



## SECTOR IN-DEPTH

28 May 2021

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## Property – China

# China Property Focus: Rated developers' profit margins will contract in 2021-22

- » **National property sales growth slowed in April but remained strong.** Year-on-year national contracted sales value growth decelerated to 63.0% in April (three-month moving average) from a high level of 95.5% in March. Such strong growth was primarily driven by the low base caused by the coronavirus disruptions in the first four months of 2020. We expect that annualized national sales value growth will slow to 5%-8% over the next 6-12 months, compared with the 10%-15% annual growth in 2018-2020.
- » **Rated developers' financial leverage will improve but profit margins will contract.** We expect developers' weighted average revenue/adjusted debt will improve in 2021-22 from 2020. Solid contracted sales during the past 1-2 years will support revenue growth, and debt growth will be slow because of regulatory controls and developers' efforts to scale back land acquisitions as sales growth slows. Meanwhile, their weighted average profit margin will contract because of rising land costs and property price controls by local governments in many high-tier cities.
- » **Rated developers' offshore bond issuance increased in May.** Offshore bond issuance by our rated developers increased to \$5.1 billion in May (up to 25 May) from \$1.95 billion in April, compared with average monthly issuance of \$4.4 billion in 2020, as investor sentiment recovered, although capital markets remain volatile. Onshore bond issuance declined to RMB13.2 billion in May (up to 25 May) from RMB26.5 billion in April; weaker than the average monthly issuance of RMB19.7 billion in 2020.
- » **Liquidity stress indicator improved in April.** Our Asian Liquidity Stress sub-indicator for rated high-yield Chinese developers improved to 15.3% in April from 18.6% in March.
- » **Five rating actions from 29 April 2021 to 25 May 2021.** We took two negative and one positive rating actions during the period, and assigned new ratings to two developers.

## Moody's China Property Dashboard

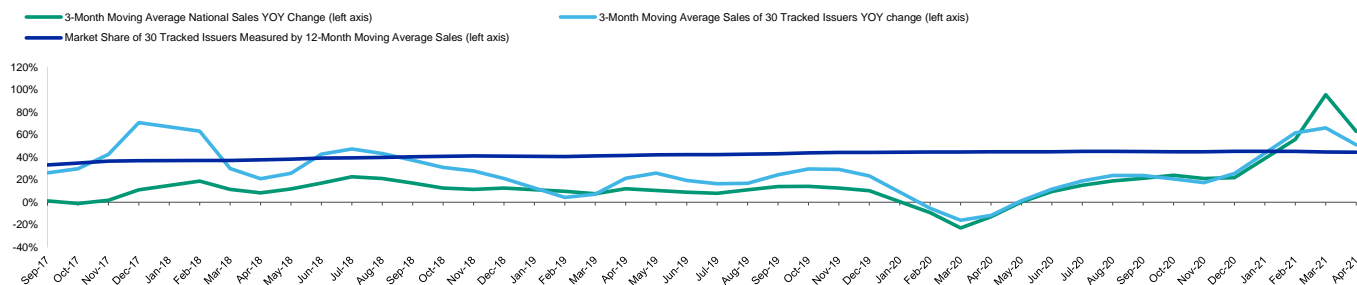
No. of high yield (HY) rated developers with weak liquidity			Bond issuance (\$ billion)		
	Apr 21	Mar 21		Onshore	Offshore
# of HY developers with SGL-4	9	11	Jan-May 21	16.3	24.9
% of total HY developers	15.3%	18.6%	2020	36.2	52.8
Developers with highest YTD sales growth			No. of rating actions		
Jan-Apr 2021			29 Apr 21 - 25 May 21		
	Name	%		Positive	Negative
Sales growth year-on-year	1 Hopson	195%	Rating actions	1	2
	2 Greentown	160%	New rating assignments		2
	3 Powerlong	139%	% of rated developers with positive outlook and RUR Up		11%
			% of rated developers with negative outlook and RUR Down		11%

## National property sales growth slowed in April but remained strong

- » Year-on-year national contracted sales value growth slowed in April to 63.0% (three-month moving average) from 95.5% in March (Exhibit 1). Year-on-year sales volume growth (three-month moving average) dropped to 43% in April from 68% in March.
- » Sales growth will remain high for the first half of 2021 because of the low base in the same period in 2020, and the pace will slow as this year progresses, reflecting the higher base in the second half of 2020.
- » Property prices increased in Tier 1 and Tier 2 cities in April, to 5.8% and 5.0% respectively, from 5.2% and 4.9% in March, while in lower-tier cities growth remained at 3.7%, the same as March, according to residential property sales prices in 70 large and medium-sized cities released by the National Bureau of Statistics (Exhibit 2).
- » Year-on-year contracted sales value growth (three-month moving average) for the 30 developers we track (of the 72 we rate) decreased to 51% in April from 66.1% in March (Exhibit 3). The growth rate in April was lower than that of the broader market over the same period mainly because their sales were less affected by COVID disruptions last year.
- » The following developers had the largest year-on-year contracted sales growth in the first four months of 2021: [Hopson Development Holdings Limited](#) (B2 stable) (up 195%), [Greentown China Holdings Limited](#) (Ba3 stable) (160%) and [Powerlong Real Estate Holdings Limited](#) (B1 positive) (139%).

Exhibit 1

### National sales value growth decelerated in April 2021

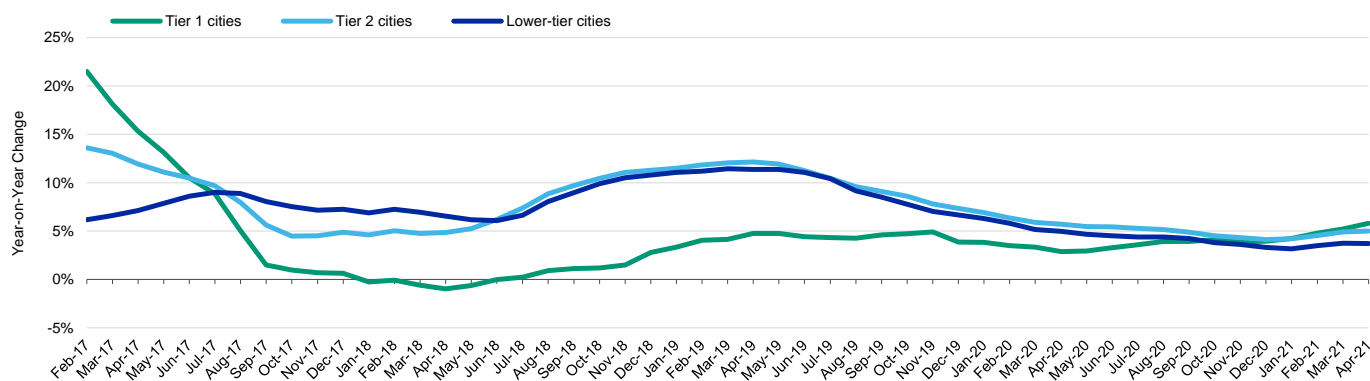


Sources: National Bureau of Statistics of China, company information

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on [www.moody's.com](http://www.moody's.com) for the most updated credit rating action information and rating history.

