Asset allocation

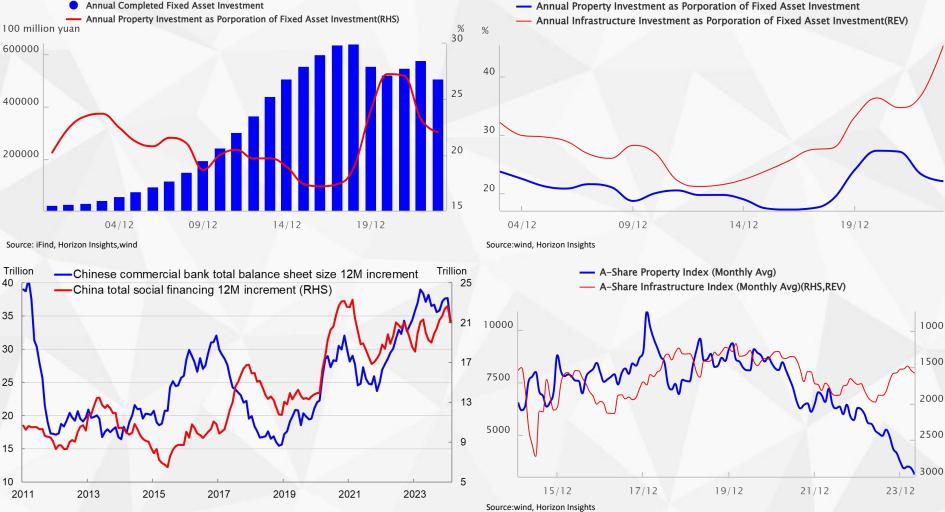
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Expectation VS Reality: 2024 Macro and Metals Outlook

Juno Yao, Research Head of International Business

Credit expansion is bumpy without property sector as demand driver



Horizon Insights

Financing environment is still tight with low investment returns

%

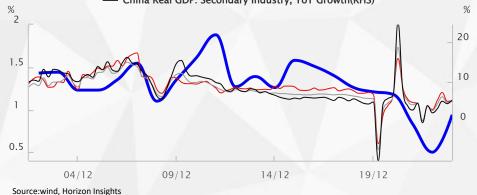
- Real Interest Rate in China - China PPI YoY(RHS) M1 Growth (YoY)(Lead 9M) — China Nominal GDP (%YoY)(RHS) 10 0.3 30 5 0.2 20 0 0.1 0 09/12 14/12 19/12 13/12 15/1217/12 19/12 21/12 23/12 Source:wind, Horizon Insights Source:wind, Horizon Insights - Weighted Average Mortgage Rate SHFE Rebar Eastern China BF-BOF Steel Mills Production Cost — China 10 Yr Government Bond Yield(RHS,Lead 6M) % **Tangshan Billet Price** Rebar EAF Production Cost (Off-Peak Electricity) 4.5 **Rebar EAF Production Cost** - ShangHai Rebar Price/HRB400/20MM CNY/t 4 6 3.5 4000 3 3500 2.5 3 23/03 23/06 23/09 23/12 24/03 09/12 15/12 17/1219/12 21/12 23/12 13/1211/12Source: iFind, Mysteel, wind, Horizon Insights Source:wind, iFind, Horizon Insights

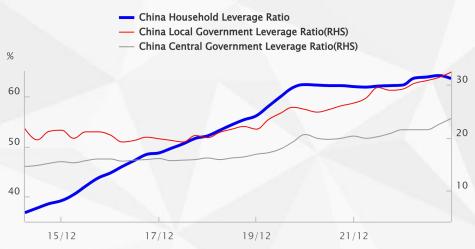
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A divergence between GDP target and market sentiment

GDP Breakdown	2021	2022	2023E	2024E
GDP	8.1%	3%	5%	4.5%
Consumption	12.5	3.5%	7.2%	4.9%
Fixed Capital Investment	12.8%	5.7%	4%	4.9%
Manufacturing	13.5%	9.1%	6.0%	9.3%
Infrastructure	0.2%	11.5%	8%	6.2%
Property	4.4%	-10%	-9.5%	-11.2%
Net Export	18%	32.5%	-32.7%	-0.2%

- ---- China Real GDP: Service Sector, YoY Growth(RHS)
- China Real GDP: YoY Growth(RHS)
- China Real GDP: Secondary Industry, YoY Growth(RHS)

