

## China Everbright Limited's EBA Investments launches first phase of shelf registration REITs

17 May 2019 - "EBAM-EBA Investments Commercial Real Estate 1-X-Jing'An IMIX Park REIT-like product" ("Jing'An IMIX REIT-like product"), a REIT-like product successfully launched by EBA Investments has attracted material interest from capital market with active subscription from a large number of institutional investors including commercial banks, insurance institutions and securities companies. The total size of Jing'An IMIX REIT-like product is RMB 4.3 billion and is structured as grade A/ grade B grade C and grade D Senior units plus Equity units. The interest rate of the grade A and grade B Senior units were competitively bid out at 4.58% and 5.18% respectively, marking the profound appreciation from capital market the investment and asset management strength of EBA Investments, the exclusive real estate asset management platform under **China Everbright Limited** ("Everbright", stock code: 165.HK).



Jing'An IMIX REIT-like product is the first launching tranche of EBA Investments' Commercial Real Estate Shelf-registration REIT-like product ("the CRE Shelf-registration product"), the total size of which is 10 billion and is China's first-of- its-kind shelf registration REIT-like product that is successfully established. The market recognizes it as a pioneering example in the ice-breaking journey of preparing for the emergence of China's public REIT. The return of product is based upon future rental yield as well as other net operational income generated by its underlying property (namely Jing'An IMIX Park) and is distinguished by the strong performance of its underlying property plus the absence of absolute guarantee of investors' investment amount. EBA Investments is committed to providing first-class fund and asset management services to the product to strengthen its performance and safeguard the investors' return. As China's leading cross-border real estate investment and asset management firm,

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EBA Investments has accumulated its AUM to over RMB 105 billion and is currently managing a great number of high-quality commercial properties. EBA Investments will continue to provide innovative products and attractive investment opportunities for capital markets and the succeeding tranches of the CRE Shelf-registration product are to be expected.

The launching of Jing'An IMIX REIT-like product also represents a typical example of the efficient and integrated cooperation amongst member institutions within Everbright Group. EBA Investments, being the organizer of the product, is the exclusive real estate investment and management platform under Everbright. Its outstanding competence in asset securitization business ensured the effective design, successful establishment and well-going launch of the product. Everbright Securities Asset Management, being the product's manager, is an asset management platform under Everbright and an award-winning and leading figure in asset management market in investment banking industry. Everbright Jiabao, being the product's credit enhancing party and preemptive right holder, is one of CEL's member institutions and the only domestically-listed company that is principally engaged in real estate asset management. Everbright Securities, being the leading sales institution, is a comprehensive and second-to-none financial service provider under Everbright which enjoys remarkable market reputation. Everbright Bank, being one of the subscribers of Senior units of the product, drives the financial innovations while controlling risks at a manageable level.

Looking ahead, Everbright will continue to proactively promote the financial product innovation and Everbright Group's internal collaboration. Everbright will also be dedicated to realizing its vision of becoming the pioneer of China's cross border asset management industry by taking advantage of the industrial and financial integration as well as the synergy of resources from Hong Kong and Mainland China within Everbright Group and making the best use of the superior investment and asset management capabilities of its various business teams.

### **About China Everbright Limited**

China Everbright Limited (Everbright, stock code: 165.HK) was established in Hong Kong in 1997 with over 20 years' experience in PE investments and asset management. It is China's leading cross-border investment and asset management company, backed by its parent company China Everbright Group. Through the private equity funds, venture capital funds, industry funds, mezzanine funds, fund of funds, fixed income and equity funds it manages, Everbright cultivates a number of high-growth-potential enterprises together with its investors. While closely following the development requirements of Chinese companies, it also introduces the best overseas technologies into the Chinese market, providing multifaceted services to Chinese and overseas clients. Moreover, via its principal investment, Everbright is cultivating CALC, the largest independent aircraft leasing operator in China; incubating CEL Terminus, a unicorn enterprise specialising in AI and Internet of Things; and also integrating high-end elderly care platforms in China to build a proprietary and quality senior care brand.

As of 31 December 2018, Everbright managed 62 funds and a total AUM of HK\$143.5 billion. Through both proprietary funds and the funds it manages, Everbright has invested in companies both in China and globally, including China UMS, Goldwind, CECEP Wind-power Corporation, HC SemiTek, BGI, Betta Pharmaceuticals Co. Ltd., Amcare, LifeTech Scientific Corporation, Focus Media, iQiYi, SenseTime, NIO, Tirana International Airport, Boreal, Burke Porter Group, Wish, Xjet and Satixfy, etc. It has invested in a total of over 300 companies, covering fields including real estate, aircraft leasing, medical & healthcare, elderly care, new energy, infrastructure, high-level manufacturing, advanced 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.

Everbright 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). In Hong Kong, it is the largest shareholder of China Aircraft Leasing Group Holdings Limited (stock code: 1848.HK) and a controlling shareholder of Kinergy Corporation Ltd. (stock code: 3302.HK). In Singapore, it is the largest shareholder of Ying Li International Real Estate Limited (stock code: 5DM. SGX). Everbright and its subsidiary companies currently have offices in Hong Kong, Beijing, Shanghai, Shenzhen, Tianjin, Singapore and Dublin.

Everbright 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.

Everbright adheres to the motto of "The Power to Transform". With a firm footing in Hong Kong – a true bridge between East and West – an international platform, and specialised sector focused teams, Everbright is well-positioned to take advantage of the long-term opportunities presented by changes in the global markets, to respond flexibly, and to become a pioneer in Chinese cross-border investment and asset management.

For more information, please visit [www.everbright.com](http://www.everbright.com).