

CMBI Credit Commentary**Fixed Income Daily Market Update 固定收益部市场日报**

- *Firm sentiment this morning. New CSILTD'27 widened 2bps, CSILTD'28 were unchanged. New KOLAHO'27 tightened 4bps. AMCs and LGFVs were under better buying. Bank T2s retreated under profit taking.*
- **Chinese properties:** *Weaker contracted sales in Sep'24. See below for comments.*
- **CHJMAO:** *China Jinmao's unit Jin Mao Group to purchase 69.95% limited partnership interest of Shanghai Congmao for RMB966mn; China Jinmao to auction off Jin Mao Sanya for USD261mn. CHJMAOs were unchanged to 0.2pt higher this morning.*

❖ Trading desk comments 交易平台市场观点

Yesterday, KOLAHO priced a 3-yr bond of USD500mn at CT3+55. CSILTD priced a 3-yr floating-rate bond and a 3.5-yr fixed-rate bond (both of USD500mn) at SOFR+73, CT3+60, respectively. In Chinese IGs, HAOHUAs/TENCNTs were unchanged to 2bps tighter. In financials, HRINTH 24/26/27/29s closed 2-9bps tighter. CCAMCL/ORIEAS 26-30s were 1-3bps tighter. BNKEAs/NANYANs tightened 2-5bps. AIAs tightened 1-3bps tighter on PB buying. FRESHK 25/27s tightened 2-3bps. ANZLNZ/ANZ 31-35s were unchanged to 2bps tighter. In EU AT1s, BACR 9.625 Perp/UBS 6.85 Perp/LLOYDS 6.75 Perp were 0.1-0.3pt higher. In JP insurance hybrids, NIPLIF '54/FUKOKU 6.8 Perp were up 0.2-0.3pt. In HK, NWDEVLs were up another 0.4-0.9pt on PB buying. In Chinese properties, CHIOIL 34-43s were 0.6-1.1pts higher under better buying from RMs. YUEXIU '31 rebounded 1.0pt. FUTLAN/FTLNHD 25-26s rose 0.6-0.9pt. LNGFOR 27-32s/VNKRLE 25-29s were 0.2-0.7pt higher. Outside properties, WESCHI '26 dropped another 1.1pts after the decline of 0.8pt on Mon. EHICAR '27 was down 0.8pt. In Macau gaming, MPELs/WYNMACs were up 0.1-0.6pt. In Indonesia, LPKRIJ '26/MDLNIJ '27 lowered 0.6-0.7pt. India space was quiet. Media reported Adani Green Energy had postponed its USD1.2bn bond issue. Elsewhere, SMCGL Perps were 0.1-0.5pt higher. GLPSP Perps were 0.4-0.6pt lower.

On LGFV, ZQGLIH priced a USD300mn 3-yr bond at par to yield 5.25%. The recent new YTGFIH '27 was unchanged at 100.1. The flows in LGFV space remained very bullish from both Chinese and non-Chinese institutions, and buying interests from PB clients reemerged as well. CPDEV 25/26 were 0.1-0.2pt higher. GZINFU/ CQNANA/ ZHHFGR/ SHGUOH 25-27s were unchanged to 0.3pt higher under RM buying. In SOE perps, CHPWCN 4.25 Perp/SPICPT 3.45 Perp was up 0.1pt, COFCHK 3.1 Perp/CHSCOI 4 Perp were down 0.1pt.

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❖ Last Trading Day's Top Movers

Top Performers	Price	Change	Top Underperformers	Price	Change
HAOHUA 5 1/2 03/14/48	102.0	1.8	WESCHI 4.95 07/08/26	75.7	-1.1
SINOCH 6.3 11/12/40	110.4	1.7	EHICAR 12 09/26/27	71.1	-0.8
SINOPE 5 3/8 10/17/43	106.2	1.5	MDLNIJ 5 04/30/27	33.9	-0.7
MUFG 4.286 07/26/38	95.3	1.5	CWAHK 4.85 05/18/26	95.0	-0.6
SINOPE 4 7/8 05/17/42	100.1	1.4	LPKRIJ 6 3/4 10/31/26	99.1	-0.6

❖ Marco News Recap 宏观新闻回顾

Macro – S&P (-0.76%), Dow (-0.75%) and Nasdaq (-1.01%) retreated on Tuesday. UST yields moved lower yesterday, 2/5/10/30 yield reached 3.95%/3.86%/4.03%/4.32%.

