

1 July 2020

Property | REITS

## Suntec REIT (SUN SP)

**Buy** (Maintained)

**Expecting a Better 2H; Keep BUY**

Target Price (Return): SGD1.78 (26.2%)  
 Price: SGD1.41  
 Market Cap: USD2,852m  
 Avg Daily Turnover (SGD/USD) 23.4m/16.6m

- **BUY with unchanged TP of SGD1.78, 26% upside and c.6% yield.** Suntec REIT remains our preferred office/retail pick on valuation grounds and expected improvement in operational numbers. Office portfolio (c.70% of income) is expected to remain resilient while the impact on the retail portfolio is partly mitigated by the strategic location of its malls. With recent completion of development assets, organic income is set to improve from 2H onwards.
- **Attractive valuation compared to peers'; Major shareholder increased stake.** Suntec's P/BV of 0.66x is at c.17% discount to sector peers (Figure 2). This valuation gap is probably due to two reasons: a lack of sponsor pipeline and use of capital top-ups to boost DPU. On the acquisition front, despite a lack of direct sponsor pipeline, Suntec has proved over years its ability to grow, by leveraging on ARA's network and track record. Suntec has been largely prudent in using capital top-ups mainly as a bridge to offset the lack of income contribution from assets under development. We also note that one of its major shareholders, Gordon Tang's family members (c.8% stake), increased its stake through open market purchases in May.
- **Low expiring office portfolio rents provide buffer.** Office occupancy during 1Q remains high at 98.8% with only 8.6% of leases pending renewal this year. Although in FY21 it has c.29% of leases up for renewal, the expiring rents for FY21 are 10-20% below 1Q market rents. Rent reversions in 1Q were healthy at 13% and management expects this trend to continue. Management expects <1% of early terminations from tenants impacted by COVID-19. We don't expect any significant impact from mandatory 1-month base rent relief for qualifying SME tenants under the new framework.
- **Impact of COVID-19 on retail and convention business.** Management has provided two months' rent rebates for retail tenants (Apr and May) and, including Government support, tenants will receive a total of four months in rebates. In addition, tenants are also provided cash flow assistance by drawing down on security deposits. Despite such assistance measures, management anticipates headwinds for Suntec City mall, with occupancy levels expected to trend to low 90% from a current high 98% on potential non-renewals. However the strong positive rent reversions seen in the last few quarters should mitigate some of the weakness. Suntec Convention Centre will remain closed until 2 Aug to reduce operating costs.
- **Contributions from development projects to kick in.** 9 Penang Road (9PR, 30% stake), Olderfleet and 21 Harris Street will commence contributions in 2H with tenants moving in. The high occupancy levels and long WALE of these projects offer income certainty.
- **Earnings Changes.** We lower our FY20F DPU by 8% by mainly removing capital top-ups assumed, and tweaked up our FY21-22F DPU by 1-2%. Suntec REIT currently has a capital gain balance of SGD46m.

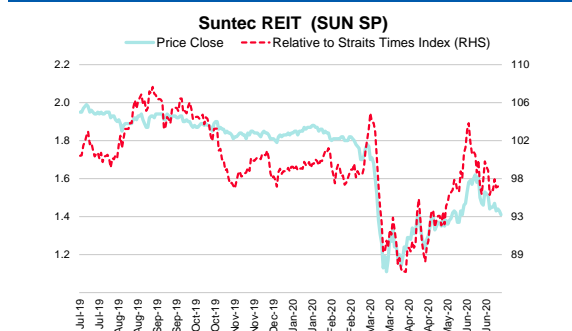
### Analyst

Vijay Natarajan  
 +65 6232 3872  
[vijay.natarajan@rhbgroupp.com](mailto:vijay.natarajan@rhbgroupp.com)



### Share Performance (%)

	YTD	1m	3m	6m	12m
Absolute	(23.4)	(4.1)	13.7	(23.0)	(27.3)
Relative	(3.3)	(6.6)	7.2	(2.9)	(4.8)
52-wk Price low/high (SGD)	1.11 – 1.99				



Source: Bloomberg

Forecasts and Valuation	Dec-18	Dec-19	Dec-20F	Dec-21F	Dec-22F
Total turnover (SGDm)	364	367	326	371	381
Net property income (SGDm)	241	236	221	239	245
Reported net profit (SGDm)	318	395	169	235	277
Total distributable income (SGDm)	254	263	267	263	221
DPS (SGD)	0.10	0.09	0.08	0.09	0.09
DPS growth (%)	(0.2)	(5.3)	(18.1)	16.8	1.9
P/B (x)	0.67	0.67	0.68	0.68	0.68
Dividend Yield (%)	7.1	6.7	5.5	6.4	6.5
Return on average equity (%)	5.6	6.8	2.8	3.9	4.6
Return on average assets (%)	3.4	4.0	1.7	2.4	2.8

