

# Malaysia Flash Note

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DBS Group Research . Equity

29 Nov 2019

## Genting Berhad (GENT MK) : **BUY**

**Mkt. Cap:** US\$5,399m | **3m Avg. Daily Val:** US\$7.1m

**Last Traded Price ( 28 Nov 2019):** RM5.85

**Price Target 12-mth:** RM7.25 (24% upside)

### Analyst

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### Deep value despite soft earnings

- 3QFY19 core earnings dragged by impairment losses, lower contributions from GENS and GENM
- 9MFY19 headline earnings came below expectations
- RWLV expected to open by summer 2021
- Maintain BUY with RM7.25 TP; still offers strong value on cheaper exposure to subsidiaries

#### Forecasts and Valuation

FY Dec (RMm)	2018A	2019F	2020F	2021F
Revenue	20,853	22,822	24,556	25,839
EBITDA	7,093	8,053	8,450	9,045
Pre-tax Profit	3,418	4,755	5,261	5,721
Net Profit	1,366	2,042	2,346	2,473
Net Pft (Pre Ex.)	2,642	2,412	2,346	2,473
Net Pft Gth (Pre-ex) (%)	30.7	(8.7)	(2.7)	5.4
EPS (sen)	36.8	52.7	60.5	63.8
EPS Pre Ex. (sen)	71.1	62.2	60.5	63.8
EPS Gth Pre Ex (%)	31	(13)	(3)	5
Diluted EPS (sen)	36.8	52.7	60.5	63.8
Net DPS (sen)	21.5	10.0	10.0	10.0
BV Per Share (sen)	923	929	982	1,039
PE (X)	15.9	11.1	9.7	9.2
PE Pre Ex. (X)	8.2	9.4	9.7	9.2
P/Cash Flow (X)	3.2	3.1	3.1	2.9
EV/EBITDA (X)	5.9	5.8	5.4	4.6
Net Div Yield (%)	3.7	1.7	1.7	1.7
P/Book Value (X)	0.6	0.6	0.6	0.6
Net Debt/Equity (X)	CASH	CASH	CASH	CASH
ROAE (%)	4.0	5.8	6.3	6.3

Source of all data on this page: Company, AllianceDBS, Bloomberg Finance L.P.

### Company Guide



Summary of our point of view, and highlights the relevant data points, which are actively tracked

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### What's New

#### 3QFY19 headline earnings dampened by impairment losses.

Genting Bhd (GENT) reported 3QFY19 headline earnings of RM306m, which missed expectations. The lower than expected 3Q headline earnings were mainly due to an impairment loss of RM290m related to its investment in a renewable energy business.

Stripping out various adjustments including the above mentioned impairment, the group reported 3QFY19 core earnings of RM617m (-11% y-o-y, +3% q-o-q). The y-o-y lower earnings were mainly due to lower contributions from Genting Singapore (GENS) and Genting Malaysia (GENM). This brought its 9MFY19 core earnings to RM1.8bn which accounted for 76% of our full year earnings forecasts

**GENS – within expectations.** GENS' 9M19 earnings formed 76% of consensus' full year estimate. This was a fairly mixed quarter, as a moderate uptick in VIP rolling chip volumes tempered a decline in mass gaming volumes and a lower VIP win rate. On a hold-adjusted basis, adjusted earnings before interest, taxes, depreciation and amortisation (EBITDA) would have been S\$295m (-7% y-o-y, +28% q-o-q).

VIP gross gaming revenue fell despite growth in rolling chip volumes (S\$6.5bn, +4.5% y-o-y, +1.9% q-o-q) due to the quarter's lower win rate of 2.6% (vs 2.9% in 3Q18). Mass gaming revenue slumped as non-rolling drop and slots saw a decline to S\$2.9bn (-13.2% yo-y, +1.8% q-o-q), owing to



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softness in the Singapore mass market which is reeling from the increased entry levy (from S\$100 to S\$150 per entry, S\$2,000 to S\$3,000 per annual pass).

