

Singapore Company Guide

UOL Group

Version 17 | Bloomberg: UOL SP | Reuters: UTOS.SI

Refer to important disclosures at the end of this report

DBS Group Research . Equity

2 Mar 2020

BUY

Last Traded Price (28 Feb 2020): S\$7.37 (STI : 3,011.08)

Price Target 12-mth: S\$9.50 (29% upside)

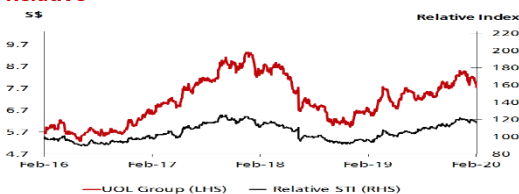
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What's New

- FY19 earnings up 14% to S\$478.8m from fair value and divestment gains; net profit (ex-gains) fell 6%
- Healthy sell-through rates; expects to launch Clementi Av 1 site in 3Q2020
- AEI / refurbishment on commercial and hospitality assets; could fast track plans amid COVID-19 situation
- Declared FY19 dividend of 17.5 Scts, flat y-o-y

Price Relative



Forecasts and Valuation

FY Dec (\$m)	2018A	2019A	2020F	2021F
Revenue	2,397	2,283	2,574	2,772
EBITDA	857	914	956	996
Pre-tax Profit	687	785	723	782
Net Profit	418	479	486	524
Net Pft (Pre Ex.)	333	314	486	524
Net Pft Gth (Pre-ex) (%)	(5.3)	(5.8)	55.0	7.8
EPS (S cts)	49.6	56.8	57.6	62.1
EPS Pre Ex. (S cts)	39.5	37.2	57.6	62.1
EPS Gth Pre Ex (%)	(5)	(6)	55	8
Diluted EPS (S cts)	49.6	56.8	57.6	62.1
Net DPS (S cts)	17.5	17.5	17.5	17.5
BV Per Share (S cts)	1,142	1,191	1,231	1,276
PE (X)	14.8	13.0	12.8	11.9
PE Pre Ex. (X)	18.7	19.8	12.8	11.9
P/Cash Flow (X)	nm	6.0	4.1	4.5
EV/EBITDA (X)	17.4	16.0	14.4	13.2
Net Div Yield (%)	2.4	2.4	2.4	2.4
P/Book Value (X)	0.6	0.6	0.6	0.6
Net Debt/Equity (X)	0.3	0.3	0.2	0.2
ROAE (%)	4.4	4.9	4.8	5.0
Earnings Rev (%)			17	18
Consensus EPS (S cts)			48.4	40.8
Other Broker Recs:		B: 8	S: 0	H: 2

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

Ready to rumble

Maintain BUY and TP of S\$9.50. We maintain our BUY rating with a target price (TP) of S\$9.50 for UOL Group (UOL), pegged to 28% discount to revalued net asset value (RNAV). Our TP implies 0.8x P/ forward NAV, close to its 5-year +0.5 standard deviation (SD). The stock offers good value at 0.6x P/NAV and can potentially trade closer to its NAV as it unlocks value from its commercial and hospitality assets.

Where we differ: Early move on the CBD rejuvenation master plan. Following UOL's tighter grip on United Industrial Corporation (UIC) with a 50% stake and control of Marina Centre Holdings (MCH), UOL has taken the reins over a prime integrated development comprising a retail mall and three hotels fronting the Marina Bay area. UOL has been quick to undertake upgrades at the newly rebranded ParkRoyal Collection Marina Bay (previously Marina Mandarin) to tap on the government's rejuvenation plans. We await confirmation of the redevelopment plans for Marina Square which could include a residential component. UOL is well positioned to gain from asset enhancement initiatives (AEI) and redevelopment potential riding on the government's plan to rejuvenate the CBD.

Potential catalysts: Unlocking value of its commercial and hospitality assets, and quicker recovery post COVID-19.

FY19 result highlights: i) Healthy sell-through rates for residential projects (between 40-90%), ii) AEI / refurbishment plans on commercial and hospitality assets, iii) fast track AEI plans amid COVID-19 situation.

