



This Week in China

Inspiration of Immigration in the U.S.— Comments on Opinions Draft

Comments:

Population affects the economy in the long run, and migration may be a good antidote to our current population problems. Due to China's declining birth rate (decreased from 1.4% in 2000 to 1.05% in 2019), and the fact that we entered the aging society (the proportion of the elderly of 65 and above in 2018 reached 11.9%), proportion of our workforce, young and middle-aged group is continuously declining, leading to a series of problems, such as demographic dividend coming to an end, tight labour supply, insufficient domestic demand influencing the overall economic development, the falling tendency of GDP growth. Under this stage, on February 27, 2020, the Ministry of Justice issued <Regulations on the administration of permanent residence of foreigners (draft for comments)>. The revised regulations were generally loosened compared with those in 2016, and the highlight was to further increase the introduction of high-skilled and high-income talents. Tracing the history of the world economy, the United States as a typical immigrant country, who rely on immigration to attract a large number of population, capital, technology, promoted its industrialization and its development of economy gradually grew powerful. The research of IMF also suggests that migrants will exert positive effect on the economic development of countries, and that GDP per capita increases by 2% for every 1% increase in migration as a share of the adult population.

Given that China's net immigrant population is negative for a long time, the number of immigrants has a large growth space, and most of the immigrant population are young and middle-aged groups, which will bring a good supplement to the labor force. Meanwhile, the target of this regulations is mainly those with high level of knowledge, mainly focusing on technical talents in scientific research field. Therefore, if China can effectively attract immigrants, especially high-end immigrants, it may alleviate, to some extent, the current shortage of birth rate and labor supply, and promote the growth of China's production and consumption.

Data points:

By 5 March, the new house transaction volume of 44 major cities went up by 39% wow this week, and went down by 35% yoy YTD, with tier-1/2/3 cities decreasing respectively by 34%, 28% and 43%. By 5 March, the salable GFA (inventory) of 13 major cities went down by 1% yoy this week. The average removal period was 46.4 months, with a mom decrease of 55%. By 5 March, the sold GFA of second-hand house of 14 major cities went up by 56% wow, and went down by 27% yoy YTD.

Suggestion:

Recently, some of the earlier easing policies have been withdrawn. For example, 17 easing policies of Zhumadian have all been withdrawn. There are many different views in the market on the policy direction of the industry in the near future. In the top-level framework of "Houses are for living, not for speculation," and the keynote of "adhering to stabilizing housing prices, land prices, and expectation", there are still some room for marginal improvement, and the overall policy environment of the industry is more friendly than last year. The relaxation policy introduced in February by many cities is still playing an active supporting role. Maintain "Overweight" rating.

Overweight

(Maintain)

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1. Inspiration of Immigration in the U.S.—

Comments on Opinions Draft

1.1 Permanent residence threshold is still higher than abroad, and the signal of attracting high-end talent is obvious

This opinions draft has leniency and strictness at the same time, and permanent residence threshold is still relatively high. On February 27, 2020, the Ministry of Justice of the People's Republic of China promulgated <Regulations on the administration of permanent residence of foreigners (draft for comments)>, in order to further expand the opening to the outside world and standardize the administration of permanent residence of foreigners in China. In history, China carried out the residence management for foreigners for the first time in 1964. With the deepening of the reform and opening up, China revised the application conditions and management methods for foreigners' permanent residence for many times in 1985, 2004, 2012 and 2016. The management ordinance (draft), compared with the management regulations (draft) in 2016, extended the required number of year of the actual residence in terms of the family reunion, added to the application condition of country most-needed talent, appropriately shortened the required year of residence years and working years in terms of staff application, and paid more attention to the introduction of high-skilled talents. Although relaxed overall compared to 2016, the threshold of getting permanent residency is still high compared with abroad. For instance, in investment immigration, China's ¥10 million investment threshold is higher than the \$1 million in the United States, and form aspect of the staff application, China demands higher in the working years and increase the threshold of the income level, etc., paying more attention to the introduction of high income people.

Chart 1: Compared with the 2016 regulations on foreigners' permanent residence, it has been relaxed overall

	Regulations in 2016	Regulations in 2020	Tendency
Staff application	Having worked continuously in China for 4 years and actually resided in the country for not less than 6 months in total each year, having the annual salary and tax payment reached the prescribed standards, and having a good social credit record.	Worked in China continuously for 4 years, during which the accumulative period of actual residence shall not be less than 2 years, and the annual wage shall not be less than 6 times of the average wage of the on-the-job workers in the cities and towns where they work in the previous year; Worked in China continuously for 8 years, during which the accumulative period of actual residence shall not be less than 4 years, and the annual wage shall not be less than 3 times of the	Tighter



average wage of the on-the-job workers in the cities and towns where they work in the previous year;

The teaching and research personnel, members of innovation teams, professional and technical personnel and managerial personnel employed by institutions of schools, scientific research institutions, innovative enterprises and other units that meet the prescribed conditions have worked in China for four consecutive years with a total of no less than one year of actual residence, and having good tax and social credit records.

Worked continuously for at least 3 years in the key industries and regions of the state, during which accumulative residence shall not be less than 1 year, and annual salary shall not be less than 4 times of the average salary of the on-the-job workers in the cities and towns where he/she works in the previous year.

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A staff member who meets one of the following conditions and is recommended by the employer as a guarantee may apply for a work residence certificate valid for 5 years. If he/she is still working in China after 3 years of work and has a good tax and social credit record, he/she may apply for a permanent residence qualification: (1) holding a talent visa; (2) working in a unit within a free trade zone, development zone or other industrial park approved by the state council; (3) working in the units belonging to the encouraged posts catalogue or the list of innovative enterprises formulated by the relevant provincial departments; (4) those with doctoral degree.

With a doctoral degree or graduated from an internationally renowned university, he/she has worked in China for at least 3 years and has resided in China for at least 1 year.

Loosen



Investment application

Foreigners who invest in the specified investment fields in China may apply for permanent residence if they meet one of the following conditions, and if the investment period (3 years (2004)), the amount of investment (2 million US dollars (2004)), the number of Chinese citizens employed and the amount of tax paid have reached the prescribed standards, and their social credit records are good:

(1) investing directly in the capacity of a natural person; (2) the enterprise in which it is the controlling shareholder invests.

Where a foreigner's investment in the capacity of a natural person or as a controlling shareholder in an enterprise falls under one of the following circumstances, the investment situation is stable for three consecutive years, and the tax payment and credit records are good, he/she may apply for permanent residence:

(1) invested over RMB 10 million in China; (2) Where the amount of investment, the amount of tax paid and the number of Chinese citizens employed reach the prescribed standards for investment in regions where the state adopts measures to encourage foreign investment; (3) The establishment within the territory of China of a new and high technology enterprise or an innovation-oriented enterprise with significant benefits and recommended by the competent department of the people's government of the province, autonomous region or municipality directly under the central government.

Tighter

Family reunion application

(1) the spouse is a Chinese citizen residing in China or an alien who has obtained the qualification of permanent residence in China, and they have been in a marriage relationship for at least 5 years, having lived together with his/her spouse in China for a continuous period of 5 years, having resided in China for no less than 6 months each year, and having the security of stable life and residence; (2) those who reach out for children, grandchildren or siblings of Chinese nationality, who have reached the age of 60, who have resided in China for five consecutive years, who have actually resided for no less than six months each year, and who have obtained a stable living guarantee and residence.

(1) the spouse is a Chinese citizen living in China or a foreigner with permanent residence who has lived with his/her spouse in China for 5 years after marriage and has resided in China for not less than 9 months each year. (2) a person who has reached the age of 60, has no immediate family outside China, has stayed in China for 5 consecutive years, and has resided in China for no less than 9 months each year.

Tighter



Others

None

Those who fall under any of the following circumstances may apply for permanent residence qualification:

(1) talents in urgent need and in short supply introduced by the national key industries and regions and recommended by the competent departments; (2) academic researchers with the titles of assistant professors, assistant researchers or above who are introduced and recommended by institutions of higher learning or scientific research institutions with key state construction, as well as professors or researchers who are introduced and recommended by other institutions of higher learning or scientific research institutions; (3) senior management personnel and senior professional technicians introduced and recommended by high-tech enterprises, innovation-oriented enterprises and domestic well-known enterprises.

Added

Source: Ministry of Public Security website, Ministry of Justice website, CWSI

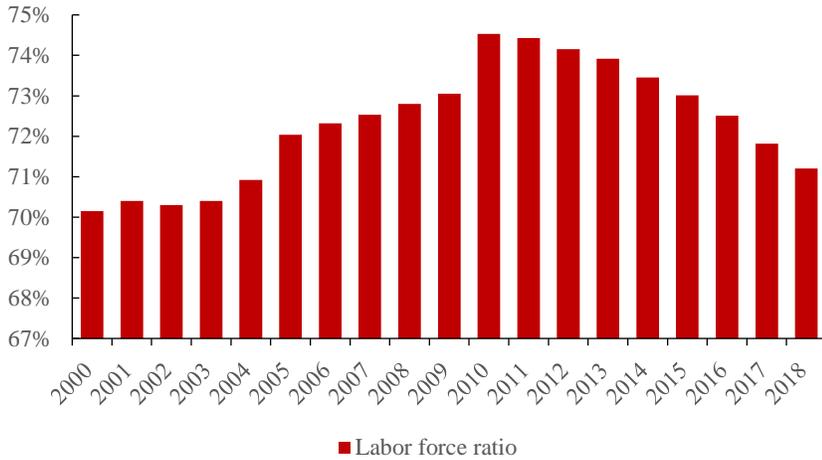
1.2 The proportion of labor force population in our country is decreasing continuously, and economic development may be affected directly

Population affects the long economic cycle, and labor force is the basic factor to promote economic development, while the peak consumption level is concentrated in the young and middle-aged groups. Population influences economic development through both ends of supply and demand. 1) Supply side: labor force in the supply side is a fundamental factor affecting economic development. International experience shows that the growth rate of labor force population and GDP growth rate of many countries in recent 10 years are positively correlated to some extent. Due to China's declining birth rate (decreased from 1.4% in 2000 to 1.05% in 2019), and the fact that it entered the aging society (we entered the aging society in 2000, and the proportion of the elderly 65 and above in 2018 reached 11.9%), China's labor population growth rate, labor productivity growth rate and GDP growth rate in recent years have tended to decline. 2) Demand side: the population in the demand side influences economic development through consumption behavior. Statistics show that in 2018, the consumption of people aged 21-40 was the highest among all age groups, among which the consumption of people aged 20-30 was about 1.3 times of that of people aged 40 and above. Meanwhile, people aged 21-40 accounted for 66.7% of China's house buyers, and the middle-aged and young people were the groups with the strongest consumption capacity. At present, China's population structure is still in the spindle-shaped stage, but if the labor force population and the proportion of young and middle-



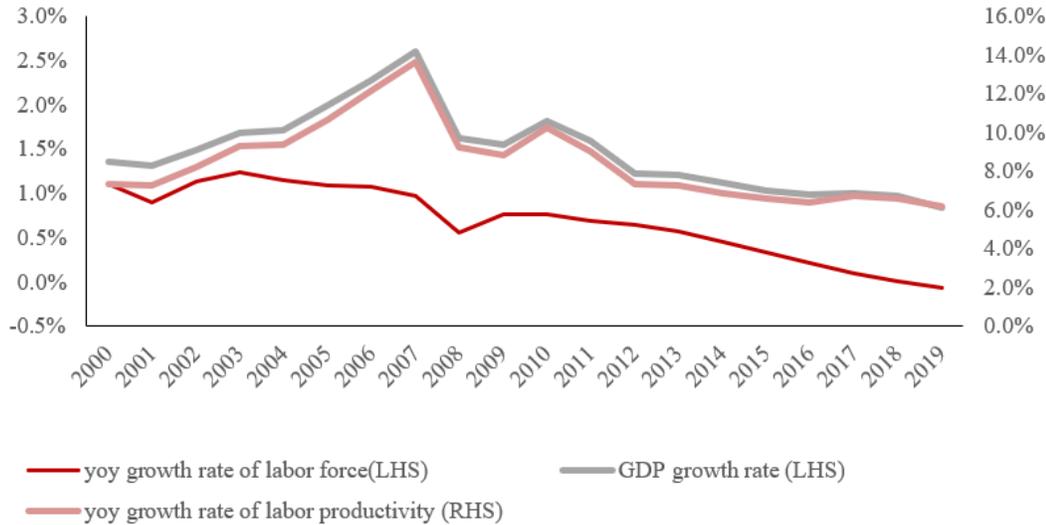
aged groups continue to decline, it is bound to have an impact on China's economic development. For the real estate industry, the decline in the proportion of the main group of people buying houses is bound to slow down the growth of real estate demand.

