

Singapore Company Guide

Mapletree Logistics Trust

Version 20 | Bloomberg: MLT SP | Reuters: MAPL.SI

Refer to important disclosures at the end of this report

DBS Group Research . Equity

8 Apr 2020

BUY (Upgrade from HOLD)

Last Traded Price (7 Apr 2020): S\$1.63 (STI : 2,571.89)

Price Target 12-mth: S\$1.85 (14% upside) (Prev S\$1.90)

Analyst

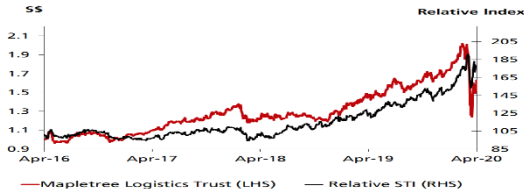
Derek TAN +65 6682 3716 derektan@db.com

Singapore Research Team equityresearch@db.com

What's New

- Value emerging after recent price decline
- Operations should remain relatively resilient in the midst of COVID-19 outbreak in its key markets
- Acquisition momentum unlikely to be derailed in the medium term; confident that acquisitions will feature sometime in 2020.
- BUY with TP of S\$1.85 as we adjust our cost of equity assumptions

Price Relative



Forecasts and Valuation

FY Mar (\$m)	2019A	2020F	2021F	2022F
Gross Revenue	454	504	526	561
Net Property Inc	389	436	457	489
Total Return	439	276	297	321
Distribution Inc	270	294	314	335
EPU (S cts)	7.01	7.53	7.84	8.31
EPU Gth (%)	(7)	7	4	6
DPU (S cts)	7.94	8.00	8.27	8.68
DPU Gth (%)	4	1	3	5
NAV per shr (S cts)	117	118	117	118
PE (X)	23.3	21.6	20.8	19.6
Distribution Yield (%)	4.9	4.9	5.1	5.3
P/NAV (x)	1.4	1.4	1.4	1.4
Aggregate Leverage (%)	37.1	36.1	36.2	36.4
ROAE (%)	6.2	6.4	6.7	7.1

Distn. Inc Chng (%)	-	(4)	(4)
Consensus DPU (S cts)	8.10	8.40	8.50
Other Broker Recs:	B: 5	S: 3	H: 7

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

Essential and resilient

A safe harbour, upgrade to BUY, TP S\$1.85. We see value emerging for Mapletree Logistics Trust (MLT) after its recent share price correction, bringing valuations to a more palatable 1.3x P/NAV, yield of 5.2%. We remain comfortable that MLT's pure logistics exposure is least impacted by the COVID-19 outbreak and Singapore's tightening restrictions on workspaces (logistics is less impacted) will imply that its earnings profile will remain more stable than peers. We upgrade our call to BUY and adjust our TP to S\$1.85.

Where we differ: COVID-19 may impact operations albeit marginally. We understand that the COVID-19 outbreak has indirectly impacted operations for some of its tenants, especially in the consumer space in China, Singapore and Hong Kong. While we anticipate some rent relief to tenants, the gradual relaxation of restrictions in China implies that the initial worries of a widespread rebate is unlikely to materialise. Our earnings estimates are moderated by -4 % to conservatively assume negative reversions (SG/HK) and slower acquisition assumptions.

Structural growth drivers in place; moderate acquisitions assumptions. We retain our optimism that MLT can deliver acquisitions, but likely towards the end of 2HFY21 onwards. We moderate our forecast to S\$350m worth of acquisitions in FY21 funded by 40% debt/60% equity, and this has not been priced in by consensus at this point. Opportunities will likely come from its Sponsor which has an extensive pipeline of properties.

Valuation:

We upgrade our recommendation to BUY with a revised TP of S\$1.85.

Key Risks to Our View:

Acquisitions ramping up faster than expected. A faster-than-projected acquisition pace and/or a better-than-expected outlook for the Singapore/China warehouse market.

At A Glance

Issued Capital (m shrs)	3,800
Mkt. Cap (\$m/US\$m)	6,194 / 4,352
Major Shareholders (%)	
Temasek Holdings Pte Ltd	30.4
Free Float (%)	69.6
3m Avg. Daily Val (US\$m)	24.6
GIC Industry : Real Estate / Equity Real Estate Investment (REITs)	



Live more, Bank less

Mapletree Logistics Trust

CRITICAL DATA POINTS TO WATCH

Critical Factors

Logistics sector has limited disruption by covid-19 outbreak .

