

# 2007-2008 Annual R eport on China Real Estate Finance Market



## 一、调研说明

《2007-2008 Annual Report on China Real Estate Finance Market》是艾凯咨询集团经过数月的周密调研,结合国家统计局,行业协会,工商,税务海关等相关数据,由行业内知名专家撰写而成。报告意于成为从事本行业人士经营及投资提供参考的重要依据。

报告主要可分为四大部分,首先,报告对本行业的特征及国内外市场环境进行描述;其次,是本行业的上下游产业链,市场供需状况及竞争格局从宏观到细致的详尽剖析,接着报告中列出数家该行业的重点企业,分析相关经营数据;最后,对该行业未来的发展前景,投资风险给出指导建议。相信该份报告对您把握市场脉搏,知悉竞争对手,进行战略投资具有重要帮助。

官方网址: <a href="https://www.icandata.com/view/49154.html">https://www.icandata.com/view/49154.html</a>

报告价格: 纸介版9000元 电子版9000元 纸介版+电子版9200元

订购电话: 400-700-0142 010-80392465

电子邮箱: sales@icandata.com

联系人: 刘老师

特别说明:本PDF目录为计算机程序生成,格式美观性可能有欠缺;实际报告排版规则、美观。

# 二、摘要、目录、图表

Chapter One The analysis of industry development

Section One Summary of industry

- 1. The state of the real estate and finance
- 2. The real estate finance and the operation
- 3. The developing of China real estate finance

Section Two Economic Factors

- 1. The state of China economic development
- 2. The investment of the fixed assets
- 3. Chinese urban residents per capita disposable income of families and Engel's coefficient
- 4. The number of urban employment in China
- 5. interest rates on bank savings and loans
- 6. revenue and expenditure condition
- 7. Changes of RMB exchange rate

Section Three Social Factors

- 1. Population size analysis
- 2. Age structure analysis
- 3. Educational structure analysis

Chapter Two The policy and effect of the real estate finance

Section One The adjust phases

- 1. The state of the real estate market
- 2. The contents of the real estate market
- 3. The effect of the real estate finance

Section Two The development of the real estate finance

- 1. The state of the real estate market
- 2. The police of the real estate finance
- 3. The effect of the real estate finance

Section Three Local overheating phrase

- 1. The market of the real estate
- 2. The police of the real estate finance

3. The effect of the real estate finance police

Section Four Analysis of the real estate finance policy of 2007

- 1. The land policy
- 2. The real estate police
- 3. The finance police

Chapter Three The analysis of international market

Section OneThe comparability of the real estate finance system

- 1. The setup of international real estate finance institution
- 2. The comparability of international important financing channel
- 3. The comparability of international government on real estate finance system

Section TwoThe America mode focused on securitization financing mainly

- 1. The characteristic of America real estate securitization financing
- 2. The composing of America real estate securitization financing channel

Section ThreeThe German mode focus on saving financing mainly

- 1. The main characteristic of German saving financing mode
- 2. The real estate securitization channel of German saving

Section FourSingapore mode focused on the securitization of social walfare fund

1vThe main of accumulation fund system

- 2. The characteristic of Singapore accumulation fun system
- 3. The composing of Singapore real estate accumulation fund channel

Section FiveThe revelation of real estate financing in development countries

- 1. Improving the financing mode of real estate indirect financing
- 2. Widening the source of credit fund
- 3. Developing the securitization of loan against collateral
- 4. Establishing and strengthening the affiance business of the real estate
- 5. Increasing the fusion of insurance fund and real estate finance market

Chapter Four The analysis of China market

Section One The analysis of real estate market

- 1. The analysis of land market
- 2. The demand of real estate market
- 3. The supply of real estate market
- 4. The price of real estate market

Section Two The analysis of real estate financing market

- 1. The characteristic of real estate development management fund movement
- 2. Definition of real estate financing
- 3. The fund resources and the classification of financing mode
- 4. Industrial chain and circuit mode of funds in real estate
- 5. The developing fund resources of real estate in China

Section Three The characteristic analysis of real estate financing mode in China

- 1. Direct financing accounts for the proportion to be very small
- 2. The bank credit fund is the current real estate enterprise's main capital source
- 3. After adds the being WTO entry trade, the foreign capital enters our country real estate profession massively
- 4. After macroeconomic regulation and control, the real estate enterprise's already started the multiplex financing attempt

