

Malaysia Results Review

26 February 2021

Financial Services | Banks

Buy (Maintained)

MYR10.00 (+24%) Target Price (Return): Price: MYR8.09 Market Cap: USD22.856m Avg Daily Turnover (MYR/USD) 57.5m/14.2m

Analysts

Liew Wai Hoong +603 9280 8859 liew.wai.hoong@rhbgroup.com



Fiona Leong +603 9280 8886 fiona.leong@rhbgroup.com

Share Performance (%)

	YTD	1m	3m	6m	12m
Absolute	(4.4)	2.7	(1.6)	8.0	(2.3)
Relative	(1.6)	2.4	(0.6)	6.3	(7.7)
52-wk Price low/hig	gh (MYR)			7.00	- 8.91



Source: Bloomberg

Overall ESG Score: 3.3 (out of 4)

F: Good

Maybank monitors and reports on carbon emissions of its Malaysian and selected Singaporean operations. It established Responsible Lending Guidelines in 2015 and subsequently expanded in 2018 to form the ESG Policy. ESG risks are integrated into lending assessments, with Risk Acceptance Criteria finalised in 2018 for the palm oil sector, and enhanced in 2019 to cover mining and quarrying, forestry and logging and oil & gas sectors. Disbursed MYR2.7bn financing for renewable energy projects in 2019.

Actively provides financing to micro SMEs, low-carbon solutions, and supports home ownership. Maybank invests in education programmes to help develop young talent. Embraces gender diversity, with 55% of total workforce comprising women - 47% in management and 33% of Board of Directors.

G: Excellent

Has not had any material data security or privacy issues over the past few years. Board of Directors comprises two Non-Independent Non-Executive Directors and nine Independent Non-Executive Directors. The Group CEO is a Non-Independent Executive Director.

Malayan Banking (MAY MK)

Big-Cap Proxy For Regional Recovery; BUY

- BUY, unchanged TP MYR10.00 implies 24% upside, with 7% FY21F yield. Malayan Banking's FY20 earnings beat our estimates, but are in line with that of the Street. A 38.5 sen final DPS was announced, implying a 91% payout ratio. Management is hopeful on the recovery in 2021, as the deployment of COVID-19 vaccines should widen across the region. This is despite near-term risks and the recovery being uneven. Our TP reflects 1.3x FY21F P/BV. Maybank remains our big-cap proxy for the regional recovery.
- FY20 earnings beat estimates, 38.5 sen DPS announced. Maybank recorded MYR6.481m in PATAMI during 2020 (-21% YoY). The earnings was 9% ahead of our forecast, but was in line with the consensus estimate. PIOP was 2.6% higher YoY, as the strength in non-II (+13% YoY) offset the weakness from NII (-5%), on rate cuts and modification losses (net impact: MYR227m). CIR improved to 45.4% (2019: 46.7%) due to the 3% lower opex. Full-year credit cost jumped to 88bps (vs guidance: 75-100bps; 2019: 44bps) as management booked in sizeable pre-emptive provisions (MYR1.2bn in management overlays and MYR950m in macro overlays). A 38.5 sen final DPS was announced (payout: c.91%) of which 21 sen is electable under the Dividend Reinvestment Plan. Reported ROE slipped to 8.1%, from 10.9% a year ago.
- 4Q20 earnings drivers. PATAMI fell 21% QoQ or 37% YoY to MYR1,537m. PIOP grew slightly 1.4% QoQ, largely on 4% higher NII – NIM recovered 10bps QoQ to 2.15% on deposits re-pricing. Non-II was up 4% QoQ on higher fee income. Opex grew 7% QoQ on higher marketing (+26%) and administrative (+23%) expenses – CIR was higher at 45.8% vs 3Q20 44.5%. Credit cost was higher at 84bps vs 2Q20 62bps. Loan grew 0.4% QoQ while deposit shrank 2.4% QoQ. GIL ratio was lower at 2.23% (3Q20: 2.35%; 4Q19: 2.65%) due to the relief programmes. Reported LLC ratio climbed further to 106.3% from 97.6% a quarter ago.
- 2021 outlook & guidance. Management expects to see a recovery in 2021, as vaccination drives gain traction around the region. The recovery is likely to be uneven, and pockets of near-term risks linger - Singapore's recovery will likely be faster, due to the earlier deployment of vaccines while Malaysia's second MCO will weigh on near-term earnings. As at 11 Feb, 20.8%, 15.7% and 6.2% of its Indonesia, Malaysia and Singapore loans are on various forms of relief programmes (Figures 3-6). Key 2021 targets are flat-to-slightly-better NIM, softer non-II, CIR: 46-47%, credit cost 70-80bps and ROE: 9%.
- Earnings and TP. We trim FY21F earnings slightly by c.3% to pencil in one benchmark rate cut in 1Q21, in line with RHB economists' view. Our unchanged GGM-derived TP of MYR10.00 is pegged to 1.3x FY21F P/BV.