Valuation:

We maintain our BUY rating on UOL and TP of S\$9.50, pegged to 28% discount to our RNAV. We have factored in its higher stake and valuation of MCH.

Key Risks to Our View:

Economic slowdown. The downside risk to our projections is if residential sales are slower than our projections or if commercial properties and hotel operations are impacted by a prolonged COVID-19 outbreak.

At A Glance

Issued Capital (m shrs)	843
Mkt. Cap (S\$m/US\$m)	6,217 / 4,456
Major Shareholders (%)	
Wee Investment te Ltd	14.0
CY Wee & Co Pte Ltd	13.7
Haw Par Corp Ltd	8.5
Free Float (%)	
3m Avg. Daily Val (US\$m)	7.1
GIC Industry : Real Estate / Real Estate Management & Development	



Live more, Bank less

WHAT'S NEW

Ready to rumble

Net profit increased 14% y-o-y to S\$478.8m

- UOL's FY19 earnings increased 14% y-o-y to S\$479m, mainly supported by higher fair value gains (S\$220.3m) and divestment gains (S\$39m), partially offset by the accounting reversal of development property backlog of S\$76.4m recorded in FY19 vs S\$56.2m in FY18 and early termination fee of the hotel management agreement of Marina Mandarin Singapore
- Attributable profit excluding the effects of fair value and other (including divestments) gains was 6% lower at S\$314m.
- FY19 revenue fell 5% y-o-y, mainly due to lower contributions from property development (-14%) following the completion of development projects and hotel operations (-4%). Hotel operations was impacted by the closure of Pan Pacific Orchard for redevelopment, lower contributions from PARKROYAL Collection Marina Bay (rebranded from Marina Mandarin) and PARKROYAL Darling Harbour, and ongoing refurbishments at PARKROYAL on Kitchener Road. These were offset by higher revenue from property investments (+2%) and higher dividend income (+15%).
- Gross margins improved to 46% in FY19 vs 43% in FY18 due to a lower proportion from property development which has lower margins, and absence of accelerated depreciation for Pan Pacific Orchard recognised in 2018.
- 4Q19 net profit was 5% higher y-o-y at S\$131m mainly due to higher fair value gains and lower interest expense, partially offset by higher taxes and lower revenues.
- The lower revenues was mainly due to lower progressive recognition from three development projects – Principal Garden, The Clement Canopy and Botanique at Bartley which TOP in end18/1Q2019; partially offset by higher revenue recognition from four development projects - Amber45, The Tre Ver, Avenue South Residence as well as Park Eleven in Shanghai.
- 4Q19 gross margin declined y-o-y from 49% to 44% due to an increase in property development contribution which commands lower margins.
- Declared first and final dividend of 17.5 Scts, flat y-o-y.
- Meyer House opened for private previews in May19 and sold 5 units as at Dec19 (9% take-up); UOL expects sales to pick up next year when project is closer to completion and surrounding area matures.
- Targets to launch its acquired site in Clementi Avenue 1 in 3Q20 and is confident of the project's success given the overwhelming response for The Clement Canopy.
- Management continues to look for opportunities to replenish its landbank despite the economic uncertainties.
- In China, UOL launched phase 2 of Park Eleven in Oct19 with approved sales price of RMB85.4k psm vs RMB77k psm for phase 1. UOL achieved 60 bookings out of 183 units (33%); Phase 3 may be delayed due to the ongoing COVID-19 pandemic.
- In UK, The Sky Residences at One Bishopsgate Plaza held soft launches in Hong Kong and China since Oct19, and has achieved sales take-up of approximately 18% as at end Dec19 at an ASP of GBP2,047 psf.
- While the COVID-19 outbreak has not deterred home buyers from shopping for residential units, management expects that the construction industry could be impacted with labour shortages and uncertainties in the supply chain which may lead to delays in completion of projects. Management's view that this may eventually warrant a review on the extension of ABSD deadline from 5 years to possibly 6 years (previous ABSD deadline).