Exhibit 2

## Year-on-year growth of new residential property prices in higher-tier cities increased in April 2021

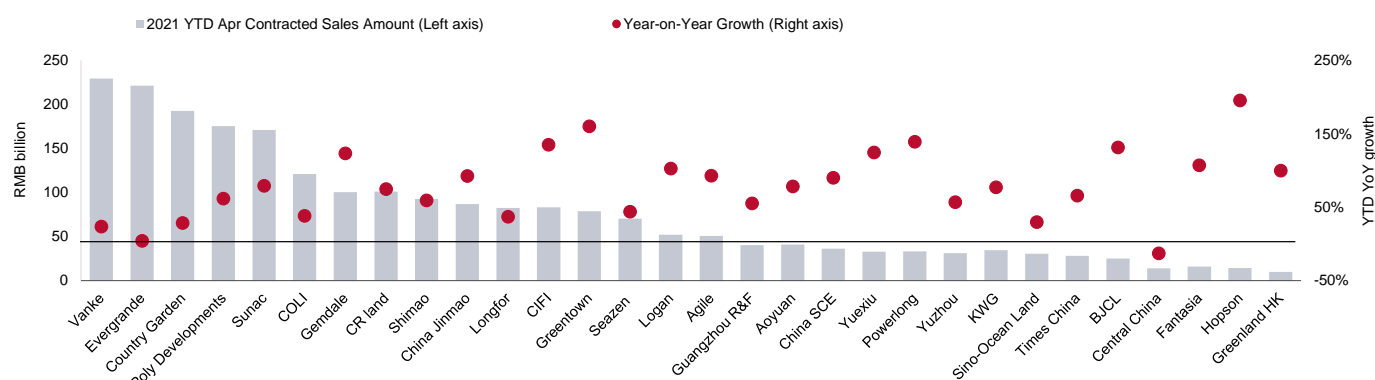


**Tier 1 cities:** Beijing, Guangzhou, Shanghai and Shenzhen. **Tier 2 cities** included in this exhibit: Tianjin, Shijiazhuang, Taiyuan, Shenyang, Dalian, Changchun, Harbin, Nanjing, Hangzhou, Ningbo, Hefei, Fuzhou, Xiamen, Nanchang, Jinan, Qingdao, Zhengzhou, Wuhan, Changsha, Nanning, Haikou, Chongqing, Chengdu, Guiyang, Kunming, Xi'an, Lanzhou, Xining, Yinchuan, Urumqi, Wuxi, Hohhot and Sanya. **Lower-tier cities** in this exhibit are the remaining 70 major cities not listed above.

Source: National Bureau of statistics of China

Exhibit 3

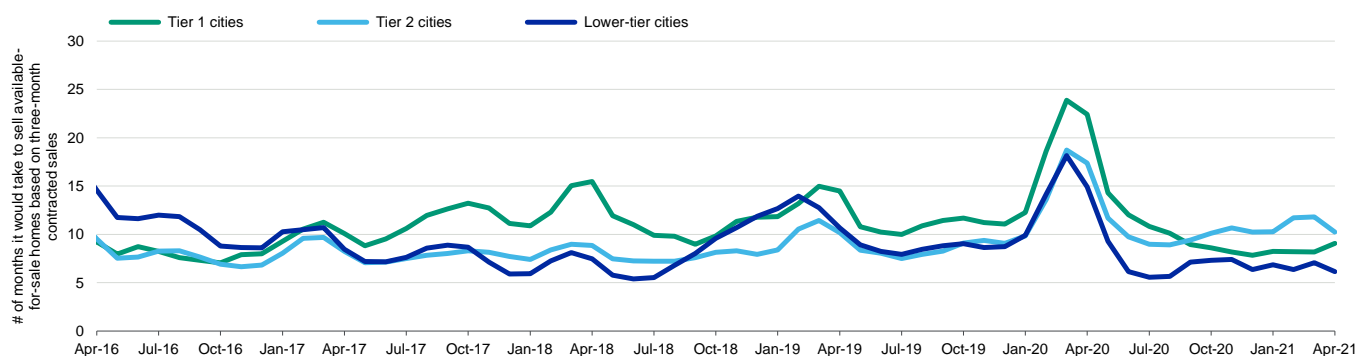
## Year-to-date contracted sales and year-on-year growth of the 30 tracked developers we track



Sources: Company information, China Real Estate Information System

Exhibit 4

## Inventory levels remained healthy across different city tiers in April 2021



**Tier 1 cities:** Beijing, Shanghai, Guangzhou and Shenzhen. **Tier 2 cities** included in this exhibit: Tianjin, Chongqing, Shenyang, Fuzhou, Hangzhou, Zhengzhou, Nanjing, Wuhan, Xiamen, Xian, Changsha, Qingdao, Changchun, Suzhou and Chengdu. **Lower-tier cities** included in this exhibit: Tonglu, Lin'an, Jiande, Dongying, Huzhou, Jiangyin, Wuhu, Huaibei and Wenzhou.

