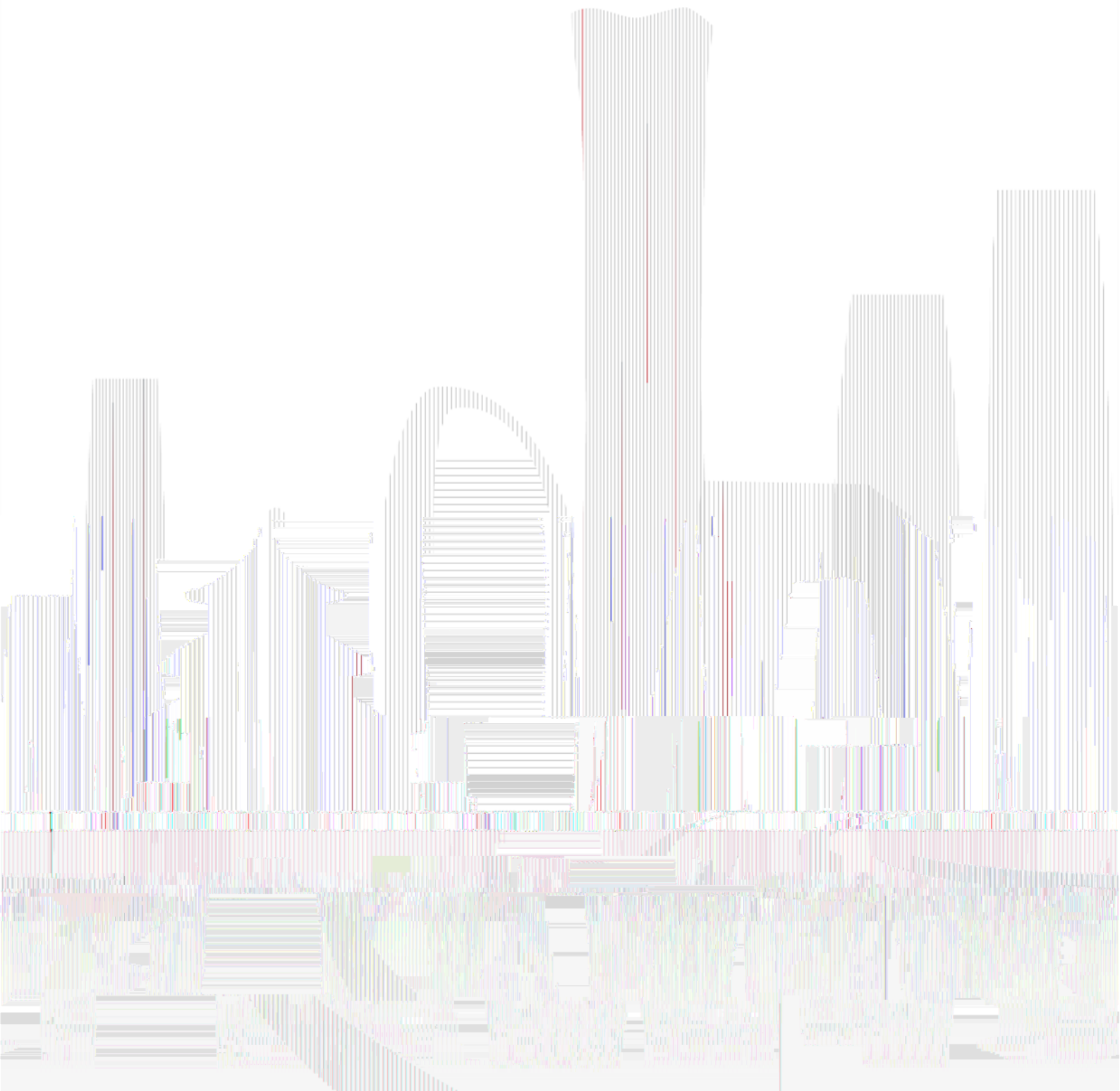


联合资信评估股份有限公司

China United Credit Rating Co., Ltd.

