

Credit Opinion

26 August 2026

Ratings	
Senior Unsecured Debt Rating	BBB _g
Long-Term Credit Rating	BBB _g
Outlook	Stable
Category	Corporate
Domicile	China
Rating Type	Solicited Rating

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Zibo Hi-Tech State-Owned Capital Investment Co., Ltd.

Surveillance credit rating report

CCXAP affirms Zibo Hi-Tech State-Owned Capital Investment Co., Ltd.'s long-term credit rating at BBB_g, with stable outlook.

Summary

The BBB_g long-term credit rating of Zibo Hi-Tech State-Owned Capital Investment Co., Ltd. ("ZBHT" or the "Company") reflects Zibo High-tech Zone Government's strong capacity to provide support and its very high willingness to provide support based on our assessment of the Company's characteristics.

Our assessment of Zibo High-tech Zone Government's capacity to support reflects its vital role as a national-level high-tech zone in Zibo City and Shandong Province, with strong economic growth, good fiscal metrics and debt profile.

The rating also reflects the local government's willingness to support, which is based on the Company's (1) dominant role in local public infrastructure and welfare projects in Zibo High-tech Zone; (2) providing utility services with high replacement cost; (3) solid track record of receiving government support; and (4) good access to diversified funding channels.

However, the rating is constrained by the Company's (1) medium exposure to commercial activities, with recovery risks in investment business and capital expenditure pressure on property leasing business; and (2) high debt leverage driven by large number of construction projects; and (3) moderate asset liquidity.

The stable outlook on ZBHT's rating reflects our expectation that the Zibo High-tech Zone Government's capacity to provide support will remain stable, and the Company will maintain its strategic importance in the development of Zibo High-tech Zone over the next 12 to 18 months.

Rating Drivers

- Dominant role in local public infrastructure and welfare projects in Zibo High-tech Zone
- Solid track record of receiving government support
- Medium exposure to commercial activities
- Good access to diversified funding channels
- High debt leverage and moderate asset liquidity

Rating Sensitivities

What could upgrade the rating?

The rating could be upgraded if (1) the local government's capacity to provide support strengthens; or (2) the Company's characteristics change in a way that strengthens the local government's willingness to provide support, such as lowering exposure to risky commercial activities, and improving debt management.

What could downgrade the rating?

The rating could be downgraded if (1) the local government's capacity to provide 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, decreased government payments, or increased exposure to commercial activities.

Key Indicators

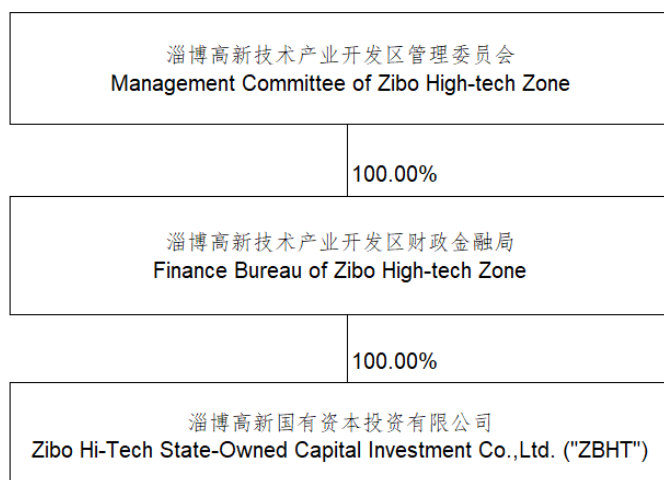
	2023FY	2024FY	2025FY	2026Q1
Total Asset (RMB billion)	71.7	71.5	77.0	78.6
Total Equity (RMB billion)	21.8	21.6	25.0	25.2
Total Revenue (RMB billion)	2.4	2.7	2.6	0.4
Total Debt/Total Capital (%)	58.0	58.4	57.1	58.1

All ratios and figures are calculated using CCXAP's adjustments.

