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S&P Global

China Ratings

Our View on the Credit Quality of China's Property Developers

September 9, 2020

Key Takeaways

— By applying our corporate ratings methodology framework to public information, we have carried out a desktop analysis of 87 property developers, arriving at a distribution of their indicative issuer credit quality.

— The industry risk of the property development sector is, in our view, relatively high. This is mainly based on slowing growth in the sector, the increasing impact of macroeconomic and real estate policy, the industry's cyclicality and intense competition between developers.

— By combining our analysis of industry risk and the developers' competitive positions, we view the indicative business risk profiles of most firms in our sample as being at a satisfactory or fair level.

— Financial leverage in the sector tends to be high, putting the indicative financial risk profiles of firms in our sample generally at a moderate or relatively high level.

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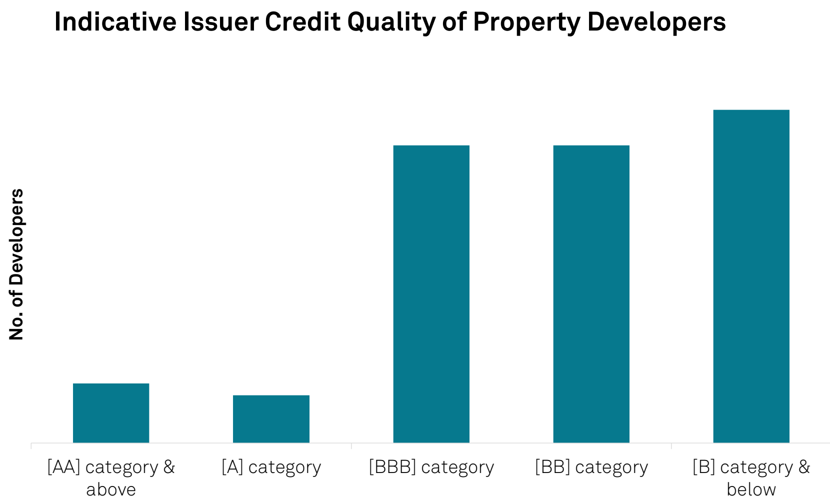
Overview

This report aims to provide an overview of the process and methodology behind our analysis of property developers, through analyzing the business and financial metrics of property developers. The report also provides insight into the key drivers behind our analysis of property developers' credit quality.

By applying our corporate ratings methodology framework to public information, we have carried out a desktop analysis of 87 property developers, reaching an initial overview of the relative ranking of each company's credit quality, or their "indicative issuer credit quality." To better understand the relative position of each firm within the industry in terms of key metrics, we have also collected further data on a wider pool of 247 developers, including the 87 entities in our sample. By looking at the key business and financial data of these companies, we can observe the distribution of the key metrics within the industry.

The distribution of indicative issuer credit quality among our sample of 87 developers is displayed in the chart below.

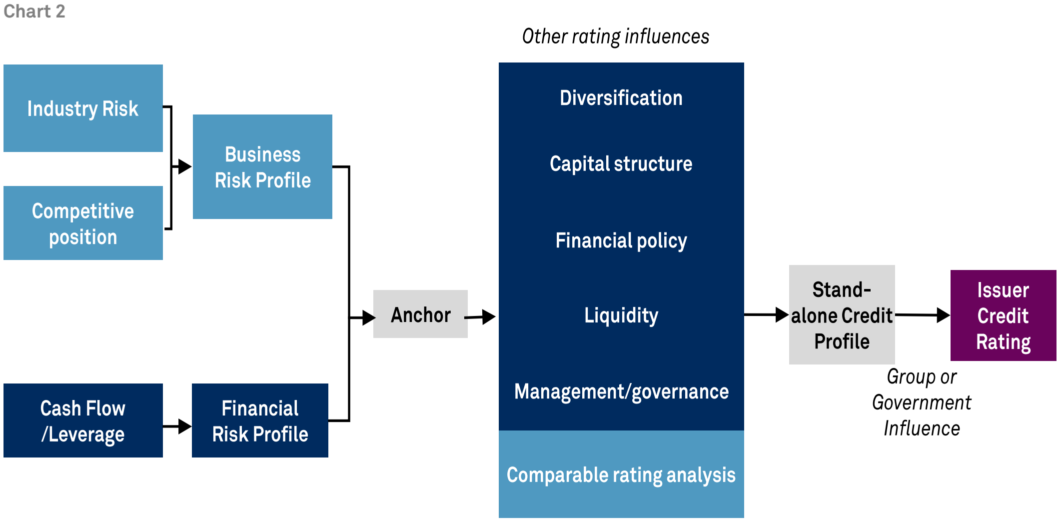
Chart 1



Source: S&P Global (China) Ratings.

Through this report, we use S&P Global (China) Ratings' Corporate Methodology Framework to analyze the indicative issuer credit quality of relevant companies. When we analyze the credit quality of non-financial enterprises, we usually begin with analysis of the entity's business risk profile and financial risk profile, and then look at the modifiers before arriving at its Stand-alone Credit Profile (SACP). We then analyze the external support that enterprises may obtain, including group or government support, to arrive at the Issuer Credit Rating (ICR). Unless stated otherwise, data in this report is calculated based on the weighted average of data from 2017 to 2019.

Chart 2



About This Article

S&P Ratings (China) Co., Ltd. (S&P China) has conducted a desktop analysis of a selection of entities, which we have chosen based on their asset sizes, representativeness of most regions and availability of public information. The analysis contained herein has been performed using S&P China Methodologies. S&P China Methodologies and analytical approaches are intended specifically for use in China only, and are distinct from those used by S&P Global Ratings. An S&P China opinion must not be equated with or represented as an opinion by S&P Global Ratings, or relied upon as an S&P Global Ratings opinion.

This desktop analysis has been conducted using publicly available information only, and is based on S&P China's methodologies for corporates. The analysis involves a desktop application of our methodologies to public information to arrive at a potential view of credit quality across sectors. It is important to note that the opinions expressed in this report are based on public information and are not based on any interactive rating exercise with any particular entity. The opinions expressed herein are not and should not be represented as a credit rating, and should not be taken as an indication of a final credit rating on any particular entity, but are initial insights of potential credit quality based on the analysis conducted. This desktop analysis does not involve any surveillance. The opinions expressed herein are not and should not be viewed as recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security.

We have conducted this desktop analysis on individual corporates and present the results contained herein at an aggregate group level. The different sections of this research show the statistics and performance of different groups of entities and the market more broadly against the metrics we generally consider most relevant under our methodologies.

Given the desktop nature of this analysis, and that we have not conducted an interactive review with any particular entity, we may have made certain assumptions in lieu of confirmed information and where relevant we may also have attempted to consider any possibility of parent, group, government or other forms of potential support, to inform our view of potential credit quality. S&P China is not responsible for any losses caused by reliance on the content of this desktop analysis.

Business Risk Profile

In general, we assess a company's business risk profile by combining our analysis of its industry risk and competitive position. We arrive at the latter by considering the company's competitive advantages, scale, scope and diversity, operating efficiency and profitability.

