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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)**

**CLARIFICATION ANNOUNCEMENT  
REGARDING ANNUAL RESULTS ANNOUNCEMENT FOR  
THE YEAR ENDED 31 DECEMBER 2017**

Reference is made to the announcement (the “**Announcement**”) of China SCE Property Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) issued on 14 March 2018 in relation to the annual results of the Company for the year ended 31 December 2017. Terms used herein shall have the same meanings as defined in the Announcement unless the context requires otherwise. The Company hereby clarifies as follows:

The figures in respect of the Group’s consolidated statement of financial position, consolidated statement of profit or loss and other comprehensive income and the related notes thereto for the year ended 31 December 2017 as set out in the Announcement have been agreed by the Company’s external auditors, Ernst & Young (“**EY**”), to the amounts set out in the Group’s consolidated financial statements for the year. The work performed by EY in this respect did not constitute an assurance engagement performed in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by EY on the Announcement.

Save as disclosed herein, all other contents of both the English and Chinese versions of the Announcement remain unchanged.

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

Hong Kong, 15 March 2018

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