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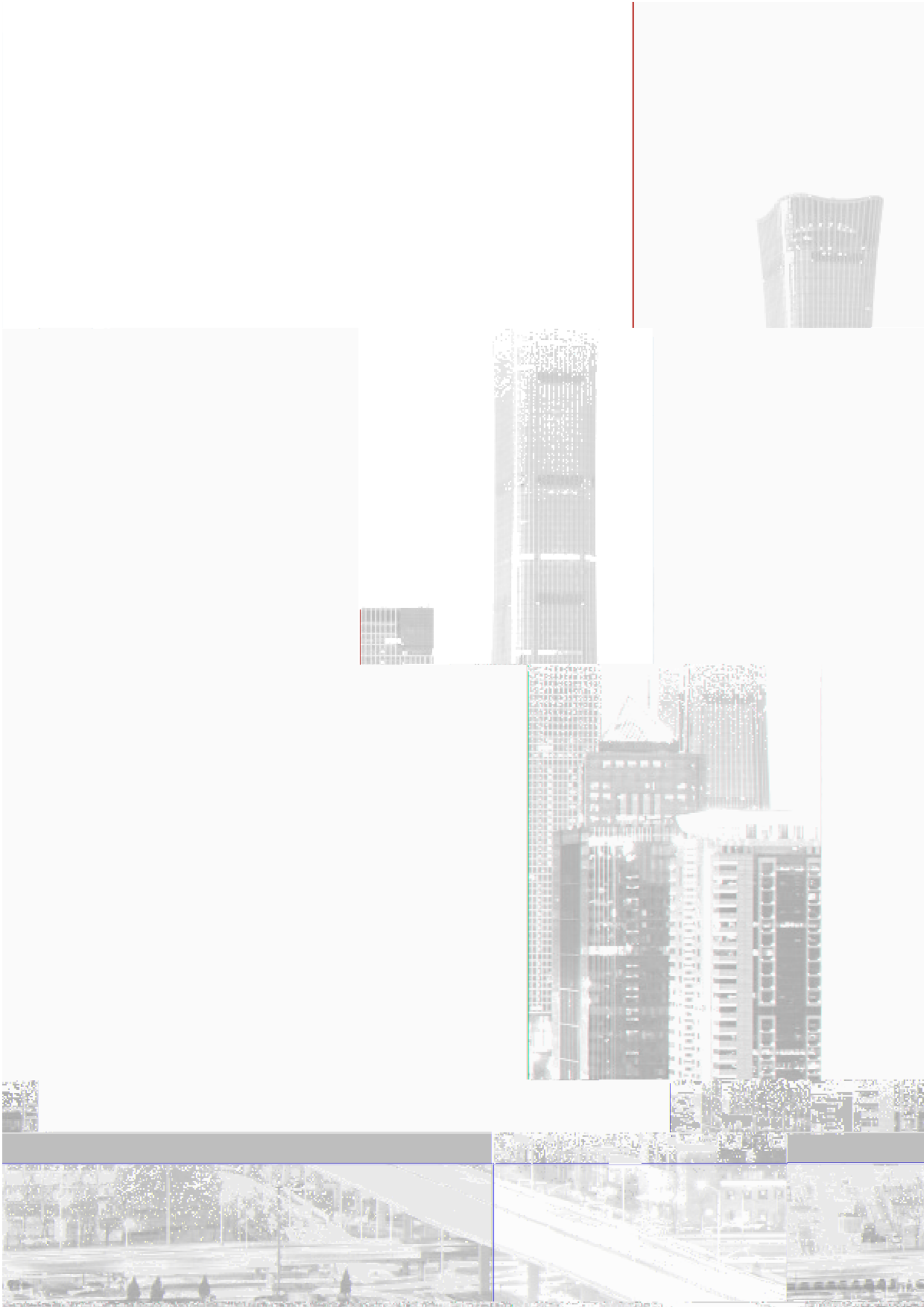
# 信用评级公告

“18 京住总 ABN001A” 及  
“18 京住总 ABN001B”