### **GENM – a decent quarter considering higher tax rate.**

3QFY19 results dropped 17% y-o-y and were mainly dragged by higher casino duty. Stripping out various exceptional items including reversal of pre-opening expenses of RM91m, GENM reported core earnings of RM342m (-17% y-o-y, -5% q-o-q) for 3QFY19. We consider these results to be decent considering the increase in casino duty by 10 percentage point on gross gaming income in January 2019.

Despite the higher casino duty, its 3QFY19 earnings were partially mitigated by a high hold percentage in the mass to premium players segments. We understand that overall business volume from the gaming segment dropped during the quarter due to reduced incentives for players. This is part of the group's cost rationalisation initiatives.

This brings GENM's 9MFY19 core earnings to RM1,072m, accounting for 78% of our full year earnings forecasts, which is within our expectations.

### **GENP – within our expectations but below consensus.**

Genting Plantations' (GENP) 3QFY19 core profit of RM14.7m (+44.1% y-o-y, -15.6% q-o-q) and 9MFY19 core profit of RM79.3m (-41% y-o-y) came in within our expectations and below consensus – constituting 60% of our FY19 forecast and 49% of consensus. Besides higher crude palm oil (CPO) prices, we expect a stronger 4QFY19 showing as GENP is expected to spend less on fertilisers (20% application) in 4QFY19 after heavier application in 3QFY19. It is expected to experience a rise in downstream sales volume due to a delay in one of its shipments of downstream products.

The stronger y-o-y results were primarily due to higher fresh fruit bunches (FFB) production of 545,000 MT (+8% y-o-y) and stronger downstream earnings as a result of lower feedstock costs, partially offset by marginally weaker CPO prices. GENP's biodiesel and refining plant has also reached 80% utilisation, more than 10% higher from its sub-60% levels in the beginning of the year. The downstream segment recorded a profit before tax (PBT) of RM10.0m (+194% y-o-y, -14% q-o-q).

## Outlook

**GENS - positive on RWS redevelopment plan; we like its chances in Osaka.** GENS will be investing S\$4.5bn over the next 5 years to add more attractions at Universal Studios, provide 1,100 new hotel rooms, potentially expand its gaming floor as well as enhance its convention and food and beverage (F&B) offering. This should provide a medium-term boost to GENS' earnings. We are positive on GENS' ability to generate returns due to its strong track record since Resorts World Sentosa (RWS) was opened close to 10 years ago.

We continue to believe that GENS has a solid chance of winning the Osaka integrated resort (IR) project for several reasons; i) GENS has competed against heavyweights like MGM, Melco International in Sentosa and emerged successful, ii) its extensive experience in operating an IR in Singapore is highly advantageous. Currently, there are three contenders (a partnership between MGM Resorts and Orix, Galaxy Entertainment Group and GENS) that are in the running for the Osaka IR project. Osaka is targeting to launch a request-for-proposal (RFP) phase between late 4Q19 and early 1Q20 and could complete the operator selection process by 3Q20.

**GENM - challenging prospects.** We remain concerned about the group's earnings outlook due to; (1) punitively high casino tax and increased casino licence fees, (2) its recent acquisition of Empire Resorts (Empire) Inc, which is highly earnings dilutive, (3) the accelerated US-China trade war which could dampen domestic and regional discretionary consumption growth and limit visitations to Genting Highlands.

**RWLV to commence operations by summer 2021.** GENT's management highlighted that the construction of Resorts World Las Vegas (RWLV) is progressing well. It is expecting the casino and resort to commence operations by summer 2021. To recap, in 2013 GENT ventured directly (instead of through subsidiaries) into the gaming space in the US when it acquired an 87-acre site at the north end of the Las Vegas Strip from Boyd Gaming Corporation. The success of this venture, the group's first direct involvement in the US gaming sector, could change the group's earnings profile.

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### Valuation and Recommendation

We maintain our BUY recommendation on GENT with an unchanged sum-of-parts (SOP)-based target price (TP) of RM7.25.

We believe that GENT continues to offer deep value. As the parent company of GENS and GENM, GENT provides a cheaper exposure to both its subsidiaries.

