

Yangzijiang Shipbuilding

Bloomberg: YZJSGD SP | Reuters: YAZG.SI

Refer to important disclosures at the end of this report.

DBS Group Research . Equity

5 Nov 2021

BUY

Last Traded Price (3 Nov 2021): S\$1.33 (STI : 3,219.69)
Price Target 12-mth: S\$1.95 (47% upside)

Analyst

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What's New

- 5% price correction on 3Q revenue miss seems overdone
- Margin expansion and earnings growth on track
- Expect more updates on debt investment restructuring by end of 2021
- Reiterate BUY; TP S\$1.95; potential upside to current 4% dividend yield with room to raise payout

Price Relative



Forecasts and Valuation

FY Dec (RMBm)	2020A	2021F	2022F	2023F
Revenue	14,841	15,852	20,001	21,453
EBITDA	3,584	4,636	5,145	5,565
Pre-tax Profit	3,290	4,227	4,889	5,409
Net Profit	2,516	3,143	3,764	4,165
Net Pft (Pre Ex.)	2,516	3,143	3,764	4,165
Net Pft Gth (Pre-ex) (%)	(19.0)	24.9	19.8	10.6
EPS (S cts)	13.8	16.7	20.1	22.2
EPS Pre Ex. (S cts)	13.8	16.7	20.1	22.2
EPS Gth Pre Ex (%)	(17)	22	20	11
Diluted EPS (S cts)	13.8	16.7	20.1	22.2
Net DPS (S cts)	4.73	5.26	6.31	6.84
BV Per Share (S cts)	177	189	204	220
PE (X)	9.7	7.9	6.6	6.0
PE Pre Ex. (X)	9.7	7.9	6.6	6.0
P/Cash Flow (X)	nm	8.1	7.9	6.1
EV/EBITDA (X)	2.1	1.0	0.5	0.0
Net Div Yield (%)	3.6	4.0	4.7	5.1
P/Book Value (X)	0.8	0.7	0.7	0.6
Net Debt/Equity (X)	CASH	CASH	CASH	CASH
ROAE (%)	7.9	9.3	10.2	10.5
Earnings Rev (%):		(2)	(3)	(5)
Consensus EPS (S cts):		16.7	20.6	24.4
Other Broker Recs:		B: 7	S: 0	H: 1

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

Pullback presents buying opportunity

Investment Thesis:

Reiterate BUY; TP S\$1.95. Recent price weakness following the 3Q business update presents a buying opportunity. The stock is unwarrantedly undervalued, trading at 0.7x P/Bv and 8x PE against 10% ROE and 3-year EPS CAGR of 18%, and is yet to fully reflect the current shipbuilding supercycle. Share price re-rating during an upcycle is typically driven by order momentum, followed by conversion of these orders into earnings growth.

Best proxy to newbuild supercycle. After record-high order wins of US\$7.4bn YTD (48% higher than US\$5bn in the last boom in 2007), Yangzijiang's yards are full through 2024. While order momentum should slow down, it is expected to stay at elevated levels of US\$2.5-3.0bn per annum. Earnings are set to grow at a 3-year CAGR of 18%, backed by a US\$8.9bn record orderbook with gross margin improvement to 20% (from 13% in 3Q21).

Catalysts to drive share price closer to our TP include: i) optimism on the macro economy and shipping market; ii) sequential earnings growth, underpinned by revenue and margin expansion; iii) a potential increase in the dividend payout; and iv) an improving ESG score – potential spin-off of investment arm and gaining traction in the dual fuel and LNG carrier markets.

Valuation:

Our target price (TP) of S\$ 1.95 is based on sum-of-parts (SOP), pegged to 10x PE on FY21F shipbuilding earnings, 0.8x P/BV for investments and 1.0x P/BV for its marked-down bulk carrier/tanker fleets. This translates into 1.08x P/BV (0.5 SD above its 5-year mean of 0.9x).

Where we differ:

Market has over-penalised Yangzijiang for its debt investments, most of which are backed by collateral of 1.5-2.5x.

Key Risks to Our View:

Revenue is denominated mainly in US dollars. Assuming the net exposure of ~50% is unhedged, every 1% USD depreciation could lead to a 1.5% decline in earnings. Every 1% rise in steel cost, which accounts for about 20% of cost of goods sold (COGS), could result in a 0.8% drop in earnings.