Hotel – Impacted by COVID-19; fast tracking its AEI plans

- FY19 RevPAR was relatively stable throughout its portfolio; RevPAR of hotels in South-East Asia increased 5% y-o-y, partially offset by the 6% y-o-y decline in China hotel operations.
- Following the outbreak of COVID-19, occupancy at UOL's hotels dropped to the 40-50% level while occupancy at service apartments has held up relatively well.
- Management expects that the hospitality segment will continue to be impacted as the virus spreads further. However, Management expects the pick-up in its hospitality segment to be fast after COVID-19 (similar situation after SARS outbreak). As such, management will look to speed up its AEI plans to be ready for the turnaround in the hospitality sector.
- Major hotels currently undergoing renovation and those targeted for AEIs include i) PARKROYAL COLLECTION Marina Bay – transforming into a “garden in a hotel” starting in 1H20 and expected to complete by FY21, ii) Pan Pacific Orchard (Singapore) expected to open in FY21, iii) Pan Pacific Serviced Suites Orchard (AEI will not impact operations), iv) Pan Pacific London expected to open in 4Q20.

Outlook

Residential – Healthy sell-through rates in Singapore projects (between 42-92% sold)

- UOL achieved total sales volume of 904 units with total value of S\$1,337m
- UOL's Avenue South Residence sold 447 units to-date (41.5% sold) vs 417 units sold (~39% sold) as at Nov19
- To-date, UOL's ongoing projects (Amber45 and The Tre Ver), launched in May18 and Aug18, achieved 82% and 92% take-up respectively.

Commercial – Office portfolio: exploring redevelopment opportunities; Retail footfall returned last weekend

- **Overall office portfolio** achieved mid-single digit positive rental reversions. However, management believes that office rents will likely be weighed down by a mixed global economic outlook coupled by the challenging environment which is causing businesses to hold off expansion and relocation plans.
- UOL's office portfolio occupancy remains stable at more than 90% except Odeon Towers at 82% (-17ppt) and Abacus Plaza at 83% (-17ppt).
- Refurbishment opportunities in its office portfolio include: i) Expand floor plate at Odeon Towers to link to the newly acquired KH KEA Building. The redevelopment will add another 32k sqft GFA from KH KEA Building and additional unutilised GFA under Odeon Towers, ii) reviewing redevelopment of Faber House to leverage on URA's offer to redevelop Midpoint Orchard, Orchard OG and Faber House as a whole. According to news reports, URA is offering to raise the plot ratio to 8.4 if all three buildings are redeveloped together. The plot ratio for Faber House is currently 4.9.
- Management believes there are more redevelopment opportunities especially under UIC's office portfolio.
- **Overall retail portfolio** achieved flat to slightly higher rental reversions. Better performing malls could achieve up to double-digit rental reversions.
- Retail malls occupancy was relatively stable at above 95% except KINEX shopping mall at 83% (-1ppt) and Marina Square shopping mall at 87% (despite a 1ppt increase). While Velocity@Novena Square's occupancy remained high at 95%, it fell 5ppt y-o-y.
- Overall shopper traffic increased 1.6%; shopper traffic at Marina Square and West Mall increased 1.4%.
- While COVID-19 has impacted its malls' shopper traffic, which has fallen by 20 - 30% in the past few weeks, management highlighted that shopper traffic rebounded last weekend hitting close to pre-COVID-19 levels.
- Management intends to pass on the property tax rebates to their retail tenants.
- Negotiations are still ongoing with the government for a feasible redevelopment plan for Marina Square.

