

Ho Hup Construction (HO MK)

Construction & Engineering - Construction

Market Cap: USD70.8m

Buy (Maintained)

Target Price: MYR1.38

Price: MYR0.90

Healthy Unbilled Sales

 Macro ◆◆
 Risks ◆◆
 Growth ◆◆
 Value ◆◆


Source: Bloomberg

Avg Turnover (MYR/USD)	0.75m/0.19m
Cons. Upside (%)	87.8
Upside (%)	53.3
52-wk Price low/high (MYR)	0.78 - 1.53
Free float (%)	16
Share outstanding (m)	345
Shareholders (%)	
Low Chee & Sons SB	15.7
Omesti Holdings Bhd	15.1
Insas Plaza SB	10.2
Share Performance (%)	
	YTD 1m 3m 6m 12m
Absolute	(28.6) 10.4 (25.6) (32.8) (33.8)
Relative	(20.3) 7.1 (19.7) (21.6) (21.4)

Shariah compliant
Ng Suk Yee +603 9207 7604

ng.suk.yee@rhbgroup.com

Post meeting management recently, we take comfort knowing that healthy unbilled sales underpin Ho Hup's earnings visibility, though construction orderbook replenishment falls below our expectations. **Maintain BUY with a lower SOP-derived fully-diluted MYR1.38 TP (from MYR1.77 undiluted, 53% upside) as we fine-tune our assumptions for its construction orderbook and update the GDVs of its various projects.**

- ◆ **Healthy unbilled sales.** We recently met with management and take comfort in knowing that >90% of Phase 2B (1,120 units of service apartments) under Ho Hup Construction's (Ho Hup) joint-venture (JV) with Malton (MALT MK, NR) (launched in June-July) has been booked. Without considering Phase 2B's potential unbilled sales, the total unbilled amount of its construction, including the recently awarded design and construction job for a proposed Hulu Terengganu polytechnic (its entitled portion is estimated at MYR85.7m), stands at about MYR368.2m. Its own property development is MYR248.5m. This ought to provide good earnings visibility for the next two years.
- ◆ **Pushing the landbank replenishment pace.** Ho Hup is acquiring a 52.5% effective stake in Intact Corporate Approach SB (ICA), which has the right to buy a 429-acre leasehold agriculture land in Kulai, Johor, for MYR107.3m. The land is being proposed for a township development over 15 years from 2016, but the master plan and estimated GDV are not known yet. We have yet to factor in any contribution from the potential land rights increase, as the proposed ICA investment and land rights acquisition are subject to its shareholders' approval. If this is approved, Ho Hup's total landbank/rights would increase to 494 acres.
- ◆ **Earnings revisions.** Our initial MYR300m orderbook replenishment assumption might be somewhat optimistic. This is because YTD orderbook replenishment only made up 28.6% of our estimates. We adjust our FY15F-17F earnings by -0.4%/-0.7%/-3.8% respectively as we fine-tune our construction orderbook replenishment assumptions. Key risks include: i) weaker-than-expected take-up rates for its property development projects, and ii) a failure to replenish to its orderbook.
- ◆ **Maintain BUY.** Our fully-diluted SOP value per share is revised to MYR1.38 (from MYR1.77 undiluted, MYR1.48 fully diluted) following our earnings revisions and latest GDV update. We switch our TP to the fully-diluted SOP value as it better reflects the underlying value per share, given that preference shares can be converted at no cost, although Ho Hup's warrants are currently out of the money.

Forecasts and Valuations	Dec-13	Dec-14	Dec-15F	Dec-16F	Dec-17F
Total turnover (MYRm)	149	341	341	549	630
Reported net profit (MYRm)	23	66	70	104	117
Recurring net profit (MYRm)	23	66	70	104	117
Recurring net profit growth (%)	na	192.2	6.1	48.9	12.7
Recurring EPS (MYR)	0.22	0.21	0.20	0.28	0.31
Recurring P/E (x)	4.08	4.26	4.45	3.24	2.88
P/B (x)	1.10	2.29	1.37	1.02	0.75
P/CF (x)	6.85	na	na	3.25	2.26
EV/EBITDA (x)	1.40	3.75	3.65	1.96	0.84
Return on average equity (%)	143.3	63.9	39.9	37.2	30.0
Net debt to equity (%)	net cash	20.8	17.2	net cash	net cash
Our vs consensus EPS (adjusted) (%)			9.3	11.0	0.0

Source: Company data, RHB

Land bank diversification. Ho Hup announced two proposed mixed development projects in Sabah and Johor over the last three months. Its strategy has been partnering with an experienced JV partner and acquiring stakes in companies that have land rights in these deals. We opine that such a strategy would help the company to expand its landbank/rights more effectively without incurring huge upfront land acquisition costs. Landbank replenishment is important because Ho Hup's existing 10-acre landbank for own development (Parcels A and D) and joint development with Malton (50 acres) are expected to be fully developed by 2018.