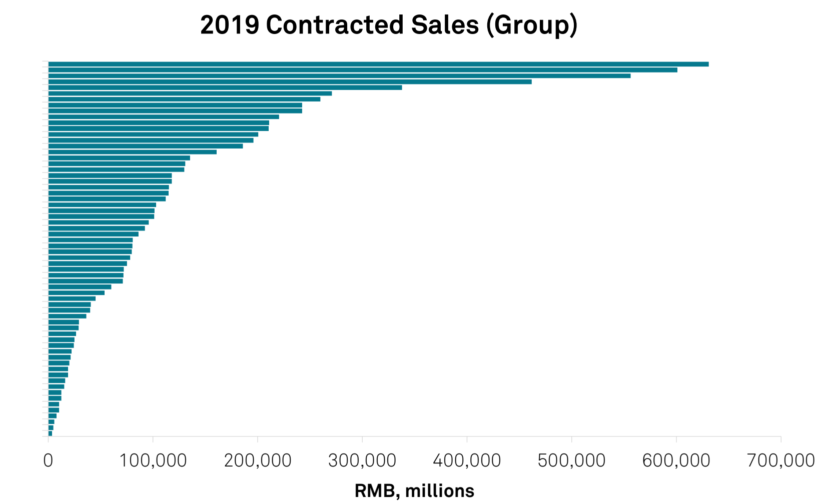
In our view, the property development sector has relatively high industry risk. This takes into consideration slowing growth within the industry itself, the clear impact of real estate regulations and wider economic policy on the sector, the relatively significant cyclicality of the industry and intense competition between property developers. For property developers, we view competitive advantages and operating efficiency as key to their long-term development. Good distribution in terms of business and geographical location is conducive to developers managing risk related to real estate policy and fluctuations within the economy, and ultimately achieving satisfactory profitability and stable cash flow.

Competitive Advantage

We attach significant importance to property developers' competitive advantages. From our perspective, achieving sales on an industry-leading scale is an important starting point for developers gaining a competitive advantage. Furthermore, decent brand reputation and product quality, strong ability regarding land acquisition (that is to say, the ability to acquire low-price land on a large scale in good locations), accurate product positioning, effective sales strategies and having advantages over rival developers in terms of pricing power are all factors that suggest a developer has competitive advantages in the industry. Firms with such advantages often, in our opinion, have good strategic execution and management capabilities, and perform better than their competitors in terms of financing, land acquisition, sales and capital turnover, translating these advantages into excellent financial performance.

Property developers vary significantly in terms of sales volume. As shown in the chart below, among the 64 developers which have published their contracted sales at a group level, sales volume spans a wide range from 630 billion RMB to 3.8 billion RMB, where leading developers are small in quantity but capable of achieving huge sales volume. As an example, Vanke's contracted sales in 2019 were 630.8 billion RMB, a figure higher than the total combined sales of the smallest 26 companies in this pool of 64 firms.

Chart 3

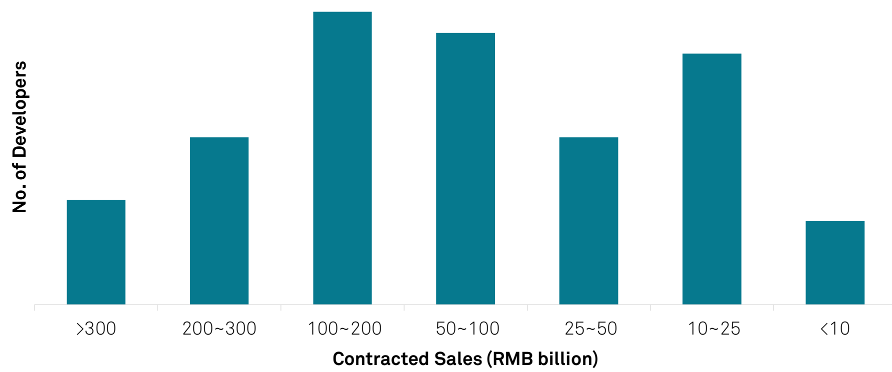


Source: Company announcements.

By looking at the distribution of contracted sales among the above mentioned 64 firms, most developers are in a range between 50 billion RMB and 200 billion RMB. In addition, five developers achieved contracted sales worth more than 300 billion RMB, and 12 firms fell within a range of 10 billion RMB to 25 billion RMB, as shown in the chart below.

Chart 4

Contracted Sales Distribution

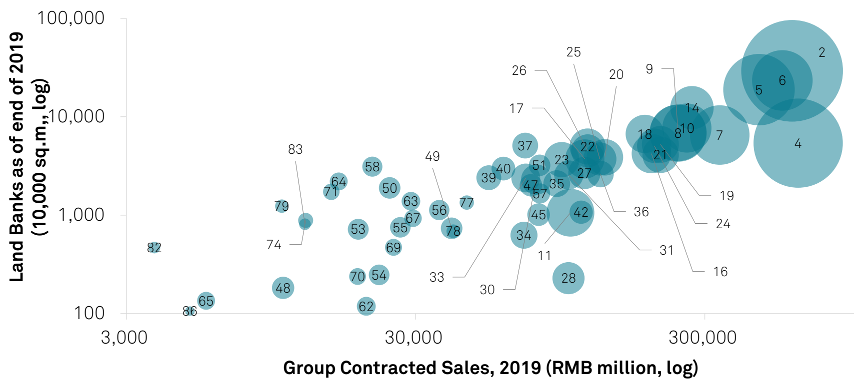


Note: Contracted sales made at group level.
Source: Company announcements, S&P Global (China) Ratings.

Land banking in the sector is similarly concentrated among large developers. In the chart below, we find that the size of a developer's land bank positively correlates to the size of the firm. At the same time, land banking is concentrated to a higher degree among large developers than concentration of sales volume. Among the 87 firms in our study, 60 have announced their land banks held at a group level. Among this group of developers, China Evergrande possesses the largest land bank, covering 293 million square meters. This amount is almost equivalent to the total inventory of the 30 developers with the smallest land banks among the group of 60.

Chart 5

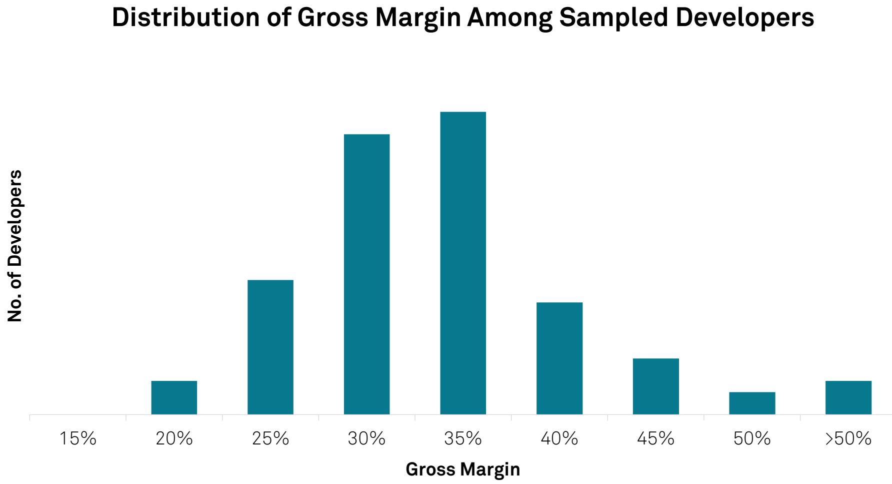
Land Banking Concentrated Among Large Developers



Note: Bubble size represents 2019 revenue.
Source: Company announcements.

