Malaysia Company Update Top Glove Corporation

Bloomberg: TOPG MK | Reuters: TPGC.KL

Refer to important disclosures at the end of this report

DBS Group Research. Equity

10 Dec 2020

BUY

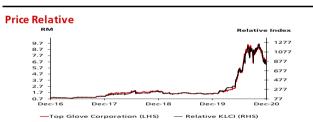
Last Traded Price (9 Dec 2020): RM6.84 (KLCI: 1,646.53) Price Target 12-mth: RM10.40 (52% upside) (Prev RM10.20)

Analyst

Siti Ruzanna Mohd Faruk +603 2604 3965 sruzannamf@alliancedbs.com

What's New

- Earnings boosted by higher volume and ASP
- Higher ASP more than offset increase in raw material costs; declares bumper dividend
- Expect earnings to stay robust in the coming quarters as demand remains strong
- Maintain BUY with higher TP of RM10.40



Forecasts and Valuation	ı			
FY Aug (RMm)	2020A	2021F	2022F	2023F
Revenue	7,236	19,135	13,512	12,026
EBITDA	2,566	11,150	4,398	3,635
Pre-tax Profit	2,301	10,776	4,072	3,184
Net Profit	1,867	8,878	3,331	2,597
Net Pft (Pre Ex.)	1,867	8,878	3,331	2,597
Net Pft Gth (Pre-ex) (%)	389.8	375.5	(62.5)	(22.0)
EPS (sen)	23.0	109	41.0	32.0
EPS Pre Ex. (sen)	23.0	109	41.0	32.0
EPS Gth Pre Ex (%)	208	376	(62)	(22)
Diluted EPS (sen)	23.0	109	41.0	32.0
Net DPS (sen)	11.8	56.2	21.1	16.5
BV Per Share (sen)	77.3	184	168	182
PE (X)	29.8	6.3	16.7	21.4
PE Pre Ex. (X)	29.8	6.3	16.7	21.4
P/Cash Flow (X)	17.5	8.1	11.7	16.1
EV/EBITDA (X)	20.8	4.4	11.3	13.5
Net Div Yield (%)	1.7	8.2	3.1	2.4
P/Book Value (X)	8.8	3.7	4.1	3.8
Net Debt/Equity (X)	CASH	CASH	CASH	CASH
ROAE(%)	42.9	83.7	23.3	18.2
Earninos Rev (%):		56	96	-
C o nsensus EPS (sen):		106	43.5	30.4
Other Broker Recs:		B:16	S: 2	H: 4
Source of all data on this page: Company AllianceDRS Recomberg				

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



A befitting windfall

Investment Thesis:

Strong ASP trend to continue in 2QFY21. We understand that average selling price (ASP) in 2QFY21 is set to be stronger q-o-q, led by nitrile gloves. We expect this to support another quarter of stellar earnings in 2QFY21.

Demand for rubber gloves remains robust resulting in continued shortage in the market while increasingly tight supply of raw materials may limit new industry capacity of nitrile gloves from newer players. The ASP increase in 1QFY21 more than offset the higher nitrile raw material cost. In addition, the Group has been able to re-direct sales to other countries following the US ban.

Normalizing operations. The Group has acquired new accommodation facilities for its workers. It expects operations to normalize in 3 weeks following the infection outbreak at its Meru factory in November.

Valuation:

We raise our FY21-22F earnings assumptions to factor in higher ASPs and volume assumptions. On the back of supernormal earnings, we apply a lower multiple of 12x CY21F EPS based on its historical 5-year mean to derive our RM10.40 TP.

Where we differ:

We are less concerned about new supply of nitrile gloves by new and smaller players into the market this year given the increasingly tight raw material supply. As one of the key players in the industry, TOPG should be able to secure sufficient supply.

Key Risks to Our View:

Lower-than-expected sales volume and ASP. Lower-thanexpected sales volume and ASP may adversely affect TOPG's earnings and share price.