Forecasts and Valuation	Dec-19	Dec-20	Dec-21F	Dec-22F	Dec-23F
Reported net profit (MYRm)	8,198	6,481	6,794	8,355	9,319
Net profit growth (%)	1.0	(20.9)	4.8	23.0	11.5
Recurring net profit (MYRm)	8,198	6,481	6,794	8,355	9,319
Recurring EPS (MYR)	0.73	0.58	0.60	0.74	0.83
BVPS (MYR)	7.26	7.51	7.56	7.69	7.87
DPS (MYR)	0.64	0.52	0.54	0.62	0.67
Recurring P/E (x)	11.01	14.03	13.39	10.88	9.76
P/B (x)	1.11	1.08	1.07	1.05	1.03
Dividend Yield (%)	7.9	6.4	6.6	7.7	8.2
Return on average equity (%)	10.4	7.8	8.0	9.7	10.7

7.7

8.2

Financial Exhibits

Asia
Malaysia
Financial Services
Malayan Banking
Malayan Banking MAY MK

Valuation basis

Our GGM assumptions include:

- i. COE of 7.6%; ii. ROE of 9.5%; and
- iii. 2% long-term growth.

Key drivers

Our FY20 forecasts are most sensitive to changes in:

Dividend Yield (%)

- i. Loan impairment allowances;
- ii. Net interest margin; and iii. Gains or losses from investments.

Key risks

The downside risks include:

- i. Higher-than-expected credit costs;
- ii. Weaker-than-expected NIMs;
- iii. Weaker-than-expected non-interest income; and
- iv. Adverse foreign exchange movements.

Company Profile

Maybank is a fully integrated financial services group and the largest bank in Malaysia. The group's global network extends to 20 countries, including all 10 ASEAN countries. The three home markets – Malaysia, Singapore and Indonesia – contributes c.95% of total group pretax profits.

Financial summary (MYR)	De c-19	Dec-20	Dec-21F	Dec-22F	Dec-23F
EPS	0.73	0.58	0.60	0.74	0.83
Recurring EPS	0.73	0.58	0.60	0.74	0.83
DPS	0.64	0.52	0.54	0.62	0.67
BVPS	7.26	7.51	7.56	7.69	7.87
Valuation metrics	Dec-19	Dec-20	Dec-21F	Dec-22F	Dec-23F
Recurring P/E (x)	11.01	14.03	13.39	10.88	9.76
P/B (x)	1.1	1.1	1.1	1.1	1.0

6.4

6.6

7.9

Income statement (MYRm)	Dec-19	Dec-20	Dec-21F	Dec-22F	Dec-23F
Interest income	36,069	30,374	30,952	32,557	34,413
Interest expense	(18,555)	(13,724)	(13,988)	(14,663)	(15,490)
Net interest income	17,515	16,651	16,964	17,894	18,923
Non interest income	7,226	8,113	7,981	8,606	9,283
Total operating income	24,741	24,763	24,945	26,500	28,206
Overheads	(11,562)	(11,245)	(11,644)	(12,179)	(12,715)
Pre-provision operating profit	13,179	13,518	13,302	14,321	15,491
Loan impairment allow ances	(2,287)	(4,599)	(4,288)	(3,176)	(3,045)
Other impairment allow ances	(36)	(472)	(40)	(55)	(60)
Income from associates	158	209	220	228	238
Pre-tax profit	11,014	8,657	9,194	11,318	12,624
Taxation	(2,538)	(1,938)	(2,161)	(2,660)	(2,967)
Minority interests	(278)	(238)	(239)	(303)	(338)
Reported net profit	8,198	6,481	6,794	8,355	9,319
Recurring net profit	8,198	6,481	6,794	8,355	9,319

