

## Jiangsu Huajing Assets Management Co., Ltd.

**Lianhe Ratings Global Limited (“Lianhe Global”) has affirmed ‘BBB+’ global scale Long-term Issuer and Issuance Credit Rating of Jiangsu Huajing Assets Management Co., Ltd.; Issuer Rating Outlook Stable**

### Summary

Issuer Rating	BBB+
Outlook	Stable
Location	China
Industry	Local Investment and Development Companies
Date	01 December 2025

### Summary

The Issuer Credit Rating reflects a high possibility that the People’s Government of Jingjiang City (“the Jingjiang government”) would provide very strong support to Jiangsu Huajing Assets Management Co., Ltd. (“JHAM”) if needed. This mainly considers its strategic importance as the most important local investment and development company fully owned by the Jingjiang government. The linkage between the Jingjiang government and JHAM is strong, including management supervision, strategic alignment, and ongoing operational and financial support. In addition, the Jingjiang government may face significant negative impact on its reputation and financing activities if JHAM encounters any operational or financial difficulties.

Jingjiang is a county-level city in Jiangsu, managed by Taizhou. It is one of the top 100 counties in China, with a GDP of RMB143.5 billion in 2024. Jingjiang’s GDP grew by 6.1% in 2024 and realized budgetary revenue of RMB8.6 billion in 2024, representing a year-over-year growth rate of 4.3%.

The Stable Outlook reflects our expectation that JHAM’s strategic importance would remain intact while the Jingjiang government will continue to ensure JHAM’s stable operation.

Lianhe Global has also affirmed the global scale Long-term Issuance Credit Rating of the senior unsecured notes issued by JHAM at ‘BBB+’. A full list of affirmed issuance ratings is included in this report.

### Analysts

Chris Cao  
(852) 3462 9579  
[chris.cao@lhratingsglobal.com](mailto:chris.cao@lhratingsglobal.com)

Roy Luo, CFA, FRM, CESGA  
(852) 3462 9582  
[roy.luo@lhratingsglobal.com](mailto:roy.luo@lhratingsglobal.com)

### Applicable Criteria

*China Local Investment and Development Companies Criteria (31 Julv 2025)*

### Rating Rationale

**Government’s Ownership and Supervision:** The Jingjiang State-owned Assets Supervision and Administration Office (“Jingjiang SASAO”) directly holds 100% equity of JHAM, and is the ultimate controller of the company. The Jingjiang government has a strong control over JHAM, including control of the board of directors, senior management appointment and decision-making on major investment and financing plans. In addition, the local government has set up an annual mechanism assessment for JHAM and regularly appoints auditors to review its operating performance and financial position.

**Strategic Importance and Strategic Alignment:** JHAM is the most important LIDC in Jingjiang. Its business operations and strategic planning have been aligned with the local government’s economic and social development policies. The local government has mandated JHAM to undertake most of the city’s primary land development projects. The company is also responsible for grain collection and storage in the region to help stabilize local grain prices. In addition, JHAM provides water supply and sewage treatment services to most residential and commercial users and delivers citywide security services.

**Strong Government Support:** JHAM received total operational subsidies of RMB2.9 billion between 2022 and the first nine months of 2025 to support its activities in relation to providing public services, including urban infrastructure construction, sewage and water treatment as well as water environment governance, etc. We believe JHAM is likely to

continue receiving government support in the form of financial subsidies and asset injections, considering its strategic importance in Jingjiang.

**JHAM's Financial Matrix and Liquidity Position:** JHAM's total assets increased steadily in the past three years, reaching RMB48.5 billion at end-September 2025, up from RMB42.6 billion at end-2022. This was due to the company's active participation in Jingjiang's project development. It mainly relied on borrowings to fund its asset expansion, pushing the financial leverage, as measured by total debt to capitalization, to 64.0% at end-September 2025 from 58.9% at end-2022.

The liquidity of JHAM remained relatively weak. At end-September 2025, JHAM had a total cash balance of RMB2.9 billion, compared with its debt due within one year of RMB12.2 billion. Nevertheless, JHAM has access to multiple financing channels including bank borrowings, corporate bonds and other financing channels to support its operations and debt repayment. At end-September 2025, the company had unused bank credit facilities (including bond investment quota) of RMB10.7 billion.