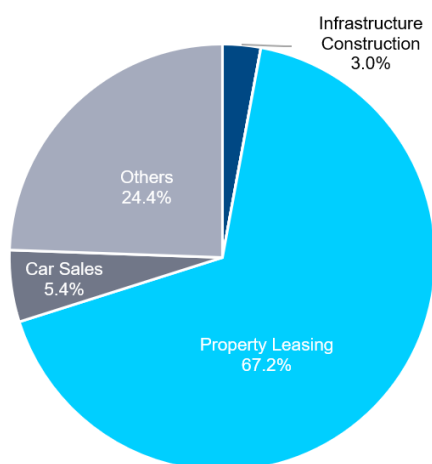
Source: Company data, CCXAP research

Corporate Profile

Founded in March 2019, ZBHT is the sole development, construction and state-owned asset management entity in Zibo Hi-tech Zone. As of 31 March 2026, it was directly and wholly owned by the Finance Bureau of Zibo High-tech Zone, and the Management Committee of Zibo High-tech Zone remained its ultimate controller. In accordance with the economic development strategy and social development requirements of Zibo High-tech Zone, ZBHT is responsible for public infrastructure and welfare projects, including infrastructure construction, land development and water supply services. It also has commercial operations, including leasing, direct equity investments, and industrial investment fund businesses. In September 2025, in accordance with the government plan, the Company transferred its 100% equity interest in Shandong Guojin Automobile Manufacturing Co., Ltd., and no longer engaged in the automobile sales business.

Exhibit 1. Shareholding chart as of 31 March 2026

Source: Company information, CCXAP research

Exhibit 2. Revenue structure in 2025

Source: Company information, CCXAP research

Rating Considerations**Government's Capacity to Provide Support**

We believe the local government of Zibo High-tech Zone has strong capacity to provide support given its good economic fundamentals and fiscal strengths.

Shandong Province is the third largest province in terms of gross regional product ("GRP") in China over the past three years, with a solid industrial foundation in logistics, shipbuilding and marine technology, chemical, automotive and agri-food. Zibo City is located in the central part of Shandong Province, which is one of the core cities of Shandong Peninsula Urban Agglomeration and a regional central city in Shandong Province approved by the State Council. Zibo City's GRP recorded a steadily increase to RMB508.9 billion in 2025, ranking 7th by GRP among 16 prefecture-level cities in Shandong Province for the past three years. In the first half of 2026, Zibo City achieved a GRP of RMB272.5 billion, representing a YoY increase of 5.3%. Zibo City has relatively strong fiscal strength and a manageable debt profile. Its general budgetary revenue increased to RMB42.0

billion in 2025 from RMB41.1 billion in 2024. For the past three years, its general budgetary revenue covered over 70% of its general budgetary expenditure, and tax incomes accounted for nearly 57.6% of its general budgetary revenue on average. As of end-2025, Zibo City's government debt balance was RMB167.3 billion, accounting for 32.9% of GRP.

Exhibit 3. Key economic and fiscal indicators of Zibo City

	2023FY	2024FY	2025FY
GRP (RMB billion)	456.2	488.4	508.9
GRP Growth (%)	5.5	5.5	5.6
General Budgetary Revenue (RMB billion)	39.5	41.1	42.0
General Budgetary Expenditure (RMB billion)	55.0	57.8	58.3
Local Government Debt (RMB billion)	122.6	142.7	167.3

Source: Zibo Municipal Government, CCXAP research

Zibo High-tech Zone is a national-level high-tech zone with the approval of the State Council of China in 1992. It is a national new materials industrialization base named by the Ministry of Science and Technology of China. It is also a National Innovation Demonstration Zone (“国家自主创新示范区”) and Pilot Zone of New and Old Kinetic Energy Conversion (“新旧动能转换试验区”) in Shandong Province, as well as a provincial economic development zone established with the approval of Shandong Provincial Government. Zibo High-tech Zone has developed some core industries, including new energy manufacturing, intelligent microsystems, big health, new materials and financial technology industries. It has demonstrated stable economic growth in recent years. In 2025, the GRP of Zibo High-tech Zone increased by 7.3% YoY to RMB60.0 billion. In addition, Zibo High-tech Zone has a good financial self-sufficiency, with fiscal balance ratios (general budgetary revenue/general budgetary expenditure) around 90% on average over the past three years. It also has a moderate debt profile, with a government debt/GRP ratio of 28.5% as of 31 December 2025.

Exhibit 4. Key economic and fiscal indicators of the Zibo High-tech Zone

	2023FY	2024FY	2025FY
GRP (RMB billion)	43.7	56.4	60.0
GRP Growth (%)	6.6	9.2	7.3
General Budgetary Revenue (RMB billion)	5.7	6.0	6.2
General Budgetary Expenditure (RMB billion)	6.2	8.1	6.2
Local Government Debt (RMB billion)	12.6	14.7	17.1

Source: Management Committee of Zibo High-tech Zone, CCXAP research

Government's Willingness to Provide Support

Dominant role in public infrastructure and welfare projects in Zibo High-tech Zone

ZBHT is the first-level holding company under the Zibo High-tech Zone Government and the sole local infrastructure investment and financing company (“LIIFC”) in Zibo High-tech Zone, which has a clear strategic role in regional development. The Company is commissioned to carry out various key infrastructure construction and land development projects which are crucial to local economic development and benefit the public welfare and local employment.

