

步步高 Better Life Commercial Chain Share (002251 CH)

国资入场，未来可期

State-funded Entry, Future is Promising

观点聚焦 Investment Focus

维持优于大市 Maintain OUTPERFORM

评级	优于大市 OUTPERFORM
现价	Rmb6.64
目标价	Rmb8.21
市值	Rmb5.74bn / US\$0.85bn
日交易额(3个月均值)	US\$69.57mn
发行股票数目	863.90mn
自由流通股(%)	51%
1年股价最高最低值	Rmb12.62-Rmb4.94
注：现价 Rmb6.64 为 2023 年 2 月 2 日收盘价	



资料来源: Factset

	1mth	3mth	12mth
绝对值	-7.6%	29.2%	2.6%
绝对值(美元)	-4.8%	39.3%	-3.1%
相对 MSCI China	-21.7%	-17.7%	13.0%

(Rmb mn)	Dec-21A	Dec-22E	Dec-23E	Dec-24E
营业收入	13,361	9,678	8,863	9,321
(+/-)	-15%	-28%	-8%	5%
净利润	-184	-1,764	13	109
(+/-)	n.m.	n.m.	101%	754%
全面摊薄 EPS (Rmb)	-0.21	-2.04	0.01	0.13
毛利率	34.0%	33.8%	35.0%	35.3%
净资产收益率	-2.5%	-32.1%	0.2%	2.0%
市盈率	n.m.	n.m.	451	53

资料来源: 公司信息, HTI

(Please see APPENDIX 1 for English summary)

公司 1 月 16 日发布公告，1 月 11 日，步步高集团与湘潭产投投资签署了《股份转让协议》《表决权放弃协议》，步步高集团将 8639 万股（占公司总股本 10%）以协议转让方式转让给湘潭产投投资，转让价款合计 5.18 亿元，折合每股转让价格 6 元；步步高集团将放弃其剩余所持全部 2.16 亿股（占公司总股本 24.99%）对应的表决权。权益变动完成后，湘潭产投投资将成为上市公司的控股股东，湘潭市国资委将成为上市公司实际控制人。

同时公司发布 2022 年业绩预告，预计 2022 年归母净亏 13 亿元-19.5 亿元，2021 年归母净亏 1.84 亿元；预计 2022 年扣非归母净亏 12 亿元-18 亿元，2021 年扣非归母净亏 4.44 亿元。

简评及投资建议。

1. 股份转让及表决权放弃事项意在引入国有资产及产业背景的控股股东，充分发挥上市公司与国有企业之间的资源互补和协同效应，以国有企业的产业资源背景为上市公司赋能，推进上市公司的战略性发展。交易完成后，将进一步优化步步高法人治理结构，提高公司经营及管理效率，促进持续稳定发展。

2. 2022 年公司亏损增加主因受疫情常态化影响，居民消费复苏缓慢，加之渠道竞争激烈，公司经营内外环境面临较大压力。公司战略重大调整：除购物中心和百货店外，自 2022 年四季度开始，通过关停并转从四川市场全面退出，江西市场大幅收缩至新余、萍乡、宜春三地（临近湖南的城市）；湖南、广西两省也同步关停并转低效亏损门店。一般而言超市关闭门店将产生一次性损失，主要包括合同解约损失、装修等长期待摊费用摊余价值的一次性摊销、不可转移的固定资产净值损失、经营商户解约损失、存货损失、员工安置补偿支出等。

我们认为，近年来受疫情和渠道竞争的双重冲击，公司虽经营承压，仍延续 2018 年来做减法甩包袱的战略，门店调优后甩包袱，2023 年将轻装上阵，聚焦主业，低谷渐过；湘潭国资入主提升综合实力，有望优化财务状况、强化持续经营能力，助力公司把握行业复苏机遇。

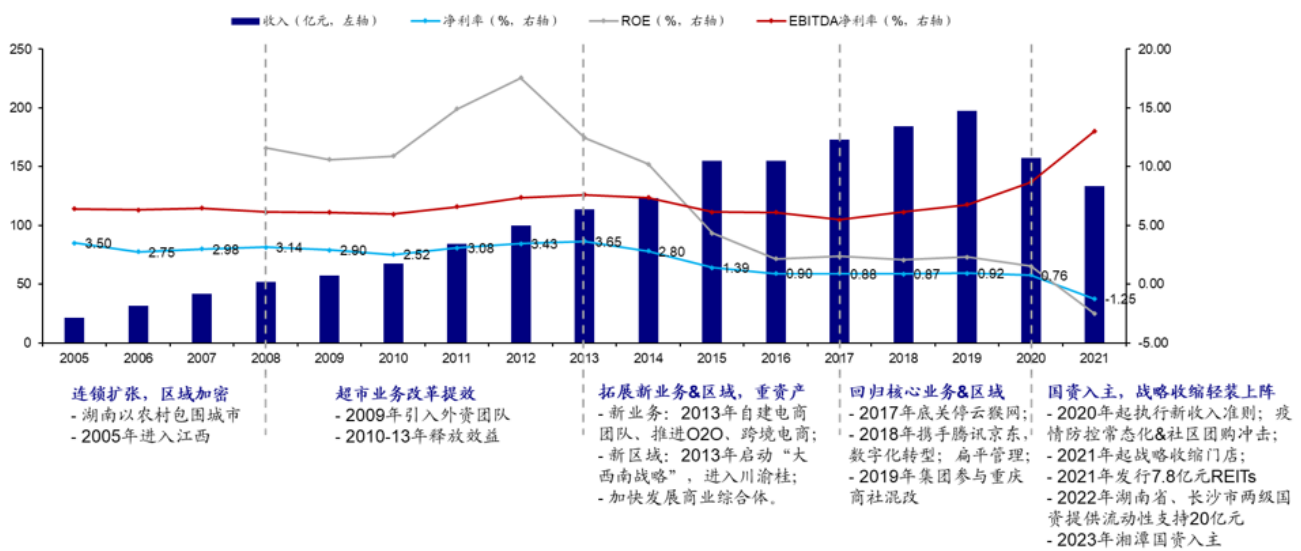
更新盈利预测。预计公司 2022-2024 年收入各 96.78 亿元、88.63 亿元、93.21 亿元，同比增长-27.6%、-8.4%、5.2%；归母净利润各 -17.64 亿元、0.13 亿元、1.09 亿元，同比增长-857.9%、100.7%、754.5%。考虑到公司重大战略调整优化业务结构，以及拟推进实控人变为湘潭国资委以提升公司综合实力等，给予 2023 年 0.8 倍 PS，对应合理市值 71 亿元，目标价 8.21 元，维持“优于大市”评级。

风险提示：行业竞争加剧，减亏进展的不确定性，资本开支压力持续。

步步高 2003 年成立，前身为湘潭开源商业有限公司，2008 年 IPO，截至 1H22，在湖南、广西、江西、四川等地开设门店数 367 家，其中超市 322 家（含家电）、百货 45 家，共 497 万平米。受拓展川渝、电商投入、商业地产重资本开支及副业等拖累，2016-18 年公司净利率均不超 1%、ROE 下滑至 2% 左右。

公司 2018 年以来同时推进加、减法，以期经营提效：做减法，2018 年以来战略反思和调整，优化管理结构，剥离电商和无效副业、推进 REITs；做加法，聚焦优势区域和核心主业，以超市为主辅以购物广场高效加密扩张。但 2020 年以来，疫情影响下居民消费倾向下降，渠道竞争激烈、社区团购冲击，公司对门店进行调整，2021 年关闭 52 家门店产生的较大闭店支出也加大了亏损压力。

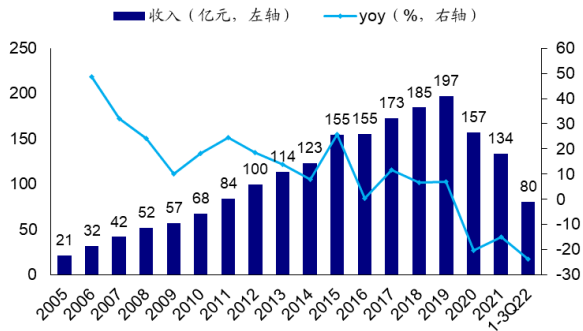
图1 公司历史发展阶段及对应的收入与净利率、ROE、EBITDA 净利率



资料来源：Wind，公司 2009/2013/2018/2020/2021 年年报，《步步高:关于公司金星路步步高广场 REITs 产品发行的公告》，联商网，公司官网，HTI

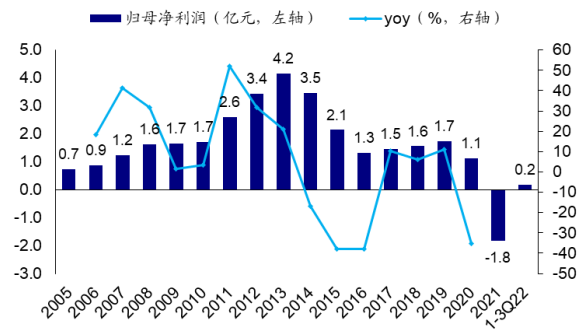
公司 2021 年收入 134 亿元同比下降 15.09%，归母净利润-1.8 亿元同比下降 265%。收入结构：分业态，超市、百货、家电、批发、物流广告和其他业务各占比 75.22%、4.47%、0.33%、0.55%、1.61%、17.82%；分地区，湖南省主营收入、外省主营收入和其他业务收入占比各 55.96%、26.22%、17.82%。2021 年亏损主因疫情影响、社区团购冲击、闭店支出、南城百货和梅西百货商誉减值计提等因素；2022 年疫情影响和渠道竞争依旧激烈，同时由于 2021 年 REITs 项目产生投资收益，1-3Q22 归母净利 0.2 亿元同比下降 90.1%，剔除非经常损益影响后，1-3Q22 扣非归母净利-0.3 亿元同比减亏 1.3 亿元。