At A Glance

AcA didite	
Issued Capital (m shrs)	8,039
Mkt. Cap (RMm/US\$m)	54,990/13,536
Major Shareholders (%)	
Tan Sri Lim Wee Chai	34.4%
Employees Provident Fund	7.3%
KWAP	5.4%
Free Float (%)	65
3m Avg. Daily Val (US\$m)	124.4
GIC Industry : Health Care / Health Care Equipment & S	Services





WHAT'S NEW

Strong demand continues

Above expectations. TOPG registered another record net profit of RM2.4bn in 1QFY21 (+2,032.2% y-o-y; +83.9% q-o-q). The stellar results, above our and consensus expectations, were driven by stronger sales volume and ASP.

TOPG declared a first single-tier dividend per share (DPS) of 16.5 sen in 1QFY21. Payout ratio is at 56% which includes a 6% payout as special dividend.

Record-high revenue and net profit. 1QFY21 revenue came in at RM4.8bn (+293.6% y-o-y, +53.1% q-o-q), supported by higher sales volume (+34.0% y-o-y, -0.4% q-o-q) and higher blended ASP (+203.9% y-o-y, +58.3% q-o-q). The quantum of net profit improvement was greater than revenue growth as a high utilisation rate had amplified production efficiency.

Aspion's performance continued to improve. TOPG's subsidiary Aspion Sdn Bhd continued to contribute positively to group earnings. It registered a profit before tax (PAT) of RM332m in 1QFY21vs RM6.3m in 1QFY20. The strong results were supported by a higher production utilisation rate of 80% (vs 60% in FY19) and increase in ASP.

Stronger EBIT/k gloves. Earnings before interest and taxes (EBIT/k gloves came in at RM171.56 (+1,545.8% y-o-y, +91.5% q-o-q). The significant improvement in EBIT/k gloves was mainly due to the higher ASP and lower per unit fixed costs, thanks to an optimal utilisation rate leading to economies of scale.

Outlook

ASP expected to increase in the near term. Nitrile glove ASP is expected to increase at a stronger quantum compared to NR glove ASP due to the shortage of nitrile gloves in the market. Blended ASP is expected to increase 30% q-o-q which will result in better earnings in 2QFY21. Utilisation rate is expected to stay high at close to 100% vs 85% pre-COVID-19.

Strong global demand for gloves expected in 2021 and 2022. TOPG's management expects annual global glove demand growth to increase by 25% and 15% y-o-y for 2021 and 2022 respectively. This is stronger than pre-COVID-19 annual glove demand growth of 10-12% y-o-y. The stronger glove demand growth in 2021 is expected to be mainly driven by the COVID-19 pandemic. Post- pandemic growth is projected to be higher than pre-pandemic growth due to heightened awareness in the medical and non-medical sectors. Annual demand growth is expected to be 15% y-o-y post-pandemic. Accelerating capacity expansion. In TOPG's latest update, its total installed capacity stands at 90bn pieces of gloves. Its management has revised the company's planned capacity expansion upwards for CY20 and CY21 to capture the robust demand. Currently, it is targeting to increase capacity to 108bn pieces by the end of December 2021 and to 129bn pieces by the end of December 2022.

TOPG is setting up its first glove factory in Vietnam. The initial production capacity of approximately 2.8bn pieces from 10 production lines is expected to come on stream in October, while the second phase of capacity expansion of 2.4bn pieces is likely to commercialise in 3QCY21. The rationale of setting up the manufacturing plant in Vietnam is to diversify geographical exposure and enjoy a 7% tax rebate.

Order book backlog of more than a year. Currently, its order book backlog for nitrile gloves is at 510 days from 620 days in September. NR gloves order book backlog has also been reduced to 340 days from 400 days as some of the nitrile glove production switched to the NR glove production line due to shortage of nitrile rubber raw materials. The company has allocated 30% of production capacity for spot orders.

Capex expectations. TOPG has planned for RM10bn capital expenditure (capex) over the next five years. It is aiming to increase total installed capacity by 77bn pieces of gloves to 185.5bn by FY26. The capex will also be utilised for enhancement of existing manufacturing facilities, Industry 4.0 initiatives, a gamma sterilisation plant, land bank for future expansion, information technology (IT) upgrades and workers' facilities. For FY21, the capex target is RM1.9bn.