❖ Desk Analyst Comments 分析员市场观点

➤ Chinese properties: Weaker contracted sales in Sep'24

In Sep'24, 32 developers under our radar reported contracted sales totaled RMB151.7bn, decreased 41.4% yoy from RMB258.9bn in Sep'23. The yoy decline in Sep'24 widened from the decline of 25.3% yoy in Aug'24 and 22.9% yoy in Jul'24. In 9M24, the cumulative contracted sales of these 32 developers dropped 37.3% yoy to RMB1,587.7bn from RMB2,531.7bn in 9M23.

All developers under our radar continued to post yoy decrease in cumulative contracted sales in 9M24. In 9M24, GRNCH (RMB187.2bn) was a better performer with a modest yoy contracted sales decline of 3%. The distressed developers continued to underperform. The contracted sales of COGARD (RMB36.4bn), LOGPH (RMB6.4bn) and China SCE (RMB8.1bn) dropped 77%, 69% and 67% yoy in 9M24, respectively.

The Chinese government has announced a series of new measures to stabilize the real estate market as expected. In Sep'24, the Chinese government [cut LPR, lowered down payment ratio](#) and canceled home purchase restrictions in [tier-1 cities](#). As of 15 Oct'24, the inventory months of four tier-1 cities, e.g. Beijing, Shanghai, Guangzhou and Shenzhen was 26, 10, 17 and 31, compared with inventory months of 29, 10, 23, 28 in the end of Sep'24 when the relaxation launched, respectively. The impact of relaxation on resolving house inventory will take time to materialize. On 12 Oct'24, MoF announced [monetary policies](#) to resolve hidden debts of local governments and lower house inventory. LGFVs and developers with larger landbank in high-tier cities will benefit most from these new supportive measures. On the other hand, we see a larger room for policy support from the Chinese government after the US rate cut. We expect the Chinese government to launch more supportive policies, e.g. another LPR cut and further cancellation of home purchase restrictions in high tier cities, to boost the property sector.

2024 YTD Sales (in RMB mn)

Company	CN Name	BBG Ticker	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Trend	Sep'24 MoM Growth	Sep'24 YoY Growth	Sep'24 YTD Sales	Sep'24 YTD Sales Growth
Greenland	绿城	GRNCH	12,000	12,900	28,300	22,300	23,300	27,700	21,000	18,100	21,600		19%	1%	187,200	-3%
China Overseas	中国海外发展	CHIOLI	10,504	8,491	41,211	21,795	19,700	46,677	13,192	18,460	18,819		2%	3%	198,849	-17%
China Resources Land	华润置地	CRHZCH	11,420	9,190	30,110	21,280	20,700	32,000	15,500	15,200	16,900		11%	8%	172,300	-26%
Poly Real Estate	保利地产	POLYRE	20,323	15,624	27,036	33,024	35,314	42,014	25,318	22,115	20,916		-5%	2%	241,684	-28%
Shimao	世茂房地产	SHIMAO	2,110	2,240	3,900	2,610	2,920	3,310	2,720	2,600	2,940		13%	3%	25,350	-28%
Yuexiu Property	越秀地产	YUEXIU	6,545	3,815	11,341	8,312	10,078	15,308	5,028	10,002	7,210		-28%	8%	77,639	-31%
China Vanke	万科企业	VNKRL	19,450	14,000	24,510	20,890	23,330	25,130	19,220	17,240	17,420		1%	6%	181,190	-35%
Sino-Ocean	远洋集团	SINOCE	1,200	820	2,300	2,800	2,440	8,770	1,790	2,640	1,960		-26%	4%	24,720	-42%
China Jinmao	中国金茂	CHJMAO	6,400	4,150	6,970	6,500	7,220	13,300	5,660	6,196	7,008		13%	2%	63,404	-42%
Greenland Holding*	绿地控股集团*	GRNLGR	4,500	4,000	5,500	3,800	6,130	7,940	5,770	5,000	6,000		20%	1%	48,640	-42%
Yanlord*	仁恒置地*	YLLGSP	1,480	2,060	990	1,870	2,950	1,850	1,470	1,220	860		-30%	5%	14,750	-43%
Times Property	时代中国控股	TPHL	532	841	685	1,055	1,005	705	855	550	555		1%	5%	6,783	-44%
Central China Real Estate	建业地产	CENCHI	710	680	440	750	950	960	620	800	720		-10%	0%	6,630	-44%
Longfor (Attributable)	龙湖集团	LNGFOR	4,660	3,680	7,440	6,230	5,980	6,780	5,250	4,630	5,140		11%	4%	49,790	-45%
Radianse*	金辉控股*	JNHUIG/RDHGCL	1,450	610	1,840	870	1,430	2,160	1,290	290	460		59%	7%	10,400	-47%
Future Land	新城控股	FUTLAN/FTLNHD	3,692	4,020	4,236	3,704	4,102	3,801	3,487	2,501	2,291		-8%	0%	31,834	-47%
Sunac China	融创中国	SUNAC	3,760	2,730	3,510	12,450	2,270	1,560	1,410	7,350	1,410		-81%	5%	36,450	-49%
Hopson	合生创展	HPDLF	1,286	630	1,978	1,510	1,665	1,781	1,488	1,389	1,164		-16%	3%	12,891	-49%
Zhongliang	中梁控股	ZHLGHD	2,010	1,730	1,500	1,370	1,450	1,600	1,360	1,300	1,250		-4%	7%	13,570	-51%
Jingrui Holdings	景瑞控股	JINGRU	206	112	170	167	131	130	287	133	130		-2%	7%	1,466	-53%
CIFI Holdings	旭辉集团	CIFIHG	3,720	2,240	4,180	3,980	3,340	2,850	1,860	1,940	2,020		4%	2%	26,130	-54%
Gemdale	金地集团	GEMDAL	5,510	5,100	6,130	6,240	6,510	6,630	6,100	5,400	5,200		-4%	0%	52,820	-57%
Ronshine China	融信中国	RONXIN	448	543	742	542	544	543	602	1,076	446		-59%	2%	5,484	-57%
Powerlong	宝龙地产	PWRLLNG	1,121	1,177	1,548	1,134	1,208	1,142	1,056	634	614		-3%	8%	9,634	-59%
Zhenro Properties	正荣地产	ZHPRHK	619	471	554	591	596	594	468	430	570		33%	8%	4,893	-62%
Yuzhou Properties	禹洲地产	YUZHOU	803	503	902	802	703	632	465	431	473		10%	1%	5,714	-63%
Redsun	弘阳地产	REDSUN/HONGSL	982	862	831	702	723	711	680	581	601		3%	0%	6,673	-65%
KWG Property	合景泰富集团	KWGPPO	830	620	1,070	970	1,180	990	760	710	603		-15%	7%	7,733	-65%
Agile	雅居乐	AGILE	2,390	1,530	1,430	1,190	1,650	800	810	540	1,820		237%	3%	12,160	-66%
China SCE*	中骏集团控股*	CHJNSC	850	820	1,010	630	1,110	350	1,350	1,480	520		-65%	3%	8,120	-67%
Logan Property*	龙光地产*	LOGPH	800	760	400	520	790	1,270	1,030	360	500		39%	4%	6,430	-69%
Country Garden (Attributable)	碧桂园	COGARD	5,490	3,720	4,300	3,850	4,290	4,300	3,410	3,430	3,620		6%	1%	36,410	-77%