Beyond contracted sales volume and size of land banks, we view the gross margin of property developers as an important indicator of competitivity. This is mainly because gross margin can comprehensively reflect a developer's competitivity in areas such as pricing power, cost control regarding land and implementation of sales strategy. In the chart below, the gross margin of the sampled firms is mainly between 20% and 45%.

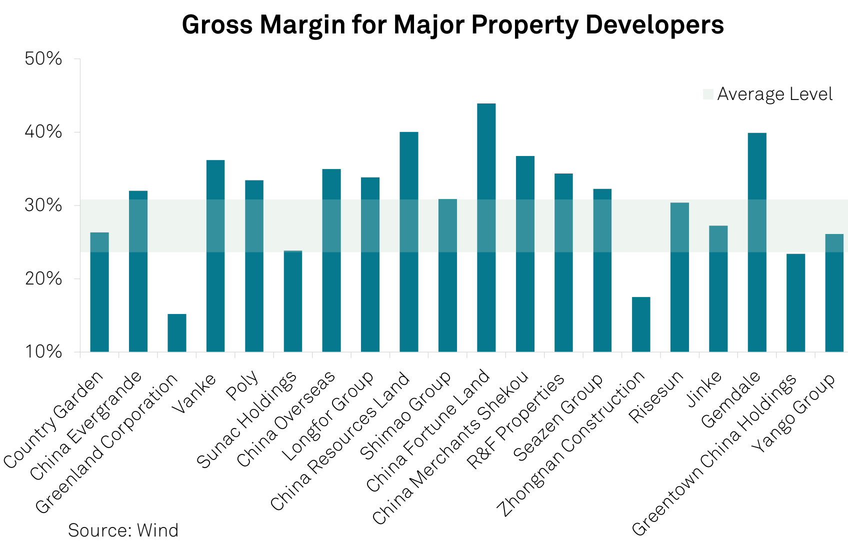
Chart 6



Source: Wind

However, when analyzing property developers' gross margins, we also pay attention to certain special cases. Due to certain developers being smaller in size, their gross margins may be significantly affected when some of their projects are delivered for that period. Therefore, we use the weighted-average value of annual gross margin from 2017 to 2019 to account for fluctuations in gross margin in individual years. In addition, the business model of a developer may have a long-term effect on its gross margin. For example, the gross margin of a developer that focuses more on primary land development may be at a higher level in the industry as a whole, while margins may be lower for firms with very high inventory turnover or for developers engaged in agency construction business where they conduct building work on behalf of others. Gross margins can be an important indicator for measuring competitivity and are best analyzed in conjunction with developers' other business and financial indicators.

Chart 7



Source: Wind

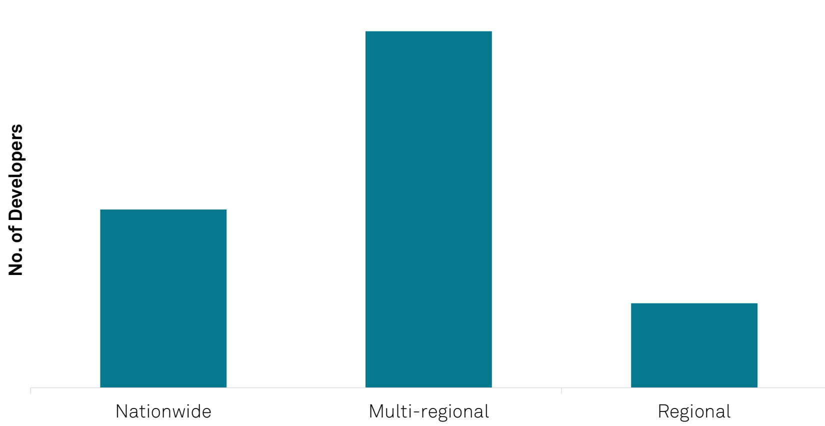
Scale, Scope and Diversity

We generally consider distribution of land banking across different regions and cities, as well as the variety of products on offer from property developers when looking at their scale, scope and diversity.

In our opinion, generally the wider the geographical coverage of a developer's land banking and inventory, the more diverse its regional distribution. Property developers with above-average scale, scope and diversity, in our opinion, usually have land banking on a nationwide scale and widely spread across all major regions and urban agglomerations (including Beijing-Tianjin-Hebei, the Yangtze River Delta, Guangdong-Hong Kong-Macao Greater Bay Area, Chengdu-Chongqing, Yangtze River Middle Reaches Megalopolis, Central Plains urban agglomeration, etc.), with most inventory located in first and second tier cities, or core third-tier cities within major urban clusters. Such land banking would be large in scale and high in value, providing strong support for developers' future sales and cash inflow. Developers with average scale, scope and diversity typically engage in a multi-regional strategy, covering at least three major urban agglomerations. However, due to relatively higher regional concentration or a higher proportion of inventory being in third and fourth tier cities, developers following this approach may face certain risks concerning geographic concentration and insufficient market demand. If a firm's land banking is limited to a certain number of cities or regions, or mainly concentrated in third and fourth tier cities and below, then it may face challenges in terms of future business development and operational stability.

Chart 8

Overview of Developers' Land Banking

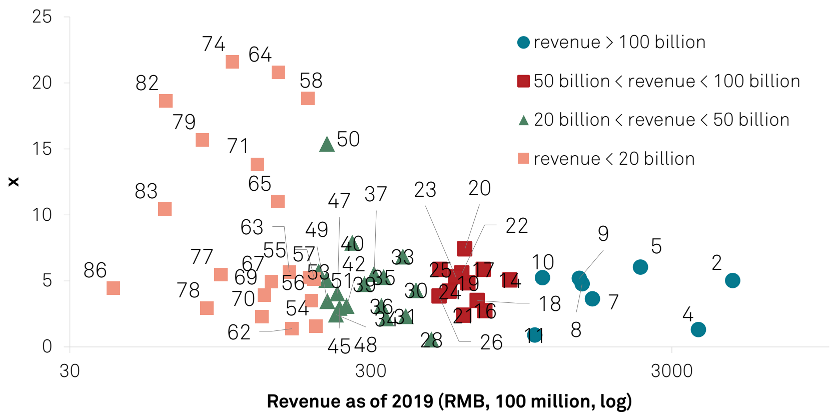


Source: S&P Global (China) Ratings.

In our analysis of land banking, we focus particularly on the scale of developers' housing stock in relation to sales, or the extent to which future sales of inventory can be supported. This metric is neither a case of "the bigger the better" or the "smaller the better". Well-managed developers can usually control their inventories' coverage of sales at a scale of between 3 and 5 times. This can not only support firms' future development for the next two to three years, but also gives developers enough time to find suitable investment targets while accounting for stability and growth. As shown in the chart below, we have found that generally large developers can better control this scale, while developers with revenue of less than 20 billion RMB tend to hold land banks that are too large relative to their own sales, due to their weaker sales capacity.

Chart 9

Coverage of Land Banks to Sales, End of 2019



Note: Coverage = land bank area as of end of 2019/area sold in 2019. All data is group data.
Source: Company announcements.

