

2 August 2023

Property | REITS

CapitaLand Integrated Commercial Trust (CICT SP)

Neutral (Maintained)

Risk-Rewards Finely Balanced

Target Price (Return): SGD2.00 (-1.8%)
 Price (Market Cap): SGD2.04 (USD10,205m)
 ESG score: 3.3 (out of 4)
 Avg Daily Turnover (SGD/USD) 30.9m/23.1m

- Stay NEUTRAL with unchanged TP at SGD2.00, 2% downside.** CapitaLand Integrated Commercial Trust reported in-line 1H results. Operational metrics slightly surprised on the upside with healthy retail rent reversions and improvement in overseas assets. Moving into 2H, operational cost pressures are expected to taper off, but interest cost is expected to see a slight increase. CICT has gearing on the high side, with equity fund-raising a possibility, coupled with acquisitions. Overall, we recommend buying on dips, with large divestments and a rate pause as key catalysts, and the onset of a recession as a key risk.
- 1H DPU up 2% YoY** aided by better performance from Singapore and contributions from acquisition, partially offset by higher financing costs (+47% YoY) and utility expenses. In 2H utility costs are expected to come off by c.16%, resulting in slightly higher margins, but we expect average interest cost to rise 10-20bps in 2H offsetting the impact; c.78% of its debt is currently fixed and every 100bps increase should result in c.3% DPU decline from the unhedged portion. In 1H, CICT received a one-off government grant income of SGD34.4m in relation to the construction of the underground pedestrian link at Funan. Based on management's internal assessment, portfolio value remains largely stable, with slightly better valuations in Singapore offsetting weakness in overseas assets.
- Remains positive on retail; slightly cautious on office outlook.** Retail portfolio occupancy rose 0.2ppts QoQ to 98.7% with rent reversions strengthening to 6.9% for 1H (1Q: 6%) supported by healthy tenant sales which are c.8% higher than pre-COVID-19 levels. The ongoing asset enhancements at CQ@Clarke Quay are expected to be completed later this year, with committed occupancy currently at 85% and expected to rise further. Office occupancy rose 0.6ppts QoQ to 95.4% mainly from overseas assets: i) At 66 Goulburn Street in Sydney which saw good demand for its new fitted-out suites and ii) MAC in Frankfurt. Rent reversions for Singapore office are expected to moderate amidst slowing demand and higher supply. Gallileo, Frankfurt will undergo a major asset enhancement for 18 months from Jan 2024, with significant capex expected and no income contribution from the asset (c.1.5% NPI) during this period. CICT is currently in discussion with a large financial services tenant who plans to take up most of the space in Gallileo, post completion.
- Gearing on the high side at 40.4%.** We believe there is a possibility of equity fund-raising in the near term, that could be coupled with a potential acquisition of balance interest in CapitaSpring from the sponsor.
- High ESG score of 3.3** (out of 4.0). As this score is three notches above our country median score, we have applied a 6% ESG premium. Our FY24/25F DPU estimates are fine-tuned by +1%.

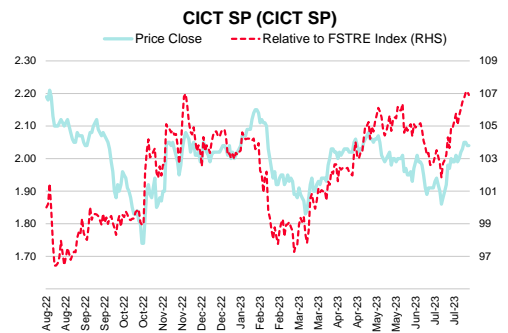
Analyst

Vijay Natarajan
 +65 6320 0825
vijay.natarajan@rhbgroup.com



Share Performance (%)

	YTD	1m	3m	6m	12m
Absolute	0.0	6.8	0.5	(3.3)	(6.9)
Relative	2.4	4.7	4.0	5.1	6.9
52-wk Price low/high (SGD)				1.74 – 2.21	