Improving workers accommodation. Efforts to source for more worker accommodation and to improve existing accommodation have been ongoing in consideration of the large number of workers, for which the Group has already invested RM70m. In addition, the Group has spent some RM20m on purchasing 100 units of apartments over the past two months and is also renting more houses for its workers. In the mid-term, the Group has earmarked approximately RM100m to be invested in workers' facilities and accommodation, which includes building mega hostels in Selangor (Klang and Banting) with a combined capacity of 7,300 pax and are fully equipped with a suite of amenities and facilities. The CAPEX for the new mega hostels is around RM70m and the hostels are expected to be ready by 2022. The Group is also building and acquiring additional houses,

apartments and hostels in other states where it has operations. On the update on the current situation in the Teratai cluster, all 28 glove manufacturing plants in Meru is expected to resume operations within the next two to three weeks.

Work towards upliftment in ban. Top Glove continues to actively engage with the U.S. Customs Border and Protection towards the expeditious upliftment of the Withhold Release Order (WRO), for which it is making good progress.

Valuation

Reiterate BUY with higher TP of RM10.40. We raised our FY21-22 net profit assumptions to factor in higher ASPs and revised the installed capacity as per management guidance. We also increased our TP from RM10.20 to RM10.40 postearnings adjustment with updated price-to-earnings (PE) of 12x CY21F EPS (from 19x previously). This is based on its 5-year mean. We reduced our target multiple given the projected supernormal profits in FY21F.

We maintain our BUY call in view of its strong earnings outlook. While there have been reports that COVID-19

Quarterly Income Statement (RMm)

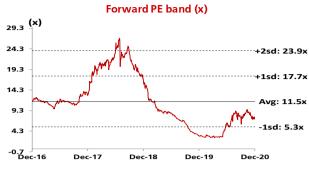
vaccines could be ready by 4Q20-1Q21, the timeline for sufficiently accessible vaccines that would allow for global containment of the pandemic remains to be seen. Even if a vaccine is developed by the beginning of 2021, manufacturing billions of doses will take time. In the longer term, even as infection rates ease, we expect COVID-19 to drive increased usage of gloves globally, sustaining a "new normal" of demand.

Company Background

Top Glove Corporation (TOPG) is the world's largest rubber glove manufacturer with an annual production capacity of 85.5bn pieces of gloves. Nitrile rubber gloves make up the lion's share of its product mix (47%), while natural rubber gloves account for 42%. Vinyl and surgical gloves account for the rest. Currently, the group's manufacturing facilities are located in Malaysia, Thailand, Indonesia and Vietnam.

FY Aug	1 Q2020	4Q2020	1 Q2021	% chg yoy	% chg qoq
Revenue	1,209	3,109	4,759	293.6	53.1
Cost of Goods Sold	(984)	(1,375)	(1,564)	58.9	13.7
Gross Profit	225	1,734	3,195	1,320.1	84.3
Other Oper. (Exp)/Inc	(85.1)	(117)	(111)	30.2	(5.3)
Operating Profit	140	1,617	3,084	2,105.3	90.8
Other Non Opg (Exp)/Inc	0.0	0.0	0.0	nm	nm
Associates & JV Inc	2.59	(1.1)	0.76	(70.5)	(169.7)
Net Interest (Exp)/Inc	(17.0)	7.89	10.4	nm	31.6
Exceptional Gain/(Loss)	0.0	0.0	0.0	nm	nm
Pre-tax Profit	125	1,624	3,096	2,367.5	90.7
Тах	(13.7)	(298)	(690)	4,940.8	132.0
Minority Interest	(0.3)	(34.0)	(29.4)	(8,786.4)	(13.5)
Net Profit	111	1,292	2,376	2,032.2	83.9
Net profit bef Except.	111	1,292	2,376	2,032.2	83.9
EBITDA	197	1,681	3,156	1,503.3	87.7
Margins (%)					
Gross Margins	18.6	55.8	67.1		
Opg Profit Margins	11.6	52.0	64.8		
Net Profit Margins	9.2	41.6	49.9		