At A Glance

Issued Capital (m shrs)	3,949
Mkt. Cap (S\$m/US\$m)	5,252 / 3,896
Major Shareholders (%)	
Yangzi International	21.6
Lido Point Investments Ltd	10.0
T Rowe Price	5.9
Free Float (%)	62.5
3m Avg. Daily Val (US\$m)	32.7

GIC Industry : Industrials / Capital Goods



Live more, Bank less

Yangzijiang Shipbuilding

WHAT'S NEW

3Q business update investor call

Management provided more clarity on the order outlook, shipbuilding margins and debt investment during the investor call hosted by DBS.

Order win momentum to slow down but stay elevated. After securing record order wins of US\$7.5bn YTD, the yard is full through 2024. Yangzijiang continues to receive enquiries for containership delivery from 2025 but there is no time pressure to firm up orders. On the other hand, enquiries for bulk carriers have picked up. Yangzijiang is able to slot in some bulk carrier orders for the next three years and is cherry-picking orders that are able to fetch higher margin projections of >20%.

Further capacity expansion through leasing of neighbouring facilities. Yangzijiang has reactivated its Changbo yard for small to mid-sized vessels in July and halted production for other shipyards this quarter. In addition, it is exploring leasing of neighbouring facilities for storage and fabrication to speed up the delivery schedule and production capacity. The annual revenue run rate is expected to be lifted from c.US\$2bn to US\$2.5-3.0bn.

Budgeted peak steel price and low forex in newbuild contracts. Forex risk is well managed through conservative assumption and hedging. Yangzijiang has factored in Rmb6.4/USD in contract pricing and entered into hedging to lock in a better exchange rate of Rmb6.6-6.7.

The steel cost is subject to spot prices with 3-6months inventory due to storage constraints. Steel prices started surging since May 2020, hitting a high of Rmb6,600/t in May 2021, before retracting to the Rmb5,500 level. The bulk of newbuild contracts secured this year have **factored in higher steel costs of Rmb6,000-6,500/t**. Steel prices have cooled off, and management expects a further 10-20% correction next year, which will be a boost to margins.

Containerships (85% of orderbook) have empirically fetched much higher gross margins of >20%. In our model, we factored in sequential margin improvement to c.19% (from c.13% in 2Q and 3Q) and shipbuilding revenue growth from Rmb3.7bn in 3Q to Rmb4-4.5bn a quarter next year.

China 20mm Steel Plate Price (Rmb/t)



Source: Bloomberg Finance L.P., DBS Bank

More details on debt investment review by end-2021. Management expects to provide an update on the strategic review of the debt investment segment by end of the year. It is currently studying the financial and tax impact of the restructuring. It appears to us that a spin-off of the investment segment remains a target.

Low levels of bad debt in the past 10 years. Management has alleviated investor concern on write-offs for debt investment. Over the past 10 years, total bad debt for its portfolio is <Rmb500m. This is rather insignificant relative

Forex (USD/CNY)



to its average annual net profit of Rmb1.3bn on a portfolio of Rmb18bn the past 10 years.

Share buyback could resume. Management might look to resume share buyback mandate as the share price of Yangzijiang appears undervalued.

The chairman is also more inclined to rewarding shareholders with a higher dividend payout.

Yangzijiang Shipbuilding

Inclusion back to MSCI Index? Yangzijiang dropped out of the MSCI index in Nov 2020 when share prices fell below S\$1. As the share price recovers to S\$1.30-1.60, it may stand a chance to be re-included in upcoming reviews in Nov/May. However, we have not heard any market chatter on this. If it does, the inclusion to MSCI will certainly be another re-rating catalyst for Yangzijiang.

3Q BUSINESS UPDATE

- Revenue in 3Q21 grew 25% y-o-y and 12% q-o-q to Rmb4.5bn. However, this was **lower than expectation** of Rmb5.5bn, partly affected by power crunch, recognition timing of new contracts, and lower trading revenue. Since Nov, yard operations are back to full utilisation. There was no change to scheduled delivery of vessels in 2H2021. We expect the yard to catch up with production progress for new projects.
- Core shipbuilding revenue actually grew 45% y-o-y and 25% q-o-q to Rmb3.7bn, the highest quarterly revenue since 2018.
- The shipbuilding gross margin inched up from 11% (excluding better-margin half-built containerships) in 2Q21 to 13% in 3Q21.