We believe that Singapore's warehouse subsector had hit a cyclical bottom at the end of 2019, and new supply started tapering off significantly from 2020 onwards. While supply of new warehouse space remains high, we see risk of oversupply abating in the medium term which will support rents. While the covid-19 outbreak has impacted supply chains in the region, disrupted business activity for the REIT, we understand that this has impacted MLT's tenants somewhat, it is only for a small selected group of tenants in Singapore, China and Hong Kong. While some assistance is expected to be rendered, the overall impact is understood to be minimal.

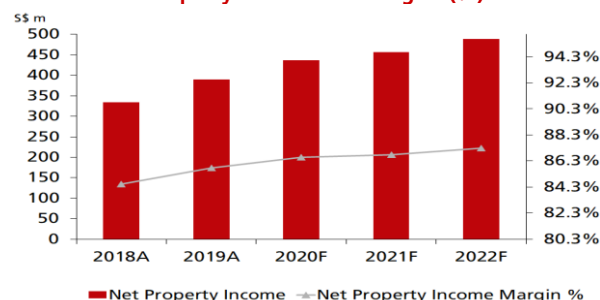
Strength in diversity as major markets see an upturn in demand.

MLT acquired close to S\$1.8bn worth of new properties from the Sponsor and third parties over the past few years. The deals in Hong Kong, China and Singapore are value-accretive and sharpen the REIT's focus on its key markets of Singapore, Hong Kong, Australia and Japan, which are developed markets offering stability. Looking ahead, we believe that MLT will continue to look for inorganic growth drivers with the Sponsor's extensive pipeline remaining as a key source. The most immediate should come from the Sponsor's pipeline in Malaysia, Vietnam, China and potentially Japan. With a bigger balance sheet and more financial capacity to take on more, we have now assumed S\$350m in acquisitions by end of FY21.

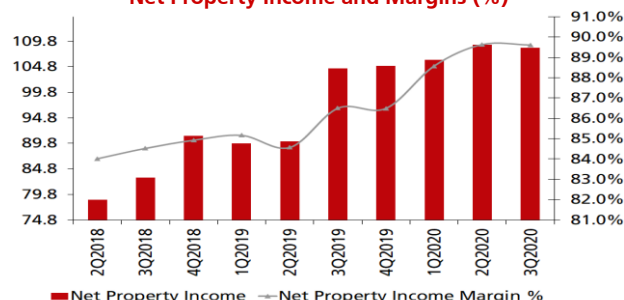
Sizeable pipeline from Sponsor to be acquired. We are excited about the acquisition prospects available to MLT from the Sponsor. We see a sizeable and growing pipeline of development properties which are approaching maturity that could be injected in the medium term. Given supportive capital markets (MLT is trading above NAV with an implied cost of capital of c. 6.5%), MLT has the ability to make earnings-accretive acquisitions, which we have priced in S\$350m. In addition, MLT is also embarking on development projects to rejuvenate its portfolio to remain relevant.

Interest rates have minimal impact. The majority of MLT's loans are in foreign currencies, a substantial portion of which is denominated in JPY. Interest rate hikes thus have minimal impact on its portfolio's cost of funds and should remain stable.

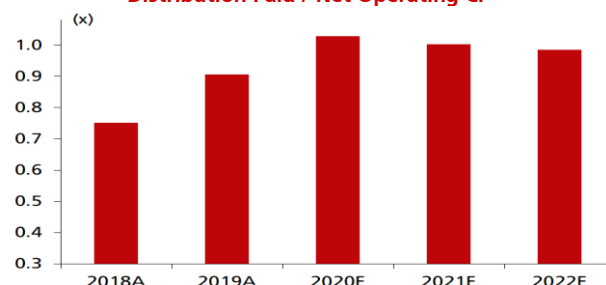
Net Property Income and Margins (%)



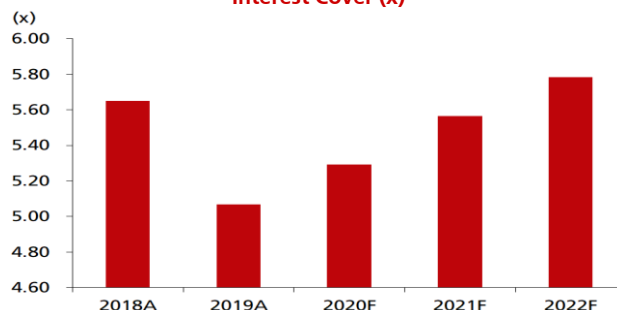
Net Property Income and Margins (%)



Distribution Paid / Net Operating CF



Interest Cover (x)



Source: Company, DBS Bank

Mapletree Logistics Trust

Balance Sheet:

Gearing of c. 38% is within management's comfortable range.

