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中资房地产债的市场近况分析

A market update on Chinese property bonds

- 中资房地产债似乎又临十字路口。全球债市在夏季出现的大幅调整也引发此债券板块的深度下挫。与此同时，中资房地产的新债发行已基本上停顿。/ Chinese property bonds might be again at a crossroad. The significant summer-time correction of global bond markets has caused a deep sell-off in this Chinese credit space. At the same time, new issuance from Chinese property developers has essentially shut.
- 虽然夏季的调整不失为给经历了早期炙热市场的投资者的警示，我们仍期待夏季过后市场环境将会改善。在下半年里，我们继续偏向稳健的投资态度，偏好美元及离岸人民币债券市场上的短年期、高收益债券。/ Although the summer market decline surely served as a warning to investors who experienced a sizzling market, we nevertheless look for improved tone post the summer. For the rest of the year, we remain biased towards a more defensive stand and prefer high yielding bonds at the short end of the duration curve in both USD and offshore RMB markets.
- 我们可见中资房地产商的再融资需求从 2014 年第一季度开始上升，这可能令它们在 2013 年第三或第四季度重返债券市场。此外，近期中国银行间出现的流动性紧张也可能促使房地产商更加关注在离岸市场融资的机会。/ We see rising refinance needs from Chinese property developers starting from 1Q2014, which could lead their return to the bond market beginning in 3Q/4Q 2013. In addition, a tighter liquidity developed recently in China's banking system may also encourage developers to more actively look for offshore financing opportunities.
- 在政策层面，近几个月房价和土地价的上涨可能会导致新的政策的干预，但我们认为市场的现状不会出现重大改变。/ On the policy front, the re-pickup of home and land price appreciation in recent months could invite new policy interventions, but we do not see major alterations of the status quo.
- 在公司层面，多数房地产商显示了应对政策风险的能力。这表现在许多开发商上半年的销售业绩都相当不错。对那些销售表现不佳的开发商，它们的资产负债表的压力有可能加大。/ At corporate level, majority of Chinese property developers have demonstrated their capacity in coping with the policy risks, illustrated by the respectable half-year sales performance from many of them. For those significantly underperformed, they may see increased pressures on their balance sheets.

Chinese property bonds might be again at a crossroad. The significant summer-time correction of global bond markets has caused a deep sell-off in this Chinese credit space. At the same time, new issuance from Chinese property developers has essentially shut. Ironically, it was just two months ago when both the secondary and primary trading activities were sizzling in this sector. The abrupt change of fortune calls for investor prudence, but may also present opportunities. Given that this re-emerged market volatility appears to be more technically driven than fundamentally rooted and has a lot to blame on both the rising duration risk from the USD market and the asset rotation out of fixed income market, we nevertheless look for the market to stabilize over the summer and to regain investor attentions for the rest of the year.

Bond market performance

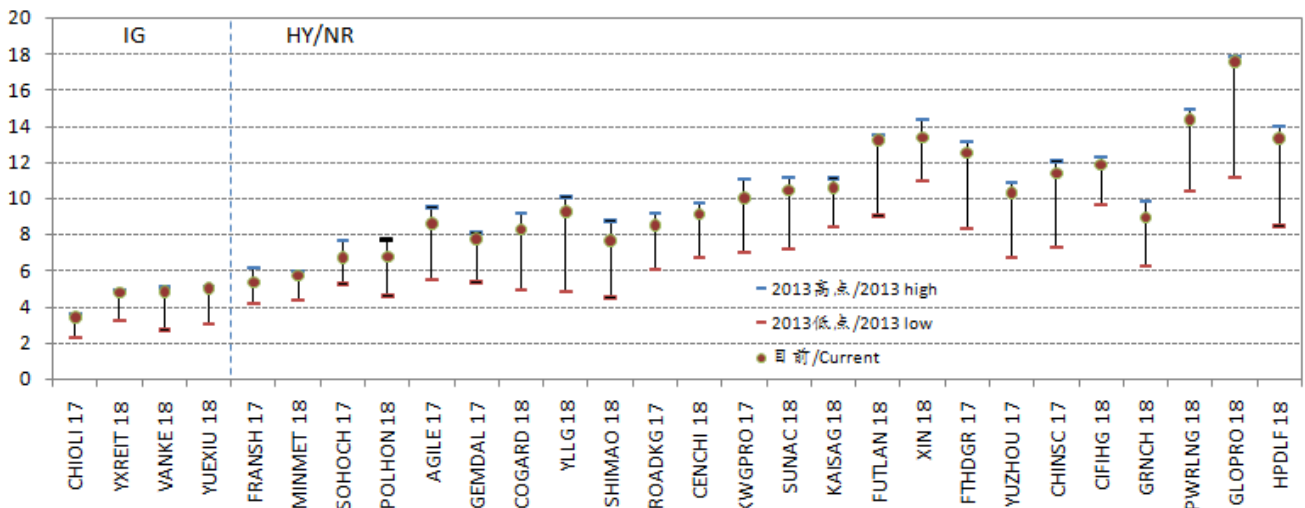
The heavy price decline started in May and has been across the board, largely acting in correlation with the global bond market moves. As Fig. 1 shows, bond yields of Chinese property bonds are now at the upper end of their yield ranges of the year. The yield moves are as large as 670bps for some of the single-B rated bonds, which translated into price drop as much as 21pts. The worst performers include Glorious, Hopson, China SCE, Powerlong, Fantasia and Future Land. Even some of the better quality names in the HY space, such as Agile, Country Garden and Yanlord, also saw large price actions. In the investment grade area, the BBB rated 5-year Vanke saw yield move by as much as 233bps, and the BBB+ rated China Overseas