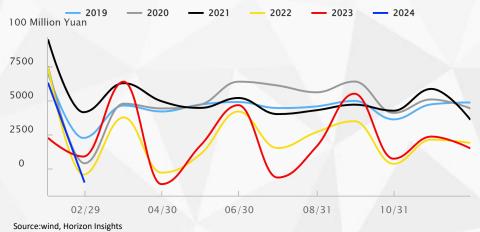




Morizon Insights

Source:wind, iFind, Horizon Insights

China Household Medium and Long-Term Loan



Economic Target	2024	2023	2022	2021	2020	2019	
GDP	5%	5%	6%	6%	NA	6-6.5%	
Fiscal Deficit	3%	3%	~2.8%	~3.2%	>3.6%	2.8%	Ĩ
CPI	3%	3%	3%	3%	4%	3%	
Special Purpose Bond	3.9 tn	3.8 tn	3.65 tn	3.65 tn	3.75 tn	2.15 tn	-
Special Sovereign Bond	1 tn	1 tn (24 Oct 2023)			Down		
Energy per unit of GDP	-2.5%	Down	Assess based on 14th five-year plan	-3%	Down	-3%	7

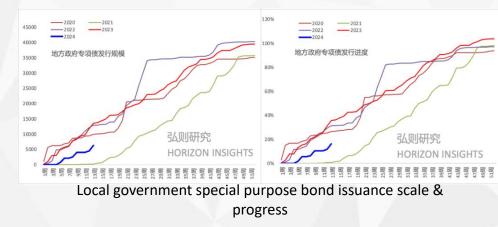
China Outstanding Total Social Financing (%YoY)
DR007 (15DMA)(RHS)
3
3
2.5
10
15/12
17/12
19/12
21/12

Source:wind, Horizon Insights

附件

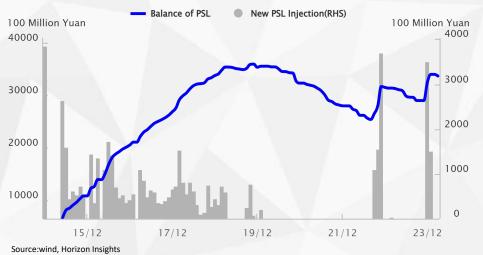
停、缓建政府投资项目清单

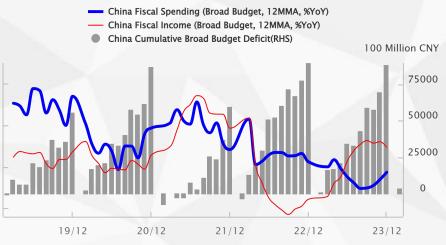
序号	所属 州市	项目名称	项目建设 地点	所属行业	总投资	可优先用于 化债资金	处理意见
		合计(1153个)			2904.68	25.51	
		在建(189个)			483.81	24.56	
1	省本级	金沙江中游库区航运基础设施综合建 设一期工程	百江	交通	15.71	0.00	智缓建设
2	省本级	金沙江中游库区航运基础设施综合建 设二期工程	冒江、大理 , 楚雄	交通	9.71	0.00	暂缓建设
3	省本级	云南中医药大学呈黄枝区二期预留项 目	云南中医药 大学呈贡校	按育	3.95	0.48	停止建设
4	省本级	云南省"智慧党建"工程(二期)	昆明市	数字经济	0.80	0.67	停止建设
5	省本级	云南省"智慧党建"工程(一期)	昆明市	数字经济	0.69	0.21	停止建设
6	昆明市	五华区221号市政道路建设项目	五华区	市政基础设施	1.61	0.21	暂缓建设
7	昆明市	西山1号规划路	西山区	市政基础设施	0.84	0.00	暂缓建设
8	昆明市	西山212号规划路新建工程	西山区	市政基础设施	1.08	0.00	暂缓建设
9	昆明市	西山217号规划路新建工程	西山区	市政基础设施	0.23	0.00	暂缓建设
10	昆明市	西山377号规划路新建工程	西山区	市政基础设施	0.85	0.00	暂缓建设
11	昆明市	西山235号规划路新建工程	西山区	市政基础设施	1.04	0.00	智缓建设
12	昆明市	百山236号规划路新建工程	西山区	市政基础设施	0.83	0.00	暂缓建设
13	昆明市	西山233号规划路新建工程	西山区	市政基础设施	0.44	0.00	暂缓建设
14	昆明市	丙山232号想到路新建工程	新山区	市政基础设	0.30	0.00	暂缓建设