Add: 17/F, PICC Building, 2, Jianguomenwai Street, Beijing PRC:100022

地址: 北京市朝阳区建国门外大街2号PICC大厦17层 邮编:100022

电话 (Tel) : (010) 85679696 | 传真(Fax):(010)85679228 | 邮箱 (Email) :lianhe@lhratings.com



# 2018

18	ABN001A	4.60	4.80	38.98%	40.00%	AAA <sub>sf</sub>	AAA <sub>sf</sub>
18	ABN001B	7.20	7.20	61.02%	60.00%	AAA <sub>sf</sub>	AAA <sub>sf</sub>
		<b>11.80</b>	<b>12.00</b>	<b>100.00%</b>	<b>100.00%</b>	--	--

				DSCR			
/	/	/		18	ABN001A	1.98	18
				ABN001B		1.18	
/		2	-3 25 101	ABN001A	45.00%	18	
2023/04/19				18	ABN001B	1.09	
2024/04/15							
2024/04/28				LTV			
2023/06/14	2024/04/28			18	ABN001A	LTV	24.86%
	2038/04/28					LTV	63.78%
2040/04/28							



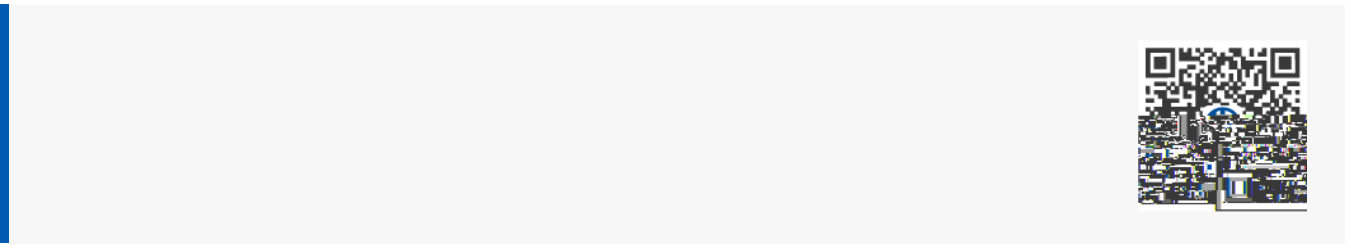
	V4.0.202312
	V4.0.202312

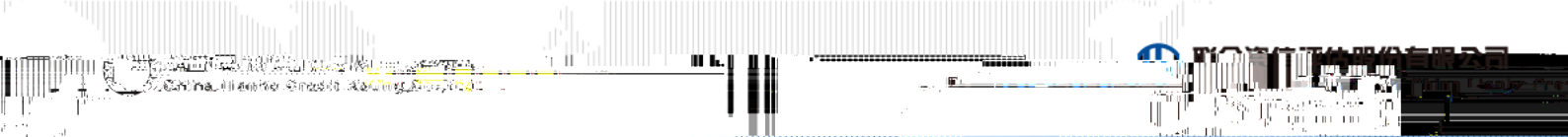
				%			
				%			
				%			
				%			
				%			
				EBITDA			
EBITDA				/EBITDA			

	18	ABN001A	18	ABN001B	
2023/07/27		AAA <sub>sf</sub>		AAA <sub>sf</sub>	_____
2022/07/26		AAA <sub>sf</sub>		AAA <sub>sf</sub>	_____
2021/07/26		AAA <sub>sf</sub>		AAA <sub>sf</sub>	_____
2020/07/28		AAA <sub>sf</sub>		AAA <sub>sf</sub>	_____
2019/07/26		AAA <sub>sf</sub>		AAA <sub>sf</sub>	_____
2018/10/18		AAA <sub>sf</sub>		AA <sup>+</sup> <sub>sf</sub>	_____