中资房地产债似乎又面临十字路口。全球债市在夏季出现的大幅调整也引发此债券板块的深度下挫。与此同时，中资房地产的新债发行已基本上停顿。讽刺的是，仅仅两个月前中资房地产债在一、二级市场的交易还表现得如火如荼。这一突然的变化警示投资者谨慎投资，但同时也可能意味着机遇。鉴于这次再度出现的市场的波动更倾向于技术层面的调整，而非基本上变化的驱动，并可归咎于美元市场持续上升的利率风险，加上资产配置从固定收益市场的流出，我们认为夏天过后市场将在新的平衡点上趋稳，并吸引投资者在下半年的重新关注。

债券市场的表现

这些债券的价格从5月开始大幅下滑，并很大程度上与全球债券市场的变化相关联。如图1所示，目前中资房地产债的收益率位于其年内收益率变化范围的高端。一些B评级债券的收益率上扬高达670基点，相当于价格掉了多至21个点。其中表现最差的包括恒盛、合生创展、中骏置业、宝龙地产、花样年和新城控股。即便是一些较高评级的高收益债，如雅居乐、碧桂园和仁恒置地，价格也大幅变动。在投资级债方面，BBB评级的万科5年期债收益率变化高达233基点，BBB+评级的中海海外2017年到期债的收益率变化也高达128基点。

图 1: 2017-2018 年到期中国房地产债收益率在 2013 年中的变动区间 / Fig. 1: YTM movement of Chinese property bonds due in 2017-2018 during 2013



数据来源: 彭博、中银国际/Sources: Bloomberg, BOCI

Land due 2017 moved by as much as 128bps.

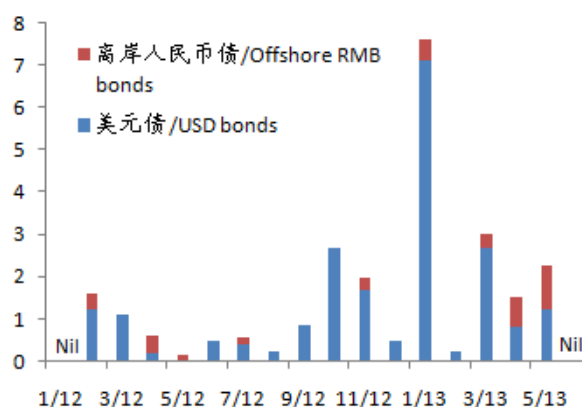
Bond supply from the Chinese property sector has cooled down dramatically since June in the aftermath of the late May sell-off. As Fig. 2 shows, USD issuance from this sector jumped to a sky-reaching record in January (over \$7bn) and continued to see a high volume in March (\$2.7bn) before the offshore RMB issuance from this space took off. During April and May, a USD 1.7bn-equivalent of offshore RMB bonds were issued from Chinese property developers, making the two months the most active periods for Chinese property developers in this bond market. Investors' fatigue for USD bonds due to the early heavy supply prompted issuer to move to the offshore RMB bond market for fund raising. As the primary market has turned silence since June, the supply pressure has now been largely eased.