图2 公司总收入及增速 (2005-3Q22)



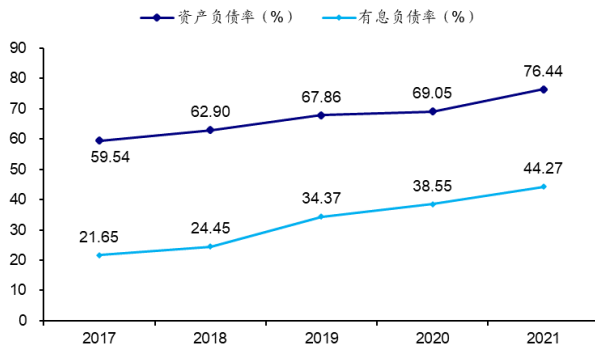
资料来源: wind, HTI

图3 公司归母净利润及增速 (2005-3Q22)

注: 2021年归母净利润增速-265%, 1-3Q22归母净利润增速-90%
资料来源: wind, HTI

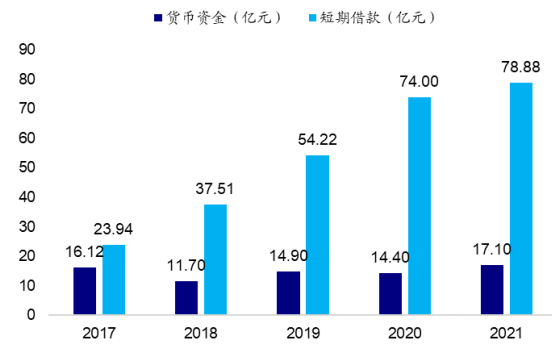
经营亏损的同时，公司流动性压力加大。2017-2021年，公司资产负债率由59.54%增长到76.44%，有息负债率由21.65%增长到44.27%；短期借款由23.94亿元增长到78.88亿元，而2021年公司货币资金仅17.1亿元，面临较大缺口。2022年6月，兴湘集团、湖南麓谷发展集团两家国有企业分别与步步高签订《意向协议》，将向步步高提供流动性资金支持20亿元。我们认为，此次股份转让后，湘潭国资的入主，有望在资金与资源方面给予步步高有效帮助。

图4 公司资产负债率和有息负债率 (%，2017-2021)



资料来源: Wind, HTI

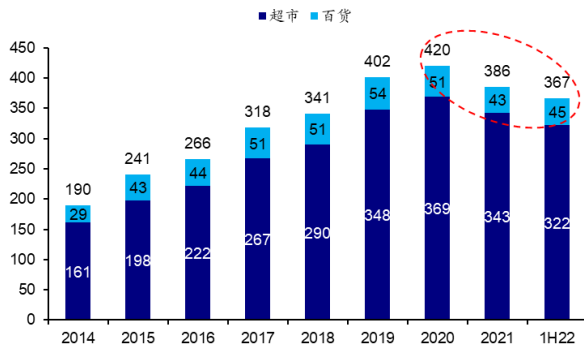
图5 公司货币资金和短期负债 (亿元，2017-2021)



资料来源: Wind, HTI

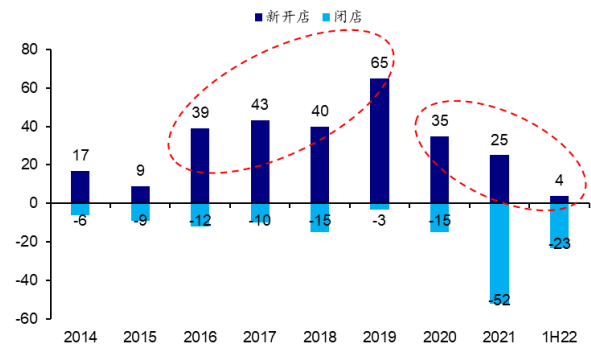
疫情后加大门店调整力度，收缩区域布局。公司2014年收购广西零售龙头南城百货，成为区域第1；2017年收购梅西商业加强布局四川；2019年步步高集团参与重庆商社混改；1H19收购长沙家润多22家门店。公司在2017-2019年加速开店扩张，新开门店业态主要以超市为主，区域布局重点深化湖南市场加密。2020年以来，受疫情影响及自身所处发展周期，公司逐年收缩拓店规模，并在2021年开始加大门店调整力度，4Q22公司战略重大调整：除购物中心和百货店外，通过关停并转从四川市场全面退出，江西市场大幅收缩；湖南、广西两省也同步关停并转低效亏损门店。

图6 公司门店数及分业态结构 (家, 2014-1H22)



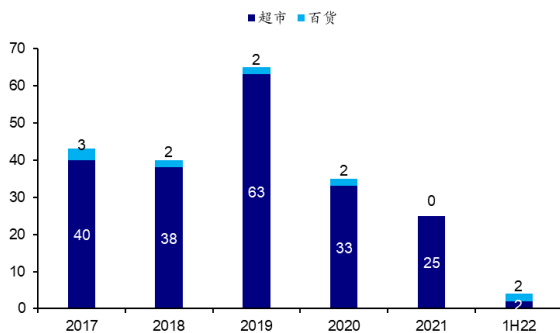
资料来源: 公司 2014-2021 年年报, 2022 半年报, HTI

图7 公司开店及关店 (家, 2014-1H22)



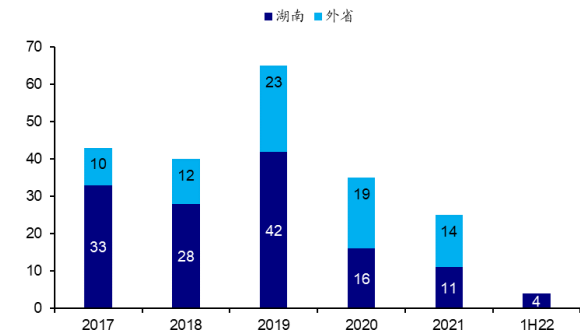
资料来源: 公司 2014-2021 年年报, 2022 半年报, HTI

图8 公司新开店分业态 (家, 2017-1H22)



资料来源: 公司 2017-2021 年年报, 2022 半年报, HTI

图9 公司新开店分区域 (家, 2017-1H22)



资料来源: 公司 2017-2021 年年报, 2022 半年报, HTI

可比店分业态: 百货坪效约为超市 90%, 同店增速 2020 年超市 9.79%表现良好, 百货-12.95%, 百货同店大幅下降主因疫情影响 1 月下旬相继停业。可比店分区域: 外省坪效约为湖南省 60%, 湖南省同店增速表现较为稳定, 2020 年同店 2.7%较优, 外省同店增速 2017-2019 年较弱、2020 年转正。

表 1 公司分业态/分地区可比门店坪效/同店增速

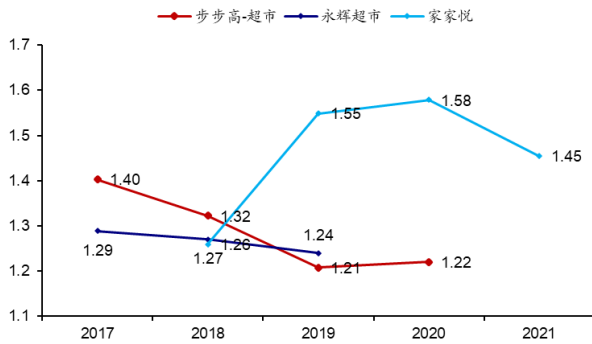
	坪效 (元/平米/年)				同店增速 (%)				
	2017	2018	2019	2020	2017	2018	2019	2020	
分业态	超市 (含家电)	14027	13222	12078	12202	0.07%	-1.06%	0.71%	9.79%
	百货	11877	11588	13102	10871	2.24%	0.50%	1.02%	-12.95%
	百货/超市	85%	88%	108%	89%	-2.17%	-1.56%	-0.31%	22.74%
分地区	湖南省	15736	15356	14447	13608	3.23%	1.32%	2.14%	2.70%
	外省	9182	9174	9172	9061	-5.28%	-5.23%	-2.20%	0.73%
	外省/湖南	58%	60%	63%	67%	8.51%	6.55%	4.34%	1.97%