Quarterly / Interim Income Statement (\$m)

FY Dec	4Q2018	3Q2019	4Q2019	% chg yoy	% chg qoq
Revenue	569	477	553	(2.7)	16.1
Cost of Goods Sold	(291)	(240)	(309)	6.3	28.8
Gross Profit	278	236	244	(12.2)	3.1
Other Oper. (Exp)/Inc	(125)	(86.8)	(98.2)	(21.3)	13.2
Operating Profit	153	150	146	(4.9)	(2.7)
Other Non Opg (Exp)/Inc	8.52	2.48	14.4	69.0	479.9
Associates & JV Inc	0.94	0.25	1.77	88.8	606.8
Net Interest (Exp)/Inc	(19.1)	(26.3)	(28.3)	(48.3)	(7.5)
Exceptional Gain/(Loss)	45.7	0.0	60.2	31.6	nm
Pre-tax Profit	189	126	194	2.4	53.6
Tax	(23.6)	(22.9)	(31.6)	33.8	38.1
Minority Interest	(41.0)	(23.2)	(31.1)	24.1	34.1
Net Profit	125	80.1	131	5.2	63.7
Net profit bef Except.	78.9	80.1	70.9	(10.2)	(11.5)
EBITDA	229	179	197	(14.0)	9.9
Margins (%)					
Gross Margins	48.9	49.6	44.1		
Opg Profit Margins	26.9	31.4	26.3		
Net Profit Margins	21.9	16.8	23.7		

Source of all data: Company, DBS Bank

Critical Factors

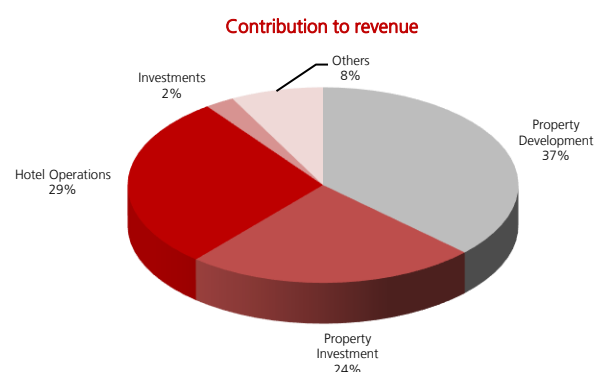
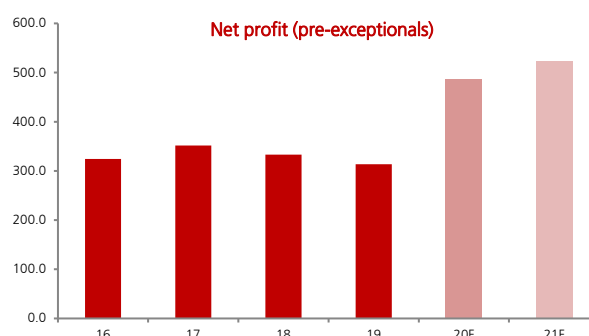
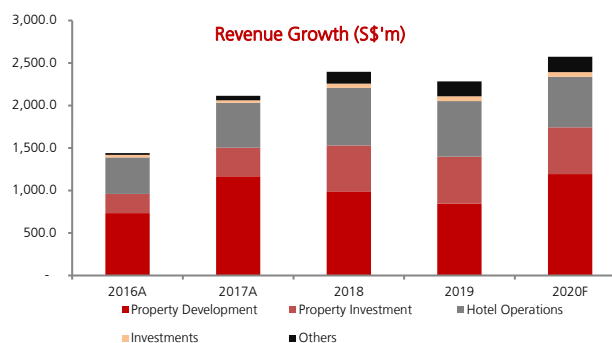
Retail and office sub-segments to offer stable returns. UOL derives a significant 50-60% of its revenues from the retail, office and hotel segments which should continue delivering stable cash flows in the coming years. UIC's portfolio of investment properties is complementary to the group's exposure to largely city-fringe properties as a majority of the group's properties are located in the CBD. The tight competitive supply within the CBD will result in potentially stronger rental reversionary prospects.

Its retail malls – United Square and Novena Square – are located in the Novena area, close to the emerging medical hub. The malls have formed a niche, which should result in high tenant stickiness; United Square houses tenants well known for providing various children's education programmes, and Novena Square's tenant mix mainly caters to necessity shopping and the needs of the vicinity's growth as a medical hub.

New/refurbished hotels to drive growth. Despite a weaker outlook in some markets within the group's hotels and residences, we believe new/refurbished hotels will drive growth, such as Pan Pacific Melbourne (via acquisition), Pan Pacific London (expected to open in 2HFY20) and refurbished hotels such as Pan Pacific Orchard (expected to open in FY21) and Pan Pacific at Kitchener.