However, we see rising refinance needs from Chinese property developers starting from 1Q2014, which could lead their return to the bond market starting in 3Q/4Q 2013. A total of RMB 17.4bn in offshore RMB/synthetic RMB bonds and \$141mm in USD bonds are maturing from late 2013 to 1H2014 (see Fig. 3). In addition, a tighter liquidity situation developed in China's banking system recently may also encourage developers to look more actively on the offshore market for financing, whether in the forms of syndicated loans or bonds.

Where the market will head to for the rest of the year is on everyone's mind. Facing the rising USD duration risk and asset allocation pressure, bond investors will remain under clouds of uncertainties in the second half. All

中资房地产债在经历了5月底的下跌后,新发行在6月开始急剧降温。如图2所示,房地产美元债发行量在1月飙升(超过70亿美元)并在3月继续保持高量发行(27亿美元),其后以离岸人民币债形式发行的房地产债上升。4月和5月间,中资房地产商发行了相当于17亿美元的离岸人民币债,使得中资房地产商这两个月在债券市场继续保持活跃。先前美元新债的大量发行引发投资的供应疲劳,迫使发行人转向离岸人民币市场来融资。随着6月以来一级市场发行转淡,供应方面的压力已大为缓解。

图2: 2012年至2013年上半年中资房地产美元和离岸人民币新债发行额(十亿美元) / Fig. 2: USD and offshore RMB new issuance from China property sector during 2012-1H2013 (in \$bn equivalent)



数据来源: 中银国际/Sources: BOCI

然而,我们看到中资房地产商的再融资需求将从2014年第一季度开始上升,这可能令它们在2013

图3: 2H2013-2014年将到期的中资房地产美元和离岸人民币债 / Fig. 3: USD and offshore RMB Chinese property bonds due to mature during 2H2013-2014

发行人 Issuer	票息 Coupon (%)	到期日 Maturity	币种 Currency	余额(百万) Out Amt (mm)
绿城/GREENTOWN	9.00	8/11/2013	USD	38.67
中国地产/CHINA PROPERTIES	9.13	4/5/2014	USD	102.6
碧桂园/COUNTRY GARDEN	11.75	10/9/2014	USD	375
首创置业/BEIJING CAPITAL LAND	4.75	21/2/2014	RMB	1,150
路劲基建/ROAD KING	6.00	25/2/2014	RMB	1,300
广州富力/GUANGZHOU R&F PROPERTIES	7.00	29/4/2014	RMB	2,612
华侨城/OVERSEAS CHINESE TOWN HK	3.50	25/5/2014	RMB	1,000
瑞安/SHUI ON	6.88	23/12/2013	RMB (Synthetic)	3,000
恒大/EVERGRANDE	7.50	19/1/2014	RMB (Synthetic)	5,550
佳兆业/KAISA	8.50	15/3/2014	RMB (Synthetic)	2,000
宝龙/POWERLONG	11.50	17/3/2014	RMB (Synthetic)	750

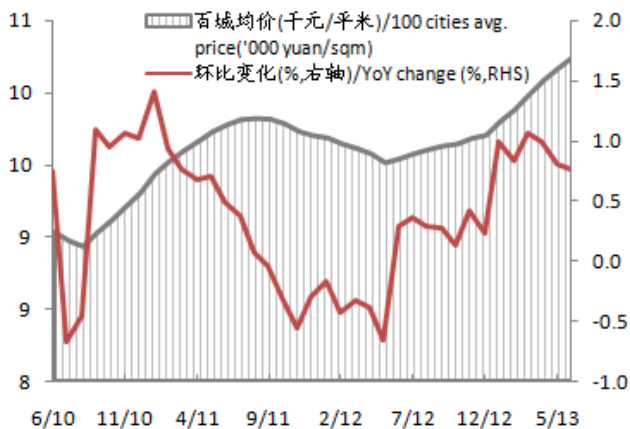
数据来源: 彭博、中银国际/Sources: Bloomberg, BOCI

though the summer market correction surely delivered a warning to investors, we look for an improving tone post the summer. Overall, we remain biased towards a more defensive stand and prefer high yielding bonds at the short end of the duration curve in both USD and offshore RMB markets.