Source: Bloomberg

Forecasts and Valuation	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
Total turnover (SGDm)	1,305	1,442	1,486	1,509	1,544
Net property income (SGDm)	951	1,043	1,082	1,098	1,120
Reported net profit (SGDm)	1,084	727	714	781	779
Total distributable income (SGDm)	689	714	727	734	745
DPS (SGD)	0.10	0.11	0.11	0.11	0.11
DPS growth (%)	82.2	2.0	1.3	0.5	1.2
P/B (x)	0.97	0.95	0.96	0.96	0.96
Dividend Yield (%)	5.1	5.2	5.3	5.3	5.3
Return on average equity (%)	8.1	5.2	5.0	5.5	5.5
Return on average assets (%)	4.8	3.1	2.9	3.1	3.1

Source: Company data, RHB

Overall ESG Score: 3.3 (out of 4)

E: EXCELLENT

96% of CICT's portfolio has achieved green rating. GRESB 5-star rating. The group has set a 2030 target to reduce carbon emission, energy and water intensity by 78%, 35% and 45% compared to 2008 levels and on track to achieve it.

S: GOOD

CICT premises implemented various safety measures such as anti-microbial coating technology, protective acrylic screens, autonomous UV disinfection robots etc., to keep premises safe and minimize COVID-19 outbreak. High level of community engagements. In 2020, 18.5% of CICT employees attended Environment Health and Safety (EHS) related training clocking over 1,750 training hours.

G: GOOD

Well established corporate governance framework and culture with 5 independent directors and 3 non-independent directors. Good diversified board members with 7 of its 8 members having been part of the board for <3 years.

Financial Exhibits

Asia	Financial summary	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
Singapore	Recurring EPS (SGD)	0.17	0.10	0.11	0.12	0.12
Property	EPS (SGD)	0.17	0.11	0.11	0.12	0.12
CapitaLand Integrated Commercial Trust	DPS (SGD)	0.10	0.11	0.11	0.11	0.11
CICT SP	BVPS (SGD)	2.11	2.16	2.12	2.13	2.13
Neutral	Return on average equity (%)	8.1	5.2	5.0	5.5	5.5
	Weighted avg adjusted shares (m)	6,489.94	6,626.12	6,646.70	6,669.95	6,693.64
Valuation basis	Valuation metrics	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
DDM	Recurring P/E (x)	12.21	20.17	19.00	17.43	17.54
	P/E (x)	12.21	18.59	19.00	17.43	17.54
	P/B (x)	1.0	0.9	1.0	1.0	1.0
	FCF Yield (%)	6.6	6.5	9.3	8.2	7.5
	Dividend Yield (%)	5.1	5.2	5.3	5.3	5.3
	EV/EBITDA (x)	-	0.81	1.31	1.13	1.09
	EV/EBIT (x)	-	0.81	1.32	1.11	1.09
Key drivers	Income statement (SGDm)	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
I. Largest retail cum office REIT in Singapore benefitting from scale and diversification;	Total turnover	1,305	1,442	1,486	1,509	1,544
II. Good quality assets and management team; and	EBITDA	868	952	986	1,001	1,021
III. Strong Sponsor and asset pipeline	Depreciation and amortisation	(5)	(4)	0	0	0
	Operating profit	863	948	986	1,001	1,021
	Net interest	(171)	(227)	(320)	(328)	(350)
	Income from associates & JVs	140	42	54	57	58
	Exceptional income - net	0	57	0	0	0
	Pre-tax profit	1,103	731	721	789	789
	Taxation	(19)	(4)	(7)	(8)	(10)
	Recurring net profit	1,084	670	714	781	779
Key risks	Cash flow (SGDm)	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
I. Continued spike in interest rates and economy falling into recession;	Change in working capital	(51)	54	175	18	(77)
II. Structural headwinds facing office & retail sector; and	Cash flow from operations	969	1,009	1,256	1,115	1,023
III. Weak overseas market performance.	Capex	(94)	(127)	0	0	0
	Cash flow from investing activities	213	221	10	10	10
	Dividends paid	(448)	(685)	(723)	(730)	(740)
	Cash flow from financing activities	(902)	(248)	(1,253)	(1,100)	(1,005)
	Cash at beginning of period	184	365	248	258	279
	Net change in cash	279	982	13	25	27
	Ending balance cash	463	1,347	262	283	306
Company Profile	Balance sheet (SGDm)	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
CapitaLand Integrated Commercial Trust (CICT) is the first and largest real estate investment trust (REIT) listed on Singapore Exchange Securities Trading Limited (SGX-ST). It debuted on SGX-ST as CapitaLand Mall Trust in July 2002 and was renamed CICT in November 2020 following the merger with CapitaLand Commercial Trust. CICT owns and invests in quality income-producing assets primarily used for commercial (including retail and/or office) purpose, located predominantly in Singapore.	Total cash and equivalents	365	248	258	279	301
	Tangible fixed assets	6	5	5	5	5
	Total investments	21,751	24,106	24,228	24,411	24,595
	Total other assets	222	226	217	235	254
	Total assets	22,742	24,667	24,853	25,080	25,282
	Short-term debt	595	1,155	800	700	500
	Total long-term debt	7,583	8,430	9,033	9,253	9,628
	Total liabilities	9,046	10,387	10,750	10,885	11,010
	Shareholders' equity	13,696	14,279	14,103	14,194	14,272
	Total equity	13,696	14,279	14,103	14,194	14,272
	Net debt	7,812	9,337	9,576	9,674	9,827
	Total liabilities & equity	22,742	24,667	24,853	25,080	25,282
	Key metrics	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
	Revenue growth (%)	75.1	10.5	3.0	1.6	2.4
	Recurrent EPS growth (%)	0.0	(39.5)	6.2	9.0	(0.6)
	Operating EBITDA margin (%)	66.5	66.0	66.4	66.3	66.1
	Net profit margin (%)	83.1	50.4	48.0	51.8	50.4
	Dividend payout ratio (%)	62.2	96.6	100.0	92.1	93.8
	Capex/sales (%)	7.2	8.8	0.0	0.0	0.0
	Interest cover (x)	4.55	3.91	2.99	2.96	2.84