- Yangzijiang secured US\$200m new orders in Oct, bringing YTD wins to US\$7.4bn. The orderbook stood at US\$8.9bn as of 1 Nov.
- The debt investment portfolio was reduced to Rmb10.9bn in 3Q21 from Rmb16.6bn in 2Q21. Management emphasised that its portfolio has no direct exposure to Evergrande. There was a **net reversal of impairment loss on financial assets of RMB191m** in 3Q21 (captured under other operating income line), following the repayment of debt investment at amortised costs during the quarter.

We adjusted our net profit down marginally by 2-5% for 2021-2023 after fine-tuning our revenue recognition and margin assumptions.

Company Background

Yangzijiang is one of the largest and most efficient and profitable shipbuilders in China. It has moved up the value chain to produce ultra-large containerships and very large bulk carriers as well as LNG vessels.

Yangzijiang Shipbuilding

Quarterly Operating Statistics

Yangzijiang Shipbuilding Holdings Ltd

Currency RMB\$

FY Dec (m)	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	YoY	QoQ
Sales	3,497.1	4,768.3	3,583.3	2,992.6	2,624.8	3,975.4	4,470.8	25%	12%
Cost of Goods Sold	(2,782.9)	(3,498.5)	(2,318.9)	(2,018.8)	(1,822.5)	(3,091.4)	(3,469.7)	50%	12%
Gross Profit	714.1	1,269.8	1,264.4	973.8	802.3	884.0	1,001.1	-21%	13%

Segmental

REVENUE

Shipbuilding-related	2,990.3	4,190.1	3,058.2	2,559.7	2,137.6	3,558.8	4,043.6	32%	14%
Shipbuilding	2,307.2	2,987.3	2,552.7	2,123.1	1,835.2	2,943.0	3,689.1	45%	25%
Trading	538.0	1,022.8	312.0	235.9	115.9	206.0	99.4	-68%	-52%
Shipping & Others	145.1	180.0	193.5	200.6	186.5	409.8	255.2	32%	-38%
Investment	506.7	578.2	525.1	432.9	487.3	416.6	427.2	-19%	3%
Debt Investment	506.7	578.2	525.1	432.9	487.3	416.6	427.2	-19%	3%

GROSS PROFIT

Shipbuilding-related	233.2	715.6	762.6	565.4	339.6	489.7	597.6	-22%	22%
Shipbuilding	193.5	666.0	694.9	506.4	269.5	377.8	486.2	-30%	29%
Trading	8.6	13.5	4.1	2.6	2.1	6.4	1.4	-65%	-78%
Shipping & Others	31.1	36.1	63.6	56.3	68.1	105.5	110.0	73%	4%
Investment	480.9	554.2	501.9	408.4	462.7	394.4	403.5	-20%	2%
Debt Investment	481	554	502	408	463	394	404	-20%	2%

GROSS MARGIN

Shipbuilding-related	7.8%	17.1%	24.9%	22.1%	15.9%	13.8%	14.8%		
Shipbuilding	8.4%	22.3%	27.2%	23.9%	14.7%	12.8%	13.2%		
Trading	1.6%	1.3%	1.3%	1.1%	1.8%	3.1%	1.4%		
Shipping & Others	21.4%	20.1%	32.9%	28.1%	36.5%	25.7%	43.1%		
Investment	94.9%	95.8%	95.6%	94.3%	95.0%	94.7%	94.5%		
Debt Investment	94.9%	95.8%	95.6%	94.3%	95.0%	94.7%	94.5%		

Operating Statistics

Vessel Delivery	12	16	9	8	12	16	15		
New orders (US\$ bn)	0.4	0.2	0.3	0.9	4.0	2.7	0.7		
Orderbook (US\$ bn)	2.9	2.6	2.4	3.1	6.6	8.7	8.9		
Outstanding Debt Investment	15,475	16,013	16,199	16,958	14,857	16,626	10,918		
Impairment loss / (net reversal)	(128)	(146)	(190)	(76)	156	14	191		