Source: Company data, RHB

1 July 2020

Property | REITS

## Financial Exhibits

<b>Asia</b>	<b>Financial summary</b>	<b>Dec-18</b>	<b>Dec-19</b>	<b>Dec-20F</b>	<b>Dec-21F</b>	<b>Dec-22F</b>
Singapore	Recurring EPS (SGD)	0.12	0.14	0.06	0.08	0.09
Property	EPS (SGD)	0.12	0.14	0.06	0.08	0.09
<b>Suntec REIT</b>	DPS (SGD)	0.10	0.09	0.08	0.09	0.09
SUN SP	BVPS (SGD)	2.11	2.12	2.09	2.07	2.06
Buy	Return on average equity (%)	5.6	6.8	2.8	3.9	4.6
	Weighted avg adjusted shares (m)	2,665.87	2,776.91	2,857.16	2,891.40	2,925.83
<b>Valuation basis</b>	<b>Valuation metrics</b>	<b>Dec-18</b>	<b>Dec-19</b>	<b>Dec-20F</b>	<b>Dec-21F</b>	<b>Dec-22F</b>
Dividend Discount Model	Recurring P/E (x)	11.81	9.91	23.80	17.35	14.88
	P/E (x)	11.81	9.91	23.80	17.35	14.88
	P/B (x)	0.7	0.7	0.7	0.7	0.7
	FCF Yield (%)	5.4	5.7	4.0	5.1	4.6
	Dividend Yield (%)	7.1	6.7	5.5	6.4	6.5
	EV/EBITDA (x)	- 11.00 -	12.01 -	13.05 -	11.85 -	11.44
	EV/EBIT (x)	- 11.06 -	12.07 -	13.05 -	11.83 -	11.47
<b>Key drivers</b>	<b>Income statement (SGDm)</b>	<b>Dec-18</b>	<b>Dec-19</b>	<b>Dec-20F</b>	<b>Dec-21F</b>	<b>Dec-22F</b>
i. Contribution from assets under development and new acquisitions,	Total turnover	364	367	326	371	381
ii. Well located assets in Singapore and Australia offers resilience,	EBITDA	190	184	168	184	191
iii. Attractive valuations	Depreciation and amortisation	(1)	(1)	0	0	(0)
	Operating profit	189	183	168	185	191
	Net interest	(72)	(81)	(98)	(101)	(102)
	Income from associates & JVs	108	158	134	151	154
	Pre-tax profit	331	411	169	235	277
	Taxation	(13)	(16)	0	0	0
	Recurring net profit	318	395	169	235	277
<b>Key risks</b>	<b>Cash flow (SGDm)</b>	<b>Dec-18</b>	<b>Dec-19</b>	<b>Dec-20F</b>	<b>Dec-21F</b>	<b>Dec-22F</b>
i. Prolonged downturn from COVID-19;	Change in working capital	(89)	(113)	(112)	(99)	(124)
ii. Rise in tenant defaults;	Cash flow from operations	210	229	190	237	222
iii. Continued outflow of capital from REITs sector	Capex	(6)	(6)	(30)	(30)	(30)
iv. Asset concentration risks.	Cash flow from investing activities	(137)	(166)	(46)	122	125
	Dividends paid	(267)	(266)	(221)	(262)	(270)
	Cash flow from financing activities	(108)	(43)	(130)	(360)	(311)
	Cash at beginning of period	173	137	157	172	171
	Net change in cash	(34)	21	15	(1)	36
	Ending balance cash	137	157	172		206
<b>Company Profile</b>	<b>Balance sheet (SGDm)</b>	<b>Dec-18</b>	<b>Dec-19</b>	<b>Dec-20F</b>	<b>Dec-21F</b>	<b>Dec-22F</b>
Suntec REIT is a REIT established with the objective of investing in income-producing real estate properties which are used primarily for retail and office purposes.	Total cash and equivalents	137	157	172	171	207
	Tangible fixed assets	2	2	2	2	2
	Total investments	9,350	9,837	9,758	9,759	9,795
	Total assets	9,512	10,032	9,938	9,939	10,011
	Short-term debt	514	589	350	330	320
	Total long-term debt	2,978	3,041	3,231	3,211	3,241
	Total liabilities	3,744	3,926	3,844	3,831	3,855
	Shareholders' equity	5,637	5,977	5,965	5,979	6,027
	Minority interests	132	129	129	129	129
	Total equity	5,768	6,106	6,094	6,108	6,156
	Net debt	3,355	3,473	3,409	3,370	3,354
	Total liabilities & equity	9,512	10,032	9,938	9,939	10,011
	<b>Key metrics</b>	<b>Dec-18</b>	<b>Dec-19</b>	<b>Dec-20F</b>	<b>Dec-21F</b>	<b>Dec-22F</b>
	Revenue growth (%)	2.6	0.9	(11.0)	13.8	2.7
	Recurrent EPS growth (%)	36.0	19.2	(58.4)	37.2	16.6
	Operating EBITDA margin (%)	52.4	50.2	51.4	49.6	50.1
	Net profit margin (%)	87.5	107.7	51.9	63.2	72.7
	Dividend payout ratio (%)	79.7	66.6	157.6	111.8	79.8
	Capex/sales (%)	1.6	1.6	9.2	8.1	7.9
	Interest cover (x)	2.62	2.27	1.71	1.83	1.87