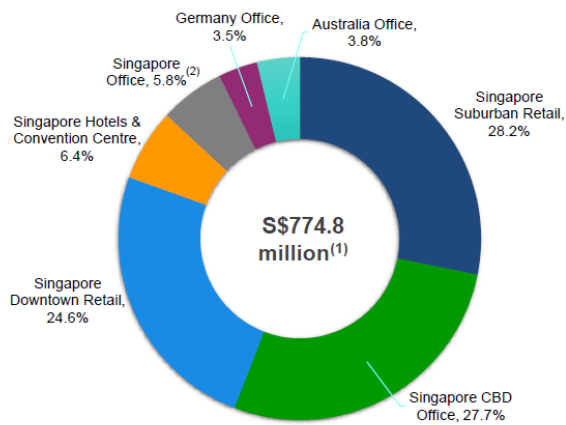
Source: Company data, RHB

Figure 1: CICT's DDM valuation

	FY23F	FY24F	FY25F	FY26F	Terminal value
DPU (SG cents)	10.73	10.79	10.91	11.27	203.05
Fair value (SGD)	1.89				
ESG Premium/discount	0.11				
Target Price	2.00				
Current price (SGD)	2.04				
Price upside (%)	(1.8)				
Distribution yield (%)	5.3				
Total Returns (%)	3.5				
Assumptions					
Risk-free rate (%)	2.8				
Beta	0.8				
Cost of equity (%)	7.4				
Terminal growth (%)	1.8				

