

Lianhe Global has assigned ‘BB+’ to Logan Property Holdings Company Limited’s proposed USD bonds

HONG KONG, 19 February 2019 – Lianhe Ratings Global Limited (“Lianhe Global”), an international credit rating company, has assigned ‘BB+’ global scale Long-term Issuance Credit Rating to the proposed senior unsecured USD bonds (“the USD bonds”) to be issued by Logan Property Holdings Company Limited (“Logan”; ‘BB+’/Stable).

Logan intends to use the net proceeds from the USD bonds primarily for refinancing its existing indebtedness.

Key Rating Rationales

The USD bonds are rated at the same level as Logan’s global scale Long-term Issuer Credit Rating of ‘BB+’ as they constitute Logan’s unsubordinated and unsecured obligations. Logan’s obligations for the USD bonds shall at all times rank pari passu with all its other present and future senior and unsecured obligations.

The Issuer Rating reflects Logan’s established brand recognition and leading market position in Guangdong Province, especially Shenzhen, and its higher-than-peer profitability which is supported by its low-cost land bank portfolio. However, Logan’s rating is constrained by its high financial leverage and over-reliance on the profit contribution from Shenzhen projects as its land bank’s geographic coverage mainly concentrates in Guangdong Province.

The Stable Outlook reflects our expectation that Logan’s renowned presence in the Guangdong-Hong Kong-Macau Greater Bay Area (“the Greater Bay Area”) and well-managed land acquisition expenditures will continue to underpin its higher-than-peer profitability. The Stable Outlook also reflects our expectation that Logan will expand its operating scale cautiously and manage its debt growth in a prudent manner.

Rating Sensitivities

Any rating action on Logan’s rating would result in a similar rating action on the USD bonds.

We would consider downgrading Logan’s rating if it were to replenish its land bank in an aggressive way which would result in an elevated leverage or it were to under deliver expected contracted sales which would lead to a material deterioration of its profitability as measured by 1) an EBITDA interest coverage ratio at below 3.0x, or 2) a gross margin at below 30%, continuously.

We would consider upgrading Logan's rating if it were to steadily improve its leverage while maintaining a higher-than-peer profitability as measured by 1) an EBITDA interest coverage ratio at above 5.0x, and 2) a debt/land bank ratio at below 70%, persistently.

About Lianhe Global

Lianhe Global is an international credit rating company that provides credit ratings to corporations, banks, non-bank financial institutions, local government financing vehicles, and other asset classes around the globe. Lianhe Global also provides credit risk research and other services related to credit ratings.

Rating Methodology

The principal methodology used in this Logan's rating is Lianhe Global's General Corporate Rating Criteria published on 16 July 2018, which can be found at the website www.lhratingsglobal.com.

Note: The above Issuer/Issuance Credit Ratings are solicited at the request of the rated entity or a related third party.

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