Source: Company data, RHB

Figure 1: Suntec – fair value based on the Dividend Discount Model

DDM	FY20F	FY21F	FY22F	FY23F	Terminal Value
DPU (SGD cents)	7.8	9.1	9.2	9.4	193.94
<b>Fair value (SGD)</b>	<b>1.78</b>				
Current price (SGD)	1.41				
Price upside (%)	26.2				
Distribution yield (%)	5.5				
<b>Total return (%)</b>	<b>31.8</b>				
<b>Assumptions</b>					
Risk-free rate (%)	2.8				
Beta	0.6				
Cost of equity (%)	7.0				
Terminal growth (%)	2.0				

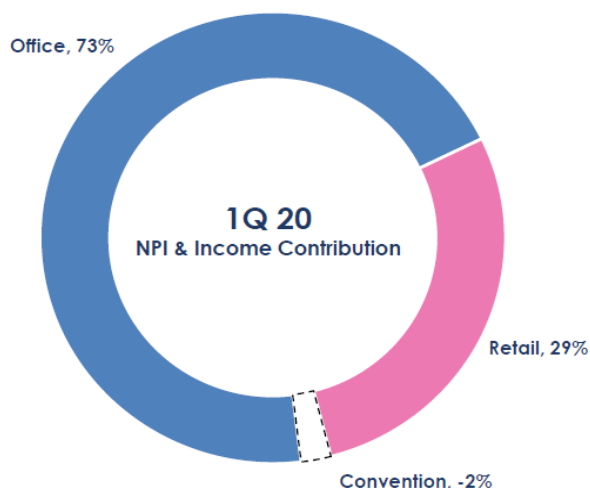
Source: Company data, RHB

Figure 2: Office and Retail S-REITs peer comparison\*

	Mkt cap (USDm)	3M-ADVT (USD '000)	Last price (LCY)	1D (%)	5D (%)	1M (%)	3M (%)	6M (%)	12M (%)	YTD (%)	vs 52W-low (%)	vs 52W-high (%)	P/B (x)	Div yield (FY-1)	Div yield (FY-2)	Yield Spread (%)	DPU Freq	Gearing/s imple ave (years)	WALE (years)	% FY-1	% FY-2
<b>REITs (41)</b>	<b>69,376</b>	<b>261,736</b>		<b>(0.2)</b>	<b>(2.0)</b>	<b>(0.3)</b>	<b>15.5</b>	<b>(9.7)</b>	<b>(6.0)</b>	<b>(9.7)</b>	<b>46.5</b>	<b>(19.9)</b>	<b>1.1</b>	<b>5.5</b>	<b>6.1</b>	<b>4.6</b>		<b>36.4%</b>	<b>5.5</b>		
<b>Office (4)</b>	<b>11,652</b>	<b>45,911</b>		<b>(1.1)</b>	<b>(3.5)</b>	<b>(1.9)</b>	<b>12.0</b>	<b>(18.5)</b>	<b>(21.6)</b>	<b>(18.5)</b>	<b>34.2</b>	<b>(25.7)</b>	<b>0.80</b>	<b>5.4</b>	<b>5.9</b>	<b>4.5</b>		<b>38.0%</b>			
CapitalLand Commercial Trust	4,671	20,678	1.69	(1.2)	(4.5)	(3.4)	10.5	(15.1)	(22.1)	(15.1)	30.0	(26.8)	0.92	4.7	5.3	3.8	S	35.5%	5.8	10%	26%
<b>Suntec REIT</b>	<b>2,842</b>	<b>17,854</b>	<b>1.41</b>	<b>(1.4)</b>	<b>(2.8)</b>	<b>(4.1)</b>	<b>12.8</b>	<b>(23.4)</b>	<b>(27.3)</b>	<b>(23.4)</b>	<b>35.6</b>	<b>(29.9)</b>	<b>0.66</b>	<b>5.7</b>	<b>6.4</b>	<b>4.8</b>	<b>Q</b>	<b>39.9%</b>	<b>3.26</b>	<b>9%</b>	<b>29%</b>
Keppel REIT	2,669	6,562	1.10	0.0	(0.9)	2.8	15.8	(11.3)	(12.7)	(11.3)	39.2	(14.7)	0.82	5.5	5.5	4.5	Q	36.2%	4.7	5%	16%
OUE Commercial Trust	1,470	817	0.38	(2.6)	(6.2)	(1.3)	8.6	(32.7)	(24.8)	(32.7)	35.7	(33.9)	0.62	6.8	7.4	5.9	S	40.2%	2.4	14%	29%
<b>Retail (6)</b>	<b>14,701</b>	<b>71,867</b>		<b>0.1</b>	<b>(3.4)</b>	<b>(1.9)</b>	<b>9.2</b>	<b>(20.2)</b>	<b>(16.7)</b>	<b>(20.2)</b>	<b>35.0</b>	<b>(26.1)</b>	<b>0.96</b>	<b>4.9</b>	<b>5.8</b>	<b>4.0</b>		<b>34.3%</b>			
CapitalLand Mall Trust	5,176	36,035	1.96	0.0	(3.4)	(3.4)	9.5	(20.3)	(25.5)	(20.3)	31.5	(28.7)	0.93	5.1	6.1	4.2	Q	33.3%	2.2	12%	29%
Mapletree Commercial Trust	4,576	21,483	1.93	0.5	(3.5)	(3.5)	5.5	(19.2)	(7.4)	(19.2)	32.2	(22.2)	1.10	4.3	4.9	3.4	S	33.3%	2.6	19%	27%
SPH REIT	1,728	1,834	0.88	1.2	(1.1)	5.4	13.6	(18.2)	(18.2)	(18.2)	30.6	(24.6)	0.78	4.9	6.1	4.0	Q	29.3%	2.7	25%	17%
Frasers Centrepoint Trust	1,851	7,313	2.31	(1.7)	(3.8)	(4.9)	3.1	(17.8)	(11.2)	(17.8)	49.0	(24.8)	1.04	4.3	5.2	3.4	Q	37.4%	1.8	14%	28%
Starhill Global REIT	800	1,267	0.51	1.0	(4.7)	5.2	17.2	(29.7)	(34.2)	(29.7)	36.0	(36.3)	0.59	7.3	8.2	6.3	S	36.7%	5.7	15%	15%
Lendlease Global Commercial REIT	570	3,934	0.68	(0.7)	(4.9)	1.5	30.8	(26.9)	N.M	(26.9)	54.5	(29.2)	0.83	5.9	7.4	5.0	S	35.9%	4.9	11%	19%

