招銀国际 CMB INTERNATIONAL

Fixed Income
Credit Commentary

28 Aug 2026

CMBI Credit Commentary

Fixed Income Daily Market Update 固定收益部市场日报

- *Asia IG space remained weak this morning. In KR space, HYUELEs were heavy and widened 2-4bps. China TMTs slightly recovered and tightened 1bp. TW lifers were unchanged. CNH LGFVs were under better buying flows. LASUDE'29 lost the gain in yesterday and down 2.5pts.*

- ***GRNCH:** Liquidity profile remained manageable despite the weaker 1H26 results. GRNCHs were unchanged this morning. See below.*

- ***WYNMAC:** Wynn Macau 1H26 total revenue rose 14.4% yoy to HKD15.6bn and adj. EBITDA rose 14.7% yoy to HKD4.0bn. WYNMACs were unchanged post the results announcement*

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❖ Trading desk comments 交易台市场观点

Asian IG space remained weak yesterday. Recent issued HPHTSP'31/KOBCOP'31/SUMITR'29/31 were unchanged to 1bp wider. China TMT BABA/MEITUA/JD'28-35 were under better selling and widened 2-4bps. In financials, bank T2s were heavy on selling flows, active names such as ANZNZ'34/BNKEA'32/OCBCSP'32 were 1 to 2bps wider. In KR space, EIBKOR'30/ DAESEC'31/HYUSEC'29 were unchanged to 2bps wider. In SEA, ICICI'31 and HDFCB'31 widened another 1-2bps. Front-end CHALUMs widened 2-3bps post weak 1H26 results.

In higher-yielding space, SOFTBKs slightly recovered lost in yesterday, the curve rose 0.1-0.3pt. European AT1 space was quiet and unchanged to 0.1pt higher. China/HK names remained stable, BTSDF/HONGQI/FOSUNI/ were unchanged to 0.1pt higher. Chinese developers GRNCH/LNGFOR/CHJMAO edged up 0.1pt, see below for comment of GRNCH 1H26 results. LGFV space remained firm, we saw buying demand on Shandong names from RMs. In CNH space, MEITUA/TENCNT/BABA dropped another 0.1-0.2pt amid weak sentiment.

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❖ Last Trading Day's Top Movers

Top Performers	Price	Change
LASUDE 5 07/28/29	**77.9**	**2.5**
REGH 6.5 PERP	**37.4**	**0.6**
SOFTBK 5.25 07/06/31	**91.7**	**0.3**
ALAHKW 6.5 PERP	**100.7**	**0.3**
RY 6.75 08/24/2085	**101.5**	**0.2**

Top Underperformers	Price	Change
BABA 2.7 02/09/41	**70.8**	**-0.7**
BABA 4 12/06/37	**87.6**	**-0.6**
TAISEM 3.25 10/25/51	**70.7**	**-0.6**
TAISEM 4.5 04/22/52	**87.8**	**-0.5**
CHIOLI 6.375 10/29/43	**102.4**	**-0.5**

❖ Marco News Recap 宏观新闻回顾

Macro – S&P (+0.72%), Dow (+0.20%) and Nasdaq (+1.57%) rebounded yesterday. The latest US initial jobless claim was +203k, lower than the expectation of +208k. UST yield rallied higher yesterday. 2/5/10/30 year yield was at 4.20%/4.38%/4.67%/5.19%..

❖ Desk Analyst Comments 分析员市场观点

➢ GRNCH: Liquidity profile remained manageable despite the weaker 1H26 results

Table 1: Bond profile of GRNCHs

Security name	ISIN	Amt o/s (USD mn)	Ask px	YTM	Issue rating (M/S/F)
GRNCH 8.45 02/24/28	XS2971601336	500	101.4	7.4%	B1/-/-
GRNCH 7 05/19/29	XS3374333329	300	98.1	7.8%	B1/-/-

Source: Bloomberg.

Despite the weaker 1H26 results, we take comfort from Greentown's manageable debt maturity profile and smooth funding access, partly attributable to its state-ownership. We like GRNCH as a relatively low-beta carry name within Chinese property sector. Within the curve, we prefer GRNCH 8.45 02/24/28 over GRNCH 7 05/19/29 for its more attractive risk-adjusted return profile. At 101.4, GRNCH 8.45 02/24/28 is trading at YTM of 7.4%.

Greentown's 1H26 revenue fell 26.0% yoy to RMB39.5bn, while attributable profit declined 61.0% yoy to RMB82mn. The weaker results reflected lower recognized sales area and 16.9% yoy decline in recognized ASP to RMB20,171/sqm, partly due to the projects at relatively higher ASP, Hangzhou Zhilan Yuehua and Shanghai Waitan Lanting, accounted for a higher percentage of sales in 1H25. Property sales gross margin compressed to 9.7% from 12.7%, as Greentown continued to destock aged inventory. Impairment loss remained elevated at RMB1.9bn, broadly flat yoy, reflected the market conditions remain challenging.