### Rating Sensitivities

We would consider downgrading JHAM's rating if (1) there is perceived weakening in support from the local government, particularly due to its reduced strategic importance, or (2) there is a significant reduction of the local government's ownership of JHAM, or (3) there is a downgrade in our internal credit assessment on the Jingjiang government.

We would consider upgrading JHAM's rating if there is an upgrade in our internal credit assessment on the Jingjiang government.

Any rating action on JHAM's rating would result in a similar rating action on the bonds.

### Full List of Issuance Rating

- CNY450 million 4.5% Notes due 2026 affirmed at 'BBB+'.

### Operating Environment

#### Economic Condition of Jingjiang

Jingjiang is a county-level city in Jiangsu Province and is managed by Taizhou. It is one of the central cities in the economically well-developed Yangtze River Delta region. Jingjiang was ranked 41<sup>th</sup> among China's top 100 counties in 2024. Jingjiang's GDP reached RMB140.4 billion in 2024, representing a year-on-year growth rate of 6.1%. Its fixed assets investment also showed an upward trend in the past two years. Jingjiang has leveraged its robust industrial foundation and prime Yangtze River location to build four pillar industries (shipbuilding, automotive and parts, electrical machinery, engineering machinery) and four emerging ones (new materials, next-generation IT, aerospace equipment, big health).

<b>Jingjiang's GDP and Fixed Asset Investment (RMB billion)</b>			
	<b>2022</b>	<b>2023</b>	<b>2024</b>
GDP	122.1	129.9	140.4
-Primary industry (%)	2.2	2.1	2.0
-Secondary industry (%)	55.5	54.9	56.3
-Tertiary industry (%)	42.5	42.9	41.7
GDP growth rate (%)	5.3	7.5	6.1
Fixed asset investment growth rate (%)	24.5	11.8	15.3
Population (million)	0.66	0.66	0.66

Source: Statistical bureau of Jingjiang and Lianhe Global's calculations

## Fiscal Condition of Jingjiang

The budgetary revenue of the Jingjiang government grew by 4.3% in 2024, reaching RMB8.6 billion, and the budgetary deficit narrowed to 12.1% from 25.2%. However, the government fund income, mainly generated from land sales, dropped to RMB7.0 billion in 2024 from RMB8.9 billion in 2023.

The outstanding debt of the Jingjiang government increased to RMB14.8 billion at end-2024 from RMB11.2 billion at end-2023, mainly due to the new issuance of special debts to support local public projects. Its government debt ratio (total outstanding debt/ aggregate fiscal revenue) increased to 74.5% from 51.9% over the same period.

<b>Jingjiang's Fiscal Condition</b>			
<b>(RMB billion)</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Budgetary revenue	7.5	8.3	8.6
Budgetary revenue growth rate (%)	0.7	10.4	4.3
Tax revenue	4.3	5.1	5.4
Tax revenue (% of budgetary revenue)	57.3	61.1	62.5
Government fund income	10.2	8.9	7.0
Transfer payment	2.4	2.4	3.1
<b>Aggregate revenue</b>	<b>20.4</b>	<b>19.9</b>	<b>19.8</b>
Budgetary expenditure	10.3	10.4	9.7
Budget balance <sup>1</sup> (%)	-37.8	-25.2	-12.1

<sup>1</sup> Budget balance = (1-budgetary expenditure / budgetary revenue) \* 100%

Source: Financial Bureau of Jingjiang and Lianhe Global's calculations

## Company Profile

Established in 2001 by the Jingjiang government, JHAM is a major infrastructure development and city operation entity in Jingjiang. Jingjiang SASAO, as the ultimate controller, holds 100% shares of JHAM.

