

2017 December 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



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Sales Overview

In December 2017, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB4.703 billion and a contracted sales area of 356,498 sq.m., representing a year-on-year increase of 27% and 31% respectively. The average selling price for December 2017 was RMB13,194 per sq.m.

The Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB33.247 billion and an accumulated contracted sales area of 1,914,601 sq.m. for the year ended 31 December 2017, representing a year-on-year increase of 41% and 15% respectively. The average selling price for the year ended 31 December 2017 was RMB17,365 per sq.m. The Group together with its joint ventures and associates achieved 119% of the RMB28.0 billion annual sales target.

Land Bank

As at 31 December 2017, the Group together with its joint ventures and associates owned a land bank with an aggregate planned GFA of approximately 15.61 million sq.m.

Acquisition of Commercial and Residential Land Parcels in Quanzhou

On 4 December 2017, the Group acquired 60% equity interest in Quanzhou Fulideng Real Estate Development Co., Ltd. ("Quanzhou Fulideng") at a total consideration of approximately RMB120 million. Quanzhou Fulideng owns four commercial and residential land parcels in Quanzhou.

The land parcels are situated in prime location in Huangtang Town, Hui An County, Quanzhou, Fujian. They are close to the town government building and Shenhai Highway with about 15-minute drive to the Chengdong District of Quanzhou. The land parcels are served by mature ancillary services with good development potential. The project has a site area of 58,821 sq.m. and an above-ground buildable area of approximately 165,000 sq.m.

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Latest News

Acquisition of a Commercial and Residential Land Parcel in Chongqing

On 6 December 2017, the Group acquired 100% equity interest in Chongqing Kunhuanggangfan Industrial Co., Ltd. ("Chongqing Kunhuang") at a consideration of approximately RMB180 million. Chongqing Kunhuang owns a commercial and residential land parcel in Chongqing.

The land parcel is located in the Shuangfu New Area, a core area in Jiangjin District, where many higher education institutions situated nearby. It is close to the key urban area of Chongqing with a site area of 61,545 sq.m. and an above-ground buildable area of approximately 189,000 sq.m.

Successful Bid for a Commercial and Residential Land Parcel in Xuzhou

On 29 December 2017, the Group won the bid for a premium commercial and residential land parcel in Xuzhou at a consideration of approximately RMB226 million. The land parcel is in the east of Yunlong District in Xuzhou, Jiangsu, with easy access to comprehensive ancillary facilities. The project has a site area of approximately 19,600 sq.m. and an above-ground buildable area of approximately 49,000 sq.m.

The Paramount in Shanghai Obtained Construction Permit

The Paramount in Shanghai has obtained construction permit, marking the official commencement of its construction.

The project is on Panzhong Road, Xujing Town, Qingpu District, Shanghai. It occupies a site area of approximately 25,000 sq.m. with a GFA of approximately 72,000 sq.m. It will comprise three high-rise residential buildings, 10 villas and retail shops.



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Latest News

Parkview Bay in Jinan Launched for Sale

On 17 December 2017, Parkview Bay in Jinan was launched for sale officially. Among first batch of 137 villas launched, nearly 90% of them were subscribed, generating a subscription amount of approximately RMB400 million in December.

The project is located on the bank of Xiuyuan River in Jinan, which is neighbouring the new campus of Shandong University in Zhangqiu and close to two planned metro lines to Zhangqiu. The project has a site area of approximately 206,000 sq.m. and an aggregate planned GFA of approximately 394,000 sq.m. It will comprise 18 high-rise residential buildings, 17 low-rise residential buildings, 37 villas as well as retail shops.

The Paramount in Quanzhou Launched for Sale

On 25 December 2017, The Paramount in Quanzhou was launched for sale officially. Among first batch of 450 high-rise residential units launched, nearly 90% were subscribed, generating a subscription amount of approximately RMB1.3 billion in December.

The Paramount is located on the south side of Baozhou Road East, Quanzhou, Fujian, which occupies an area of approximately 58,000 sq.m. The project will comprise three high-rise residential buildings and two SOHO apartment buildings, with an aggregate planned GFA of approximately 147,000 sq.m.

Royal Bay in Nanchang Launched for Sale

On 25 December 2017, Royal Bay in Nanchang was launched for sale officially. Among first batch of 648 high-rise residential units launched, nearly 70% of them were subscribed, generating a subscription amount of approximately RMB500 million in December.

The project is on the south of Hui ren Road, Nanchang, and offers convenient transportation access with the Changnan New Town Station on the planned Metro Line 4. The area will become a core development focus in the future with the well-established transportation network. The project has a site area of approximately 52,000 sq.m. and an aggregate planned GFA of approximately 166,000 sq.m. It will comprise 9 high-rise residential buildings and retail shops.

Project Development Information

Projects Under Development (As at 31 December 2017)

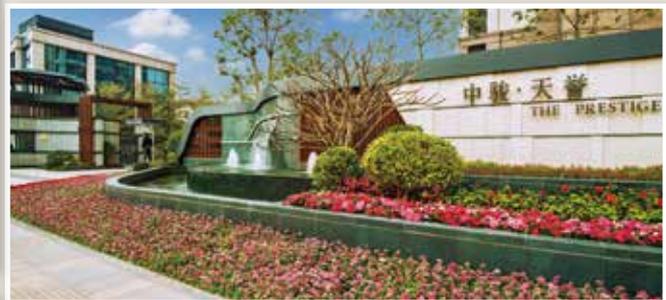
Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
Polaris	Beijing	High-rise residential and SOHO apartments	100	45,174
Sunshine Mansion	Beijing	Low-rise residential	100	63,600
The Paramount	Beijing	High-rise residential, low-rise residential, villas and retail shops	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
The Paramount	Shanghai	High-rise residential, villas and retail shops	100	71,860
Marina Bay	Tianjin	Low-rise residential and villas	100	153,504
Garden Terrace	Tianjin	High-rise residential and low-rise residential	51	287,664
6 Park Square	Nanjing	SOHO apartments and LOFT apartments	64	359,880
The Royal Green	Hangzhou	High-rise residential and retail shops	100	181,525
Marina Bay	Jinan	High-rise residential, low-rise residential, villas and retail shops	51	394,363
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	214,680
Royal Bay	Nanchang	High-rise residential and retail shops	100	165,849
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, LOFT 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 and retail shops	70	92,203
Sunshine City	Zhenjiang	High-rise residential, low-rise residential and retail shops	100	174,395
Royal Terrace	Huizhou	High-rise residential, low-rise residential and retail shops	100	121,583
Sapphire Boomtown (Phase 3) (Partial)	Zhangzhou	High-rise residential	100	26,038
Sunshine City	Zhangzhou	High-rise residential, low-rise residential and retail shops	90	115,618
SCE International Community (Phase 5)	Linfen	High-rise residential and retail shops	70	110,971
Total				3,597,374

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Stock Information (As at 29 December 2017)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$3.37	HK\$2.29-HK\$4.59	HK\$12.886 billion	3.82384 billion shares



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