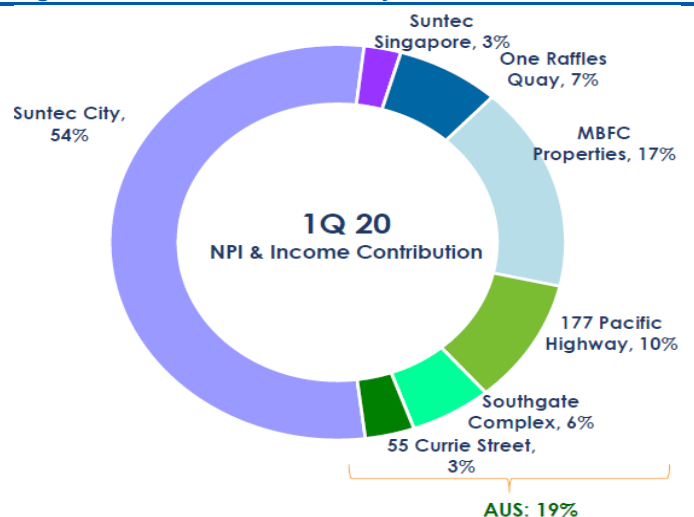
\*Price Close as at 30<sup>th</sup> June; Source: Bloomberg, RHB

Figure 3: Income contribution by business segments



Source: Company Data

Figure 4: Income contribution by assets



Source: Company Data

Figure 5: Suntec City office lease expiry

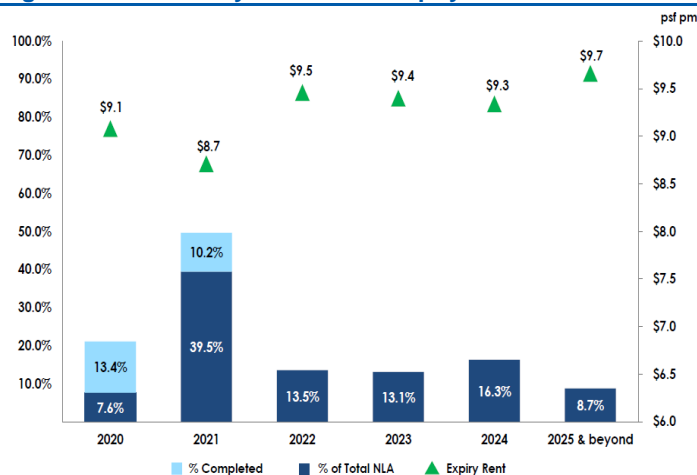
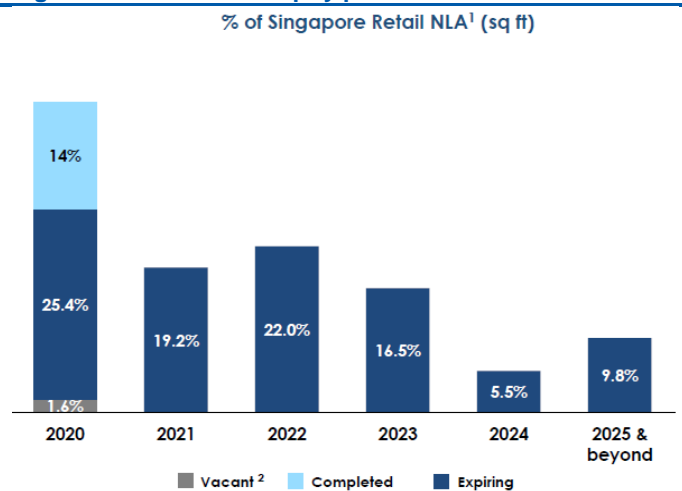


