

Media Release:

# Shinkong Number One REIT 'twAA/twA-1+' Ratings Affirmed; Liquidity Revised To Strong From Exceptional; Outlook Stable

September 8, 2022

## Rating Action Rationale

Taiwan Ratings Corp. today affirmed its 'twAA' long-term and 'twA-1+' short-term issuer credit ratings on **Shinkong Number One Real Estate Investment Trust (Shinkong No.1 REIT's)**. The outlook on the long-term rating is stable.

We have downwardly revised our assessment of Shinkong No.1 REIT's liquidity to strong from exceptional, which has no impact on the ratings. The revision mainly reflects a change in the frequency of the trust's cash dividend distribution to twice a year from once a year previously. This will resultingly lower the trust's annual average cash and short-term investments thereby weakening the liquidity assessment. Nonetheless, we estimate Shinkong No.1 REIT's ratio of liquidity sources to liquidity uses will remain strong at close to 1.88x for the 24 months ending June 30, 2024. We believe the trust has generally prudent risk management underpinned by a disciplined financial policy, a sound business relationship with Taiwan banks, and good fundraising capability backed by the trust's unpledged properties.

The ratings continue to reflect the Shinkong No.1 REIT's diversified asset portfolio compared with local peers, as well as its good asset quality and disciplined financial policy. The trust's higher asset concentration risk compared with that of global peers and slightly weaker profitability than local peers temper these strengths.

## Related Criteria & Research

### Related Criteria

- 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 | Industrials: Key Credit Factors For The Real Estate Industry - February 26, 2018
- 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

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- 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

### Related Research

- Taiwan Ratings' Ratings Definitions – November 11, 2021

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## Ratings List

### Ratings Affirmed

#### Shinkong Number One Real Estate Investment Trust

Issuer Credit Rating	twAA/Stable/twA-1+
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Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at [www.taiwanratings.com](http://www.taiwanratings.com) for further information. Complete ratings information is available to subscribers of Rating Research Service at [rrs.taiwanratings.com.tw](http://rrs.taiwanratings.com.tw). All ratings affected by this rating action can be found on Taiwan Ratings' public website at [www.taiwanratings.com](http://www.taiwanratings.com).

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