

2017 February 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.



Scan this QR Code or search "SCE1966HK" in WeChat for the latest Company information

Latest News

Sales Overview

In February 2017, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB1.997 billion and a contracted sales area of 115,405 sq.m., representing a year-on-year increase of 151% and 117%, respectively. The average selling price for February 2017 was RMB17,306 per sq.m..

The Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB3.843 billion and an accumulated contracted sales area of 248,214 sq.m. for the two months ended 28 February 2017, representing a year-on-year increase of 48% and 84%, respectively. The average selling price for the two months ended 28 February 2017 was RMB15,484 per sq.m..

Land Bank

As at 28 February 2017, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 9.32 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 7.12 million sq.m.).

Successful Bid for a Quality Commercial and Residential Land Parcel in Jinan

On 20 February 2017, the Group made a successful bid for a parcel of land for commercial and residential purposes in Jinan, Shandong Province, at a consideration of RMB1.368 billion. This not only represents the Group's first entrance into the Jinan market, but also a further bolstering of China SCE's advantages in the Bohai Rim Economic Zone.

The plot of land is situated on the riverside of Xiuyuan River in Jinan, adjacent to the new campus of Shandong University in Zhang Qiu. Two planned metro lines will directly link it to Zhang Qiu. The land parcel has an area of 205,800 sq.m., with an above-ground buildable area of approximately 310,000 sq.m..

2016 Annual Results Announcement

On 27 February 2017, China SCE announced its annual results for the year ended 31 December 2016. The Group recorded a revenue of approximately RMB12.48 billion, representing an increase of approximately 16.8% over last year. Profit for the year and profit attributable to owners of the parent amounted to approximately RMB2.44 billion and RMB2.07 billion, representing a growth of approximately 55.6% and 125.6%, respectively as compared with that of last year. Earnings per share was approximately RMB60.5 cents. The Board resolved to declare a final dividend of HK14 cents per ordinary share for the year ended 31 December 2016 to shareholders, which amounts to approximately HK\$480 million. The full-year dividend payout ratio amounted to approximately 31.1% of core profit attributable to owners of the parent.

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 28 February 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
SCE Plaza (Phase 2)	Shanghai	SOHO apartments	50	42,255
Marina Bay	Shanghai	High-rise residential and villas	100	130,781
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
Sunshine City (Phase 2)	Shenzhen	High-rise residential and retail shops	82	72,754
Marina Bay	Tianjin	Low-rise residential and villas	100	153,504
The Royal Green	Hangzhou	High-rise residential and retail shops	100	181,525
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	214,680
SCE Plaza	Quanzhou	SOHO apartments, office and retail shops	100	133,529
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	72,572
SCE Mall (Shishi) (Phase 2)	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
Sapphire Boomtown (Phase 3) (Partial)	Zhangzhou	High-rise residential	100	26,038
Sunshine City (Phase 3)	Zhangzhou	High-rise residential and retail shops	75	160,137
Sunshine City (Phase 2)	Yanjiao	High-rise residential and retail shops	55	181,957
SCE International Community (Phase 4)	Linfen	High-rise residential and retail shops	70	173,003
Total				2,243,434

Disclaimer:

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

Stock Information (As at 28 February 2017)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$2.82	HK\$1.54-HK\$2.85	HK\$9.655 billion	3.42384 billion shares



Investor Relations Contact

China SCE Property Holdings Limited

Mr. Paul Li - Financial Controller
& Company Secretary

Tel: 852-2191 3960
Mobile: 852-9869 9237
Fax: 852-2342 6643
Email: paulli@sce-re.com

Mr. Matthew Wong - Finance
Manager

Tel: 852-2191 3960
Fax: 852-2342 6643
Email: matthewwong@sce-re.com
ir@sce-re.com

Strategic Financial Relations Limited

Ms. Vicky Lee – Senior Director
Tel: 852-2864 4834
Fax: 852-2527 1196
Email: vicky.lee@sprg.com.hk

Disclaimer:

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