Figure 6: Retail lease expiry profile



Source: Company Data

Source: Company Data

## Recommendation Chart



Source: RHB, Bloomberg

Date	Recommendation	Target Price	Price
2020-04-02	Buy	1.78	1.20
2020-01-03	Buy	2.08	1.85
2019-06-19	Neutral	1.90	1.92
2018-04-25	Neutral	1.75	1.90

Source: RHB, Bloomberg

## RHB Guide to Investment Ratings

<b>Buy:</b>	Share price may exceed 10% over the next 12 months
<b>Trading Buy:</b>	Share price may exceed 15% over the next 3 months, however longer-term outlook remains uncertain
<b>Neutral:</b>	Share price may fall within the range of +/- 10% over the next 12 months
<b>Take Profit:</b>	Target price has been attained. Look to accumulate at lower levels
<b>Sell:</b>	Share price may fall by more than 10% over the next 12 months
<b>Not Rated:</b>	Stock is not within regular research coverage

### Investment Research Disclaimers

RHB has issued this report for information purposes only. This report is intended for circulation amongst RHB and its affiliates' clients generally or such persons as may be deemed eligible by RHB to receive this report and does not have regard to the specific investment objectives, financial situation and the particular needs of any specific person who may receive this report. This report is not intended, and should not under any circumstances be construed as, an offer or a solicitation of an offer to buy or sell the securities referred to herein or any related financial instruments.

This report may further consist of, whether in whole or in part, summaries, research, compilations, extracts or analysis that has been prepared by RHB's strategic, joint venture and/or business partners. No representation or warranty (express or implied) is given as to the accuracy or completeness of such information and accordingly investors should make their own informed decisions before relying on the same.

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 the applicable laws or regulations. By accepting this report, the recipient hereof (i) represents and warrants that it is lawfully able to receive this document under the laws and regulations of the jurisdiction in which it is located or other applicable laws and (ii) acknowledges and agrees to be bound by the limitations contained herein. Any failure to comply with these limitations may constitute a violation of applicable laws.

All the information contained herein is based upon publicly available information and has been obtained from sources that RHB believes to be reliable and correct at the time of issue of this report. However, such sources have not been independently verified by RHB and/or its affiliates and this report does not purport to contain all information that a prospective investor may require. The opinions expressed herein are RHB's present opinions only and are subject to change without prior notice. RHB is not under any obligation to update or keep current the information and opinions expressed herein or to provide the recipient with access to any additional information. Consequently, RHB does not guarantee, represent or warrant, expressly or impliedly, as to the adequacy, accuracy, reliability, fairness or completeness of the information and opinion contained in this report. Neither RHB (including its officers, directors, associates, connected parties, and/or employees) nor does any of its agents accept any liability for any direct, indirect or consequential losses, loss of profits and/or damages that may arise from the use or reliance of this research report and/or further communications given in relation to this report. Any such responsibility or liability is hereby expressly disclaimed.

Whilst every effort is made to ensure that statement of facts made in this report are accurate, all estimates, projections, forecasts, expressions of opinion and other subjective judgments contained in this report are based on assumptions considered to be reasonable and must not be construed as a representation that the matters referred to therein will occur. Different assumptions by RHB or any other source may yield substantially different results and recommendations contained on one type of research product may differ from recommendations contained in other types of research. The performance of currencies may affect the value of, or income from, the securities or any other financial instruments referenced in this report. Holders of depositary receipts backed by the securities discussed in this report assume currency risk. Past performance is not a guide to future performance. Income from investments may fluctuate. The price or value of the investments to which this report relates, either directly or indirectly, may fall or rise against the interest of investors.

This report does not purport to be comprehensive or to contain all the information that a prospective investor may need in order to make an investment decision. The recipient of this report is making its own independent assessment and decisions regarding any securities or financial instruments referenced herein. Any investment discussed or recommended in this report may be unsuitable for an investor depending on the investor's specific investment objectives and financial position. The material in this report is general information intended for recipients who understand the risks of investing in financial instruments. This report does not take into account whether an investment or course of action and any associated risks are suitable for the recipient. Any recommendations contained in this report must therefore not be relied upon as investment advice based on the recipient's personal circumstances. Investors should make their own independent evaluation of the information contained herein, consider their own investment objective, financial situation and particular needs and seek their own financial, business, legal, tax and other advice regarding the appropriateness of investing in any securities or the investment strategies discussed or recommended in this report.

This report may contain forward-looking statements which are often but not always identified by the use of words such as "believe", "estimate", "intend" and "expect" and statements that an event or result "may", "will" or "might" occur or be achieved and other similar expressions. Such forward-looking statements are based on assumptions made and information currently available to RHB and are subject to known and

unknown risks, uncertainties and other factors which may cause the actual results, performance or achievement to be materially different from any future results, performance or achievement, expressed or implied by such forward-looking statements. Caution should be taken with respect to such statements and recipients of this report should not place undue reliance on any such forward-looking statements. RHB expressly disclaims any obligation to update or revise any forward-looking statements, whether as a result of new information, future events or circumstances after the date of this publication or to reflect the occurrence of unanticipated events.