Profitability ratios	De c-19	Dec-20	Dec-21F	Dec-22F	Dec-23F
Return on average assets (%)	1.0	0.8	8.0	0.9	1.0
Return on average equity (%)	10.4	7.8	8.0	9.7	10.7
Return on IEAs (%)	4.6	3.8	3.8	3.8	3.9
Cost of funds (%)	2.7	2.0	2.0	2.0	2.0
Net interest spread (%)	1.9	1.8	1.8	1.8	1.8
Net interest margin (%)	2.2	2.1	2.1	2.1	2.1
Non-interest income / total income (%)	29.2	32.8	32.0	32.5	32.9
Cost to income ratio (%)	46.7	45.4	46.7	46.0	45.1
Credit cost (bps)	44.0	87.8	80.3	56.9	52.1

Balance sheet (MYRm)	Dec-19	Dec-20	Dec-21F	De c-22F	Dec-23F
Total gross loans	523,487	523,724	544,673	571,906	597,642
Other interest earning assets	267,032	286,744	293,532	302,901	312,613
Total gross IEAs	790,519	810,468	838,205	874,807	910,255
Total provisions	(10,068)	(11,513)	(14,924)	(16,871)	(18,697)
Net loans to customers	513,420	512,210	529,749	555,035	578,945
Total net IEAs	780,451	798,954	823,281	857,936	891,557
Total non-IEAs	53,963	57,906	59,192	61,816	67,965
Total assets	834,414	856,861	882,473	919,753	959,523
Customer deposits	565,269	580,190	597,596	628,499	661,001
Other interest-bearing liabilities	120,372	110,063	114,309	115,758	117,359
Total IBLs	685,641	690,253	711,905	744,257	778,360
Total non-IBLs	64,703	79,497	82,643	85,818	89,128
Total liabilities	750,344	769,750	794,548	830,075	867,488
Share capital	48,280	48,280	48,280	48,280	48,280
Shareholders' equity	81,571	84,437	85,012	86,462	88,481
Minority interests	2,499	2,674	2,913	3,216	3,554

Asset quality and capital	De c-19	De c-20	Dec-21F	Dec-22F	Dec-23F
Reported NPLs / gross cust loans (%)	2.6	2.2	3.1	3.4	3.4
Total provisions / reported NPLs (%)	72.6	98.6	89.8	86.8	92.0
CET-1 ratio (%)	15.7	15.3	15.2	14.7	14.5
Tier-1 ratio (%)	16.5	16.0	15.9	15.4	15.1
Total capital ratio (%)	19.4	18.7	18.7	18.1	17.8



Financial Services | Banks

Results At A Glance

Figure 1: Summary of Maybank's 4Q20 and FY20 results

FYE Dec (MYR'm)	4Q19	3Q20	4Q20	QoQ (%)	YoY (%)	FY19	FY20	YoY (%)	Comments – 4Q20 vs 3Q20
Net int income	4,519	4,128	4,338	5.1	-4.0	17,515	16,651	-4.9	Higher QoQ on NIM expansion.
NIM	2.29	2.05	2.15			2.27	2.08		NIM expanded on deposit re-pricing.
Non-int income	1,974	1,949	1,975	1.3	0.1	7,226	8,113	12.3	
Non-II/Total income	30.4	32.1	31.3			29.2	32.8		
Operating income	6,493	6,078	6,313	3.9	-2.8	24,741	24,763	0.1	
Overheads	(2,969)	(2,704)	(2,892)	7.0	-2.6	(11,562)	(11,245)	-2.7	Higher QoQ on higher marketing and administrative expenses.
CIR	45.7	44.5	45.8			46.7	45.4		
Pre-prov profit	3,524	3,373	3,420	1.4	-2.9	13,179	13,518	2.6	
Impairment on other assets	35	(2)	(406)	>100	>100	(36)	(472)	>100	
Impairment on loans	(334)	(804)	(1,093)	35.9	>100	(2,287)	(4,599)	>100	Management made extra pre-emptive provisions.
Credit cost	25	62	84			45	90		Full-year credit cost came in within management's guidance.
Operating profit	3,225	2,567	1,921	-25.2	-40.4	10,856	8,448	-22.2	
Associates	39	44	71	62.4	83.9	158	209	32.1	
Pre-tax profit	3,264	2,611	1,992	-23.7	-39.0	11,014	8,657	-21.4	
Tax	(696)	(602)	(351)	-41.6	-49.5	(2,538)	(1,938)	-23.7	
ETR	21.3	23.0	17.6			23.0	22.4		
MI	(119)	(57)	(104)	81.1	-12.8	(278)	(238)	-14.3	
PATAMI	2,449	1,952	1,537	-21.3	-37.2	8,198	6,481	-20.9	
Other key data and ratios									
Gross loans	523,487	521,764	523,724	0.4	0.0				
Customer deposits	565,269	593,231	580,190	-2.2	2.6				
Gross impaired loans	13,858	12,239	11,674	<i>-4</i> .6	-15.8				
Total assets	834,413	872,213	856,860	-1.8	2.7				
Shareholders' funds	81,571	83,290	84,437	1.4	3.5				
ROAA	1.17	0.91	0.71			1.0	0.8		
ROAE	12.2	9.4	7.3			10.4	7.8		
LDR	90.8	86.1	88.3						
Gross impaired loan	2.65	2.35	2.23						
LLC	72.6	89.7	98.6						



