

# 2014 January 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 headquartered in Xiamen, the Company is principally engaged in real estate development, property investment and property management. On 5 February 2010, the Company listed on the Hong Kong Stock Exchange. Since its listing, the Company has implemented the headquarter-driven centralized management system, China SCE Property carries out a national strategy in the West Taiwan Strait Economic Zone, the Bohai Rim Economic Zone, the Yangtze River Delta Economic Zone and the Pearl River Delta Economic Zone.

## ***Sales Overview***

In January 2014, the Group and its jointly-controlled entities achieved a contracted sales amount of approximately RMB1.024 billion and a contracted sales area of 94,422 sq.m., representing a year-on-year sharp increase of 142% and 104%, respectively. The average selling price for January 2014 was RMB10,846 per sq.m.

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## ***Land Bank***

As at 31 January 2014, the Group owned a land bank with an aggregate planned GFA of approximately 9.94 million sq.m. (the aggregate planned GFA attributable to the Group was approximately 7.06 million sq.m.).

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## ***Secures US\$27 Million and HK\$500 Million Fixed-term Credit Facility***

The Company has signed a term loan facility agreement with a syndicate of banks on 3 January 2014. Pursuant to the agreement, the banks have agreed to grant an US\$27 million and HK\$500 million dual tranche term loan to the Company. The loan will be used to finance repayment of certain existing indebtedness, land acquisition and general corporate funding of the Group. The credit facility is for a term of three years commencing from the date of the facility agreement with an annual interest rate of LIBOR/HIBOR+5%, and is guaranteed by certain subsidiaries of the Company.

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## ***Successful Bid for a Residential-cum-Commercial Land Parcel in Quanzhou***

On 20 January 2014, a wholly-owned subsidiary of the Company won a bid for a residential-cum-commercial land parcel in Quanzhou at a total consideration of RMB618 million. As stipulated in the auction document, all of the residential units of the project are to be repurchased by the local government.

Located east of Pingshan Road, Yunshan area, Fengze District and neighboring Fengze Government, the land parcel enjoys comprehensive amenities and easy accessibility. The project covers a site area of approximately 46,000 sq.m. with a planned GFA of approximately 254,000 sq.m. It will be developed into a complex with a project name of "SCE Mall".

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## Project Devel

***Projects Held for Future Development (As at 31 January 2014)***

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World City	Beijing	Retail shops	31, 337
Green Lake Mansion	Xiamen	Retail shops	937
		Shopping Mall	166, 612
<b>Total</b>			<b>244,603</b>

