

2016 June 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 dual-headquartered in Xiamen and Shanghai for its business operations, while implementing regional development strategy focusing on 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

Sales Overview

In June 2016, the Group and its joint ventures hit a record high in monthly contracted sales amount, achieving a contracted sales amount of approximately RMB4.438 billion and a contracted sales area of 239,818 sq.m., representing a year-on-year sharp increase of 352% and 94%, respectively. The average selling price for June 2016 was RMB18,507 per sq.m..

The Group and its joint ventures achieved an accumulated contracted sales amount of approximately RMB11.882 billion and an accumulated contracted sales area of 735,876 sq.m. for the six months ended 30 June 2016, representing a year-on-year increase of 120% and 11%, respectively. The average selling price for the six months ended 30 June 2016 was RMB16,147 per sq.m.. Thus far, the Group and its joint ventures have achieved 77% of the 2016 contracted sales target of RMB15.5 billion.

Land Bank

As at 30 June 2016, the Group and its joint ventures owned a land bank with an aggregate planned GFA of approximately 8.66 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 6.19 million sq.m.).

Commencement of Construction of SCE Plaza Phase 2 in Shanghai

SCE Plaza Phase 2 in Shanghai obtained its construction permit on 24 June 2016, marking the official commencement of its construction.

In the heart of Hongqiao Central Business District neighboring the Hongqiao transportation hub, and just north of the Shanghai Hongqiao Railway Station and Shanghai Hongqiao International Airport, SCE Plaza boasts a superb location that promises convenient access to different amenities. The project occupies a site area of approximately 100,000 sq.m. with a total planned GFA of exceeding 400,000 sq.m., and will be developed into a complex comprising office buildings, SOHO apartments and commercial facilities. Phase 1 has been launched to the market at the end of 2015 and the sales amount to date has exceeded RMB4 billion. Phase 2 of it has a total planned GFA of approximately 180,000 sq.m. and will comprise five office buildings, five SOHO apartments and commercial facilities.

Huaxia Life Insurance Settled-in SCE Plaza in Shanghai

In June 2016, Huaxia Life Insurance Co., Ltd. signed sales contracts of RMB1.7 billion with the Group for the acquisition of SCE Plaza in Shanghai, which was the largest office building transaction in Hongqiao Business District of Shanghai in the first half of 2016. Vip.com, Henan Hanwei Electronics, Ping An Life Insurance and ANTA Sports had already signed contracts with the Group for the acquisition of SCE Plaza earlier. According to CRIC data, SCE Plaza ranked first in contracted sales amount in the Shanghai commercial and office market in the first half of 2016.

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SCE Plaza in Quanzhou Launched for Sale

SCE Plaza in Quanzhou was officially launched to the market on 19 June 2016, offering 65 retail shops and 100 SOHO apartments on that day. An outstanding sales was achieved with more than 90% of the offered units subscribed at the end of June 2016.

Located at the east of Pingshan Road, Yunshan area, Fengze District and neighboring Fengze Government, SCE Plaza enjoys comprehensive amenities and easy accessibility. It covers a site area of approximately 46,000 sq.m. with a total planned GFA of approximately 250,000 sq.m.. It will be developed into a complex comprising high-rise residential buildings, SOHO apartments, office buildings and commercial facilities.

Disclaimer:

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

02

Project Development Information

Projects Under Development (As at 30 June 2016)

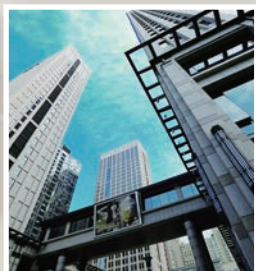
Project Name	City	Type of Property	Group's Equity Interest (%)	Total Planned GFA (sq.m.)
The Prestige	Shanghai	High-rise residential, villas and retail shops	100	78,402
SCE Plaza (Phase 1)	Shanghai	Office and retail shops	50	219,650
SCE Plaza (Phase 2)	Shanghai	Office, SOHO apartments and retail shops	50	183,754
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
Marina Bay	Tianjin	Low-rise residential and villas	100	153,504
Haicang Vanke Dream Town (Phases 3-4)	Xiamen	High-rise residential and retail shops	12	253,175
Uptown	Nanchang	High-rise residential, SOHO apartments, LOFT apartments and retail shops	100	214,680
SCE Plaza	Quanzhou	High-rise residential, SOHO apartments, office and retail shops	100	253,926
Gold Coast (Phase 1) (Partial)	Quanzhou	High-rise residential and retail shops	45	124,276
SCE Mall (Shishi) (Phase2)	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	28,808
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 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				2,845,522

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Stock Information (As at 30 June 2016)

Price per Share (Closing)	52-week Range	Market Capitalisation	Total Number of Shares
HK\$1.67	HK\$1.48-HK\$1.86	HK\$5.718 billion	3.42384 billion shares



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