The use of any website to access this report electronically is done at the recipient's own risk, and it is the recipient's sole responsibility to take precautions to ensure that it is free from viruses or other items of a destructive nature. This report may also provide the addresses of, or contain hyperlinks to, websites. RHB takes no responsibility for the content contained therein. Such addresses or hyperlinks (including addresses or hyperlinks to RHB own website material) are provided solely for the recipient's convenience. The information and the content of the linked site do not in any way form part of this report. Accessing such website or following such link through the report or RHB website shall be at the recipient's own risk.

This report may contain information obtained from third parties. Third party content providers do not guarantee the accuracy, completeness, timeliness or availability of any information and are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, or for the results obtained from the use of such content. Third party content providers give no express or implied warranties, including, but not limited to, any warranties of merchantability or fitness for a particular purpose or use. Third party content providers shall not be liable for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including lost income or profits and opportunity costs) in connection with any use of their content.

The research analysts responsible for the production of this report hereby certifies that the views expressed herein accurately and exclusively reflect his or her personal views and opinions about any and all of the issuers or securities analysed in this report and were prepared independently and autonomously. The research analysts that authored this report are precluded by RHB in all circumstances from trading in the securities or other financial instruments referenced in the report, or from having an interest in the company(ies) that they cover.

The contents of this report is strictly confidential and may not be copied, reproduced, published, distributed, transmitted or passed, in whole or in part, to any other person without the prior express written consent of RHB and/or its affiliates. This report has been delivered to RHB and its affiliates' clients for information purposes only and upon the express understanding that such parties will use it only for the purposes set forth above. By electing to view or accepting a copy of this report, the recipients have agreed that they will not print, copy, videotape, record, hyperlink, download, or otherwise attempt to reproduce or re-transmit (in any form including hard copy or electronic distribution format) the contents of this report. RHB and/or its affiliates accepts no liability whatsoever for the actions of third parties in this respect.

The contents of this report are subject to copyright. Please refer to Restrictions on Distribution below for information regarding the distributors of this report. Recipients must not reproduce or disseminate any content or findings of this report without the express permission of RHB and the distributors.

The securities mentioned in this publication may not be eligible for sale in some states or countries or certain categories of investors. The recipient of this report should have regard to the laws of the recipient's place of domicile when contemplating transactions in the securities or other financial instruments referred to herein. The securities discussed in this report may not have been registered in such jurisdiction. Without prejudice to the foregoing, the recipient is to note that additional disclaimers, warnings or qualifications may apply based on geographical location of the person or entity receiving this report.

The term "RHB" shall denote, where appropriate, the relevant entity distributing or disseminating the report in the particular jurisdiction referenced below, or, in every other case, RHB Investment Bank Berhad and its affiliates, subsidiaries and related companies.

## RESTRICTIONS ON DISTRIBUTION

### Malaysia

This report is issued and distributed in Malaysia by RHB Investment Bank Berhad ("RHBIB"). The views and opinions in this report are our own as of the date hereof and is subject to change. If the Financial Services and Markets Act of the United Kingdom or the rules of the Financial Conduct Authority apply to a recipient, our obligations owed to such recipient therein are unaffected. RHBIB has no obligation to update its opinion or the information in this report.

### Thailand

This report is issued and distributed in the Kingdom of Thailand by RHB Securities (Thailand) PCL, a licensed securities company that is authorised by the Ministry of Finance, regulated by the Securities and Exchange Commission of Thailand and is a member of the Stock Exchange of Thailand. The Thai Institute of Directors Association has disclosed the Corporate Governance Report of Thai Listed Companies made pursuant to the policy of the Securities and Exchange Commission of Thailand. RHB Securities (Thailand) PCL does not endorse, confirm nor certify the result of the Corporate Governance Report of Thai Listed Companies.



## Indonesia

This report is issued and distributed in Indonesia by PT RHB Sekuritas Indonesia. This research does not constitute an offering document and it should not be construed as an offer of securities in Indonesia. Any securities offered or sold, directly or indirectly, in Indonesia or to any Indonesian citizen or corporation (wherever located) or to any Indonesian resident in a manner which constitutes a public offering under Indonesian laws and regulations must comply with the prevailing Indonesian laws and regulations.

## Singapore

This report is issued and distributed in Singapore by RHB Securities Singapore Pte Ltd which is a holder of a capital markets services licence and an exempt financial adviser regulated by the Monetary Authority of Singapore. RHB Securities Singapore Pte Ltd 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, RHB Securities Singapore Pte Ltd accepts legal responsibility for the contents of the report to such persons only to the extent required by law. Singapore recipients should contact RHB Securities Singapore Pte Ltd in respect of any matter arising from or in connection with the report.