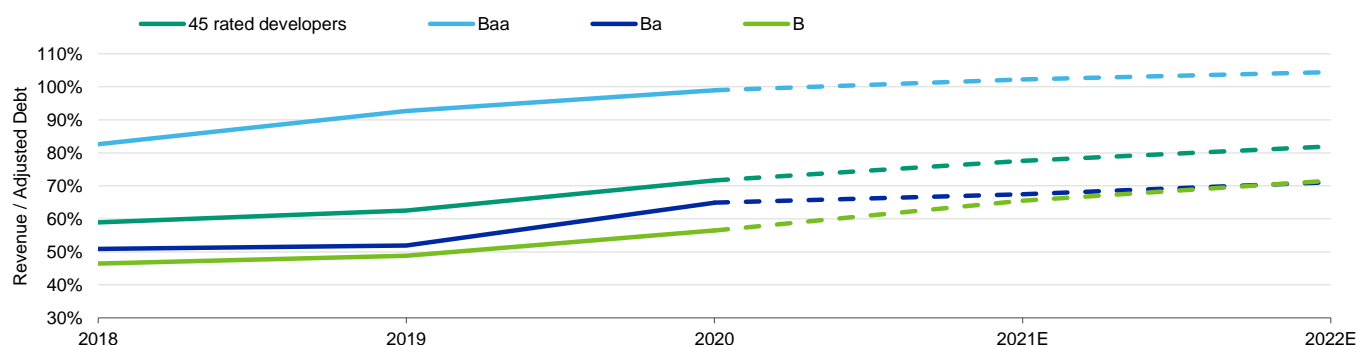
Source: China Real Estate Information System

## Rated developers' financial leverage will improve but profit margins will contract

- » In our recently published 2020 financial result scorecard report ([“Property — China: Developers' leverage will improve further through 2022, but margin will contract”](#), 28 April), we expect credit metrics for the 45 rated developers (of the 72 we rate) to improve in 2021 and 2022.
- » Leverage, measured by weighted average revenue/adjusted debt, will improve to around 78% in 2021 and around 82% in 2022 from 72% in 2020 (Exhibit 5), because of revenue growth supported by solid contracted sales in the previous 1-2 years, while debt growth will be under control.
- » We expect the developers' weighted average gross profit margin will contract to around 25% in 2021 and around 24% in 2022 from 26% in 2020 and 30% in 2019 because of rising land costs and property price controls by local governments in many higher-tier cities.
- » Interest coverage, measured by weighted average EBIT/interest, will improve to around 3.1x in 2021 and around 3.3x in 2022 from 2.7x in 2020 (Exhibit 6) as revenue growth more than offsets the impact of the small gross margin contraction.
- » Most developers have adequate liquidity to address refinancing needs. Their weighted average cash/short-term debt ratio remained healthy at 1.5x at the end of 2020, up slightly from 1.4x at the end of 2019.

Exhibit 5

**Weighted average revenue/adjusted debt will improve in 2021 and 2022 with pickup in revenue growth and controlled debt growth**

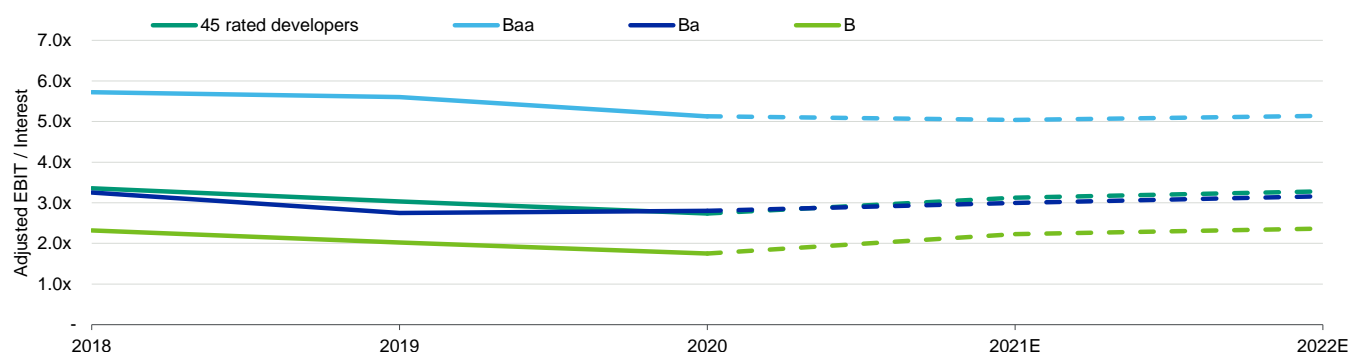


Data cover the 45 B- to Baa-rated Chinese property developers included in the report.

Sources: Company data, Moody's Financial Metrics, Moody's Investors Service estimates

Exhibit 6

**Interest coverage will increase in 2021 and 2022 as mild margin contraction will partly offset the effect of revenue growth**



Data cover the 45 B- to Baa-rated Chinese property developers included in the report.

Sources: Company data, Moody's Financial Metrics, Moody's Investors Service estimates

## Rated developers' offshore bond issuance increased in May

- » Offshore bond issuance increased to \$5.1 billion in May (up to 25 May) from \$1.95 billion in April and \$1.96 billion in March (Exhibit 8). Sentiment recovered somewhat following negative news that included [China Huarong Asset Management Co., Ltd.](#) (Baa1 RUR) delaying the publishing of its annual results, and the default of [China Fortune Land Development Co., Ltd.](#) (Rating withdrawn). We expect the offshore capital markets to remain volatile and sensitive to negative news.
- » Meanwhile, onshore bond issuance by our rated developers declined to RMB13.2 billion in May 2021 (up to 25 May).

Exhibit 7

### Bond issuance in May 2021 compared with the monthly average in 2020

	Period		
	May 2021	April 2021	Average Monthly Issuance in 2020
Offshore Bond Issuance	\$5.1 billion	\$1.95 billion	\$4.4 billion
Onshore Bond Issuance	RMB13.2 billion (or \$2.0 billion equivalent)	RMB26.5 billion (or \$4.1 billion equivalent)	RMB19.7 billion (or \$3.0 billion equivalent)

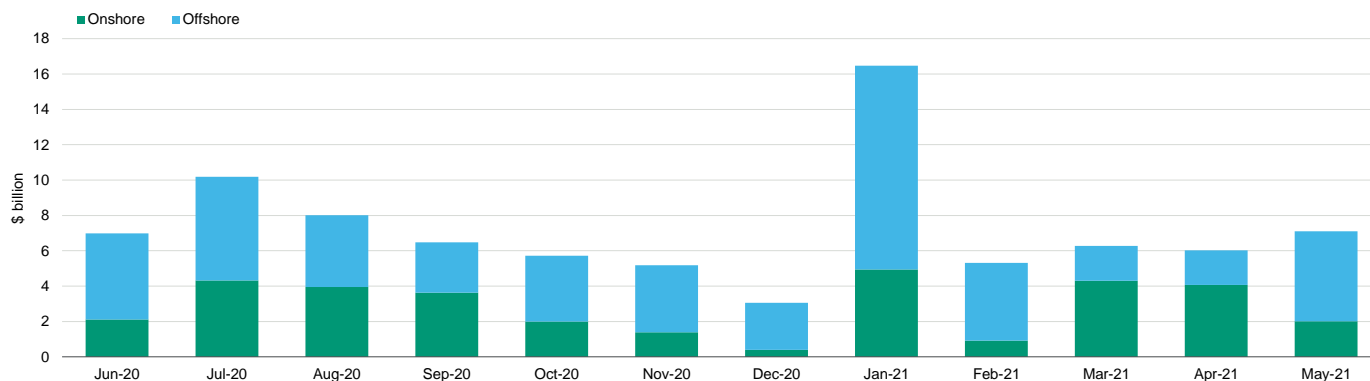
Up to 25 May 2021.