Good pre-sales for residential projects amid muted residential outlook. As of FY19, UOL has substantially sold most of its projects The Tre Ver (78% sold) and Amber45 (80% sold). Despite uncertain market sentiment in FY19, UOL continued to maintain steady sales momentum and capitalised on the improving sentiment in 2H19 to launch its key project Avenue South Residences which saw strong take-up (22% sold).

Marina Centre opens up hotel and land banking opportunities. While the redevelopment plans of Marina Square development are still preliminary, UOL's management sees two low-hanging fruits: i) rebranding of Marina Mandarin into ParkRoyal Collection Marina Bay, ii) potential redevelopment of Marina Square with land banking opportunity, plot ratio enhancement and potential uplift of land tenure. According to the government's incentive scheme, a residential component will have to be included in the redevelopment plans. UOL's management sees this as a land banking opportunity in the medium-term which would enhance NAV but the prohibitive development costs could be a hurdle to cross in the medium term.



RNAV

Properties	OMV (\$m)
Investment Properties	7,263
less book value	-7,329
Surplus/deficit	-66
NPV of devt profits	887
Mark to TP value of quoted holdings	
Listed equities/Strategic Holdings	6,658
Hotel operations	3,175
Total	9,833
less book value	-7,742
Surplus	2,091
Book NAV	8,127
RNAV	11,039
Total Shares	842
RNAV/share (\$)	13.12
Discount	28%

Source: Company, DBS Bank

UOL Group

Balance Sheet:

Balance sheet remains strong. Debt-to-equity ratio stood at 0.3x as at December 2019. This leaves UOL with sufficient headroom to acquire projects/new sites when opportunities arise.

Share Price Drivers:

Positioned to unlock the value of its commercial and hospitality assets. Given its recent actions (gaining control in UIC and MCH), UOL is now well positioned to unlock the value of its commercial and hospitality assets. We believe UOL can potentially trade closer to its NAV as it slowly unlocks more value from its commercial and hospitality assets.

Redevelopment potential at Marina Square. UOL now has control over a prime integrated development comprising a retail mall and three hotels fronting the Marina Bay area. UOL is positioned to benefit from AEI / redevelopment riding on the government's plan to rejuvenate the CBD.

Maintain transaction volumes amid muted residential outlook.

Despite the uncertain sentiment on residential properties, its development properties will continue to drive growth if UOL is successful in maintaining its transactions volumes. In addition, UOL's residential projects have high margins given that it started land banking earlier than most developers.

Key Risks:

Economic slowdown. The downside risk to our projections is if residential sales are slower than projected or if its hotel operations are impacted by slower-than-projected RevPAR performance. The upside risks to our view and TP would be higher-than-expected selling prices or upgrades to the TPs of its listed investment holdings.

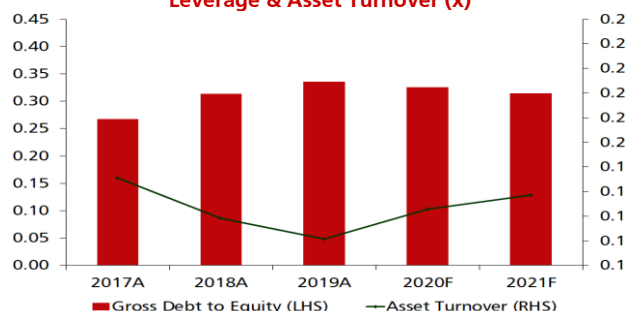
Environment, Social, Governance:

UOL Group is committed to ensure that sustainability is integrated at both strategic and operational levels. UOL started publishing sustainability reports since 2013 and strongly believes in leveraging new construction technologies to improve sustainability through greener construction technologies. Its commercial properties achieved 7.9% reduction in building energy intensity by gross floor area (GFA) occupied vs 2010 while exceeding its 2020 target with a 18.4% reduction of water intensity.