How to achieve 2024 GDP target? Fiscal support and quasi-quantitative easing

Economic Target	2024	2023	2022	2021	2020	2019	
GDP	5%	5%	6%	6%	NA	6-6.5%	
Fiscal Deficit	3%	3%	~2.8%	~3.2%	>3.6%	2.8%	0.2
CPI	3%	3%	3%	3%	4%	3%	
Special Purpose Bond	3.9 tn	3.8 tn	3.65 tn	3.65 tn	3.75 tn	2.15 tn	0.1
Special Sovereign Bond	1 tn	1 tn (24 Oct 2023)			Down		0
Energy per unit of GDP	-2.5%	Down	Assess based on 14th five-year plan	-3%	Down	-3%	-0.1





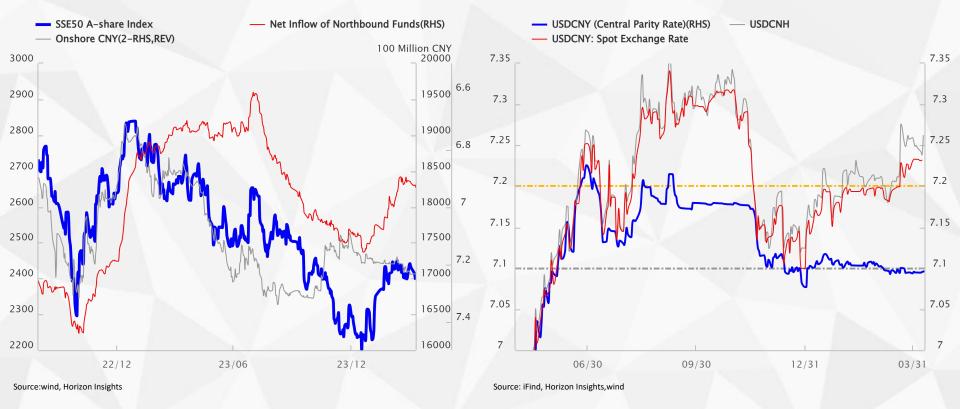
Horizon Insights

Source:wind, Horizon Insights

More than 10 cities introduced the 'New for Old' policies in the residential property sector. Such policies allow individuals to sell old houses and purchase new ones with subsidies. E.g. In Zhengzhou, government-backed investment units use the rental housing loan established in 2023 to buy back 5,000 units of second-hand houses as government-guaranteed rental housing. It also lifted all purchase restrictions for improvement demand say higher lending rate, etc. Under both approaches, individuals will enjoy a 30% deed tax reduction.

Expectation VS reality: the growth problem in China





Expectation: stronger support from central government

Reality: conservative policy reaction, slow issuance of government funding, still high financing cost and low investment return, fiscal deficit for local government

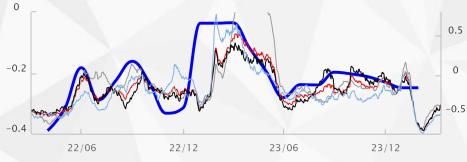
Outcome: domestic market lost confidence regarding policy effectiveness (or at least financial market is not betting on it)

Transaction volume still declining in residential property market

Horizon Insights

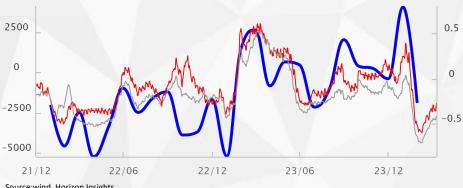


- 30 Cities Floor Space of Buildings Sold (30DMA, %YoY)(RHS)
- 30 Cities Floor Space of Buildings Sold in First-Tier Cities (30DMA%YoY)(RHS)
- 30 Cities Floor Space of Buildings Sold in Second-Tier Cities (30DMA%YoY)(RHS)
- 30 Cities Floor Space of Buildings Sold in Third-Tier Cities (30DMA%YoY)(RHS)



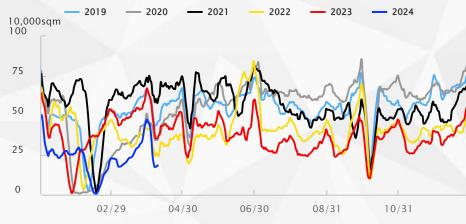
Source:wind, Horizon Insights

- New Household Mid & Long-Term Loans (YoY CHG)
- Second-hand Commercial Housing Transacted GFA in 14 Cities (30DMA, %YoY)(RHS)
- 30 Cities Floor Space of Buildings Sold (30DMA, %YoY)(RHS)



Source:wind, Horizon Insights

30-Cities GFA Sold (7DMA)