Policy headlines

We have seen some newly installed government policies on the real estate market this year. The main policy moves were the "New Five Measures" from the central government announced in Feb., followed by implementation details announced by various local governments. The overall goal remained to be containing home price increases and severely curbing investment and speculative demands, while supporting first-home buyers and development of mass-market housing. The new policies have further oriented developers' focus on the mass-market, while the government efforts to accelerate the redevelopment of city villages and provide new project opportunities for developers.

图 4: 中国百城住宅均价与环比变化 / Fig. 4: China 100 cities avg. price and YoY change



数据来源: 万得、中银国际/Sources: Wind, BOCI

Since the announcement of the "New Five Measures", the property market has seen very limited material impacts. As Fig. 4 shows, the average home price across the country's 100 cities in fact has risen for the 5th consecutive month since then, and the accumulated price appreciation for the year has reached 5.6%, led by 1st and 2nd tier cities. This restart of market's uptrend was partially attributed to a sustained large base of real demand, which we think will continue to be the main pillar for China's real estate market in the foreseeable future.

年第三或第四季度重返债券市场。2013年下半年到2014年上半年间,将有174亿元的离岸人民币或合成式人民币债以及1.41亿美元债到期(见图3)。另一方面,近期中国的银行间出现的流动性紧张也可能促使房地产商们更积极地关注离岸市场的融资机会,不论是以银团贷款还是以债券融资的方式。

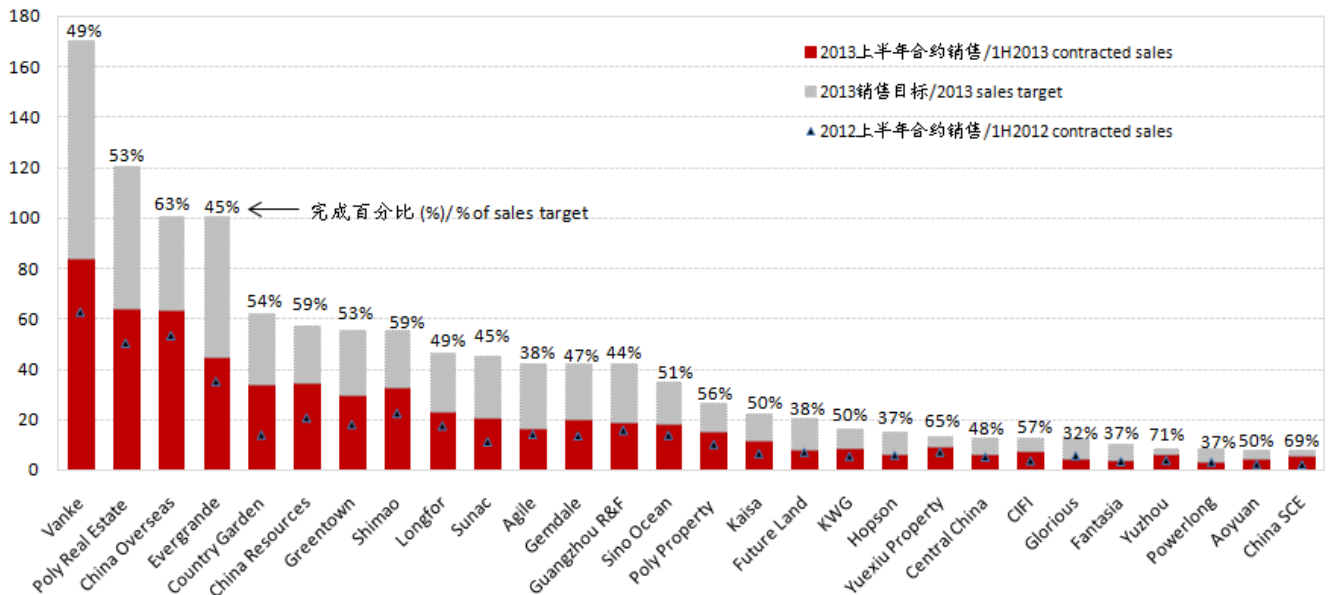
或许投资者均在思考下半年市场的走向。面对持续上升的美元利率风险和资产重新配置的压力,债券投资者在下半年中仍将处于一些不确定因素下。虽然夏季的市场调整确实是对投资者的警示,我们期待夏季过后市场环境将会改善。总体上,我们继续偏向稳健的投资态度,偏好美元及离岸人民币债券市场上的短年期、高收益的债券。