Sources: Bloomberg, Wind, Moody's Investors Service

- » Despite tightening funding conditions in the property sector, we expect large and financially sound developers to maintain access to onshore and offshore bond markets for refinancing in the rest of 2021.

Exhibit 8

### Offshore bond issuance increased in May 2021



Up to 25 May 2021.

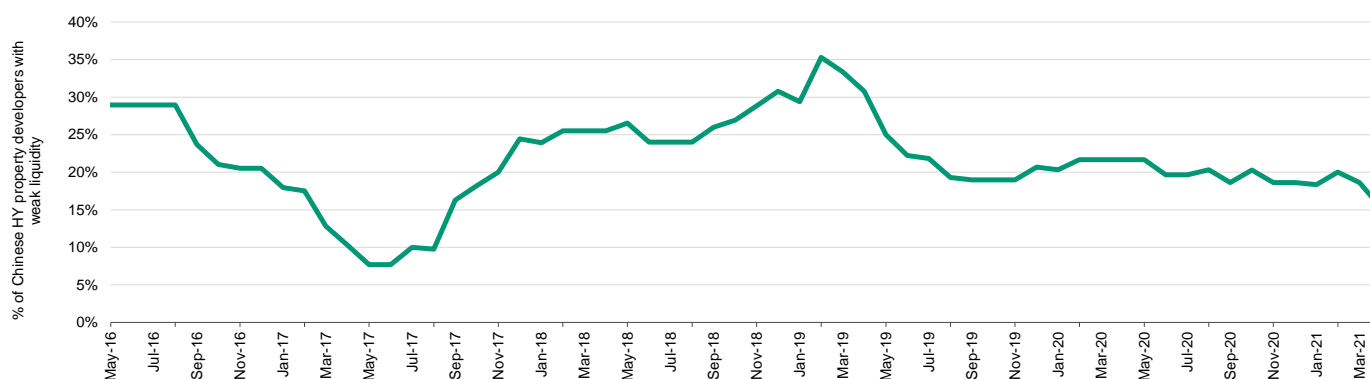
Sources: Bloomberg, Wind, Moody's Investors Service

## Liquidity stress indicator improved in April 2021

- » Our Asian Liquidity Stress sub-indicator for rated high-yield Chinese developers improved in April to 15.3%, from 18.6% in March (Exhibit 9) because we have withdrawn the rating of one developer with weak liquidity. At the same time, one developer's liquidity improved, and we have a new rated developer with adequate liquidity.
- » Of the 59 developers with a high-yield rating as of 30 April, nine had weak liquidity, of which eight were rated at single-B level or below.
- » Rated developers' refinancing needs remain high over the next 12 months, with around \$37.7 billion equivalent of onshore bonds and \$40.8 billion of offshore bonds maturing or subject to put options in the 12 months from 1 June 2021 (Exhibit 10).
- » Small and financially weak developers are likely to face higher refinancing pressure in both the onshore and offshore markets because banks and investors will prefer lending to the financially strong developers with sizable scale.

Exhibit 9

### 15.3% of rated Chinese high-yield property developers have weak liquidity

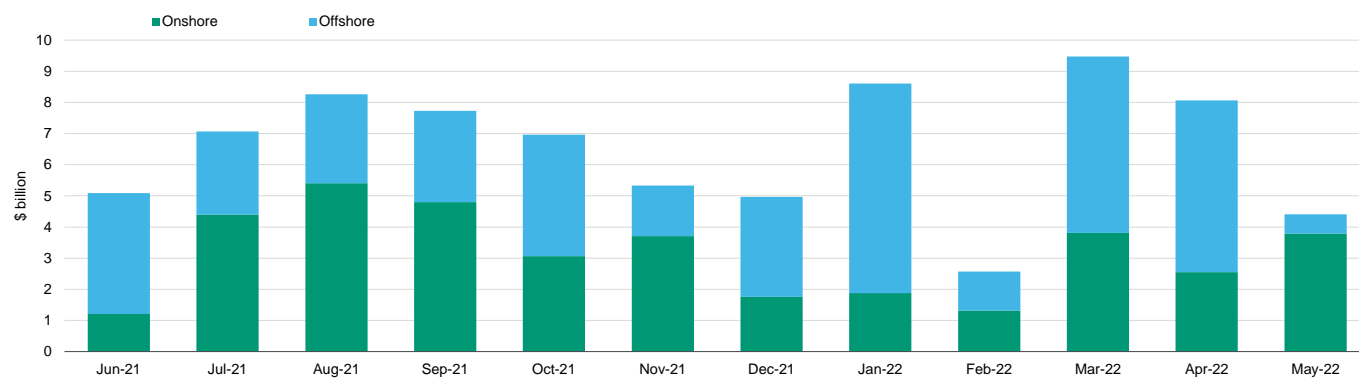


This sub-indicator measures the percentage of high-yield Chinese property companies with our weakest speculative grade liquidity score (SGL-4). This sub-indicator increases as liquidity weakens across the portfolio and decreases as liquidity broadly improves.

Source: Moody's Investors Service

Exhibit 10

### Rated developers' bonds maturing or becoming puttable before 31 May 2022



Up to 25 May 2021.

