CHINA PROPERTY WEEKLY WRAP

Week 30 Wrap – Transactions gains extended while market activities broadly remained stable

Key highlights for the week:

Market performance: Transaction volumes extended gains in both primary/secondary markets at +12%/+2% wow in primary/secondary, concluding July at +7%/+3% yoy, respectively. Market activities likewise stayed stable with **1)** new home searches activities improving +1.2% wow; **2)** secondary subscription sales and visitations both flattened wow; **3)** transaction prices saw modest improvements in monitored cities, echoed by more curtailed new listing supply (-5% mom and -16% yoy in July) as well as more positive price expectations from agents (improving for 2nd consecutive week).

Key data points:

- **New homes** sales volume was +12% wow and -2% yoy, while new home search activities improved 1.2% wow.
- **Secondary** transactions were +2% wow and +10% yoy, with price appreciation expectations edging higher for agents.
- **July:** Primary GFA sold on median was -8% mom and was +7% yoy; secondary GFA sold on median was -10% mom and +3% yoy.
- **YTD: Primary GFA** sold on average was -14% yoy and was -16%/-39% vs. the 2024/2023 level; **secondary GFA** sold on average was +1% yoy and was +15%/+12% vs. the 2024/2023 level.
- **Inventory** balance was -0.3% wow, with inventory months at 27.3 (vs. average 27.5 in June-26).
- **Valuation:** Our covered **stronger SOE developers** saw share prices -3% wow on average, with Poly (600048.SS, Neutral) outperforming at -1% wow; meanwhile, **other developers** saw share prices on average -1% wow. Our offshore/onshore coverage now trades at an average 36%/32% discount to end-2026E NAV and at 0.5X/0.4X 2026E P/Bs.

Implications:

- **Property sales** in c.75 cities suggest top-100 developers' contract sales are likely to drop 6% yoy in July, vs. -13% in June.
- **Completions:** GSPC tracker indicates **high-teens % yoy decline** in July (vs. -25% yoy/c.20% yoy decline in June by NBS/GSe) and -15% yoy in FY26E per GSe.

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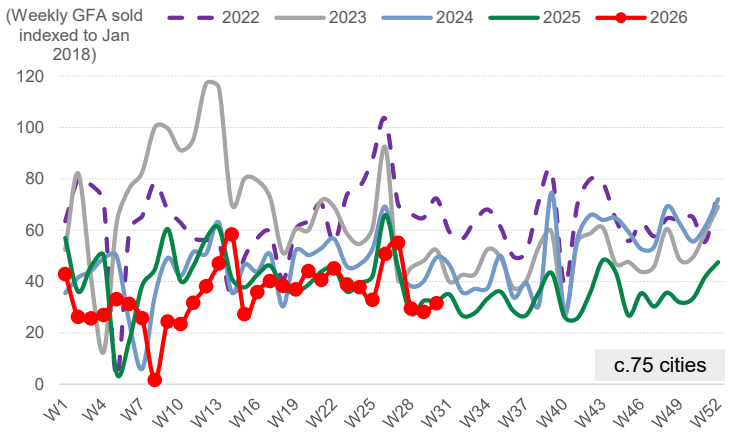


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- **New starts:** New starts to record **a mid-twenties % yoy decline** in July (vs. -26%/high-twenties % yoy decline in June by NBS/GSe), based on the land sales trends in 300 cities and nationwide cement shipment ratio (+2.7pp wow to 42%).
- **GTV for BEKE** (new and existing) likely rose 2% yoy in 2Q26 (-23%/+12% for new/existing).