Post the recent recapitalisation exercise, the REIT's gearing remains at a stable c.38% (see-through basis). We believe that the manager may need to raise new equity if any acquisition opportunities arise in the medium term.

Well-staggered debt maturity profile; interest cost steady.

Interest rate cost was stable q-o-q at 2.7%, and is expected to remain low, given that a majority of its debts are in JPY, HKD, and RMB. Interest rates in these currencies are still soft. To hedge against currency volatility, the manager typically takes on local-denominated loans in each overseas market. MLT has a long debt-to-maturity of more than 4.0 years and proactively renews its loans ahead of time.

Share Price Drivers:

Ability to drive growth through acquisitions. We remain optimistic on MLT's ability to drive growth through acquisitions. After its initial foray into Australia, we see MLT further deepening its exposure through strategic purchases over the medium term. The manager is also looking to divest low-yielding assets in Singapore and Japan, and to recycle the proceeds into higher-yielding assets.

Key Risks:

Rise in interest rates. The manager has hedged the majority of its debt into fixed rates but is expected to see increased cost of funds when these loans are rolled over in the coming year.

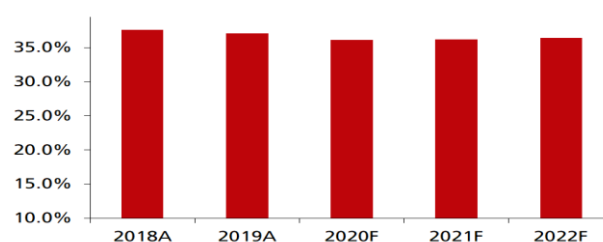
Environment, Social, Governance:

With the publication of its third Sustainability Report, MLT has increased its Bloomberg ESG Disclosure score. Energy consumption and average building electricity intensity for MLT's Singapore portfolio fell 3.0% against figures from FY17/18, meeting the Trust's target. In March 2019, it completed its first rooftop solar project. To safeguard the health and safety of employees, MLT proactively adopts preventive measures such as directional signage and regular maintenance of infrastructure. MLT is also committed to abiding by the corporate governance framework that has been implemented to ensure the highest standards of transparency and compliance.

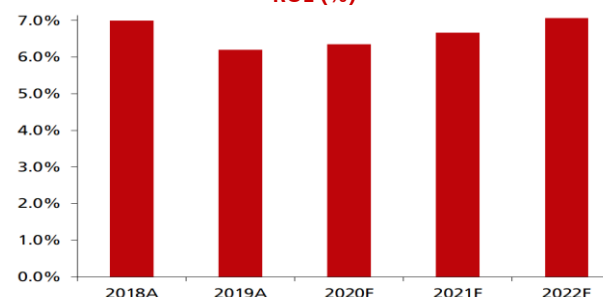
Company Background

Mapletree Logistics Trust (MLT) is a real estate investment trust which invests in logistics warehouses in the Asia-Pacific region. It currently owns a diversified portfolio of warehouses in Singapore, Japan, China, South Korea, Vietnam, Australia, and Hong Kong.

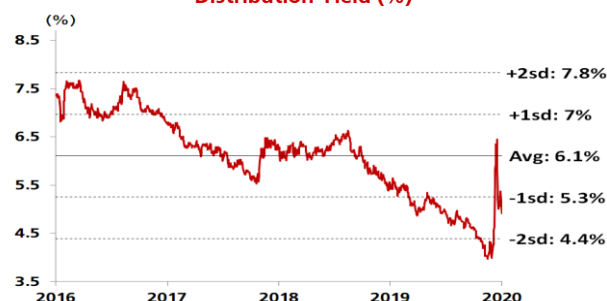
Aggregate Leverage (%)



ROE (%)



Distribution Yield (%)



PB Band (x)



Source: Company, DBS Bank

Income Statement (\$\$m)

