Lianhe Ratings Global

Tianjin Binhai New Area Construction and Investment Group Co., Ltd.

Summary	
Issuer Rating	A
Outlook	Stable
Location	China
Industry	Local Investment and Development Companies
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Applicable Criteria

China Local Investment and Development Companies Criteria (31 July 2025)

Lianhe Ratings Global Limited ("Lianhe Global") has affirmed 'A' global scale Long-term Issuer Credit Rating of Tianjin Binhai New Area Construction and Investment Group Co., Ltd. ("TBCIG"); Issuer Rating Outlook Stable

Summary

The Issuer Credit Rating reflects a high possibility that the Tianjin Municipal People's Government ("Tianjin government") would provide strong support to TBCIG if needed, in light of its 100% ownership of TBCIG, TBCIG's strategic position as the major infrastructure construction, regional development and operation entity of Binhai New Area and the strong linkage between the Tianjin government and TBCIG, including management supervision, strategic alignment, and ongoing operational and financial support. In addition, we believe the Tianjin government has a strong willingness to ensure TBCIG's business and financial viability in order to safeguard its reputation and local financing activities.

Tianjin is a centrally-administered municipality of China. The Tianjin government's budgetary revenue increased by 4.1% to RMB222.2 billion in 2025, while its GDP grew steadily by 4.8% to RMB1,854.0 billion in 2025.

The Stable Outlook reflects our expectation that TBCIG's strategic importance would remain intact while the Tianjin government will continue to ensure TBCIG's operation.

Rating Rationale

Government's Ownership and Supervision: The Tianjin government holds a 100% stake in TBCIG through the Tianjin State-owned Assets Supervision and Administration Commission ("Tianjin SASAC"). Tianjin SASAC is both the sole shareholder and actual controller of the company. The Tianjin government has the final decision-making authority and supervises the company, including management appointment, decision on its strategic development and investment plan and supervision of its major funding decisions. In addition, the Tianjin government has assessment mechanism over the company and appoints auditor to supervise the operating performance and financial position on a periodic basis.

Strategic Importance and Strategic Alignment: TBCIG remains the flagship entity in carrying out urban infrastructure construction and integrated city operation in Binhai New Area. Moreover, the company focuses on three major functions, namely integrated urban resource investment and operation, industrial investment, and financial investment and services. It is mainly responsible for the highway toll, property development (including affordable housing), as well as other businesses (including hotels, road and bridge maintenance, and financial leasing) in the Binhai New Area. TBCIG plays an important role in promoting the economic and social development of the region. Its strategic planning and development have been aligned with the government's development plans.

Ongoing Government Support: TBCIG receives support from the Tianjin government, such as capital and asset injections and financial subsidies. In 2025, the company received injections reaching a total amount of RMB861 million. Also, TBCIG receives financial subsidies from the Tianjin government, mainly for supporting projects related to public infrastructure or special projects. TBCIG received RMB35.5 million of government subsidies in 2025. We believe TBCIG is likely to continue to receive government support, given its strategic importance in Binhai New Area.

TBCIG's Financial Matrix and Liquidity Position: TBCIG's total assets reached RMB230.0 billion at end-March 2026, representing a slight increase from RMB227.9 billion at end-2024. On the other hand, TBCIG's total debt kept decreasing to RMB96.5 billion from RMB105.0 billion over the same period. Hence, the company's financial leverage, as measured by the debt to capitalization ratio, decreased to 56.7% from 58.9%.

The short-term debt servicing pressure of TBCIG was manageable. At end-March 2026, the company had a cash balance of RMB5.1 billion (including restricted cash of RMB3.0 billion), while its debt due within one year was RMB6.1 billion. TBCIG has access to various financing channels, including bank loans, bond issuances, and other non-traditional financing channels, to support its debt repayments and business operations. At end-March 2026, the company had a total bank credit facilities of RMB125.7 billion with unused credit facilities of RM57.1 billion.

Rating Sensitivities

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

We would consider upgrading TBCIG's rating if (1) there is strengthened support from the Tianjin government, or (2) there is an upgrade in our internal credit assessment on the Tianjin government.

Operating Environment

Economic Condition of Tianjin

Tianjin's GDP grew to RMB1,854.0 billion in 2025, although the growth rate moderated to 4.8% from 5.1% in 2024. The economic structure continued to improve, with the tertiary sector's share rising to 65.2% from 63.9% in 2024, while the secondary sector's share declined to 33.2% from 34.5%, indicating a further improvement in its economic structure. Fixed asset investment growth decelerated to 1.6% in 2025 from 3.1% in 2024.