Source: Company, DBS Bank

Yangzijiang Shipbuilding

Peer comparison

Company	Last Px (LC)	Market cap (US\$m)	P/E FY21F	FY22F	P/B Current	ROE (%) FY21F	FY22F	Net D/E Current	Div Yld (%) Current
Singapore									
Keppel Corp	5.29	7,132	14.0	11.8	0.9	6.0%	7.3%	0.9	3.6%
Sembcorp Marine	0.08	1,861	nm	nm	0.4	nm	nm	0.8	nm
Yangzijiang	1.33	3,891	8.1	6.5	0.7	9.1%	10.8%	CASH	3.4%
China									
China Shipbuilding Industry Co (CSIC)	4.26	15,143	nm	nm	1.1	nm	nm	CASH	nm
Shanghai Zhenhua Heavy Industries	3.49	2,333	nm	nm	1.3	nm	nm	2.2	nm
China CSSC	23.22	16,227	160.1	69.3	2.2	1.7%	3.6%	CASH	0.2%
Korea									
Korea Shipbuilding & Offshore	102,500	6,139	nm	33.3	0.7	-4.3%	1.7%	0.1	nm
Samsung Heavy Industries	6,010	3,405	nm	nm	1.3	nm	nm	0.9	nm
Daewoo Shipbuilding	24,700	2,243	nm	280.2	1.0	-31.8%	-0.7%	0.4	nm
Average:			60.7	80.2	1.1	-10.2%	1.3%	0.9	
Median:			14.0	33.3	0.9	-4.3%	1.7%	0.9	

Source: Company, Bloomberg Finance L.P., DBS Bank

SOTP-based Target Price

Components	FY21 PATMI (\$ m)	Est. market value (\$ m)	Value per share (\$)	Basis	Remark
Shipbuilding	368	3,475	0.88	10x FY21 PE	0.5SD above 5-year mean (8x)
Shipping & related	19	406	0.10	1.0x P/Bv	1.0x Book value of the 25 vessels which half has been marked down by 50%.
Investment	242	2,712	0.69	0.8x P/Bv	SG banks' trough valuation peg of 0.7-0.8x
	629	6,593	1.67		
Add: Net Cash	1,112	0.28			
Target price (\$)		1.95			

Source: Company, DBS Bank

Historical PE and PB band



Source: Bloomberg Finance L.P., DBS Bank estimates



Source: Bloomberg Finance L.P., DBS Bank estimates

Yangzijiang Shipbuilding

Key Assumptions

FY Dec	2019A	2020A	2021F	2022F	2023F
Order wins (US\$ m)	830	1,770	7,500	3,000	2,500
Steel cost (RMB/t)	4,530	4,349	5,871	5,695	5,410
RMB / USD	6.80	6.60	6.60	6.70	6.80

Segmental Breakdown

FY Dec	2019A	2020A	2021F	2022F	2023F
Revenues (RMBm)					
Shipbuilding	13,019	9,970	12,975	17,175	18,671
Investment	2,099	2,043	1,644	1,562	1,484
Others	8,479	2,828	1,233	1,264	1,297
Total	23,597	14,841	15,852	20,001	21,453
Gross profit (RMBm)					
Shipbuilding	1,940	2,068	1,952	3,251	3,811
Investment	1,994	1,941	1,562	1,484	1,410
Others	395	213	609	610	610
Total	4,329	4,222	4,123	5,345	5,831
Gross profit Margins					
Shipbuilding	14.9	20.7	15.0	18.9	20.4
Investment	95.0	95.0	95.0	95.0	95.0
Others	4.7	7.5	49.4	48.2	47.1
Total	18.3	28.4	26.0	26.7	27.2

Income Statement (RMBm)