Chart 2: China's labor force peaked in 2010



Source: National Bureau of Statistics, CWSI

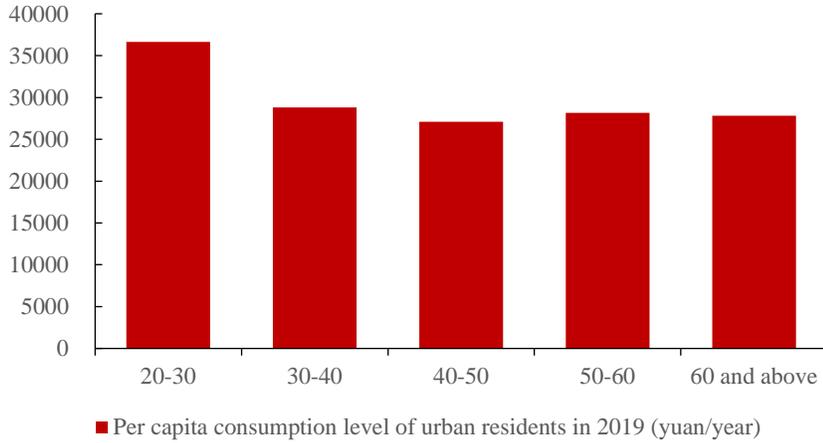
Chart 3: China's labor population growth rate, labor productivity growth rate and GDP growth rate in recent years tend to decline



Source: National Bureau of Statistics, CWSI

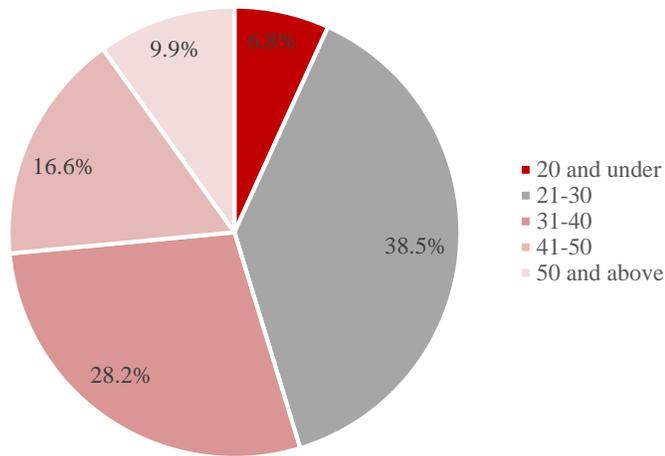


Chart 4: The consumption level people aged 20-30 is the highest among all age groups



Source: Wind, CWSI

Chart 5: The majority of house buyers in China are aged 21-40 in 2018



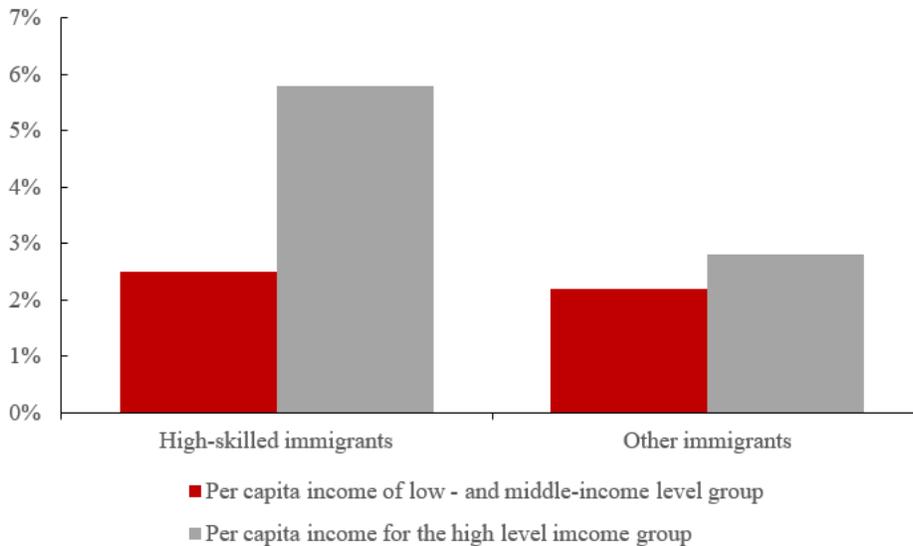
Source: RealData, CWSI



1.3 Taking history as a guide, migration accelerates economic growth

Historically, immigration has led to population growth and productivity growth, which has had a positive impact on national economic development. The IMF once studied the impact of immigration on GDP per capita and labor productivity based on data from 18 developed economies from 1980 to 2010 and found that GDP per capita increases by 2% for every 1% increase in migration as a share of the adult population in the long run. In addition, both high-skilled immigrants and low-skilled immigrants can improve labor productivity. Among them, high-skilled immigrants bring various talents and skills, while low-skilled immigrants' contribution is to enhance the complementarity with local skills. Take, a typical immigration country, the United States as an example, the citizens in the United States is only 3.9 million at the beginning, but with the European unemployment due to the end of the Napoleonic wars, the number of European immigrating to the United States began to increase year by year. And the United States changed the restrictions on immigration policy due to the need of domestic construction, with about 5 million immigrants during 1820-1860; and it peaked in 1861, with the end of the civil war and industrialization and the demand for labor. The United States Congress released *<Encourage foreign immigration law>*, and noticed to the U.S. ambassador in European diplomats that making introducing European immigrants as the most important diplomatic missions. Some U.S. companies were even willing to pay for the trip for Europeans who were willing to immigrate to the United States. During 1861-1920, the US attracted nearly 30 million immigrants, as a result, it rose with the help of immigrant population, technology and capital through the second industrial revolution.

Chart 6: Every 1% increase in the proportion of immigrants has a positive impact on the change of per capita income of the group entering the country



Source: IMF, CWSI

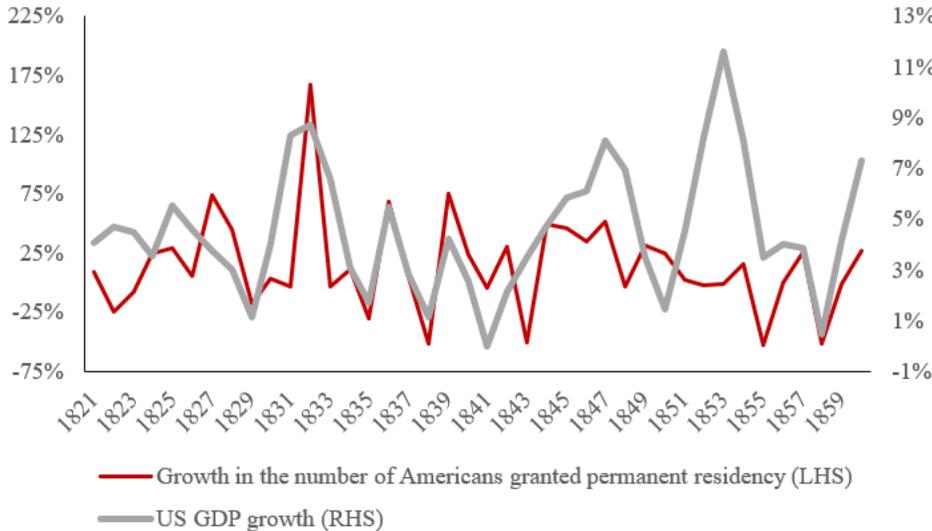


Immigration promoting the rise of the United States, the growth rate of US GDP had been closely related to the growth of the number of immigrants historically. Here takes a typical country of immigrants, the United States, as an example. As a mixture of more than 100 ethnic groups, the United States had only 3.9 million people at the beginning of the founding of the nation. During the 100 years from the 19th century to the 20th century, the United States experienced three large-scale immigration waves, which had attracted more than 35 million immigrants to enter the United States with funds, technology, and knowledge. These were called "great human migration movements" by American historians and had played an important role in promoting the development of the United States in crucial periods. Besides, it contributed to the rapid rise of the United States, even replacing Britain as the world's biggest economy, and laid the foundation for becoming a world power in the future:

1) The first wave of immigration (1820-1860): At the beginning of the 19th century, revolutions broke out in many European countries, where the social structure was fragmentary, the working class was oppressed, the people's tax burden increased, and unemployment became increasingly prominent. At this moment, the need for construction relaxed the restrictions on immigration at the beginning of the founding of the state. At the same time, influenced by the US religious freedom policy and the improvement of ocean shipping conditions between Europe and the United States, the number of immigrants from Europe to the United States began to increase year by year from less than 3,000 people each year before 1820, including immigrants who came to the United States to purchase land with assets and technology, and immigrants without skills affected by the war who came through immigration companies. The United States accepted nearly 5 million immigrants between 1820-1860, and the arrival of whom had a direct impact on US economic growth;



Chart 7: The first wave of immigration had a direct impact on the economic development of the United States

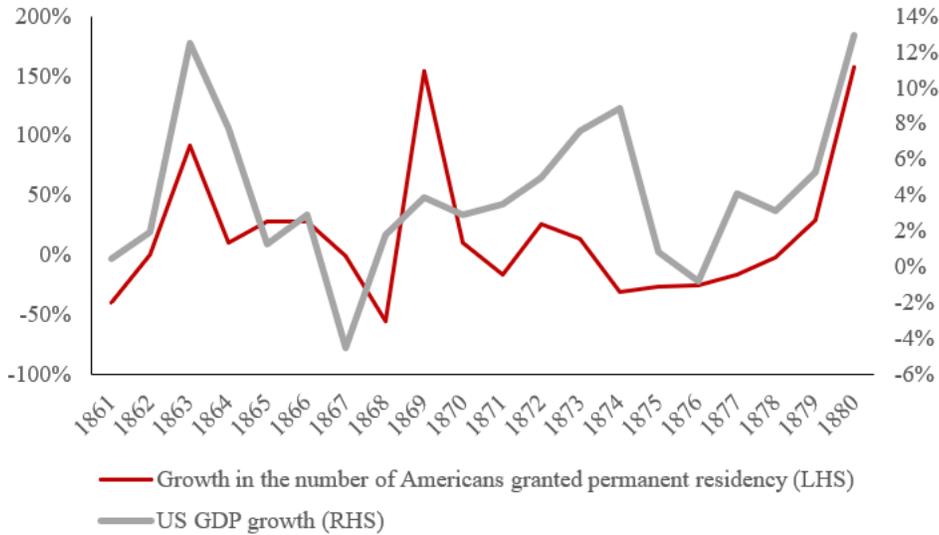


Source: U.S. DHS, U.S. BEA, CWSI

2) The second wave of immigration (1861-1880): Before the end of the Civil War in 1865, the economic development of the United States still lagged behind Europe. Its agricultural production accounted for more than 60%. With the peak of industrialization, the United States's Railroads, manufacturing, construction, and other industries had strong labor demand. At the same time, the United States Congress promulgated the "Encouraging Foreign Immigrants Act" and notified US diplomats in Europe that they must treat the affair of attracting European immigrants as the most important diplomatic task. Some American companies even provided the required travel expenses to Europeans who were willing to immigrate to the United States. During the period 1861-1880, nearly 5 million immigrants were brought into the United States. In this period, on the one hand, immigration had brought a large number of powerful human resources and advanced technology to the United States. On the other hand, immigration had brought a lot of consumer demand to the United States, promoting industrial and agricultural production and the rise of cities and the development of transportation. As a result, the United States rose rapidly through the second industrial revolution with the help of labor, technology and capital brought by the immigration wave;



Chart 8: The second wave of immigration is closely related to the economic development of the United States

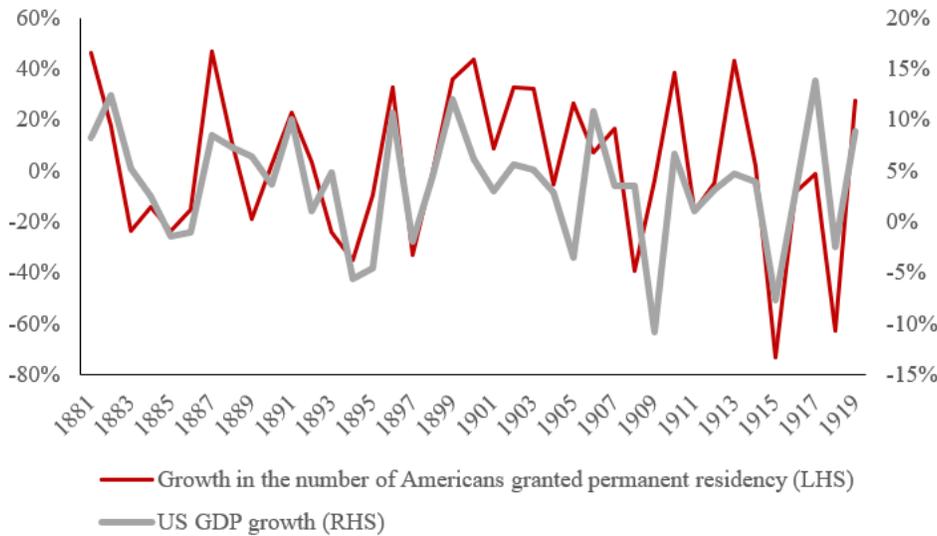


Source: U.S. DHS, U.S. BEA, CWSI

3) The third wave of immigration (1881-1920): Due to the contradiction in employment, religion, and ethnicity caused by previous immigrants, the US government began to legislate to limit the number of immigrants and to improve immigration conditions at this stage. The growth of "old immigrants" from Northwestern European countries such as Britain, Germany, and Sweden had been limited, but the "pulling force" of American industrial prosperity had been attracted a large number of "new immigrants" from Southeastern European countries such as Italy and Russia, admitting nearly 23.5 million immigrants into the United States from 1881 to 1920.



