

Research Update:

# Sinyi Realty Inc. Ratings Affirmed At 'twA/twA-1'; Outlook Stable

March 24, 2022

## Rationale Action Rationale

Taiwan Ratings Corp. today affirmed its 'twA' long-term and 'twA-1' short-term issuer credit ratings on **Sinyi Realty Inc.** The outlook on the long-term rating is stable. The ratings on Sinyi reflect the company's robust market position and good brand name with extensive network of existing home brokerage in Taiwan. The ratings also reflect our forecast that the company could generate significant cash inflows from its property development projects and brokerage business to support its likely land acquisitions and related construction spending without significant debt growth. These strengths are partly offset by Sinyi's high-risk residential property development business, and the resulting high volatility in the company's profitability and cash flow.

## Related Criteria & Research

### Related Criteria

- Criteria | Corporates | Industrials: Key Credit Factors For The Homebuilder And Real Estate Developer Industry - February 03, 2014
- General Criteria: Methodology For National And Regional Scale Credit Ratings - June 25, 2018
- General Criteria: Environmental, Social, And Governance Principles In Credit Ratings - October 10, 2021
- General Criteria: Group Rating Methodology - July 01, 2019
- Criteria | Corporates | General: Corporate Methodology: Ratios And Adjustments - April 01, 2019
- Criteria | Corporates | General: Methodology And Assumptions: Liquidity Descriptors For Global Corporate Issuers - December 16, 2014
- General Criteria: Country Risk Assessment Methodology And Assumptions - November 19, 2013
- General Criteria: Methodology: Industry Risk - November 19, 2013
- Criteria | Corporates | General: Corporate Methodology - November 19, 2013
- General Criteria: Methodology: Management And Governance Credit Factors For Corporate Entities - November 13, 2012
- General Criteria: Principles Of Credit Ratings - February 16, 2011

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## Related Research

- Taiwan Ratings' Ratings Definitions – August 10, 2020

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## Ratings List

### Ratings Affirmed

#### Sinyi Realty Inc.

Issuer Credit Rating	twA/Stable/twA-1
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