Historical PE and PB band



Source: Bloomberg Finance L.P., AllianceDBS estimates



DBS

Live more, Bank less

Source: Bloomberg Finance L.P., AllianceDBS estimates



Key Assumptions					
FY Aug	2019A	2020A	2021F	2022F	2023F
Capacity (bn gloves)	63.9	85.5	104	122	129
Utilisation rate (%)	85.2	74.5	90.0	90.0	80.0
Sales Volume (bn gloves)	54.4	63.7	93.6	110	103
EBIT/k gloves (RM)	9.37	36.6	115	35.6	29.7
Income Statement (RMm)					
FY Aug	2019A	2020A	2021F	2022F	2023F
Revenue	4,802	7,236	19,135	13,512	12,026
Cost of Goods Sold	(4,338)	(4,932)	(7,751)	(8,883)	(8,321)
Gross Profit	464	2,304	11,384	4,629	3,705
Other Opng (Exp)/Inc	48.2	28.4	(621)	(711)	(642)
Operating Profit	512	2,332	10,763	3,918	3,062
Other Non Opg (Exp)/Inc	0.0	0.0	0.0	0.0	0.0
Associates & JV Inc	(1.7)	(1.4)	(1.4)	(1.3)	(1.2)
Net Interest (Exp)/Inc	(68.7)	(29.4)	14.4	155	123
Exceptional Gain/(Loss)	0.0	0.0	0.0	0.0	0.0
Pre-tax Profit	441	2,301	10,776	4,072	3,184
Тах	(57.1)	(398)	(1,862)	(703)	(550)
Minority Interest	(3.1)	(36.8)	(36.8)	(36.8)	(36.8)
Preference Dividend	0.0	0.0	0.0	0.0	0.0
Net Profit	381	1,867	8,878	3,331	2,597
Net Profit before Except.	381	1,867	8,878	3,331	2,597
EBITDA	705	2,566	11,150	4,398	3,635
Growth					
Revenue Gth (%)	13.9	50.7	164.4	(29.4)	(11.0)
EBITDA Gth (%)	1.6	263.9	334.5	(60.6)	(17.3)
Opg Profit Gth (%)	(7.0)	355.8	361.5	(63.6)	(21.8)
Net Profit Gth (Pre-ex) (%)	(12.2)	389.8	375.5	(62.5)	(22.0)
Margins & Ratio					
Gross Margins (%)	9.7	31.8	59.5	34.3	30.8
Opg Profit Margin (%)	10.7	32.2	56.2	29.0	25.5
Net Profit Margin (%)	7.9	25.8	46.4	24.7	21.6
ROAE(%)	15.8	42.9	83.7	23.3	18.2
ROA (%)	7.0	26.1	66.6	19.0	14.6
ROCE(%)	6.4	30.5	77.6	22.7	17.5
Div Payout Ratio (%)	50.4	51.5	51.5	51.5	51.5
Net Interest Cover (x)	7.5	79.3	NM	NM	NM
Source: Company, AllianceDB	5				

