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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)

REDEMPTION OF SENIOR NOTES DUE 2016

Reference is made to the RMB Denominated US\$ Settled 10.5% Senior Notes due 2016 (the “2011 Notes”) issued by China SCE Property Holdings Limited (the “Company”) on 14 January 2011.

Pursuant to the terms of the indenture dated as of 14 January 2011 (as amended or supplemented from time to time, the “2011 Indenture”), among the Company, the entities set forth in Schedule I thereto as Subsidiary Guarantors and Deutsche Bank Trust Company Americas, as trustee (the “2011 Trustee”) entered into in connection with the issuance of the 2011 Notes, the Company announces today that it has informed the 2011 Trustee that all outstanding 2011 Notes will be redeemed in full on 25 July 2015 (the “Redemption Date”) at a redemption price equal to 102.625% of the principal amount thereof, plus accrued and unpaid interest, to (but not including) the Redemption Date (the “Redemption Price”).

As of the date of this announcement, the principal amount of the 2011 Notes outstanding is RMB1,970,000,000. The Company will satisfy the payment of the outstanding principal amount of the 2011 Notes using proceeds from the 10.0% Senior Notes due 2020 to be issued on 2 July 2015 with a principal amount of US\$350,000,000.

Upon redemption of the outstanding 2011 Notes on the Redemption Date, all the redeemed 2011 Notes will be cancelled.

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

26 June 2015

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.