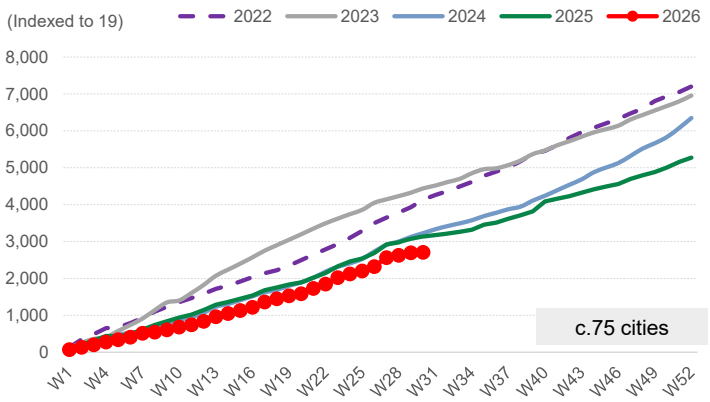
Primary market Week 30: GFA +12% wow and was -2% yoy, sending YTD to -14% yoy

Exhibit 1: Primary GFA sold last week was +12% wow and -2% yoy in c.75 cities



Source: CREIS, Goldman Sachs Global Investment Research

Exhibit 2: Primary GFA sold YTD on average was -14% yoy in c.75 cities, and -16%/-39% vs. 2024/2023 level

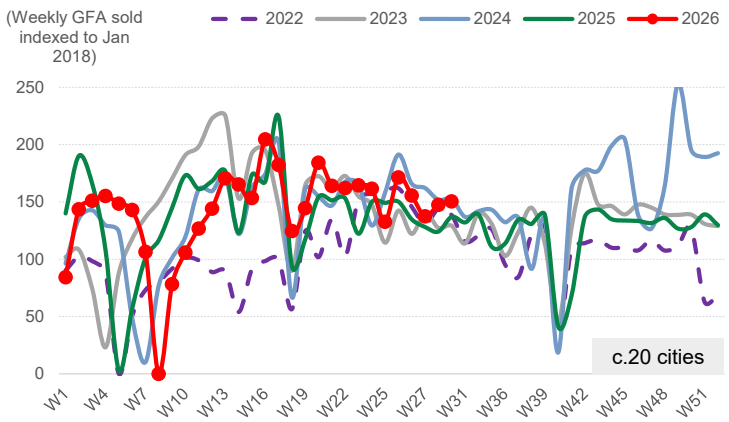


Source: CREIS, Goldman Sachs Global Investment Research

Secondary market: Week 30/YTD volumes were +10%/+1% yoy, with price appreciation expectations edging higher for agents but not home-sellers

Exhibit 3: Secondary GFA sold last week was +2% wow and +10% yoy in c.20 cities

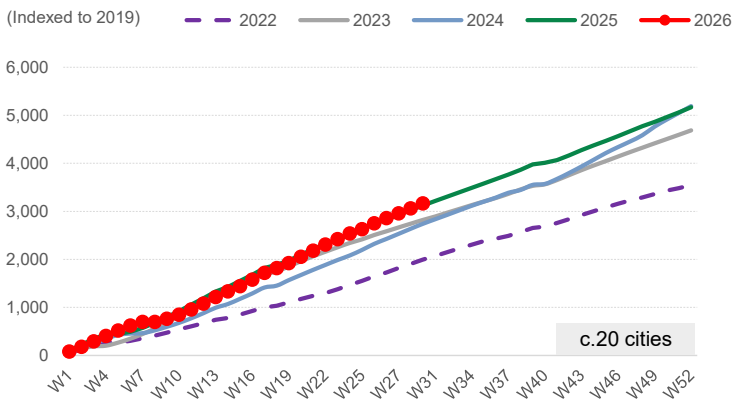
Average weekly volume of secondary property sales