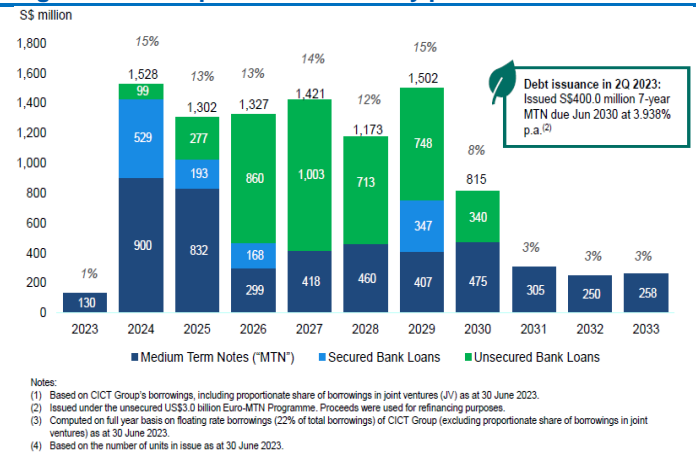
Source: RHB

Figure 2: Revenue breakdown by market and asset class



Source: Company data

Figure 3: Well spread debt maturity profile



Source: Company data

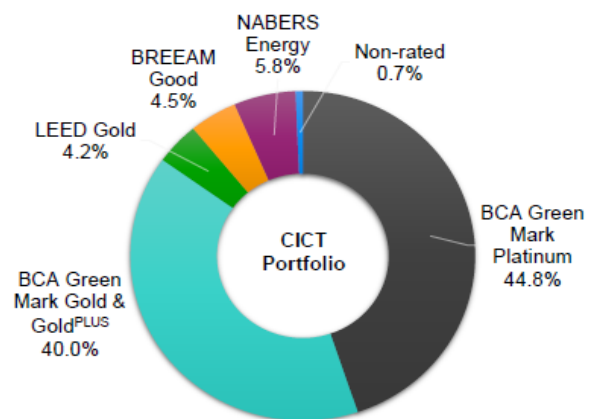
Figure 4: No tenant concentration risks

Ranking	Top 10 Tenants for June 2023	% of Total Gross Rent	Trade Sector
1	RC Hotels (Pte) Ltd	5.4	Hotel
2	WeWork Singapore Pte. Ltd.	2.4 ⁽²⁾	Real Estate and Property Services
3	NTUC Enterprise Co-Operative Ltd	1.9	Supermarket / Beauty & Health / Services / Food & Beverage / Education / Warehouse
4	GIC Private Limited	1.9	Financial Services
5	Temasek Holdings	1.8	Financial Services
6	Commerzbank A.G. ⁽³⁾	1.7	Banking
7	Cold Storage Singapore (1983) Pte Ltd	1.4	Supermarket / Beauty & Health / Services / Warehouse
8	The Work Project (Commercial) Pte. Ltd.	1.3	Real Estate and Property Services
9	Breadtalk Group Limited	1.2	Food & Beverage
10	Mizuho Bank, Ltd	1.0	Banking
Top 10 Tenants' contribution		20.0	

Notes:
 (1) For the month of June 2023 and excludes gross turnover rent.
 (2) Income contribution comprised the tenant's lease at Furan and 21 Collyer Quay.
 (3) Based on 94.9% interest in Galileo, Frankfurt. The existing lease with Commerzbank will terminate in January 2024. The Manager is in advanced talks with a prospective tenant from the financial services sector to take up most of the lettable space at Galileo after the completion of the upgrading works.