Proposed development in Sabah is expected to be on track. Ho Hup has a 52.5% effective stake in Golden Wave SB (GWSB), which has the right to develop a 5 acre prime commercial leasehold land in Kota Kinabalu, Sabah. The condition is to construct, complete and deliver a bus terminal and car parks to Dewan Bandaraya Kota Kinabalu Holdings SB (DBKK) on an adjacent piece of land at a cost not exceeding MYR46.9m. We note that GWSB is in the midst of issuing a bank guarantee to DBKK in order to get the land title transferred to the former prior to the completion of the construction. The proposed mixed development, which has an estimated GDV of MYR774m, comprises a 4-star hotel (376 rooms), one block of service apartment (322 units) and two levels of retail outlets. We expect the company to kick off the project by launching the service apartment and retail portion (which is estimated to constitute about 60% of total GDV) in early 2016. Despite a cautious outlook for the property market ahead, we believe that Ho Hup's Kota Kinabalu project is likely to be supported by a robust tourism industry and Sabah's increasing population.

Potential land rights acquisition in Johor. 75%-owned subsidiary Ho Hup Ventures (Johor) SB is proposing to acquire a 70% stake in ICA for a cash consideration of MYR20m to be funded via borrowings. ICA has the rights to buy a 429-acre leasehold agriculture land in Kulai, Johor, from YPJ Plantations SB for MYR107.3m. This would be settled progressively over a 5-year period. Of this figure, MYR22.3m is to be settled in cash while the remaining MYR85m would be settled by way of delivering a technical & vocational education and training facility (TVET project). The land is located within the Yayasan Pelajaran Johor Academic City, which is approximately 7km from Kulai and 11km from the Senai International Airport. The land is being proposed for the development of a township over a 15-year period. It is focused on providing affordable homes catered to the expected growing student population in the area, as well as upgraders from the surrounding areas. However, the master development plan and estimated GDV are not known yet. The MYR107.3m consideration suggests a land price of MYR5.74 psf vs the preliminary indicative market value of MYR5.02 psf. There could be risks of further cost increases arising from future land conversions, infrastructure costs and the construction cost of the TVET project. In general, we are downbeat on the Johor property sector, considering the oversupply situation there. However, we maintain our neutral stance on Ho Hup's proposed Johor project, given the long development period and the company's affordable housing focus. We have yet to factor in any contributions from the potential increase of land rights, as the proposed investment in ICA and land rights acquisition are subject to Ho Hup's shareholders' approval.

Valuation. Our initial assumption for Ho Hup's annual orderbook replenishment of MYR300m might be somewhat optimistic, given that YTD orderbook replenishment only made up 28.6% of our estimates. Thus, we reduce our orderbook replenishment assumptions to MYR150m for FY15 and MYR200m for FY16/FY17. As a result, our earnings forecasts for FY15-17 have been adjusted by -0.4%/-0.7%/-3.8% respectively. Our fully-diluted SOP value per share is revised to MYR1.38 (from MYR1.77 undiluted and MYR1.48 fully diluted) following our earnings revision and latest GDV update. We switch our TP to the fully-diluted SOP value as it better reflects the underlying value per share, given that preference shares would be automatically converted at no cost by 23 Dec 2016. Note, however, that Ho Hup's 2013/2018 warrants are currently out of the money, with the last tradable price and exercise price at MYR0.435 and MYR0.60 respectively. The fully-diluted SOP value of MYR1.38 provides a 53% upside. Maintain BUY.