注: 便于可比, 2020 年坪效为总额法

资料来源: 公司 2017-2020 年年报, HTI

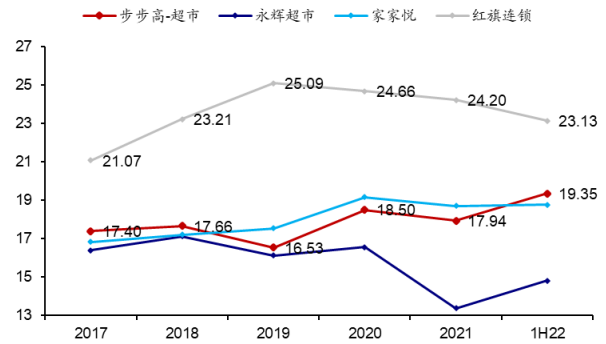
对标同业，效率提升空间大。坪效：2017-2020 年，公司超市业态可比店坪效由 1.4 万元/平米/年逐年下降至 1.2 万元/平米/年左右，下降后坪效略低于永辉、远低于家家悦。毛利率：2017-2021 年，公司超市主营毛利率由 17.4% 提升至 17.94%，毛利率高于永辉、略低于家家悦，但公司生鲜占比也低于后两者。

图10A 股超市可比店坪效对比 (万元/平米/年, 2017-1H22)



资料来源：各公司 2017-2021 年年报，2022 半年报，HTI

图11A 股超市毛利率对比 (% , 2017-1H22)



资料来源：各公司 2017-2021 年年报，2022 半年报，HTI

更新盈利预测。预计 2022-2024 年收入各 96.78 亿元、88.63 亿元、93.21 亿元，同比增长-27.6%、-8.4%、5.2%；归母净利润各-17.64 亿元 (-155.7%)、0.13 亿元 (-90.2%)、1.09 亿元，同比增长-857.9%、100.7%、754.5%。考虑到公司重大战略调整优化业务结构，以及拟推进实控人变为湘潭国资委以提升综合实力等，给予 2023 年 0.8 倍 PS，对应合理市值 71 亿元 (-11.5%)，目标价 8.21 元 (-11.6%)，维持“优于大市”投资评级。

表 2 步步高收入分项预测 (百万元, 2019-2024E)

	2019	2020	2021	2022E	2023E	2024E
总收入 (百万元)	19725	15736	13361	9678	8863	9321
yoy	6.88%	-20.23%	-15.09%	-27.56%	-8.42%	5.17%
毛利率 (%)	24.35%	30.58%	34.02%	33.81%	35.04%	35.29%
利息收入	64	98	105	110	115	121
其他业务						
收入 (百万元)	2359	2165	2362	1852	1693	1781
yoy	21.66%	-8.22%	9.11%	-21.59%	-8.57%	5.17%
毛利率 (%)	83.72%	88.58%	90.29%	80.00%	82.00%	82.00%
主营业务						
收入 (百万元)	17303	13473	10894	7716	7055	7420
yoy	5.13%	-22.13%	-19.14%	-29.17%	-8.57%	5.17%
主营毛利率 (%)	15.98%	20.76%	21.19%	21.79%	22.71%	23.02%

资料来源：公司 2019-2021 年年报，HTI

表 3 可比公司估值 (倍)

简称	永辉超市	家家悦	红旗连锁	中百集团
PE (倍, 2023E)	46	20	13	2585
PS (倍, 2023E)	0.31	0.36	0.67	0.28

资料来源: 股价选取日期为 2023.1.31, 盈利预测取 Wind 一致预期, HTI

财务报表分析和预测

主要财务指标	2021A	2022E	2023E	2024E	利润表 (百万元)	2021A	2022E	2023E	2024E
每股指标 (元)					营业总收入	13361	9678	8863	9321
每股收益	-0.21	-2.04	0.01	0.13	营业成本	8820	6406	5758	6032
每股净资产	8.41	6.37	6.28	6.31	毛利率%	34.0%	33.8%	35.0%	35.3%
每股经营现金流	3.79	-0.26	0.24	1.58	营业税金及附加	162	97	89	93
每股股利	0.10	0.00	0.10	0.10	营业税金率%	1.2%	1.0%	1.0%	1.0%
价值评估 (倍)					营业费用	3696	3072	2395	2464
P/E	n.m.	n.m.	407.83	47.73	营业费用率%	27.7%	31.7%	27.0%	26.4%
P/B	0.71	0.94	0.96	0.95	管理费用	370	311	233	247
P/S	0.39	0.54	0.59	0.56	管理费用率%	2.8%	3.2%	2.6%	2.7%
EV/EBITDA	11.84	18.41	13.03	12.68	EBIT	329	-231	371	472
股息率%	1.7%	0.0%	1.7%	1.7%	财务费用	538	573	507	486
盈利能力指标 (%)					财务费用率%	4.0%	5.9%	5.7%	5.2%
毛利率	34.0%	33.8%	35.0%	35.3%	资产减值损失	-77	-300	0	0
净利润率	-1.4%	-18.2%	0.1%	1.2%	投资收益	392	3	3	3
净资产收益率	-2.5%	-32.1%	0.2%	2.0%	营业利润	196	-1007	-4	123
资产回报率	-0.6%	-5.9%	0.0%	0.4%	营业外收支	-222	-10	20	20
投资回报率	9.5%	-1.9%	1.5%	1.8%	利润总额	-26	-1017	16	143
盈利增长 (%)					EBITDA	1563	1083	1443	1451
营业收入增长率	-15.1%	-27.6%	-8.4%	5.2%	所得税	140	712	2	29
EBIT 增长率	-42.9%	-170.3%	260.7%	27.1%	有效所得税率%	-535.0%	-70.0%	15.0%	20.0%
净利润增长率	-264.8%	-857.9%	100.7%	754.5%	少数股东损益	18	35	1	6
偿债能力指标					归属母公司所有者净利润	-184	-1764	13	109
资产负债率	76.4%	80.3%	79.6%	79.6%	资产负债表 (百万元)	2021A	2022E	2023E	2024E
流动比率	0.27	0.17	0.25	0.28	货币资金	1710	351	1182	1345
速动比率	0.17	0.12	0.18	0.20	应收账款及应收票据	292	318	259	284
现金比率	0.09	0.02	0.08	0.09	存货	1575	526	789	992
经营效率指标					其它流动资产	1418	1617	1648	1830
应收账款周转天数	7.97	12.00	10.66	11.10	流动资产合计	4994	2813	3877	4450
存货周转天数	65.19	30.00	50.00	60.00	长期股权投资	22	20	20	20
总资产周转率	0.41	0.32	0.31	0.33	固定资产	2790	5166	6083	6390
固定资产周转率	4.79	1.87	1.46	1.46	在建工程	3906	1562	705	362
					无形资产	2651	1547	1476	1404
现金流量表 (百万元)	2021A	2022E	2023E	2024E	非流动资产合计	27349	27152	24670	24181
净利润	-184	-1764	13	109	资产总计	32343	29965	28547	28631
少数股东损益	18	35	1	6	短期借款	7888	7388	7388	7388
非现金支出	1330	1614	1072	979	应付票据及应付账款	4227	3334	2951	3108
非经营收益	288	495	400	382	预收账款	0	0	0	0
营运资金变动	1819	-606	-1279	-114	其它流动负债	6211	5674	5013	5152
经营活动现金流	3271	-226	207	1361	流动负债合计	18326	16397	15353	15648
资产	-2570	440	-491	-387	长期借款	1571	2351	2351	2351
投资	314	-1817	2010	10	其它长期负债	4826	5326	5026	4786
其他	93	3	3	3	非流动负债合计	6397	7677	7377	7137
投资活动现金流	-2163	-1374	1521	-374	负债总计	24724	24075	22730	22785
债权募资	-503	780	-300	-240	实收资本	864	864	864	864
股权募资	0	0	0	0	归属于母公司所有者权益	7263	5499	5426	5448
其他	-475	-538	-597	-584	少数股东权益	356	391	392	397
融资活动现金流	-977	242	-897	-824	负债和所有者权益合计	32343	29965	28547	28631
现金净流量	130	-1358	830	163					

备注: (1) 表中计算估值指标的收盘价日期为 01 月 31 日; (2) 以上各表均为简表

资料来源: 公司年报 (2021A), HTI

APPENDIX 1**Summary**

We believe that in recent years by the double impact of the epidemic and channel competition, although the company is operating under pressure, but still continue the strategy of subtracting and dumping the burden in 2018, the stores are adjusted to optimize the dumping of the burden, 2023 will be light, focus on the main business, the trough gradually passed; Xiangtan state-owned capital to enhance the comprehensive strength, is expected to optimize the financial situation, strengthen the ability to continue operating, help the company to grasp the industry recovery opportunities.

We estimate 2022-2024 revenues of Rmb9.678bn, 8.863bn and 9.321bn each, up -27.6%, -8.4% and 5.2% YoY; NP attributable to shareholders of Rmb-1.764bn (-155.7%), 0.13bn (-90.2%) and 109mn, up -857.9%, 100.7% and 754.5%. Considering the company's major strategic adjustment to optimize its business structure, and the proposed change of beneficial owner to Xiangtan State-owned Assets Supervision and Administration Commission to enhance comprehensive strength, we assign the company 0.8X PS in 2023, corresponding to a reasonable market value of Rmb7.1bn (-11.5%), and a TP of Rmb8.21 (-11.6%). We maintain an "Outperform" rating.

Risks: Continued pressure on capital expenditures as industry competition intensifies and uncertainty over the progress of loss reduction.