Source: Company data

Figure 5: CICT has a portfolio of highly green-rated assets



Source: Company data

Recommendation Chart

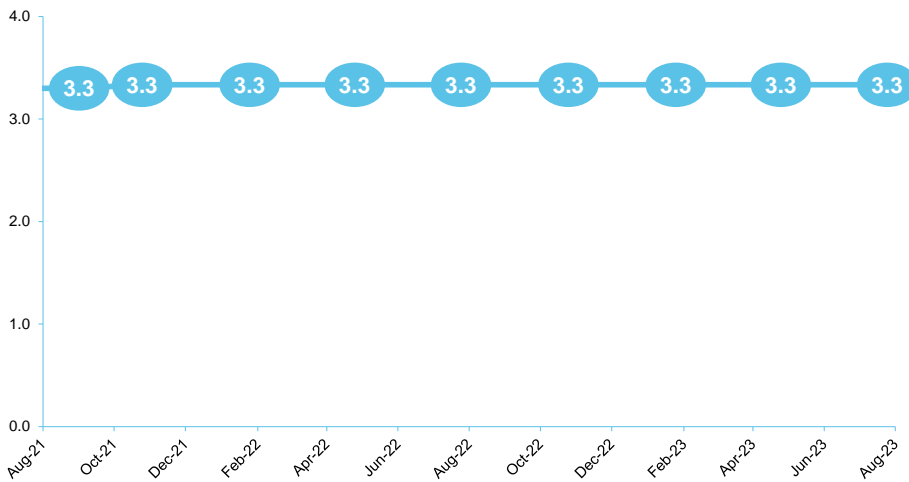


Source: RHB, Bloomberg

Date	Recommendation	Target Price	Price
2023-02-01	Neutral	2.00	2.11
2022-10-24	Buy	2.00	1.74
2022-07-28	Neutral	2.30	2.13
2022-03-28	Neutral	2.35	2.23
2022-01-30	Buy	2.20	1.94
2021-12-07	Neutral	2.20	2.05
2021-10-24	Neutral	2.20	2.13
2021-07-28	Neutral	2.10	2.11
2021-01-21	Neutral	2.10	2.30

Source: RHB, Bloomberg

ESG Rating History



Source: RHB

RHB Guide to Investment Ratings

Buy:	Share price may exceed 10% over the next 12 months
Trading Buy:	Share price may exceed 15% over the next 3 months, however longer-term outlook remains uncertain
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

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 may contain comments, estimates, projections, forecasts and expressions of opinion relating to macroeconomic research published by RHB economists of which should not be considered as investment ratings/advice and/or a recommendation by such economists on any securities discussed in this report.

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 Bank Berhad (through its Singapore branch) which is an exempt capital markets services entity and an exempt financial adviser regulated by the Monetary Authority of Singapore. RHB Bank Berhad (through its Singapore branch) 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 Bank Berhad (through its Singapore branch) accepts legal responsibility for the contents of the report to such persons only to the extent required by law. Singapore recipients should contact RHB Bank Berhad (through its Singapore branch) in respect of any matter arising from or in connection with the report.

United States

This report was prepared by RHB is meant for distribution 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") via a registered U.S. broker-dealer as appointed by RHB from time to time. Accordingly, any 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 (via a registered U.S broker-dealer), nor shall be deemed as solicitation by RHB in any manner. RHB is not registered as a broker-dealer in the United States and currently has not appointed a U.S. broker-dealer. Additionally, RHB does not offer brokerage services to U.S. persons. Any order for the purchase or sale of all securities discussed herein must be placed with and through a registered U.S. broker-dealer as appointed by RHB from time to time as required by the Exchange Act Rule 15a-6. For avoidance of doubt, RHB reiterates that it has not appointed any U.S. broker-dealer during the issuance of this report. 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 any 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, hold any positions in the securities and/or capital market products (including but not limited to shares, warrants, and/or derivatives), trade or otherwise effect transactions for its own account or the account of its customers 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.

In Singapore, investment research activities are conducted under RHB Bank Berhad (through its Singapore branch), and the disclaimers above similarly apply.

Malaysia

Save as disclosed in the following link [RHB Research conflict disclosures - Jul 2023](#) 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 - Jul 2023](#) 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
**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 - Jul 2023](#) 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 - Jul 2023](#) and to the best of our knowledge, the Singapore Research department of RHB Bank Berhad (through its Singapore branch) hereby declares that:

1. RHB Bank Berhad, its subsidiaries and/or associated companies do not make a market in any issuer covered by the Singapore research analysts in this report.
2. RHB Bank Berhad, 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 by the Singapore research analysts in this report.
3. RHB Bank Berhad's Singapore research staff or connected persons do not serve on the board or trustee positions of the issuer covered by the Singapore research analysts in this report.
4. RHB Bank Berhad, 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 by the Singapore research analysts in this report or any other relationship that may create a potential conflict of interest.
5. RHB Bank Berhad's Singapore research analysts, 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 by the Singapore research analysts in this report.
6. RHB Bank Berhad's Singapore research analysts do not receive any compensation or benefit in connection with the production of this research report or recommendation on the issuer covered by the Singapore research analysts.

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

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 Bank Berhad (Singapore branch)
90 Cecil Street
#04-00 RHB Bank Building
Singapore 069531
Fax: +65 6509 0470