\_\_\_\_\_

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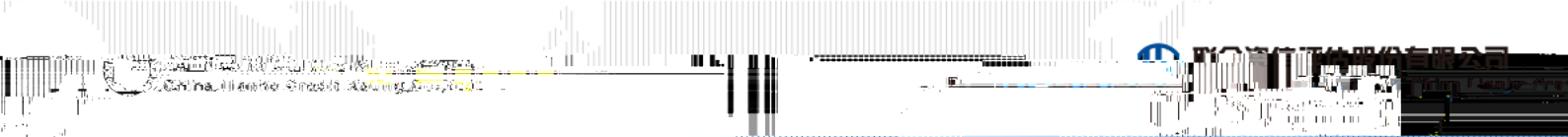


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	18 ABN001A		18 ABN001B	

18	ABN001A						
18	ABN001A						
18	ABN001B						



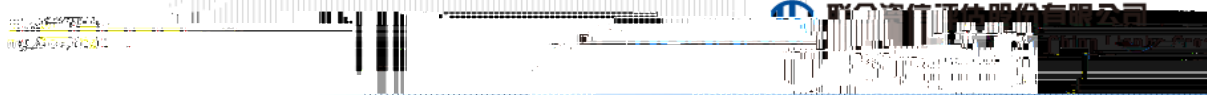




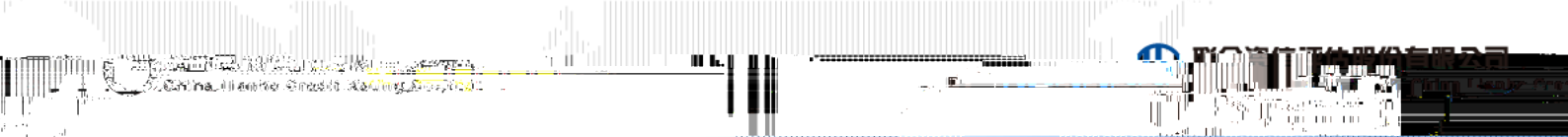


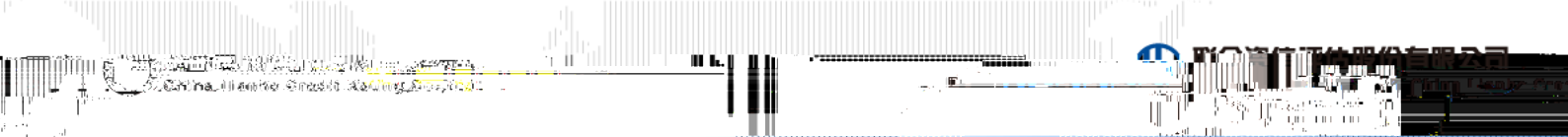
2023	4 16	2023	10 15	1649.09	-6.28%	1515.59	-7.32%
2023	10 16	2024	4 15	3196.74	-0.14%	2960.20	-2.15%
		<b>4845.83</b>		<b>-2.32%</b>		<b>4475.78</b>	<b>-3.97%</b>





