

Regional Morning Cuppa

Top Stories

Malaysia

[IOI Properties : Investment Properties Driving Earnings Growth](#)

Property | Real Estate

BUY, MYR1.73, TP: MYR2.10 (+22%)

Market Cap: USD2,033m

ESG score: 2.9 (out of 4)

Avg Daily Turnover (MYR/USD): 8.98m/1.91m

Bloomberg Ticker: IOIPG MK

Maintain BUY and MYR2.10 TP, 22% upside and c.4% FY24F (Jun) yield. IOI Properties' 1QFY24 results were below expectations. We expect earnings in the coming quarters to be stronger as year-end festivities should boost income for investment properties, and 2HFY24F should see gradual rental contribution from IOI Central Boulevard in Singapore upon its commencement of operations. Management is keeping its MYR2bn sales target, and bookings of MYR335m should provide some visibility on sales momentum going forward.

Analyst: Loong Kok Wen CFA (loong.kok.wen@rhbgroupp.com)

[Tenaga Nasional : Keep Up The Green Work; Keep BUY](#)

Utilities | Power

BUY, MYR10, MYR11.80 (+18%)

Market Cap: USD12,352m

ESG score: 2.7 (out of 4)

Avg Daily Turnover (MYR/USD): 42.0m/8.94m

Bloomberg Ticker: TNB MK

Keep BUY, TP drops to MYR11.80 from MYR12, 18% upside with c.5% FY24F yield. Tenaga Nasional's 9M23 core profit missed expectations, being dragged by negative fuel margins and weaker JV & associate contributions. We continue to like TNB for being a key National Energy Transition Roadmap beneficiary, largely from the potential earnings upside from higher transmission & distribution assets and a potential strong ramp-up in the domestic renewable energy presence.

Analyst: Sean Lim CFA (sean.lim@rhbgroupp.com)

Thailand

[Airports of Thailand : Buying Opportunity During The High Travel Period](#)

Transport | Airport Services

BUY, THB62.50, TP: THB84 (34.4%)

Market Cap: USD25,206m

ESG score: 3.4 (out of 4)

Avg Daily Turnover (THB/USD): 1,488m/41.5m

Bloomberg Ticker: AOT TB

Still BUY and THB84 TP (DCF), 34% upside. Airports Of Thailand's THB30 hike in outbound passenger service fee is just an accounting reclassification. We still expect earnings momentum to improve over 1HFY24 (Sep), with full-year tourism recovery in 2024, higher traffic from major markets, and easing of support measures for retail operators. The recent share price drop provides opportunities to accumulate the stock for long-term investments.

Analyst: Vatcharut Vacharawongsith (vatcharut.va@rhbgroupp.com)

