



CCXAP Updated Rating Methodology for REITs and REOCs

Hong Kong, 30 December 2019 - China Chengxin (Asia Pacific) Credit Ratings (“CCXAP”) has published the revised version of rating methodology for Real Estate Investment Trusts (“REITs”), Real Estate Operating Companies (“REOCs”). This rating methodology adopted by CCXAP that applies to REITs, REOCs, and other commercial real estate companies with similar business nature of REITs and REOCs.

The revised methodology replaces the “Rating Methodology – REITs and REOCs” published by CCXAP in July 2018, effective on 30 December 2019.

To access the updated methodology, which is now publicly available, please go to www.ccxap.com or use the link below.

LINK TO UPDATED METHODOLOGY REPORT: [\[link\]](#).

The review and amendment of this methodology follows our internal rating practice. Key changes includes: (1) amendment of some rating factors (including adoption of qualitative, quantitative factors as well as their weightings and thresholds); (2) adjustment of the scorecard model; (3) review of internal guideline on qualitative factors, such as external supports, in order to differentiate the credit quality and indicated results of rated entities

Ratings Impact

The implementation of the updated methodology may cause rating changes on some of our rated entities. The information of the rating changes is available by clicking on the following link: [\[link\]](#), which lists out the affected entities and their rating changes.

Contacts of Credit Ratings

For more information, please call our hotlines: Hong Kong +852 2860-7111. You can also email us at info@ccxap.com or visit our web site at www.ccxap.com.

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CCXAP’s public ratings are available at www.ccxap.com (Rating Results) and may be distributed through media and other means. The methodology used in this rating is Rating Methodology for Real Estate Development Industry dated December 2019, available at www.ccxap.com (Rating Process -> Rating Methodology).

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