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CHINA SCE PROPERTY HOLDINGS LIMITED

中駿置業控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1966)

REDEMPTION OF US\$350,000,000 11.5% SENIOR NOTES DUE 2017

(Stock Code: 4581)

Reference is made to the announcement of China SCE Property Holdings Limited (the “**Company**”) dated 6 November 2012 (the “**2012 Announcement**”) and the announcement of the Company dated 21 January 2013 (the “**2013 Announcement**”, together with the 2012 Announcement, the “**Announcements**”) in relation to the issuance of US\$200,000,000 11.5% Senior Notes due 2017 and the further issuance of US\$150,000,000 11.5% Senior Notes due 2017, respectively (collectively, the “**2012 Notes**”). Unless otherwise defined, capitalized terms used herein shall have the same meanings as defined in the Announcements.

Pursuant to the terms of the indenture dated as of 14 November 2012 (as amended or supplemented from time to time, the “**2012 Indenture**”) among the Company, the Subsidiary Guarantors and Deutsche Bank Trust Company Americas as trustee (the “**2012 Trustee**”) entered into in connection with the issuance of the 2012 Notes, the Company announces that it has informed the 2012 Trustee that all the outstanding 2012 Notes will be redeemed in full on 4 February 2016 (the “**Redemption Date**”) at a redemption price equal to 105.75% of the principal amount thereof, plus accrued and unpaid interest, to (but not including) the Redemption Date.

As of the date of this announcement, the principal amount of the 2012 Notes outstanding is US\$350,000,000. The Company will satisfy the payment of the outstanding principal amount of the 2012 Notes using proceeds from bank borrowings.

Upon redemption of the outstanding 2012 Notes on the Redemption Date, there will be no further outstanding 2012 Notes in issue. Accordingly, the Company will make an application to The Stock Exchange of Hong Kong Limited for the 2012 Notes to be delisted.

By order of the Board of
China SCE Property Holdings Limited
Wong Chiu Yeung
Chairman

Hong Kong, 6 January 2016

As at the date of this announcement, the executive directors are Mr. Wong Chiu Yeung, Mr. Chen Yuanlai, Mr. Cheng Hiu Lok, Mr. Li Wei and Mr. Huang Youquan, and the independent non-executive directors are Mr. Ting Leung Huel Stephen, Mr. Lu Hong Te and Mr. Dai Yiyi.