Chart 9: The second wave of immigration is closely related to the economic development of the United States



Source: U.S. DHS, U.S. BEA, CWSI

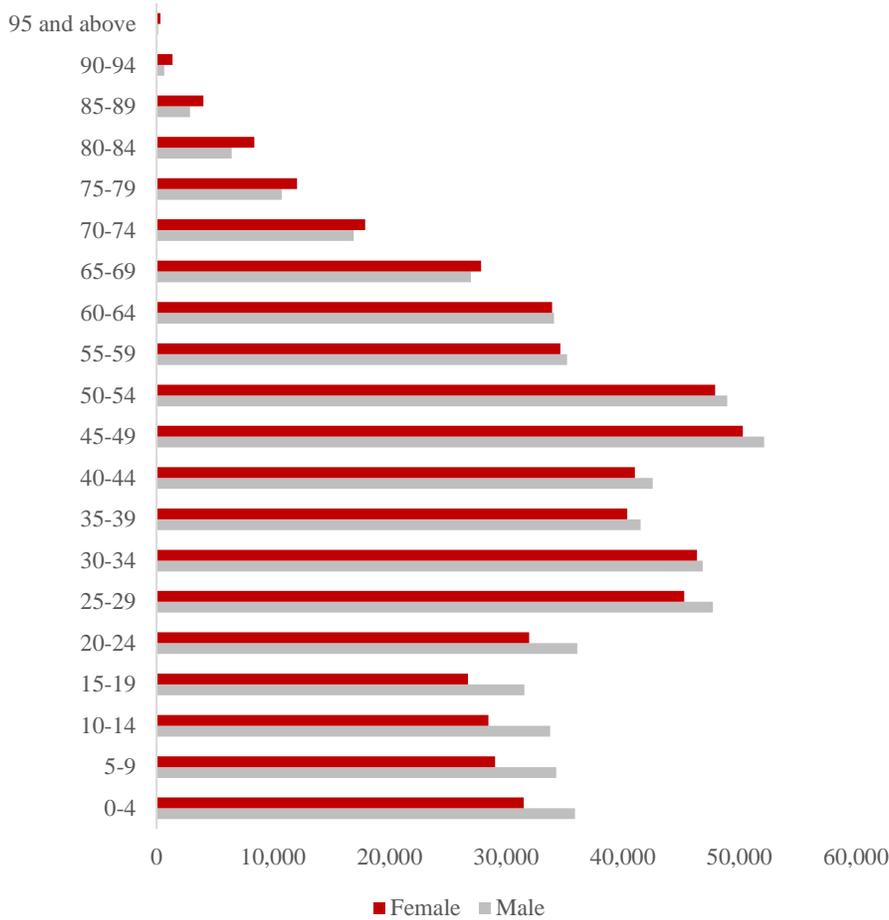
1.4 China's immigration growth space may bring impetus function to economic development

Drawing on the experience of many countries, attracting immigrants may alleviate the current population problems in China. As mentioned above, the United States, as a typical immigrant country, used to attract a large number of population, capital and technology through immigration, thus promoting the industrialization and economic development to gradually become stronger. IMF's research also shows that immigrants play a positive role in promoting the economic development of many countries. Given that China has entered an aging society, the proportion of labor force population keeps decreasing, and GDP per capita is still at the world's medium level. 1) China's net immigration population has been negative for a long time, so there is a large growth space for the number of immigrants; 2) Most of the immigrant population is young and middle-aged (among the 30 million immigrants in the United States, young and middle-aged people aged 14-44 accounted for 85%, and the median age of new immigrants entering the European Union in 2016 is only 27.5); 3) In recent years, the contribution of technological innovation to economic development has been increasing. And the permanent residence regulations for foreigners in China is mainly targeted at people with high knowledge level, and the focus is to support technical talents in the field of scientific research. Therefore, if China can effectively attract immigrants, especially high-end immigrants, it may alleviate, to some extent, the



current shortage of birth rate and labor supply, and promote the growth of China's production and consumption.

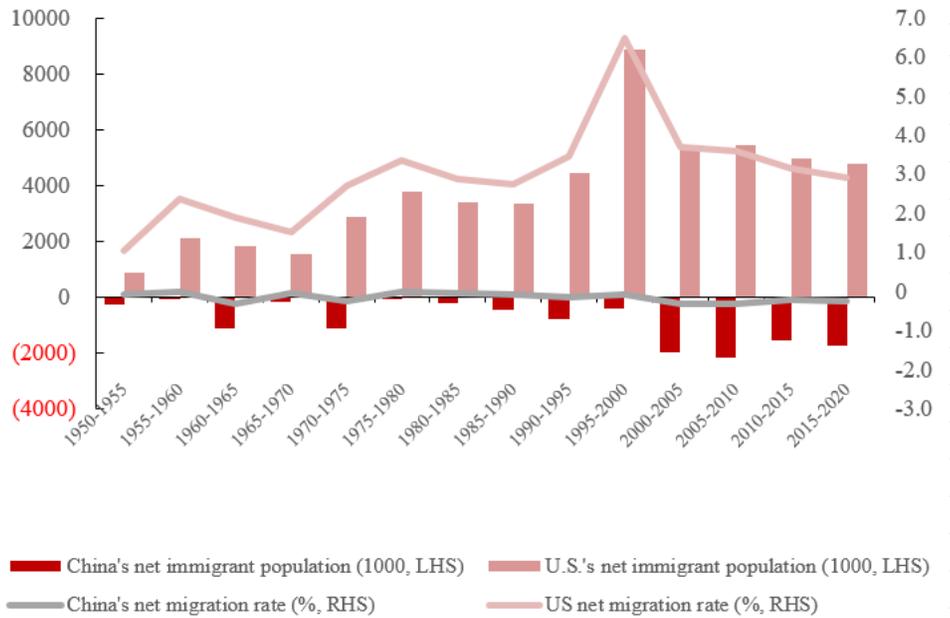
Chart 10: China's population structure in 2018 is spindle-shaped (Unit: 1,000)



Source: National Bureau of Statistics, CWSI



Chart 11: China's net immigrant population is negative for a long time



Source: United Nations Economic and Social Affairs Office, CWSI

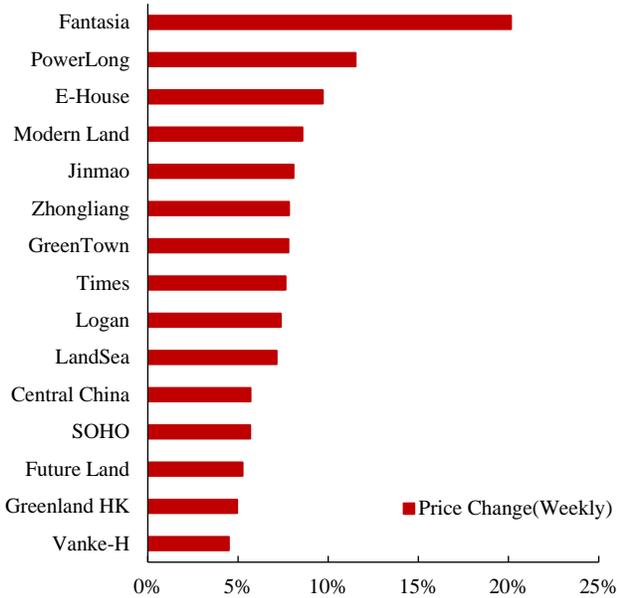


2. Industry Performance

2.1 Performance of real estate development industry

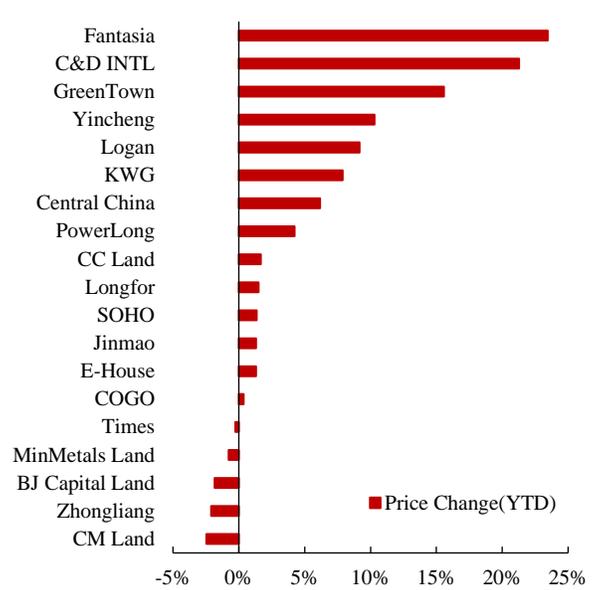
This week, Fantasia, PowerLong, and E-House had larger price increase than peers. Fantasia, C&D INTL, and GreenTown had better share price performance, YTD.