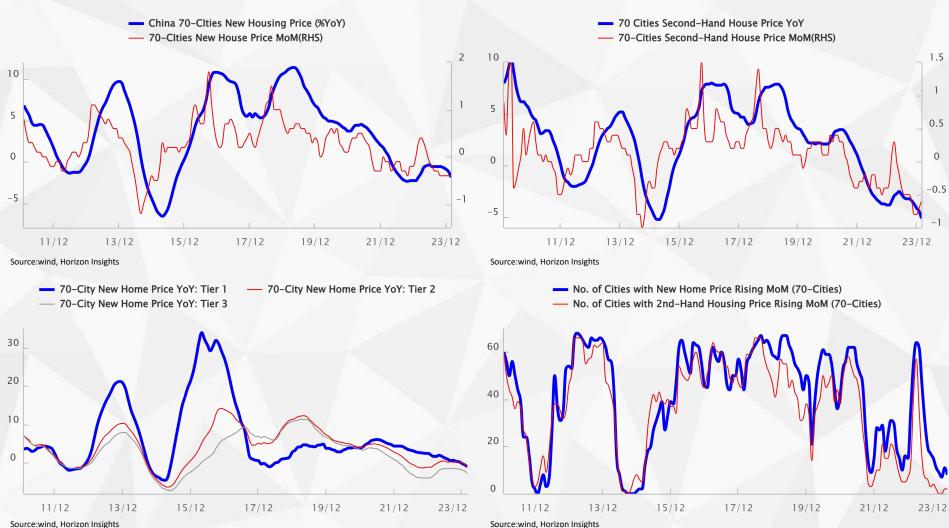
Source:wind, Horizon Insights

30-Cities GFA Sold: Second-Tier Cities (7DMA)



Housing price still declining with second-hand market more promising

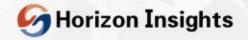




Source:wind, Horizon Insights

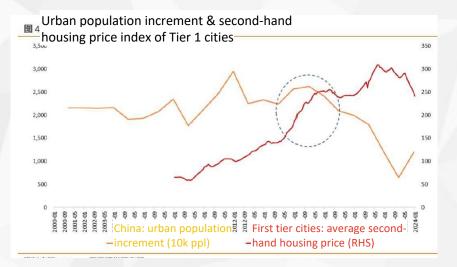


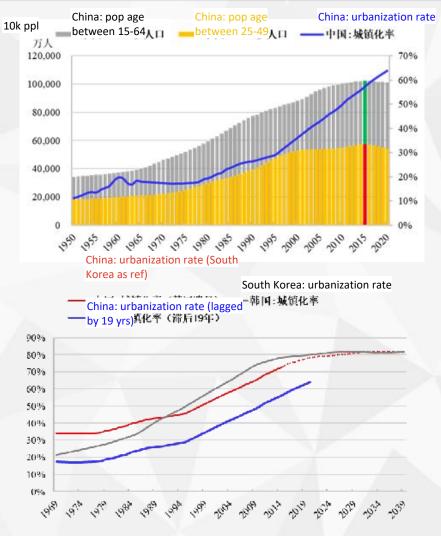
A resync of the population and housing cycle indicates limited downside to the property sector (but not a turnaround yet)



Urban population increment & floor space sold of commercial housing ^{售面积} 3,500 200,000 180,000 3,000 160,000 2,500 140,000 120,000 2,000 100,000 1,500 80,000 60,000 1.000 40,000 500 20,000 0 2000 2001 China: floor space sold of commercial -housing (RHS, 10k sqm) -increment (10k ppl)