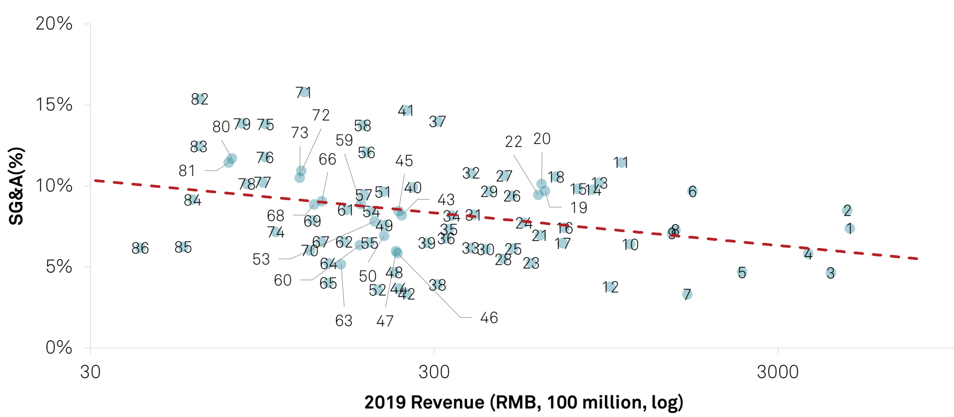
Operating Efficiency

We generally look at the operating efficiency of property developers from their selling, general & administrative expense (SG&A) rate, inventory turnover and other indicators. Higher operating efficiency represents a faster circulation of assets and higher capital utilization efficiency, as well as continuous and more predictable cash collection. This is an important factor for the debt service capability of developers.

We found that, overall, the SG&A rate of large developers is low, as shown in the chart below. This may be due to such developers having more standardized operations and better management, allowing them to better manage costs. Large developers can also share some costs across different projects and subsidiaries, helping them to efficiently use funds.

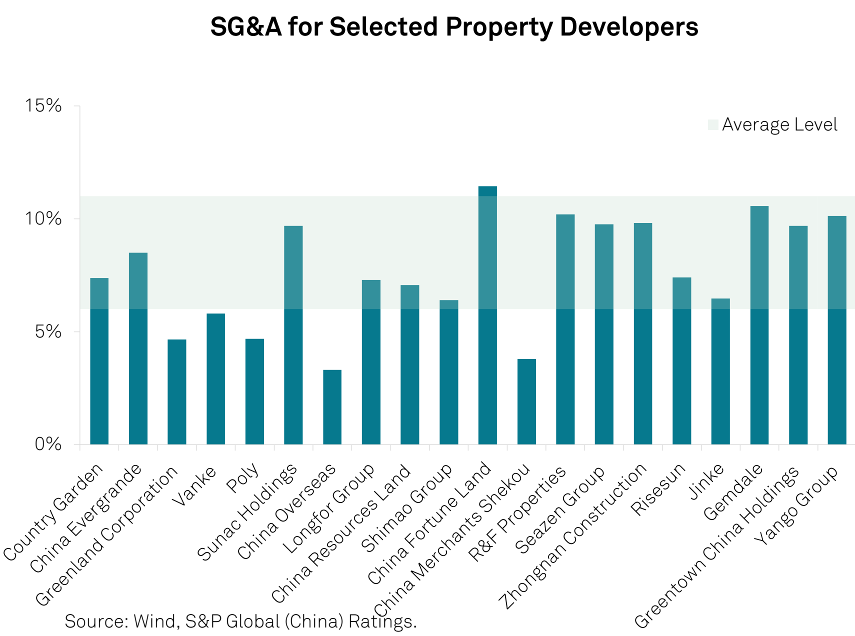
Chart 10

Larger Developers have Better Control over Expenses



Source: Wind

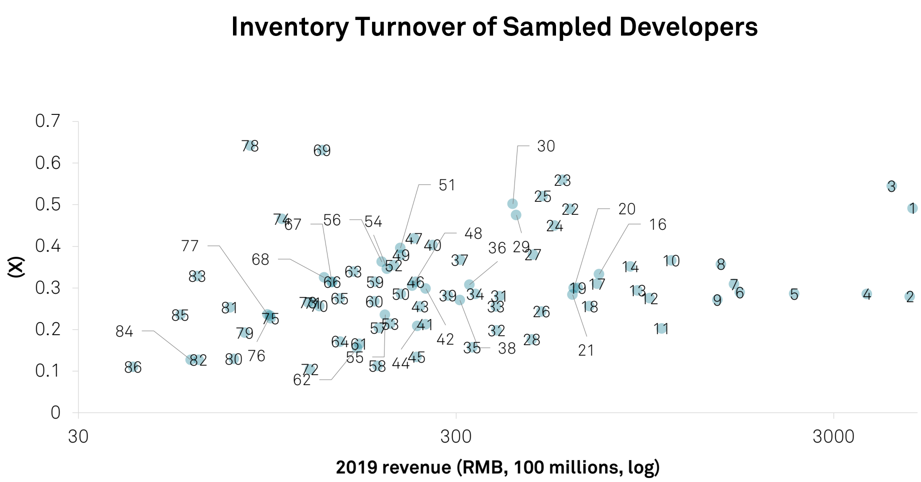
Chart 11



Source: Wind, S&P Global (China) Ratings.

There is no obvious correlation between inventory turnover and business scale. The inventory turnover of certain medium-sized developers is also high, indicating that their operating efficiency may be at a good level.

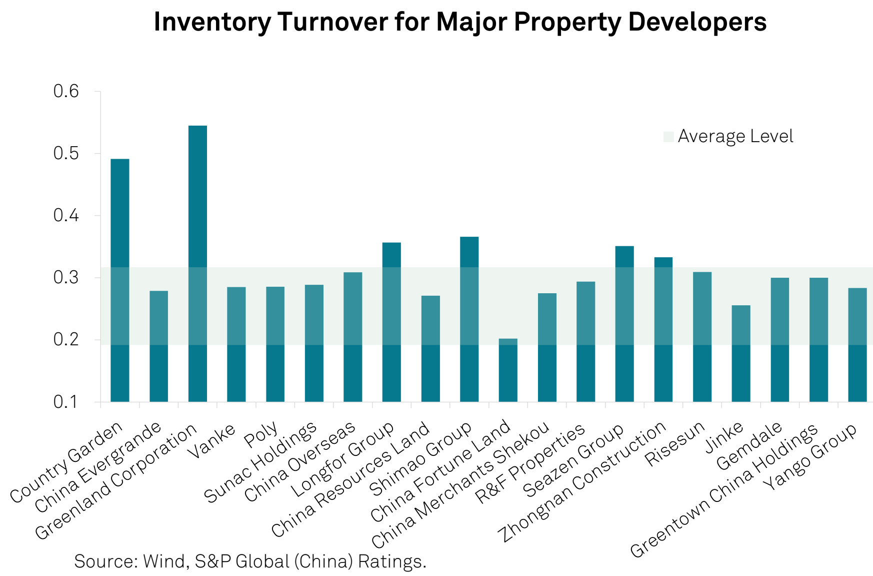
Chart 12



Source: S&P Global (China) Ratings.

Among larger developers in our sample, inventory turnover is within an average or above-average range. Country Garden and Greenland Group have higher inventory turnover rates, and those of firms such as Longfor Group, Shimao Group and Seazen Group are also at good levels.