Chart 12: This week, Fantasia, PowerLong and E-House had larger price increase than peers



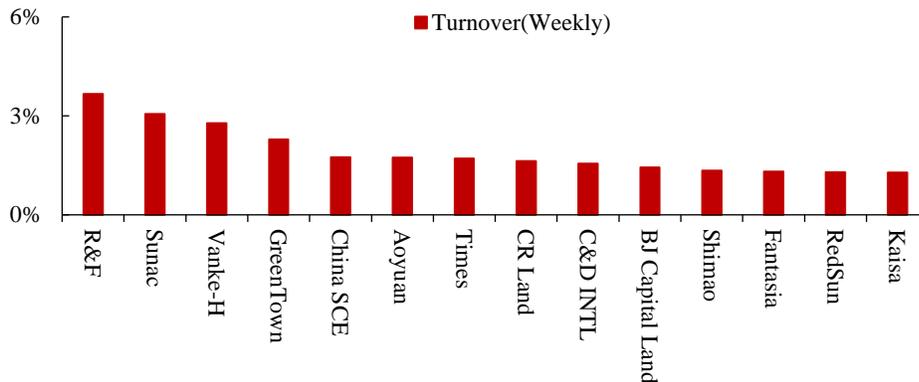
Source: Wind, CWSI

Chart 13: Fantasia, C&D INTL, and GreenTown had better share price performance, YTD



Source: Wind, CWSI

Chart 14: R&F, Sunac and Vanke-H were most actively traded this week



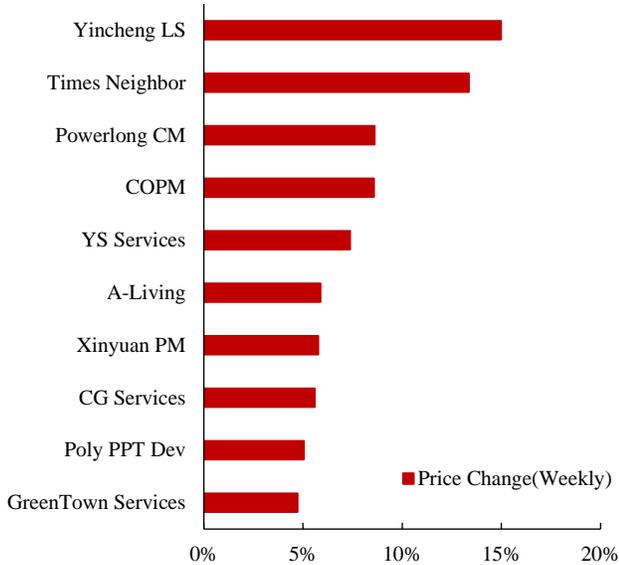
Source: Wind, CWSI



2.2 Performance of property service sector

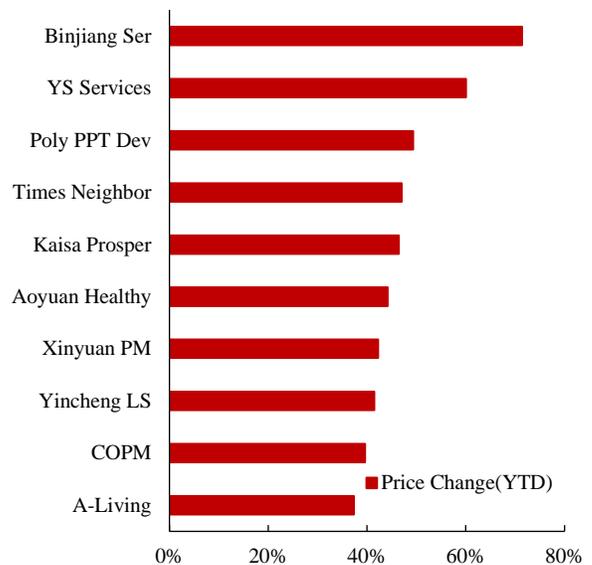
This week, Yincheng LS, Times Neighbor and PowerLong CM had larger price increase than peers. Binjiang Services, YS Services, and Poly PPT Dev had better share price performance YTD.

Chart 15: This week, Yincheng LS, Times Neighbor, PowerLong CM had larger price increase than peers



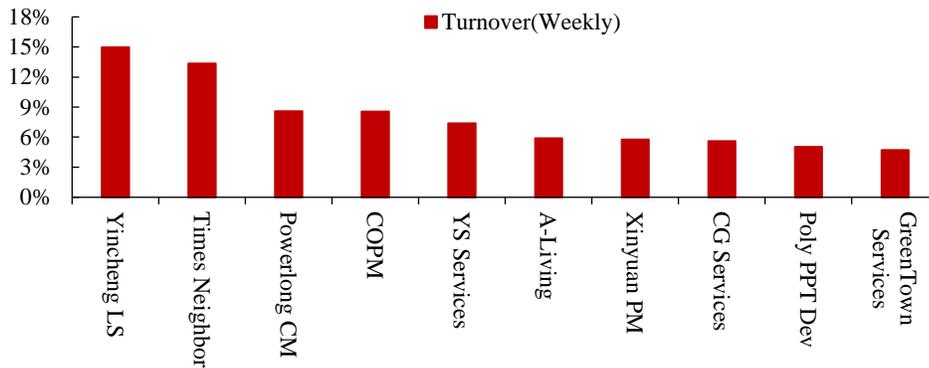
Source: Wind, CWSI

Chart 16: Binjiang Services, YS Services, and Poly PPT Dev had better share price performance YTD



Source: Wind, CWSI

Chart 17: Yincheng LS, Times Neighbor and PowerLong CM were most actively traded this week



Source: Wind, CWSI



3. Major cities transaction performance

3.1 New house transaction data

Chart 18: Major cities new house transactions volume decreased yoy this week

City & Region	Last 7 days		Last 30 days			Month to date		Year to date	
	sqm	yoy	sqm 000	mom	yoy	sqm 000	yoy	sqm 000	yoy
Beijing	47,948	↓ -46%	180	↓ -63%	↓ -40%	30	↓ -55%	734	↓ -3%
Shanghai	112,400	↓ -69%	274	↓ -57%	↓ -72%	80	↓ -71%	1,052	↓ -47%
Guangzhou	74,565	↓ -52%	184	↓ -42%	↓ -60%	41	↓ -58%	539	↓ -47%
Shenzhen	59,892	↓ -12%	127	↓ -40%	↓ -31%	46	↓ -6%	418	↓ -2%
Tier 1	294,805	↓ -56%	766	↓ -54%	↓ -60%	197	↓ -60%	2,743	↓ -34%
Tier 2	1,263,788	↓ -30%	2,787	↓ -57%	↓ -53%	987	↓ -16%	10,887	↓ -28%
Tier 3	1,235,762	↓ -39%	2,246	↓ -57%	↓ -68%	950	↓ -29%	8,672	↓ -43%
Beijing	47,948	↓ -46%	180	↓ -63%	↓ -40%	30	↓ -55%	734	↓ -3%
Qingdao	101,015	↓ -58%	274	↓ -51%	↓ -57%	69	↓ -55%	992	↓ -35%
Dongying	16,629	↓ -22%	30	↓ -68%	↓ -31%	14	↑ 2%	135	↓ -23%
PBR	165,591	↓ -53%	485	↓ -58%	↓ -51%	113	↓ -52%	1,861	↓ -24%
Shanghai	112,400	↓ -69%	274	↓ -57%	↓ -72%	80	↓ -71%	1,052	↓ -47%
Nanjing	155,076	↑ 2%	418	↓ -5%	↑ 48%	125	↑ 16%	967	↑ 12%
Hangzhou	213,092	↑ 186%	302	↓ -34%	↑ 4%	177	↑ 361%	863	↓ -3%
Suzhou	183,010	↑ 15%	435	↓ -16%	↓ -8%	150	↑ 45%	1,092	↓ -10%
Wuxi	46,518	↓ -42%	142	↓ -38%	↓ -46%	47	↓ -42%	463	↓ -35%
Yangzhou	29,887	↓ -36%	37	↓ -76%	↓ -75%	30	↓ -22%	231	↓ -39%
Jiangyin	29,474	↓ -19%	46	↓ -72%	↓ -61%	18	↓ -21%	275	↓ -17%
Wenzhou	90,690	↓ -47%	146	↓ -80%	↓ -80%	66	↓ -39%	1,047	↓ -42%
Jinhua	18,297	↓ -60%	32	↓ -60%	↓ -64%	12	↓ -61%	123	↓ -10%
Changzhou	60,659	↓ -11%	85	↓ -60%	↓ -63%	42	↑ 2%	341	↓ -29%
Huaian	63,163	↓ -45%	133	↓ -56%	↓ -72%	46	↓ -35%	512	↓ -46%
Lianyungang	81,162	↓ -34%	140	↓ -61%	↓ -75%	60	↓ -26%	568	↓ -43%
Shaoxing	28,731	↓ -43%	65	↓ -37%	↓ -53%	17	↓ -46%	181	↓ -31%
Taizhou	14,334	↓ -25%	14	↓ -67%	↓ -75%	14	↓ 0%	69	↓ -40%
Zhenjiang	49,245	↓ -65%	76	↓ -75%	↓ -82%	32	↓ -60%	431	↓ -59%
Huainan	21,195	↓ -26%	41	↓ -37%	↓ -73%	16	↓ -23%	130	↓ -61%
Wuhu	41,199	↑ 6%	54	↓ -24%	↓ -55%	31	↑ 6%	138	↓ -28%
Yancheng	80,554	↑ 149%	135	↓ -6%	↓ -46%	81	-	314	↓ -31%
Zhoushan	17,031	↓ -18%	32	↓ -22%	↓ -40%	11	↓ -7%	101	↓ -19%
Chizhou	28,150	↓ -30%	55	↑ 14%	↓ -55%	24	↑ 29%	111	↓ -40%
Ningbo	51,378	↑ 43%	68	↓ -80%	↓ -68%	28	↑ 59%	573	↓ -13%
YRD	1,415,245	↓ -23%	2,729	↓ -50%	↓ -56%	1,107	↓ -9%	9,583	↓ -32%
Guangzhou	74,565	↓ -52%	184	↓ -42%	↓ -60%	41	↓ -58%	539	↓ -47%
Shenzhen	59,892	↓ -12%	127	↓ -40%	↓ -31%	46	↓ -6%	418	↓ -2%
Fuzhou	53,946	↓ -5%	175	↑ 60%	↓ -12%	31	↓ -5%	313	↓ -32%
Dongguan	43,657	↓ -44%	75	↓ -69%	↓ -62%	25	↓ -49%	370	↓ -26%
Quanzhou	26,352	↓ -68%	50	↓ -62%	↓ -84%	16	↓ -71%	227	↓ -64%
Putian	28,516	↓ -2%	74	↓ -12%	↓ -39%	20	↑ 2%	166	↓ -47%
Huizhou	20,940	↓ -53%	49	↓ -62%	↓ -60%	15	↓ -46%	212	↓ -32%
Shaoguan	15,406	↓ -41%	44	↓ -34%	↓ -63%	10	↓ -47%	124	↓ -43%
Foshan	135,250	↓ -50%	260	↓ -44%	↓ -62%	84	↓ -48%	849	↓ -45%
Jiangmen	9,426	↑ 18%	17	↓ -61%	↓ -41%	6	↑ 132%	73	↓ -11%
PRD & Southern China	491,189	↓ -42%	1,139	↓ -46%	↓ -55%	309	↓ -42%	3,761	↓ -35%
Changchun	91,245	↓ -58%	169	↓ -59%	↓ -72%	64	↓ -59%	658	↓ -59%
Taian	16,310	↓ -66%	30	↓ -69%	↓ -81%	15	↓ -55%	159	↓ -51%
Northern China	107,556	↓ -65%	199	↓ -61%	↓ -78%	79	↓ -64%	817	↓ -62%
Yueyang	18,075	↓ -46%	34	↓ -65%	↓ -73%	10	↓ -48%	146	↓ -41%
Ganzhou	180,602	↓ -12%	314	↓ -30%	↓ -60%	181	↑ 5%	879	↓ -39%
Central China	198,677	↓ -63%	347	↓ -78%	↓ -84%	191	↓ -49%	2,374	↓ -41%
Chengdu	337,533	↓ -18%	734	↓ -54%	↓ -42%	275	↑ 0%	2,569	↓ -22%
Nanning	78,565	↓ -64%	164	↓ -83%	↓ -82%	60	↓ -54%	1,337	↓ -50%
Western China	416,098	↓ -34%	898	↓ -65%	↓ -59%	335	↓ -18%	3,906	↓ -35%
Total	2,794,355	↓ -38%	5,799	↓ -57%	↓ -61%	2,134	↓ -29%	22,302	↓ -35%
Num. of cities Up		7		2	2		12		3
Num. of cities Down		33		40	39		27		40

Source: Local governments, CWSI; Note: Till 2020/3/5



Chart 19: Major cities inventory, inventory period increased dramatically yoy

City	Inventory (sqm 000)	wow	yoy	Inventory period	wow	:	yoy
Beijing	10,787	↓ -1%	↑ 20%	59.8	↓ -26%		↑ 99%
Shanghai	7,453	↓ -1%	↑ 1%	27.2	↓ -40%		↑ 264%
Guangzhou	7,454	↑ 0.4%	↓ 12%	40.4	↓ -39%		↑ 124%
Shenzhen	2,734	↑ 4%	↓ 19%	21.5	↓ -41%		↑ 18%
Tier 1	7,107	↑ 0.1%	↑ 1%	37.2	↓ -35%		↑ 102%
Hangzhou	2,952	↓ -5%	↑ 15%	9.8	↓ -72%		↑ 10%
Nanjing	5,589	↓ 0%	↑ 56%	13.4	↓ -37%		↑ 6%
Suzhou	5,449	↓ -3%	↓ 12%	12.5	↓ -40%		↓ -4%
Fuzhou	4,207	↑ 0.4%	↑ 33%	24.1	↓ -30%		↑ 51%
Jiangyin	3,935	↓ -1%	↓ 13%	86.1	↓ -65%		↑ 127%
Wenzhou	10,467	↓ -1%	↑ 10%	71.6	↓ -57%		↑ 457%
Quanzhou	7,035	↓ 0.4%	↑ 8%	142.1	↓ -52%		↑ 583%
Ningbo	2,745	↓ -7%	↓ 12%	40.1	↓ -77%		↑ 171%
Dongying	1,661	↑ 3%	↑ 20%	54.5	↓ -53%		↑ 73%
Overall Average	5,574	↓ -1%	↓ -1%	46.4	↓ -55%		↑ 149%