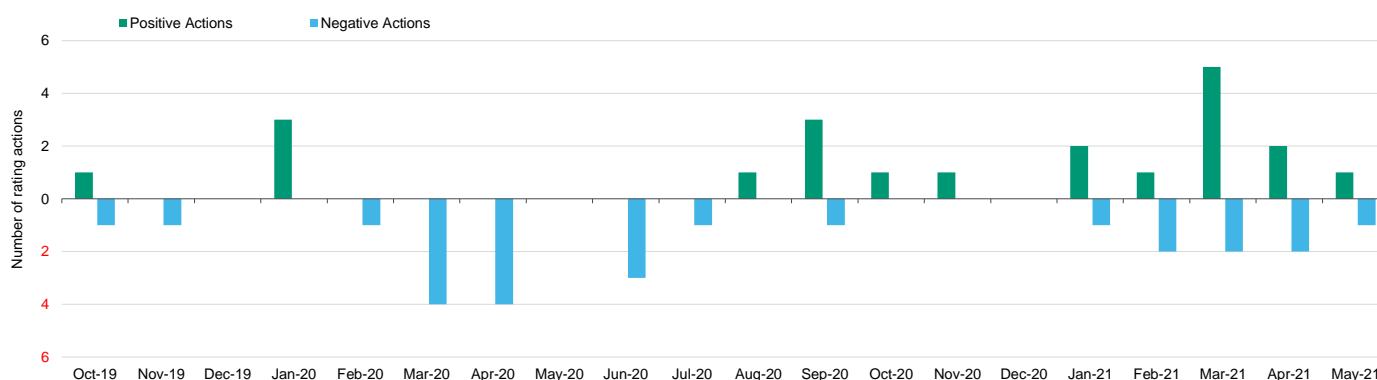
Sources: Bloomberg, Wind and Moody's Investors Service

### Five rating actions from 29 April to 25 May

Date	Company Name	Current Rating / Outlook	Rating action
30-Apr-21	Golden Wheel Tiandi Holdings Company Limited	B3 Negative	Rating downgrade and outlook change
5-May-21	Sichuan Languang Development Co., Ltd.	B2 Stable	Rating downgrade
11-May-21	Leading Holdings Group Ltd	B2 Stable	New rating
13-May-21	Shinsun Holdings (Group) Co., Ltd.	B2 Stable	New rating
25-May-21	China SCE Group Holdings Limited	B1 Positive	Rating affirmation and outlook change

Exhibit 11

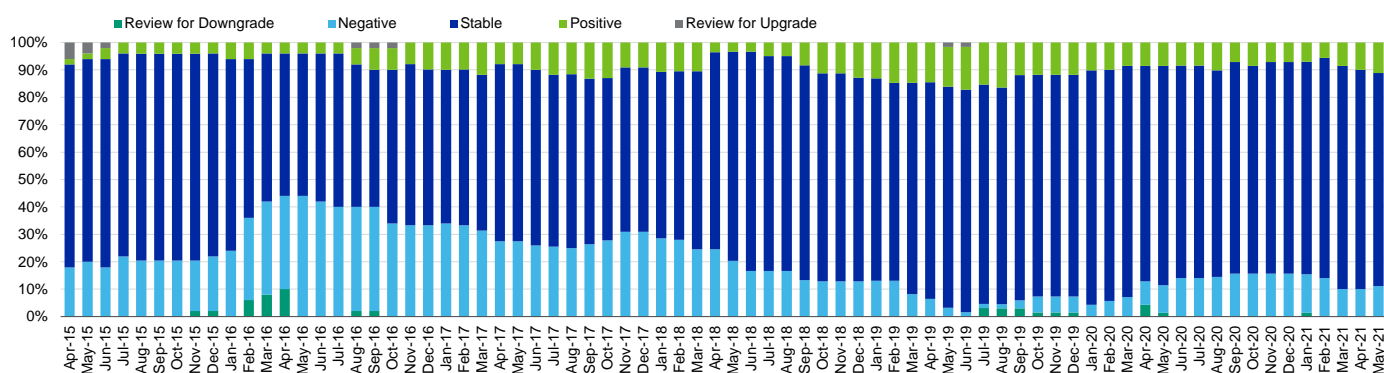
### Rating actions on Chinese property developers (as of 25 May 2021)



Source: Moody's Investors Service

Exhibit 12

### Rating outlooks of Chinese property developers (as of 25 May 2021)

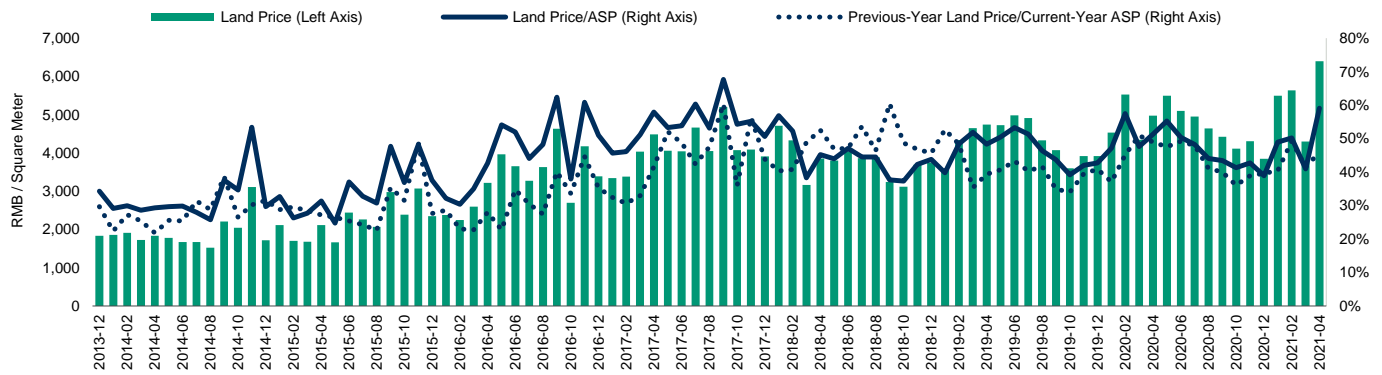


Source: Moody's Investors Service

## Appendix I

Exhibit 13

### Land prices climbed in April 2021



ASP = average selling price.

