

2017 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 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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Latest News

Sales Overview

In September 2017, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB3.182 billion and a contracted sales area of 129,520 sq.m., representing a year-on-year increase of 76% and year-on-year decrease of 12% respectively. The average selling price for September 2017 was RMB24,572 per sq.m.

The Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB23.159 billion and an accumulated contracted sales area of 1,246,339 sq.m. for the nine months ended 30 September 2017, representing a year-on-year increase of 40% and 14% respectively. The average selling price for the nine months ended 30 September 2017 was RMB18,582 per sq.m.

Land Bank

As at 30 September 2017, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 13.32 million sq.m.

Residential Units of Polaris in Beijing Launched for Sale

Residential units of Polaris, one of the ultra-prime property projects in Beijing as well as nationwide, were launched for sale in September at an average selling price of RMB135,000 per sq.m. It brings a total subscription amount of approximately RMB2 billion on the debut day, opening a new chapter for luxury residential properties.

Polaris is located on North Second Ring Road in Xicheng District, Beijing, neighbouring Desheng Gate and is close to the central administrative district, university district and central park district. Leveraging its advantage in resources to perfectly integrate with the cultural atmosphere in inner city of Beijing, Polaris has attracted considerable market attention. The project is positioned as an ultra-prime residential property and comprises 120 extraordinary residences and 116 SOHO apartments.

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Latest News

Garden Terrace in Quanzhou Obtains Construction Permit

Garden Terrace in Quanzhou has obtained its construction permit on 14 September 2017, marking the official commencement of its construction.

The project is located in Qingyang District, Jinjiang City, Quanzhou. Qingyang District will be developed into the CBD of Jinjiang City, Fujian Province. The land parcel occupies an area of approximately 26,000 sq.m. The project comprises 6 high-rise residential buildings with an aggregate planned GFA of approximately 92,000 sq.m.

6 Park Square in Nanjing Launched in the Market

6 Park Square in Nanjing was launched for sale on 24 September 2017. First batch of 612 apartments was offered on the debut day, and nearly 80% of them were subscribed, bringing in a total subscription amount of approximately RMB320 million in September.

The project is located close to Xincheng Avenue, Jiangning District, Nanjing, and is close to the Xiangyu Road North Station of Nanjing Metro Line S1. The project has an aggregate planned GFA of approximately 141,000 sq.m. and comprises 12 SOHO buildings and 4 LOFT buildings.

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 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
6 Park Square	Nanjing	SOHO apartments and LOFT apartments	64	140,614
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
Garden Terrace	Quanzhou	High-rise residential	70	92,203
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				3,041,239

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Stock Information (As at 29 September 2017)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$3.81	HK\$1.88 - HK\$4.59	HK\$14.569 billion	3.82384 billion shares



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