FY Mar	2018A	2019A	2020F	2021F	2022F
Gross revenue	395	454	504	526	561
Property expenses	(61.3)	(64.8)	(68.0)	(69.7)	(71.5)
Net Property Income	334	389	436	457	489
Other Operating expenses	(32.7)	(65.8)	(62.0)	(61.4)	(67.0)
Other Non Opg (Exp)/Inc	(7.8)	4.12	0.0	0.0	0.0
Associates & JV Inc	0.0	(1.5)	8.65	10.2	10.7
Net Interest (Exp)/Inc	(53.3)	(63.9)	(70.8)	(71.0)	(73.0)
Exceptional Gain/(Loss)	41.0	34.0	0.0	0.0	0.0
Net Income	281	296	312	334	360
Tax	(49.1)	(42.8)	(18.2)	(19.5)	(21.0)
Minority Interest	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)
Preference Dividend	(22.6)	(17.0)	(17.2)	(17.2)	(17.2)
Net Income After Tax	209	236	276	297	321
Total Return	449	439	276	297	321
Non-tax deductible Items	(236)	(169)	8.79	7.88	14.1
Net Inc available for Dist.	213	270	294	314	335
Growth & Ratio					
Revenue Gth (%)	5.9	15.0	11.0	4.4	6.5
N Property Inc Gth (%)	6.9	16.7	12.0	4.7	7.1
Net Inc Gth (%)	43.7	13.0	17.1	7.6	8.0
Dist. Payout Ratio (%)	100.0	100.0	100.0	100.0	100.0
Net Prop Inc Margins (%)	84.5	85.7	86.5	86.8	87.2
Net Income Margins (%)	52.9	52.0	54.8	56.5	57.3
Dist to revenue (%)	53.9	59.5	58.2	59.6	59.8
Managers & Trustee's fees	8.3	14.5	12.3	11.7	11.9
ROAE (%)	7.0	6.2	6.4	6.7	7.1
ROA (%)	3.4	3.2	3.4	3.6	3.8
ROCE (%)	4.1	3.9	4.4	4.6	4.8
Int. Cover (x)	5.7	5.1	5.3	5.6	5.8

Source: Company, DBS Bank

Driven by past acquisitions

Quarterly / Interim Income Statement (\$\$m)

FY Mar	3Q2019	4Q2019	1Q2020	2Q2020	3Q2020
Gross revenue	121	121	120	122	121
Property expenses	(16.3)	(16.4)	(13.7)	(12.6)	(12.6)
Net Property Income	104	105	106	109	109
Other Operating expenses	(18.2)	(4.2)	(24.3)	(20.6)	(13.8)
Other Non Opg (Exp)/Inc	0.20	(5.4)	(1.5)	1.50	5.27
Associates & JV Inc	0	(2)	9	10	11
Net Interest (Exp)/Inc	(17.2)	(18.0)	(19.4)	(19.1)	(17.5)
Exceptional Gain/(Loss)	(0.3)	0.0	34.4	0.0	23.9
Net Income	68.7	77.4	94.9	71.0	106
Tax	(5.9)	(19.8)	(11.8)	(6.7)	(8.9)
Minority Interest	(0.1)	0.02	(0.6)	(0.1)	(0.2)
Net Income after Tax	58.3	53.5	78.2	59.9	93.0
Total Return	58.3	256	78.2	59.9	93.0
Non-tax deductible Items	13.6	(183)	(4.6)	13.8	(16.4)
Net Inc available for Dist.	71.9	73.6	73.6	73.7	76.6
Growth & Ratio					
Revenue Gth (%)	13	0	(1)	2	0
N Property Inc Gth (%)	16	0	1	3	(1)
Net Inc Gth (%)	38	(8)	46	(23)	55
Net Prop Inc Margin (%)	86.5	86.5	88.6	89.6	89.6
Dist. Payout Ratio (%)	100.0	100.0	100.0	100.0	100.0

Balance Sheet (\$\$m)

FY Mar	2018A	2019A	2020F	2021F	2022F
Investment Properties	6,515	7,694	7,879	7,884	8,240
Other LT Assets	14.2	214	283	293	304
Cash & ST Invt	101	104	78.8	60.6	48.4
Inventory	0.0	0.0	0.0	0.0	0.0
Debtors	34.2	45.6	12.6	13.2	14.0
Other Current Assets	13.5	20.8	20.8	20.8	20.8
Total Assets	6,678	8,078	8,274	8,272	8,627
ST Debt	53.2	31.6	31.6	31.6	31.6
Creditor	179	208	168	175	187
Other Current Liab	11.5	12.0	19.1	20.3	21.8
LT Debt	2,459	2,962	2,958	2,963	3,109
Other LT Liabilities	165	197	197	197	197
Unit holders' funds	3,806	4,662	4,894	4,878	5,074
Minority Interests	5.70	5.53	6.01	6.49	6.98
Total Funds & Liabilities	6,678	8,078	8,274	8,272	8,627
Non-Cash Wkg. Capital	(142)	(154)	(154)	(162)	(174)
Net Cash/(Debt)	(2,411)	(2,889)	(2,911)	(2,934)	(3,092)
Ratio					
Current Ratio (x)	0.6	0.7	0.5	0.4	0.3
Quick Ratio (x)	0.6	0.6	0.4	0.3	0.3
Aggregate Leverage (%)	37.6	37.1	36.1	36.2	36.4
Z-Score (X)	1.2	1.2	1.3	1.3	1.3