## Hong Kong

This report is distributed in Hong Kong by RHB Securities Hong Kong Limited (興業僑豐證券有限公司) (CE No.: ADU220) ("RHBSHK") which is licensed in Hong Kong by the Securities and Futures Commission for Type 1 (dealing in securities). Any investors wishing to purchase or otherwise deal in the securities covered in this report should contact RHBSHK. RHBSHK is a wholly owned subsidiary of RHB Hong Kong Limited; for the purposes of disclosure under the Hong Kong jurisdiction herein, please note that RHB Hong Kong Limited with its affiliates (including but not limited to RHBSHK) will collectively be referred to as "RHBHK." RHBHK conducts a full-service, integrated investment banking, asset management, and brokerage business. RHBHK does and seeks to do business with companies covered in its research reports. As a result, investors should be aware that the firm may have a conflict of interest that could affect the objectivity of this research report. Investors should consider this report as only a single factor in making their investment decision. Importantly, please see the company-specific regulatory disclosures below for compliance with specific rules and regulations under the Hong Kong jurisdiction. Other than company-specific disclosures relating to RHBHK, this research report is based on current public information that we consider reliable, but we do not represent it is accurate or complete, and it should not be relied on as such.

## United States

This report was prepared by RHB and is being distributed solely and directly to "major" U.S. institutional investors as defined under, and pursuant to, the requirements of Rule 15a-6 under the U.S. Securities and Exchange Act of 1934, as amended (the "Exchange Act"). Accordingly, access to this report via Bursa Marketplace or any other Electronic Services Provider is not intended for any party other than "major" US institutional investors, nor shall be deemed as solicitation by RHB in any manner. RHB is not registered as a broker-dealer in the United States and does not offer brokerage services to U.S. persons. Any order for the purchase or sale of the securities discussed herein that are listed on Bursa Malaysia Securities Berhad must be placed with and through Auerbach Grayson ("AG"). Any order for the purchase or sale of all other securities discussed herein must be placed with and through such other registered U.S. broker-dealer as appointed by RHB from time to time as required by the Exchange Act Rule 15a-6. This report is confidential and not intended for distribution to, or use by, persons other than the recipient and its employees, agents and advisors, as applicable. Additionally, where research is distributed via Electronic Service Provider, the analysts whose names appear in this report are not registered or qualified as research analysts in the United States and are not associated persons of Auerbach Grayson AG or such other registered U.S. broker-dealer as appointed by RHB from time to time and therefore may not be subject to any applicable restrictions under Financial Industry Regulatory Authority ("FINRA") rules on communications with a subject company, public appearances and personal trading. Investing in any non-U.S. securities or related financial instruments discussed in this research report may present certain risks. The securities of non-U.S. issuers may not be registered with, or be subject to the regulations of, the U.S. Securities and Exchange Commission. Information on non-U.S. securities or related financial instruments may be limited. Foreign companies may not be subject to audit and reporting standards and regulatory requirements comparable to those in the United States. The financial instruments discussed in this report may not be suitable for all investors. Transactions in foreign markets may be subject to regulations that differ from or offer less protection than those in the United States.

## DISCLOSURE OF CONFLICTS OF INTEREST

RHB Investment Bank Berhad, its subsidiaries (including its regional offices) and associated companies, ("RHBIB Group") form a diversified financial group, undertaking various investment banking activities which include, amongst others, underwriting, securities trading, market making and corporate finance advisory.

As a result of the same, in the ordinary course of its business, any member of the RHBIB Group, may, from time to time, have business relationships with or hold positions in the securities (including capital market products) or perform and/or solicit investment, advisory or other services from any of the subject company(ies) covered in this research report.

While the RHBIB Group will ensure that there are sufficient information barriers and internal controls in place where necessary, to prevent/manage any conflicts of interest to ensure the independence of this report, investors should also be aware that such conflict of interest may exist in view of the investment banking activities undertaken by the RHBIB Group as mentioned above and should exercise their own judgement before making any investment decisions.

## Malaysia

Save as disclosed in the following link [RHB Research conflict disclosures – Jun 2020](#) and to the best of our knowledge, RHBIB hereby declares that:

1. RHBIB does not have a financial interest in the securities or other capital market products of the subject company(ies) covered in this report.
2. RHBIB is not a market maker in the securities or capital market products of the subject company(ies) covered in this report.
3. None of RHBIB's staff or associated person serve as a director or board member\* of the subject company(ies) covered in this report

*\*For the avoidance of doubt, the confirmation is only limited to the staff of research department*

4. RHBIB did not receive compensation for investment banking or corporate finance services from the subject company in the past 12 months.
5. RHBIB did not receive compensation or benefit (including gift and special cost arrangement e.g. company/issuer-sponsored and paid trip) in relation to the production of this report.