Source: Local governments, CWSI; Note: Till 2020/3/5

3.2 Second-hand house transaction and price data

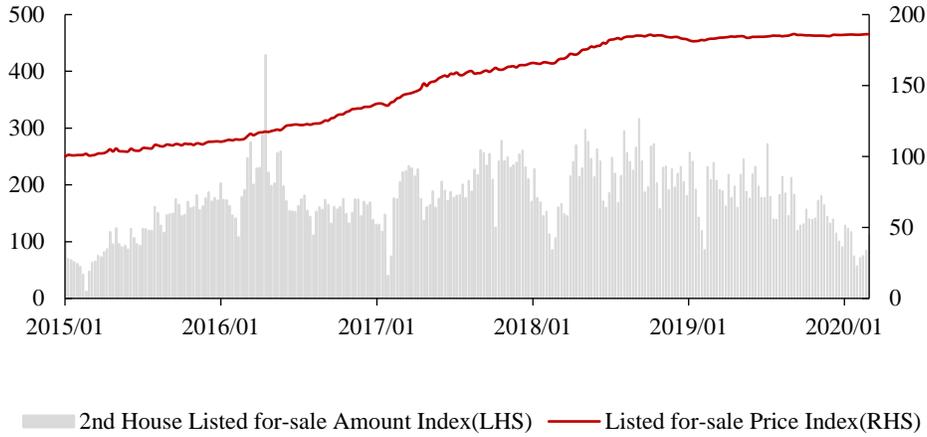
Chart 20: Major cities Second-hand house transaction volume, Shenzhen rose significantly YTD

City	Last 7 days		Last 30 days			Month to date		Year to date	
	sqm	yoy	sqm 000	mom	yoy	sqm 000	yoy	sqm 000	yoy
Beijing	127,615	↓ -51%	406	↓ -41%	↓ -42%	92	↓ -41%	1,180	↓ -21%
Shenzhen	115,678	↑ 62%	237	↓ -59%	↑ 10%	96	↑ 139%	883	↑ 63%
Nanjing	131,833	↑ 28%	185	↓ -63%	↓ -40%	116	↑ 82%	757	↑ 3%
Chengdu	53,951	↓ -76%	93	↓ -82%	↓ -84%	44	↓ -71%	692	↓ -46%
Qingdao	47,865	↓ -30%	117	↓ -56%	↓ -39%	40	↓ 0%	442	↓ -1%
Wuxi	48,048	↓ -41%	71	↓ -76%	↓ -68%	43	↓ -24%	397	↓ -22%
Suzhou	90,506	↓ -42%	175	↓ -60%	↓ -67%	73	↓ -22%	664	↓ -51%
Xiamen	43,797	↓ -41%	97	↓ -54%	↓ -54%	31	↓ -31%	347	↓ -34%
Foshan	55,810	↓ -42%	123	↓ -59%	↓ -60%	41	↓ -34%	489	↓ -46%
Jiangmen	12,518	↓ -33%	34	↑ 194%	↓ -37%	10	↓ -10%	47	↓ -66%
Total	801,371	↓ -39%	1,664	↓ -62%	↓ -56%	651	↓ -21%	6,702	↓ -27%
Num. of cities Up	2		1			2		3	
Num. of cities Down	13		14			13		12	

Source: Local governments, CWSI; Note: Till 2020/3/5

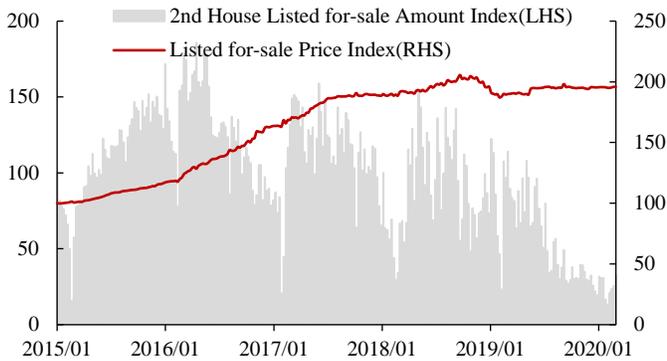


Chart 21: 2nd House Listed for-sale Price Index Stopped Rising Recently



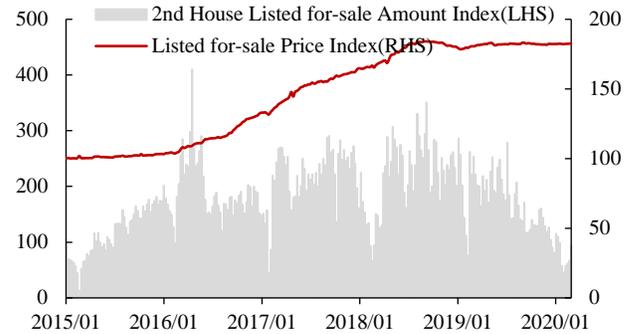
Source: Local Government, CWSI; Note: Till 2020/3/1

Chart 22: 2nd House Listed for-sale Amount Index Declined in Tier-1 Cities, With Price Remaining Stable



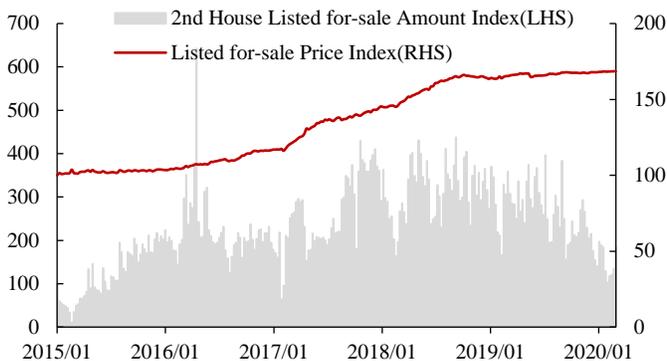
Source: Local Government, CWSI; Note: Till 2020/3/1

Chart 23: 2nd House Listed for sale Amount Index Declined in Tier-2 Cities, With Price Remaining Stable



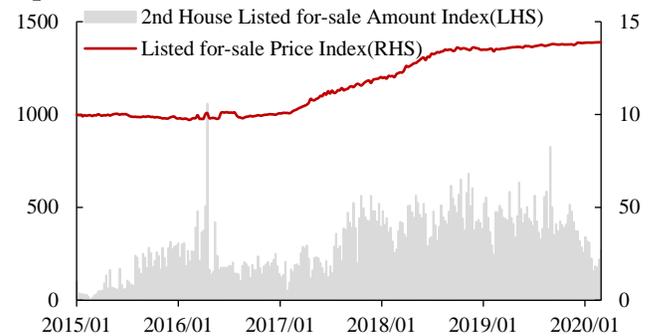
Source: Local Government, CWSI; Note: Till 2020/3/1

Chart 24: 2nd House Listed for-sale Amount Index Declined in Tier-3 Cities, With Price Remaining Stable



Source: Local Government, CWSI; Note: Till 2020/3/1

Chart 25: 2nd House Listed for-sale Amount Index Declined in Tier-4 Cities, With Price Slightly Upwards



Source: Local Government, CWSI; Note: Till 2020/3/1



4. Important Policies and News

4.1 Important Industry Policies News This Week

Chart 26: Secretary of Ministry of finance, Liu Kun, issued "Active Financial Policies Should Be Vigorously Improved in Quality and Efficiency", saying that we should adhere to the positioning of "Housings are for living, not for speculation", implement the long-term management mechanism of real estate, carry out in-depth financial support for the development of housing rental market pilot, urban old community transformation and other work, and promote the improvement of the basic housing security system; Hang Seng Index announced that Hang Seng Compound Index will include E-House Holdings, Sinic Holdings, A-Livings LS, and Poly Property Dev and other stocks as its constituent stocks.

Date	Region / Institution	Summary
2020-03-02	National Bureau of Statistics	The China PMI was released recently by the service sector survey center of the National Bureau of Statistics and the China Federation of Logistics and Purchasing. In February, China's PMI was more affected by the outbreak of pneumonia, with the manufacturing PMI at 35.7%, down 14.3% from the previous month. The index of non-manufacturing business activity was 29.6%, decreased 24.5% from the previous month.
2020-03-02	National Development and Reform Commission	Recently, the National Development and Reform Commission along with 12 ministries and commissions including the State Council's Poverty Alleviation Office have published "Notice on Printing and Distributing Several Policies and Measures for Subsequent Support for Relocation of poverty alleviation in different places in 2020". They have also purposed 25 specific policies and measures including a combination to promote new urbanization, incorporating large-scale urban resettlement areas and supporting facilities into integrated land and space planning, and integrated construction.
2020-03-02	BCIRC	Recently, the Banking and Insurance Regulatory Commission, the People's Bank of China, the Development and Reform Commission, the Ministry of Industry and Information Technology, and the Ministry of Finance jointly issued the "Notice on the Implementation of Temporary Deferred Repayment of Interest and Payment of Loans to Small, Medium and Micro Enterprises(SMEs)", and proposed that for loan principal for difficult SMEs and loan interest to be paid by SMEs, Banking financial institutions shall grant temporary repayment arrangements for the principal and interest for a certain period of time based on application of the enterprise.
2020-03-02	Ministry of Natrual Resources	Recently, the Ministry of Natural Resources has successively held an enlarged conference of the party group, a video conference of the units directly under the ministry and its dispatched agencies, and a video conference of the provincial-level natural resources authority. It is proposed that the Ministry of Natural Resources will accelerate the amendment of the "Implementation Regulations of the Land Management Law" and the related supporting policies. Meeting the problems and difficulties of local natural resource management departments, they explained six major problems including how to increase the land supply after the epidemic, how to speed up the approval of construction land, and how to implement the "three adjustments" of land.



2020-03-02	Shanghai	<p>Recently, Shanghai issued a total of 517 Decisions on “the Centralized Implementation of a Group of Administrative Examinations and Administrative Penalties by the Management Committee of the China (Shanghai) Pilot Free Trade Zone”, delegating its authority more to Lingang New Area Management Agency and deciding on matters including approval of talent introduction, and review of high-tech enterprises.</p>
2020-03-02	Tianjin	<p>1) Today, the Tianjin Development and Reform Commission released the "Tianjin City's policy measures to support key platforms to serve the coordinated development of Beijing-Tianjin-Hebei (for trial implementation)", and proposed that the projects from Beijing transferring to Tianjin, which are located in Tianjin Binhai Zhongguancun Science Park and Baodi Beijing-Tianjin Zhongguancun Science and Technology City and in line with the Tianjin industrial development positioning have been given six policy supports, including encouraging employees to settle in Tianjin, allowing incumbent employees to relocate to Tianjin and purchase houses in accordance with the city's resident registration policy.</p> <p>2) Today, according to the announcement of the centralized publicity of mixed-quality state-owned enterprises in Tianjin in 2020, the Tianjin State-owned Assets Supervision and Administration Commission (SASAC) launched 60 high-quality state-owned enterprises in mixed projects, involving construction, transportation, real estate, agriculture, animal husbandry and other industries. Cooperation methods include property rights transfer, Increase of capital and shares. Among the real estate companies, Tianjin Star City Investment Development Co., Ltd., a subsidiary of Tianjin TEDA Investment Holding Co., Ltd., intends to introduce investors through the transfer of property rights, with a stake of not less than 51%.</p> <p>3) Recently, the Tianjin Planning and Natural Resources Bureau has publicly solicited relevant opinions on the “Tianjin Land Reserve Management Measures”. The “Tianjin Land Reserve Management Measures” includes the submission of a three-year rolling plan for soil storage plans, annual plan submission for approval, reserved land management, etc. The measures will be implemented from the date of promulgation and are valid for 5 years.</p>
2020-03-02	Shenzhen	<p>Recently, Shenzhen issued "Several Measures on Coordinating the Promotion of Epidemic Prevention and Control and Economic and Social Development", and proposed a series of specific measures such as the establishment of a rapid response mechanism for corporate appeals, striving to achieve a major project investment scale of 200 billion yuan throughout the year, implementation of the Guangzhou-Shenzhen Strategic Cooperation Framework Agreement and expediting the preparation of the Shenzhen metropolitan area plan.</p>
2020-03-02	Guangzhou	<p>Recently, Guangzhou Huangpu held the activities of 100 major projects to celebrate the centenary and signing of major projects in the first quarter of 2020 and centralized mobilization. The total investment of 87 projects was about 133.5 billion yuan and the output value was about 284.3 billion yuan. These include 14 new and retrofit projects.</p>



