

CMBI Credit Commentary

Fixed Income Daily Market Update 固定收益部市場日報

- *We saw onshore selling front-end TMTs and T2s this morning. FZSZJJ 27/MGMTGE 27 rose 0.9-1.3pts. NDPAPE 14 Perp/FTLNHD 27 were 0.8pt lower. VNKRL 27-29 were down 0.5-0.8pt after Vanke announced to convene the second bondholders' meeting to discuss the maturity extension of 22WankeMTN004 due today.*
- **Chinese properties:** 11M25 contracted sales declined 22.2% yoy. See below.
- **China Economy:** Uneven credit recover. CMBI expects a 50bp cut in RRR and a 10bp cut in LPR in 1Q26, followed by an additional 10bp LPR cut in 3Q26. See below for comments from CMBI economic research.

❖ Trading desk comments 交易台市场观点

Last Friday, NTT 35/MUFG 35-36 widened 2-3bps, while SOBKCO 35/SMBCAC 35 tightened 2bps. TW lifers CATLIF/FUBON/NSINTW/SHIKON were 1bp tighter to 3bps wider. CFAMCI 3.875 29/CFAMCI 3.375 30/CFAMCI 3.625 30 widened 2-4bps. See our comments and recommendations on Chinese AMCs on [11 Dec'25](#). MEITUA/XIAOMI were 1-3bps wider. NWDEVL Perps were 0.2-1.1pts higher. Temasek backed Sembcorp announced that it had entered into a share-sale agreement with Chow Tai Fook Enterprises Limited and Pioneer Sail Singapore Pte Ltd to acquire Alinta Energy, an Australian gas and electricity provider for cUSD3.37bn. Media reported that Chow Tai Fook Enterprises denied rumors of selling the Rosewood hotel brand. EHICAR 26-27/FAEACO 12.814 Perp increased by 0.5pt. LASUDE 26 lowered by 0.2pt. In Chinese properties, FTLNHD 27 rose 1.9pts, while FUTLAN 28 was down by 1.2pts. See our comments on Seazen [last Friday](#). VNKRL 27-29/LNGFOR 27-32 edged 0.6-0.7pt higher. This morning, Vanke announced to convene the second bondholders' meeting to discuss the maturity extension of 22WankeMTN004 due today after the first proposal for maturity extension was voted down on 10 Dec'15. Vanke has a 5-day grace period of principal repayment. In SE Asia, VLLPM 27 dropped by 1.9pts. INCLEN/INGPHL/TNW/RPVIN were up by 0.1-0.6pt. ReNew Power plans to raise USD800mn through five-year loan at 3MSOFR+350-400bps. VEDLN 28-33s were unchanged to 0.5pt higher. BBLTB/OCBCSP T2s were 1-4bps wider. In LGFV space, we continued to see moderate two-way flows across USD and CNH onshore AAA-guaranteed papers and higher-yielding names down the credit curve among RMs, HFs and tactical investors.

Glenn Ko, CFA 高志和
(852) 3657 6235
glennko@cmbi.com.hk

Cyrena Ng, CPA 吳蒨瑩
(852) 3900 0801
cyrenang@cmbi.com.hk

Yujing Zhang 張鈺婧
(852) 3900 0830
zhangyujing@cmbi.com.hk

❖ Last Trading Day's Top Movers

Top Performers	Price	Change	Top Underperformers	Price	Change
FTLNHD 11.88 09/30/27	91.6	1.9	VLLPM 7 1/4 07/20/27	64.6	-1.9
NWDEVL 4.8 PERP	48.9	1.1	FUTLAN 11.88 06/26/28	90.8	-1.2
TOPTB 4 7/8 01/23/43	89.7	0.9	NANFUN 3 5/8 08/27/30	92.4	-1.2
CHINAM Float 07/10/27	100.8	0.8	CHIOLI 6 3/8 10/29/43	105.0	-0.9
NWDEVL 6 1/4 PERP	48.8	0.8	SINOPC 4 1/4 04/24/43	90.6	-0.9

❖ Marco News Recap 宏观新闻回顾

Macro – S&P (-1.07%), Dow (-0.51%) and Nasdaq (-1.69%) were lower on last Friday. 5/10/30yr UST yield was higher on last Friday. 2/5/10/30 year yield was at 3.52%/3.75%/4.19%/4.85%.