The Company and its subsidiaries are engaged in the infrastructure construction business through the entrusted construction model and the government purchase model. Under the entrusted construction model, the Company

signs an entrusted construction agreement with the government before each project is developed, and transfers the project ownership to the government or related parties after the project is completed. The government will pay the total cost plus a certain markup after examining the projects. Under the government purchase model, the Company manages infrastructure projects assigned by the local government according to the agreements and receives construction costs and service fees annually. Projects completed by ZBHT included schools, elderly rehabilitation centers, new countryside construction projects, and urbanization construction projects. As of 31 December 2025, the Company had 8 key construction projects under construction, including shantytown renovation and river ecological management, with a total investment of RMB9.2 billion and an uninvested amount of RMB2.7 billion.

Additionally, the Company is also responsible for the land development business in Zibo High-tech Zone and adopts the entrusted construction model. The Company is entrusted to develop and consolidate the land parcels of 82 square kilometers within the four boundaries of Jiqing Highway, Yellow River Avenue, Lushan Avenue and Binlai Highway in Zibo High-tech Zone in Science City area, with an estimated total investment of RMB5.0 billion. The Company is expected to receive project repayments based on the actual cost plus a markup in return, generally 15%. As of 31 December 2025, ZBHT's land consolidation projects had an estimated outstanding investment of RMB3.2 billion, exerting certain capital expenditure pressure on the Company. In 2025, the Company did not conduct land consolidation business, mainly due to the planning adjustment for the Science City area had not yet been completed, and the land consolidation business will resume once the planning adjustment is finished. Currently, the Company had no land development projects under planning. In 2024 and 2025, the Company did not recognize any revenue from land consolidation. The land development business is highly dependent on local government planning, leading to some uncertainty on its business sustainability.

ZBHT also provides water supply service to residents and industrial enterprises in Zibo High-tech Zone at prices guided by local government. The Company has a relatively long-term concession for water supply business with over 20 years, which generates stable income to the Company, demonstrating strong sustainability. With the improvement of the Company's water supply capacity and pipe network length, its water supply service area and scope have increased. As of 31 December 2025, the Company had water pipelines with a total length of 180 kilometers, providing water supply to a population of around 57,000 within a coverage area of 50 square kilometers. We believe that the replacement cost for the Company's role is high as these public services are essential for the region.

Medium exposure to commercial activities, with recovery risks in investment business and capital expenditure pressure on property leasing business

ZBHT's major commercial activities include property leasing, direct equity investments, and industrial investment fund businesses, with relatively high capital expenditure pressure. Most of these commercial activities are policy-driven which are related to public policy businesses. ZBHT's commercial activities are responsible for attracting high-tech companies to settle in Zibo High-tech Zone, which helps support regional economic development. Although the commercial assets accounted for more than 30% of total assets, we estimate the Company's risk exposure to commercial activities is moderate.

ZBHT has high-quality leasing assets which provides additional recurring income. The Company is responsible for attracting investment in Zibo High-tech Zone and providing preferential rents for settled enterprises. Its projects mainly focus on industrial parks, office buildings, and factories, with a total leasable area of around 2.5 million square meters, most of which have been leased out. As the Company's rental prices were lower than

the market prices, which ensured a high and stable occupancy rate for its rental properties. With the continuous completion of newly constructed properties, the Company's rental income grew steadily and reached RMB1.5 billion in 2025. As of 31 December 2025, the Company had numbers of projects under construction, with a total investment of RMB23.7 billion and an outstanding investment of RMB11.4 billion. Large investment need would put certain capital expenditure pressure on the Company. The Company expects to achieve fund balancing mainly through leasing, which has a long payback period. We will keep following the subsequent project funding balance and operation of the leasing assets.

ZBHT also conducts direct equity investment and fund investment business, which aims to attract investments allocating in Zibo High-tech Zone. The Company has participated in the establishment of industrial investment funds and invested in several industries such as new materials, medicine, electronic information, and intelligent equipment manufacturing. ZBHT's direct investment aims to support the development of enterprises in Zibo High-tech Zone, and the Company also invested in some listed companies, such as Henghui Technology Corporation Limited (stock code: 301678). As of 31 December 2025, the value of the Company's fund investment and direct equity investment had reached RMB1.3 billion and RMB2.1 billion, respectively. As most of the investment projects are in the early stages, the investment returns are relatively low and subject to uncertainties in the operating performance of investees. In 2025, the Company's investment income amounted to RMB91.6 million, mainly obtained from fund dividends and disposal of some equity investment projects. Furthermore, the Company's direct investment also makes it bear certain risk exposure to local private-owned enterprises, which have higher operation risks during market downturn.

