

2013

2013 **May** Newsletter

China SCE Property Holdings Limited

HKEx Stock Code: 1966.HK China Top 100 Real Estate Developers

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 Hong Kong Stock Exchange. 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, Bohai Rim Economic Zone and Pearl River Delta Economic Zone.

Latest News

Sales Overview

In May 2013, the Group recorded a contracted sales amount of approximately RMB768 million, representing a year-on-year growth of 87%. The contracted sales area was 50,564 sq.m., which remained in line with that of last year. The Group realized a contracted sales amount of approximately RMB4.121 billion and a contracted sales area of 320,907 sq.m. for the five months ended 31 May 2013, representing a sharp increase of 200% and 93% over the same period of last year, respectively. The accumulated contracted sales accounted for approximately 55% of the annual sales target (RMB7.5 billion).

Land Bank

As at 31 May 2013, the Group owned a land bank with an aggregate planned GFA of approximately 10.00 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.99 million sq.m.).

2013 Annual General Meeting

China SCE Property held its Annual General Meeting at Mandarin Oriental Hong Kong on 16 May 2013. All ordinary resolutions proposed at the Annual General Meeting were passed by way of poll.

Latest News

Honored as “Model Enterprise with Influential Brand”

Hosted by China Real Estate Fujian Enterprises Association, the Fourth Conference for Fujian Real Estate Enterprises in China was held recently in Fuzhou. China SCE Property was honored as the “Model Enterprise with Influential Brand” and was also appointed as a standing committee member of China Real Estate Fujian Enterprises Association in 2013.



Mr. Wong Chiu Yeung, Chairman of the Board of South China Group, Named as “Fujian Charity Star” by the Fujian Provincial Charity Federation

The Third Annual Representative Meeting and Award Presentation Ceremony organized by the Fujian Provincial Charity Federation was held in Fuzhou on 3 May 2013. Mr. Wong Chiu Yeung, Chairman of the Board of South China Group, was named as “Fujian Charity Star” in appreciation of his dedication to charity in recent years.

Project Development Information

Projects Under Development (As at 31 May 2013)

Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
Fortune Plaza • Royal Terrace	Quanzhou	High-rise residential	58	202, 129
Fortune Plaza • World City	Quanzhou	Commercial	58	317, 036
International Finance Center • The Regent	Quanzhou	Residential and commercial	34	256, 196
Sapphire Peninsula	Quanzhou	Residential and commercial	100	267, 676
Sunshine Mansion (Phase 2)	Quanzhou	Residential and commercial	80	172, 156
Gold Coast (Phase 1 Part A)	Quanzhou	Residential	45	118, 060
Sunshine Town (Phase 2)	Quanzhou	Residential and commercial	100	220, 229
Sunshine City	Xiamen	Residential and commercial	100	143, 000
The Prestige	Xiamen	Residential	65	89, 244
Sapphire Boomtown (Phase 2)	Zhangzhou	Residential and commercial	100	163, 033
Royal Spring City • Spring Villa	Anshan	Residential and commercial	70	168, 729
Total				2,117,488

Investment Properties (As at 31 May 2013)

Project Name	City	Type of Property	Total GFA (sq.m.)
Beijing World City	Beijing	Commercial	32, 312
Green Lake Mansion	Xiamen	Commercial	937
SCE Building	Xiamen	Office	42, 970
Total			76,219

Disclaimer:

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

Project Development Information

Projects Held for Future Development (As at 31 May 2013)

Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
Fortune Plaza (Phases 4 & 5)	Quanzhou	Residential, commercial, office and hotel	58	500,785
Gold Coast (Phase 1 Part B, Phases 2 & 3)	Quanzhou	Residential, commercial and tourism related integrated development	45	1,095,608
International Finance Center (Phase 2)	Quanzhou	Commercial	34	148,804
Nan'an World City	Quanzhou	Residential and commercial	80	660,000
SCE Mall	Quanzhou	Residential and commercial	60	297,529
Sunshine City	Quanzhou	Residential and commercial	100	137,902
The Prestige	Quanzhou	Residential and commercial	100	111,972
SCE Plaza	Quanzhou	Residential, commercial and office	51	370,115
Sunshine Park	Quanzhou	Residential and commercial	51	232,643
Licheng Project	Quanzhou	Residential and commercial	60	290,000
Sapphire Boomtown (Phases 3 & 4)	Zhangzhou	Residential and commercial	100	208,688
Sapphire Boomtown	Longyan	Residential	100	267,240
Sapphire Boomtown	Nanchang	Residential and commercial	100	310,000
Sapphire Hill (Phase 1)	Shenzhen	Residential and commercial	63	268,331
Beijing Project	Beijing	Office and commercial	100	38,195
Royal Spring City (Except Phase 1)	Anshan	Residential and commercial	70	1,645,139
SCE International Community (Phases 2 & 3)	Linfen	Residential and commercial	100	485,878
Sapphire Boomtown	Langfang	Residential and commercial	55	424,777
Total				7,493,606

Note: Projects held for future development do not include the project for which master agreement had been entered but had not gone through any public tender process.

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Stock Information (As at 31 May 2013)

Price per Share (Closing)	52-week Range	Market Capitalization	Total Number of Shares
HK\$1.87	HK\$1.49-HK\$2.10	HK\$5.335 billion	2.8532 billion shares



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