Gearing stable

Source: Company, DBS Bank

Mapletree Logistics Trust

Cash Flow Statement (S\$m)

FY Mar	2018A	2019A	2020F	2021F	2022F
Pre-Tax Income	449	296	312	334	360
Dep. & Amort.	0.42	0.0	0.0	0.0	0.0
Tax Paid	(6.5)	(7.4)	(11.1)	(18.2)	(19.5)
Associates & JV Inc/(Loss)	0.0	1.55	(8.6)	(10.2)	(10.7)
Chg in Wkg.Cap.	(10.2)	7.64	(7.0)	6.82	10.6
Other Operating CF	(166)	0.0	0.0	0.0	0.0
Net Operating CF	267	298	285	313	340
Net Invnt in Properties	(512)	(690)	(185)	(5.3)	(356)
Other Invnts (net)	0.0	0.0	0.0	0.0	0.0
Invnts in Assoc. & JV	0.0	(213)	(60.7)	0.0	0.0
Div from Assoc. & JVs	0.0	0.0	0.0	0.0	0.0
Other Investing CF	0.0	0.0	0.0	0.0	0.0
Net Investing CF	(512)	(902)	(246)	(5.3)	(356)
Distribution Paid	(200)	(270)	(294)	(314)	(335)
Chg in Gross Debt	68.6	482	(4.4)	5.26	146
New units issued	633	648	250	0.0	210
Other Financing CF	(246)	(17.0)	(17.2)	(17.2)	(17.2)
Net Financing CF	255	843	(65.3)	(326)	3.03
Currency Adjustments	0.0	0.0	0.0	0.0	0.0
Chg in Cash	10.0	239	(25.5)	(18.2)	(12.2)
Operating CFPS (S cts)	9.96	8.63	7.97	8.07	8.53
Free CFPS (S cts)	(8.8)	(11.6)	2.74	8.11	(0.4)

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:	17 Apr 19	1.44	1.50	BUY
2:	29 Apr 19	1.47	1.60	BUY
3:	18 Jul 19	1.61	1.85	BUY
4:	24 Jul 19	1.60	1.85	BUY
5:	16 Aug 19	1.56	1.85	BUY
6:	18 Sep 19	1.59	1.85	BUY
7:	06 Nov 19	1.69	1.90	BUY
8:	21 Jan 20	1.82	1.90	BUY
9:	29 Jan 20	1.82	1.90	BUY
10:	28 Feb 20	1.85	1.90	HOLD

Source: DBS Bank

Analyst: Derek 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: 8 Apr 2020 08:27:13 (SGT)

Dissemination Date: 8 Apr 2020 08:49:26 (SGT)

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

GENERAL DISCLOSURE/DISCLAIMER

This report is prepared by DBS Bank Ltd. This report is solely intended for the clients of DBS Bank Ltd, its respective connected and associated corporations and affiliates only and no part of this document may be (i) copied, photocopied or duplicated in any form or by any means or (ii) redistributed without the prior written consent of DBS Bank Ltd.

The research set out in this report is based on information obtained from sources believed to be reliable, but we (which collectively refers to DBS Bank Ltd, its respective connected and associated corporations, affiliates and their respective directors, officers, employees and agents (collectively, the "DBS Group") have not conducted due diligence on any of the companies, verified any information or sources or taken into account any other factors which we may consider to be relevant or appropriate in preparing the research. Accordingly, we do not make any representation or warranty as to the accuracy, completeness or correctness of the research set out in this report. Opinions expressed are subject to change without notice. This research is prepared for general circulation. Any recommendation contained in this document does not have regard to the specific investment objectives, financial situation and the particular needs of any specific addressee. This document is for the information of addressees only and is not to be taken in substitution for the exercise of judgement by addressees, who should obtain separate independent legal or financial advice. The DBS Group accepts no liability whatsoever for any direct, indirect and/or consequential loss (including any claims for loss of profit) arising from any use of and/or reliance upon this document and/or further communication given in relation to this document. This document is not to be construed as an offer or a solicitation of an offer to buy or sell any securities. The DBS Group, along with its affiliates and/or persons associated with any of them may from time to time have interests in the securities mentioned in this document. The DBS Group, may have positions in, and may effect transactions in securities mentioned herein and may also perform or seek to perform broking, investment banking and other banking services for these companies.

Any valuations, opinions, estimates, forecasts, ratings or risk assessments herein constitutes a judgment as of the date of this report, and there can be no assurance that future results or events will be consistent with any such valuations, opinions, estimates, forecasts, ratings or risk assessments. The information in this document is subject to change without notice, its accuracy is not guaranteed, it may be incomplete or condensed, it may not contain all material information concerning the company (or companies) referred to in this report and the DBS Group is under no obligation to update the information in this report.