Thematics / Ground Checks

- ◆ [Telecommunications : The Road To NZE](#)
- ◆ [Plantation : EUDR Unveiled: Bridging The Regulatory Gap \(21 Nov 2023\)](#)
- ◆ [Gamuda : Men At Work Down Under; Reiterate BUY \(20 Nov 2023\)](#)
- ◆ [Aging ASEAN : All That Glitters In The Silver Economy \(8 Nov 2023\)](#)
- ◆ [Nusantara \(IKN\) : Investment Prospects And Its Challenges\(21 Sep 2023\)](#)
- ◆ [Food Empire: Vietnam Ground Checks: Positive On Vietnam Supporting Growth; Keep BUY \(6 Sep 2023\)](#)
- ◆ [Power : NETR Phase 2 Launched; Keep OVERWEIGHT \(30 Aug 2023\)](#)
- ◆ [Energy : Carbon Trading In The Era Of Decarbonisation \(31 Jul 2023\)](#)
- ◆ [Power : NETR Launch; Keep OVERWEIGHT \(28 Jul 2023\)](#)
- ◆ [Construction : Net Zero Construction \(25 Jul 2023\)](#)
- ◆ [Indonesia Consumer, Healthcare, Poultry, Tobacco : Ground Checks: Postcards From Jakarta Fair \(20 Jul 2023\)](#)
- ◆ [Plantation : Ground Checks: From Seed To Harvest: Site Visit To Lahad Datu \(6 Jul 2023\)](#)
- ◆ [Keppel Pacific Oak US REIT : US Office Ground Checks: It's All About Location And Purpose; BUY \(19 Jun 2023\)](#)
- ◆ [IOI Corp : Ground Checks In Johor; Stay BUY \(15 Jun 2023\)](#)
- ◆ [Airports of Thailand : Ground Checks: BKK Free Zone Site Visit KTA; Keep BUY \(15 Jun 2023\)](#)
- ◆ [PTT : Ground Checks: KTAs From East Coast Site Visit; Keep BUY \(12 Jun 2023\)](#)
- ◆ [RHB Top 20 Malaysia Small Cap Companies Jewels 2023 \(2023 Edition\)](#)
- ◆ [RHB Top 20 Indonesia Small Cap Companies Jewels 2023 \(2023 Edition\)](#)
- ◆ [RHB Top 20 Singapore Small Cap Companies Jewels 2023 \(2023 Edition\)](#)
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- ◆ [Regional Thematic : ESG – Envisioning a Better Future: Change In Methodology \(2 May 2023\)](#)
- ◆ [Telecommunications : The Rise Of Data Centres In ASEAN \(13 Apr 2023\)](#)
- ◆ [Auto & Autoparts : Ground Checks: 4W EVs Becoming More Prominent \(13 Mar 2023\)](#)
- ◆ [Indonesia Auto : Ground Checks: 2W EV Hype In 2023 IIMS \(20 Feb 2023\)](#)
- ◆ [ESG Diamonds In The Rough : Our Best Investment Ideas \(14 Feb 2023\)](#)
- ◆ [Market Strategy : Small Cap Corporate Access 2023 \(13 Feb 2023\)](#)
- ◆ [Solar Power : Greener Pastures For Green Energy; Upgrade O/W \(7 Feb 2023\)](#)
- ◆ [Logistics : The Future Of ASEAN Logistics \(29 Nov 2022\)](#)

Indonesia

[Astra International : Solid Performance, Attractive Valuation; Keep BUY](#)

Consumer Cyclical | Auto & Autoparts

BUY, IDR5,725, TP: IDR7,100 (24.0%)

Market Cap: USD14,890m

ESG score: 3.0 (out of 4)

Avg Daily Turnover (IDR/USD): 238,505m/15.3m

Bloomberg Ticker: ASII IJ

BUY, new IDR7,100 TP (SOP) from IDR7,750, 24% upside, c.6% yield. Astra International strengthened its leadership in the domestic 4-wheeler and 2-wheeler markets despite fierce competition. It grew its 4W market by launching more hybrid EVs, which are seen as more suitable for the domestic market due to its lower prices and readiness in terms of EV infrastructure. ASII also launched a digital bank that will leverage on its huge retail ecosystem of 28m unique customers. ASII is trading at a discount to the 5-year rolling forward P/E mean of -1.5SD.

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Other Stories

Indonesia

Kalbe Farma (BUY) – KLBFIJ

[Kalbe Farma : Seeing Better Days Ahead; Reiterate BUY](#)

Malaysia

Sime Darby Property (BUY) – SDPR MK

[Sime Darby Property : Right Products Boost Property Sales; BUY](#)

Allianz Malaysia (BUY) – ALLZ MK

[Allianz Malaysia : More Value To Offer; Stay BUY](#)

Malakoff Corp (BUY) – MLK MK

[Malakoff Corp : Moderating Negative Fuel Margin; Keep BUY](#)

JHM Consolidation (BUY) – JHMC MK

[JHM Consolidation : A Slower 4Q, a Likely Comeback in FY24; BUY](#)

Sime Darby Plantation (NEUTRAL) – SDPL MK

[Sime Darby Plantation : Good Earnings Improvement In 3Q23](#)

MBM Resources (NEUTRAL) – MBM MK

[MBM Resources : Fair Valuation And Lovely Yields](#)

AEON Co M (NEUTRAL) – AEON MK

[AEON Co M : Retailing Falls To The Red](#)

