

# 2016 January Newsletter

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## 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 Overview*

In January 2016, the Group and its joint ventures achieved a contracted sales amount of approximately RMB1.809 billion and a contracted sales area of 81,616 sq.m., representing a year-on-year increase of 187% and 9%, respectively. The average selling price for January 2016 was RMB22,163 per sq.m..

### *Land Bank*

As at 31 January 2016, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 9.16 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.46 million sq.m.).

### *Secures a US\$400 Million Syndicated Loan*

The Company has entered into a term loan facility agreement with a syndicate of banks on 4 January 2016. Pursuant to the agreement, the banks have agreed to grant to the Company a term loan facility in the principal amount of US\$400 million. The loan is used to refinance certain existing indebtedness of the Group, including the redemption of US\$350 million 11.5% senior notes due 2017. The credit facility is for a term of three years and six months commencing from the date on which the first utilization of the facility is made under the facility agreement. The annual interest rate is LIBOR plus 4.2%, and is guaranteed by certain subsidiaries of the Company.

### *Ping An Settled-in Phase 1 of SCE Plaza in Shanghai*

After the achievement of outstanding sales last month, Ping An Insurance (Group) Company of China Limited has settled-in Phase 1 of SCE Plaza in Shanghai in January 2016 with a subscribed area of 46,473 sq.m. and a subscribed amount of approximately RMB1.5 billion.

Shanghai SCE Plaza is located in the CBD of Hongqiao, a transportation hub located in the north of Hongqiao Railway Station and Shanghai Hongqiao International Airport. It is situated in a prime location and has access to comprehensive support facilities. The project occupies a total GFA of over 400,000 sq.m. and will be developed into a large commercial and office complex in the district.

## Project Development Information

### Projects Under Development (As at 31 January 2016)

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
Marina Bay	Shanghai	High-rise residential and villas	100	130,781
Sunshine City (Phase 2)	Shenzhen	High-rise residential and retail shops	82	72,754
Haicang Vanke Dream Town (Phases 3-4)	Xiamen	High-rise residential and retail shops	12	253,175
Sapphire Boomtown	Nanchang	High-rise residential and retail shops	100	286,320
SCE Mall	Quanzhou	High-rise residential, SOHO apartments, office and retail shops	60	225,430
SCE Plaza	Quanzhou	High-rise residential, SOHO apartments and retail shops	100	253,926
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	124,276
SCE Mall (Phase 2) (Shishi)	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
Purple Lake International Golf Villa (Partial)	Quanzhou	Low-rise residential and villas	49	72,256
Sapphire Boomtown (Phase 3)	Zhangzhou	High-rise residential, SOHO apartments and retail shops	100	206,938
Sunshine City (Phase 2)	Zhangzhou	High-rise residential and retail shops	85	180,239
Sunshine City (Phase 3)	Zhangzhou	High-rise residential and retail shops	75	160,137
Sunshine City (Phase 1)	Langfang	High-rise residential and retail shops	55	241,346
Sunshine City (Phase 2)	Langfang	High-rise residential	55	181,957
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
<b>Total</b>				<b>3,378,888</b>

**Disclaimer:**

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

## Stock Information (As at 29 January 2016)

Price per Share (Closing)	52-week Range	Market Capitalization	Total Number of Shares
HK\$1.67	HK\$1.30-HK\$1.86	HK\$5.718 billion	3.42384 billion shares



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