This publication has not been reviewed or authorized by any regulatory authority in Singapore, Hong Kong or elsewhere. There is no planned schedule or frequency for updating research publication relating to any issuer.

The valuations, opinions, estimates, forecasts, ratings or risk assessments described in this report were based upon a number of estimates and assumptions and are inherently subject to significant uncertainties and contingencies. It can be expected that one or more of the estimates on which the valuations, opinions, estimates, forecasts, ratings or risk assessments were based will not materialize or will vary significantly from actual results. Therefore, the inclusion of the valuations, opinions, estimates, forecasts, ratings or risk assessments described herein IS NOT TO BE RELIED UPON as a representation and/or warranty by the DBS Group (and/or any persons associated with the aforesaid entities), that:

- (a) such valuations, opinions, estimates, forecasts, ratings or risk assessments or their underlying assumptions will be achieved, and
- (b) there is any assurance that future results or events will be consistent with any such valuations, opinions, estimates, forecasts, ratings or risk assessments stated therein.

Please contact the primary analyst for valuation methodologies and assumptions associated with the covered companies or price targets.

Any assumptions made in this report that refers to commodities, are for the purposes of making forecasts for the company (or companies) mentioned herein. They are not to be construed as recommendations to trade in the physical commodity or in the futures contract relating to the commodity referred to in this report.

DBSVUSA, a US-registered broker-dealer, does not have its own investment banking or research department, has not participated in any public offering of securities as a manager or co-manager or in any other investment banking transaction in the past twelve months and does not engage in market-making.

ANALYST CERTIFICATION

The research analyst(s) primarily responsible for the content of this research report, in part or in whole, certifies that the views about the companies and their securities expressed in this report accurately reflect his/her personal views. The analyst(s) also certifies that no part of his/her compensation was, is, or will be, directly or indirectly, related to specific recommendations or views expressed in the report. The research analyst (s) primarily responsible for the content of this research report, in part or in whole, certifies that he or his associate¹ does not serve as an officer of the issuer or the new listing applicant (which includes in the case of a real estate investment trust, an officer of the management company of the real estate investment trust; and in the case of any other entity, an officer or its equivalent counterparty of the entity who is responsible for the management of the issuer or the new listing applicant) and the research analyst(s) primarily responsible for the content of this research report or his associate does not have financial interests² in relation to an issuer or a new listing applicant that the analyst reviews. DBS Group has procedures in place to eliminate, avoid and manage any potential conflicts of interests that may arise in connection with the production of research reports. The research analyst(s) responsible for this report operates as part of a separate and independent team to the investment banking function of the DBS Group and procedures are in place to ensure that confidential information held by either the research or investment banking function is handled appropriately. There is no direct link of DBS Group's compensation to any specific investment banking function of the DBS Group.

COMPANY-SPECIFIC / REGULATORY DISCLOSURES

1. DBS Bank Ltd, DBS HK, DBS Vickers Securities (Singapore) Pte Ltd ("DBSVS") or their subsidiaries and/or other affiliates have a proprietary position in Mapletree Logistics Trust recommended in this report as of 28 Feb 2020.
2. Neither DBS Bank Ltd nor DBS HK market makes in equity securities of the issuer(s) or company(ies) mentioned in this Research Report.
3. DBS Bank Ltd, DBS HK, DBSVS, their subsidiaries and/or other affiliates have a net long position exceeding 0.5% of the total issued share capital in Mapletree Logistics Trust recommended in this report as of 28 Feb 2020.

Compensation for investment banking services:

4. DBS Bank Ltd, DBS HK, DBSVS their subsidiaries and/or other affiliates of DBSVUSA have received compensation, within the past 12 months for investment banking services from Mapletree Logistics Trust as of 28 Feb 2020.
5. DBS Bank Ltd, DBS HK, DBSVS, their subsidiaries and/or other affiliates of DBSVUSA have managed or co-managed a public offering of securities for Mapletree Logistics Trust in the past 12 months, as of 28 Feb 2020.
6. DBSVUSA does not have its own investment banking or research department, nor has it participated in any public offering of securities as a manager or co-manager or in any other investment banking transaction in the past twelve months. Any US persons wishing to obtain further information, including any clarification on disclosures in this disclaimer, or to effect a transaction in any security discussed in this document should contact DBSVUSA exclusively.


¹ An associate is defined as (i) the spouse, or any minor child (natural or adopted) or minor step-child, of the analyst; (ii) the trustee of a trust of which the analyst, his spouse, minor child (natural or adopted) or minor step-child, is a beneficiary or discretionary object; or (iii) another person accustomed or obliged to act in accordance with the directions or instructions of the analyst.