FY Dec	2019A	2020A	2021F	2022F	2023F
Revenue	23,597	14,841	15,852	20,001	21,453
Cost of Goods Sold	(19,269)	(10,619)	(11,729)	(14,656)	(15,622)
Gross Profit	4,329	4,222	4,123	5,345	5,831
Other Opng (Exp)/Inc	(321)	(1,333)	(4.8)	(700)	(751)
Operating Profit	4,007	2,889	4,118	4,645	5,080
Other Non Opng (Exp)/Inc	0.0	0.0	0.0	0.0	0.0
Associates & JV Inc	117	211	100	100	100
Net Interest (Exp)/Inc	62.1	190	8.49	144	229
Exceptional Gain/(Loss)	0.0	0.0	0.0	0.0	0.0
Pre-tax Profit	4,186	3,290	4,227	4,889	5,409
Tax	(890)	(672)	(972)	(1,124)	(1,244)
Minority Interest	(191)	(102)	(111)	0.0	0.0
Preference Dividend	0.0	0.0	0.0	0.0	0.0
Net Profit	3,105	2,516	3,143	3,764	4,165
Net Profit before Except.	3,105	2,516	3,143	3,764	4,165
EBITDA	4,602	3,584	4,636	5,145	5,565
Growth					
Revenue Gth (%)	1.5	(37.1)	6.8	26.2	7.3
EBITDA Gth (%)	4.8	(22.1)	29.4	11.0	8.2
Opg Profit Gth (%)	1.6	(27.9)	42.5	12.8	9.4
Net Profit Gth (Pre-ex) (%)	1.1	(19.0)	24.9	19.8	10.6
Margins & Ratio					
Gross Margins (%)	18.3	28.4	26.0	26.7	27.2
Opg Profit Margin (%)	17.0	19.5	26.0	23.2	23.7
Net Profit Margin (%)	13.2	17.0	19.8	18.8	19.4
ROAE (%)	10.3	7.9	9.3	10.2	10.5
ROA (%)	6.8	5.6	6.8	7.6	7.9
ROCE (%)	8.6	5.9	7.9	8.4	8.6
Div Payout Ratio (%)	28.4	34.4	31.4	31.5	30.8
Net Interest Cover (x)	NM	NM	NM	NM	NM

Source: Company, DBS Bank

Yangzijiang Shipbuilding

Interim Income Statement (RMBm)

FY Dec	1H2019	2H2019	1H2020	2H2020	1H2021
Revenue	13,324	10,273	8,265	6,576	6,600
Cost of Goods Sold	(10,959)	(8,310)	(6,281)	(4,338)	(4,914)
Gross Profit	2,365	1,964	1,984	2,238	1,686
Other Oper. (Exp)/Inc	(123)	(198)	(437)	(896)	405
Operating Profit	2,242	1,765	1,547	1,342	2,091
Other Non Op (Exp)/Inc	0.0	0.0	0.0	0.0	0.0
Associates & JV Inc	50.4	66.8	49.3	162	68.3
Net Interest (Exp)/Inc	47.2	14.9	99.5	90.0	92.2
Exceptional Gain/(Loss)	0.0	0.0	0.0	0.0	0.0
Pre-tax Profit	2,340	1,847	1,696	1,594	2,252
Tax	(523)	(367)	(489)	(183)	(568)
Minority Interest	(56.4)	(135)	(29.0)	(72.6)	(44.2)
Net Profit	0.0	0.0	0.0	0.0	0.0
Net profit bef Except.	0.0	0.0	0.0	0.0	0.0
EBITDA	2,579	2,022	1,861	1,723	2,423

Growth

Revenue Gth (%)	29.2	(22.9)	(19.5)	(20.4)	0.4
EBITDA Gth (%)	33.9	(21.6)	(8.0)	(7.4)	40.6
Opp Profit Gth (%)	25.8	(21.3)	(12.4)	(13.2)	55.8
Net Profit Gth (%)	nm	nm	nm	nm	nm

Margins

Gross Margins (%)	17.7	19.1	24.0	34.0	25.5
Opp Profit Margins (%)	16.8	17.2	18.7	20.4	31.7
Net Profit Margins (%)	0.0	0.0	0.0	0.0	0.0

Balance Sheet (RMBm)

