

China Everbright Limited's EBA Investments Ranked No. 1 in Top 10 Funds in Terms of Comprehensive Strength Among China Real Estate Funds for the Fourth Time

22 March, 2018 - The "2018 Press Conference of Studies on China Top 100 Real Estate Enterprises", jointly sponsored by Enterprise Research Institute of Development Research Center of the State Council, Real Estate Institute of Tsinghua University and China Index Academy, was held on March 22 in Beijing. EBA Investments ranked the first once again in Top 10 Funds in terms of comprehensive strength among the 2018 China real estate funds.



Hu Bing, the COO and the President of asset management segment of EBA Investments, attended the conference to receive the award on behalf of the company. At the conference, he made a speech titled, "Under the macro-prudential management, how will real estate finance make a breakthrough?"



As a leading multi-currency, diversified and cross-border real estate asset management company, EBA Investments, after more than ten years of development, with outstanding asset under management size and comprehensive strength in the industry, prominent competitive advantage and impressive achievements in the past, was fully recognized and affirmed by the award review committee.

The award review committee highly recognized the competitive advantage and development strategy of EBA Investments.

Financially-strong shareholder

China Everbright Limited (hereinafter referred to as CEL), one of the shareholders of EBA Investments, is the leading cross-border asset management and financial holding platform in China, which provides continuous support on capital financing and distribution channel to EBA investments and shares its affluent business network resources. EBA Investments, as the exclusive investment and asset management platform of Everbright Jiabao Co., Ltd. (hereinafter referred to as Everbright Jiabao) and CEL in the real estate industry, is responsible for all real estate asset management under Everbright Jiabao and CEL. Both shareholders will jointly provide omni-directional strong support for the development of EBA Investments.

EBA Investments and EBA Investments' shareholders all take the view of globalization and has won a wide range of resources and channels in the global market.

Comprehensive asset management system

The real estate fund management business of EBA Investment has formed a mature whole industrial chain of “fund raising, investing, asset managing and exiting” and is capable of developing, refurbishing and operating various types of real estate projects.

The independent investment decision mechanism, flexible investment strategy and deeply-cultivated capability of operation enables EBA Investments to provide a comprehensive set of real estate asset management services, covering fixed-income portfolio management, development management on developing properties, operational management on commercial properties as well as on logistics properties. EBA Investments' integrated one-stop solutions cover not only the entire lifecycle of a certain real estate project from prophase design, cost contract, construction, leasing, marketing and financing to the final exit through diversified ways including asset sale, equity trading and securitization but also the whole management process for various class of properties.

Thusfar, EBA Investments has managed to exit accumulatively over RMB 40 billion worth of assets in which it had invested. EBA investments has recently set up an in-house professional asset securitization team to widen another solid exit channel for those assets that are in mature stage.

Rigorous risk control system

EBA Investments emphasizes the proactive risk identification on real estate projects and the asset management capability on various properties classes.

From a macro perspective, EBA Investments regularly tracks the real estate market, policies, interest rates and adapts its business strategy accordingly in a timely manner while from a micro perspective (project level), it strictly screens and evaluates each project and has established a rigorous and robust risk evaluation and identification system. The distinctive investment management competence enables the team to mitigate the investment risks by designing suitable deal structures that satisfy the investors' needs at manageable level of risk. The highly-experienced in-house asset management team ensures continued

enhancement of properties' operational efficiency and net operating income in the process of developing, refurbishing and operating as well as effective management and monitoring during the life of the project.

EBA Investments also carries out a comprehensive risk control for every link of "fund raising, investing, asset managing and exiting" through effective and efficient risk identification, assessment, addressing and supervision mechanism.

Standing in the surging real estate funds industry today, EBA Investments' steady and moderate development strategy is firmly recognized by the award review committee.

Since commencement, EBA Investments platform has always positioned itself as a cross-border real estate investment and asset management platform by adhering to value investing, actively exploring and cultivating high quality assets, making the most of its competitive advantage on the entirety of the service chain, namely "fund raising, investing, asset managing and exiting", strategically focusing on proactive management of cash-generating assets, highly regarding the integration of finance end& industrial end, dedicatedly developing asset securitization, producing diversified and innovative financial products that meet investors' needs and risk preferences, as well as delivering sustainable, stable and profitable returns to investors.

Collaborate to create value

EBA Investments highly appreciates the integration of finance end & industrial end, jointly develops long-term and pleasant partnership with leading enterprises in various industries, and establishes a steady relationship with real estate developers, such as the listed real estate companies in Hong Kong and Singapore, Top 100 real estate development companies, regional leading enterprises, etc. Further, with a decade of profound industry experience, EBA Investments has established in-depth business relationship with a wide range of domestic and overseas financial institutions, including banks, insurance, trust, etc., to continuously create brand-new value for the industry and the society.