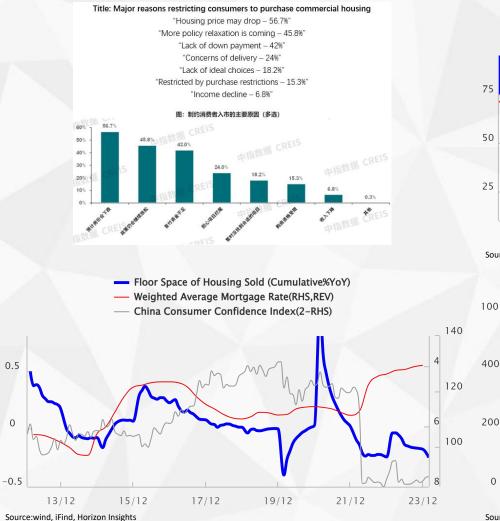
资料来源: Wind, 天风证券研究所

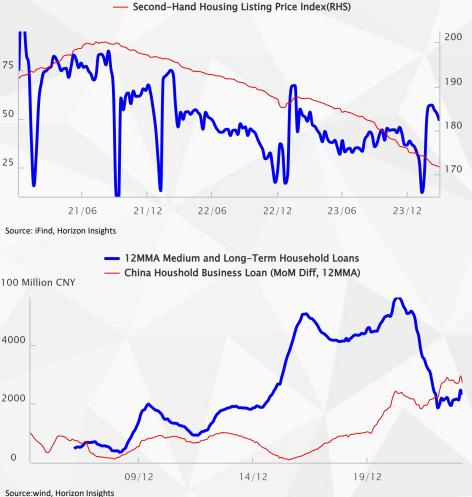




Early signs of stabilization may be seen on the second-hand housing market first

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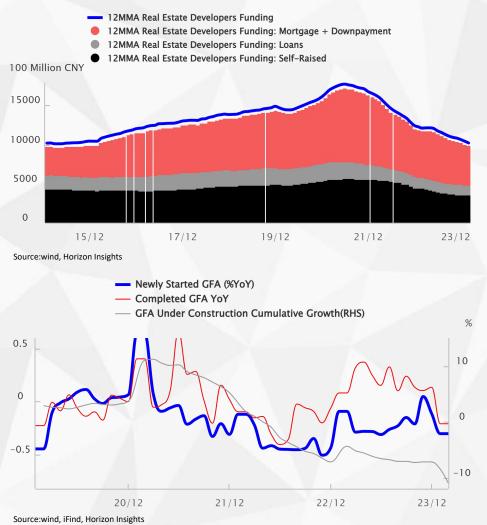




Second-Hand Housing Listing Volume Index

For construction materials, property sales' stabilization means demand stabilization

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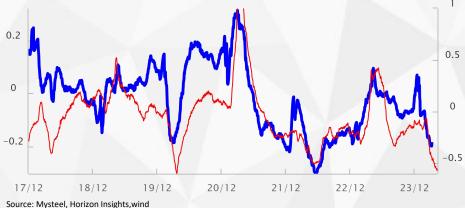
Construction Steel Spot Trading Volume (30DMA, %YoY)
China Floor Space of Commercial Housing Newly Started (%YoY)



Source: Mysteel, wind, Horizon Insights

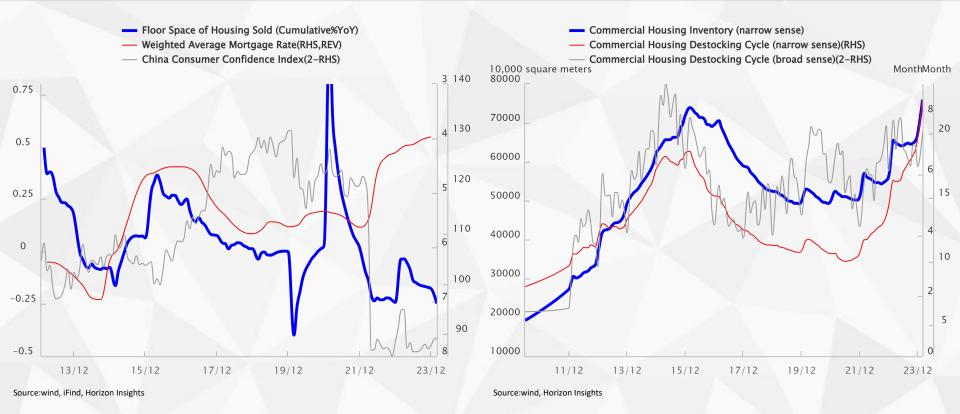
Construction Steel Daily Transactions (66DMA%YoY)

- China GFA Transacted of Commercial Housing in 30 Cities (60DMA, %YoY)(RHS,Lead 1M)



Expectation VS reality: property sector in China

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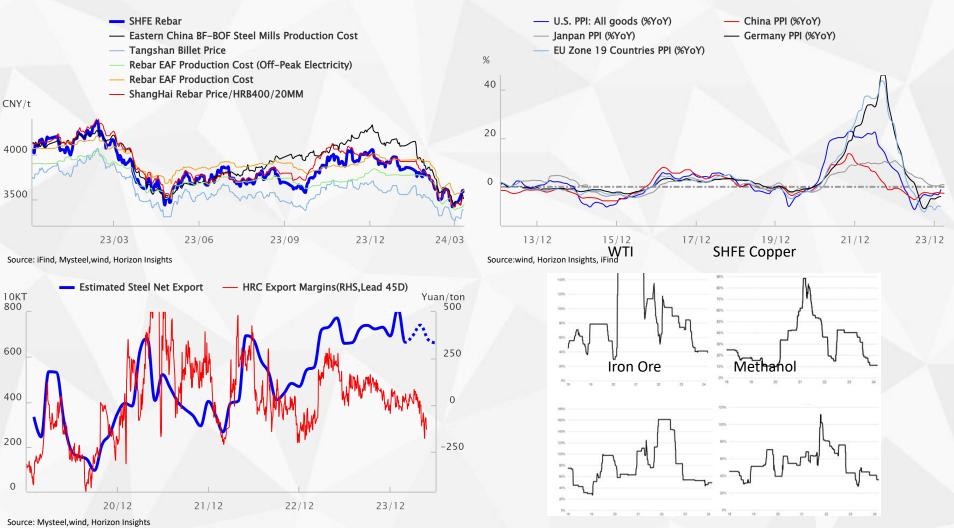