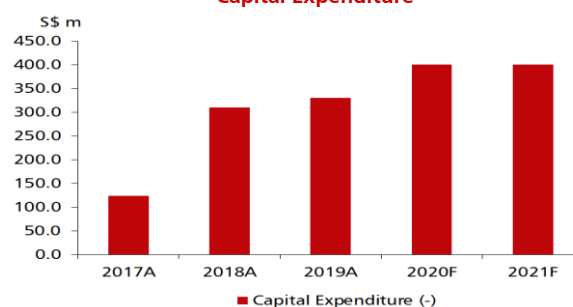
Company Background

With a track record of nearly 50 years, UOL Group's impressive list of property development projects includes best-selling residential units, office towers, shopping centres, hotels and serviced suites.

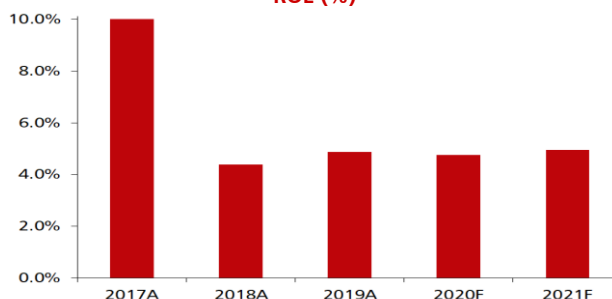
Leverage & Asset Turnover (x)



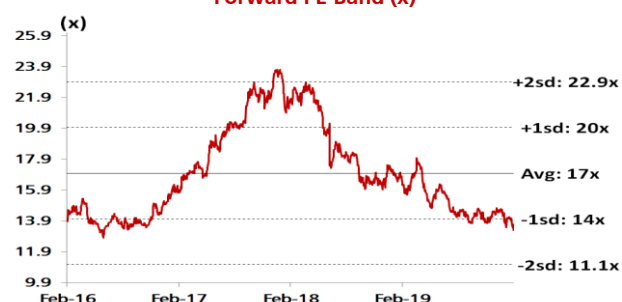
Capital Expenditure



ROE (%)



Forward PE Band (x)



PB Band (x)



Source: Company, DBS Bank

Income Statement (\$m)

FY Dec	2017A	2018A	2019A	2020F	2021F
Revenue	2,114	2,397	2,283	2,574	2,772
Cost of Goods Sold	(1,406)	(1,366)	(1,238)	(1,483)	(1,617)
Gross Profit	709	1,032	1,046	1,092	1,155
Other Opng (Exp)/Inc	(307)	(397)	(426)	(438)	(471)
Operating Profit	402	635	619	654	684
Other Non Opg (Exp)/Inc	14.7	43.2	102	107	112
Associates & JV Inc	119	2.61	2.25	4.49	9.54
Net Interest (Exp)/Inc	(26.3)	(79.2)	(104)	(42.2)	(23.1)
Exceptional Gain/(Loss)	529	85.3	165	0.0	0.0
Pre-tax Profit	1,038	687	785	723	782
Tax	(61.2)	(94.8)	(106)	(101)	(110)
Minority Interest	(96.2)	(174)	(200)	(136)	(149)
Preference Dividend	0.0	0.0	0.0	0.0	0.0
Net Profit	880	418	479	486	524
Net Profit before Except.	352	333	314	486	524
EBITDA	667	857	914	956	996
Growth					
Revenue Gth (%)	46.8	13.4	(4.8)	12.7	7.7
EBITDA Gth (%)	38.1	28.6	6.7	4.6	4.2
Opg Profit Gth (%)	53.0	57.9	(2.4)	5.6	4.5
Net Profit Gth (Pre-ex) (%)	8.4	(5.3)	(5.8)	55.0	7.8
Margins & Ratio					
Gross Margins (%)	33.5	43.0	45.8	42.4	41.7
Opg Profit Margin (%)	19.0	26.5	27.1	25.4	24.7
Net Profit Margin (%)	41.6	17.4	21.0	18.9	18.9
ROAE (%)	10.0	4.4	4.9	4.8	5.0
ROA (%)	5.6	2.1	2.3	2.3	2.4
ROCE (%)	2.5	2.9	2.7	2.8	2.9
Div Payout Ratio (%)	16.7	35.3	30.8	30.4	28.2
Net Interest Cover (x)	15.3	8.0	5.9	15.5	29.6