Establish self-owned brand to seize the opportunities

EBA Investments emphasizes proactive management of real estate projects, revitalizes the projects by repositioning and refurbishing the assets to generate long-term and stable cash flow and maximize the value of the projects. EBA Investments successfully creates and builds up its self-owned brand "IMIX Park", integrates core resources around the upstream and downstream of commercial real estates. Thurfar, 12

commercial properties in IMIX Park brand are under operation or construction and EBA Investments is further promoting the brand in the areas centered by Beijing, Shanghai and Chongqing throughout China.

In addition to its existing product lines including residential properties, commercial properties, office buildings and industrial parks, in 2017, EBA Investments grasped market opportunities and made an active layout for the logistics real estate business. Presently, EBA Investments team has managed to acquire several logistics properties under varied conditions (under mature operation/work in progress/to be constructed). These properties are located in vital logistical hinges across first-tier and second-tier cities in China including Beijing, Chongqing, Kunshan, Jiaxing, Wuxi, Qingdao, Xi'an, Shenyang, etc.

US platform to explore the internationalization

In February of 2018, EBA Investments announced the establishment of “EBA-US” intending to explore opportunities in an international context. EBA Investments’ US team is comprised by existing team members of a well-regarded US asset management company, Arrow RE Holdings. By taking advantage of the US team’s oversea fund raising and asset management expertise, EBA Investments dedicates to make innovative and coordinative changes in both domestic and overseas market and further develop itself in the global market.

Given its continuous and sustaining development, EBA has been highly acknowledged and appreciated by the award review committee in the past 4 years from 2015 to 2018 and has earned the top rank in “Top 10 Funds in terms of comprehensive strength among the China real estate funds” consecutively for the aforementioned four years.

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About China Everbright Limited

China Everbright Limited (CEL, stock code: 165.HK) was established in Hong Kong in 1997 and is China's leading cross-border investment and asset management company. Its parent company is China Everbright Group. CEL manages private equity funds, venture capital funds, industry funds, mezzanine funds, parent funds, fixed income and equity funds. The bank utilises strong private capital and cultivates a number of high-growth-potential enterprises together with its investors. While closely following the development requirements of Chinese companies, it also seamlessly merges the best in overseas technologies with the Chinese market, providing multi-faceted service to Chinese clients involved in overseas investment.

As at the end of December 2017, CEL managed 48 funds and completed fundraising efforts in the amount of HKD 129.1 billion. Through both proprietary funds and the funds it manages, CEL has invested in companies both in China and globally, including China UMS, GDS, Goldwind, CECEP Wind-power Corporation, Nanjing Gaosu Chuandong, HC SemiTek, Beijing Genomics Institute, Betta Pharmaceuticals Co., Ltd., Beingmate, Focus Media, iQiYi, Miaopai, Albania Capital Airport, Wish and BEP. It has invested in a total of over 2,300 companies, covering fields including real estate, pharmaceuticals, new energy, infrastructure, advanced technology, high-level manufacturing, financial technology and cultural consumption. Of these, more than 150 companies have been listed in China or overseas, or were listed but have since withdrawn due to mergers and acquisitions.

CEL is the second-largest shareholder of Everbright Securities (stock code: 601788.SH, 6178.HK) and a strategic shareholder of China Everbright Bank (stock code: 601818.SH, 6818.HK). It is also the largest shareholder of Everbright Jiabao Co Ltd (stock code: 600622.SH). On the Hong Kong listing, it is the largest shareholder of China Aircraft Leasing Group Holdings Limited (stock code: 1848.HK). On the Singapore listing, it is the second-largest shareholder of Ying Li International Real Estate Limited (stock code: 5DM.SGX). CEL and its subsidiary companies currently have offices in Hong Kong, Beijing, Shanghai, Shenzhen, Tianjin, Singapore and Dublin.

CEL became one of the first Hong Kong stocks to be traded following the launches of the Shanghai-Hong Kong and Shenzhen-Hong Kong Stock Connect programmes in April 2014 and December 2016.

CEL adheres to the motto "The Power to Transform". With a firm footing in Hong Kong – a true bridge between east and west – the Group is well positioned to take advantage of the long-term opportunities presented by changes in the Chinese market, respond flexibly, and become a leader in Chinese cross-border investment and asset management.

For more information, please visit www.everbright.com.