² Financial interest is defined as interests that are commonly known financial interest, such as investment in the securities in respect of an issuer or a new listing applicant, or financial accommodation arrangement between the issuer or the new listing applicant and the firm or analysis. This term does not include commercial lending conducted at arm's length, or investments in any collective investment scheme other than an issuer or new listing applicant notwithstanding the fact that the scheme has investments in securities in respect of an issuer or a new listing applicant.

Disclosure of previous investment recommendation produced:

7. DBS Bank Ltd, DBS Vickers Securities (Singapore) Pte Ltd ("DBSVS"), their subsidiaries and/or other affiliates may have published other investment recommendations in respect of the same securities / instruments recommended in this research report during the preceding 12 months. Please contact the primary analyst listed in the first page of this report to view previous investment recommendations published by DBS Bank Ltd, DBS Vickers Securities (Singapore) Pte Ltd ("DBSVS"), their subsidiaries and/or other affiliates in the preceding 12 months.

RESTRICTIONS ON DISTRIBUTION

General	This report is not directed to, or intended for distribution to or use by, any person or entity who is a citizen or resident of or located in any locality, state, country or other jurisdiction where such distribution, publication, availability or use would be contrary to law or regulation.
Australia	<p>This report is being distributed in Australia by DBS Bank Ltd, DBSVS or DBSV HK. DBS Bank Ltd holds Australian Financial Services Licence no. 475946.</p> <p>DBSVS and DBSV HK are exempted from the requirement to hold an Australian Financial Services Licence under the Corporation Act 2001 ("CA") in respect of financial services provided to the recipients. Both DBS Bank Ltd and DBSVS are regulated by the Monetary Authority of Singapore under the laws of Singapore, and DBSV HK is regulated by the Hong Kong Securities and Futures Commission under the laws of Hong Kong, which differ from Australian laws.</p> <p>Distribution of this report is intended only for "wholesale investors" within the meaning of the CA.</p>
Hong Kong	<p>This report has been prepared by a person(s) who is not licensed by the Hong Kong Securities and Futures Commission to carry on the regulated activity of advising on securities in Hong Kong pursuant to the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong). This report is being distributed in Hong Kong and is attributable to DBS Bank (Hong Kong) Limited, a registered institution registered with the Hong Kong Securities and Futures Commission to carry on the regulated activity of advising on securities pursuant to the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong). DBS Bank Ltd., Hong Kong Branch is a limited liability company incorporated in Singapore.</p> <p>For any query regarding the materials herein, please contact Carol Wu (Reg No. AH8283) at dbsvhk@dbs.com</p>
Indonesia	This report is being distributed in Indonesia by PT DBS Vickers Sekuritas Indonesia.
Malaysia	<p>This report is distributed in Malaysia by AllianceDBS Research Sdn Bhd ("ADBSR"). Recipients of this report, received from ADBSR are to contact the undersigned at 603-2604 3333 in respect of any matters arising from or in connection with this report. In addition to the General Disclosure/Disclaimer found at the preceding page, recipients of this report are advised that ADBSR (the preparer of this report), its holding company Alliance Investment Bank Berhad, their respective connected and associated corporations, affiliates, their directors, officers, employees, agents and parties related or associated with any of them may have positions in, and may effect transactions in the securities mentioned herein and may also perform or seek to perform broking, investment banking/corporate advisory and other services for the subject companies. They may also have received compensation and/or seek to obtain compensation for broking, investment banking/corporate advisory and other services from the subject companies.</p> <p style="text-align: right;">  Wong Ming Tek, Executive Director, ADBSR </p>