Expectation: relaxation of developer's funding situation, government buybacks, a lift of purchase restrictions on a larger scale

Reality: guatanteed delivery slows down with developers' deposit being held, slow roll-outs of supportive policies **Outcome:** market gives no upside to the performance of property sector (risk of underestimation)

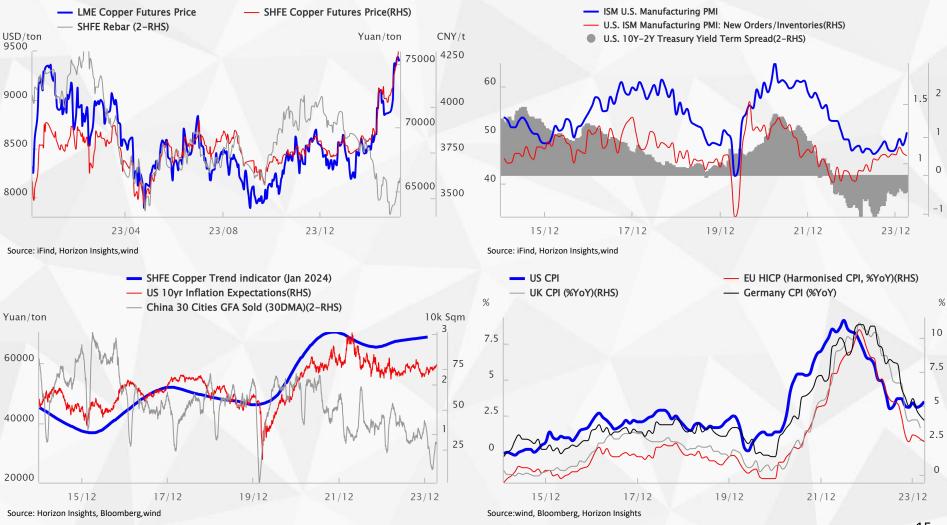
Overcapacity (on the global scale) resulted in low profit margin and amplified the pricing weight of macro factors





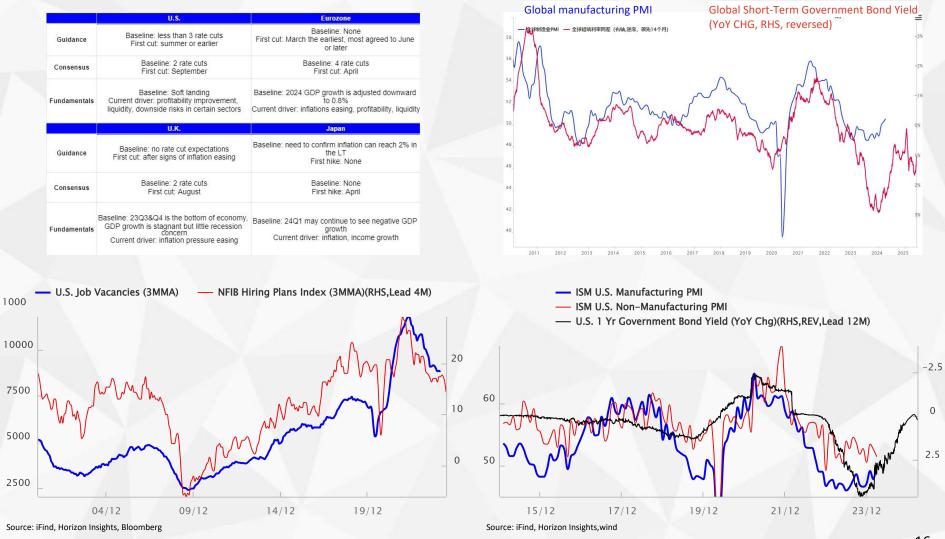
Metals' performance diverge based on how much China factors are priced in