Chart 13



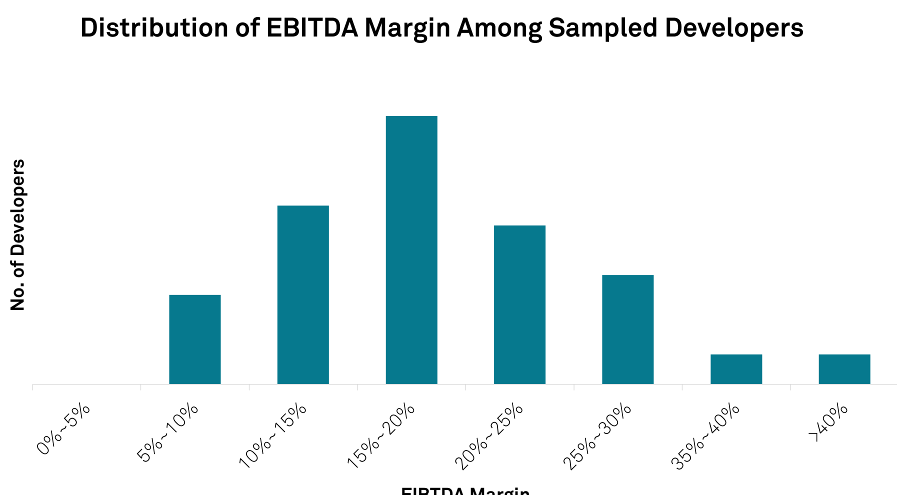
Source: Wind, S&P Global (China) Ratings.

Profitability

We believe profitability is the outcome of a company's competitivity, scale, scope and diversity and operating efficiency. For the property development sector, we usually look at the firm's EBITDA margin, and consider the return on capital (ROC) and other indicators. After eliminating the influence of depreciation, amortization, different tax rates and financing costs, the EBITDA margin can reflect the company's pricing ability and capacity for cost control. ROC takes into account operating efficiency and management level and measures the firm's ability to generate returns by using debt and equity capital.

The distribution of the EBITDA margin of the 87 developers in our sample is shown in the chart below. The EBITDA margin of most of the developers is between 15% and 35%.

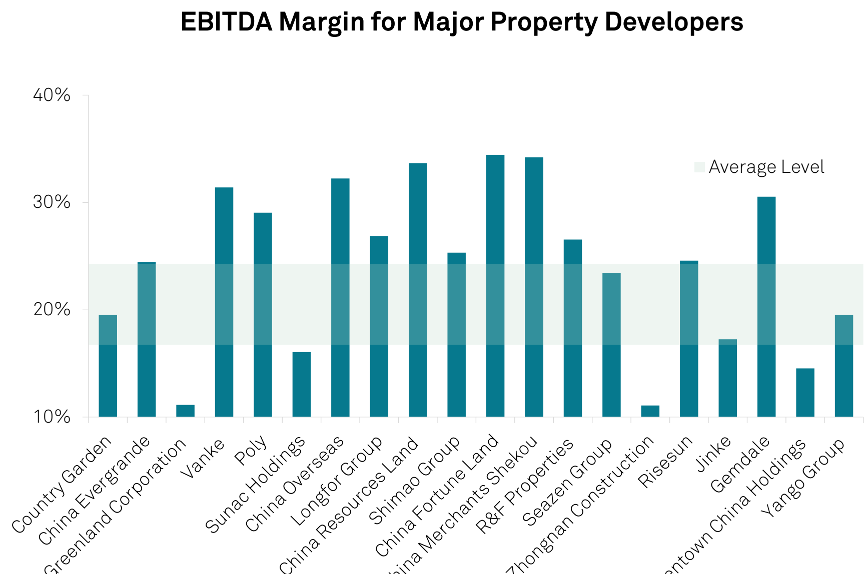
Chart 14



Note: Captalized interest transferred into cost of goods sold not included in EBITDA.
Source: Wind

When looking at the EBITDA margin of major developers, companies like Vanke, China Overseas, China Resources Land, China Fortune Land and China Merchants Shekou all have higher margins.

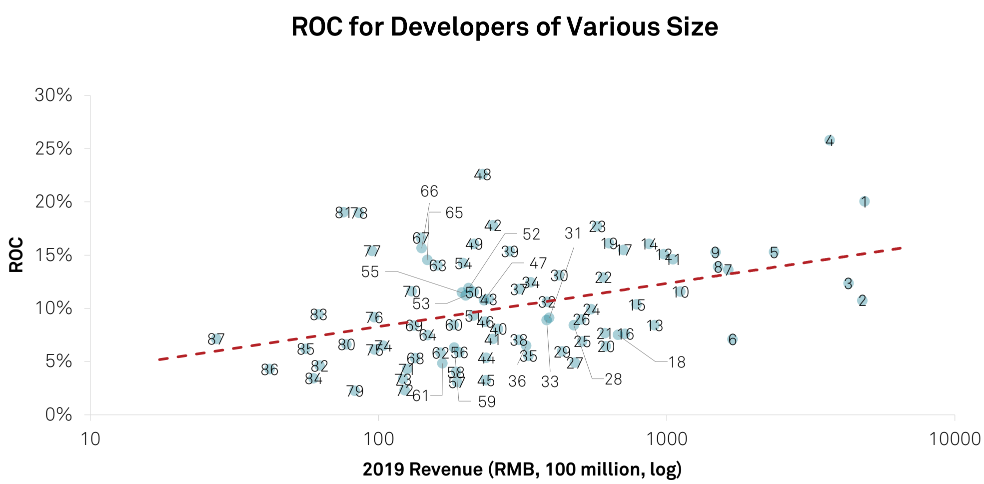
Chart 15



Source: S&P Global (China) Ratings.

Data for our sample shows that a developer's ROC positively correlates with its size. Overall, large developers have a higher ROC. This may be closely linked to such firms having stronger cost control ability and higher operating efficiency.

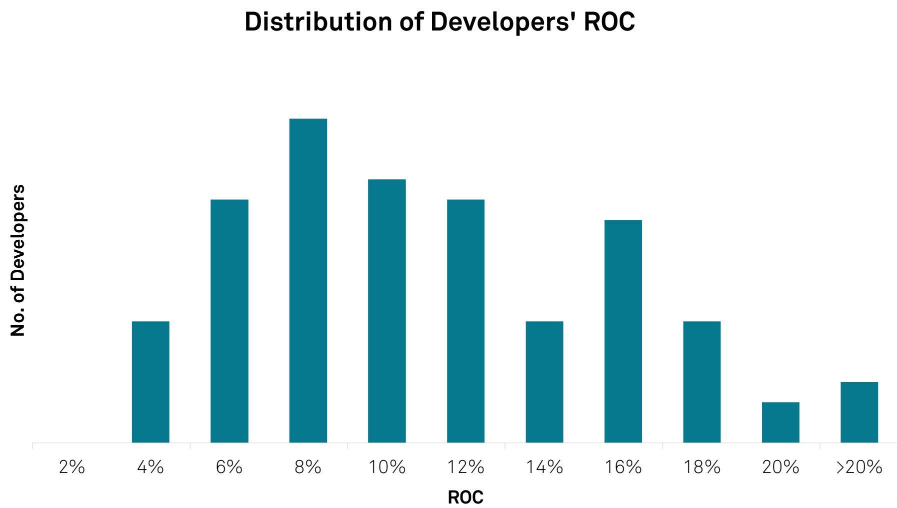
Chart 16



Source: Wind, S&P Global (China) Ratings.

Among our sample, developers' ROC ranges from 4% to 16%, as shown in the chart below.