Figure 1: Ho Hup's property RNAV valuation

	(MYRm)
Total projects' NPV @13%	362.3
Net profit attributable to existing unbilled sales	71.1
Shareholders' equity	191.9
Total RNAV	625.2

Source: Company data, RHB

Figure 2: Ho Hup's SOP valuation

	Net profit/ RNAV	Valuation method	P/E or discount	Value (MYRm)
Construction	16.5	P/E	9x FY16F	148.9
Property development	625.2	RNAV	35%	406.4
				555.3
Conversion of warrants @MYR0.60				27.26
ESOS proceeds (MYRm)				4.44
Total SOP value				587.0
No. of shares (m)				345.1
No. of warrants (m)				45.43
ESOS (m)				6.0
ICPS (m)				8.2
RCPS (m)				20.9
No. of shares - fully diluted (m)				425.7
Fully-diluted target share (MYR)				1.38

Source: Company data, RHB

Financial Exhibits

Profit & Loss (MYRm)	Dec-13	Dec-14	Dec-15F	Dec-16F	Dec-17F
Total turnover	149	341	341	549	630
Cost of sales	(130)	(241)	(229)	(374)	(424)
Gross profit	20	100	112	175	207
Gen & admin expenses	(4)	(8)	(7)	(12)	(15)
Selling expenses	(10)	(14)	(14)	(25)	(32)
Other operating costs	15	3	3	3	3
Operating profit	21	81	95	140	163
Operating EBITDA	22	82	96	142	164
Depreciation of fixed assets	(1)	(1)	(1)	(2)	(2)
Operating EBIT	21	81	95	140	163
Interest expense	(1)	(1)	(2)	(2)	(2)
Pre-tax profit	20	80	93	138	161
Taxation	7	(13)	(23)	(35)	(40)
Minority interests	(5)	(1)	0	0	(4)
Profit after tax & minorities	23	66	70	104	117
Reported net profit	23	66	70	104	117
Recurring net profit	23	66	70	104	117

Source: Company data, RHB

Cash flow (MYRm)	Dec-13	Dec-14	Dec-15F	Dec-16F	Dec-17F
Operating profit	21	81	95	140	163
Depreciation & amortisation	1	1	1	2	2
Change in working capital	5	(117)	(34)	(1)	27
Other operating cash flow	(12)	(21)	(51)	-	-
Operating cash flow	14	(56)	12	140	191
Interest paid	(1)	(1)	(2)	(2)	(2)
Tax paid	0	(0)	(23)	(35)	(40)
Cash flow from operations	13	(56)	(13)	104	149
Capex	(5)	(4)	(5)	(5)	(5)
Other investing cash flow	4	(18)	(30)	-	-
Cash flow from investing activities	(1)	(22)	(35)	(5)	(5)
Increase in debt	40	(22)	90	(20)	(20)
Other financing cash flow	51	3	35	-	-
Cash flow from financing activities	91	(19)	125	(20)	(20)
Cash at beginning of period	4	107	10	87	165
Total cash generated	103	(97)	77	79	124
Forex effects	(0)	0	-	-	-
Implied cash at end of period	107	10	87	165	290