### Quarterly Income Statement (RMm)

FY Dec	3Q2018	2Q2019	3Q2019	% chg yoy	% chg qoq
Revenue	5,381	5,446	5,295	(1.6)	(2.8)
Cost of Goods Sold	(4,149)	(3,454)	(3,326)	(19.8)	(3.7)
<b>Gross Profit</b>	<b>1,232</b>	<b>1,992</b>	<b>1,969</b>	<b>59.8</b>	<b>(1.2)</b>
Other Oper. (Exp)/Inc	(529)	(615)	(661)	24.9	7.4
<b>Operating Profit</b>	<b>704</b>	<b>1,377</b>	<b>1,308</b>	<b>86.0</b>	<b>(5.0)</b>
Other Non Opg (Exp)/Inc	0.0	0.0	0.0	nm	nm
Associates & JV Inc	18.9	13.0	43.1	128.4	231.5
Net Interest (Exp)/Inc	(19.2)	(60.6)	(85.7)	(346.4)	(41.4)
Exceptional Gain/(Loss)	(972)	0.40	(312)	67.9	nm
<b>Pre-tax Profit</b>	<b>(269)</b>	<b>1,330</b>	<b>954</b>	<b>nm</b>	<b>(28.3)</b>
Tax	(463)	(273)	(237)	(48.9)	(13.3)
Minority Interest	456	(457)	(412)	nm	(9.9)
<b>Net Profit</b>	<b>(276)</b>	<b>600</b>	<b>306</b>	<b>nm</b>	<b>(49.0)</b>
Net profit bef Except.	696	599	617	(11.3)	3.0
EBITDA	1,251	2,040	2,041	63.1	0.0
<b>Margins (%)</b>					
Gross Margins	22.9	36.6	37.2		
Opg Profit Margins	13.1	25.3	24.7		
Net Profit Margins	(5.1)	11.0	5.8		

Source of all data: Company, AllianceDBS

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### SOP Valuation

Listed assets	Stake	No of shares (m)	Forex rate (RM/\$)	Target price (LC\$)	Target value (RM m)	Basis
Genting Malaysia	49.3%	5,929.3	1.00	2.90	8,477.2	Target price
Genting Plantation	54.6%	758.8	1.00	8.65	3,584.0	Target price
Genting Singapore	52.0%	12,198.5	3.04	1.20	23,109.7	Target price
Landmarks	30.3%	480.8	1.00	0.47	68.5	Share price
<b>Total value of listed assets</b>					<b>35,239.3</b>	
<b>Non-listed assets</b>						
Management and licensing fees from Resorts					6,209.0	NPV
Oil & Gas					4,265.0	Book value
Power plants					1,738.3	DCF
Less: Net debt (ex-listed subsidiaries)					(6,549.6)	
<b>Total</b>					<b>40,902.0</b>	
Fully diluted no of shares (m)					3,877	
<b>SOP/share (RM)</b>					<b>10.35</b>	
Less: Holding co discount (30%)					(3.11)	
<b>Adjusted SOP/share (RM)</b>					<b>7.25</b>	

### Target Price & Ratings History



S.No.	Date of Report	Closing Price	12-mth Target Price	Rating
1:	03 Dec 18	6.59	8.75	BUY
2:	07 Dec 18	6.26	8.75	BUY
3:	28 Feb 19	7.37	8.85	BUY
4:	24 May 19	6.28	7.80	BUY
5:	30 Aug 19	6.00	7.25	BUY

**Note :** Share price and Target price are adjusted for corporate actions.

Source: AllianceDBS

Analyst: King Yoong CHEAH

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AllianceDBS recommendations are based on an Absolute Total Return\* Rating system, defined as follows:

**STRONG BUY** (>20% total return over the next 3 months, with identifiable share price catalysts within this time frame)

**BUY** (>15% total return over the next 12 months for small caps, >10% for large caps)

**HOLD** (-10% to +15% total return over the next 12 months for small caps, -10% to +10% for large caps)

**FULLY VALUED** (negative total return, i.e., > -10% over the next 12 months)

**SELL** (negative total return of > -20% over the next 3 months, with identifiable share price catalysts within this time frame)

*\*Share price appreciation + dividends*

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