Chart 17

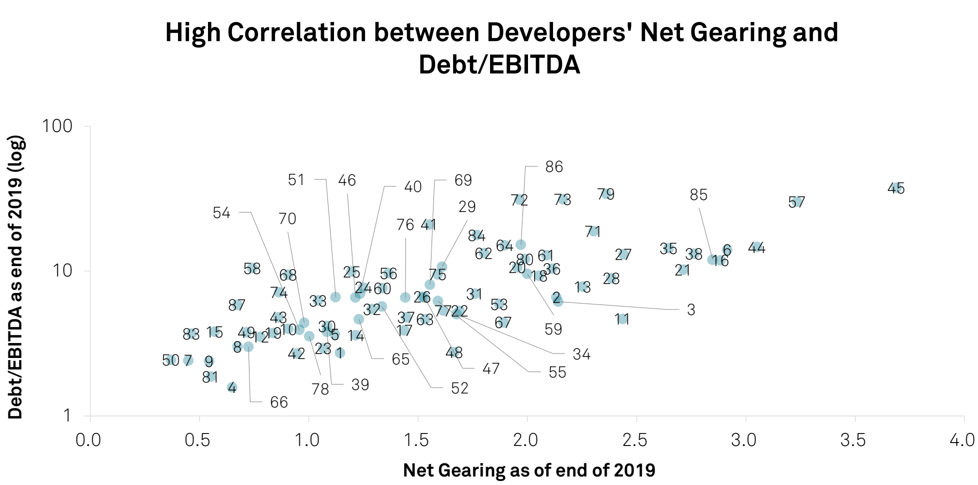


Source: Wind, S&P Global (China) Ratings.

Financial Risk Profile

Our analysis of an entity's financial risk profile mainly considers the coverage of its cash flow for debt and interest obligations. To measure the financial risk profile, we generally look at the company's debt/EBITDA ratio and funds from operations (FFO) to adjusted net debt. For property developers, FFO cannot accurately reflect net investment cash outflow caused by M&A activity. Therefore, we pay more attention to the debt/EBITDA ratio. In addition, we also look at net gearing and other indicators for a more comprehensive measurement of firms' financial risk profiles.

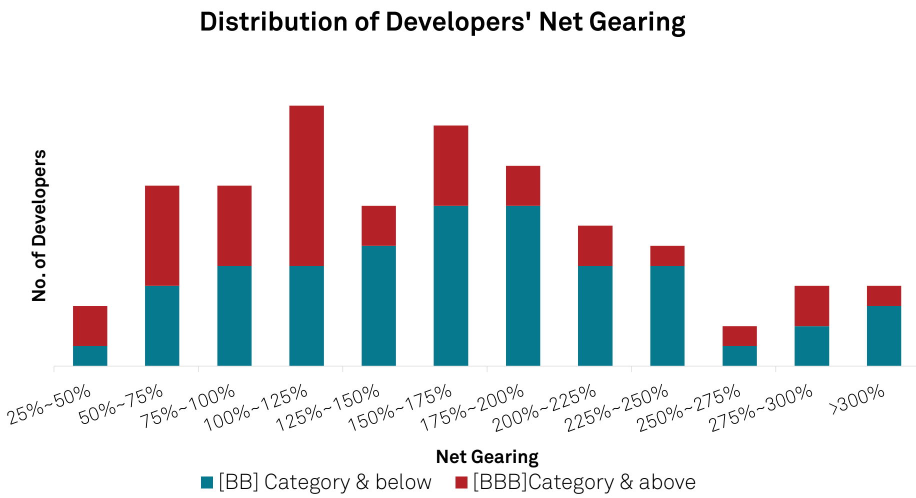
Chart 18



Note: EBITDA not include capitalized interest in COGS.
Source: S&P Global (China) Ratings.

The net gearing of the developers in our sample generally ranges from 50% to 250%. Developers at [BBB_{spc}] category and above represent a relatively large proportion of firms with lower net gearing, as displayed in the chart below.

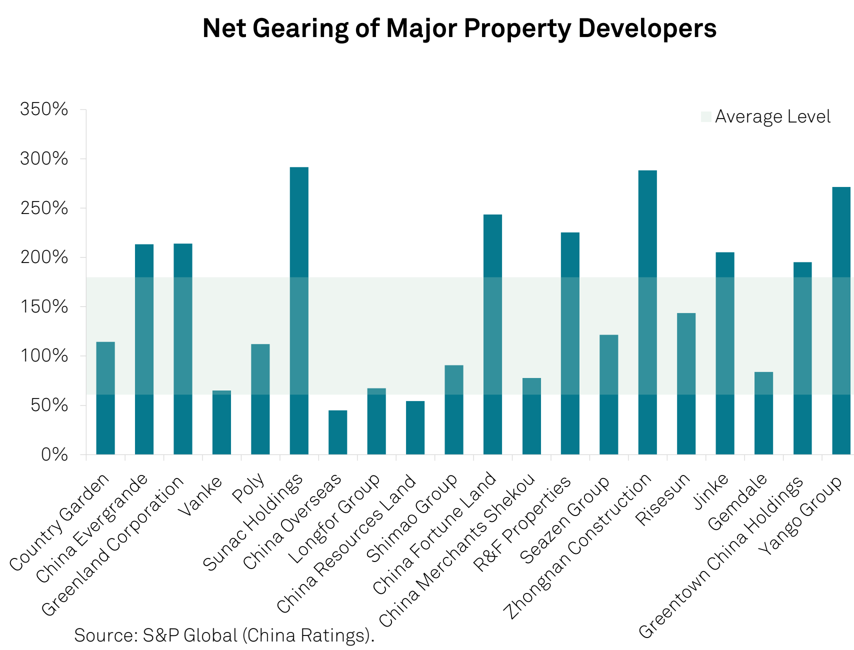
Chart 19



Source: Wind, S&P Global (China) Ratings.

Among major property developers, firms such as Vanke, China Overseas, Longfor Group and China Resources Land have relatively low net gearing. China Evergrande, Greenland Group and Sunac Holdings have above-average net gearing for the industry.

Chart 20

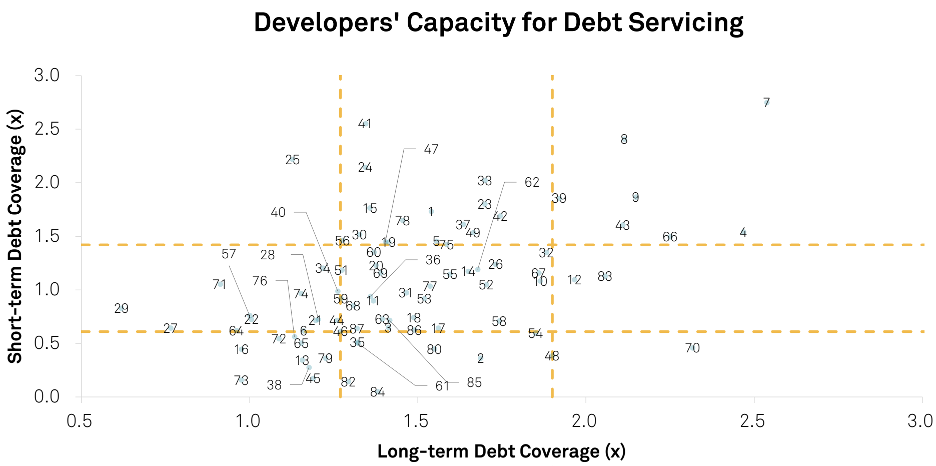


Source: S&P Global (China Ratings).

