

A-Share Listed Commercial Property Management Companies - Profiles and Financial Data

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Abstracts

Commercial property management refers to the rental of property to wholesalers, retailer and other commercial service businesses for operations. Property managers profit from rentals. Commercial property management has two forms. One is the combination of retail stores (or counters and floors), including other commercial services and financial institutions; the other includes the floors and stands in shopping malls provided to businesses for retail.

Due to the large investment, wide varieties and high maintenance costs of equipment and facilities, daily maintenance of commercial property management is different from that of residential property management. Owners or tenants of commercial property do not pay as much attention to maintenance as residential property owners do. As a result, property managers must may high maintenance costs.

According to CRI, with developing Chinese economy, improving consumption standards of residents and upgrading consumption structure, the format of commercial property management has become more diverse. Operations in commercial property have extended from wholesale and retail to restaurants, recreation and office as well as specialized operations in clothing and snack food. In 2016, the catering business in China achieved revenues of CNY 3,579.9 billion, increasing by 10.8% YOY. The revenue of retail of goods was CNY 29,651.8 billion, increasing by 10.4% YOY. Both growth rates exceeded China's GDP growth.

In this report, CRI analyzes 14 commercial property management enterprises listed in A-share market in China. CRI estimates that China's economy will keep growing at over 6% and residents' income will further improve in the coming years, promoting the development of wholesale, retail and service industries. Therefore, there is huge room

of growth in China's commercial property management industry.

(1) Financial Indexes

Earnings per Share

Book Value per Share (BPS)

Sales per Share (SPS)

Net Cash Flow per Share from Operations

Net Cash Flow per Share (CNY)

Return on Net Worth

Net Profit Margin on Total Assets

Return on Invested Capital (ROIC) (%)

Gross Profit Margin on Sales (%)

Net Profit Margin on Sales (%)

EBIT Margin (%)

EBITDA Margin (%)

Debt to Asset Ratio (%)

Total Asset Turnover (times)

Cash/Operating Income Received from Sales of Goods or Services

YOY Growth Rate of Operating Revenue (%)

YOY Growth Rate of Operating Profit (%)

YOY Growth Rate of Net Profit Attributable to Shareholders of Parent Company

(%)

(2) Summary of Income Statement

Gross Revenue (CNY, million)

Total Operating Costs (CNY, million)

Revenue (CNY, million)

Operating Profit (CNY, million)

Total Profit (CNY, million)

Net Profit (CNY, million)

Net Profit Attributable to Shareholders of Parent Company (CNY, million)

Non-recurring Items (CNY, million)

Net Profit Deducting Non-recurring Items (CNY, million)

R&D Costs (CNY, million)

Earnings Before Interest and Tax (EBIT) (CNY, million)

Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA) (CNY, million)

(3) Summary of Balance Sheet

Liquid Asset (CNY, million)

Fixed Asset (CNY, million)

Long-term Equity Investment

Total Assets (CNY, million)

Liquid Liability (CNY, million)

Non-current Liability (CNY, million)

Total Liability (CNY, million)

Capital Reserve (CNY, million)

Surplus Reserve (CNY, million)

Undistributed Profit (CNY, million)

Shareholders' Equity (CNY, million)

Equity Attributable to Shareholders of Parent Company (CNY, million)

(4) Summary of Cash Flow Statement

Cash Received from Sales of Goods and Services (CNY, million)

Cash Flow from Operations (CNY, million)

Cash Paid to Purchase Fixed Assets, Intangible Assets and Other Long-term Assets (CNY, million)

Cash Paid for Investments (CNY, million)

Cash Flow from Investments (CNY, million)

Cash Received from Investors (CNY, million)

Cash Received from Borrowings (CNY, million)

Cash Flow from Financing (CNY, million)

Net Increase of Cash and Cash Equivalents (CNY, million)

Cash and Cash Equivalents, End of Period (CNY, million)

Depreciation and Amortization (CNY, million)

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