

CCXAP assigns first-time long-term credit rating of A_g+ to Nanjing Yangzi State-owned Assets Investment Group Co., Ltd., with stable outlook.

Hong Kong, 25 June 2024 – China Chengxin (Asia Pacific) Credit Ratings Company Limited (“CCXAP”) has assigned first-time long-term credit rating of A_g+ to Nanjing Yangzi State-owned Assets Investment Group Co., Ltd. (“YZSI” or the “Company”), with stable outlook.

The A_g+ long-term credit rating of YZSI reflects Nanjing Jiangbei New District (“JND”) Government’s (1) very strong capacity to provide support, and (2) extremely high willingness to provide support, based on our assessment of the Company’s characteristics. Our assessment of the JND Government’s capacity to provide support reflects JND’s vital role as the sole national-level new area in Jiangsu Province and good comprehensive strengths. Its gross regional production ranked 8th among 19 national-level new areas and its fiscal profile is strong.

The rating also reflects the local government’s willingness to provide support, which is based on the Company’s (1) full ownership by the JND Management Committee with the largest asset scale in JND; (2) strategic importance in the economic and social development of JND; (3) solid track record of receiving government support in terms of financial subsidies and capital injections; and (4) strong access to low-cost and stable funding. However, the rating is constrained by the Company’s (1) medium exposure to and investment in commercial activities; and (2) high debt burden arising from large debt-funded investments in JND.

Corporate Profile

Founded in 2014, YZSI is the most important construction, investment, operation and asset management entity in JND, the sole national-level new area in Jiangsu Province. It undertakes infrastructure construction, affordable housing construction and public utility services in the region and is also the major entity undertaking large-scale projects under the guidance of the Nanjing Municipal Government in JND. Meanwhile, YZSI is engaged in diversified commercial activities with a focus on the investment and operation of industrial development, such as commercial property leasing, financial services, engineering consulting, and trade businesses. As of 31 March 2024, YZSI is wholly owned by the Management Committee of JND and ultimately controlled by the Nanjing Municipal People’s Government.

Rating Rationale

Credit Strengths

Strategic importance position as the largest government-related platform in JND. YZSI is the most important entity for construction, investment, operation and asset management in JND, undertaking the tasks of investment in major projects and construction of carriers for industrial transformation and upgrading in JND, under the government of Nanjing Municipal Government and JND Government. The Company has developed into a large state-owned enterprise (“SOE”) in terms of assets in JND and Nanjing City.

Good project reserves in line with the economic and social development of JND. YZSI's urban development role mainly encompasses affordable housing construction and infrastructure construction, and it also provides public utility services in JND, which are essential for the city's social and economic development and important to achieve the government's long-term goals for JND. The Company has completed several major projects and has sufficient projects in hand under construction.

Strong access to low-cost and stable funding. YZSI's good access to capital and reasonable debt structure help mitigate its refinance risks. The Company has diversified funding channels and we expect the Company to maintain its good access to those funding given its status as the dominant SOE in JND. YZSI's good access to long-term financings thus forms a reasonable debt structure.

Solid track record of receiving government support. YZSI has a solid track record of receiving various forms of government support such as financial subsidies, special funds, and asset injections. We believe that, considering the important position of YZSI and its close relationship with the local government, the local government will provide strong support to the Company in times of need over the next 12 to 18 months.

Credit Challenges

Medium exposure to and investment in commercial activities. YZSI's major commercial activities are mainly asset development and operation within JND. Most of the Company's commercial activities are still conducted under government guidance with an aim to support the development of industries and attract talent to JND. Based on our assessment, the Company's commercial exposure is medium at around 25%-30% of its total assets.

High debt burden arising from large debt-funded investments in JND. The liquidity of YZSI's balance sheet is moderate which consists of receivables from the local government and public-services assets such as metro lines and high-speed train station within JND. YZSI demonstrated fast debt growth and reached very high leverage measured by the total capitalization ratio. We expect YZSI's debt burden will remain relatively high in the next 12-18 months, as the Company has large investments in debt-funded investments in JND.

Rating Outlook

The stable outlook on YZSI's rating reflects our expectation that JND Government's capacity to provide support will be stable, and the Company's characteristics such as its essential role in the development of JND will remain unchanged over the next 12 to 18 months.