Source: Wind, Goldman Sachs Global Investment Research

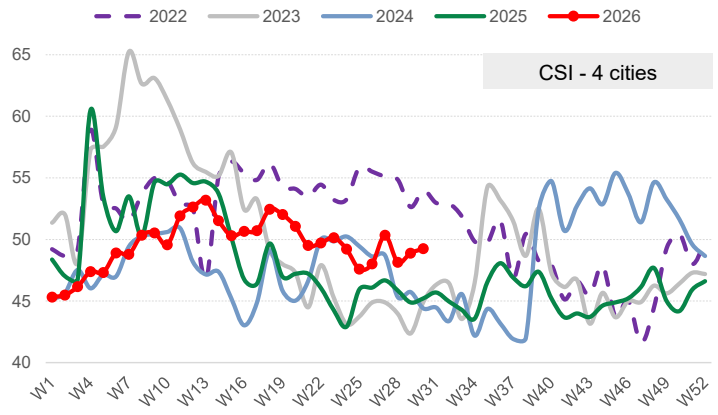
Exhibit 4: Secondary GFA sold YTD was +1% yoy in c.20 cities, while +15%/+12% vs. 2024/2023

2026 secondary volume sold vs. 2022-25



Source: Wind, Goldman Sachs Global Investment Research

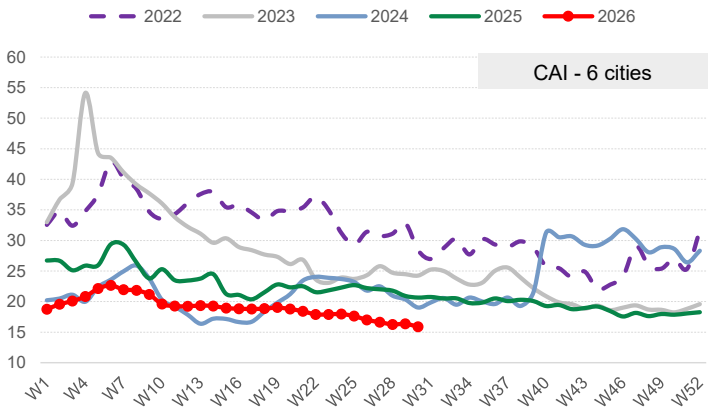
Exhibit 5: Average CSI was +0.4pp wow and +4.0pp yoy
Weekly Centaline Salesman Index (CSI) tracker in 4 cities



CSI refers to agents' view on property price, >50 means positive views on price increases, and vice versa.

Source: Centaline

Exhibit 6: Average CAI was -0.5pp wow and -4.8pp yoy
Weekly Centaline Seller Asking Index (CAI) tracker in 6 cities

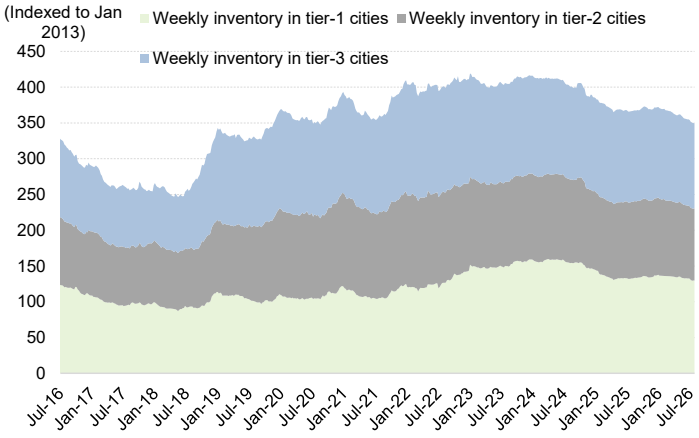


CAI refers to sellers' quoted price.