Source: Company data, RHB

Financial Exhibits

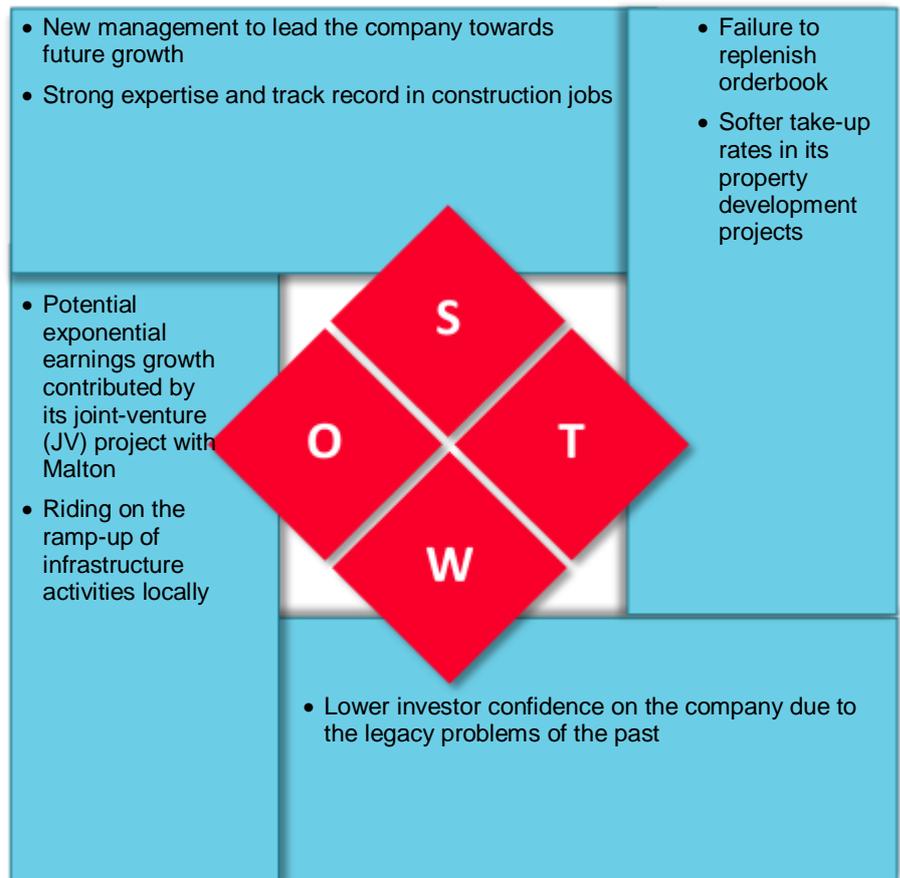
Balance Sheet (MYRm)	Dec-13	Dec-14	Dec-15F	Dec-16F	Dec-17F
Total cash and equivalents	107	10	87	165	290
Inventories	1	1	1	2	2
Accounts receivable	46	80	112	150	121
Other current assets	72	251	243	257	277
Total current assets	226	342	443	575	690
Tangible fixed assets	117	21	106	109	113
Total other assets	8	-	-	-	-
Total non-current assets	125	21	106	109	113
Total assets	351	363	549	684	802
Short-term debt	40	18	50	53	52
Accounts payable	61	90	81	133	151
Other current liabilities	161	111	111	111	111
Total current liabilities	262	219	242	297	313
Total long-term debt	-	18	76	53	34
Other liabilities	-	3	3	3	3
Total non-current liabilities	-	21	78	56	37
Total liabilities	262	240	321	352	350
Share capital	53	156	173	187	187
Retained earnings reserve	(94)	(27)	43	146	264
Other reserves	124	(6)	12	(2)	(2)
Shareholders' equity	83	123	227	331	448
Minority interests	6	1	1	1	4
Other equity	-	-	(0)	(0)	-
Total equity	89	124	228	332	452
Total liabilities & equity	351	363	549	684	802

Source: Company data, RHB

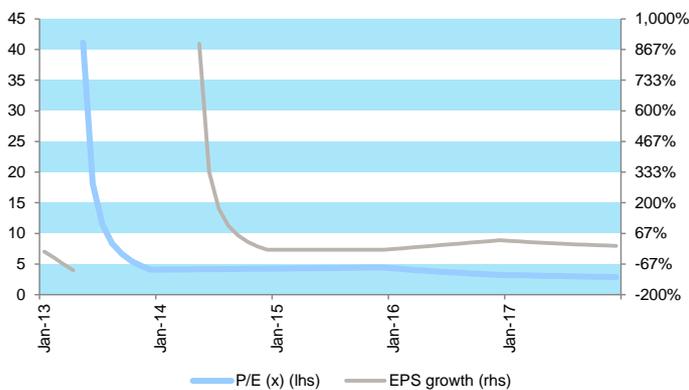
Key Ratios (MYR)	Dec-13	Dec-14	Dec-15F	Dec-16F	Dec-17F
Revenue growth (%)	273.6	128.3	(0.0)	60.9	14.9
Operating profit growth (%)	0.0	278.0	17.3	48.2	16.0
Net profit growth (%)	0.0	192.2	6.1	48.9	12.7
EPS growth (%)	0.0	(4.3)	(4.3)	37.3	12.7
BVPS growth (%)	0.0	(51.8)	67.3	34.6	35.4
Operating margin (%)	14.3	23.7	27.8	25.6	25.8
Net profit margin (%)	15.1	19.3	20.5	18.9	18.6
Return on average assets (%)	8.5	18.4	15.3	16.9	15.8
Return on average equity (%)	143.3	63.9	39.9	37.2	30.0
Net debt to equity (%)	(75.4)	20.8	17.2	(17.9)	(45.0)
Recurrent cash flow per share	0.13	(0.18)	(0.04)	0.28	0.40