2020-03-02	Hunan	Recently, the Hunan Housing and Urban-rural Development Agency, the Provincial Development and Reform Commission, and the Department of Finance issued the "2020 Affordable Housing Project Construction Plan." This year, Hunan Province plans to start construction of 91,217 units of shantytowns and 28,334 units of public rental housing, with a total investment of 77.05 billion yuan. The reconstruction of shantytowns in the province will basically have 86,538 units, and 8,607 public housing units.
2020-03-02	Zhejiang	Today, Zhejiang held a press conference on the prevention and control of the Novel coronavirus pneumonia epidemic. In order to reduce the impact of the epidemic on the production and operation of enterprises, the Zhejiang Human Resources and Social Security Department has studied and formulated a period of exemption, reduction and replacement of social insurance premium policies for enterprises. Overlapping all policies is expected to reduce the burden on enterprises in the province by more than 60 billion yuan.
2020-03-02	Hangzhou	Today, Hangzhou Qingshang's "Qingqing Online" digital platform was launched. In response to the impact of the epidemic, the platform will launch 12 online payment policies for benefit enterprises. Among them, the government grants a rental subsidy of 500 yuan per person to enterprise employees who pay social insurance premiums in accordance with regulations, whose annual salary income in 2019 is less than 72,000 yuan, who have not rented public rental housing, and who do not enjoy government housing subsidies and who live in foreign housing.
2020-03-02	Shijiazhuang	Recently, Shijiazhuang has issued "Several Measures to Support the Construction Industry and Real Estate Enterprises in Resuming Work and Resumption in the Period During the Prevention and Control of the Novel Coronavirus Pneumonia Epidemic Situation", and proposed that there will be 17 measures including online approval, alleviating the financial pressure on real estate development projects, and increasing housing security support. They will comprehensively promote the resumption and resuming work of construction and real estate companies.
2020-03-02	Wuxi	Recently, Wuxi Huishan held the signing ceremony for the first batch of major industrial projects in 2020. Five major industrial projects exceeding 1 billion yuan each including Lanpei Technology, Prudential Biotechnology, Comans Kaichuangzhi, Levi Intelligent Equipment, and Longchain Intelligent Storage Equipment were signed, with a total investment of 5.273 billion yuan.
2020-03-03	Ministry of Finance	1) Today, the Ministry of Finance released: In February 2020, the nationwide issue of local government bonds was 437.9 billion yuan, of which 235 billion yuan was the special bond; the cumulative balance was 225.2302 billion yuan, of which the special debt was 103.8876 trillion yuan; the remaining average bond life 5.4 years. 2) The Ministry of Finance disclosed at a press conference that it will implement a more proactive fiscal policy and increase transfer payments to areas affected by the epidemic in accordance with the requirements of the central government. There will also be new policies on tax and fee reduction. .



2020-03-03	National Development and Reform Commission	Today, the National Development and Reform Commission held the ninth pre-work video and telephone conference on railway construction projects, emphasizing the acceleration of the construction of backbone corridors along the Yangtze River, strengthening the construction of central and western regions and ordinary speed railways, strengthening the supporting facilities and the "last mile" construction, promoting the construction of intercity railways and municipal (suburban) railways orderly.
2020-03-03	Central Bank	Recently, the central bank's Shanghai headquarters convened a video conference and proposed that they will conscientiously implement a prudent monetary policy and pay more attention to flexibility and moderation. On the basis of the 300 billion yuan special reloan that has been set up in the previous period, they have increased the reloan rediscount and a special discount of 500 billion; and they required relevant banks in Shanghai to continue to increase the preferential interest rate credit for key list companies, and effectively implement "loans should be given as more as possible and as soon as possible."
2020-03-03	State Administration of Taxation	Today, Wang Daoshu in the State Administration of Taxation said that the State Administration of Taxation has decided to extend the March tax declaration period by one week according to law. For the regions that are still in the first-level response to the epidemic prevention and control, the provincial tax bureau can be specific and clear the scope and duration of the extension again in accordance with the law and regulations.
2020-03-03	Dealers' Association	Recently, the first single pilot project of the bond replacement business in the interbank market has been launched. Beijing Sander Environmental Engineering Co., Ltd. said that due to the current liquidity shortage due to the impact of the epidemic, the company plans to issue a one-year debt financing instrument to replace its existing debt "17 Sander Engineering MTN001" with uncertain redemption.
2020-03-03	Financing	According to data from the Shell Research Institute, from January to February 2020, domestic housing enterprises realized equity financing of 5.2 billion yuan, a year-on-year decrease of 64%, and debt financing of 248.4 billion yuan, a year-on-year increase of 36%.
2020-03-03	Local Investment	Recently, 13 provinces and cities including Beijing, Shanghai, and Hebei have successively released a list of investment plans for key projects in 2020, including a total of 10,326 projects. Among them, 8 provinces announced total planned investment, totaling about 33.8 trillion yuan.
2020-03-03	Shanghai	Today, the Shanghai Provident Fund website released the "Notice on the City's Proper Implementation of the Housing Provident Fund's Phased Support Policy for the NCP Epidemic Situation", which proposes 7 aspects, including allowing enterprises to defer housing provident funds for firms and voluntary depositors, extending the time limit for partial business withdrawal, and reducing the deposit ratio of provident fund.



2020-03-03	Guangzhou	Today, Guangzhou released “ <i>Several Measures for Guangzhou to Resolutely Win the New Crown Pneumonia Epidemic Prevention and Control Struggle to Achieve the Economic and Social Development Goals and Tasks of the Year</i> ”, and proposed for business services projects (apartments, shops, office buildings) in Guangzhou, the division unit, the sales target and the transfer target is no longer limited.
2020-03-03	Shandong	Today, Shandong issued the “ <i>Opinions of the Shandong Provincial People's Government of the Communist Party of China and the Shandong Province to implement the ‘Opinions of the Central Committee of the Communist Party of China and the State Council on Establishing and Perfecting the Urban-Rural Integration Development Mechanism and Policy System’ to speed up the development of urban-rural integration development</i> ”, which clearly stated that the restrictions on the settlement of agricultural transfer population will be relaxed, speeding up the transfer of agricultural migrants who have been employed in cities and towns, releasing restrictions on settling in the central urban area of Qingdao and Jinanas soon as possible and fully implementing the residence permit system.
2020-03-03	Wenzhou	Today, the Wenzhou Talent Office, the Municipal Human Resources and Social Affairs Bureau, and the Housing and Construction Bureau released the “ <i>Announcement on the Placement of the First Batch of Talented Housing in Wenzhou in 2020</i> ” and launched the first batch of approximately 1,700 sets of talented housing for claiming, totaling approximately 180,000 square meters. This measure is the official implementation of the policy of 30% discount for undergraduates proposed by Wenzhou at the end of 2019.
2020-03-03	Changzhou	Today, Changzhou issued the “ <i>Opinions on Protecting the Stable Development of the Real Estate Industry in Response to the NCP Epidemic Situation</i> ”, which proposed that real estate development and other enterprises affected by the epidemic can apply for tax deferral, actively reducing the waiting time for housing provident fund loans and allowing real estate development projects reasonable extension and stable supporting for the first home loan, etc.
2020-03-03	Jiujiang	Recently, Jiujiang, Jiangxi issued “ <i>Several Measures for Effective Response to the Epidemic of Jiujiang City to Promote the Healthy Development of the Construction and Real Estate Industry</i> ”, and proposed that full support for enterprise construction projects should be completed, the contract period should be extended reasonably, the pre-sale capital supervision ratio of commercial housing should be reduced, the enterprise credit support should be strengthened and other measures to promote the steady and healthy development of the city's construction and real estate industries.
2020-03-04	Data	Data from the Creda Research Center showed that more than half of the 27 key cities had zero housing supply in February, and the volume of transactions fell by 80% month-on-month. In the first-tier cities, the housing supply of all huge cities is zero except Guangzhou. The total turnover in second and third-tier cities was 2.11 million square meters, decreased by 78% and 84% respectively from the same month of last year and last month.



2020-03-04	Ministry of Finance	<p>Today, the Ministry of Finance issued <i><Notice to strengthen conscientiously the work of local governments to effectively cope with the novel coronavirus pneumonia></i>, and proposed six contents, including increasing the local fiscal funds periodic retention ratio by 5%, speeding up the order transfer budget of local financial department, and earnestly intensifying fiscal expenditure structure adjustment.</p>
2020-03-04	People's Bank of China	<p>Recently, the People's Bank of China, together with Ministry of Finance and BCIRC, held epidemic prevention and control and financial support to economic and social development forums and TV phone conference, and put forward five requirements, including asking the financial sector to adhere to the "House to live not to speculate" thought and "no real estate as a short-term stimulus measures", asking steady monetary policy paying more attention to flexibility, and properly managing 300 billion yuan special refinancing policy.</p>
2020-03-04	The State Council	<p>Recently, the State Council released <i><Notice on further simplifying examination and approval, optimizing service, prudently proceeding with work and production of enterprise></i>, and asked to simplify the process and condition for return to work and production requirement, to optimize the process of resume to work and production, to promote credit enterprise policy relying on the online platform, to improve the efficiency of examining and approving investment, production and business operations to ensure that enterprises resume production in a precise and steady manner.</p>
2020-03-04	China Banking Association	<p>Today, the China banking association revealed that since the outbreak of novel coronavirus pneumonia, the total credit support of banking financial institutions in fighting against the epidemic has exceeded 125.43 billion yuan, mainly used to meet the credit demand of anti-epidemic procurement and construction, affected by the epidemic and key support industries.</p>
2020-03-04	Shenzhen	<p>Recently, distribution of the application for subsidies by Shenzhen property enterprises started. As of March 2, there were 1,271 property service enterprises, a total of 2,454 projects that apply for subsidies, covering an area of 223 million square meters, and 223 million yuan.</p>
2020-03-04	Guangzhou	<p>Today, Guangzhou has withdrawn <i><notice on measures taken by Guangzhou to resolutely win the fight against the outbreak of the novel coronavirus pneumonia and strive to achieve the annual economic and social development goals and tasks></i>, which was released yesterday, and said it would adjust the details of the regulations on commercial clothing items in the document, and that it will be released again after completion.</p>



2020-03-04	Heilongjiang	In view of the possible short-term direct impact and long-term trend impact of this epidemic on the industry, Heilongjiang Industrial and Commercial Bureau and Real Estate Chamber of Commerce proposed some suggestions, including innovative management process, orderly project opening and resumption, clear full-cycle implementation support policy, orderly relaxation of sales.
2020-03-04	Anhui	Recently, Anhui Department of Housing and Construction released <Notice on strengthening the prevention and control of the outbreak of novel coronavirus pneumonia and promoting the resumption of construction in an orderly manner>, putting forward 10 specific notices, including the orderly resumption of construction and production, the modification of contracts in accordance with the law, the inclusion of epidemic prevention costs into project costs, the payment of project funds on time, the strengthening of project approval services, and the implementation of project guarantees.
2020-03-04	Dongguan	Today, Dongguan released <Notice on further optimizing the new commodity housing sale price declaration management>, and put forward some notices, including strengthening the guidance of commercial housing sale pricing, suspending giving pre-sale license to the project declaring the price too high, or put on record after 180 days of unsold homes to declare the price adjustment range of up to 5%.
2020-03-04	Foshan	Foshan Chancheng District Housing Urban-rural Construction and Water Conservancy Bureau announced the standard of ordinary housing in the first half of 2020. The general housing standard in Chancheng District must meet three conditions at the same time: 1) the construction area ratio of residential buildings is above 1.0; 2) The construction area of a single housing is less than 120 square meters or The construction area of a single housing unit is less than 144 square meters; 3) the actual transaction price is less than 26,337 yuan per square meter based on the construction area, which is 4,571 yuan per square meter higher than the last time.
2020-03-05	Ministry of Finance	Today, Deputy Minister of Ministry of Finance ,Xu Hongcai said in a press conference that the scale of tax cuts and fees reductions in 2019 will exceed 2 trillion yuan, and asked financial departments at all levels to earnestly adhere to the bottom line of "livelihood, wages, and operations".
2020-03-05	Ministry of Housing and Urban-Rural Development	Today, the Ministry of Housing and Urban-Rural Development issued the “Notice on Strengthening the Quality and Safety Work of Housing Municipal Works during the NCP Epidemic Prevention and Control Period”, proposing that adherence to district-level grading, precise restoration and supervision. Low-risk areas should comprehensively promote the start-up, and start-up of enterprises and engineering projects; enterprises and engineering projects in mid-risk areas should be ordered to resume work at different times under the premise of strict epidemic prevention, and high-risk areas will gradually resume work after the epidemic situation is effectively controlled.