Beyond the above metrics, when analyzing an entity's financial risk profile we also consider other factors, including the company's capacity for servicing long-term debt [(cash and cash-like assets + adjusted inventory and investment properties)/total debt] and servicing short-term debt [cash and cash-like assets/(short term debt + cash paid for payment of dividends, profits or interest obligations)]. Through looking at these two factors, we can gain a more comprehensive understanding of the company's financial risk.

On the following chart, we have plotted the long-term and short-term capacity of the 87 developers to service their debt. At the same time, the horizontal lines indicate the average short-term debt coverage, and the vertical lines the average long-term debt coverage. We found that China Overseas, China Resources Land, Vanke and Longfor Group performed well for both short-term and long-term debt servicing.

Chart 21



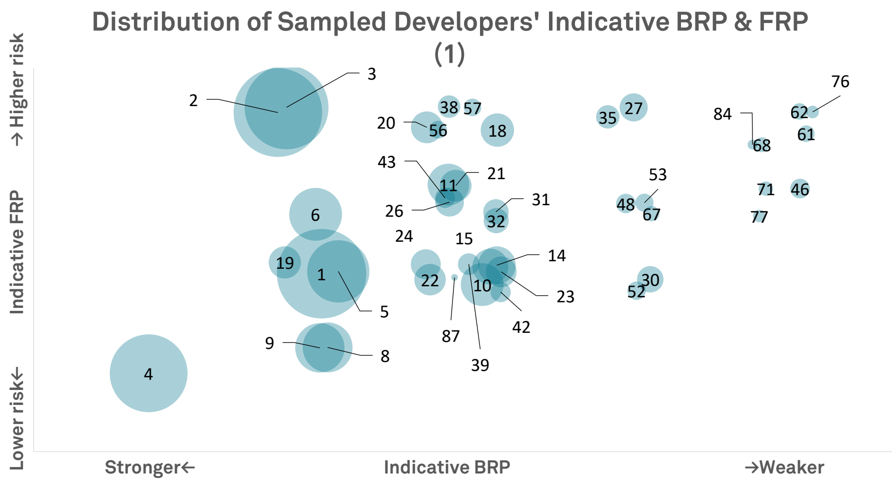
Note: horizontal lines represent upper and lower bonds of average short-term coverage, vertical lines represent upper and lower bonds of average long-term debt coverage.
The higher the number the better.
Source: S&P Global (China) Ratings.

In addition to the above indicators, we also analyze developers' commercial real estate operations. A well-managed commercial property operation business can, in our opinion, bring relatively stable revenue to the developer in the form of rent and management fees. If such revenues can sufficiently cover the developer's annual interest expenditure (including capitalized interest), we may consider adjusting the firm's indicative financial risk score.

Distribution of Indicative Business and Financial Risk Profiles

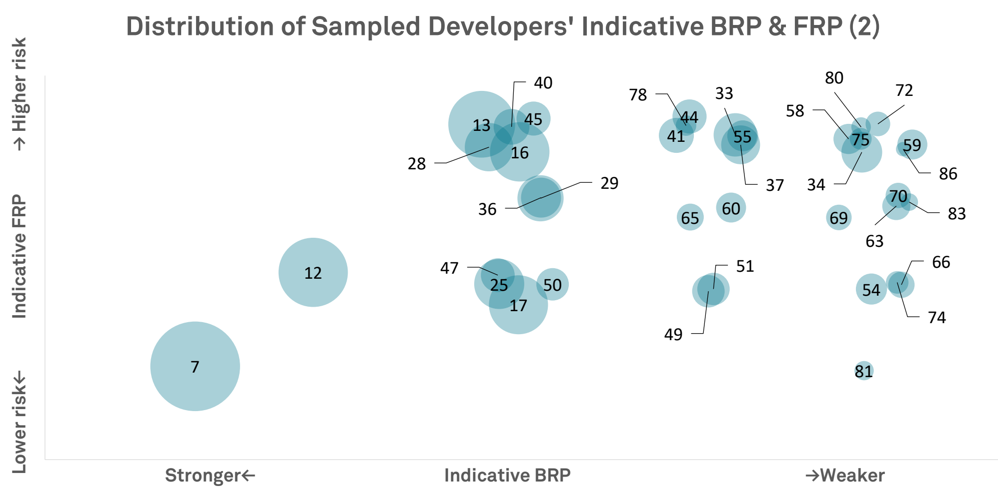
Based on the above analysis, we have arrived at the indicative business and financial risk profiles of the companies in our sample, the distribution of which is shown in the charts below. As property developers typically have higher financial leverage, the indicative financial risks of the sampled firms are generally at a moderate or relatively high level. In terms of indicative business risk profile, most of the companies are at a satisfactory or fair level.

Chart 22



Note: The bubble size represents 2019 revenue.
Source: S&P Global (China) Ratings.

Chart 23



Note: The bubble size represents 2019 revenue.
Source: S&P Global (China) Ratings.

Other Rating Influences

The combination of business and financial risk profiles generally forms an anchor for us to gauge the credit quality of an enterprise. On this basis, we apply and combine other factors relevant to the entity itself to arrive at our evaluation of the firm's SACP. For property developers, we pay particular attention to the degree of diversification, financial policy, liquidity and management and governance.

In our opinion, generally speaking, an entity's credit level may be improved from diversification only in cases where it simultaneously operates three or more distinctly different businesses. We also note that the capital expenditure of property developers in the early stages of developing other businesses may put pressure on cash flow.

Our analysis of financial policy mainly focuses on management's ability to set and implement medium and long-term financial targets. We regard clear financial policy and effective control of financial leverage as positive for developers' credit quality.

When we look at liquidity, we generally consider whether developers' sales proceeds for the next 12 months and cash-like assets would be sufficient to cover debt repayment, construction costs, necessary land acquisition and M&A investment. Under the current environment of strict regulations in the sector, we view possessing good ability to build up sales and control the pace of investment as key factors influencing developers' liquidity.

Privately-owned enterprises (POEs) form a relatively high proportion of property developers. We focus on the completeness of such firms' internal governance structures, the influence of actual controller on strategy and business decision-making and resulting key person risk, as well the impact of frequent personnel changes on corporate governance and management.

Government and Group Support

Since our sample largely comprises of real estate development groups or core group subsidiaries, group support has little impact on the indicative issuer credit quality of this pool of companies. Property development is dominated by POEs, meaning government support does not apply to most developers.

For property developers that are part of state-owned enterprise (SOE) groups, we generally consider two factors when looking at group support.

On the one hand, developers under SOEs have advantages in areas such as land acquisition, financing costs and brand promotion. These advantages can be reflected in such firms' operations and financial results, which mainly affect the developer's rating anchor and stand-alone credit profiles.

On the other hand, developers under SOEs may be able to receive group support to help tide over difficulties arising from their own internal crises. Such support may comprise of the group helping with coordination of resources, crisis management and even injection of funds. For such support, we adopt our group support methodology to analyze and evaluate further.

When analyzing SOE groups' support for their property developer subsidiaries, the developer's importance to the SOE group is a key factor. The higher the importance, the closer its issuer credit quality is to that of the SOE group.