政策方面的关注点

今年政府出台了一些新的房地产政策。最主要的政策就是2月中央政府出台的“新国五条”,以及随后各地方政府公布的具体实施条款。新政策的总体目标仍然包括控制房价上涨、抑制投资和投机性购房,同时支持首次购房者和刚需住房的开发。新政策促使开发商进一步注重刚需市场,政府同时致力于加快棚户区建设也将为开发商提供新的开发项目机会。

自“新国五条”出台以来,房地产市场受到的调控冲击比较有限。如图4所示,全国百城住宅平均价格自新政以来已连续上涨5个月,今年以来住宅均价累计上涨5.6%,其中一、二线城市带头领涨。房地产市场的新一轮上涨,相当部分归因于持续庞大的刚性需求。我们认为在可预见的未来这个因素将持续支撑中国的房地产市场。

然而,近几个月房价和地价的上涨也有可能引发新的政策干预,但我们认为市场的现状不会出现重大改变。我们或会看到一线和某些二线城市在今年出台更多行政调控政策。受到近期银行业流动性紧张的影响,行业的信贷供给也或进一步收缩。作为频繁出现的头条新闻,房产税试点迟早会扩展到更多的城市。对新房销售的限价可能会被更多的城市采用,而土地供应量可能会增加以减缓土地方面对

图 5: 2013 上半年中国房地产商的合约销售表现 / Fig. 5: 1H2013 contracted sales performance for selected Chinese property developers


数据来源: 公司报告、CRIC、中银国际/Sources: Company reports, CRIC, BOCI

However, the re-pickup of home and land price appreciation in recent months could invite new policy interventions, but we do not see major alterations of the status quo. We might see more administrative tightening rules coming from 1st and selected 2nd tier cities in 2013. Credit supply to the industry could also become tightened more on the back of the recent liquidity squeeze in the banking system. As a frequently headlined subject, the pilot program of property tax could be expanded to new cities sooner or later. The practice of placing price cap on new home sales could also be seen adopted in more cities, while land supplies could be beefed up to ease price pressure in the land front.

Property developers' sales progress

At corporate level, the majority of Chinese property developers have demonstrated their capacity in coping with the policy risks. As Fig. 5 shows, many developers have turned in respectable sales reports for the 1H2013. Their half-year contract sales have finished either on schedule or above the half mark of their annual targets, and almost all of them have achieved a higher half-year sales this year than last year. This strong performance is not just limited to large developers (including China Overseas, Country Garden, China Resources Land, Greentown and Shimao). Many mid-sized ones have achieved similar results (including Yuexiu, CIFI, Yuzhou and China SCE).

房价的压力。

房地产商的销售进展

在公司层面, 多数房地产商表现了应对政策风险的能力。如图 5 所示, 许多房地产开发商提交的 2013 年上半年销售业绩基本可赞。它们上半年的合约销售额不是按半完成就是全年目标已过半, 以及几乎每家都取得同比增长。不仅大型房地产开发商 (包括中海外、碧桂园、华润、绿城和世茂) 表现优异, 许多中型房地产商 (包括越秀、旭辉、禹洲和中骏置业) 也取得了类似的业绩。

也有一些企业表现欠佳。远没有达到它们全年销售目标一半的企业有雅居乐、新城控股、合生创展、恒盛地产、花样年和宝龙地产。考虑到市场在下半年或因趋紧的流动性和可能的新政策干预而降温, 一些房地产商的资产负债表压力有可能会加大。我们继续偏好那些销售表现稳定的高收益债名字, 如碧桂园、绿城、世茂、佳兆业和禹洲。

There are some underperformers. Those that have missed their half year mark by a significant margin include Agile, Future Land, Hopson, Glorious, Fantasia and Powerlong. As the market might cool some during the second half on the back of tighter liquidity and possible new policy interventions, some of these developers could see increased pressures on their balance sheets. We continue to prefer HY credits that have shown consistent sales performance, such as Country Garden, Greentown, Shimao, Kaisa and Yuzhou.

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