FM Global Logistics (BUY) – FM MK

[FM Global Logistics : Soft Start To FY24; Maintain BUY](#)

Syarikat Takaful M'sia Keluarga (BUY) – STMB MK

[Syarikat Takaful M'sia Keluarga : Pushing Onwards And Upwards; BUY](#)

Kelington group (BUY) – KGRB MK

[Kelington Group : Hitting Another Milestone; Upgrade To BUY](#)

Singapore

Frencken Group (BUY) – FRKN SP

[Frencken Group : Expect Earnings To Bottom Out; Upgrade To BUY](#)

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Top BUYs

Stocks	TP	Upside	Catalysts
		(%)	
Bank Rakyat Indonesia (BBRI IJ)	6,450	19.44	<ul style="list-style-type: none"> Bank Rakyat Indonesia's 1H23 earnings grew 18.7% YoY to IDR29.4trn It expects loan growth to accelerate to meet its 10-12% YoY target despite 1H23 loan growth being at just 8.8% YoY – slightly below expectations General rural credit or KUPeDES loans with high yields now account for 39% of micro loans (1H22: 30%) CIR fell from increased digital operations in subsidiaries NPL rose slightly but remained manageable as LAR fell further Our GGM-based TP (includes 8% ESG premium) implies 2.7x and 2.6x FY23-24F P/BV and 19% and 20% FY23-24F ROE
AKR Corporindo (AKRA IJ)	1,880	29.66	<ul style="list-style-type: none"> A cyclical factor briefly hampered AKR Corporindo's earnings trajectory in 2Q23, but the cumulative view remains upbeat Management has shared its optimism for a more conducive situation in 2H23 – based on higher contribution from land sales, and better sales volume of its fuel and chemical products ahead of improved industrial activities owing to a more conducive weather Despite the turbulences, AKRA's cost efficiency stabilises its overall margins
Astra Otoparts (AUTO IJ)	3,510	36.58	<ul style="list-style-type: none"> 2Q23 earnings rose 77.9% YoY, broadly in line Despite the lower quarter revenue which lifted fixed costs per unit, EBIT margin maintained in 2Q23 Higher manufacturing sales, driven by robust 2-wheeler or 2W vehicle wholesales, drove revenue Earnings should accelerate in the coming quarters, owing to increased national vehicle production levels Astra Otoparts recently signed a MoU with Perusahaan Listrik Negara to develop EV charging stations
YTL Power (YTLP MK)	2.72	28.07	<ul style="list-style-type: none"> The power division (which include the PowerSeraya and Tuaspring plants) is expected to deliver solid earnings ahead, on strong wholesale prices in the near term Wessex Water numbers are expected to improve, as the tariff has been lifted by an average 9% effective Apr 2023 YTLP's venture into digital banking and green data centre businesses, in our view, are long-term positives despite near-term earnings impact being minimal
Dayang Enterprise (DEHB MK)	2.47	47.02	<ul style="list-style-type: none"> We expect offshore topside maintenance services (TMS) work orders to remain resilient in 2H23 and marine utilisation this year is on track to achieve 55-60% (1H23: 49%), which suggest an overall better utilisation in 2H23 Margins from offshore TMS is likely to improve with better revised rates as well as lower lumpy marine spread due to a change of vessel chartering contract strategies by clients Dayang stands a good chance of winning a portion of the newly tendered asset integrity backlog clearance project, which could be awarded by 4Q23
Gamuda (GAM MK)	5.41	16.38	<ul style="list-style-type: none"> Overseas markets (particularly Australia) will be the main earnings driver within the next two years, as more than 50% of orderbook comes from there Exposure in overseas markets to serve as a strategic buffer towards any downside risks within the domestic construction sector Valuation remains undemanding at 14x as it was trading around 16x P/E during the construction upcycle in 2017
ComfortDelGro (CD SP)	1.50	11.94	<ul style="list-style-type: none"> Ongoing improvement in public transport earnings in overseas operations throughout 2H23 Positive impact to taxi earnings from the reduction in rent rebates and the introduction of a new platform fee The return of Chinese tourists could further boost Singapore's taxi and public transport ridership Valuation is compelling amid ongoing YoY earnings growth and strong improvements in ROE