Source: Centaline

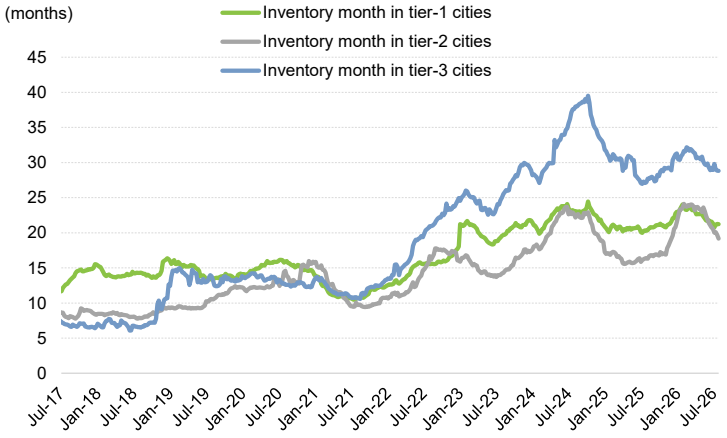
Inventory Week 30: Inventory -0.3% wow and -6.1% from end-25 level, with inventory months at 27.3 (vs. average 27.5 in June-26)

Exhibit 7: Inventory balance was -0.3% wow, -6.1% from end-25 levels
c.20 cities' total inventory breakdown by city tier



Source: CREIS, Goldman Sachs Global Investment Research

Exhibit 8: Inventory month was -0.3% wow, representing -2.3% from end-25 levels
c.20 cities' inventory months (12mth rolling) breakdown by city tier

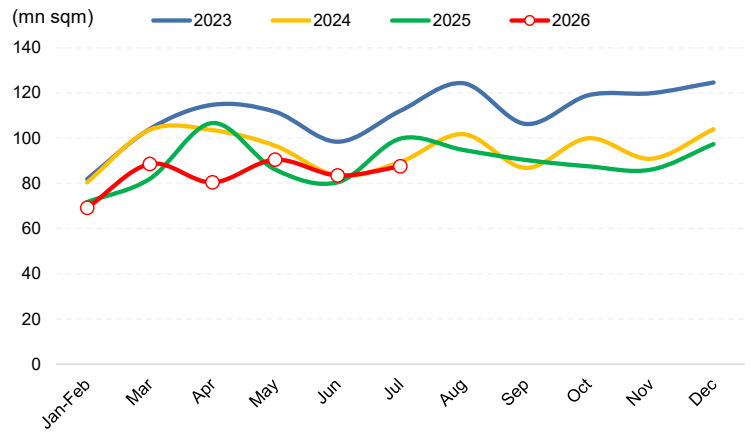


Source: CREIS, Goldman Sachs Global Investment Research

GSPC implies high-teens % yoy decline/-15% yoy in completions for July-26/FY26E per GSe

GS Property Completion (GSPC) tracker indicates **a high-teens % yoy decline in July-26** (vs. -25% yoy/c.20% yoy decline in June by NBS/GSe) and **-15% yoy for FY26E per GSe**, based on downstream supply/demand implied from our China float glass industry outlook and proprietary weekly float glass demand model.

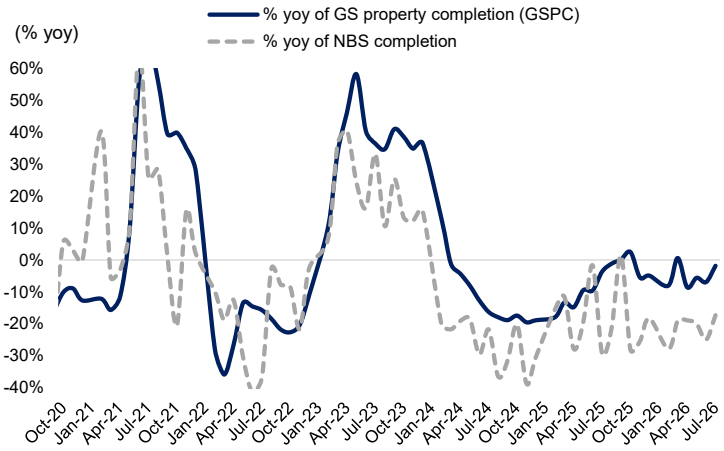
Exhibit 9: GSPC tracker implied monthly completions...
GSPC tracker implied monthly GFA completion - based on GS float glass S-D model



Jan-Feb refers to average level in Jan and Feb.