When considering this variable, we look at how closely the SOE group's main business is related to that of the developer, the position of the developer within the group's future development strategy, and the amount of income and profit the developer brings to the group. We also pay attention to the extent of the group's participation in the developer's daily operations, management and appointment and removal of personnel, as well as the SOE group's previous support for the developer in terms of financial support and other factors.

This report does not constitute a rating action.

Appendix

List of Sampled Companies

No.	Entity Name	Abbreviated Name
1	Country Garden Holdings Co. Ltd.	Country Garden
2	China Evergrande Group	China Evergrande
3	Greenland Holding Group Company Limited	Greenland Group
4	China Vanke Co., Ltd.	Vanke
5	Poly Developments and Holdings Group Co., Ltd.	Poly
6	Sunac China Holdings Limited	Sunac Holdings
7	China Overseas Land & Investment Ltd.	China Overseas
8	Longfor Group Holdings Limited	Longfor Group
9	China Resources Land Limited	China Resources Land
10	Shimao Group Holdings Limited	Shimao Group
11	China Fortune Land Development Co., Ltd.	China Fortune Land
12	China Merchants Shekou Industrial Zone Holdings Co., Ltd.	China Merchants Shekou
13	Guangzhou R&F Properties Co., Ltd.	R&F Properties
14	Seazen Group Limited	Seazen Group
15	Dalian Wanda Commercial Properties Co., Ltd.	Dalian Wanda
16	Jiangsu Zhongnan Construction Group Co., Ltd.	Zhongnan Construction
17	Risesun Real Estate Development Co., Ltd.	Risesun
18	Jinke Property Group Co., Ltd.	Jinke
19	Gemdale Corporation	Gemdale
20	Greentown China Holdings Limited	Greentown China Holdings
21	Yango Group Co., Ltd.	Yango Group
22	Agile Group Holdings Limited	Agile Group Holdings
23	Logan Group Company Limited	Logan Group
24	CIFI Holdings (Group) Co. Ltd.	CIFI Holdings (Group) .
25	Sino-Ocean Group Holding Limited	Sino-Ocean Group Holding
26	China Aoyuan Group Limited	China Aoyuan Group
27	Kaisa Group Holdings Limited	Kaisa Group Holdings
28	Beijing Capital Development Co., Ltd.	Beijing Capital Development
29	China Jinmao Holdings Group Limited	China Jinmao Holdings Group
30	Times China Holdings Limited	Times China Holdings
31	Sichuan Languang Development Co., Ltd.	Sichuan Languang Development
32	Midea Real Estate Group Limited	Midea Real Estate Group
33	Yuexiu Property Company Limited	Yuexiu Property

34	Grandjoy Holdings Group Co., Ltd.	Grandjoy Holdings Group
35	Huafa Industrial Co., Ltd.Zhuhai	Huafa Industrial Zhuhai
36	Zhenro Properties Group Limited	Zhenro Properties Group
37	Central China Real Estate Ltd.	Central China Real Estate Ltd
38	China Railway Real Estate Group Corporation Ltd.	China Railway Real Estate Group Corporation
39	China Overseas Grand Oceans Group Limited	China Overseas Grand Oceans Group
40	Powerlong Real Estate Holdings Limited	Powerlong Real Estate Holdings
41	KWG Group Holdings Limited	KWG Group Holdings
42	Hangzhou Binjiang Real Estate Group Co., Ltd.	Hangzhou Binjiang Real Estate Group
43	Sinic Real Estate Co., Ltd.	Sinic Real Estate
44	PowerChina Real Estate Group Ltd.	PowerChina Real Estate Group Ltd
45	Tahoe Group Co., Ltd.	Tahoe Group Co., Ltd
46	Junfa Group Limited	Junfa Group
47	Yuzhou Group Holdings Company Limited	Yuzhou Group
48	Tianjin Guangyu Development Co., Ltd.	Tianjin Guangyu Development
49	Road King Infrastructure Ltd.	Road King Infrastructure
50	Shanghai Shimao Co., Ltd.	Shanghai Shimao
51	China SCE Group Holdings Limited	China SCE Group Holdings
52	Lianfa Group Co., Ltd.	Lianfa Group
53	Beijing North Star Company Limited	Beijing North Star
54	DIMA HOLDINGS Co., Ltd.	DIMA HOLDINGS
55	Cinda Real Estate Co., Ltd.	Cinda Real Estate
56	Fantasia Holdings Group Co., Limited	Fantasia Holdings Group Co.,
57	Beijing Capital Land Ltd.	Beijing Capital Land
58	Hopson Development Holdings Ltd.	Hopson Development Holdings
59	Guangzhou Pearl River Enterprises Group Ltd.	Guangzhou Pearl River Enterprises Group
60	Sichuan New Hope Real Estate Development Co., Ltd.	Sichuan New Hope Real Estate Development
61	Rong Qiao Group Co., Ltd.	Rong Qiao Group
62	Beijing Urban Construction Investment & Development Co., Ltd.	Beijing Urban Construction Investment & Development
63	Jiayuan International Group Limited	Jiayuan International Group
64	Xinhu Zhongbao Co., Ltd.	Xinhu Zhongbao

65	Shanghai Lujiazui Finance & Trade Zone Development Co., Ltd.	Shanghai Lujiazui Finance & Trade Zone Development
66	Modern Green Development Co., Ltd.	Modern Green Development
67	CCCG Real Estate Corporation Limited	CCCG Real Estate Corporation
68	Chongqing HuaYu Group Co., Ltd.	Chongqing HuaYu Group
69	Jingrui Holdings Limited	Jingrui Holdings
70	Greattown Holdings Ltd.	Greattown Holdings
71	Zhongtian Financial Group Company Limited	Zhongtian Financial Group
72	Guangdong Pearl River Investments Co., Ltd.	Guangdong Pearl River Investments
73	ChongQing Sincere YuanChuang Real Estate Development Co., Ltd.	ChongQing Sincere YuanChuang Real Estate Development
74	Shui On Land Limited	Shui On Land
75	Xinyuan (China) Real Estate,Ltd.	Xinyuan (China) Real Estate,Ltd
76	Beijing Hongkun Weiye Real Estate Development Co., Ltd.	Beijing Hongkun Weiye Real Estate Development
77	Dexin China Holdings Company Limited	Dexin China Holdings
78	Landsea Green Properties Co., Ltd.	Landsea Green Properties
79	Sunshine 100 China Holdings Ltd.	Sunshine 100 China Holdings Ltd
80	Pomegranate Real Estate Group Co., Ltd.	Pomegranate Real Estate Group
81	Guangzhou Panyu Hai Yi Real Estate Development Co., Ltd.	Guangzhou Panyu Hai Yi Real Estate Development
82	Yunnan Metropolitan RealEstate Development Co., Ltd.	Yunnan Metropolitan RealEstate Development
83	Zhong An Group Limited	Zhong An Group
84	Shantou Garden Group Co., Ltd.	Shantou Garden Group
85	Tande Co., Ltd.	Tande
86	Gree Real Estate Co., Ltd.	Gree Real Estate
87	COFCO Commercial Property Investment Co., Ltd.	COFCO Commercial Property Investment

This document is prepared in both English and Chinese. The English translation is for reference only, and the Chinese version will prevail in the event of any inconsistency between the English version and the Chinese version.