

CCXAP affirms Chengdu Medical City Urban Construction Development Co., Ltd.'s long-term credit rating at BBB_g, with stable outlook.

Hong Kong, 31 December 2025 – China Chengxin (Asia Pacific) Credit Ratings Company Limited (“CCXAP”) has affirmed the long-term credit rating of Chengdu Medical City Urban Construction Development Co., Ltd. (“CMCC” or the “Company”) at BBB_g, with stable outlook.

The BBB_g long-term credit rating of CMCC is underpinned by the Company's (1) status as the key industrial investment entity in Chengdu Medical City; and (2) regional exclusivity in industrial park development business, with sufficient project reserves. However, the rating is also constrained by the Company's (1) fluctuating revenue and moderate profitability; (2) weak asset liquidity; and (3) weak credit profile with certain short-term repayment pressure.

The rating also reflects a high likelihood of receiving support from the Wenjiang District Government and its parent company when necessary, which is based on the Company's (1) status as the key subsidiary of Chengdu Jiulian Investment Group Co., Ltd. (“Jiulian Investment”), which is ultimately controlled by the Wenjiang District Government; (2) strategic importance as the key industrial park developer in Chengdu Medical City; and (3) solid track record of receiving support from the local government including government subsidies, debt replacement and equity transfers.

Corporate Profile

Founded in 2018, CMCC was set up by its parent Jiulian Investment, a major local infrastructure investment and financing company (“LIIFC”) in charge of urbanization projects in the southern part of Wenjiang District of Chengdu City. As the largest and most important subsidiary of Jiulian Investment, the Company serves as the core industrial platform in Wenjiang District. It is primarily engaged in industrial investment and operation services within the Chengdu Medical City, with core functions of development and construction in the area. As of 30 September 2025, Jiulian Investment is the sole shareholder of the Company, and Wenjiang District State-owned Assets Supervision and Administration Bureau (“Wenjiang SASAB”) is the ultimate controller of the Company.

Rating Rationale

Credit Strengths

Key industrial investment entity in Chengdu Medical City. CMCC is the largest and most important subsidiary of Jiulian Investment, and a key industrial investment and operation entity in Wenjiang District. It primarily undertakes industrial investment and operation services within the Chengdu Medical City area, and is mainly responsible for development, construction, and industrial operation services within the Chengdu Medical City, which are beneficial to promoting the development of the local economy and industry.

Regional exclusivity in industrial park development business, with sufficient project reserves. The Company develops Chengdu Medical City using a self-built and self-operated

model, with regional exclusivity and sufficient project reserves. Leveraging on its regional exclusivity and the area's ongoing development, the Company is expected to expand its operational asset scale, which may enhance future cash flow and profitability.

High likelihood of receiving support from the local government and its parent company.

We anticipate the Company has a high likelihood of receiving support from the Wenjiang District Government and its parent company when necessary, which is based on the Company's (1) status as the key subsidiary of Chengdu Jiulian Investment Group Co., Ltd. ("Jiulian Investment"), which is ultimately controlled by the Wenjiang District Government; (2) strategic importance as the key industrial park developer in Chengdu Medical City; and (3) solid track record of receiving support from the local government including government subsidies, debt replacement and equity transfers.

Credit Challenges

Fluctuating revenue and moderate profitability. The Company's operating revenue has shown a fluctuating and generally declining trend. Its revenue decreased from RMB19.0 billion in 2022 to RMB11.3 billion in 2023, primarily due to the deconsolidation of Haike Investment Co., Ltd., while revenue recovered slightly to RMB12.5 billion in 2024. The Company's profitability remains moderate.

Weak credit profile with certain short-term repayment pressure. With the project construction progressing, CMCC's total debt increased from RMB10.7 billion at the end of 2023 to RMB17.5 billion as of 30 September 2025, while its total capitalization ratio rose from 35.1% to 42.9% over the same period. In addition, the Company has certain short-term repayment pressure, with the ratio of short-term debt to total debt of 26.2%.

Weak asset liquidity. CMCC's asset liquidity is weak, which may undermine its financial flexibility. As of 30 September 2025, the Company's total asset consisted mainly of inventories, receivables and investment property, accounting for 83.9% of its total asset.