Source: China Real Estate Information System

## Appendix II

Exhibit 14

### Rated developers' offshore bonds due or puttable before 31 May 2022

Issuer	Outstanding Amount (In Million)	Due/Puttable Date
China Evergrande Group	USD1,473	21-Jun
Jinke Property Group Co., Ltd.	USD300	21-Jun
Kaisa Group Holdings Ltd	USD346	21-Jun
Times China Holdings Limited	USD100	21-Jun
Yanlord Land Group Limited	SGD45.5	21-Jun
Kaisa Group Holdings Ltd	USD241	21-Jun
China Overseas Grand Oceans Group Ltd.	USD500	21-Jun
Zhongliang Holdings Group Company Limited	USD97	21-Jun
Yincheng International Holding Co., Ltd.	USD140	21-Jun
Jiayuan International Group Limited	USD150	21-Jun
Hopson Development Holdings Limited	USD500	21-Jun (Puttable)
Sunac China Holdings Limited	USD650	21-Jul
RiseSun Real Estate Development Co., Ltd.	USD250	21-Jul
Kaisa Group Holdings Ltd	USD100	21-Jul
DaFa Properties Group Limited	USD280	21-Jul
Agile Group Holdings Limited	USD600	21-Jul
Sino-Ocean Group Holding Limited	USD486	21-Jul
Greenland Hong Kong Holdings Limited	USD300	21-Jul
Beijing Capital Land Limited	USD400	21-Aug
Dexin China Holdings Company Limited	USD258	21-Aug
Jiangsu Zhongnan Construction Grp Co., Ltd.	USD200	21-Aug
KWG Group Holdings Limited	USD350	21-Aug
Logan Group Company Limited	USD300	21-Aug
Ronshine China Holdings Limited	USD560	21-Aug
Zhenro Properties Group Limited	USD230	21-Aug
China South City Holdings Limited	USD200	21-Aug
Zhenro Properties Group Limited	CNY1000	21-Aug
Beijing Capital Land Limited	USD200	21-Aug
<b>Puttable and Maturities from Jun 2021 - Aug 2021</b>	<b>USD 9,394</b>	
<b>Puttable and Maturities from Sep 2021 - May 2022</b>	<b>USD 31,450</b>	
<b>Puttable and Maturities for the next 12 months</b>	<b>USD 40,844</b>	

Update to 25 May.

Sources: Bloomberg, company information

Exhibit 15

## Rated developers' onshore bonds due or puttable before 31 May 2022

Issuer	Outstanding Amount (RMB Billion)	Due/Puttable Date
Beijing Capital Land Limited	2.0	Jun-21
Guangzhou R&F Properties Co., Ltd.	0.1	Jun-21
Gemdale Corporation	1.0	Jun-21
Gemdale Corporation	1.0	Jun-21 (Puttable)
Yango Group Co., Ltd.	1.0	Jun-21
Huayuan Property Co., Ltd.	1.0	Jun-21 (Puttable)
Zhenro Properties Group Limited	0.4	Jun-21 (Puttable)
Jiangsu Zhongnan Construction Grp Co., Ltd.	1.2	Jun-21 (Puttable)
Powerlong Real Estate Holdings Limited	0.3	Jun-21
Sichuan Languang Development Co., Ltd.	1.1	Jul-21 (Puttable)
Sichuan Languang Development Co., Ltd.	0.9	Jul-21
Sichuan Languang Development Co., Ltd.	0.7	Jul-21
Jinke Property Group Co., Ltd.	1.6	Jul-21 (Puttable)
Fantasia Holdings Group Co., Limited	0.8	Jul-21 (Puttable)
Logan Property Holdings Company Limited	2.0	Jul-21
Ronshine China Holdings Limited	2.9	Jul-21 (Puttable)
Longfor Group Holdings Limited	3.0	Jul-21 (Puttable)
Longfor Group Holdings Limited	0.5	Jul-21
Yuexiu Property Company Limited	2.0	Jul-21
Jiangsu Zhongnan Construction Grp Co., Ltd.	1.1	Jul-21
Shimao Group Holdings Limited	0.4	Jul-21
Country Garden Holdings Company Limited	0.5	Jul-21
Gemdale Corporation	1.0	Jul-21 (Puttable)
China Vanke Co., Ltd.	3.0	Jul-21
Poly Developments and Holdings Group Co Ltd	2.5	Jul-21
Beijing Capital Land Limited	0.5	Jul-21 (Puttable)
Beijing Capital Land Limited	0.1	Jul-21
Beijing Capital Land Limited	0.4	Jul-21
KWG Group Holdings Limited	1.3	Jul-21
KWG Group Holdings Limited	2.0	Jul-21
China Aoyuan Group Limited	0.3	Jul-21
China Aoyuan Group Limited	0.1	Jul-21
China South City Holdings Limited	0.2	Jul-21 (Puttable)
<b>Puttable and Maturities from Jun 2021 - Jul 2021</b>	<b>36.6</b>	
<b>Puttable and Maturities from Aug 2021 - May 2022</b>	<b>209.5</b>	
<b>Puttable and Maturities for the next 12 months</b>	<b>246.1</b>	

Update to 25 May.

Sources: Bloomberg, Wind and company information

Exhibit 16

**Rated developers' offshore note issuance in April and May 2021 (up to 25 May 2021)**

Issuer	Month	Debt	Coupon (%)	Amount (Millions)	Tenor (Years)
Jiangsu Zhongnan Construction Grp Co., Ltd.	Apr-21	Bond	11.5	USD250	3.0
Jingrui Holdings Limited	Apr-21	Bond	12.5	USD157	2.5
Logan Group Company Limited	Apr-21	Bond	4.25	USD300	4.3
Powerlong Real Estate Holdings Limited	Apr-21	Bond	3.9	USD200	1.0
Times China Holdings Limited	Apr-21	Bond	5.3	USD200	1.0
Zhenro Properties Group Limited	Apr-21	Bond	5.98	USD220	1.0
Country Garden Holdings Company Limited	Apr-21	Bond	3.75	MYR100	1.0
China Jinmao Holdings Group Limited	Apr-21	Bond	3.2	USD600	5.0
Country Garden Holdings Company Limited	May-21	Bond	4.9	MYR50	5.0
Sino-Ocean Group Holding Limited	May-21	Bond	3.25	USD400	5.0
Kaisa Group Holdings Ltd	May-21	Bond	11.7	USD1000	4.5
Powerlong Real Estate Holdings Limited	May-21	Bond	4.9	USD200	5.0
KWG Group Holdings Limited	May-21	Bond	6	USD378	5.3
Agile Group Holdings Limited	May-21	Bond	5.5	USD300	5.0
CIFI Holdings (Group) Co. Ltd.	May-21	Bond	4.45	USD350	5.3
CIFI Holdings (Group) Co. Ltd.	May-21	Bond	4.8	USD150	7.0
Jiayuan International Group Limited	May-21	Bond	11	USD130	2.8
Hopson Development Holdings Limited	May-21	Bond	7	USD300	3.0
Yanlord Land Group Limited	May-21	Bond	5.125	USD500	5.0
Zhongliang Holdings Group Company Limited	May-21	Bond	8.5	USD300	1.0
Redsun Properties Group Limited	May-21	Bond	7.3	USD210	3.0
China Vanke Co., Ltd.	May-21	Bond	3.45	CNY1445	3.0
Jinke Property Group Co., Ltd.	May-21	Bond	6.85	USD325	3.0
Kaisa Group Holdings Ltd	May-21	Bond	11.65	USD300	5.0
<b>Q1 2021 Total</b>				<b>\$17,885</b>	
<b>Apr-May 2021 Total</b>				<b>\$7,031</b>	
<b>2020 Bond Total</b>				<b>\$52,764</b>	
<b>2019 Bond Total</b>				<b>\$69,413</b>	