Note: * represents the data was collected from CRIC.

Source: Company filings, CRIC.

➤ Offshore Asia New Issues (Priced)

Issuer/Guarantor	Size (USD mn)	Tenor	Coupon	Priced	Issue Rating (M/S/F)
China Power Construction	300	PNC5	4.65%	4.65%	-/BBB
Citic Securities	500/500	3/3.5yr	SOFR+73/4.375%	SOFR+73/T+60	-/BBB+/-
Korea Land & Housing Corp	500	3yr	4.25%	T+55	Aa2/AA/-
Zhaoqing Guolian Investment Holdings	300	3yr	5.25%	5.25%	-/BBB-

➤ Offshore Asia New Issues (Pipeline)

Issuer/Guarantor	Currency	Size (USD mn)	Tenor	Pricing	Issue Rating (M/S/F)
Muthoot Finance Ltd	USD	-	4.5yr	6.7%	-/BB/BB
Philippine National Bank	USD	-	5yr	T+130	Baa3/-/-
Sekisui House	USD	-	5/10yr	T+125/150	-/BBB+/-

➤ News and market color

- Regarding onshore primary issuances, there were 95 credit bonds issued yesterday with an amount of RMB101bn. As for month-to-date, 347 credit bonds were issued with a total amount of RMB337bn raised, representing a 3.4% yoy increase
- Tianjing cancelled restrictions on purchasing homes

- **[ADANIG]** Media reported that Adani Green Energy has called off its USD1.2bn bond issue
- **[CHJMAO]** China Jinmao's unit Jin Mao Group to purchase 69.95% of limited partnership interest in Shanghai Congmao for RMB966mn; China Jinmao to auction off Jin Mao Sanya for USD261mn
- **[JINGRU]** Jingrui Holdings faces winding-up petition filed by China CITIC Financial AMC International; Hearing scheduled for 18 December
- **[VEDLN]** Vedanta Resources entered USD125mn facility agreement

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