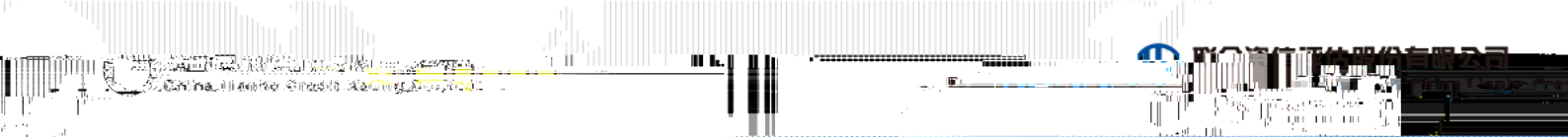







		44.71%			45.00%
2				18	ABN001A
	1.09		18	ABN001B	2-2



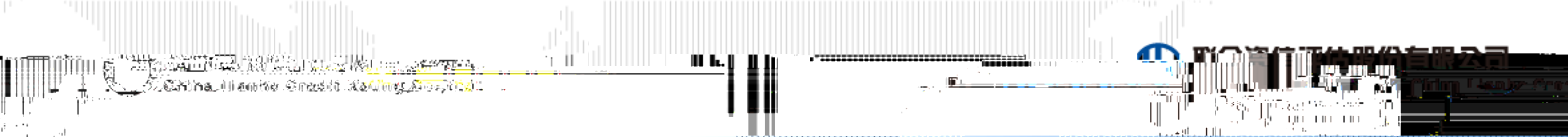



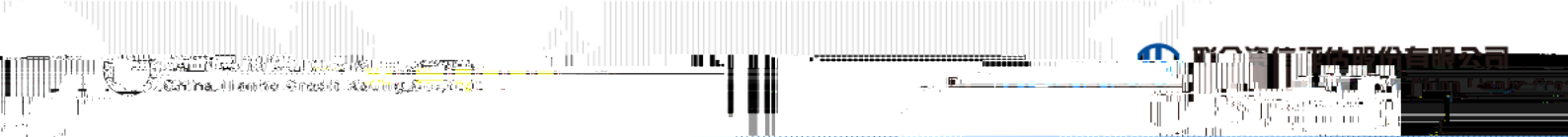
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18 ABN001A 18