Source: Sublime China Information, Wind, NBS, Goldman Sachs Global Investment Research

Exhibit 10: ...suggesting completions at a high-teens % yoy decline for July-26
% yoy change of GSPC - based on GS float glass S-D model



Source: Sublime China Information, Wind, NBS, Goldman Sachs Global Investment Research

Valuations: P/B valuation at downturn trough

- Over week 30, our covered **stronger SOE developers** saw share prices -3% wow on average, with Poly (600048.SS, Neutral) outperforming at -1% wow; meanwhile, **other developers** saw share prices on average -1% wow.
- Our offshore coverage developers on average saw share prices -2% wow (vs. -2% for MSCI China); our onshore coverage developers averaged -1% wow (vs. +2% for CSI 300).
- Our offshore coverage now trades at an average 36% discount to end-2026E NAV and 0.5X 2026E P/B vs. 2H2008, 2H2011 and 1H2014 troughs of 39%, 0.7X; 73%, 0.9X; 58%, 0.9X.
- Our onshore coverage trades at an average 32% discount to end-2026E NAV and 0.4X 2026E P/B vs. 2H2008, 2H2011 and 1H2014 troughs of 67%, 1.6X; 64%, 1.5X; 61%, 1.2X.

Exhibit 11: Over week 30, our covered stronger SOE developers saw share prices -3% wow on average, with Poly A (600048.SS, Neutral) outperforming at -1% wow; meanwhile, other developers saw share prices on average -1% wow. Our offshore coverage developers on average saw share prices -2% wow (vs. -2% for MSCI China); our onshore coverage developers averaged -1% wow (vs. +2% for CSI 300).

Company	Ticker	Type	Price as of 7/27/2026	Share price performance		
				Past week	MTD	YTD
Stronger SOE developers			(LCY)			
CMSK	001979.SZ	Central SOE	6.9	-2%	7%	-21%
COLI	0688.HK	Central SOE	13.4	-2%	11%	9%
CR Land	1109.HK	Central SOE	32.8	-5%	9%	21%
Greentown	3900.HK	Mixed ownership	7.2	-2%	7%	-15%
Jinmao	0817.HK	Central SOE	1.3	-4%	8%	10%
Poly	600048.SS	Central SOE	5.0	-1%	8%	-18%
Average				**-3%**	**8%**	**-2%**
Other developers			(LCY)			
Longfor	0960.HK	POE	6.6	-1%	11%	-22%
Seazen	1030.HK	POE	1.4	-1%	6%	-31%
Vanke (A)	000002.SZ	Mixed ownership	3.1	-1%	6%	-33%
Vanke (H)	2202.HK	Mixed ownership	2.4	-2%	13%	-27%
Average				**-1%**	**9%**	**-28%**
H-share average				**-2%**	**9%**	**-8%**
A-share average				**-1%**	**7%**	**-24%**
Value chain Index						
Construction materials				3%	-26%	8%
Construction companies				2%	-7%	-11%
Building products				3%	-9%	-18%
Home appliances				0%	1%	-8%
Home furnishing				1%	-7%	-23%

Construction Materials Index (801710.SI), Construction Companies Index (801720.SI), Building Products Index (801713.SI), Decoration Companies Index (801722.SI), Home Appliances Index (801110.SI) and Home Furnishing Index (801142.SI) as compiled by Wind.

Source: Datastream, Wind, Data compiled by Goldman Sachs Global Investment Research