附录 APPENDIX

重要信息披露

本研究报告由海通国际分销，海通国际是由海通国际研究有限公司(HTIRL)，Haitong Securities India Private Limited (HSIPL)，Haitong International Japan K.K. (HTIJKK)和海通国际证券有限公司(HTISCL)的证券研究团队所组成的全球品牌，海通国际证券集团(HTISG)各成员分别在其许可的司法管辖区内从事证券活动。

IMPORTANT DISCLOSURES

This research report is distributed by Haitong International, a global brand name for the equity research teams of Haitong International Research Limited ("HTIRL"), Haitong Securities India Private Limited ("HSIPL"), Haitong International Japan K.K. ("HTIJKK"), Haitong International Securities Company Limited ("HTISCL"), and any other members within the Haitong International Securities Group of Companies ("HTISG"), each authorized to engage in securities activities in its respective jurisdiction.

HTIRL 分析师认证 Analyst Certification:

我，汪立亭，在此保证 (i) 本研究报告中的意见准确反映了我们对本研究中提及的任何或所有目标公司或上市公司的个人观点，并且 (ii) 我的报酬中没有任何部分与本研究报告中表达的具体建议或观点直接或间接相关；及就此报告中所讨论目标公司的证券，我们（包括我们的家属）在其中均不持有任何财务利益。I, Liting Wang, certify that (i) the views expressed in this research report accurately reflect my personal views about any or all of the subject companies or issuers referred to in this research and (ii) no part of my compensation was, is or will be directly or indirectly related to the specific recommendations or views expressed in this research report; and that I (including members of my household) have no financial interest in the security or securities of the subject companies discussed.

我，李宏科，在此保证 (i) 本研究报告中的意见准确反映了我们对本研究中提及的任何或所有目标公司或上市公司的个人观点，并且 (ii) 我的报酬中没有任何部分与本研究报告中表达的具体建议或观点直接或间接相关；及就此报告中所讨论目标公司的证券，我们（包括我们的家属）在其中均不持有任何财务利益。I, Hongke Li, certify that (i) the views expressed in this research report accurately reflect my personal views about any or all of the subject companies or issuers referred to in this research and (ii) no part of my compensation was, is or will be directly or indirectly related to the specific recommendations or views expressed in this research report; and that I (including members of my household) have no financial interest in the security or securities of the subject companies discussed.

我，高瑜，在此保证 (i) 本研究报告中的意见准确反映了我们对本研究中提及的任何或所有目标公司或上市公司的个人观点，并且 (ii) 我的报酬中没有任何部分与本研究报告中表达的具体建议或观点直接或间接相关；及就此报告中所讨论目标公司的证券，我们（包括我们的家属）在其中均不持有任何财务利益。I, Yu Gao, certify that (i) the views expressed in this research report accurately reflect my personal views about any or all of the subject companies or issuers referred to in this research and (ii) no part of my compensation was, is or will be directly or indirectly related to the specific recommendations or views expressed in this research report; and that I (including members of my household) have no financial interest in the security or securities of the subject companies discussed.

利益冲突披露 Conflict of Interest Disclosures

海通国际及其某些关联公司可从事投资银行业务和/或对本研究中的特定股票或公司进行做市或持有自营头寸。就本研究报告而言，以下是有关该等关系的披露事项（以下披露不能保证及时无遗漏，如需了解及时全面信息，请发邮件至 ERD-Disclosure@htisec.com）

HTI and some of its affiliates may engage in investment banking and / or serve as a market maker or hold proprietary trading positions of certain stocks or companies in this research report. As far as this research report is concerned, the following are the disclosure matters related to such relationship (As the following disclosure does not ensure timeliness and completeness, please send an email to ERD-Disclosure@htisec.com if timely and comprehensive information is needed).

海通证券股份有限公司和/或其子公司（统称“海通”）在过去 12 个月内参与了 601888.CH 的投资银行项目。投资银行项目包括：1、海通担任上市前辅导机构、保荐人或主承销商的首次公开发行项目；2、海通作为保荐人、主承销商或财务顾问的股权或债务再融资项目；3、海通作为主经纪商的新三板上市、目标配售和并购项目。

Haitong Securities Co., Ltd. and/or its subsidiaries (collectively, the "Haitong") have a role in investment banking projects of 601888.CH within the past 12 months. The investment banking projects include 1. IPO projects in which Haitong acted as pre-listing tutor, sponsor, or lead-underwriter; 2. equity or debt refinancing projects of 601888.CH for which Haitong acted as sponsor, lead-underwriter or financial advisor; 3. listing by introduction in the new three board, target placement, M&A projects in which Haitong acted as lead-brokerage firm.

601888.CH 目前或过去 12 个月内是海通的投资银行业务客户。

601888.CH is/was an investment bank clients of Haitong currently or within the past 12 months.

中国国旅集团有限公司, 002251.CH, 北京东方宝辰国际投资有限公司, 北京东方华晟投资管理有限公司, 北京东方顺泰金属制品有限公司, 北京东方蜗牛投资管理有限公司, 北京东方蜗牛投资管理有限公司 - 东方蜗牛复合策略一号基金, 北京东方蜗牛投资管理有限公司 - 东方蜗牛积极进取二号私募基金, 北京东方蜗牛投资管理有限公司 - 东方蜗牛稳健回报三号私募基金, 北京东方引擎投资管理有限公司 - 引擎资本基金长青混合私募证券投资基金, 北京东方雨虹防水技术股份有限公司, 北京东方雨虹防水技术股份有限公司回购专用证券账户, 北京东海长基投资基金管理有限公司, 北京东世佳商贸有限公司, 北京东泰阳光纺织品有限公司, 北京京东绿谷农业科技有限公司, 南京东宇汽车集团有限公司 及上海京东工贸商行目前或过去 12 个月内是海通的客户。海通向客户提供非投资银行业务的证券相关业务服务。

中国国旅集团有限公司, 002251.CH, 北京东方宝辰国际投资有限公司, 北京东方华晟投资管理有限公司, 北京东方顺泰金属制品有限公司, 北京东方蜗牛投资管理有限公司, 北京东方蜗牛投资管理有限公司 - 东方蜗牛复合策略一号基金, 北京东方蜗牛投资管理有限公司 - 东方蜗牛积极进取二号私募基金, 北京东方蜗牛投资管理有限公司 - 东方蜗牛稳健回报三号私募基金, 北京东方引擎投资管理有限公司 - 引擎资本基金长青混合私募证券投资基金, 北京东方雨虹防水技术股份有限公司, 北京东方雨虹防水技术股份有限公司回购专用证券账户, 北京东海长基投资基金管理有限公司, 北京东世佳商贸有限公司, 北京东泰阳光纺织品有限公司, 北京京东绿谷农业科技有限公司, 南京东宇汽车集团有限公司 and 上海京东工贸商行 are/were a client of Haitong currently or within the past 12 months. The client has been provided for non-investment-banking securities-related services.

海通预计将（或者有意向）在未来三个月内从 601888.CH, 002251.CH 及 JD.US 获得投资银行服务报酬。

Haitong expects to receive, or intends to seek, compensation for investment banking services in the next three months from 601888.CH, 002251.CH and JD.US.

海通在过去的 12 个月中从 002251.CH, 北京东方宝辰国际投资有限公司, 北京东方华晟投资管理有限公司, 北京东方顺泰金属制品有限公司, 北京东方蜗牛投资管理有限公司, 北京东方蜗牛投资管理有限公司 - 东方蜗牛复合策略一号基金, 北京东方蜗牛投资管理有限公司 - 东方蜗牛积极进取二号私募基金, 北京东方蜗牛投资管理有限公司 - 东方蜗牛稳健回报三号私募基金, 北京东方引擎投资管理有限公司 - 引擎资本基业长青混合私募证券投资基金, 北京东方雨虹防水技术股份有限公司, 北京东方雨虹防水技术股份有限公司回购专用证券账户, 北京东海长基投资基金管理有限公司, 北京东世佳商贸有限公司, 北京东泰阳光纺织品有限公司, 北京京东绿谷农业科技有限公司, 南京东宇汽车集团有限公司 及上海京东工贸商行获得除投资银行服务以外之产品或服务的报酬。

Haitong has received compensation in the past 12 months for products or services other than investment banking from 002251.CH, 北京东方宝辰国际投资有限公司, 北京东方华晟投资管理有限公司, 北京东方顺泰金属制品有限公司, 北京东方蜗牛投资管理有限公司, 北京东方蜗牛投资管理有限公司 - 东方蜗牛复合策略一号基金, 北京东方蜗牛投资管理有限公司 - 东方蜗牛积极进取二号私募基金, 北京东方蜗牛投资管理有限公司 - 东方蜗牛稳健回报三号私募基金, 北京东方引擎投资管理有限公司 - 引擎资本基业长青混合私募证券投资基金, 北京东方雨虹防水技术股份有限公司, 北京东方雨虹防水技术股份有限公司回购专用证券账户, 北京东海长基投资基金管理有限公司, 北京东世佳商贸有限公司, 北京东泰阳光纺织品有限公司, 北京京东绿谷农业科技有限公司, 南京东宇汽车集团有限公司 and 上海京东工贸商行.

海通担任 0700.HK 有关证券的做市商或流通量提供者。

Haitong acts as a market maker or liquidity provider in the securities of 0700.HK.