Source: Company, DBS Bank

Quarterly / Interim Income Statement (\$5m)

FY Dec	4Q2018	1Q2019	2Q2019	3Q2019	4Q2019
Revenue	569	741	512	477	553
Cost of Goods Sold	(291)	(427)	(261)	(240)	(309)
Gross Profit	278	314	251	236	244
Other Oper. (Exp)/Inc	(125)	(154)	(87.6)	(86.8)	(98.2)
Operating Profit	153	160	164	150	146
Other Non Opg (Exp)/Inc	8.52	3.91	81.5	2.48	14.4
Associates & JV Inc	0.94	1.00	(0.8)	0.25	1.77
Net Interest (Exp)/Inc	(19.1)	(25.5)	(24.3)	(26.3)	(28.3)
Exceptional Gain/(Loss)	45.7	1.25	104	0.0	60.2
Pre-tax Profit	189	141	324	126	194
Tax	(23.6)	(29.4)	(21.9)	(22.9)	(31.6)
Minority Interest	(41.0)	(39.2)	(106)	(23.2)	(31.1)
Net Profit	125	72.4	195	80.1	131
Net profit bef Except.	78.9	71.1	91.7	80.1	70.9
EBITDA	229	270	269	179	197

Growth

Revenue Gth (%)	8.0	30.3	(30.9)	(7.0)	16.1
EBITDA Gth (%)	19.3	18.1	(0.4)	(33.5)	9.9
Opg Profit Gth (%)	(2.7)	4.7	2.0	(8.5)	(2.7)
Net Profit Gth (Pre-ex) (%)	(8.0)	(9.9)	28.9	(12.7)	(11.5)

Margins

Gross Margins (%)	48.9	42.4	49.0	49.6	44.1
Opg Profit Margins (%)	26.9	21.6	31.9	31.4	26.3
Net Profit Margins (%)	21.9	9.8	38.1	16.8	23.7

Balance Sheet (\$5m)

FY Dec	2017A	2018A	2019A	2020F	2021F
Net Fixed Assets	2,856	2,808	2,870	3,079	3,288
Invt in Associates & JVs	286	281	280	285	294
Other LT Assets	12,325	12,595	13,022	13,022	13,022
Cash & ST Invt	816	679	717	1,674	2,500
Inventory	4.99	4.25	4.29	6.08	6.54
Debtors	395	576	401	618	666
Other Current Assets	2,948	3,678	3,358	2,592	2,098
Total Assets	19,633	20,620	20,654	21,276	21,876
ST Debt	973	1,763	1,687	1,687	1,687
Creditor	928	803	680	862	928
Other Current Liab	110	188	144	110	118
LT Debt	2,808	2,762	3,130	3,130	3,130
Other LT Liabilities	661	672	679	679	679
Shareholder's Equity	9,451	9,621	10,047	10,386	10,762
Minority Interests	4,703	4,813	4,287	4,423	4,572
Total Cap. & Liab.	19,633	20,620	20,654	21,276	21,876
Non-Cash Wkg. Capital	2,311	3,267	2,940	2,245	1,725
Net Cash/(Debt)	(2,964)	(3,845)	(4,100)	(3,143)	(2,317)
Debtors Turn (avg days)	42.7	73.9	78.1	72.3	84.5
Creditors Turn (avg days)	161.9	265.5	258.3	217.7	229.0
Inventory Turn (avg days)	0.8	1.4	1.5	1.5	1.6
Asset Turnover (x)	0.1	0.1	0.1	0.1	0.1
Current Ratio (x)	2.1	1.8	1.8	1.8	1.9
Quick Ratio (x)	0.6	0.5	0.4	0.9	1.2
Net Debt/Equity (X)	0.2	0.3	0.3	0.2	0.2
Net Debt/Equity ex MI (X)	0.3	0.4	0.4	0.3	0.2
Capex to Debt (%)	3.3	6.8	6.9	8.3	8.3
Z-Score (X)	1.6	1.6	1.6	1.6	1.6