Chapter Five Financing methods comparison of the real estate companies

Section One The real estate companies listing and financing on the stock market

- 1. Policy development of the real estate companies listed on the domestic stock market
- 2. Domestic real estate companies maintain the indirect financing as the main form of financing
- 3. Superiorities of the issuance of stocks for the real estate companies 'financing
- 4. Comparison and analysis of listing on the A-shares and Hong Kong stock exchanges
- 5. The existing problems in the issuance of stocks for the real estate companies 'financing'
- 6. Analysis of the financing methods of the real estate companies

Section Two The real estate trust

- 1. Definition of real estate trust
- 2. The development of domestic real estate trust
- 3. Superiorities and existing problems in domestic real estate trust financing

Section Three Real estate investment trust fund

- 1. The definition and typical characters of REITs
- 2. The development of REITs in China
- 3. The developing prospect, superiorities and conditions of REITs in China
- 4. The Obstacle of development of REITs and the suggestion

Section FourBonds financing of the real estate companies

- 1. The definition of bonds financing of real estate companies
- 2. The domestic current situation of bonds financing of real estate companies
- 3. The existing problems and superiorities in bonds financing of real estate companies

Section FiveBrief introduction of the other financing methods

- 1. Fund
- 2. Finance lease
- 3. Pawn financing of real estate companies
- 4. Joint exploitation
- 5. Mezzanine financing

Section Six Compare of different financing methods

Section Seven The real estate companies 'choice of different financing methods

- 1. Choice of financing methods on different development stages
- 2. Choice of financing methods for different development projects of real estate companies
- 3. Choice of financing methods for different scale of real estate companies

Chapter Six The risk analysis of the real estate financial market

Section OneRisk of lack of financing channels

Section TwoCredit risk management of the commercial bank

Section Three Default risk of Personal consumption credit for housing

Section Four Various risks existing in real estate companies

- 1. Operation risk
- 2. Tax risk
- 3. Sale risk

Section Five Price risk of the real estate market

Section SixRisk of policy and legislation systems

- 1. Changing risk of policy
- 2. Risk of the uncertain rule of law

Chapter Seven Analysis of the tendency of industry development

Section One The tendency of industry development

- 1. Shoreward form of the financing market
- 2. Improving of the real estate financing system
- 3. Promoting securitization
- 4. Financial innovation followed fast

Section TwoThe scale forecasting

- 1. The relative Analysis of variables
- 2. Forecasting of the relative variables
- 3. Forecasting of sources of the funds in real estate companies

Chapter EightDevelopment strategy and suggestion of real estate financing

Section One Real estate financing from the point of view of Credit provider

- 1. Commercial bank should improve their system to guard against financial risks
- 2. Commercial bank should develop multiple real estate financial market

Section Two Real estate financing from the point of view of real estate companies

- 1. Real estate companies should acknowledge the financing market
- 2. Real estate companies should upgrade their scale and increase their competitiveness

#### CHART CONTENTS

Chart1: The increase rate of China 's gross domestic product of 2003-2007

Chart2: The increase rate of China 's investment in fixed assets of 2003-2007

Chart3: Chinese urban residents per capita disposable income of families and Engel's coefficient of

2003-2007

Chart4: The number of urban employment in China of 2004-2007

Chart5: Changes of China deposit interest rates of 1997-2007

Chart6: Changes of China loan rates of 1997-2007

Chart7: China's fiscal revenue and expenditure situation of 2001-2006

Chart8: Growth of China's fiscal revenue situation and fiscal revenue to GDP of 2001-2006

Chart9: China's fiscal revenue and expenditure structure of 2001-2005

Chart 10: China's population growth rate and the number of cases of 1986-2007

Chart11: China's population age structure of 2007

Chart12: China's educational structure of 2005

Chart13: Purchase of the land area and it 's growth rate of 2001-2007

Chart14: Completed land development area and it 's growth rate of 2001-2007

Chart15: Sales area of China's commercial housing and growth rate of 2001-2007

Chart16: Sales amount of China 's commercial housing and growth rate of 2001-2007

Chart17: Completion of China 's Residential investment and growth rate of 2001-2007

Chart18: Completion of China 's commercial real estate investment and growth rate of 2001-2007

- Chart19: Completion of China's office building investment and growth rate of 2001-2007
- Chart20: Average price of China 's commercial housing and growth rate of 2001-2007
- Chart21: Housing price index of China 's 70 large and medium-sized cities from 2006 to 2007
- Chart22: China's real estate industry chain and cash flow
- Chart23: Amerina's real estate industry chain and cash flow
- Chart24: Structure of real estate development enterprises ' funding sources of 2001-2007
- Chart25: Growth trends of real estate enterprises 'mainly funding sources from 2001 to 2007
- Chart26: Listing region distribution of China's real estate enterprises
- Chart27: Listing ways distribution of China's real estate enterprises
- Chart28: Plot and related plans between Real estate funding sources and GDP
- Chart29: Plot and related plans between Real estate funding sources and investment in fixed assets
- Chart30: Plot and related plans between Real estate funding sources and residents consumption level

