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CHINA SCE GROUP HOLDINGS LIMITED

中駿集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1966)

UNAUDITED OPERATING FIGURES FOR NOVEMBER 2022

The board of directors (the “**Board**”) of China SCE Group Holdings Limited (the “**Company**”) hereby announces certain unaudited operating figures of the Company and its subsidiaries (the “**Group**”) for November 2022.

In November 2022, the Group together with its joint ventures and associates achieved a contracted sales amount of approximately RMB4.203 billion and a contracted sales area of 346,087 square metres, representing a year-on-year decrease of 44% and 32%, respectively. The average selling price for November 2022 was RMB12,144 per square metre.

The Group together with its joint ventures and associates achieved an accumulated contracted sales amount of approximately RMB54.442 billion and an accumulated contracted sales area of 4,442,663 square metres for the 11 months ended 30 November 2022, representing a year-on-year decrease of 44% and 34%, respectively. The average selling price for the 11 months ended 30 November 2022 was RMB12,254 per square metre.

The aforesaid sales figures are unaudited and are based on preliminary internal information of the Group and its joint ventures and associates, which are subject to change and may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published in the annual or the interim report of the Company due to various uncertainties during the process of collecting such sales information. As such, the information contained in this announcement is provided for investor’s reference only. Investors are advised to exercise caution when dealing in the securities of the Company and avoid placing undue reliance on such information. In the event of any doubt, investors should seek professional advice from professionals or financial consultants.

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

Hong Kong, 8 December 2022

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 of the Company are Mr. Ting Leung Huel Stephen, Mr. Lu Hong Te and Mr. Dai Yiyi.