FY Dec	2019A	2020A	2021F	2022F	2023F
Net Fixed Assets	5,678	5,226	5,008	4,807	4,623
Invts in Associates & JVs	1,533	1,544	1,644	1,744	1,844
Other LT Assets	7,293	7,687	6,823	6,650	6,486
Cash & ST Invts	21,552	21,926	24,693	26,741	29,553
Inventory	1,598	1,678	2,445	3,085	3,309
Debtors	4,680	3,633	3,523	4,445	3,900
Other Current Assets	3,422	3,216	3,529	3,873	4,251
Total Assets	45,756	44,911	47,664	51,344	53,965
ST Debt	2,782	2,121	1,908	1,718	1,546
Creditor	3,514	2,699	3,170	4,000	3,575
Other Current Liab	3,894	3,144	3,143	3,295	3,415
LT Debt	2,251	2,124	2,230	2,341	2,458
Other LT Liabilities	1,260	1,448	1,448	1,448	1,448
Shareholder's Equity	31,096	32,342	35,519	38,297	41,278
Minority Interests	959	1,034	246	246	246
Total Cap. & Liab.	45,756	44,911	47,664	51,344	53,965
Non-Cash Wkg. Capital	2,292	2,685	3,183	4,107	4,470
Net Cash/(Debt)	16,519	17,682	20,555	22,682	25,549
Debtors Turn (avg days)	75.3	102.2	82.4	72.7	71.0
Creditors Turn (avg days)	74.9	111.9	94.7	91.8	90.7
Inventory Turn (avg days)	40.8	59.0	66.5	70.8	76.6
Asset Turnover (x)	0.5	0.3	0.3	0.4	0.4
Current Ratio (x)	3.1	3.8	4.2	4.2	4.8
Quick Ratio (x)	2.6	3.2	3.4	3.5	3.9
Net Debt/Equity (X)	CASH	CASH	CASH	CASH	CASH
Net Debt/Equity ex MI (X)	CASH	CASH	CASH	CASH	CASH
Capex to Debt (%)	10.5	5.2	4.8	4.9	5.0
Z-Score (X)	2.9	2.8	2.9	2.9	2.9

Source: Company, DBS Bank

Yangzijiang Shipbuilding

Cash Flow Statement (RMBm)

FY Dec	2019A	2020A	2021F	2022F	2023F
Pre-Tax Profit	4,186	3,290	4,227	4,889	5,409
Dep. & Amort.	477	483	418	401	386
Tax Paid	(781)	(863)	(973)	(972)	(1,124)
Assoc. & JV Inc/(loss)	(117)	(211)	(100.0)	(100.0)	(100.0)
Chg in Wkg.Cap.	985	(2,962)	(497)	(1,076)	(483)
Other Operating CF	(142)	(348)	0.0	0.0	0.0
Net Operating CF	4,609	(612)	3,074	3,141	4,088
Capital Exp.(net)	(530)	(219)	(200)	(200)	(200)
Other Invs.(net)	0.0	0.0	0.0	0.0	0.0
Invs in Assoc. & JV	(149)	10.4	0.0	0.0	0.0
Div from Assoc & JV	139	70.5	0.0	0.0	0.0
Other Investing CF	(172)	(897)	3,155	822	781
Net Investing CF	(712)	(1,035)	2,955	622	581
Div Paid	(990)	(896)	(866)	(987)	(1,185)
Chg in Gross Debt	811	(696)	(106)	(79.4)	(54.7)
Capital Issues	0.0	0.0	0.0	0.0	0.0
Other Financing CF	(128)	(311)	0.0	0.0	0.0
Net Financing CF	(307)	(1,903)	(972)	(1,066)	(1,239)
Currency Adjustments	0.0	0.0	0.0	0.0	0.0
Chg in Cash	3,589	(3,550)	5,058	2,697	3,429
Opg CFPS (S cts)	19.3	12.9	19.1	22.5	24.4
Free CFPS (S cts)	21.7	(4.5)	15.3	15.7	20.8

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:	05 Nov 20	0.94	1.40	BUY
2:	04 Dec 20	0.91	1.40	BUY
3:	01 Mar 21	1.08	1.50	BUY
4:	03 May 21	1.47	1.80	BUY
5:	06 Aug 21	1.50	1.95	BUY

Source: DBS Bank

Analyst: Pei Hwa HO

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: 5 Nov 2021 06:17:41 (SGT)

Dissemination Date: 5 Nov 2021 06:41:12 (SGT)

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

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