评级定义 (从 2020 年 7 月 1 日开始执行):

海通国际 (以下简称“HTI”) 采用相对评级系统来为投资者推荐我们覆盖的公司: 优于大市、中性或弱于大市。投资者应仔细阅读 HTI 的评级定义。并且 HTI 发布分析师观点的完整信息, 投资者应仔细阅读全文而非仅看评级。在任何情况下, 分析师的评级和研究都不能作为投资建议。投资者的买卖股票的决策应基于各自情况 (比如投资者的现有持仓) 以及其他因素。

分析师股票评级

优于大市, 未来 12-18 个月内预期相对基准指数涨幅在 10%以上, 基准定义如下

中性, 未来 12-18 个月内预期相对基准指数变化不大, 基准定义如下。根据 FINRA/NYSE 的评级分布规则, 我们会将中性评级划入持有这一类别。

弱于大市, 未来 12-18 个月内预期相对基准指数跌幅在 10%以上, 基准定义如下

各地股票基准指数: 日本 - TOPIX, 韩国 - KOSPI, 台湾 - TAIEX, 印度 - Nifty100, 美国 - SP500; 其他所有中国概念股 - MSCI China.

Ratings Definitions (from 1 Jul 2020):

Haitong International uses a relative rating system using Outperform, Neutral, or Underperform for recommending the stocks we cover to investors. Investors should carefully read the definitions of all ratings used in Haitong International Research. In addition, since Haitong International Research contains more complete information concerning the analyst's views, investors should carefully read Haitong International Research, in its entirety, and not infer the contents from the rating alone. In any case, ratings (or research) should not be used or relied upon as investment advice. An investor's decision to buy or sell a stock should depend on individual circumstances (such as the investor's existing holdings) and other considerations.

Analyst Stock Ratings

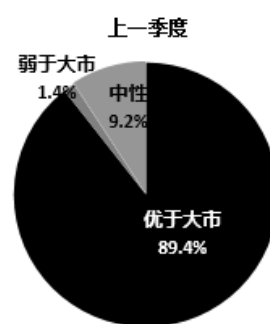
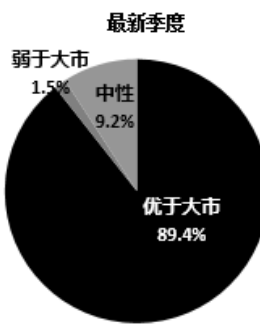
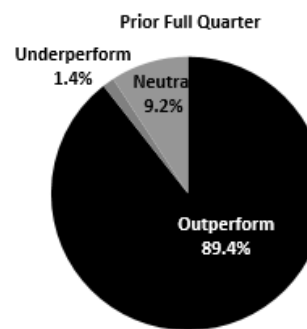
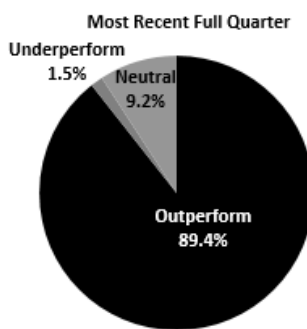
Outperform: The stock's total return over the next 12-18 months is expected to exceed the return of its relevant broad market benchmark, as indicated below.

Neutral: The stock's total return over the next 12-18 months is expected to be in line with the return of its relevant broad market benchmark, as indicated below. For purposes only of FINRA/NYSE ratings distribution rules, our Neutral rating falls into a hold rating category.

Underperform: The stock's total return over the next 12-18 months is expected to be below the return of its relevant broad market benchmark, as indicated below.

Benchmarks for each stock's listed region are as follows: Japan - TOPIX,

评级分布 Rating Distribution



Korea – KOSPI, Taiwan – TAIEX, India – Nifty100, US – SP500; for all other
China-concept stocks – MSCI China.

截至 2022 年 12 月 31 日海通国际股票研究评级分布

	优于大市	中性 (持有)	弱于大市
海通国际股票研究覆盖率	89.4%	9.2%	1.5%
投资银行客户*	5.2%	7.3%	8.3%

*在每个评级类别里投资银行客户所占的百分比。

上述分布中的买入，中性和卖出分别对应我们当前优于大市，中性和落后大市评级。

只有根据 FINRA/NYSE 的评级分布规则，我们才将中性评级划入持有这一类别。请注意在上表中不包含非评级的股票。

此前的评级系统定义（直至 2020 年 6 月 30 日）：

买入，未来 12-18 个月内预期相对基准指数涨幅在 10%以上，基准定义如下

中性，未来 12-18 个月内预期相对基准指数变化不大，基准定义如下。根据 FINRA/NYSE 的评级分布规则，我们会将中性评级划入持有这一类别。

卖出，未来 12-18 个月内预期相对基准指数跌幅在 10%以上，基准定义如下

各地股票基准指数：日本 – TOPIX, 韩国 – KOSPI, 台湾 – TAIEX, 印度 – Nifty100; 其他所有中国概念股 – MSCI China.

Haitong International Equity Research Ratings Distribution, as of Dec 31, 2022

	Outperform	Neutral (hold)	Underperform
HTI Equity Research Coverage	89.4%	9.2%	1.5%
IB clients*	5.2%	7.3%	8.3%

*Percentage of investment banking clients in each rating category.

BUY, Neutral, and SELL in the above distribution correspond to our current ratings of Outperform, Neutral, and Underperform.

For purposes only of FINRA/NYSE ratings distribution rules, our Neutral rating falls into a hold rating category. Please note that stocks with an NR designation are not included in the table above.

Previous rating system definitions (until 30 Jun 2020):

BUY: The stock's total return over the next 12-18 months is expected to exceed the return of its relevant broad market benchmark, as indicated below.

NEUTRAL: The stock's total return over the next 12-18 months is expected to be in line with the return of its relevant broad market benchmark, as indicated below. For purposes only of FINRA/NYSE ratings distribution rules, our Neutral rating falls into a hold rating category.

SELL: The stock's total return over the next 12-18 months is expected to be below the return of its relevant broad market benchmark, as indicated below.

Benchmarks for each stock's listed region are as follows: Japan – TOPIX, Korea – KOSPI, Taiwan – TAIEX, India – Nifty100; for all other China-concept stocks – MSCI China.

海通国际非评级研究：海通国际发布计量、筛选或短篇报告，并在报告中根据估值和其他指标对股票进行排名，或者基于可能的估值倍数提出建议价格。这种排名或建议价格并非为了进行股票评级、提出目标价格或进行基本面估值，而仅供参考使用。

Haitong International Non-Rated Research: Haitong International publishes quantitative, screening or short reports which may rank stocks according to valuation and other metrics or may suggest prices based on possible valuation multiples. Such rankings or suggested prices do not purport to be stock ratings or target prices or fundamental values and are for information only.

海通国际 A 股覆盖：海通国际可能会就沪港通及深港通的中国 A 股进行覆盖及评级。海通证券（600837.CH），海通国际于上海的母公司，也会于中国发布中国 A 股的研究报告。但是，海通国际使用与海通证券不同的评级系统，所以海通国际与海通证券的中国 A 股评级可能有所不同。

Haitong International Coverage of A-Shares: Haitong International may cover and rate A-Shares that are subject to the Hong Kong Stock Connect scheme with Shanghai and Shenzhen. Haitong Securities (HS; 600837 CH), the ultimate parent company of HTISG based in Shanghai, covers and publishes research on these same A-Shares for distribution in mainland China. However, the rating system employed by HS differs from that used by HTI and as a result there may be a difference in the HTI and HS ratings for the same A-share stocks.

海通国际优质 100 A 股（Q100）指数：海通国际 Q100 指数是一个包括 100 支由海通证券覆盖的优质中国 A 股的计量产品。这些股票是通过基于质量的筛选过程，并结合对海通证券 A 股团队自下而上的研究。海通国际每季对 Q100 指数成分作出复审。

Haitong International Quality 100 A-share (Q100) Index: HTI's Q100 Index is a quant product that consists of 100 of the highest-quality A-shares under coverage at HS in Shanghai. These stocks are carefully selected through a quality-based screening process in combination with a review of the HS A-share team's bottom-up research. The Q100 constituent companies are reviewed quarterly.

MSCI ESG 评级免责声明条款：尽管海通国际的信息供货商（包括但不限于 MSCI ESG Research LLC 及其附属公司（「ESG 方」）从其认为可靠的来源获取信息（「信息」），ESG 方均不承担或保证此处任何数据的原创性、准确性和/或完整性，并明确表示不作出任何明示或默示的担保，包括可商售性和针对特定目的的适用性。该信息只能供阁下内部使用，不得以任何形式复制或重新传播，并不得用作任何金融工具、产品或指数的基础或组成部分。此外，信息本质上不能用于判断购买或出售何种证券，或何时购买或出售该证券。即使已被告知可能造成的损害，ESG 方均不承担与此处任何资料有关的任何错误或遗漏所引起的任何责任，也不对任何直接、间接、特殊、惩罚性、附带性或任何其他损害赔偿（包括利润损失）承担任何责任。

MSCI ESG Disclaimer: Although Haitong International's information providers, including without limitation, MSCI ESG Research LLC and its affiliates (the "ESG Parties"), obtain information (the "Information") from sources they consider reliable, none of the ESG Parties warrants or guarantees the originality, accuracy and/or completeness, of any data herein and expressly disclaim all express or implied warranties, including those of merchantability and fitness for a particular purpose. The Information may only be used for your internal use, may not be reproduced or disseminated in

any form and may not be used as a basis for, or a component of, any financial instruments or products or indices. Further, none of the Information can in and of itself be used to determine which securities to buy or sell or when to buy or sell them. None of the ESG Parties shall have any liability for any errors or omissions in connection with any data herein, or any liability for any direct, indirect, special, punitive, consequential or any other damages (including lost profits) even if notified of the possibility of such damages.