Figure 2: Maybank - FY20 achievements and FY21F management guidance

	FY20 achievements	FY21 targets	Comments
NIM	2.10% (2.13% without mod loss)	Flat or slightly better YoY	 Maybank has completed most deposit re-pricing in 2020; No OPR cut is expected
CIR	45.4%	46-47%	 Opex growth to resume after shrinking 2.7% in 2020.
Credit cost	88bps	70-80bps	 Expect this to decrease YoY as regional economies recover, but to remain elevated as near-term risks linger (eg MCO 2.0).
ROE	8.1%	c.9.0%	 Uplift mainly from YoY lower credit cost.
Dividend payout	91.2%	40-60%	No change in dividend payout policy.

Source: Company data, RHB

Figure 3: Percentage of loans under various relief programmes

71.9% 68.2% Malaysia Singapore -Indonesia 20.8% 20.8% 17.7% 14.6% 11.3% 6.2% 10.8% May'20 Aug'20 Nov'20 Feb'21

Figure 4: Percentage of Malaysia loans under various relief programmes

% of Outstanding Loan Balance^	As at 12/11/20	As at 11/2/21				
Mortgage	10.0%	14.6%				
Auto Finance	4.1%	6.4%				
Unit Trust	4.3%	9.7%				
Other Retail Loans	6.3%	1.7%				
SME*	23.8%	17.4%				
Business Banking*	20.5%	11.2%				
Corporate	28.4%	28.2%				
Total	14.6%	15.7%				
* Includes Special Delief Facility loans						

Source: Company data, RHB Source: Company data, RHB

Figure 5: Percentage of Singapore loans under various relief programmes

% of Outstanding Loan Balance^	As at 12/11/20	As at 11/2/21
Mortgage	10.6%	0.8%
SME*	35.6%	26.9%
Business Banking*	40.5%	28.0%
Corporate	7.2%	6.4%
Total	11.3%	6.2%

¹ Based on number of accounts

Figure 6: Percentage of Singapore loans under various relief programmes

% of Outstanding Loan Balance^	As at 10/11/20	As at 11/2/21		
Mortgage	17.0%	17.7%		
Auto Finance*	16.6%	12.1%		
Credit Cards & Personal Loans	10.7%	11.4%		
RSME	26.8%	26.3%		
SME+	15.9%	16.6%		
Business Banking	15.5%	17.7%		
Corporate	25.6%	24.7%		
Total	20.8%	20.8%		
* Bank ank, and including subsidicates in NOM and Markes I. Finance				

* Bank-only, not including subsidiaries i.e., WOM and Maybank Finance.

^{*} Includes Government relief loans
Source: Company data, RHB

26 February 2021 Financial Services | Banks

Revisions in earnings forecast

We trim FY21F earnings by c.3% after imputing one rate cut in 1Q21 to align with the view of RHB economists. Our FY21F credit cost assumption of 80bps is at the top end of the guidance, suggesting a comfortable buffer.

Figure 7: Maybank - revisions to forecasts

	N	et profit (MYRn	<u>1)</u>		EPS (MYR)			DPS (MYR)	
FYE Dec	Previous	Revised	% Chg	Previous	Revised	% Chg	Previous	Revised	% Chg
2021F	6,982	6,794	(2.7)	0.62	0.60	(2.7)	0.47	0.54	13.8
2022F	8,305	8,355	0.6	0.74	0.74	0.6	0.55	0.62	12.7
2023F	n.a.	9,319	n.m.	n.a.	0.83	n.m.	n.a.	0.67	n.m.