Singtel (ST SP)	3.20	41.60	<ul style="list-style-type: none"> • Stronger recovery in mobile revenue momentum and 5G monetisation across Singapore and Australia (Optus) • Regional enterprise growth opportunities following multiple synergistic acquisitions and the carving-out of the regional data centre (RDC) business as a standalone business unit. The partial divestment of RDC to global investment firm KKR partially unlocks value and provides growth capital for expansion • Positive execution of strategic business reset (synergies from the consolidation of consumer and enterprise businesses in Singapore, regionalisation of enterprise and B2B businesses, and further asset recycling activities) • Attractive forward dividend yield of >5% with scope for additional or special dividends to be returned
ST Engineering (STE SP)	4.45	18.67	<ul style="list-style-type: none"> • Sustained recovery in earnings driven by gradual improvement in commercial aerospace • A record-high orderbook provides close to three years of revenue visibility • Acquisition of Transcore, along with the recent restructuring of the urban solutions & satellite communications (sitcom) segment, should boost growth • A defensive business model that will allow it to sustain a DPS of at least 16 SG cents
Airports of Thailand (AOT TB)	84	34.40	<ul style="list-style-type: none"> • 1HFY23F (Sep) will be the first lively peak travel season for AOT in two years. Medium- to long-haul flights from East Asia, the Middle East, and Europe are likely ramping up, and acting as key performance drivers • China's border re-opening from 8 Jan onwards will strongly benefit both AOT's aeronautical and commercialised activities. With air traffic being unlocked, we expect the scheduled flights between Thailand and China to increase six-fold to c.180 per week by end 2023 (1QFY24) • AOT implemented measures to help concessionaires until 31 Mar and is applying the minimum guarantee sharing per head for its duty-free and commercial area concessions from 1 Apr. This should bring FY23 concession revenue up 226% to THB13.13bn (29% of revenue) • Expect FY23F core profit of THB11.5bn, with total aircrafts and passengers at 74% and 67% of 2019 levels. Stronger operations may improve profit margins
Bangkok Dusit Medical Services (BDMS TB)	37	40.95	<ul style="list-style-type: none"> • Stabilised earnings growth to be driven by ongoing recovery of general treatments from locals, expatriates, and fly-in demand – ie medical tourism (eg Chinese patients) – and growing new markets (eg Saudi Arabia). We expect normalising foreign patient revenue mix of 30%, with well-balanced contributions from COVID-19 treatments • BDMS targets a 3-year organic revenue of 6-8% CAGR (2022-2025) and superior 23-24% EBITDA margin – to be driven by more revenue intensity and case mix (ie fly-in patients and Centres of Excellence) • BDMS is looking to increase market share in Social Security and enhance health insurance revenues for Thai and expatriate patients • Expect healthy core profit expansion by 6% in 2023. Stable bed occupancy rates vs 2022's 73% (including COVID-19 treatment) are assumed. Profit margins may jointly benefit from patients and price intensity
Central Retail Corp (CRC TB)	54	41.18	<ul style="list-style-type: none"> • We expect THB8.26bn core profit for 2023, expanding 19% to pre-pandemic levels. Key drivers: i) Aggressive new store openings (mainly hardline stores, retail malls, and various small-format outlets), ii) back-to-normal fashion and leasable property segments, iii) high-spending customers via omni-channel platforms, and iv) full-year tourism recovery with the potential return of Chinese visitors to the kingdom • Enhancing food segment performance post rebranding, with potential development of its wholesale business unit in early 2023 • Ramping up cost optimisations for all its business segments – mainly fashion – to attain profit margin increases

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Neutral:	Share price may fall within the range of +/- 10% over the next 12 months
Take Profit:	Target price has been attained. Look to accumulate at lower levels
Sell:	Share price may fall by more than 10% over the next 12 months
Not Rated:	Stock is not within regular research coverage

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