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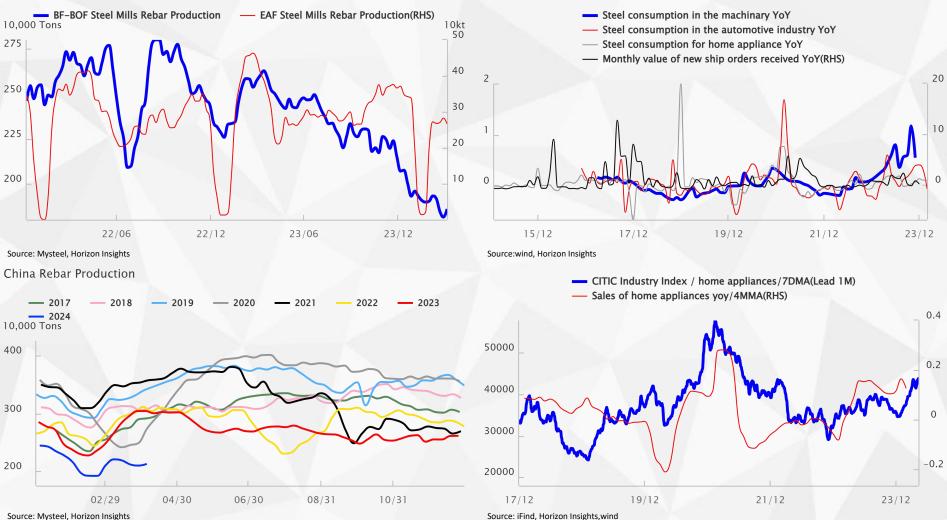
Q2 is key to verify if metals are more sensitive to global rate cut cycle than U.S.

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Supply factors are the key driver for ferrous metal, Q1 weakness is a reconfirmation of weak demand