What could upgrade the rating?

The rating could be upgraded if (1) the local government's capacity to support strengthens; and (2) the Company's characteristics change in a way that strengthens the local government's willingness to provide support, such as increased importance, significant reduction in commercial activities, and improved debt management.

What could downgrade the rating?

The rating could be downgraded if (1) the local government's capacity to support weakens; or (2) the Company's characteristics change in a way that weakens the local government's willingness to provide support, such as reduced strategic significance, deteriorated access to fundings, or significant increase in contingent risks.

Rating Methodology

The methodology used in this rating is the Rating Methodology for [China's Local Infrastructure Investment and Financing Companies \(July 2022\)](#).

Regulatory Disclosures

CCXAP's Rating Symbols and Definitions are available on its website at:

http://www.ccxap.com/en/rating_services/category/6/

This rating is solicited. Please refer to CCXAP's Policy for designating and assigning Solicited and Unsolicited Credit Ratings available on its website at:

http://www.ccxap.com/en/rating_services/category/9/

The rating has been disclosed to the rated entity or its related party prior to publication, and issued with no amendment resulting from that disclosure.

CCXAP considers a rated entity or its related party to be participating when it maintains an overall relationship with CCXAP. Unless specifically noted in the Regulatory Disclosures as a non-participating entity, the rated entity or its related party is participating and the rated entity or its related party generally provides CCXAP with information for the purposes of its rating process.

Regulatory disclosures contained here apply to press release, rating report, and if applicable, the related rating outlook or rating review.

CCXAP's public ratings are available at www.ccxap.com (Rating Results) and may be distributed through media and other means.

The first name below is the lead rating analyst for this rating and the last name below is the person primarily responsible for approving this rating.

Kelly Liang

Credit Analyst

+852-2860 7127

kelly_liang@ccxap.com

Elle Hu

Executive Director of Credit Ratings

+852-2860 7120

elle_hu@ccxap.com



Client Services: +852-2860 7111



Copyright © 2024 China Chengxin (Asia Pacific) Credit Ratings Company Limited (“CCXAP”). All rights reserved.

No part of this publication may be reproduced, resold or redistributed in any form or by any means, without prior written permission of CCXAP.

A credit rating is the analytical result of current credit worthiness and forward-looking opinion on the credit risk of a rated entity or a debt issue. Credit ratings issued by CCXAP are opinions on the current and relative future credit risk of the rated entities or debt issues, but do not address any other risks, including but not limited to liquidity risk, market price risk, and interest rate risk.

Credit ratings, non-credit assessments, and other opinions included in CCXAP's publications are not recommendations for investors to buy, sell, or hold particular securities, nor measurements of market value of the rated entities or debt issues. While obtaining information from sources it believes to be reliable, CCXAP does not perform audit and undertakes no duty of independent verification or validation of the information it receives from the rated entities or third-party sources.

All information contained herein belongs to CCXAP and is subject to change without prior notice by CCXAP. CCXAP considers the information contained herein to be accurate and reliable. However, all information is provided on an "as is" and "as available" basis and CCXAP does not guarantee accuracy, adequacy, completeness, or timeliness of the information included in CCXAP's publications.

To the extent where legally permissible, CCXAP and its directors, officers, employees, agents and representatives disclaim liability to any person or entity (i) for any direct or compensatory losses or damages, including but not limited to by any negligence on the part of, and any contingency within or beyond the control of CCXAP or any of its directors, officers, employees, agents or representatives, arising from or in connection with the information contained herein or the use of or inability to use any such information; and (ii) for any indirect, special, consequential, or incidental losses or damages whatsoever arising from or in connection with the information contained herein or the use of or inability to use any such information, even if CCXAP or any of its directors, officers, employees, agents or representatives is advised in advance of the possibility of such losses or damages.

China Chengxin (Asia Pacific) Credit Ratings Company Limited

Address: Suites 1904-1909, 19/F, Jardine House,
1 Connaught Place, Central, Hong Kong

Website: www.ccxap.com

Email: info@ccxap.com

Tel: +852-2860 7111

Fax: +852-2868 0656