❖ Desk Analyst Comments 分析员市场观点

➤ Chinese properties: 11M25 contracted sales declined 22.2% yoy

In Nov'25, 31 developers under our radar reported contracted sales totaled RMB135.4bn, decreased 30.4% yoy from RMB194.6bn in Nov'24. In Nov'25, only 1 out of 31 developers reported yoy increase in contracted sales, compared with 3 developers in Oct'25.

In 11M25, the cumulative contracted sales of 31 developers dropped 22.2% yoy to RMB1,570.9bn. Only 2 out of 31 developers reported yoy increase in contracted sales; CHJMAO and GRNLGR posted 21% and 6% increase in contracted sales to RMB100.7bn and RMB62.0bn, respectively. The bottom performers were GEMDAL (RMB27.6bn), JINGRU (RMB876mn) and CIFIHG (RMB15.1bn). Their contracted sales dropped 56%, 54%, and 52% yoy in 11M25, respectively.

The 11M25 yoy decline in contracted sales widened to 22.2% yoy from 21.3% yoy decline in 10M25. As per media report, China is considering additional measures to support the property market. These include providing new homebuyers with mortgage subsidies nationwide totaled RMB400bn that to lower the mortgage interest by 1-2% for up to 3 years, raising income tax rebates for mortgage borrowers and lowering home transaction costs. We expect a new round of demand-driven stimulus may come in 1Q26.

That said, we maintain our view that the recovery of the property market hinges on homebuyers' confidence which, in turn, hinges on household income expectation and trend of the property price. CMBI economic research expects the PBOC to cut LPR by 10bp in 1Q26, followed by an additional 10bp LPR cut in 3Q26. This should provide some support to the weak economy and housing market.

Company	CN Name	BBG Ticker	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Trend	Nov'25 MoM Growth	Nov'25 YoY Growth	Nov'25 YTD Sales	Nov'25 Sales Growth
China Jinmao	中国金茂	CHJMAO	6,695	4,416	7,191	7,001	12,444	15,600	8,460	9,077	9,801	11,997	7,997		-33%	0%	100,679	20%
Greenland Holding*	绿地控股集团*	GRNLGR	3,300	3,600	5,243	5,997	6,870	8,500	4,500	4,400	5,600	8,000	6,000		-25%	13%	62,010	8%
Yueku Property	越秀地产	YUEKU	6,602	6,225	18,000	10,293	9,581	10,800	6,006	5,505	6,801	12,290	5,115		-58%	0%	97,218	4%
GreenTown	绿城	GRNCH	11,300	12,700	28,400	18,800	25,500	25,700	14,600	19,500	22,200	22,600	22,400		-1%	0%	223,500	0%
Hopson	合生创展*	HPOLF	473	427	1,174	2,670	1,289	1,895	1,119	858	1,362	1,901	555		71%	0%	13,720	2%
Yuzhou Properties	禹洲地产	YUZHOU	501	561	872	661	621	512	421	403	361	702	561		-17%	0%	6,196	5%
China Resources Land	华润置地	CRHZCH	11,800	13,500	26,100	17,300	18,350	23,450	13,300	13,200	17,600	15,200	23,000		-1%	18%	192,650	8%
Central China Real Estate	中建地产	CENCHI	580	990	540	600	690	1,050	520	657	499	561	486		-13%	0%	7,173	6%
Logan Property*	龙光地产*	LOGPH	550	460	760	650	700	400	580	860	470	500	600		-8%	0%	6,530	7%
Poly Real Estate	保利地产	POLYRE	18,015	15,996	29,016	24,622	28,512	29,011	18,014	18,015	20,531	21,116	18,018		-15%	0%	240,867	2%
China Overseas	中国海外发展	CHOLU	12,920	13,200	21,200	20,164	23,854	29,713	11,850	18,330	20,173	18,661	22,235		-2%	0%	211,400	2%
Sino-Ocean*	远洋集团*	SINOC	1,890	990	2,400	2,810	2,330	2,950	1,370	1,700	2,360	2,470	2,490		1%	0%	23,790	2%
China SCE*	中骏集团控股*	CHNSC	600	800	920	690	800	710	600	610	580	750	680		-9%	0%	7,740	3%
Sunac China	融创中国	SUNAC	6,840	1,800	1,460	1,100	4,800	7,550	1,530	5,390	1,290	1,010	1,120		-11%	0%	33,890	5%
KING Property	合景泰富集团*	KWGPROM	502	361	801	509	738	653	616	611	745	621	543		-12%	0%	6,700	3%
Shimao	世茂房地产	SHMAO	2,200	1,870	3,000	1,967	2,135	2,321	1,967	1,806	1,901	1,702	1,513		-11%	0%	22,432	8%
Country Garden (Attributable)	碧桂园	COGARD	2,260	2,300	3,210	3,080	3,090	2,810	2,770	2,960	2,580	2,900	2,350		-19%	0%	30,310	1%
Zhongliang	中梁控股	ZMLGHD	1,100	1,210	1,090	950	1,020	1,010	950	960	970	1,050	910		-13%	0%	11,220	2%
Zheng Properties	正荣地产	ZHPRHK	373	330	421	372	467	402	336	290	297	452	269		-40%	0%	4,009	3%
Longfor (Attributable)	龙湖集团	LNGFOR	3,010	3,730	4,740	3,610	4,760	4,640	4,010	3,380	3,550	3,540	2,520		-29%	0%	41,500	4%
Yanlord*	仁恒置地*	YLLGSP	1,420	2,850	1,230	1,380	1,370	820	1,150	470	930	690	540		-22%	0%	12,650	4%
Times Property	时代中国控股	TPHL	650	280	320	560	680	380	332	430	301	403	451		-21%	0%	4,787	3%
Powertong	宝龙地产	PWRLNG	692	608	696	565	608	554	582	603	524	714	521		-27%	0%	6,666	3%
China Vanke*	万科企业*	VNKPLK	11,810	10,200	13,200	11,510	11,120	11,620	13,450	9,000	9,180	14,370	9,420		-34%	0%	124,080	4%
Agile	雅居乐	AGILE	790	860	1,170	490	930	930	520	580	460	710	640		-10%	0%	8,080	5%
Redsun	弘阳地产	REDSUN/HONGSL	669	443	408	490	460	400	337	299	272	202	200		-1%	0%	4,180	8%
Rongshine China	融信中国	RONXN	350	283	460	327	438	251	462	130	302	216	282		-50%	0%	3,500	40%
Future Land	新城控股	FUTLAN/FITLNUHD	1,017	1,959	2,127	1,781	1,973	1,493	1,661	1,576	1,484	1,419	1,448		2%	0%	17,918	2%
CIFI Holdings	佳兆业集团	CIFHG	1,810	1,610	2,020	1,720	1,680	1,320	1,040	960	900	1,100	930		-15%	0%	15,090	2%
Jingui Holdings	景瑞控股	JINGRU	60	62	120	77	68	85	89	52	117	87	48		-44%	0%	876	4%
Gemdale	金地集团	GEMDAL	2,250	2,800	3,100	2,780	3,120	3,100	2,580	2,220	2,200	1,920	1,520		-21%	0%	27,620	6%