Sources: Bloomberg, company information

Exhibit 17

**Rated developers' onshore note issuance in April and May 2021 (up to 25 May 2021)**

Issuer	Month	Coupon %	Amount (RMB Billion)	Tenor (Years)
Gemdale Corporation	Apr-21	3.91	2.5	5(3)
Gemdale Corporation	Apr-21	4.30	0.5	5
Agile Group Holdings Limited	Apr-21	5.90	1.5	3(1)
Gemdale Corporation	Apr-21	3.10	0.8	0.68
Jinke Property Group Co., Ltd.	Apr-21	5.90	0.8	0.71
Powerlong Real Estate Holdings Limited	Apr-21	6.50	1.5	5(2)
China Jinmao Holdings Group Limited	Apr-21	3.74	3.0	3
Seazen Holdings Co., Ltd.	Apr-21	6.30	0.8	3(2)
Poly Developments and Holdings Group Co Ltd	Apr-21	3.55	2.5	3
Hengda Real Estate Group Company Limited	Apr-21	7.00	8.2	5(3)
China Vanke Co., Ltd.	Apr-21	3.52	2.0	3
Beijing Capital Land	Apr-21	4.19	1.9	5(3)
Shimao Group Holdings Limited	Apr-21	5.50	0.6	2
China Resources Land Limited	May-21	3.84	1.5	5
China Resources Land Limited	May-21	3.50	3.0	3
China Resources Land Limited	May-21	3.29	1.5	2
Sino-Ocean Group Holding Limited	May-21	4.20	2.6	5(3)
China Vanke Co., Ltd.	May-21	3.40	1.0	5(3)
China Vanke Co., Ltd.	May-21	3.70	0.6	7(5)
Longfor Group Holdings Limited	May-21	3.50	1.5	5(3)
Longfor Group Holdings Limited	May-21	3.93	1.5	7(5)
<b>Q1 2021 Total</b>			<b>66.5</b>	
<b>Apr-May 2021 Total</b>			<b>39.7</b>	
<b>2020 Bond Total</b>			<b>236.2</b>	
<b>2019 Bond Total</b>			<b>150.9</b>	

Sources: Bloomberg, Wind and company information

## Appendix III

### Rated Chinese property developers (as of 25 May 2021)

Exhibit 18

Issuer	Issuer Rating/Corporate Family Rating	Bond Rating	Outlook
<a href="#">China Overseas Land &amp; Investment Limited (COLI)*</a>	Baa1	Baa1	Stable
<a href="#">China Resources Land Limited*</a>	Baa1	Baa1	Stable
<a href="#">China Vanke Co., Ltd.*</a>	Baa1	N/A	Stable
<a href="#">China Overseas Grand Oceans Group Limited (COGO)</a>	Baa2	Baa2	Stable
<a href="#">Longfor Group Holdings Limited*</a>	Baa2	Baa2	Stable
<a href="#">Poly Developments and Holdings Group Co Ltd*</a>	Baa2	N/A	Stable
<a href="#">China Jinmao Holdings Group Limited*</a>	Baa3	Baa3	Stable
<a href="#">Country Garden Holdings Company Limited*</a>	Baa3	Baa3	Stable
<a href="#">Hengli (Hong Kong) Real Estate Limited</a>	Baa3	Baa3	Stable
<a href="#">Sino-Ocean Group Holding Limited*</a>	Baa3	Baa3	Stable
<a href="#">Yuexiu Property Company Limited*</a>	Baa3	Baa3	Stable
<a href="#">Shimao Property Holdings Limited*</a>	Ba1	N/A	Positive
<a href="#">Greenland Holding Group Company Limited</a>	Ba1	Ba2^	Stable
<a href="#">Seazen Group Limited*</a>	Ba1	Ba2^	Stable
<a href="#">Seazen Holdings Co., Ltd.</a>	Ba1	Ba1	Stable
<a href="#">CIFI Holdings (Group) Co. Ltd.*</a>	Ba2	Ba3^	Stable
<a href="#">Gemdale Corporation*</a>	Ba2	N/A	Stable
<a href="#">Greenland Hong Kong Holdings Limited*</a>	Ba2	Ba3^	Stable
<a href="#">Agile Group Holdings Limited*</a>	Ba2	Ba3^	Stable
<a href="#">Yanlord Land Group Limited</a>	Ba2	Ba3^	Stable
<a href="#">Logan Property Holdings Company Limited*</a>	Ba2	Ba3^	Stable
<a href="#">Beijing Capital Land Limited*</a>	Ba3	N/A	Stable
<a href="#">Central China Real Estate Limited*</a>	Ba3	B1^	Stable
<a href="#">Famous Commercial Limited</a>	Ba3	Ba3	Stable
<a href="#">Greentown China Holdings Limited*</a>	Ba3	Ba3	Stable
<a href="#">RiseSun Real Estate Development Co., Ltd.</a>	Ba3	B1^	Stable
<a href="#">Road King Infrastructure Limited</a>	Ba3	Ba3	Stable
<a href="#">Sunac China Holdings Limited*</a>	Ba3	B1^	Positive
<a href="#">Times China Holdings Limited*</a>	Ba3	B1^	Stable
<a href="#">China Aoyuan Group Limited*</a>	B1	B2^	Stable
<a href="#">Powerlong Real Estate Holdings Limited*</a>	B1	B2^	Positive
<a href="#">Zhongliang Holdings Group Company Limited</a>	B1	B2^	Positive
<a href="#">China SCE Group Holdings Limited*</a>	B1	B2^	Positive
<a href="#">Huayuan Property Co., Ltd.</a>	B1	B2^	Stable
<a href="#">International Financial Center Property Ltd.</a>	B1	B1	Stable
<a href="#">Jiangsu Zhongnan Construction Grp Co., Ltd.</a>	B1	B2^	Stable
<a href="#">Jinke Property Group Co., Ltd.</a>	B1	B2^	Positive
<a href="#">Kaisa Group Holdings Ltd</a>	B1	B2^	Stable
<a href="#">KWG Group Holdings Limited*</a>	B1	N/A	Stable
<a href="#">Radiance Holdings (Group) Co. Ltd.</a>	B1	N/A	Stable
<a href="#">Ronshine China Holdings Limited</a>	B1	B2^	Stable
<a href="#">Yango Group Co., Ltd</a>	B1	B2^	Stable
<a href="#">Zhenro Properties Group Limited</a>	B1	B2^	Stable
<a href="#">China Evergrande Group*</a>	B1	B2^	Negative
<a href="#">Guangzhou R&amp;F Properties Co., Ltd.*</a>	B1	N/A	Negative
<a href="#">Hengda Real Estate Group Company Limited</a>	B1	N/A	Negative
<a href="#">Yuzhou Group Holdings Company Limited*</a>	B1	B2^	Negative
<a href="#">Sichuan Languang Development Co., Ltd.</a>	B2	B3^	Stable
<a href="#">Zensun Group Limited</a>	B2	B3^	Stable
<a href="#">Redsun Properties Group Limited</a>	B2	B3^	Positive
<a href="#">DaFa Properties Group Limited</a>	B2	B3^	Stable
<a href="#">Dexin China Holdings Company Limited</a>	B2	B3^	Stable
<a href="#">Fantasia Holdings Group Co., Limited*</a>	B2	B3^	Stable
<a href="#">Leading Holdings Group Ltd</a>	B2	N/A	Stable

