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PSL·巴黎九大高级工商管理博士学位项目

Study on the Correlation between Financial Management Indicators of Real Estate Enterprises and the B2V Policy and Strategies to Improve Financial Management

(Thesis submitted for the degree of Executive Doctorate in Business Administration)

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ABSTRACT

The implementation of China's reform policy of replacing business tax with value-added tax (VAT), abbreviated as the B2V reform, has received wide attention including from the academia. Industrial restructuring is the new economic norm during China's 14th Five-Year Plan period, and the real estate industry, known as the foundation of national economy, is also gradually transforming. How to grasp the overarching trends in the transformation and upgrading of the real estate industry, and how to better coordinate the industrial restructuring and upgrading momentum with tax policies after the B2V reform reform have become a pressing task for real estate industry in China. In view of this, it is important to re-examine how the B2V reform affects the real estate industry in its industry-wide transformation and upgrading process, and to explore how to make full use of the tax reduction effects and benefits resulted from the B2V reform for a sound development of the real estate industry towards specialization and high-end. Apart from guiding the real estate firms towards a sound, sustainable financial management system, such a research is also highly relevant for facilitating the national economy to steadily shift from its previous reliance on the increments generated by real estate industry to a status where processing and manufacturing industries are sophisticated, and ultimately to a place with the economy of scales for modern service industries.

To examine the substantial changes in the real estate enterprises after the implementation of the B2V reform, building on the careful and in-depth literature review, this dissertation mainly studies three issues: firstly, the effects of B2V reform on corporate tax burden, and secondly, the effects of B2V reform on corporate financial management indicators, mainly reflected in the changes of corporate profitability, financing ability, solvency, operating capacity and investment efficiency of real estate enterprises. Thirdly, based the research underground, it researches strategies to improve financial management.

Based on the above research framework, this dissertation revises the scale, building on which, a research model on the financial management performance of real estate enterprises under the B2V reform is constructed and specific research hypotheses are proposed. The data of 69 real estate A-share listed companies in China are collected, and the hypotheses and model are analyzed empirically.

The study concludes that the tax burden of real estate enterprises is generally reduced after the implementation of the B2V reform, and the profitability, investment efficiency, financing ability, debt servicing ability, operating ability and investment efficiency of them are effectively improved, which verifies the consistency between theory and the empirical evidence. However, the operating ability of real estate enterprises in terms of total asset turnover does not show the same results as the theory.

This dissertation studies the influence of the B2V tax reform on corporate investment efficiency, as an effort to make up for the inadequate study on the the B2V reform implementation effects. However, this research only explores the mediating mechanisms of the B2V reform on the total tax burden and financial management of real estate enterprises based on the corporate public data. Indeed, the influence mechanisms of the B2V reform on corporate behaviors are complex and demand more profound study from many perspectives.

Keywords: B2V Reform; Real Estate Enterprises; Financial Management Indicators

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