Source: Company, AllianceDBS



Quarterly Income Statem	ent (RMm)				
FY Aug	1 Q2020	2 Q 20 20	3Q2020	4Q2020	1Q2021
D	1 200	1 2 2 0	1 600	2 1 0 0	4 750
Revenue Cost of Goods Sold	1,209 (984)	1,230 (996)	1,688 (1,152)	3,109 (1,375)	4,759 (1,564)
Gross Profit	225	233	536	<u>1,734</u>	<u>3,195</u>
Other Oper. (Exp)/Inc	(85.1)	(85.2)	(116)	(117)	(111)
Operating Profit	140	148	420	1,617	3,084
Other Non Opg (Exp)/Inc	0.0	0.0	0.0	0.0	0.0
Associates & JV Inc	2.59	(0.8)	(2.1)	(1.1)	0.76
Net Interest (Exp)/Inc	(17.0)	(17.0)	4.07	7.89	10.4
Exceptional Gain/(Loss)	0.0	0.0	0.0	0.0	0.0
Pre-tax Profit	125	130	422	1,624	3,096
Тах	(13.7)	(14.4)	(72.0)	(298)	(690)
Minority Interest	(0.3)	(0.3)	(2.1)	(34.0)	(29.4)
Net Profit	111	116	348	1,292	2,376
Net profit bef Except.	111	116	348	1,292	2,376
EBITDA	197	204	474	1,681	3,156
Growth					
	1.0	1 7	27.2	04.2	
Revenue Gth (%) EBITDA Gth (%)	1.6 31.5	1.7 3.4	37.3 132.9	84.2 254.5	53.1 87.7
Opg Profit Gth (%)	40.4	6.0	183.4	234.5	90.8
Net Profit Gth (Pre-ex) (%)	39.2	3.8	200.7	271.4	83.9
Margins	55.2	5.0	200.7	271.4	05.5
Gross Margins (%)	18.6	19.0	31.7	55.8	67.1
Opg Profit Margins (%)	11.6	12.1	24.9	52.0	64.8
Net Profit Margins (%)	9.2	9.4	20.6	41.6	49.9
-					
Balance Sheet (RMm)					
FY Aug	20194	20204	2021F	2022F	2023E
Net Fixed Assets	2,642	3,215	4,727	5,446	6,072
Invts in Associates & JVs	0.0	10.4	9.07	7.78	6.56
Other LT Assets	1,473	1,185	1,185	1,185	1,185
Cash & ST Invts	245	2,885	7,790	6,956	7,936
Inventory	615	526	1,182	1,355	1,269
Debtors	597	803	3,048	2,152	1,915
Other Current Assets	76.6	47.9	47.9	47.9	47.9
Total Assets	5,649	8,673	1 <i>7,</i> 990	17,151	18,432
CT Dabt	1 0 4 2	222	222	222	222
ST Debt Creditor	1,042	323	323	323	323
Other Current Liab	471 158	671 985	1,117 985	1,280 985	1,199 985
LT Debt	1,379	217	417	617	817
Other LT Liabilities	156	167	167	167	167
Shareholder's Equity	2,426	6,284	14,918	13,679	14,805
Minority Interests	17.1	25.6	62.4	99.2	136
Total Cap. & Liab.	5,649	8,673	17,990	17,151	18,432
Non-Cash Wkg. Capital	660	(279)	2,176	1,290	1,049
Net Cash/(Debt)	(2,175)	2,344	7,049	6,015	6,795
Debtors Turn (avg days)	48.2	35.3	36.7	70.2	61.7
Creditors Turn (avg days)	42.1	44.3	44.3	52.1	58.4
Inventory Turn (avg days)	49.7	44.3	42.3	55.1	61.8
Asset Turnover (x)	0.9	1.0 2.2	1.4	0.8	0.7
Current Ratio (x)	0.9	2.2	5.0	4.1	4.5
Quick Ratio (x) Net Debt/Equity(X)	0.5 0.9	1.9 CASH	4.5 CASH	3.5 CASH	3.9 CASH
Net Debt/Equity (X) Net Debt/Equity ex MI (X)	0.9	CASH	CASH	CASH	CASH
Capex to Debt (%)	26.1	141.5	256.5	127.6	105.2
Z-Score (X)	5.4	19.0	17.5	14.5	14.5
Source: Company AllianceD		10.0	17.5	11.5	1 1.5