Exhibit 12: China developers' valuation comparisons

Company	Ticker	Mkt Cap (US$ bn)	Daily liquidity (US$ mn) 1 mth trailing	Type	Rating	Price as of 27/Jul/26	12 mth Price target	Potential upside/ downside (%)	Target price disc. to NAV	End-26E NAV	Shr price (disc)/ prem to NAV	FD Core P/E (x) 25	26E	27E	28E	P/B (x) (excl. revaluation gain) 25	26E	27E	28E	Dividend yield (%) 25	26E	27E	28E
Developers																							
Stronger SOE developers																							
CMSK	001979.SZ	9.1	74	Central SOE	Neutral	6.85 (Rmb)	**10.10**	47	-15%	**11.93**	(43)	n.m.	16.9	14.1	13.0	0.6	0.6	0.6	0.6	0.7	2.7	3.2	3.5
COLI	0688.HK	18.7	40	Central SOE	Buy	13.4 (HK$)	**14.70**	10	-10%	**16.36**	(18)	10.3	11.0	10.3	9.0	0.4	0.4	0.4	0.4	3.6	3.6	3.9	4.5
CR Land	1109.HK	29.8	90	Central SOE	Buy	32.8 (HK$)	**36.60**	12	-10%	**40.68**	(19)	9.5	10.6	10.3	9.3	1.0	0.9	0.9	0.8	3.9	3.7	3.8	4.2
Greentown	3900.HK	2.3	10	Mixed ownership	Buy	7.2 (HK$)	**11.10**	54	-15%	**13.02**	(45)	3.4	3.7	3.6	3.4	0.5	0.5	0.4	0.4	-	2.8	5.0	7.4
Jinmao	0817.HK	2.3	10	Central SOE	Buy	1.3 (HK$)	**1.70**	28	-10%	**1.89**	(30)	33.9	32.1	11.0	6.6	0.6	0.6	0.5	0.5	2.3	1.3	3.9	6.5
Poly	600048.SS	8.9	97	Central SOE	Neutral	5.01 (Rmb)	**6.50**	30	-10%	**7.24**	(31)	58.0	n.m.	n.m.	n.m.	0.3	0.3	0.3	0.3	0.7	-	-	-
Average								**30**	**-12%**		**(31)**	**10.3**	**11.0**	**10.3**	**9.0**	**0.6**	**0.5**	**0.5**	**0.5**	**1.9**	**2.3**	**3.3**	**4.3**
Other developers																							
Longfor	0960.HK	6.0	18	POE	Neutral	6.6 (HK$)	**7.50**	13	-25%	**9.94**	(33)	n.m.	n.m.	39.5	20.0	0.3	0.3	0.3	0.3	1.2	-	0.8	1.6
Seazen	1030.HK	1.3	4	POE	Sell	1.4 (HK$)	**1.80**	28	-50%	**3.64**	(61)	24.0	35.6	16.5	9.4	0.3	0.3	0.3	0.2	-	-	-	-
Vanke (A)	000002.SZ	4.5	65	Mixed ownership	Sell	3.13 (Rmb)	**3.70**	18	-10%	**4.10**	(24)	n.m.	n.m.	n.m.	n.m.	0.3	0.4	0.4	0.5	-	-	-	-
Vanke (H)	2202.HK	0.7	8	Mixed ownership	Sell	2.39 (HK$)	**2.90**	21	-35%	**4.47**	(47)	n.m.	n.m.	n.m.	n.m.	0.2	0.3	0.3	0.3	-	-	-	-
Average								**20**	**-30%**		**(41)**	**n.m.**	**n.m.**	**n.m.**	**n.m.**	**0.3**	**0.3**	**0.3**	**0.3**	**0.3**	**-**	**0.2**	**0.4**
Coverage average								**26**			**(35)**	**23.2**	**18.3**	**15.0**	**10.1**	**0.5**	**0.5**	**0.4**	**0.4**	**1.2**	**1.4**	**2.1**	**2.8**
H-share average								**24**			**(36)**	**16.2**	**18.6**	**15.2**	**9.6**	**0.5**	**0.5**	**0.4**	**0.4**	**1.6**	**1.6**	**2.5**	**3.4**
A-share average								**32**			**(32)**	**58.0**	**16.9**	**14.1**	**13.0**	**0.4**	**0.4**	**0.4**	**0.5**	**0.5**	**0.9**	**1.1**	**1.2**

Source: Datastream, Goldman Sachs Global Investment Research