



## Press Release

### Road King Infrastructure Ltd. Downgraded To 'BB+' On Weakened Business Profile

HONG KONG, Oct. 24, 2006 — Standard & Poor's Ratings Services said today that it had lowered its long-term corporate credit rating on Road King Infrastructure Ltd. (Road King) to 'BB+' from 'BBB-'. At the same time, the rating was removed from CreditWatch, where it had been placed with negative implications on Sept. 7, 2006. The outlook is stable. In addition, the issue rating on senior unsecured notes due 2011 that were issued by Road King Infrastructure Finance (2004) Ltd. and guaranteed by Road King was lowered to 'BB+' from 'BBB-' and removed from CreditWatch.

The rating actions follow the company's announcement on Oct. 23, 2006 that it intended to exercise its option to acquire a stake in Sunco Binhai Land Ltd. (Sunco A), a Chinese property developer, for Chinese renminbi (RMB) 445.5 million. The investment will complete the first tranche of an agreement made last month with Sunco A's parent, Sunco China Holdings Ltd. (Sunco), to invest in its property projects.

"The transaction raises Road King's exposure to China's volatile property development market, thereby increasing its business risk," said Standard & Poor's credit analyst Mary Ellen Olson.

Road King's property development exposure will materially increase with the planned Sunco investments. Property may rise to 25% of Road King's assets, compared with 20% currently. Such increased exposure is expected to increase the company's cash flow volatility and debt leverage.

Road King's limited record in property development in China and Sunco's weak financial profile are key concerns. In addition, Standard & Poor's notes that Road King is still in the process of settling amounts due by Sunco A's project companies on land parcels and obtaining land use rights certificates on those parcels of land.

**Media Contact:**

Angela Wang, Beijing (8610) 6535 2961

[angela\\_wang@standardandpoors.com](mailto:angela_wang@standardandpoors.com)

Eleanor Sheung, Hong Kong (852) 2533 3510

[eleanor\\_sheung@standardandpoors.com](mailto:eleanor_sheung@standardandpoors.com)

**Analytical Contact:**

Mary Ellen Olson, Hong Kong, (852) 2533 3539

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