ABN001B

18 ABN001A 18 ABN001B

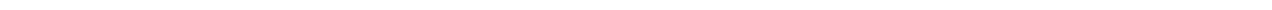


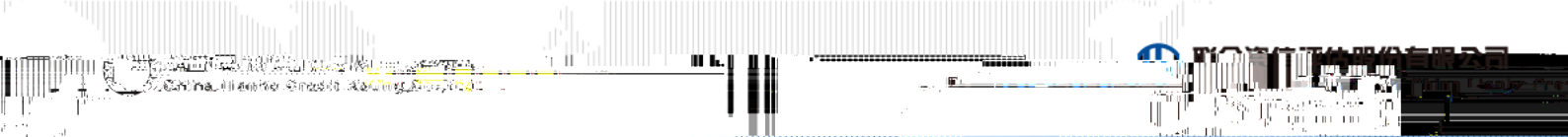




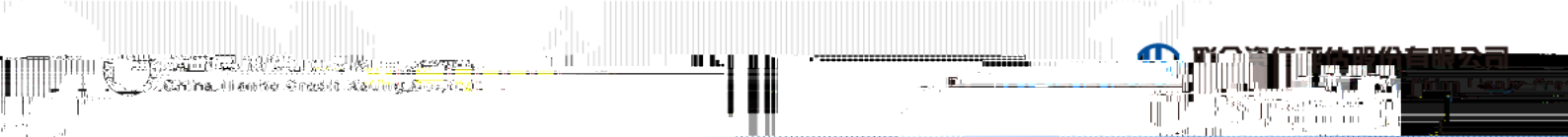
















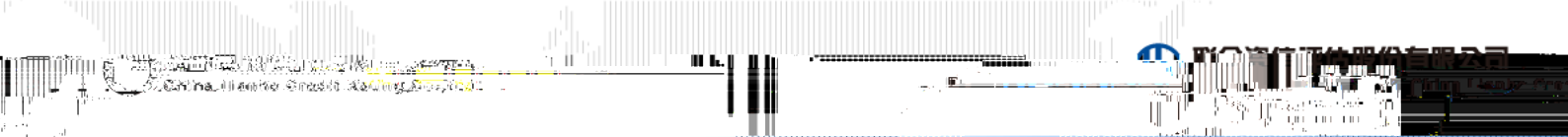
2024 3

			18.86	
			11.73	
1#	17		9.40	
0701	E#		9.23	8.66



2024 3

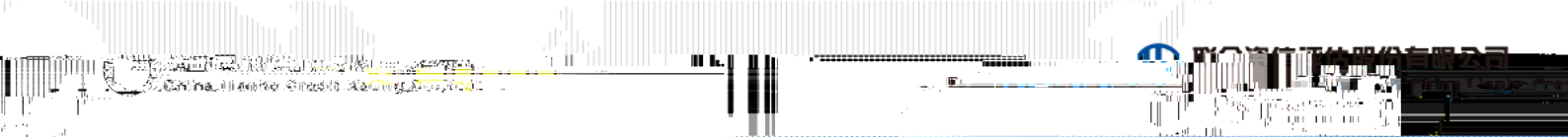
					2024		
					4	12	



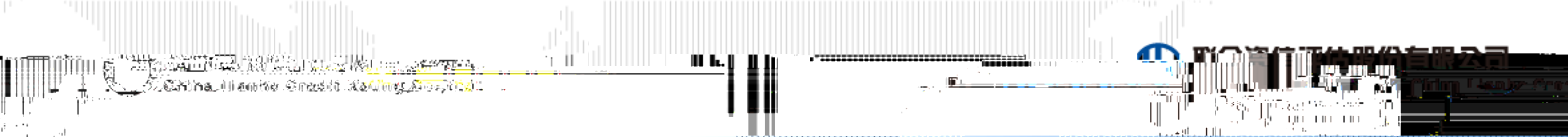




1      2024      3



	2022	2023	2024 1 3
	26.29		
	58.76		
	148.57		
	25.79		
	64.94		
	2.52		
	83.50		



1

	2022		2023		2024 3	

2024

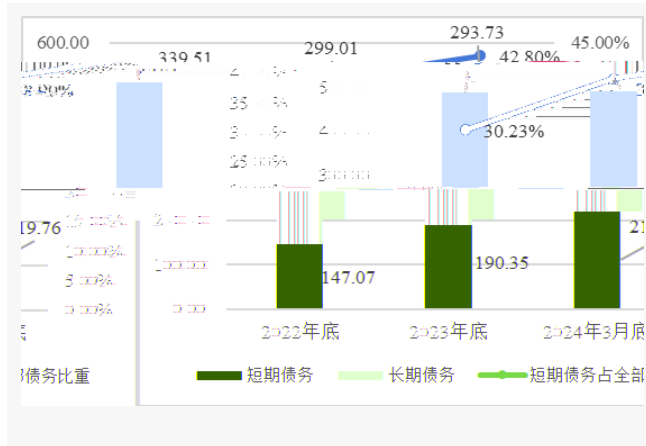
1 2024 3

			--

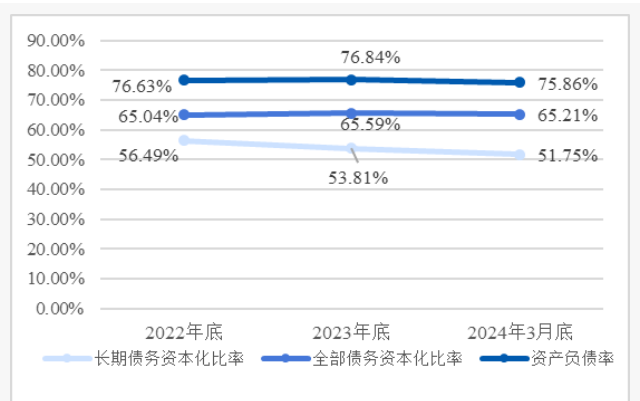
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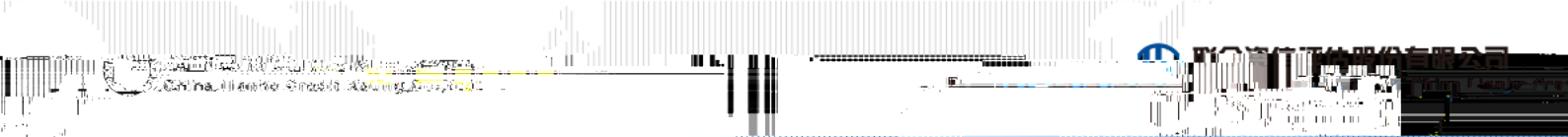