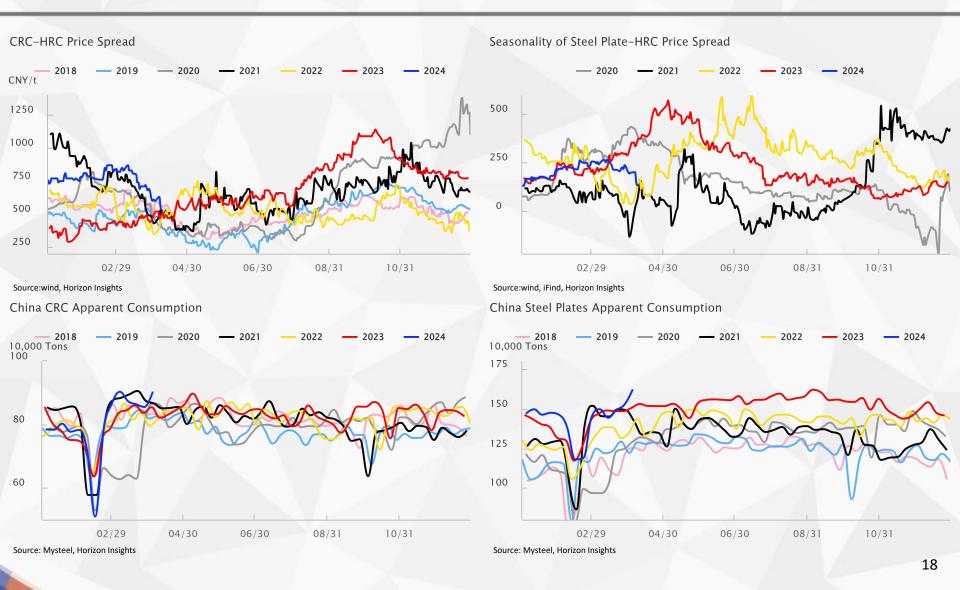


Source: Mysteel, Horizon Insights

Horizon Insights

A balance can only be met through production reduction





Such balance may have been met due to steel mills' voluntary production cut

360

340

320

300

280

260 240

220

200 180

70

60

50

40

30

20

10

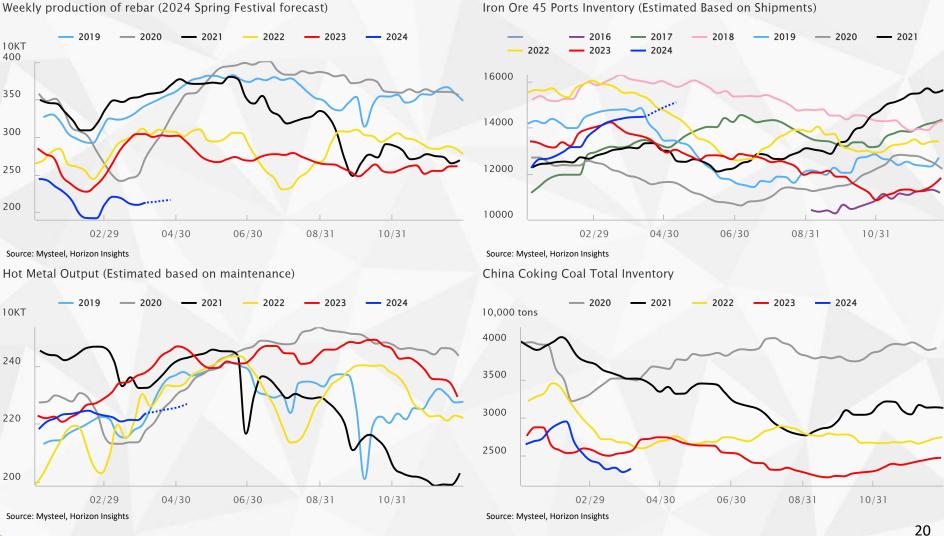
0

Blast furnace production (lunar calendar) Rebar apparent demand (lunar calendar) 600 螺纹长流程产重农历季节性 螺纹表盖农力李节性 15-16 - 16-17 17-18 - 18-19 16-17 15-16 - 17-18 19-20 21-22 - 20-21 19-20 - 20-21 18-19 - 23-24预期 23-24 500 21-22 22-23 --23-24e乐观 3-24-中性 23-24 400 300 200 100 0 11/20 10/20 02/20 03/20 06/20 07/20 08/20 09/20 10/20 12/20 01/20 02/20 03/20 04/20 05/20 11/2012/2001/20 04/20 05/20 06/20 07/20 08/20 09/20Electric furnace production (lunar calendar) **Rebar inventory (lunar calendar)** 2400 螺纹短流程产量农历季节性 螺纹总库存农历季节性 17-18 15-16 16-17 18-19 15-16 16-17 - 17-18 - 20-21 21-22 22-23 19-2018-19 19-20 20-21 23-24 21-22 22-23 23-24 --23-24e中性 - 23-24e乐】 1900 1400 900 400 11/2012/2001/20 02/20 04/20 05/20 08/20 09/20 10/2003/20 06/20 07/20 10/20 11/20 03/20 04/20 05/20 07/20 09/20 12/2001/20 02/20 06/20 08/20

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As such, hot metal output stabilizes and benefits raw materials



Weekly production of rebar (2024 Spring Festival forecast)

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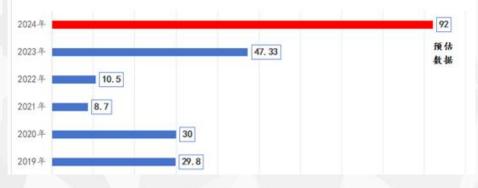
Expectation VS reality: overcapacity issue in the manufacturing sector

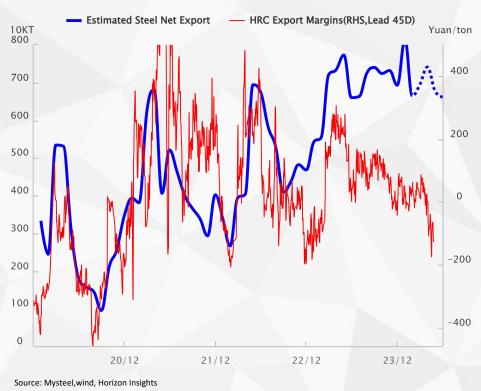


Daily Avg Passenger Transport Volume	%YoY than 2019
Railway	24.59%
Highway	12.45%
Non-commercial Highway	33.29%
Commercial Highway	-48.07%
Waterway	-49.87%
Airway	18.65%

Past 10yr's Inter-City Mobility during CNY Travel Rush (100 million ppl)

近10年春运每年全社会跨区域人员流动量(亿人次)





Expectation: new-for-old policies can drive up scrapping cycle and stimulate demand

Reality: no constructive solution for overcapacity in the long-term yet, implementation of new-for-old policies is still at early stage, export profit is subject to global demand which see no trend yet

Outcome: ferrous metal may be oversold as market gives no upside to the performance of property sector and lack confidence in policy effectiveness

Key factors: 1) new-for-old policies; 2) alternative demand driver other than property; 3) global rate cycle.



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We offer unrivaled market intelligence on China's economy, real estate, and industry changes through on-the-ground surveys and market analysis.

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Contact Us: Horizon Insights FICC Email: <u>Horizoninsightsficc@hzinsights.com</u>