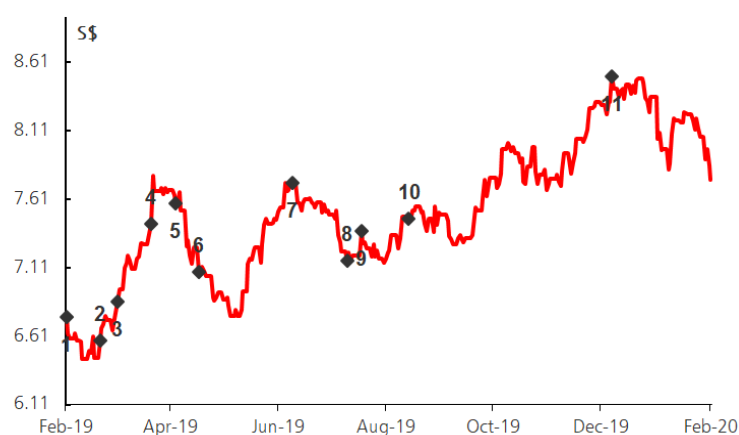
Source: Company, DBS Bank

Cash Flow Statement (\$m)

FY Dec	2017A	2018A	2019A	2020F	2021F
Pre-Tax Profit	976	592	679	723	782
Dep. & Amort.	131	176	191	191	191
Tax Paid	(61.3)	(106)	(132)	(136)	(101)
Assoc. & JV Inc/(loss)	(119)	(2.6)	(2.3)	(4.5)	(9.5)
Chg in Wkg.Cap.	485	(1,170)	358	730	512
Other Operating CF	(476)	33.4	(49.5)	0.0	0.0
Net Operating CF	936	(477)	1,044	1,504	1,374
Capital Exp.(net)	(124)	(310)	(330)	(400)	(400)
Other Invt.(net)	210	(4.4)	0.0	0.0	0.0
Invt in Assoc. & JV	(142)	(14.4)	60.2	0.0	0.0
Div from Assoc & JV	48.6	32.5	62.1	0.0	0.0
Other Investing CF	7.05	10.4	8.86	0.0	0.0
Net Investing CF	(0.1)	(286)	(199)	(400)	(400)
Div Paid	(75.7)	(175)	(190)	(148)	(148)
Chg in Gross Debt	(255)	897	181	0.0	0.0
Capital Issues	12.1	8.36	4.82	0.0	0.0
Other Financing CF	(103)	(107)	(798)	0.0	0.0
Net Financing CF	(422)	624	(802)	(148)	(148)
Currency Adjustments	0.55	(0.7)	(2.7)	0.0	0.0
Chg in Cash	515	(139)	40.2	956	827
Opg CFPS (\$ cts)	53.7	82.2	81.3	91.7	102
Free CFPS (\$ cts)	96.5	(93.4)	84.7	131	115

Source: Company, DBS Bank

Target Price & Ratings History



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

S.No.	Date of Report	Closing Price	12-mth Target Price	Rating
1:	27 Feb 19	6.75	7.15	HOLD
2:	18 Mar 19	6.58	7.15	HOLD
3:	28 Mar 19	6.86	7.15	HOLD
4:	16 Apr 19	7.43	8.53	BUY
5:	30 Apr 19	7.58	8.53	BUY
6:	13 May 19	7.08	8.53	BUY
7:	05 Jul 19	7.73	8.53	BUY
8:	05 Aug 19	7.16	8.53	BUY
9:	13 Aug 19	7.38	8.53	BUY
10:	09 Sep 19	7.47	8.53	BUY
11:	02 Jan 20	8.51	9.50	BUY

Source: DBS Bank

Analyst: Rachel TAN

Singapore Research Team

DBS Bank 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*

Completed Date: 2 Mar 2020 08:27:53 (SGT)

Dissemination Date: 2 Mar 2020 08:35:31 (SGT)

Sources for all charts and tables are DBS Bank unless otherwise specified.

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