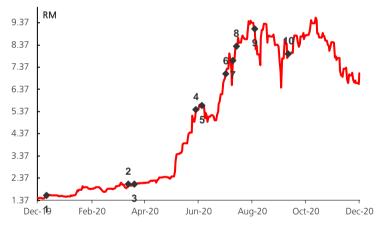
Source: Company, AllianceDBS



Cash Flow Statement (RMm)				
FY Aug	2019A	2020A	2021F	2022F	2023F
	4.4.1	2 201	10 770	4 0 7 2	2 1 0 4
Pre-Tax Profit	441	2,301	10,776	4,072	3,184
Dep. & Amort.	195	235	388	481	574
Tax Paid	(56.8)	(230)	(1,862)	(703)	(550)
Assoc. & JV Inc/(loss)	1.70	1.43	1.36	1.29	1.22
Chg in Wkg.Cap.	(73.3)	864	(2,455)	886	242
Other Operating CF	1.02	(0.7)	0.0	0.0	0.0
Net Operating CF	509	3,171	6,849	4,737	3,451
Capital Exp.(net)	(632)	(765)	(1,900)	(1,200)	(1,200)
Other Invts.(net)	120	(1,587)	0.0	0.0	0.0
Invts in Assoc. & JV	0.0	0.0	0.0	0.0	0.0
Div from Assoc & JV	0.0	0.0	0.0	0.0	0.0
Other Investing CF	10.1	269	0.0	0.0	0.0
Net Investing CF	(502)	(2,083)	(1,900)	(1,200)	(1,200)
Div Paid	(220)	(374)	(244)	(4,571)	(1,471)
Chg in Gross Debt	192	(1,115)	200	200	200
Capital Issues	14.8	0.0	0.0	0.0	0.0
Other Financing CF	0.0	1,446	0.0	0.0	0.0
Net Financing CF	(13.0)	(43.7)	(43.8)	(4,371)	(1,271)
Currency Adjustments	1.02	6.94	0.0	0.0	0.0
Chg in Cash	(5.3)	1,052	4,905	(834)	980
Opg CFPS (sen)	11.4	28.4	114	47.4	39.5
Free CFPS (sen)	(2.4)	29.6	60.9	43.5	27.7

Source: Company, AllianceDBS

Target Price & Ratings History



S.No.	Date of Report	Closing Price	12-mth Target Price	Rating
1:	18 Dec 19	1.60	1.42	HOLD
2:	20 Mar 20	2.09	1.90	HOLD
3:	27 Mar 20	2.11	2.02	HOLD
4:	05 Jun 20	5.46	6.15	BUY
5:	12 Jun 20	5.63	6.15	BUY
6:	09 Jul 20	7.06	9.27	BUY
7:	17 Jul 20	7.66	9.27	BUY
8:	21 Jul 20	8.31	9.27	BUY
9:	11 Aug 20	9.10	9.27	BUY
10:	18 Sep 20	7.98	10.20	BUY

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

Source: AllianceDBS Analyst: Siti Ruzanna Mohd Faruk



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

Completed Date: 9 Dec 2020 21:13:47 (MYT) Dissemination Date: 10 Dec 2020 07:48:32 (MYT)

Sources for all charts and tables are AllianceDBS unless otherwise specified.

GENERAL DISCLOSURE/DISCLAIMER

This report is prepared by AllianceDBS Research Sdn Bhd ("AllianceDBS"). This report is solely intended for the clients of DBS Bank Ltd, DBS Vickers Securities (Singapore) Pte 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 AllianceDBS Research Sdn Bhd ("AllianceDBS").

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 do not have a proprietary position in the securities recommended in this report as of 31 Oct 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.

Compensation for investment banking services:

3. 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.

Disclosure of previous investment recommendation produced:

4. 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 d uring 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.

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.

RESTRICTIONS ON DISTRIBUTION



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	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.
	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.
	Distribution of this report is intended only for "wholesale investors" within the meaning of the CA.
Hong Kong	This report has been prepared by an entity(ies) which is not licensed by 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). 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.
	For any query regarding the materials herein, please contact Carol Wu (Reg No. AH8283) at dbsvhk@dbs.com
Indonesia	This report is being distributed in Indonesia by PT DBS Vickers Sekuritas Indonesia.
Malaysia	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.
	Wong Ming Tek, Executive Director, ADBSR
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	This report is produced by AllianceDBS Research Sdn Bhd which is regulated by the Securities Commission Malaysia. 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.
	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.
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 AllianceDBS Research Sdn Bhd (''AllianceDBS''). 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.
Oth er ju risdictions	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

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

MALAYSIA

AllianceDBS Research Sdn Bhd

Contact: Wong Ming Tek 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 Co. Regn No. 198401015984 (128540-U)

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

Live more, Bank less

SINGAPORE DBS Bank Ltd

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