



2013

2013 **October** 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 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 Bohai Rim Economic Zone and the Pearl River Delta Economic Zone.

Latest News



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Sales Overview

In October 2013, the Group and its jointly-controlled entities realized a contracted sales amount of approximately RMB928 million and a contracted sales area of 119,856 sq.m., representing a year-on-year increase of 50% and 76%, respectively. The Group and its jointly-controlled entities realized a contracted sales amount of approximately RMB9.186 billion and a contracted sales area of 852,281 sq.m. for the ten months ended 31 October 2013, representing a sharp increase of 104% and 69% over the same period of last year, respectively. The accumulated contracted sales exceeds approximately 22% of the annual sales target (RMB7.5 billion).

Land Bank

As at 31 October 2013, the Group owned a land bank with an aggregate planned GFA of approximately 9.73 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.83 million sq.m.).

Acquisition of a Residential-cum-commercial Land Parcel in Jinjiang, Quanzhou, Fujian Province

On 17 October 2013, a wholly-owned subsidiary of the Company won a bid for a residential-cum-commercial land parcel in Jinjiang, Quanzhou, Fujian Province at a consideration of RMB526 million.

The land parcel is located on the east of South Yingbin Road, Jinjiang, near the foot of a bridge across the city center of Quanzhou, making it conveniently accessible. It also has a comprehensive range of commercial facilities. The project occupies a site area of approximately 47,000 sq.m., with a total planned GFA of approximately 167,000 sq.m.

Sunshine Town Phase 2 in Nan'an, Quanzhou Launched for Pre-sale

Sunshine Town Phase 2 in Nan'an was officially launched for pre-sale on 19 October 2013. Three residential buildings, totally 535 residential units, were made available to the market, with nearly 90% of them been subscribed on the debut day, achieving a total subscription amount of approximately RMB230 million.

Sunshine Town Phase 2 is located on Nanhuan Road of Nan'an, Quanzhou, a 10-minute drive from downtown Quanzhou. The project occupies a site area of approximately 43,000 sq.m. with a planned GFA of approximately 220,000 sq.m. and will comprise high-rise residential buildings and ancillary commercial facilities.



Latest News

Commencement of Construction of Parkview Bay in Nan'an, Quanzhou

Parkview Bay in Nan'an has obtained its construction permit in October 2013, marking the official commencement of its construction. Parkview Bay is the Phase 1 of a large urban complex, Nan'an World City. It is located in the northwest of the intersection of Jiangbei Road and Meilin Road in the new city area of Nan'an, and offers a spectacular view overlooking the West River in the city. The project has a total planned GFA of approximately 215,000 sq.m., and will comprise 18 high-rise residential buildings and supporting commercial facilities.



Project Development Information

Projects Under Development (As at 31 October 2013)

Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
Fortune Plaza • World City	Quanzhou	Commercial	58	301,460
Fortune Plaza • Marina Bay	Quanzhou	Residential and commercial	58	233,151
The Regent	Quanzhou	Residential and commercial	34	256,196
Gold Coast (Phase 1 Part A)	Quanzhou	Residential	45	83,828
Sunshine Town (Phase 2)	Quanzhou	Residential and commercial	100	220,229
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
Nan'an World City • Parkview Bay	Quanzhou	Residential and commercial	80	215,332
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
Sapphire Boomtown	Longyan	Residential	100	267,240
Royal Spring City • Spring Villa (Except Zone A)	Anshan	Residential and commercial	70	127,759
SCE International Community (Phase 2)	Linfen	Residential and commercial	100	55,674
Total				2,703,549

Investment Properties (As at 31 October 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
Sapphire Peninsula	Quanzhou	Commercial	7,440
Total			83,659

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 October 2013)

Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
Fortune Plaza • Imperial Terrace	Quanzhou	Residential, commercial, office and hotel	58	267, 634
Gold Coast (Phase 1 Part B, Phases 2 & 3)	Quanzhou	Residential, commercial and tourism related integrated development	45	1, 095, 608
International Finance Center	Quanzhou	Commercial	34	148, 804
Nan'an World City (Except Parkview Bay)	Quanzhou	Residential and commercial	80	444, 668
Sunshine Park	Quanzhou	Residential and commercial	51	232, 643
Licheng Project	Quanzhou	Residential and commercial	60	290, 000
Jinjiang Project	Quanzhou	Residential and commercial	100	166, 853
Sapphire Boomtown (Phases 3 & 4)	Zhangzhou	Residential and commercial	100	208, 688
Sunshine City	Zhangzhou	Residential and commercial	70	429, 316
Sapphire Boomtown	Nanchang	Residential and commercial	100	310, 000
Sunshine City (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 (Except Phases 1 & 2)	Linfen	Residential and commercial	100	430, 204
Sapphire Boomtown	Langfang	Residential and commercial	55	424, 777
Total				6,400,860

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 October 2013)

Price per Share (Closing)	52-week Range	Market Capitalization	Total Number of Shares
HK\$1.78	HK\$1.32-HK\$1.88	HK\$6.094 billion	3.42384 billion shares



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