盟浪义利 (FIN-ESG) 数据通免责声明条款: 在使用盟浪义利 (FIN-ESG) 数据之前, 请务必仔细阅读本条款并同意本声明:

第一条 义利 (FIN-ESG) 数据系由盟浪可持续数字科技有限责任公司 (以下简称“本公司”) 基于合法取得的公开信息评估而成, 本公司对信息的准确性及完整性不作任何保证。对公司的评估结果仅供参考, 并不构成对任何个人或机构投资建议, 也不能作为任何个人或机构购买、出售或持有相关金融产品的依据。本公司不对任何个人或机构投资者因使用本数据表述的评估结果造成的任何直接或间接损失负责。

第二条 盟浪并不因此收到此评估数据而将收件人视为客户, 收件人使用此数据时应根据自身实际情况作出自我独立判断。本数据所载内容反映的是盟浪在最初发布本数据日期当日的判断, 盟浪有权在不发出通知的情况下更新、修订与发出其他与本数据所载内容不一致或有不同结论的数据。除非另行说明, 本数据 (如财务业绩数据等) 仅代表过往表现, 过往的业绩表现不作为日后回报的预测。

第三条 本数据版权归本公司所有, 本公司依法保留各项权利。未经本公司事先书面许可授权, 任何个人或机构不得将本数据中的评估结果用于任何营利性目的, 不得对本数据进行修改、复制、编译、汇编、再次编辑、改编、删减、缩写、节选、发行、出租、展览、表演、放映、广播、信息网络传播、摄制、增加图标及说明等, 否则因此给盟浪或其他第三方造成损失的, 由用户承担相应的赔偿责任, 盟浪不承担责任。

第四条 如本免责声明未约定, 而盟浪网站平台载明的其他协议内容 (如《盟浪网站用户注册协议》《盟浪网用户服务 (含认证) 协议》《盟浪网隐私政策》等) 有约定的, 则按其他协议的约定执行; 若本免责声明与其他协议约定存在冲突或不一致的, 则以本免责声明约定为准。

SusallWave FIN-ESG Data Service Disclaimer: Please read these terms and conditions below carefully and confirm your agreement and acceptance with these terms before using SusallWave FIN-ESG Data Service.

1. FIN-ESG Data is produced by SusallWave Digital Technology Co., Ltd. (In short, SusallWave)'s assessment based on legal publicly accessible information. SusallWave shall not be responsible for any accuracy and completeness of the information. The assessment result is for reference only. It is not for any investment advice for any individual or institution and not for basis of purchasing, selling or holding any relative financial products. We will not be liable for any direct or indirect loss of any individual or institution as a result of using SusallWave FIN-ESG Data.

2. SusallWave do not consider recipients as customers for receiving these data. When using the data, recipients shall make your own independent judgment according to your practical individual status. The contents of the data reflect the judgment of us only on the release day. We have right to update and amend the data and release other data that contains inconsistent contents or different conclusions without notification. Unless expressly stated, the data (e.g., financial performance data) represents past performance only and the past performance cannot be viewed as the prediction of future return.

3. The copyright of this data belongs to SusallWave, and we reserve all rights in accordance with the law. Without the prior written permission of our company, none of individual or institution can use these data for any profitable purpose. Besides, none of individual or institution can take actions such as amendment, replication, translation, compilation, re-editing, adaption, deletion, abbreviation, excerpts, issuance, rent, exhibition, performance, projection, broadcast, information network transmission, shooting, adding icons and instructions. If any loss of SusallWave or any third-party is caused by those actions, users shall bear the corresponding compensation liability. SusallWave shall not be responsible for any loss.

4. If any term is not contained in this disclaimer but written in other agreements on our website (e.g. *User Registration Protocol of SusallWave Website, User Service (including authentication) Agreement of SusallWave Website, Privacy Policy of Susallwave Website*), it should be executed according to other agreements. If there is any difference between this disclaimer and other agreements, this disclaimer shall be applied.

重要免责声明:

非印度证券的研究报告: 本报告由海通国际证券集团有限公司 (“HTISGL”) 的全资附属公司海通国际研究有限公司 (“HTIRL”) 发行, 该公司是根据香港证券及期货条例 (第 571 章) 持有第 4 类受规管活动 (就证券提供意见) 的持牌法团。该研究报告在 HTISGL 的全资附属公司 Haitong International (Japan) K.K. (“HTIJKK”) 的协助下发行, HTIJKK 是由日本关东财务局监管为投资顾问。

印度证券的研究报告: 本报告由从事证券交易、投资银行及证券分析及受 Securities and Exchange Board of India (“SEBI”) 监管的 Haitong Securities India Private Limited (“HTSIPL”) 所发行, 包括制作及发布涵盖 BSE Limited (“BSE”) 和 National Stock Exchange of India Limited (“NSE”) 上市公司 (统称为「印度交易所」) 的研究报告。HTSIPL 于 2016 年 12 月 22 日被收购并成为海通国际证券集团有限公司 (“HTISG”) 的一部分。

所有研究报告均以海通国际为名作为全球品牌, 经许可由海通国际证券股份有限公司及/或海通国际证券集团的其他成员在其司法管辖区发布。

本文件所载信息和观点已被编译或源自可靠来源, 但 HTIRL、HTISGL 或任何其他属于海通国际证券集团有限公司 (“HTISG”) 的成员对其准确性、完整性和正确性不做任何明示或暗示的声明或保证。本文件中所有观点均截至本报告日期, 如有更改, 恕不另行通知。本文件仅供参考使用。文件中提及的任何公司或其股票的说明并非意图展示完整的内容, 本文件并非/不应被解释为对证券买卖的明示或暗示地出价或征价。在某些司法管辖区, 本文件中提及的证券可能无法进行买卖。如果投资产品以投资者本国货币以外的币种进行计价, 则汇率变化可能会对投资产生不利影响。过去的表现并不一定代表将来的结果。某些特定交易, 包括设计金融衍生工具的, 有产生重大风险的可能性, 因此并不适合所有的投资者。您还应认识到本文件中的建议并非为您量身定制。分析师并未考虑到您自身的财务情况, 如您的财务状况和风险偏好。因此您必须自行分析并在适用的情况下咨询自己的法律、税收、会计、金融和其他方面的专业顾问, 以期在投资之前评估该项建议是否适合于您。若由于使用本文件所载的材料而产生任何直接或间接的损失, HTISG 及其董事、雇员或代理人对此均不承担任何责任。

除对本文内容承担责任的分析师除外, HTISG 及我们的关联公司、高级管理人员、董事和雇员, 均可不时作为主事人就本文件所述的任何证券或衍生品持有长仓或短仓以及进行买卖。HTISG 的销售员、交易员和其他专业人士均可向 HTISG 的相关客户和公司提供与本文件所述意见相反的口头或书面市场评论意见或交易策略。HTISG 可做出与本文件所述建议或意见不一致的投资决策。但 HTIRL 没有义务来确保本文件的收件人了解到该等交易决定、思路或建议。

请访问海通国际网站 www.equities.htisec.com，查阅更多有关海通国际为预防和避免利益冲突设立的组织和行政安排的内容信息。

非美国分析师披露信息： 本项研究首页上列明的海通国际分析师并未在 FINRA 进行注册或者取得相应的资格，并且不受美国 FINRA 有关与本项研究目标公司进行沟通、公开露面和自营证券交易的第 2241 条规则之限制。

IMPORTANT DISCLAIMER

For research reports on non-Indian securities: The research report is issued by Haitong International Research Limited (“HTIRL”), a wholly owned subsidiary of Haitong International Securities Group Limited (“HTISGL”) and a licensed corporation to carry on Type 4 regulated activity (advising on securities) for the purpose of the Securities and Futures Ordinance (Cap. 571) of Hong Kong, with the assistance of Haitong International (Japan) K.K. (“HTIJK”), a wholly owned subsidiary of HTISGL and which is regulated as an Investment Adviser by the Kanto Finance Bureau of Japan.

For research reports on Indian securities: The research report is issued by Haitong Securities India Private Limited (“HSIPL”), an Indian company and a Securities and Exchange Board of India (“SEBI”) registered Stock Broker, Merchant Banker and Research Analyst that, inter alia, produces and distributes research reports covering listed entities on the BSE Limited (“BSE”) and the National Stock Exchange of India Limited (“NSE”) (collectively referred to as “Indian Exchanges”). HSIPL was acquired and became part of the Haitong International Securities Group of Companies (“HTISG”) on 22 December 2016.

All the research reports are globally branded under the name Haitong International and approved for distribution by Haitong International Securities Company Limited (“HTISCL”) and/or any other members within HTISG in their respective jurisdictions.