Moreover, in September 2025, upon the divestment of its subsidiary, Shandong Guojin Automobile Manufacturing Co., Ltd., the Company no longer engaged in automobile sales business.

Good track record of receiving government payments

ZBHT has a proven track record of receiving support from the local government in the form of capital injections, asset injections, and subsidies, which has provided important support for the Company's capital expenditure and debt repayment. For example, the local government transferred 35% equity stake of Zibo High-tech Zone Qiyun Scenic Area Management Co., Ltd. to ZBHT in 2025, increasing its capital reserves by RMB2.3 billion. Additionally, in 2025, ZBHT received government fiscal interest subsidies with a total amount of around RMB1.4 billion. The Company has established transparent repayment plans for receivables related to construction projects with the local government. In accordance with the terms of the construction agency agreement, the local government continued to make scheduled payments to the Company. The Company had received government repayments for infrastructure projects of around RMB8.3 billion as of the end of 2025.

High debt leverage ratio and moderate asset liquidity

ZBHT has a high financing leverage driven by sustained investment in projects construction. However, the growth of the Company's debt remains under control. As of 31 March 2026, ZBHT's total debt slightly increased to RMB34.9 billion from RMB30.4 billion at end-2024. At the same time, the total capitalization ratio, calculated by total debt to total capital, was at around 58.1%. As of the same date, the Company's short-term debt accounted for 31.0% of the total debt, decreasing from 36.8% as of end-2024. Meanwhile, the cash to short-term debt ratio increased to 0.5x from 0.3x over the same period. Although the metric has improved, it still indicates certain short-term repayment pressure. Given the Company's large capital expenditure pressure for its investment and construction projects under construction, we expect its leverage will maintain a relatively high level for the next 12-18 months.

The liquidity profile of ZBHT is moderate, with a significant proportion of low liquid assets. As of 31 March 2026, receivables, inventories, construction in progress, investment properties and other non-current financial assets accounted for around 75.1% of the total assets. The receivables primarily consist of agency construction fees for infrastructure, land consolidation receivables, and project advances for old village renovation and shantytown redevelopment projects. Furthermore, the Company had relatively large number of assets restricted for funding activities, mainly including cash and investment properties, accounting for approximately 15.9% of the Company's total assets as of the same date.

ZBHT's exposure to contingent liability risk is highly driven by large external guarantees to local SOEs. As of 31 March 2026, the total amount of external guarantees was RMB11.6 billion, which accounted for 45.9% of its net assets. All of these external guarantees were provided to local SOEs in Zibo City.

Good access to diversified funding channels

ZBHT had shown good access to various sources of funding, including bank loans and onshore and offshore bond financing. The Company maintains good long-term relationships with policy banks and large state-owned commercial banks, such as Agricultural Development Bank of China. As of 31 March 2026, the Company had total credit facilities of RMB33.7 billion, with an unutilized portion of RMB10.4 billion, providing adequate standby liquidity buffer.

The Company also has a good track record for fund-raising activities in capital market. For example, from January 2025 to July 2026, the Company and its subsidiary raised RMB7.5 billion from onshore bonds, with coupon rate between 2.39% to 3.58%. Furthermore, the Company maintains an active presence in the offshore bond market. In 2025, ZBHT successfully issued 4 tranches of offshore bonds, raising RMB935.0 million and USD40.0 million. The Company has also effectively managed its exposure to non-standard financing, which decreased to less than 10% of the total debt as of 31 March 2026. Considering the Company's important status as the sole platform conducting public policy projects in Zibo High-tech Zone, we expect ZBHT to maintain its access to domestic bank loans and capital markets.

ESG Considerations

ZBHT assumes environmental risks through its infrastructure and land development projects. Such risks could be moderated through environmental studies and detailed planning prior to the start of the projects and close supervision during construction.

In terms of social concerns, the Company plays a crucial role in the social welfare of the residents in Zibo High-tech Zone by conducting infrastructure construction projects. In addition, as the largest state-owned entity in Zibo High-tech Zone, the Company has taken a number of measures to ensure the provision of utility and the daily needs of the residents.

In terms of corporate governance, the Company has established an effective corporate governance structure consisting of investors, party committee, the board of directors, general manager, and the management team, and has formulated the rules and procedures for meetings of the party committee, the board of directors and the general manager's office. In addition, ZBHT is subject to oversight and reporting requirements of the Zibo High-tech Zone Government, which has full control and supervision over the Company's operations.

Structural Consideration

ZBHT's senior unsecured debt rating is equivalent to its long-term credit rating. We believe that government support will flow through the Company given its strategic importance in the development of Zibo High-tech Zone, thereby mitigating any differences in an expected loss that could result from structural subordination.

Rating Methodology

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

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