Note: * represents the data was collected from CRIC/CIH.

Source: Company fillings, CRIC, CIH.

➤ China Economy: Uneven credit recover

Social financing flows rebounded above market expectation in November largely driven by off-balance-sheet financing and corporate bond issuance, while government bond issuance stabilized after a sharp slowdown in October. Credit demand remained weak as RMB loans to the real economy continued to contract. The household sector saw the first contraction in history, reflecting ongoing stress in the property market and cautious consumption. Corporate financing improved but tilted toward short-term liquidity management rather than capex expansion as M&L-term loans remained subdued. The recovery in credit data flows appears more financial than real-economy driven. Looking ahead, the continued deceleration in money and credit growth points to soft underlying momentum, reinforcing expectations that the central bank will prioritize policy transmission while retaining easing optionality. We expect a 50bp cut in RRR and a 10bp cut in LPR in 1Q26, followed by an additional 10bp LPR cut in 3Q26.

Social financing flows rebounded driven by off-balance-sheet financing. Outstanding social financing (SF) growth was unchanged at 8.5% YoY in Nov, following a decline from 8.7% in September, highlighting continued moderation in aggregate financing. SF flow rose 6.9% YoY to RMB2.49tn, beating market expectations of RMB2.02tn, driven mainly by stronger off-balance-sheet financing and corporate bond issuance while RMB loans remained soft. Off-balance-sheet financing was the major driver as new trust loans and new undiscounted bankers' acceptances rose 63.7% and 827.5% to RMB84.4bn and RMB149bn, reflecting the substitution amid weak on-balance-sheet loan demand and corporates' preference for short-tenor liquidity management. Corporate bond issuance remained solid at RMB417bn in Nov, up 75% YoY. Government bond issuance narrowed the decline to 8% to RMB1.20tn, a notable improvement from October's sharp contraction at -54%, suggesting fiscal drag due to front-loading eased at the margin. RMB loans to the real economy under SF fell 22.3% YoY to RMB405bn in Nov, underscoring persistently weak bank credit demand. M1 growth slowed further to 4.9% from 6.2%, while M2 eased to 8.0%, pointing to weakening business activities and declining money velocity.