## Thailand

Save as disclosed in the following link [RHB Research conflict disclosures – Jun 2020](#) and to the best of our knowledge, RHB Securities (Thailand) PCL hereby declares that:

1. RHB Securities (Thailand) PCL does not have a financial interest in the securities or other capital market products of the subject company(ies) covered in this report.
2. RHB Securities (Thailand) PCL is not a market maker in the securities or capital market products of the subject company(ies) covered in this report.
3. None of RHB Securities (Thailand) PCL's staff or associated person serve as a director or board member\* of the subject company(ies) covered in this report
1. *\*For the avoidance of doubt, the confirmation is only limited to the staff of research department*
4. RHB Securities (Thailand) PCL did not receive compensation for investment banking or corporate finance services from the subject company in the past 12 months.
5. RHB Securities (Thailand) PCL did not receive compensation or benefit (including gift and special cost arrangement e.g. company/issuer-sponsored and paid trip) in relation to the production of this report.

## Indonesia

Save as disclosed in the following link [RHB Research conflict disclosures – Jun 2020](#) and to the best of our knowledge, PT RHB Sekuritas Indonesia hereby declares that:

1. PT RHB Sekuritas Indonesia and its investment analysts, does not have any interest in the securities of the subject company(ies) covered in this report.  
For the avoidance of doubt, interest in securities include the following:
  - a) Holding directly or indirectly, individually or jointly own/hold securities or entitled for dividends, interest or proceeds from the sale or exercise of the subject company's securities covered in this report\*;
  - b) Being bound by an agreement to purchase securities or has the right to transfer the securities or has the right to pre subscribe the securities\*.
  - c) Being bound or required to buy the remaining securities that are not subscribed/placed out pursuant to an Initial Public Offering\*.
  - d) Managing or jointly with other parties managing such parties as referred to in (a), (b) or (c) above.
2. PT RHB Sekuritas Indonesia is not a market maker in the securities or capital market products of the subject company(ies) covered in this report.
3. None of PT RHB Sekuritas Indonesia's staff\*\* or associated person serve as a director or board member\* of the subject company(ies) covered in this report.
4. PT RHB Sekuritas Indonesia did not receive compensation for investment banking or corporate finance services from the subject company in the past 12 months.
5. PT RHB Sekuritas Indonesia\*\* did not receive compensation or benefit (including gift and special cost arrangement e.g. company/issuer-sponsored and paid trip) in relation to the production of this report:

Notes:

*\*The overall disclosure is limited to information pertaining to PT RHB Sekuritas Indonesia only.*

*\*\*The disclosure is limited to Research staff of PT RHB Sekuritas Indonesia only.*

## Singapore

Save as disclosed in the following link [RHB Research conflict disclosures – Jun 2020](#) and to the best of our knowledge, RHB Securities Singapore Pte Ltd hereby declares that:

1. RHB Securities Singapore Pte Ltd, its subsidiaries and/or associated companies do not make a market in any issuer covered in this report.
2. RHB Securities Singapore Pte Ltd, its subsidiaries and/or its associated companies and its analysts do not have a financial interest (including a shareholding of 1% or more) in the issuer covered in this report.
3. RHB Securities, its staff or connected persons do not serve on the board or trustee positions of the issuer covered in this report.
4. RHB Securities Singapore Pte Ltd, its subsidiaries and/or its associated companies do not have and have not within the last 12 months had any corporate finance advisory relationship with the issuer covered in this report or any other relationship that may create a potential conflict of interest.
5. RHB Securities Singapore Pte Ltd, or person associated or connected to it do not have any interest in the acquisition or disposal of, the securities, specified

securities based derivatives contracts or units in a collective investment scheme covered in this report.

6. RHB Securities Singapore Pte Ltd and its analysts do not receive any compensation or benefit in connection with the production of this research report or recommendation.

#### Analyst Certification

The analyst(s) who prepared this report, and their associates hereby, certify that:

(1) they do not have any financial interest in the securities or other capital market products of the subject companies mentioned in this report, except for:

Analyst	Company
-	-

(2) no part of his or her compensation was, is or will be directly or indirectly related to the specific recommendations or views expressed in this report.



#### KUALA LUMPUR

##### **RHB Investment Bank Bhd**

Level 3A, Tower One, RHB Centre  
Jalan Tun Razak  
Kuala Lumpur 50400  
Malaysia  
Tel : +603 9280 8888  
Fax : +603 9200 2216

#### JAKARTA

##### **PT RHB Sekuritas Indonesia**

Revenue Tower, 11th Floor, District 8  
- SCBD  
Jl. Jendral Sudirman Kav 52-53  
Jakarta 12190  
Indonesia  
Tel : +6221 509 39 888  
Fax : +6221 509 39 777

#### HONG KONG

##### **RHB Securities Hong Kong Ltd.**

12<sup>th</sup> Floor, World-Wide House  
19 Des Voeux Road  
Central  
Hong Kong  
Tel : +852 2525 1118  
Fax : +852 2810 0908

#### BANGKOK

##### **RHB Securities (Thailand) PCL**

10th Floor, Sathorn Square Office  
Tower  
98, North Sathorn Road, Silom  
Bangrak, Bangkok 10500  
Thailand  
Tel: +66 2088 9999  
Fax :+66 2088 9799

#### SINGAPORE

##### **RHB Securities Singapore Pte Ltd.**

10 Collyer Quay  
#09-08 Ocean Financial Centre  
Singapore 049315  
Tel : +65 6533 1818  
Fax : +65 6532 6211