#### SHEET CONTENTS

- sheet 1: China 's real estate investment and Residential investment and GDP rate of increase from 1998 to 2002
- sheet 2: Funding sources in China 's real estate enterprise from 1998 to 2002
- sheet 3: Comparing of the financing style of International real estate enterprises
- sheet 4: Method of government interventioning real estate finance market
- sheet 5: Fund source about real estate enterprise from 1997-2007
- sheet 6: Capital fund and incur debts of real estate enterprise
- sheet 7: Chinese enterprise 's IPO averageforward price/earnings ratio Among different market
- sheet 8: Chinese enterprise 's secondary market IPO average forward price/earnings ratio
- sheet 9: Enterprise accumulate funds in Hong Kong and A share
- sheet 10: Advantages and disadvantages analyse on domestic and Hong Kong real estate enterprise
- sheet 11: Advantages and disadvantages analyse on real estate enterprise IPO stock market sale.
- sheet 12: Comparing of the domestic real estate entrust and foreign REITs
- sheet 13: Comparing of the difference financing style in real estate enterprise
- sheet 14: The choice on financing style and financing feature at different develop stage
- sheet 15: The choice on financing style and financing feature at different develop project
- sheet 16: The choice on financing style and financing feature at different real estate enterprise scale
- sheet 17: Fnd source of real estate enterprise in our country from 1998 to 2005

sheet 18: Authority institution 's forecast on future five year GDP

sheet 19: Forecast on GDP from 2008to 2011

sheet 20: Authority institution 's forecast on future five year fixes assets invest

sheet 21: Forecast on fixes assets invest from 2008to 2011

sheet 22: Forecast on resident consume level from 2008to 2011

sheet 23: Forecast on fund source of real estate from 2008 to 2011

详细请访问: https://www.icandata.com/view/49154.html

# 三、研究方法

- 1、系统分析方法
- 2、比较分析方法
- 3、具体与抽象方法
- 4、分析与综合方法
- 5、归纳与演绎方法
- 6、定性分析与定量分析方法
- 7、预测研究方法

## 四、数据来源

对行业内相关的专家、厂商、渠道商、业务(销售)人员及客户进行访谈,获取最新的 一手市场资料;

艾凯咨询集团长期监测采集的数据资料;

行业协会、国家统计局、海关总署、国家发改委、工商总局等政府部门和官方机构的数据与资料;

行业公开信息;

行业企业及上、下游企业的季报、年报和其它公开信息;

各类中英文期刊数据库、图书馆、科研院所、高等院校的文献资料;

行业资深专家公开发表的观点:

对行业的重要数据指标进行连续性对比,反映行业发展趋势;

中华人民共和国国家统计局 http://www.stats.gov.cn

中华人民共和国国家工商行政管理总局 http://www.saic.gov.cn

中华人民共和国海关总署 http://www.customs.gov.cn

中华人民共和国商务部 http://www.mofcom.gov.cn

中国证券监督管理委员会 http://www.csrc.gov.cn

中华人民共和国商务部 http://www.mofcom.gov.cn

世界贸易组织 https://www.wto.org

联合国统计司 http://unstats.un.org

联合国商品贸易统计数据库 http://comtrade.un.org

## 五、关于艾凯咨询网

艾凯咨询网(www.icandata.com)隶属艾凯咨询集团(北京华经艾凯企业咨询有限公司) ,艾凯咨询集团专注提供大中华区产业经济情报,为企业商业决策赋能,是领先的市场研究 报告和竞争情报提供商

艾凯咨询集团为企业提供专业投资咨询报告、深度研究报告、市场调查、统计数据等。 艾凯咨询网每天更新大量行业分析报告、图表资料、竞争情报、投资情报等,为用户及时了 解迅速变化中的世界和中国市场提供便利,为企业商业决策赋能。

## 研究力量

高素质的专业的研究分析团队,密切关注市场最新动向。在多个行业,拥有数名经验丰富的专业分析师。对于特定及专属领域,我们有国内外众多合作研究机构,同时我们聘请数名行业资深专家顾问,帮助客户分清市场现状和趋势,找准市场定位和切入机会,提出合适中肯的建议,帮助客户实现价值,与客户一同成长。

### 我们的优势

权威机构 艾凯咨询集团二十年深厚行业背景;

数量领先 囊括主流研究报告和权威合作伙伴:

服务齐全促销、推荐指数、积分、网上支付等; 良好声誉广泛知名度、满意度,众多新老客户。