New RMB loans remained weak, led by household deleveraging. Growth of outstanding RMB loans edged down further to 6.4% YoY in Nov, marking another record low. New RMB loan issuance dropped 32.8% to RMB390bn, below market expectations of RMB504bn. Household loans contracted RMB206bn in Nov, marking the first contraction of household loans in history, as short-term loans contracted by RMB215.8bn in Nov, reflecting fragile confidence in consumption. M&L-term loans dropped 96.7% to RMB10bn in Nov, as housing

demand remained weak. Corporate loan rose 144% in Nov to RMB610bn compared to 169% in Oct, but M&L-term loans remained soft dropping 19%, while ST loans and bill financing rebounded sharply, suggesting firms continued to favor short-term liquidity tools over long-term investment commitments.

Recent data developments reflected moderating demand shock in economy. With household credit still contracting and corporate borrowing skewed toward bill financing and off-balance-sheet financing, the recovery in credit data flows appears more financial than real-economy driven. Absent a clearer stabilization in property and consumption, underlying growth momentum is likely to remain soft, keeping the door open for further policy easing should downside risks intensify. The Central Economic Work Conference outlined the monetary policy stance for 2026, removing explicit targets for social financing or money supply growth, suggesting a policy shift toward optimizing credit structure rather than pursuing broad-based aggregate expansion and quantitative target going forward. Looking forward, we expect a 50bp cut in RRR and a 10bp cut in LPR in 1Q26 followed by an additional 10bp LPR cut in 3Q26.

Click [here](#) for the full report.

➤ **Offshore Asia New Issues (Priced)**

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

➤ **Offshore Asia New Issues (Pipeline)**

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

➤ **News and market color**

- Regarding onshore primary issuances, there were 110 credit bonds issued on last Friday with an amount of RMB68bn. As for month-to-date, 979 credit bonds were issued with a total amount of RMB951bn raised, representing a 12% yoy increase
- China mulls providing up to RMB500bn (cUSD71bn) in financing to support the chipmaking sector; plan to crack down on price wars, cut-throat competition among automakers
- [BHP]** BHP Group and Vale are among the global mining companies facing potential higher storage fees at Chinese ports
- [DALWAN]** Media reported DWCM to use most of RMB4-5bn asset sale proceeds to pay taxes
- [EIBKOR]** The Export-Import Bank of Korea aims to invest KRW20tn (cUSD13.6bn) to support local AI companies' overseas expansion
- [HYUELE]** Moody's upgraded SK Hynix by one notch to Baa1 from Baa2, outlook changed to stable from positive
- [JD]** JD.com vows to spend RMB22bn (cUSD3.1bn) in housing support for delivery riders

- **[NWDEVL]** Chow Tai Fook Enterprises has no plans to sell the Rosewood hotel brand
- **[PDD]** EU to charge fees on low-value parcels targeting PDD-owned shopping site Temu
- **[VNKRLE]** China Vanke to hold second bondholder's meeting for 22WankeMTN004 of RMB2bn on 18 Dec'25; seeks to postpone payments on 22WankeMTN005 of RMB3.7bn due 28 Dec'25 by 12 months

Fixed Income Department

Tel: 852 3657 6235/ 852 3900 0801

fis@cmbi.com.hk

Author Certification

CMBIGM or its affiliate(s) have investment banking relationship with the issuers covered in this report in preceding 12 months.

The author who is primary responsible for the content of this research report, in whole or in part, certifies that with respect to the securities or issuer that the author covered in this report: (1) all of the views expressed accurately reflect his or her personal views about the subject securities or issuer; and (2) no part of his or her compensation was, is, or will be, directly or indirectly, related to the specific views expressed by that author in this report.

Besides, the author confirms that neither the author nor his/her associates (as defined in the code of conduct issued by The Hong Kong Securities and Futures Commission) (1) have dealt in or traded in the stock(s) covered in this research report within 30 calendar days prior to the date of issue of this report; (2) will deal in or trade in the stock(s) covered in this research report 3 business days after the date of issue of this report; (3) serve as an officer of any of the Hong Kong listed companies covered in this report; and (4) have any financial interests in the Hong Kong listed companies covered in this report.