Rating Outlook

The stable outlook on CMCC's rating reflects our expectation that the Company will continue to receive solid support from the Wenjiang District Government and its parent company. We also expect the Company to maintain its strategic role as the important industrial development platform in Chengdu Medical City over the next 12 to 18 months.

What could upgrade the rating?

The rating could be upgraded if (1) the local government and parent company's capacity or willingness to provide support strengthens; and (2) the Company's stand-alone credit profile improves significantly, such as stronger market position and improvement in profitability.

What could downgrade the rating?



The rating could be downgraded if (1) the credit quality of local government and parent company deteriorates or the likelihood of support is expected to be weakened; or (2) the Company's standalone credit quality worsens significantly, including a material drop in credit metrics and poor debt management.

Rating Methodology

The methodology used in this rating is the [Rating Methodology for General Corporate \(April 2019\)](#).

Regulatory Disclosures

CCXAP's Rating Symbols and Definitions are available on its website at:

http://www.ccxap.com/en/rating_services/category/6/

This rating is solicited. Please refer to CCXAP's Policy for designating and assigning Solicited and Unsolicited Credit Ratings available on its website at:

http://www.ccxap.com/en/rating_services/category/9/

The rating has been disclosed to the rated entity or its related party prior to publication, and issued with no amendment resulting from that disclosure.

CCXAP considers a rated entity or its related party to be participating when it maintains an overall relationship with CCXAP. Unless specifically noted in the Regulatory Disclosures as a non-participating entity, the rated entity or its related party is participating and the rated entity or its related party generally provides CCXAP with information for the purposes of its rating process.

Regulatory disclosures contained here apply to press release, rating report, and if applicable, the related rating outlook or rating review.

CCXAP's public ratings are available at www.ccxap.com (Rating Results) and may be distributed through media and other means.

The first name below is the lead rating analyst for this rating and the last name below is the person primarily responsible for approving this rating.

Jonathan Kwong

Senior Credit Analyst

852-2860 7133

jonathan_kwong@ccxap.com

Elle Hu

Executive Director of Credit Ratings

852-2860 7120

elle_hu@ccxap.com

Client Services: 852-2860 7111



Copyright © 2025 China Chengxin (Asia Pacific) Credit Ratings Company Limited ("CCXAP"). All rights reserved.

No part of this publication may be reproduced, resold or redistributed in any form or by any means, without prior written permission of CCXAP.

A credit rating is the analytical result of current credit worthiness and forward-looking opinion on the credit risk of a rated entity or a debt issue. Credit ratings issued by CCXAP are opinions on the current and relative future credit risk of the rated entities or debt issues, but do not address any other risks, including but not limited to liquidity risk, market price risk, and interest rate risk.

Credit ratings, non-credit assessments, and other opinions included in CCXAP's publications are not recommendations for investors to buy, sell, or hold particular securities, nor measurements of market value of the rated entities or debt issues. While obtaining information from sources it believes to be reliable, CCXAP does not perform audit and undertakes no duty of independent verification or validation of the information it receives from the rated entities or third-party sources.

All information contained herein belongs to CCXAP and is subject to change without prior notice by CCXAP. CCXAP considers the information contained herein to be accurate and reliable. However, all information is provided on an "as is" and "as available" basis and CCXAP does not guarantee accuracy, adequacy, completeness, or timeliness of the information included in CCXAP's publications.

To the extent where legally permissible, CCXAP and its directors, officers, employees, agents and representatives disclaim liability to any person or entity (i) for any direct or compensatory losses or damages, including but not limited to by any negligence on the part of, and any contingency within or beyond the control of CCXAP or any of its directors, officers, employees, agents or representatives, arising from or in connection with the information contained herein or the use of or inability to use any such information; and (ii) for any indirect, special, consequential, or incidental losses or damages whatsoever arising from or in connection with the information contained herein or the use of or inability to use any such information, even if CCXAP or any of its directors, officers, employees, agents or representatives is advised in advance of the possibility of such losses or damages.

China Chengxin (Asia Pacific) Credit Ratings Company Limited

Address: Suites 1904-1909, 19/F, Jardine House,
1 Connaught Place, Central, Hong Kong

Website: www.ccxap.com

Email: info@ccxap.com

Tel: 852-2860 7111

Fax: 852-2868 0656