The information and opinions contained in this research report have been compiled or arrived at from sources believed to be reliable and in good faith but no representation or warranty, express or implied, is made by HTIRL, HTISCL, HSIPL, HTIJK or any other members within HTISG from which this research report may be received, as to their accuracy, completeness or correctness. All opinions expressed herein are as of the date of this research report and are subject to change without notice. This research report is for information purpose only. Descriptions of any companies or their securities mentioned herein are not intended to be complete and this research report is not, and should not be construed expressly or impliedly as, an offer to buy or sell securities. The securities referred to in this research report may not be eligible for purchase or sale in some jurisdictions. If an investment product is denominated in a currency other than an investor's home currency, a change in exchange rates may adversely affect the investment. Past performance is not necessarily indicative of future results. Certain transactions, including those involving derivatives, give rise to substantial risk and are not suitable for all investors. You should also bear in mind that recommendations in this research report are not tailor-made for you. The analyst has not taken into account your unique financial circumstances, such as your financial situation and risk appetite. You must, therefore, analyze and should, where applicable, consult your own legal, tax, accounting, financial and other professional advisers to evaluate whether the recommendations suits you before investment. Neither HTISG nor any of its directors, employees or agents accepts any liability whatsoever for any direct or consequential loss arising from any use of the materials contained in this research report.

HTISG and our affiliates, officers, directors, and employees, excluding the analysts responsible for the content of this document, will from time to time have long or short positions in, act as principal in, and buy or sell, the securities or derivatives, if any, referred to in this research report. Sales, traders, and other professionals of HTISG may provide oral or written market commentary or trading strategies to the relevant clients and the companies within HTISG that reflect opinions that are contrary to the opinions expressed in this research report. HTISG may make investment decisions that are inconsistent with the recommendations or views expressed in this research report. HTI is under no obligation to ensure that such other trading decisions, ideas or recommendations are brought to the attention of any recipient of this research report.

Please refer to HTI's website www.equities.htisec.com for further information on HTI's organizational and administrative arrangements set up for the prevention and avoidance of conflicts of interest with respect to Research.

Non U.S. Analyst Disclosure: The HTI analyst(s) listed on the cover of this Research is (are) not registered or qualified as a research analyst with FINRA and are not subject to U.S. FINRA Rule 2241 restrictions on communications with companies that are the subject of the Research; public appearances; and trading securities by a research analyst.

分发和地区通知：

除非下文另有规定，否则任何希望讨论本报告或者就本项研究中讨论的任何证券进行任何交易的收件人均应联系其所在国家或地区的海通国际销售人员。

香港投资者的通知事项： 海通国际证券股份有限公司 (“HTISCL”) 负责分发该研究报告，HTISCL 是在香港有权实施第 1 类受规管活动 (从事证券交易) 的持牌公司。该研究报告并不构成《证券及期货条例》(香港法例第 571 章) (以下简称“SFO”) 所界定的要约邀请，证券要约或公众要约。本研究报告仅提供给 SFO 所界定的“专业投资者”。本研究报告未经过证券及期货事务监察委员会的审查。您不应仅根据本研究报告中所载的信息做出投资决定。本研究报告的收件人就研究报告中产生或与之相关的任何事宜请联系 HTISCL 销售人员。

美国投资者的通知事项： 本研究报告由 HTIRL, HSIPL 或 HTIJK 编写。HTIRL, HSIPL, HTIJK 以及任何非 HTISG 美国联营公司，均未在美国注册，因此不受美国关于研究报告编制和研究分析人员独立性规定的约束。本研究报告提供给依照 1934 年“美国证券交易法”第 15a-6 条规定的豁免注册的「美国主要机构投资者」 (“Major U.S. Institutional Investor”) 和「机构投资者」 (“U.S. Institutional Investors”)。在向美国机构投资者分发研究报告时，Haitong International Securities (USA) Inc. (“HTI USA”) 将对报告的内容负责。任何收到本研究报告的美国投资者，希望根据本研究报告提供的信息进行任何证券或相关金融工具买卖的交易，只能通过 HTI USA。HTI USA 位于 340 Madison Avenue, 12th Floor, New York, NY 10173, 电话 (212) 351-6050。HTI USA 是在美国于 U.S. Securities and Exchange Commission (“SEC”) 注册的经纪商，也是 Financial Industry Regulatory Authority, Inc. (“FINRA”) 的成员。HTIUSA 不负责编写本研究报告，也不负责其中包含的分析。在任何情况下，收到本研究报告的任何美国投资者，不得直接与分析师直接联系，也不得通过 HSIPL, HTIRL 或 HTIJK 直接进行买卖证券或相关金融工具的交易。本研究报告中出现的 HSIPL, HTIRL 或 HTIJK 分析师没有注册或具备 FINRA 的研究分析师资格，因此可能不受 FINRA 第 2241 条规定的与目标公司的交流，公开露面和分析师账户持有的交易证券等限制。投资本研究报告中讨论的任何非美国证券或相关金融工具 (包括 ADR) 可能存在一定风险。非美国发行的证券可能没有注册，或不受美国法规的约束。有关非美国证券或相关金融工具的信息可能有限制。外国公司可能不受审计和汇报的标准以及与美国境内生效相符的监管要求。本研究报告中以美元以外的其他货币计价的任何证券或相关金融工具的投资或收益的价值受汇率波动的影响，可能对该等证券或相关金融工具的价值或收入产生正面或负面影响。美国收件人的所有问询请联系：

Haitong International Securities (USA) Inc.

340 Madison Avenue, 12th Floor

New York, NY 10173

联系人电话：(212) 351 6050

DISTRIBUTION AND REGIONAL NOTICES

Except as otherwise indicated below, any Recipient wishing to discuss this research report or effect any transaction in any security discussed in HTI's research should contact the Haitong International salesperson in their own country or region.

Notice to Hong Kong investors: The research report is distributed by Haitong International Securities Company Limited ("HTISCL"), which is a licensed corporation to carry on Type 1 regulated activity (dealing in securities) in Hong Kong. This research report does not constitute a solicitation or an offer of securities or an invitation to the public within the meaning of the SFO. This research report is only to be circulated to "Professional Investors" as defined in the SFO. This research report has not been reviewed by the Securities and Futures Commission. You should not make investment decisions solely on the basis of the information contained in this research report. Recipients of this research report are to contact HTISCL salespersons in respect of any matters arising from, or in connection with, the research report.

Notice to U.S. investors: As described above, this research report was prepared by HTIRL, HSIPL or HTIJKK. Neither HTIRL, HSIPL, HTIJKK, nor any of the non U.S. HTISG affiliates is registered in the United States and, therefore, is not subject to U.S. rules regarding the preparation of research reports and the independence of research analysts. This research report is provided for distribution to "major U.S. institutional investors" and "U.S. institutional investors" in reliance on the exemption from registration provided by Rule 15a-6 of the U.S. Securities Exchange Act of 1934, as amended. When distributing research reports to "U.S. institutional investors," HTI USA will accept the responsibilities for the content of the reports. Any U.S. recipient of this research report wishing to effect any transaction to buy or sell securities or related financial instruments based on the information provided in this research report should do so only through Haitong International Securities (USA) Inc. ("HTI USA"), located at 340 Madison Avenue, 12th Floor, New York, NY 10173, USA; telephone (212) 351 6050. HTI USA is a broker-dealer registered in the U.S. with the U.S. Securities and Exchange Commission (the "SEC") and a member of the Financial Industry Regulatory Authority, Inc. ("FINRA"). HTI USA is not responsible for the preparation of this research report nor for the analysis contained therein. Under no circumstances should any U.S. recipient of this research report contact the analyst directly or effect any transaction to buy or sell securities or related financial instruments directly through HSIPL, HTIRL or HTIJKK. The HSIPL, HTIRL or HTIJKK analyst(s) whose name appears in this research report is not registered or qualified as a research analyst with FINRA and, therefore, may not be subject to FINRA Rule 2241 restrictions on communications with a subject company, public appearances and trading securities held by a research analyst account. Investing in any non-U.S. securities or related financial instruments (including ADRs) discussed in this research report may present certain risks. The securities of non-U.S. issuers may not be registered with, or be subject to U.S. regulations. Information on such non-U.S. securities or related financial instruments may be limited. Foreign companies may not be subject to audit and reporting standards and regulatory requirements comparable to those in effect within the U.S. The value of any investment or income from any securities or related financial instruments discussed in this research report denominated in a currency other than U.S. dollars is subject to exchange rate fluctuations that may have a positive or adverse effect on the value of or income from such securities or related financial instruments. All inquiries by U.S. recipients should be directed to:

Haitong International Securities (USA) Inc.
340 Madison Avenue, 12th Floor
New York, NY 10173
Attn: Sales Desk at (212) 351 6050

中华人民共和国的通知事项: 在中华人民共和国(下称“中国”,就本报告目的而言,不包括香港特别行政区、澳门特别行政区和台湾)只有根据适用的中国法律法规而收到该材料的人员方可使用该材料。并且根据相关法律法规,该材料中的信息并不构成“在中国从事生产、经营活动”。本文件在中国并不构成相关证券的公共发售或认购。无论根据法律规定或其他任何规定,在取得中国政府所有的批准或许可之前,任何法人或自然人均不得直接或间接地购买本材料中的任何证券或任何权益。接收本文件的人员须遵守上述限制性规定。

