

2015 June 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 Update

In June 2015, the Group and its joint ventures achieved a contracted sales amount of approximately RMB983 million and a contracted sales area of 123,792 sq.m., representing a year-on-year increase of 15% and 51%, respectively. The average selling price for June 2015 was RMB7,939 per sq.m..

The Group and its joint ventures achieved an accumulated contracted sales amount of approximately RMB5.412 billion and an accumulated contracted sales area of 660,630 sq.m. for the six months ended 30 June 2015, representing a year-on-year decrease of 3% and a year-on-year increase of 5%, respectively. The average selling price for the six months ended 30 June 2015 was RMB8,193 per sq.m..

Land Bank

As at 30 June 2015, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 9.63 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.50 million sq.m.).

Announcement of Positive Profit Alert for the Six Months Ended 30 June 2015

The Company issued a positive profit alert on 18 June 2015. This was because the Group is expected to record a substantial increase in consolidated net profit (excluding changes in fair value of investment properties, net of tax) of not less than 150% for the six months ended 30 June 2015 as compared with the consolidated net profit (excluding changes in fair value of investment properties, net of tax) for the corresponding period last year. This expected increase in profit was primarily attributable to a substantial increase in the gross floor area of the properties that the Group delivered to buyers for the six months ended 30 June 2015 as compared with the corresponding period of 2014.

Issuance of US\$350 Million 10.0% Senior Notes Due 2020

The Board of Directors of the Company announced that on 24 June 2015, the Company and the subsidiary guarantors entered into a purchase agreement with HSBC, J.P. Morgan, Haitong International, Huatai Financial Holdings (Hong Kong) Limited, ICBC International, Nomura and VTB Capital in connection with the issuance of senior notes in the aggregate principal amount of US\$350 million.

The 5-year senior notes bear at 10% coupon rate. The net proceeds of the senior notes after deduction of underwriting discount and commissions and other estimated expenses, amounted to approximately US\$342 million. The Company intends to use the net proceeds of the senior notes to refinance certain existing indebtedness, including the senior notes issued in 2011.

Disclaimer:

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SCE International Community Phase 4 in Linfen Secures Construction Permit

On 29 June 2015, SCE International Community Phase 4 in Linfen obtained its construction permit, marking the official commencement of its construction.

SCE International Community enjoys distinct geographical advantages as it is located in the southeastern part of the Linfen Economic and Technological Development Area, neighbouring the old Linfen City at its south. With a planned GFA of more than 500,000 sq.m., the project is to be developed into one of the largest residential communities in Linfen. Development of the project has now reached Phase 4. Occupying a planned GFA of about 170,000 sq.m., Phase 4 is to comprise six residential buildings and ancillary commercial facilities.

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Project Development Information

Projects Under Development (As at 30 June 2015)

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
Sunshine City (Phase 1)	Shenzhen	High-rise residential and retail shops	82	212,973
Haicang Vanke Dream Town (Phases 2-5)	Xiamen	High-rise residential and retail shops	12	379,098
Sapphire Boomtown	Nanchang	High-rise residential and retail shops	100	286,320
SCE Mall	Quanzhou	High-rise residential, SOHO apartments, office, fruit wholesale market and retail shops	60	251,290
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	124,276
Gold Coast (Phase 2)	Quanzhou	SOHO apartments and retail shops	45	77,045
SCE Mall (Shishi)	Quanzhou	High-rise residential, SOHO apartments, office 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
Sunshine Town (Phase 2)	Quanzhou	High-rise residential and retail shops	100	162,119
Purple Lake International Golf Villa (Partial)	Quanzhou	Low-rise residential and villas	49	56,081
Sapphire Boomtown (Phase 3)	Zhangzhou	High-rise residential, SOHO apartments, office and retail shops	100	206,938
Sunshine City (Phase 1)	Zhangzhou	High-rise residential and retail shops	85	157,706
Sunshine City (Phase 2)	Zhangzhou	High-rise residential and retail shops	85	180,239
Sunshine City (Phase 1)	Langfang	High-rise residential and retail shops	55	241,346
Royal Spring City • Spring Villa (Except Zone A)	Anshan	Villas and retail shops	70	135,534
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				3,460,318

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Stock Information (As at 30 June 2015)

Price per Share (Closing)	52-week Range	Market Capitalization	Total Number of Shares
HK\$1.86	HK\$1.30-HK\$1.86	HK\$6.368billion	3.42384 billion shares



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