2020-03-05	China Development Bank	Recently, the China Development Bank stated that it implemented preferential interest rates and established special working capital loans in accordance with the principle of "low coming and low going" to support the resumption of production and production of affected enterprises. As of the end of February, China Development Bank had issued a total of 27.2 billion yuan in emergency loans for epidemic prevention and control, of which 10.8 billion yuan in special re-loans were issued by the People's Bank of China; and 14.41 billion yuan was rescheduled to resume work and resume production.
2020-03-05	Beijing	Recently, Beijing issued the "Guidelines for Preventing and Resolving Disputes in the Housing Leasing Industry During Epidemic Prevention and Control", suggesting that leasing agencies should negotiate with the lessor on rent reduction, postponement and other issues during the epidemic prevention and control; if the lease expires and the tenant cannot temporarily move, the agency or the lessor should grant a reasonable grace period.
2020-03-05	Guangzhou	Today, Guangzhou re-issued the "Notice on Several Measures to Resolutely Win the New Crown Pneumonia Epidemic Prevention and Control Struggle to Achieve the Economic and Social Development Goals and Tasks of the Year", but the policy about commercial service projects that "no longer limited to sales targets, Relevant policies such as "minimum segmentation unit" were deleted.
2020-03-05	Guangdong	1) Today, the Guangdong Development and Reform Commission released a plan for key construction projects in 2020. A total of 1,230 key projects were arranged, with a total investment of 5.9 trillion yuan, of which the annual planned investment was 700 billion yuan, involving rails, municipal livelihood, industrial construction, education and medical care, etc . 2) Today, the Guangdong Department of Natural Resources notified that as of the end of February 2020, 7905 "three old" (old towns, old factories, old villages) reconstruction projects had been implemented, with an investment of 16,700, an area of 824,000 mu, and land saving of 19.16. ten thousand mu.
2020-03-05	Zhumadian	Today, Zhumadian withdrew the previously issued "Opinions on Further Regulating the Promotion of the Stable and Healthy Development of the Real Estate Industry", which included 17 policies including lowering the down payment ratio, raising the housing provident fund loan limit, and lowering the personal housing mortgage loan interest rate. At present, the city's real estate policy is implemented in accordance with the original policy.
202-03-06	Ministry of Finance	Today, the ministry of finance released <Opinions on deepening the construction of the fiscal legal system>, and put forward that some opinions, including accelerating the reform of the fiscal system, moderately strengthening the central government's fiscal authority and spending responsibility, improving the budget management of fiscal revenues and expenditures, strictly managing government debt, improving the direct tax system and gradually increasing its proportion, and improving the local tax system.



202-03-06	Ministry of Housing and Urban-Rural	Today, the Minister of the Ministry of Housing and Urban-Rural, Wang Menghui, post an article titled <promoting the high-quality development of housing and urban-rural construction (people's thesis)>, and put forward some requirements, including striving to resolve the development imbalance problem of housing and urban and rural construction in 2020, promoting the transformation of urban development and construction mode to connotation and quality; and 10 related tasks, including stabilizing land prices and housing prices, improving the urban housing security system, and cultivating and developing rental housing.
202-03-06	Ministry of Industry and Information Technology	Today, the Ministry of Industry and Information Technology released <Notice on the publication of the ninth batch of national new industrial demonstration bases>, which set Shijiazhuang economic and technological development zone and other 39 agglomeration areas as national new industrial demonstration bases, and asked them to optimize the industrial ecology and accelerate the transformation from industrial clusters into industrial groups.
202-03-06	Shanghai	Recently, the Shanghai Commission of Housing and Urban-Rural held a video conference to interpret the spirit of the document <Notice on further coordinating and promoting the prevention and control of construction site epidemic and the resumption of work and production>, stressing that safety in production should be put in a more prominent position, and accurately grasping the new requirements to optimize the management process and unify management standards
202-03-06	Shenzhen	Recently, Shenzhen Department of Housing and Urban-Rural released <Measures on Shenzhen talent housing and public rental housing financing management (trial)> According to the document, those houses that meet the building structure safety, fire safety and geological safety requirements, including residential or commercial apartments, c rental housings transformed from commercial housing in accordance with the provisions, urban village houses, and illegal buildings after being confiscated in accordance with the law and other social houses can be collected as talent housings and public rental housings, and to supply qualified objects.

Source: Wind, Internet, CWSI



4.2 Company news and announcement

Chart 27: Risesun announced the performance express report. For 2019, the operating revenue was 70.95 billion yuan (+ 25.9%), the net profit attributable to the parent company was 9.10 billion yuan (+ 20.3%), and the return on net assets was 24.4% (- 0.5pct); Languang Justbon expects that the comprehensive net profit will increase by more than 40% year on year in 2019, mainly due to the increase in the management area of property management, the comprehensive increase in income generated by property management services, community value-added services and consulting services.

Date	Company	Summary
2020-03-02	Risesun	The 127 million shares held by the company's controlling shareholder Rongsheng Holdings Co., Ltd. were released from pledge, accounting for 8.2% of its shares and 2.9% of the company's total share capital.
2020-03-02	Modern Land	For February 2020, achieved sales of 870 million yuan (-42.1%), with GFA of 68 thousand sqm (-59.6%). Achieved cumulative sales of 2.89 billion yuan (-20.7%), with cumulative GFA of 266 thousand sqm.
2020-03-02	ZhengRo	The US\$ 200 million 5.6% senior notes due in 2021 issued by the company are expected to be listed and traded on the Stock Exchange on March 3, 2020.
2020-03-02	Zhongliang	The company expects that the core net profit attributable to shareholders in 2019 will increase by 80% to 100% year-on-year, mainly due to the increase in the total construction area delivered by the company's real estate development business.
2020-03-02	Aoyuan	It is planned to issue 2.54 billion yuan of 5.5% domestic resale bonds. United Credit Rating Co., Ltd. gives the issuer and domestic bonds an AAA rating.
2020-03-02	YS Services	The company expects that the consolidated net profit and net profit attributable to shareholders will increase by more than 100% year-on-year in 2019, mainly due to the increase in the company's property management construction area, the increased income generated by value-added services from non-owners and community value-added services, and the performance of Qingdao Yayuan Property Management Co., Ltd. was recorded in the company's financial statements after the completion of the acquisition.
2020-03-02	Shui On	The company announced the results of the bill exchange and tender offers that began on February 20, 2020, and decided to accept approximately US \$ 300 million of old US dollar bills that were effectively submitted under the tender offer and approximately US \$ 90 million of old US dollar bills that were effectively submitted under the receipt offer.
2020-03-02	Zhongnanconstruction	The company plans to issue a total of 1.7 billion yuan of corporate bonds in installments, including 4-year 6.2% ~ 7.2% corporate bonds and 5-year 6.5% ~ 7.5% corporate bonds. United Credit Rating Co., Ltd. gives the issuer and the current bond an AA + rating.
2020-03-02	MinMetals Land	The company's indirect wholly-owned subsidiary, Minmetals Shengshi Guangye (Beijing) Co., Ltd. and Shenzhen Runtou Consulting Co., Ltd. entered into a cooperation agreement, and Runtou Consulting agreed to pay approximately 1.29 billion yuan to purchase the company's indirect wholly-owned subsidiary Shenzhen 49% equity of Mining Real Estate Development Co., Ltd.
2020-03-03	Vanke-H	In February 2020, the contract sales amount was 28.03 billion yuan (- 35.1%), and the sales area was 1.732 million square meters (-29.8%). In 2020, the accumulative contract sales amount is 82.94 billion yuan (-



		9.9%), and the accumulative sales area is 5.067 million square meters (-10.2%). In February 2020, the company acquired two real estate projects in Jiangmen and Wuhan.
2020-03-03	Zhongnanconstruction	1) In February 2020, the contract sales amount was 4.97 billion yuan (-38.3%), and the sales area was 382,000 square meters (-43.7%); In 2020, the accumulative contract sales amount is 10.92 billion yuan (-34.8%), and the accumulative sales area is 839,000 square meters (-39.4%). In February 2020, the company obtained 4 real estate projects in Wenzhou, Ningbo, Huzhou and Shenyang.2) the company intends to guangxi rong policy of real estate development co., LTD., danyang zhongnan real estate development co., LTD., chongqing jin teng real estate development co., LTD., ningbo hangzhou bay new area country garden real estate development co., LTD., ningbo fenghua flowers kei real estate co., LTD., ningbo fenghua source enterprise management co., LTD., provide financing guarantee total about 2.62 billion yuan.
2020-03-03	R&F	In February 2020, the contract sales amount of rights and interests reached 2.05 billion yuan (-58.7%), and the sales area was 208,000 square meters (-61.8%). In 2020, the accumulative contract sales amount of equity is 8.68 billion yuan (-32.9%), and the accumulative sales area is 743,000 square meters (-32.8%).
2020-03-03	Ronshine	In February 2020, the contract sales amount was 3.04 billion yuan (-58.7%), and the sales area was 127,000 square meters (-73.1%). In 2020, the accumulative contract sales amount is 10.39 billion yuan (-30.1%), and the accumulative sales area is 468,000 square meters (-30.4%).
2020-03-03	BJ Capital Land	In February 2020, the contract sales amount was 840 million yuan (-83.0%) and the sales area was 29,000 square meters (-89.5%). In 2020, the accumulative contract sales amount is 5.15 billion yuan (-43.3%), and the accumulative sales area is 182,000 square meters (-54.7%).
2020-03-03	Jingrui	In February 2020, the contract sales amount was 320 million yuan (-62.1%), and the sales area was 12,000 square meters (-71.9%). In 2020, the accumulative contract sales amount is 870 million yuan (-38.0%), and the accumulative sales area is 37,000 square meters (-48.4%).
2020-03-03	Jinke	The company announced that in 2019, the operating revenue was 67.77 billion yuan (+64.4%), the net profit was 5.68 billion yuan (+46.1%), and the basic earnings per share was 1.05 yuan (+45.8%).
2020-03-03	LVGEM	The company announces the results of its exchange offer due March 2, 2020, in which approximately us \$230 million of existing notes (approximately 56.9% of the total principal outstanding on existing notes) have been valiantly submitted for exchange under the exchange offer and have been accepted.
2020-03-04	Shimao	In February 2020, the contract sales amount was 6.05 billion yuan (-35.3%), and the sales area was about 373,000 square meters (-32.5%); In 2020, the accumulative contract sales amount is 16.71 billion yuan (-22.2%), and the accumulative sales area is 959,000 square meters (-22.6%).
2020-03-04	Agile	In February 2020, the contract sales amount was 2.98 billion yuan (-58.3%), and the sales area was about 185,000 square meters (-60.1%); In 2020, the accumulative contract sales amount will be 8 billion yuan (-39.9%), and the accumulative sales area will be 485,000 square meters (-44.7%).
2020-03-04	Jinmao	In February 2020, the contract sales amount shall be 2.05 billion yuan (-68.6%), and the sales area shall be about 203,000 square meters (-