JHAM is responsible for most primary land development project in Jingjiang, and provide water supply and sewage treatment services within the region. In addition, the company participates in grain collection and storage activities. The company realized revenue of RMB6.1 billion, 8.6 billion, 8.9 billion and 5.6 billion in 2022, 2023, 2024 and the first half of 2025, respectively, representing an upward trend. However, its gross margin declined to 5.9% from 12.3% during the same period, mainly due to the increased contribution of the lower-margin grain collection and storage business.

<b>Key Financial Data</b>				
<b>(RMB million)</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025.9</b>
Total Assets	42,586	46,003	46,963	48,519
Equity	16,860	17,162	16,717	16,675
Debt	24,114	27,377	28,132	29,636
Debt / (Debt + Equity) (%)	58.9	61.5	62.7	64.0
Unrestricted cash/ST Debts (x)	0.1	0.2	0.1	0.2
Debt/EBITDA (x)	16.9	20.0	21.0	-
Revenue	6,142	8,634	8,895	5,555
Operation Profit	434	388	350	67
Gross Margin (%)	12.3	9.6	6.4	5.9
Cash from sales or services/ Revenue (%)	91.8	98.9	104.5	106.1

Source: JHAM and Lianhe Global's calculations

## Disclaimer

Ratings (including credit ratings and other rating products) and research reports published by Lianhe Ratings Global Limited (“Lianhe Global” or “the Company” or “us”) are subject to certain terms and conditions. Please read these terms and conditions at the Company’s website: [www.lhratingsglobal.com](http://www.lhratingsglobal.com)

A rating is an opinion which addresses the creditworthiness of an entity or security or the assessment of an instrument. Ratings are not a recommendation or suggestion to buy, sell, or hold any security or instrument. Ratings do not address market price, marketability, and/or suitability of any security nor its tax implications or consequences. Ratings may be subject to upgrades or downgrades or withdrawal at any time for any reason at the sole discretion of Lianhe Global.

All ratings are the products of a collective effort by accredited analysts through rigorous rating processes. No individual is solely responsible for a rating. All ratings are derived by a rating committee vesting process. The individuals identified in the reports are solely for contact purpose only.

Lianhe Global conducts its rating services based on third-party information which we reasonably believe to be true. Lianhe Global relies on information generally including audited financial statements, interviews, management discussion and analysis, relevant third-party reports, and publicly available data sources to conduct our analysis and uses reasonable measures so that the information it uses in assigning a rating is of sufficient quality to support a credible rating. However, Lianhe Global has not conducted any audit, investigation, verification or due diligence. Lianhe Global does not guarantee the accuracy, correctness, timeliness, and/or completeness of the information. Ratings may contain forward-looking opinions of Lianhe Global which may include forecasts about future events which by definition are subject to change and cannot be considered as facts. Please see Lianhe Global’s website for the last rating action and the rating history. Please see Lianhe Global’s website for the methodologies used in determining ratings, further information on the meaning of each rating category, and the definition of default.

Under no circumstances shall Lianhe Global, its directors, shareholders, employees, officers and/or representatives or any member of the group of which Lianhe Global forms part be held liable to any party for any damage, loss, liability, cost, expense or fees in connection with any use of the information published by the Company.

Lianhe Global receives compensation from issuers, underwriters, obligors, investors or principals for conducting rating services for solicited ratings. An unsolicited rating is a rating that is initiated by the Company and not requested by the issuer, underwriters, obligors, investors or principals.

Ratings included in any rating reports are disclosed to the rated entity (and/or its agents) prior to publishing. Rating reports and research reports published by Lianhe Global are not intended for distribution to, or use by, any person in any jurisdiction where such use would infringe local laws and regulations. Any user relying on information available through rating reports and research reports is responsible for consulting the relevant agencies or professionals accordingly to comply with the applicable local laws and regulations.

All published rating reports and research reports are the intellectual property of Lianhe Global. Any reproduction, redistribution, or modification, in whole or part, in any form by any means is prohibited unless such user has obtained prior written consent from Lianhe Global.

Lianhe Global is a subsidiary of China Lianhe Credit Rating Co., Ltd. The rating committee of Lianhe Global has the ultimate power of interpretation of any methodology or process used in the Company’s independent ratings and research.

Copyright © Lianhe Ratings Global Limited 2025.