<a href="#">Guangzhou Fineland Real Estate Development</a>	B2	B3 ^	Stable
<a href="#">Helenbergh China Holdings Limited</a>	B2	B3 ^	Stable
<a href="#">Hopson Development Holdings Limited*</a>	B2	N/A	Stable
<a href="#">Jiayuan International Group Limited</a>	B2	B3 ^	Positive
<a href="#">Jingrui Holdings Limited</a>	B2	B3 ^	Stable
<a href="#">Landsea Green Properties Co., Ltd.</a>	B2	B3 ^	Stable
<a href="#">Modern Land (China) Co., Limited</a>	B2	B3 ^	Stable
<a href="#">Sinic Holdings (Group) Company Limited</a>	B2	N/A	Stable
<a href="#">Sunriver Holding Group Company Limited</a>	B2	N/A	Stable
<a href="#">Yincheng International Holding Co., Ltd.</a>	B2	N/A	Stable
<a href="#">Datang Group Holdings Ltd.</a>	B2	N/A	Stable
<a href="#">China South City Holdings Limited</a>	B2	N/A	Stable
<a href="#">Rongan Property Co., Ltd.</a>	B2	N/A	Stable
<a href="#">R&amp;F Properties (HK) Company Limited</a>	B2	N/A	Negative
<a href="#">Tianji Holding Limited</a>	B2	B2	Negative
<a href="#">Shinsun Holdings (Group) Co., Ltd.</a>	B2	N/A	Stable
<a href="#">Golden Wheel Tiandi Holdings Company Limited</a>	B3	B3	Negative
<a href="#">Tahoe Group Co., Ltd</a>	Caa3	Ca ^	Negative

^ The lower bond rating reflects subordination risk. \* Included as 30 track developers. The rated entities covered in this report include companies with primary operations in property development in China but exclude REITs, Ping An Real Estate Company Ltd. (Baa2 stable), Pingan Real Estate Capital Limited (Baa3 stable), Beijing Capital Group Co., Ltd. (Baa3 stable) and Zhengzhou Zhongrui Industrial Group Co., Ltd (B3 stable), with the latter two engaging in material non-property development businesses.

Source: Moody's Investors Service

## Moody's related publications

### Rating Actions:

- » [Moody's changes China SCE's outlook to positive from stable; ratings affirmed](#), 25 May 2021
- » [Moody's assigns B2 to Kaisa's proposed USD notes](#), 24 May 2021
- » [Moody's assigns B3 rating to Redsun's proposed USD notes](#), 17 May 2021
- » [Moody's assigns first-time B2 rating to Shinsun; outlook stable](#), 13 May 2021
- » [Moody's assigns a B2 rating to Leading Group, outlook stable](#), 11 May 2021
- » [Moody's assigns Baa3 rating to Country Garden's proposed USD notes](#), 11 May 2021
- » [Moody's assigns B3 to Jiayuan's proposed USD notes](#), 11 May 2021
- » [Moody's assigns Ba3 rating to Yanlord's proposed USD notes](#), 11 May 2021
- » [Moody's assigns Ba3 to CIFI's proposed USD notes](#), 10 May 2021
- » [Moody's assigns B2 to Powerlong Real Estate's proposed USD notes](#), 6 May 2021
- » [Moody's downgrades Languang Development's CFR to B2; outlook stable](#), 5 May 2021
- » [Moody's downgrades Golden Wheel to B3; outlook negative](#), 30 April 2021

### Issuer Comments / Issuer In-Depth:

- » [Redsun Properties Group Limited: Covenant Quality Post-Sale Snapshot: US\\$210m 7.3% Senior Green Notes due 2024](#), 20 May 2021
- » [Jiayuan International Group Limited: Covenant Quality Post-Sale Snapshot: US\\$130m 11% Senior Notes due 2024](#), 20 May 2021
- » [CIFI Holdings \(Group\) Co. Ltd.: Covenant Quality Post-Sale Snapshot: US\\$350m/US\\$150m 4.45%/4.8% Senior Notes due 2026/2028](#), 19 May 2021
- » [Powerlong Real Estate Holdings Limited: Covenant Quality Post-Sale Snapshot: US\\$200m 4.9% Senior Notes due 2026](#), 19 May 2021
- » [Yanlord Land Group Limited: Covenant Quality Post-Sale Snapshot: US\\$500m 5.125% Green Senior Notes due 2026](#), 17 May 2021
- » [Central China Real Estate Limited: Proposed spin-off of entrustment management business is credit negative](#), 14 May 2021
- » [China Evergrande Group: Disposal of Evergrande Vehicle's equity interest is credit positive](#), 13 May 2021
- » [Kaisa Group Holdings Ltd: Covenant Quality Post-Sale Snapshot: US\\$500m 11.7% Senior Notes due 2025](#), 4 May 2021

### Sector Comments / Sector In-Depth:

- » [China Property Focus: Rated developers will maintain access to financing](#), 30 April 2021
- » [China property: Credit outlook and regulatory updates](#), 29 April 2021
- » [Property — China Developers' leverage will improve further through 2022, but margin will contract](#), 28 April 2021
- » [Property – China Stable outlook reflects solid sales growth, inventory levels, continued funding access](#), 21 April 2021

**Rating Methodology:**

» [Homebuilding And Property Development Industry, January 2018](#)

To access any of these reports, click on the link above. Note that these references are current at the date of publication of this report and that more recent reports may be available. All research may not be available to all clients.

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