

2016 April 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 April 2016, the Group and its joint ventures achieved a contracted sales amount of approximately RMB1.320 billion and a contracted sales area of 115,440 sq.m., representing a year-on-year increase of 30% and a year-on-year decrease of 5%, respectively. The average selling price for April 2016 was RMB11,437 per sq.m.. The Group and its joint ventures achieved an accumulated contracted sales amount of approximately RMB5.605 billion and an accumulated contracted sales area of 361,569 sq.m. for the four months ended 30 April 2016, representing a year-on-year increase of 80% and a year-on-year decrease of 4%, respectively. The average selling price for the four months ended 30 April 2016 was RMB15,501 per sq.m..

Land Bank

As at 30 April 2016, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 9.31 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.67 million sq.m.).

Commencement of Construction of Uptown in Nanchang

On 22 April 2016, Uptown in Nanchang obtained its construction permit, marking the official commencement of its construction.

The land parcel is located to the east of Guidian Road and the south of Laozhou Street in Chaoyang New City, i.e., the centre of the Xihu District in the vicinity of the Ganjiang River, and commands an outstanding view. It occupies an above-ground buildable area of 179,310 sq.m. and will comprise 4 high-rise residential buildings, 3 SOHO apartments buildings, 2 LOFT apartments buildings and ancillary commercial facilities.

Acquisition of the Entire Equity Interests in Shanghai Yi Jing Property Co., Ltd. and Zhao He (Shanghai) Investment Co., Ltd.

On 25 April 2016, Fujian Zhongjun Industrial Co., Ltd. (福建中骏置业有限公司), a wholly-owned subsidiary of the Group, acquired the entire equity interests in Shanghai Yi Jing Property Co., Ltd. (上海逸景置业有限公司) ("Yi Jing Property") and Zhao He (Shanghai) Investment Co., Ltd. (兆赫(上海)投资有限公司) from an independent third party. These two companies hold aggregate equity interest of 95% in Shanghai Heng Zhi Property Company Limited (上海衡智房地产有限公司) ("Shanghai Hengzhi") while Shanghai Hengzhi holds four parcels of land located in Zhu Jia Jiao, Qingpu District, Shanghai. The consideration for the acquisition shall be RMB50 million and the repayment of shareholder's loans and a loan to an independent third party in the aggregate amount of approximately RMB567 million on behalf of Yi Jing Property and Shanghai Hengzhi. Upon the completion of the acquisition, the Group will hold 95% equity interest of Qingpu Project.

Qingpu Project located in the south of Zhang Jia Wei Road, Zhu Jia Jiao, Qingpu District. The project occupies a site area of 88,387 sq.m. with an above-ground buildable area of 62,123 sq.m.. The project will be developed into a high-end community of townhouses.

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 30 April 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 (High-rise portion)	Nanchang	High-rise residential and retail shops	100	286,320
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	179,310
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 (Shishi) (Phase2)	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)	Yanjiao	High-rise residential and retail shops	55	241,346
Sunshine City (Phase 2)	Yanjiao	High-rise residential and retail shops	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				3,481,313

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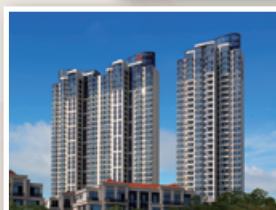
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Stock Information (As at 29 April 2016)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$1.64	HK\$1.48-HK\$1.86	HK\$5.615 billion	3.42384 billion shares



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