Greentown's relatively resilient operating performance reflected its strong brand name and focuses on higher tier cities. In 1H26, contracted sales from self-invested projects declined 25.0% yoy to RMB60.2bn, translating into a sell-through rate of c37%, and equivalent to c46% of its FY26 target of cRMB130bn. Cash collection rate remained strong at 101%. Sales were concentrated in higher-tier cities, with Tier 1 and 2 cities accounted for 83% of sales value and the Yangtze River Delta contributed 69%.

On an attributable basis, unbooked sales totaled RMB166.9bn with an attributable ratio of 63%, c49% of which are expected to be recognized in 2H26. Looking ahead, self-invested saleable resources for 2H26 totaled RMB125.6bn (85% in Tier 1 and 2 cities), and 60% of which comprised of existing inventory for sales while the remaining 40% planned new launches. Greentown acquired 22 land parcels in 1H26, with attributable land cost of cRMB18.6bn. The attributable ratio of the newly-added projects increased to 81%, from 69% in FY25.

Greentown's debt maturity profile remained manageable. As of Jun'26, Greentown had cash of RMB61.9bn (incl. cash in escrow), down modestly from RMB63.2bn as of Dec'25. Net debt slightly declined to RMB69.3bn, while net gearing improved to 64.2%, as per our calculation. The cash/ST debt ratio was 2.0x, and management indicated this improved to 2.3x after the offshore refinancing in Jul'26. Greentown also has good access to onshore funding channels. It issued onshore bonds totaled RMB4bn with an weighted coupon of c2.9% in 1H26, down from c4.2% in FY25 and remains one of the few developers capable of issuing onshore bonds on an unsecured basis without CBICL guarantees. Overall, we view Greentown remains relatively better positioned than most of its peers in view of its funding access, cash collection and higher exposures to Tier 1 and 2 cities.

Table 2: Greentown's 1H26 financial highlights

RMB mn	1H25	1H26	Change
Revenue	53,368.3	39,481.4	-26.0%
-Property sales	*49,651.4*	*36,165.1*	*-27.2%*
-Non property sales	*3,716.9*	*3,316.3*	*-10.8%*
Gross profit	7,158.9	4,387.6	-38.7%
Gross margin	13.4%	11.1%	-2.3 ppts
Recognized GFA (mn sqm)	2.0	1.8	-12.4%
Recognized ASP/sqm (RMB)	24,264.0	20,171.0	-16.9%

RMB mn	Dec'25	Jun'26	Change
Cash	63,237.6	61,864.9	-2.2%
Cash in escrow	22,403.0	23,613.0	5.4%
ST debt	24,782.4	30,341.5	22.4%
LT debt	109,066.4	100,842.5	-7.5%
Net debt	70,611.3	69,319.2	-1.8%
Net gearing	66.8%	64.2%	-2.6 ppts
Cash/ST debt	2.6x	2.0x	-
Adj. liab/asset	69.0%	66.8%	-2.2 ppts

Source: Company filing, CMBI FICC Research.

Offshore Asia New Issues (Priced)

Issuer/Guarantor	Size (USD mn)	Tenor	Coupon	Priced	Issue Rating (M/S/F)
No Offshore Asia USD New Issues Priced Today					

Offshore Asia New Issues (Pipeline)

Issuer/Guarantor	Currency	Size (USD mn)	Tenor	IPT/IPG	Issue Rating (M/S/F)
Korea Southern Power Co., Ltd	USD	-	3/5yr	-	Aa2/-/AA-

News and market color

- Regarding onshore primary issuances, there were 107 credit bonds issued yesterday with an amount of RMB79bn. As for month-to-date, 2,006 credit bonds were issued with a total amount of RMB1,968bn raised, representing a 13.1% yoy increase

- **[CHALUM]** Chalco 1H26 revenue up 7.7% yoy to RMB125.4bn and operating profit up 96.7% yoy to RMB27.1bn.

- **[CHCOMU]** China Communications Construction 1H26 revenue down 1.2% yoy to RMB333.2bn and operating profit down 22.2% yoy to RMB12.4bn.

- **[FOSUNI]** Fosun International 1H26 revenue down 0.4% yoy to RMB87.0bn and profit attributable to owners rose 160.2% to RMB1.7bn.

- **[SHUION]** Shui On Land 1H26 revenue rose 18% yoy to RMB1.7bn and profit before tax rose to RMB319mn.

- **[VNKRLE]** China Vanke 1H26 revenue down 33% yoy to RMB70.2bn and pretax loss increased to RMB12.3bn from RMB6.7bn in 1H25.

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