Source: RHB

Valuation and TP

Our GGM-derived TP is unchanged at MYR10.00, which values Maybank at 1.3x FY21F P/BV against 9.5% ROE.

Figure 8: GGM valuation

Cost of equity (COE) computation:		Sustainable ROE (%)	9.5
Risk free rate (%)	2.9	COE (%)	7.6
Equity premium (%)	5.5	Long-term growth (g)	2.0
Beta (x)	0.9	Implied P/BV (x)	1.3
Cost of equity - CAPM (%)	7.6	BVPS – FY21F	MYR7.56
		Target price	MYR10.03
		TP (rounded)	MYR10.00

Source: Company data, RHB

Figure 9: Maybank's 12-month forward consensus P/E

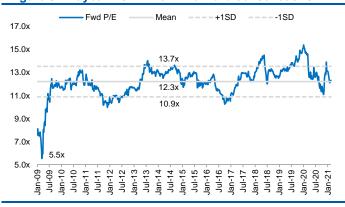
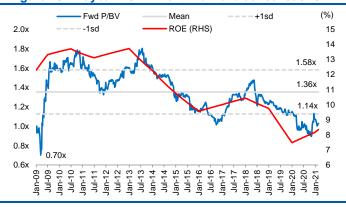


Figure 10: Maybank's 12-month forward consensus P/BV



Source: Bloomberg, RHB Source: Bloomberg, RHB

26 February 2021

Financial Services | Banks

Recommendation Chart



Recommendation	Target Price	Price
Buy	10.0	8.8
Buy	9.8	8.3
Buy	9.4	7.3
Buy	9.6	8.2
Neutral	7.0	7.4
Neutral	7.7	7.5
Buy	9.6	8.4
Neutral	9.2	8.5
Neutral	8.5	8.7
Neutral	9.5	9.0
Buy	11.0	9.4
	Buy Buy Buy Neutral Neutral Buy Neutral Neutral Neutral Neutral Neutral	Buy 10.0 Buy 9.8 Buy 9.4 Buy 9.6 Neutral 7.7 Buy 9.6 Neutral 9.2 Neutral 8.5 Neutral 9.5

Source: RHB, Bloomberg

Source: RHB, Bloomberg

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 (Singapore branch) which is a holder of a full bank licence and an exempt capital markets services licence and financial adviser regulated by the Monetary Authority of Singapore. RHB Bank Berhad (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 (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 (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 (Singapore branch), and the disclaimers above similarly apply.

Save as disclosed in the following link RHB Research conflict disclosures - Feb 2021 and to the best of our knowledge, RHBIB hereby declares that:

- RHBIB does not have a financial interest in the securities or other capital market products of the subject company(ies) covered in this report.
- RHBIB is not a market maker in the securities or capital market products of the subject company(ies) covered in this report.

- 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
- RHBIB did not receive compensation for investment banking or corporate finance services from the subject company in the past 12 months.

 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.

Save as disclosed in the following link RHB Research conflict disclosures - Feb 2021

- 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.
- 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.
- 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
- RHB Securities (Thailand) PCL did not receive compensation for investment 4. banking or corporate finance services from the subject company in the past 12 months.
- 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 - Feb 2021 and to the best of our knowledge, PT RHB Sekuritas Indonesia hereby declares that:

- 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:
 - 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*;
 - 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'
 - Being bound or required to buy the remaining securities that are not subscribed/placed out pursuant to an Initial Public Offering*.
 - Managing or jointly with other parties managing such parties as referred to in (a), (b) or (c) above.
- 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.

 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.
- PT RHB Sekuritas Indonesia did not receive compensation for investment banking or corporate finance services from the subject company in the past 12 months.
- 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.

Singapore

Save as disclosed in the following link RHB Research conflict disclosures – Feb 2021 and to the best of our knowledge, the Singapore Research department of RHB Bank Berhad (Singapore branch) hereby declares that:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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
-	=



^{**}The disclosure is limited to Research staff of PT RHB Sekuritas Indonesia only.

(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

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

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

SINGAPORE

RHB Bank Berhad (Singapore branch)

90 Cecil Street #04-00 RHB Bank Building Singapore 069531