加拿大投资者的通知事项: 在任何情况下该等材料均不得被解释为在任何加拿大的司法管辖区内出售证券的要约或认购证券的要约邀请。本材料中所述证券在加拿大的任何要约或出售行为均只能在豁免向有关加拿大证券监管机构提交招股说明书的前提下由 Haitong International Securities (USA) Inc. ("HTI USA") 予以实施,该公司是一家根据 National Instrument 31-103 Registration Requirements, Exemptions and Ongoing Registrant Obligations ("NI 31-103") 的规定得到「国际交易商豁免」("International Dealer Exemption") 的交易商,位于艾伯塔省、不列颠哥伦比亚省、安大略省和魁北克省。在加拿大,该等材料在任何情况下均不得被解释为任何证券的招股说明书、发行备忘录、广告或公开发行。加拿大的任何证券委员会或类似的监管机构均未审查或以任何方式批准该等材料、其中所载的信息或所述证券的优点,任何与此相反的声明即属违法。在收到该等材料时,每个加拿大的收件人均将被视为属于 National Instrument 45-106 Prospectus Exemptions 第 1.1 节或者 Securities Act (Ontario) 第 73.3(1) 节所规定的「认可投资者」("Accredited Investor"), 或者在适用情况下 National Instrument 31-103 第 1.1 节所规定的「许可投资者」("Permitted Investor")。

新加坡投资者的通知事项: 本研究报告由 Haitong International Securities (Singapore) Pte Ltd ("HTISSPL") [公司注册编号 201311400G] 于新加坡提供。HTISSPL 是符合《财务顾问法》(第 110 章) ("FAA") 定义的豁免财务顾问,可 (a) 提供关于证券,集体投资计划的部分,交易所衍生品合约和场外衍生品合约的建议 (b) 发行或公布有关证券、交易所衍生品合约和场外衍生品合约的研究分析或研究报告。本研究报告仅提供给符合《证券及期货法》(第 289 章) 第 4A 条项下规定的机构投资者。对于因本研究报告而产生的或与之相关的任何问题,本研究报告的收件人应通过以下信息与 HTISSPL 联系:

Haitong International Securities (Singapore) Pte. Ltd
50 Raffles Place, #33-03 Singapore Land Tower, Singapore 048623
电话: (65) 6536 1920

日本投资者的通知事项: 本研究报告由海通国际证券有限公司所发布,旨在分发给从事投资管理的金融服务提供商或注册金融机构(根据日本金融机构和交易法("FIEL")) 第 61 (1) 条,第 17-11 (1) 条的执行及相关条款)。

英国及欧盟投资者的通知事项: 本报告由从事投资顾问的 Haitong International Securities Company Limited 所发布,本报告只面向有投资相关经验的专业客户发布。任何投资或与本报告相关的投资行为只面对此类专业客户。没有投资经验或相关投资经验的客户不得依赖本报告。Haitong International Securities Company Limited 的分支机构的净长期或短期金融权益可能超过本研究报告中提及的实体已发行股本总额的 0.5%。特别提醒有些英文报告有可能此前已经通过中文或其它语言完成发布。

澳大利亚投资者的通知事项: Haitong International Securities (Singapore) Pte Ltd, Haitong International Securities Company Limited 和 Haitong International Securities (UK) Limited 分别根据澳大利亚证券和投资委员会(以下简称"ASIC")公司(废除及过度性)文书第 2016/396 号规章在澳大利亚分发本项研究,该等规章免除了根据 2001 年《公司法》在澳大利亚为批发客户提供金融服务时海通国际需持有澳大利亚金融服务许可的要求。ASIC 的规章副本可在以下网站获取: www.legislation.gov.au。海通国际提供的金融服务受外国法律法规规定的管制,该等法律与在澳大利亚所适用的法律存在差异。

印度投资者的通知事项: 本报告由从事证券交易、投资银行及证券分析及受 Securities and Exchange Board of India ("SEBI") 监管的 Haitong Securities India Private Limited ("HTSIPL") 所

发布, 包括制作及发布涵盖 BSE Limited (“BSE”) 和 National Stock Exchange of India Limited (“NSE”) (统称为「印度交易所」) 研究报告。

版权所有: 海通国际证券集团有限公司 2019 年。保留所有权利。

People’s Republic of China (PRC): In the PRC, the research report is directed for the sole use of those who receive the research report in accordance with the applicable PRC laws and regulations. Further, the information on the research report does not constitute “production and business activities in the PRC” under relevant PRC laws. This research report does not constitute a public offer of the security, whether by sale or subscription, in the PRC. Further, no legal or natural persons of the PRC may directly or indirectly purchase any of the security or any beneficial interest therein without obtaining all prior PRC government approvals or licenses that are required, whether statutorily or otherwise. Persons who come into possession of this research are required to observe these restrictions.

Notice to Canadian Investors: Under no circumstances is this research report to be construed as an offer to sell securities or as a solicitation of an offer to buy securities in any jurisdiction of Canada. Any offer or sale of the securities described herein in Canada will be made only under an exemption from the requirements to file a prospectus with the relevant Canadian securities regulators and only by Haitong International Securities (USA) Inc., a dealer relying on the “international dealer exemption” under National Instrument 31-103 Registration Requirements, Exemptions and Ongoing Registrant Obligations (“NI 31-103”) in Alberta, British Columbia, Ontario and Quebec. This research report is not, and under no circumstances should be construed as, a prospectus, an offering memorandum, an advertisement or a public offering of any securities in Canada. No securities commission or similar regulatory authority in Canada has reviewed or in any way passed upon this research report, the information contained herein or the merits of the securities described herein and any representation to the contrary is an offence. Upon receipt of this research report, each Canadian recipient will be deemed to have represented that the investor is an “accredited investor” as such term is defined in section 1.1 of National Instrument 45-106 Prospectus Exemptions or, in Ontario, in section 73.3(1) of the Securities Act (Ontario), as applicable, and a “permitted client” as such term is defined in section 1.1 of NI 31-103, respectively.

Notice to Singapore investors: This research report is provided in Singapore by or through Haitong International Securities (Singapore) Pte Ltd (“HTISSPL”) [Co Reg No 201311400G. HTISSPL is an Exempt Financial Adviser under the Financial Advisers Act (Cap. 110) (“FAA”) to (a) advise on securities, units in a collective investment scheme, exchange-traded derivatives contracts and over-the-counter derivatives contracts and (b) issue or promulgate research analyses or research reports on securities, exchange-traded derivatives contracts and over-the-counter derivatives contracts. This research report is only provided to institutional investors, within the meaning of Section 4A of the Securities and Futures Act (Cap. 289). Recipients of this research report are to contact HTISSPL via the details below in respect of any matters arising from, or in connection with, the research report:

Haitong International Securities (Singapore) Pte. Ltd.

10 Collyer Quay, #19-01 - #19-05 Ocean Financial Centre, Singapore 049315

Telephone: (65) 6536 1920

Notice to Japanese investors: This research report is distributed by Haitong International Securities Company Limited and intended to be distributed to Financial Services Providers or Registered Financial Institutions engaged in investment management (as defined in the Japan Financial Instruments and Exchange Act (“FIEL”) Art. 61(1), Order for Enforcement of FIEL Art. 17-11(1), and related articles).

Notice to UK and European Union investors: This research report is distributed by Haitong International Securities Company Limited. This research is directed at persons having professional experience in matters relating to investments. Any investment or investment activity to which this research relates is available only to such persons or will be engaged in only with such persons. Persons who do not have professional experience in matters relating to investments should not rely on this research. Haitong International Securities Company Limited’s affiliates may have a net long or short financial interest in excess of 0.5% of the total issued share capital of the entities mentioned in this research report. Please be aware that any report in English may have been published previously in Chinese or another language.

Notice to Australian investors: The research report is distributed in Australia by Haitong International Securities (Singapore) Pte Ltd, Haitong International Securities Company Limited, and Haitong International Securities (UK) Limited in reliance on ASIC Corporations (Repeal and Transitional) Instrument 2016/396, which exempts those HTISG entities from the requirement to hold an Australian financial services license under the Corporations Act 2001 in respect of the financial services it provides to wholesale clients in Australia. A copy of the ASIC Class Orders may be obtained at the following website, www.legislation.gov.au. Financial services provided by Haitong International Securities (Singapore) Pte Ltd, Haitong International Securities Company Limited, and Haitong International Securities (UK) Limited are regulated under foreign laws and regulatory requirements, which are different from the laws applying in Australia.

Notice to Indian investors: The research report is distributed by Haitong Securities India Private Limited (“HSIPL”), an Indian company and a Securities and Exchange Board of India (“SEBI”) registered Stock Broker, Merchant Banker and Research Analyst that, inter alia, produces and distributes research reports covering listed entities on the BSE Limited (“BSE”) and the National Stock Exchange of India Limited (“NSE”) (collectively referred to as “Indian Exchanges”).

This research report is intended for the recipients only and may not be reproduced or redistributed without the written consent of an authorized signatory of HTISG.

Copyright: Haitong International Securities Group Limited 2019. All rights reserved.

<http://equities.htisec.com/x/legal.html>

Better Life Commercial Chain Share - 002251 CH



1. 13 Feb 2020 OUTPERFORM at 8.34 target 12.7.
2. 27 Apr 2020 OUTPERFORM at 9.72 target 12.5.
3. 5 May 2020 OUTPERFORM at 9.72 target 12.5.
4. 31 Aug 2020 OUTPERFORM at 13.41 target 17.2.
5. 31 Oct 2020 OUTPERFORM at 11.55 target 17.2.
6. 6 May 2021 OUTPERFORM at 7.58 target 11.33.
7. 6 Sep 2021 OUTPERFORM at 6.98 target 9.81.
8. 7 Nov 2021 OUTPERFORM at 6.71 target 9.29.

Source: Company data Bloomberg, HTI estimates