Tianjin's Economic Condition (RMB billion)	**2023**	**2024**	**2025**
GDP	1,721.2	1,802.4	1,854.0
-Primary industry (%)	4.1	1.6	1.6
-Secondary industry (%)	35.3	34.5	33.2
-Tertiary industry (%)	63.1	63.9	65.2
GDP growth rate (%)	4.5	5.1	4.8
Fixed asset investment growth rate (%)	-16.4	3.1	1.6
Population (million)	13.6	13.6	13.6

Source: Financial Bureau of Tianjin, statistical bureau of Tianjin and Lianhe Global's calculations

Fiscal Condition of Tianjin

Tianjin's budgetary revenue increased to RMB222.2 billion in 2025 from RMB213.4 billion in 2024, while the growth rate moderated to 4.1% from 5.3%. Tax revenue grew to RMB169.0 billion from RMB 162.1 billion, and the share of tax revenue in budgetary revenue remained stable at 76.1%, compared with 76.0% in 2024. Government fund income declined to RMB60.6 billion in 2025 from RMB68.9 billion in 2024. Tianjin continued to record a budget deficit, although the deficit narrowed to RMB51.2 billion in 2025 from RMB70.0 billion in 2024, supported by a reduction in budgetary expenditure.

Tianjin's government debt ratio, as measured by the total government debt to aggregate revenue ratio, increased significantly to 406.2% in 2025 from 340.6% in 2024, reflecting both continued debt accumulation and the decline in aggregate revenue.

Tianjin's Fiscal Condition (RMB billion)	**2023**	**2024**	**2025**
Budgetary revenue	202.8	213.4	222.2
Budgetary revenue growth rate (%)	9.8	5.3	4.1
Tax revenue	157.9	162.1	169.0
Tax revenue (% of budgetary revenue)	77.9	76.0	76.1
Government fund income	59.0	68.9	60.5
Transfer payment	82.5	107.3	88.6
Aggregate revenue	346.5	393.6	371.8
Budgetary expenditure	328.0	362.7	336.0
Budget balance[1] (%)	-61.8	-70.0	-51.2
Government debt ratio (%)	320.9	340.6	406.2

*[1] Budget balance = (1-budgetary expenditure / budgetary revenue) * 100%*

Source: Financial Bureau of Tianjin, statistical bureau of Tianjin and Lianhe Global's calculations

Company Profile

TBCIG is a wholly state-owned company established in 2006 by Tianjin SASAC. Tianjin SASAC is both the sole shareholder and actual controller of the company and authorizes the Binhai New Area State-owned Assets Supervision and Administration Commission to exercise supervision and management functions.

TBCIG remains the flagship LIDC in carrying out urban infrastructure construction and integrated city operation in Binhai New Area. Moreover, the company focuses on three major functions, namely integrated urban resource investment and operation, industrial investment, and financial investment and services. It is mainly responsible for the highway toll, property development (including affordable housing), as well as other businesses (including hotels, road and bridge maintenance, and financial leasing) in the Binhai New Area.

Furthermore, TBCIG further expanded its businesses into several specialized sectors, including infrastructure, urban renewal and services, regional development, supply chain services, new energy, health, circular economy, low-altitude economy, and technology finance. Furthermore, it will nurture emerging businesses such as cultural tourism, modern agriculture, and the digital economy, forming a "3+9+X" business layout.

TBCIG achieved a revenue of RMB13.5 billion in 2025 with a gross margin of 11.0%.

Key Financial Data (RMB million)	**2022**	**2023**	**2024**	**2025.3**
Total Assets	220,541	227,906	233,771	229,988
Equity	73,502	73,140	73,584	73,658
Debt	115,340	104,954	97,685	96,490
Debt / (Debt + Equity) (%)	61.1	58.9	57.0	56.7
Unrestricted cash/ST Debts (x)	0.2	0.2	0.2	0.8
Debt/EBITDA (x)	57.6	49.8	45.3	-
Revenue	11,329	12,731	13,542	1,979
Operation Profit	287	331	645	75
Gross Margin (%)	14.7	11.2	11.0	16.3

Cash from sales or services/ Revenue (%)	182.3	158.9	148.1	159.8

Source: TBCIG and Lianhe Global's calculations

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