of 78% and 106%, respectively. The average selling price for September 2016 was RMB12,318 per sq.m..

The Group and its joint ventures achieved an accumulated contracted sales amount of approximately RMB16.494 billion and an accumulated contracted sales area of 1,091,703 sq.m. for the nine months ended 30 September 2016, representing a year-on-year increase of 83% and 23%, respectively. So far, the Group and its joint ventures have in advance achieved the sales target of RMB15.5 billion. The average selling price for the nine months ended 30 September 2016 was RMB15,109 per sq.m..

Land Bank

As at 30 September 2016, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 8.85 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.44 million sq.m.).

Successful Bid for Another Quality Commercial and Residential Land Parcel in Shanghai

The Company made a successful bid for a parcel of commercial-cum-residential land in Shanghai at a consideration of RMB2.106 billion on 7 September 2016. Located on the south side of Pan Zhong Road in Xujing Town, Qingpu District, Shanghai, the land parcel occupies a site area of approximately 25,000 sq.m. with an above-ground buildable area of approximately 50,000 sq.m.. To date, the Company has seven projects in Shanghai, three of which are located in the Pan Hongqiao Area.

Successful Bid for a Residential Land Parcel in Tianjin

The Company made a successful bid for a quality parcel of land in Tianjin at a consideration of RMB485 million on 8 September 2016. The land plot occupies a site area of approximately 156,000 sq.m. with an above-ground buildable area of approximately 230,000 sq.m.. Located in Tuanbo New City, Jinghai District, Tianjin, the project enjoys convenient transportation access. It will be developed into a low-density residential community.

Ranked 43rd in "2016 Best 50 of China Real Estate Developers Brand Value"

The "2016 Appraisal Results Conference of China Real Estate Developers Brand Value cum The Development of Real Estate Brand Summit Forum" (2016中國房地產企業品牌價值測評成果發佈會暨房地產品牌發展高峰論壇) was held in Xiamen on 21 September 2016. China Real Estate Association and China Real Estate Appraisal jointly announced the "2016 Appraisal Results of Chinese Real Estate Developers Brand Value" (2016中國房地產企業品牌價值測評). China SCE ranked 43rd in the "2016 Best 50 of China Real Estate Developers Brand Value" and fifth in the "2016 Best 10 of Growth of China Real Estate Developers Brand Value". Fujian Cippon Tai Wo Property Management Co., Ltd., a property management brand under China SCE, ranked 41st among the "2016 Best 50 of China Property Management Enterprises Brand Value".

Disclaimer:

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

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Project Development Information

Projects Under Development (As at 30 September 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
SCE Plaza (Phase 2)	Shanghai	SOHO apartments	50	42,255
Marina Bay	Shanghai	High-rise residential and villas	100	130,781
Sky Horizon	Shanghai	High-rise residential, SOHO apartments and retail shops	100	47,325
The Royal Bay	Shanghai	Villas and retail shops	100	94,940
Sunshine City (Phase 2)	Shenzhen	High-rise residential and retail shops	82	72,754
Marina Bay	Tianjin	Low-rise residential and villas	100	153,504
Haicang Vanke Dream Town (Phases 3-4)	Xiamen	High-rise residential and retail shops	12	253,175
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	214,680
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 (Shishi) (Phase 2)	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) (Partial)	Zhangzhou	High-rise residential	100	26,038
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 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				2,872,326

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Stock Information (As at 30 September 2016)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$1.89	HK\$1.48-HK\$1.91	HK\$ 6.471 billion	3.42384 billion shares



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