Important Disclosures

There are risks involved in transacting in any securities. The information contained in this report may not be suitable for the purposes of all investors. CMBIGM does not provide individually tailored investment advice. This report has been prepared without regard to the individual investment objectives, financial position or special requirements. Past performance has no indication of future performance, and actual events may differ materially from that which is contained in the report. The value of, and returns from, any investments are uncertain and are not guaranteed and may fluctuate as a result of their dependence on the performance of underlying assets or other variable market factors. CMBIGM recommends that investors should independently evaluate particular investments and strategies, and encourages investors to consult with a professional financial advisor in order to make their own investment decisions.

This report or any information contained herein, have been prepared by the CMBIGM, solely for the purpose of supplying information to the clients of CMBIGM and/or its affiliate(s) to whom it is distributed. This report is not and should not be construed as an offer or solicitation to buy or sell any security or any interest in securities or enter into any transaction. Neither CMBIGM nor any of its affiliates, shareholders, agents, consultants, directors, officers or employees shall be liable for any loss, damage or expense whatsoever, whether direct or consequential, incurred in relying on the information contained in this report. Anyone making use of the information contained in this report does so entirely at their own risk.

The information and contents contained in this report are based on the analyses and interpretations of information believed to be publicly available and reliable. CMBIGM has exerted every effort in its capacity to ensure, but not to guarantee, their accuracy, completeness, timeliness or correctness. CMBIGM provides the information, advices and forecasts on an "AS IS" basis. The information and contents are subject to change without notice. CMBIGM may issue other publications having information and/ or conclusions different from this report. These publications reflect different assumption, point-of-view and analytical methods when compiling. CMBIGM may make investment decisions or take proprietary positions that are inconsistent with the recommendations or views in this report.

CMBIGM may have a position, make markets or act as principal or engage in transactions in securities of companies referred to in this report for itself and/or on behalf of its clients from time to time. Investors should assume that CMBIGM does or seeks to have investment banking or other business relationships with the companies in this report. As a result, recipients should be aware that CMBIGM may have a conflict of interest that could affect the objectivity of this report and CMBIGM will not assume any responsibility in respect thereof. This report is for the use of intended recipients only and this publication, may not be reproduced, reprinted, sold, redistributed or published in whole or in part for any purpose without prior written consent of CMBIGM.

Additional information on recommended securities is available upon request.

Disclaimer:

For recipients of this document in the United Kingdom

This report has been provided only to persons (I) falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended from time to time) ("The Order") or (II) are persons falling within Article 49(2) (a) to (d) ("High Net Worth Companies, Unincorporated Associations, etc.,) of the Order, and may not be provided to any other person without the prior written consent of CMBIGM.

For recipients of this document in the United States

CMBIGM is not a registered broker-dealer in the United States. As a result, CMBIGM is not subject to U.S. rules regarding the preparation of research reports and the independence of research analysts. The research analyst who is primary responsible for the content of this research report is not registered or qualified as a research analyst with the Financial Industry Regulatory Authority ("FINRA"). The analyst is not subject to applicable restrictions under FINRA Rules intended to ensure that the analyst is not affected by potential conflicts of interest that could bear upon the reliability of the research report. This report is intended for distribution in the United States solely to "major US institutional investors", as defined in Rule 15a-6 under the US, Securities Exchange Act of 1934, as amended, and may not be furnished to any other person in the United States. Each major US institutional investor that receives a copy of this report by its acceptance hereof represents and agrees that it shall not distribute or provide this report to any other person. Any U.S. recipient of this report wishing to effect any transaction to buy or sell securities based on the information provided in this report should do so only through a U.S.-registered broker-dealer.

For recipients of this document in Singapore

This report is distributed in Singapore by CMBI (Singapore) Pte. Limited (CMBISG) (Company Regn. No. 201731928D), an Exempt Financial Adviser as defined in the Financial Advisers Act (Cap. 110) of Singapore and regulated by the Monetary Authority of Singapore. CMBISG may distribute reports produced by its respective foreign entities, affiliates or other foreign research houses pursuant to an arrangement under Regulation 32C of the Financial Advisers Regulations. Where the report is distributed in Singapore to a person who is not an Accredited Investor, Expert Investor or an Institutional Investor, as defined in the Securities and Futures Act (Cap. 289) of Singapore, CMBISG accepts legal responsibility for the contents of the report to such persons only to the extent required by law. Singapore recipients should contact CMBISG at +65 6350 4400 for matters arising from, or in connection with the report.