Singapore	This report is distributed in Singapore by DBS Bank Ltd (Company Regn. No. 196800306E) or DBSVS (Company Regn No. 198600294G), both of which are Exempt Financial Advisers as defined in the Financial Advisers Act and regulated by the Monetary Authority of Singapore. DBS Bank Ltd and/or DBSVS, may distribute reports produced by its respective foreign entities, affiliates or other foreign research houses pursuant to an arrangement under Regulation 32C of the Financial Advisers Regulations. Where the report is distributed in Singapore to a person who is not an Accredited Investor, Expert Investor or an Institutional Investor, DBS Bank Ltd accepts legal responsibility for the contents of the report to such persons only to the extent required by law. Singapore recipients should contact DBS Bank Ltd at 6327 2288 for matters arising from, or in connection with the report.
Thailand	This report is being distributed in Thailand by DBS Vickers Securities (Thailand) Co Ltd.
United Kingdom	<p>This report is produced by DBS Bank Ltd which is regulated by the Monetary Authority of Singapore.</p> <p>This report is disseminated in the United Kingdom by DBS Vickers Securities (UK) Ltd, ("DBSVUK"). DBSVUK is authorised and regulated by the Financial Conduct Authority in the United Kingdom.</p> <p>In respect of the United Kingdom, this report is solely intended for the clients of DBSVUK, its respective connected and associated corporations and affiliates only and no part of this document may be (i) copied, photocopied or duplicated in any form or by any means or (ii) redistributed without the prior written consent of DBSVUK. This communication is directed at persons having professional experience in matters relating to investments. Any investment activity following from this communication will only be engaged in with such persons. Persons who do not have professional experience in matters relating to investments should not rely on this communication.</p>
Dubai International Financial Centre	This research report is being distributed by DBS Bank Ltd., (DIFC Branch) having its office at units 608 - 610, 6 th Floor, Gate Precinct Building 5, PO Box 506538, DIFC, Dubai, United Arab Emirates. DBS Bank Ltd., (DIFC Branch) is regulated by The Dubai Financial Services Authority. This research report is intended only for professional clients (as defined in the DFSA rulebook) and no other person may act upon it.
United Arab Emirates	This report is provided by DBS Bank Ltd (Company Regn. No. 196800306E) which is an Exempt Financial Adviser as defined in the Financial Advisers Act and regulated by the Monetary Authority of Singapore. This report is for information purposes only and should not be relied upon or acted on by the recipient or considered as a solicitation or inducement to buy or sell any financial product. It does not constitute a personal recommendation or take into account the particular investment objectives, financial situation, or needs of individual clients. You should contact your relationship manager or investment adviser if you need advice on the merits of buying, selling or holding a particular investment. You should note that the information in this report may be out of date and it is not represented or warranted to be accurate, timely or complete. This report or any portion thereof may not be reprinted, sold or redistributed without our written consent.
United States	This report was prepared by DBS Bank Ltd. DBSVUSA did not participate in its preparation. The research analyst(s) named on this report are not registered as research analysts with FINRA and are not associated persons of DBSVUSA. The research analyst(s) are not subject to FINRA Rule 2241 restrictions on analyst compensation, communications with a subject company, public appearances and trading securities held by a research analyst. This report is being distributed in the United States by DBSVUSA, which accepts responsibility for its contents. This report may only be distributed to Major U.S. Institutional Investors (as defined in SEC Rule 15a-6) and to such other institutional investors and qualified persons as DBSVUSA may authorize. Any U.S. person receiving this report who wishes to effect transactions in any securities referred to herein should contact DBSVUSA directly and not its affiliate.
Other jurisdictions	In any other jurisdictions, except if otherwise restricted by laws or regulations, this report is intended only for qualified, professional, institutional or sophisticated investors as defined in the laws and regulations of such jurisdictions.

DBS Regional Research Offices

HONG KONG

DBS (Hong Kong) Ltd

Contact: Carol Wu
13th Floor One Island East,
18 Westlands Road,
Quarry Bay, Hong Kong
Tel: 852 3668 4181
Fax: 852 2521 1812
e-mail: dbsvhk@dbs.com

MALAYSIA

AllianceDBS Research Sdn Bhd

Contact: Wong Ming Tek (128540 U)
19th Floor, Menara Multi-Purpose,
Capital Square,
8 Jalan Munshi Abdullah 50100
Kuala Lumpur, Malaysia.
Tel.: 603 2604 3333
Fax: 603 2604 3921
e-mail: general@alliancedbs.com

SINGAPORE

DBS Bank Ltd

Contact: Janice Chua
12 Marina Boulevard,
Marina Bay Financial Centre Tower 3
Singapore 018982
Tel: 65 6878 8888
Fax: 65 65353 418
e-mail: equityresearch@dbs.com
Company Regn. No. 196800306E

INDONESIA

PT DBS Vickers Sekuritas (Indonesia)

Contact: Maynard Priajaya Arif
DBS Bank Tower
Ciputra World 1, 32/F
Jl. Prof. Dr. Satrio Kav. 3-5
Jakarta 12940, Indonesia
Tel: 62 21 3003 4900
Fax: 6221 3003 4943
e-mail: indonesiaresearch@dbs.com

THAILAND

DBS Vickers Securities (Thailand) Co Ltd

Contact: Chanpen Sirithanarattanakul
989 Siam Piwat Tower Building,
9th, 14th-15th Floor
Rama 1 Road, Pathumwan,
Bangkok Thailand 10330
Tel. 66 2 857 7831
Fax: 66 2 658 1269
e-mail: research@th.dbs.com
Company Regn. No 0105539127012
Securities and Exchange Commission, Thailand