		47.5%); In 2020, the accumulative contract sales amount is 13.01 billion yuan (-28.9%), and the accumulative sales area is 780,000 square meters (-1.1%).
2020-03-04	Times	In February 2020, the contract sales amount was 1.08 billion yuan (-65.3%), and the sales area was about 73,000 square meters (-61.8%); In 2020, the accumulative contract sales amount will be 7.75 billion yuan (+6.2%), and the accumulative sales area will be 516,000 square meters (+2.6%).
2020-03-04	Fantasia	In February 2020, the contract sales amount was RMB 1.00 billion (-23.0%), and the sales area was about 86,000 square meters (-27.1%). In 2020, the accumulative contract sales amount is 2.39 billion yuan (-20.5%), and the accumulative sales area is 204,000 square meters (-27.7%).
2020-03-04	Hopsen	In February 2020, the contract sales amount was RMB 800 million (-3.2%), and the sales area was about 77,000 square meters (+43.2%). In 2020, the accumulative contract sales amount is 1.27 billion yuan (-11.4%), and the accumulative sales area is 109,000 square meters (+8.7%).
2020-03-04	Future Land	The total amount of corporate bonds to be issued by the company shall not exceed 600 million yuan, including three-year 4.0%~6.0% corporate bonds and 5-year 4.5%~6.2% corporate bonds. CCXR gives the issuer and the current bond AAA rating.
2020-03-04	Jingrui	The company intends to issue secured US dollar fixed-rate senior notes
2020-03-04	LVGEM	Tourmaline International Limited, a wholly-owned subsidiary of the company, intends to issue US \$450 million of 12 per cent secured senior notes due at 2023.
2020-03-04	Zhongnan Construction	The total amount of corporate bonds to be issued by the company is not more than 1.7 billion yuan with fixed coupon rates, including 4-year 6.8% corporate bonds and 5-year 7.4% corporate bonds.
2020-03-04	Tahoe	The company intends to issue a total of no more than 12 billion yuan of five-year corporate bonds.
2020-03-04	Yincheng Life Service	The company expects that shareholders will account for no less than 40% of the year-on-year increase in net profit in 2019, mainly due to the increase in the company's construction area, the increased income generated by providing value-added services for living communities, and the projects undertaken by independent third-party real estate developers that have gradually entered the mature stage.
2020-03-04	Central China	The company expects that shareholders should account for no less than 70% of the year-on-year increase in net profit in 2019, mainly due to the increase in income brought by the change of ownership of the project company.
2020-03-04	Kaisa Prosper	The company expects that the increase in net profit attributable to shareholders in 2019 will be no less than 190% compared with the same period of last year, mainly due to the increase in the company's management of property floor space, the increase in income from pre-delivery and consultancy services provided, and the tax rebate of about 11 million yuan for the special dividend in fiscal 2018 due to tax incentives.
2020-03-05	Sinic	The company issued US \$ 280 million of 11.75% senior notes due in 2021.
2020-03-05	Jingrui	The company issued US \$ 180 million of 12.75% senior notes due in 2022.



2020-03-05	Modern Land	The company issued US \$ 150 million of 11.95% green senior notes due in 2024.
2020-03-05	Seazen	The company lowered the total interest rate range of the company bonds to be no more than 600 million yuan, with the 3-year bond rate adjusted to 3.7% to 5.7% and the 5-year bond rate adjusted to 4.2% to 6.2%.
2020-03-05	Longfor	Chongqing Longhu Enterprise Development Co., Ltd., an indirect subsidiary of the company, successfully issued 3 billion 7-year 3.8% housing special corporate bonds.
2020-03-05	Sunshine City	In February 2020, the contracted sales amount was 4.46 billion yuan (-46.0%), and the sales area was about 434,000 square meters (-16.5%). In 2020, the cumulative contracted sales amount was 14.62 billion yuan (-27.2%), and the cumulative sales area was 1.301 million square meters (-16.2%). In February 2020, the company got one real estate project in Huizhou.
2020-03-05	Gemdale	In February 2020, the contracted sales amount was 2.99 billion yuan (-56.9%), and the sales area was about 131,000 square meters (-60.2%). In 2020, the cumulative contracted sales amount was 15.24 billion yuan (-13.2%), and the cumulative sales area was 745,000 square meters (-5.9%). In February 2020, the company won 3 real estate projects in Shijiazhuang and Foshan.
2020-03-05	Yuzhou	In February 2020, the contracted sales amount was 1.20 billion yuan (-61.0%), and the sales area was about 83,000 square meters (-61.1%). In 2020, the cumulative contracted sales amount was 4.65 billion yuan (-21.1%), and the cumulative sales area was 295,000 square meters (-25.0%).
2020-03-05	Yincheng	In February 2020, the contract sales amount was 120 million yuan, and the sales area was about 50 thousand square meters. In 2020, the cumulative contract sales amount was 530 million yuan, and the cumulative sales area was 25,000 square meters.
2020-03-05	Sunshine 100	In February 2020, the contracted sales amount was 110 million yuan (-60.1%), and the sales area was about 15,000 square meters (-49.4%). In 2020, the cumulative contract sales amount was 360 million yuan (-60.2%), and the cumulative sales area was 34,000 square meters (-56.2%).
2020-03-05	COLI	In February 2020, the contracted sales amount was 12.67 billion yuan (-29.2%), and the sales area was about 707,000 square meters (-36.1%). In 2020, the cumulative contracted sales amount was 32.94 billion yuan (-22.7%), and the cumulative sales area was 1.81 million square meters (-23.3%).
2020-03-05	COGO	In February 2020, the contracted sales amount was 1.15 billion yuan and the sales area was about 76,000 square meters. In 2020, the cumulative contract sales amount was 3.98 billion yuan and the cumulative sales area was 348,000 square meters. In February 2020, the company won one real estate project in Zibo.
2020-03-05	GreenTown	In February 2020, the contracted sales amount was 2.10 billion yuan (-64.4%), and the sales area was about 90,000 square meters (-55.0%). In 2020, the cumulative contract sales amount was 6.60 billion yuan (-28.3%), and the cumulative sales area was 2.90 million square meters (-6.5%).
2020-03-05	Jinke	The company intends to be Jinan Jinke Junyao Real Estate Development Co., Ltd., Rizhao Yiding Real Estate Development Co., Ltd., Luoyang Jinlong Qiandu Real Estate Development Co., Ltd., Yibin Jinbei Real



		Estate Development Co., Ltd., Yuxi Jinke Junyao Real Estate Development Co., Ltd., Chongqing Qingke Trading Co., Ltd. provided a total financing guarantee of 2.5 billion yuan.
2020-03-06	Country Garden	In February 2020, the equity contract sales amount was 20.92 billion yuan (-50.0%), and the equity sales area was about 2.05 million square meters (-50.4%). In 2020, the accumulative equity contract sales amount is 53.84 billion yuan (-28.1%), and the accumulative equity sales area is 6.31 million square meters (-29.2%).
2020-03-06	ZENSUN ENT	The company intends to issue secured US dollar fixed rate senior notes.
2020-03-06	Financial Street	The company successfully issued 1.9 billion yuan 2.65% ultra-short-term financing bonds with a term of 267 days.
2020-03-06	Gemdale	The company successfully issued 1 billion yuan 2.69% ultra-short-term financing bonds with a term of 270 days.
2020-03-06	Binjiang	The company's controlling shareholder, Hangzhou Binjiang Investment Holding Co., Ltd., pledged 150 million shares of the company, accounting for 11.22% of its shares and 4.82% of the company's total share capital.
2020-03-06	Seazen	In February 2020, the contract sales amount was 5.52 billion yuan (-56.6%), and the sales area was about 432,000 square meters (-64.5%). In 2020, the accumulative contract sales amount is 16.72 billion yuan (-29.3%), and the accumulative sales area is 1.491 million square meters (-31.8%). In February 2020, the company obtained 3 real estate projects in Tianjin, Xintai in Shandong and Baoshan in Yunnan
2020-03-06	ZhengRo	In February 2020, the contract sales amount was 3.20 billion yuan (-53.4%), and the sales area was about 2.10 million square meters (-55.4%). In 2020, the accumulative contract sales amount is 10.20 billion yuan (-36.5%), and the accumulative sales area is 657,000 square meters (-37.6%).
2020-03-06	Zhongliang	In February 2020, the contract sales amount is 3.10 billion yuan, and the sales area is about 219,000 square meters. In 2020, the accumulative contract sales amount is 10.5 billion yuan and the accumulative sales area is 947,000 square meters.
2020-03-06	Logan	In February 2020, the equity contract sales amount was 2.65 billion yuan (-44.9%), and the equity sales area was about 190,000 square meters (-47.1%). In 2020, the accumulative equity contract sales amount is 8.74 billion yuan (-4.6%), and the accumulative equity sales area is 564,000 square meters (-17.7%).
2020-03-06	Mideadc	In February 2020, the contract sales amount was 2.60 billion yuan (-46.9%), and the sales area was about 227,000 square meters (-55.4%). In 2020, the accumulative contract sales amount is 7.81 billion yuan (-27.7%), and the accumulative sales area is 722,000 square meters (-34.5%).
2020-03-06	CIFI	In February 2020, the contract sales amount was 2.05 billion yuan (-60.6%), and the sales area was about 138,000 square meters (-65.4%). In 2020, the accumulative contract sales amount is 12.30 billion yuan (-19.9%), and the accumulative sales area is 764,000 square meters (-15.8%).
2020-03-06	Aoyuan	In February 2020, the contract sales amount reached 1.96 billion yuan (-65.2%); The cumulative contract sales amount in 2020 is 7.02 billion yuan (-37.5%).
2020-03-06	China SCE	In February 2020, the contract sales amount reached 1.88 billion yuan (-56.4%), and the sales area was about 137,000 square meters (-65.7%). In



		2020, the accumulative contract sales amount is 6.91 billion yuan (-23.0%), and the accumulative sales area is 469,000 square meters (-33.3%).
2020-03-06	KWG	In February 2020, the contract sales amount was 1.71 billion yuan (-57.9%), and the sales area was about 112,000 square meters (-51.7%). In 2020, the accumulative contract sales amount is 6.87 billion yuan (-24.9%), and the accumulative sales area is 391,000 square meters (-28.1%).
2020-03-06	YueXiu	In February 2020, the contract sales amount was 1.21 billion yuan (-46.1%), and the sales area was about 48,000 square meters (-53.2%). In 2020, the accumulative contract sales amount is 4.27 billion yuan (-38.6%), and the accumulative sales area is 164,000 square meters (-42.5%).
2020-03-06	PowerLong	In February 2020, the contract sales amount was 1.31 billion yuan (-54.4%), and the sales area was about 85,000 square meters (-55.8%). In 2020, the accumulative contract sales amount is 4.82 billion yuan (-20.3%), and the accumulative sales area is 306,000 square meters (-24.3%).
2020-03-06	Risesun	In February 2020, the contract sales amount was 1.12 billion yuan (-76.1%), and the sales area was about 121,000 square meters (-72.4%). In 2020, the accumulative contract sales amount is 6.15 billion yuan (-34.0%), and the accumulative sales area is 623,000 square meters (-22.2%). In February 2020, the company obtained one real estate project in Chizhou, Anhui Province.
2020-03-06	Jiayuan International Group	In February 2020, the contract sales amount is 740 million yuan (-54.0%), and the sales area is about 63,000 square meters (-65.0%). In 2020, the accumulative contract sales amount is 2.38 billion yuan (-18.0%), and the accumulative sales area is 205,000 square meters (-32.0%).
2020-03-06	Wanda Hotel	Wanda Hotel Management (Shanghai) Co., Ltd., an indirect wholly-owned subsidiary of the company, signed an agreement with Wuxi Jinjiang Hotel Co., Ltd. to lease part of the Wuxi Jinjiang Hotel for a period of 16 years from June 15, 2020 with a total value of about 140 million yuan.
2020-03-06	Kaisa Prosper	Shenzhen Chunyu Information Consulting Co., Ltd., a wholly-owned subsidiary of Kaisa group, injected 8.327 million yuan into Shenzhen Qijia Internet Technology Co., Ltd., a subsidiary of Kaisa Property Management (Shenzhen) Co., Ltd. After the investment, the company's equity in Shenzhen Qijia Internet technology Co., Ltd. will be reduced from 92.3% to 45.2%.
2020-03-06	BRC	1) The US \$200 million of 364-day unsecured fixed-rate bonds issued by the company's overseas wholly-owned subsidiary, Hejun Shunze Investment Co., Ltd., have been listed and traded on the Singapore stock exchange on March 6, 2020. 2) In February 2020, the company acquired one real estate project in Taizhou.
2020-03-06	CFLD	The company's 4.4 billion yuan medium-term notes are registered with the China association of inter-bank market traders.

Source: Wind, Company Announcements, CWSI



Note:

- 1. Uncertainties in epidemic control;*
- 2. Uncertainties in property industry policies.*



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