1


1 2023 2024 3



1 2023 2024 3





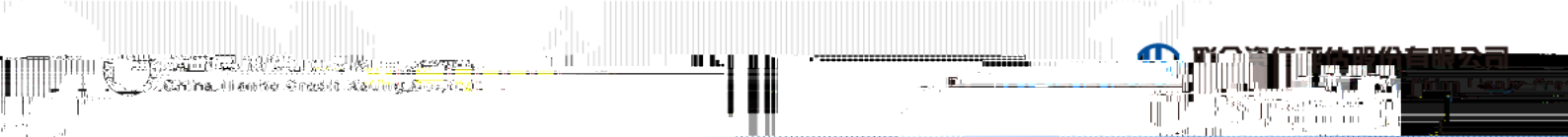
2024 3



2

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2





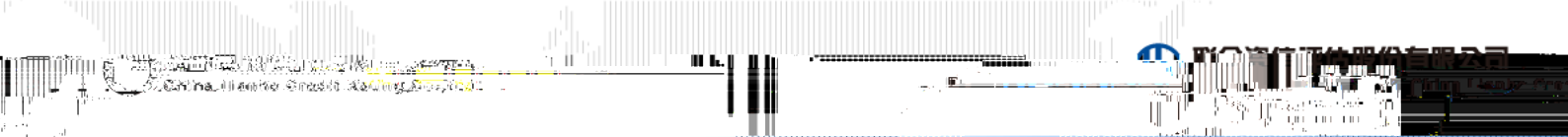


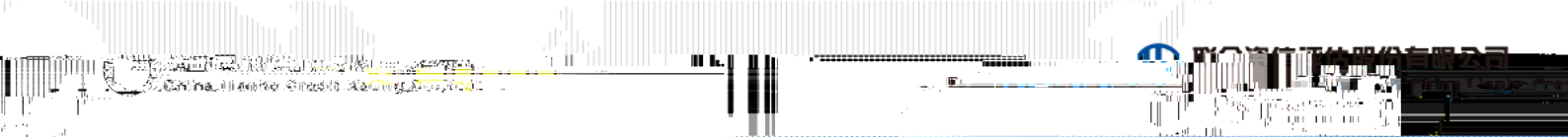












		18 ABN001A DSCR	18 ABN001B DSCR			18 ABN001A DSCR	18 ABN001B DSCR
12	4588.27	1.99	1.18	26	5670.22	2.35	1.42
13	4532.07	2.00	1.18	27	5632.11	2.37	1.42
14	4730.18	2.09	1.23	28	5832.56	2.05	1.32
15	4666.74	2.10	1.23	29	5761.01	2.07	1.32
16	4871.05	2.20	1.28	30	6012.85	2.19	1.39
17	4805.71	2.21	1.28	31	5932.2	2.20	1.39
18	5016.72	2.32	1.34	32	6191.11	2.33	1.46
19	4982.98	2.33	1.34	33	6108.13	2.35	1.46
20	5187.64	2.45	1.40	34	6373.96	2.49	1.54
21	5121.42	1.98	1.23	35	6331.33	2.53	1.55
22	5346.11	2.09	1.29	36	6558.13	2.21	1.44
23	5274.34	2.10	1.29	37	6477.54	2.24	1.45
24	5505.93	2.22	1.35	38	6761.84	2.38	1.53
25	5431.99	2.23	1.35	39	6671.03	2.04	0.09

		18 ABN001A DSCR	18 ABN001B DSCR			18 ABN001A DSCR	18 ABN001B DSCR
12	2340.02	1.09	0.65	26	2891.81	1.29	0.78
13	2311.36	1.10	0.65	27	2872.38	1.31	0.78
14	2412.39	1.15	0.68	28	2974.61	1.13	0.72
15	2380.04	1.15	0.68	29	2938.12	1.14	0.73
16	2484.24	1.21	0.71	30	3066.55	1.20	0.76
17	2450.91	1.21	0.70	31	3025.42	1.21	0.76
18	2558.53	1.27	0.74	32	3157.47	1.28	0.80
19	2541.32	1.28	0.74	33	3115.15	1.29	0.81
20	2645.70	1.35	0.77	34	3250.72	1.37	0.85
21	2611.92	1.09	0.68	35	3228.98	1.39	0.85
22	2726.52	1.15	0.71	36	3344.65	1.22	0.79
23	2689.91	1.16	0.71	37	3303.55	1.23	0.80
24	2808.02	1.22	0.74	38	3448.54	1.31	0.84
25	2770.31	1.22	0.74	39	3402.23	1.12	0.05