Source: Company data, RHB

SWOT Analysis

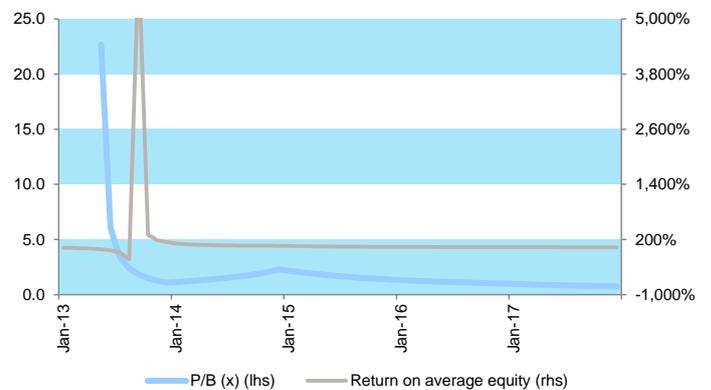


P/E (x) vs EPS growth



Source: Company data, RHB

P/BV (x) vs ROAE

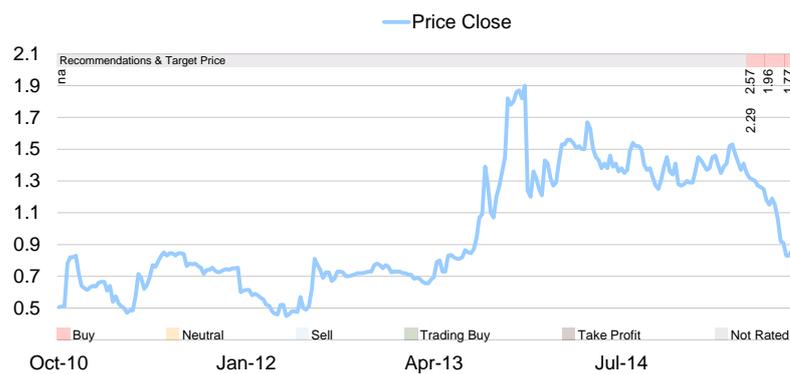


Source: Company data, RHB

Company Profile

Ho Hup Construction (Ho Hup) is involved in construction and civil engineering, property development, and ready-mixed concrete production.

Recommendation Chart



Source: RHB, Bloomberg

Date	Recommendation	Target Price	Price
2015-08-21	Buy	1.77	0.88
2015-07-02	Buy	1.96	1.23
2015-05-20	Buy	2.29	1.39
2015-05-18	Buy	2.57	1.44

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 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.

RHB and/or its affiliates and/or their directors, officers, associates, connected parties and/or employees, may have, or have had, interests in the securities or qualified holdings, in subject company(ies) mentioned in this report or any securities related thereto and may from time to time add to or dispose of, or may be materially interested in, any such securities. Further, RHB and/or its affiliates may have, or have had, business relationships with the subject company(ies) mentioned in this report and may from time to time seek to provide investment banking or other services to the subject company(ies) referred to in this research report. As a result, investors should be aware that a conflict of interest may exist.

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.

RESTRICTIONS ON DISTRIBUTION

Malaysia

This report is issued and distributed in Malaysia by RHB Research Institute Sdn Bhd. 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. RHB Research Institute Sdn Bhd 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 OSK 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 OSK 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 OSK Securities 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 Research Institute Singapore Pte Ltd and it may only be distributed in Singapore to accredited investors, expert investors and institutional investors as defined in the Financial Advisers Regulations and the Securities and Futures Act (Chapter 289), as amended from time to time. By virtue of distribution to these categories of investors, RHB Research Institute Singapore Pte Ltd and its representatives are not required to comply with Section 36 of the Financial Advisers Act (Chapter 110) (Section 36 relates to disclosure of RHB Research Institute Singapore Pte Ltd's interest and/or its representative's interest in securities). Recipients of this report in Singapore may contact RHB Research Institute Singapore Pte Ltd in respect of any matter arising from or in connection with the report.

Hong Kong

This report is issued and distributed in Hong Kong by RHB OSK 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) and Type 4 (advising on securities) regulated activities. Any investors wishing to purchase or otherwise deal in the securities covered in this report should contact RHB OSK Securities Hong Kong Limited.

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"). 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.

OWNERSHIP AND MATERIAL CONFLICTS OF INTEREST

Malaysia

RHB does not have qualified shareholding (1% or more) in the subject company (ies) covered in this report except for:

a) -

RHB and/or its subsidiaries are not liquidity providers or market makers for the subject company (ies) covered in this report except for:

a) -

RHB and/or its subsidiaries have not participated as a syndicate member in share offerings and/or bond issues in securities covered in this report in the last 12 months except for:

a) -

RHB has not provided investment banking services to the company/companies covered in this report in the last 12 months except for:

a) -

Thailand

RHB OSK Securities (Thailand) PCL and/or its directors, officers, associates, connected parties and/or employees, may have, or have had, interests and/or commitments in the securities in subject company(ies) mentioned in this report or any securities related thereto. Further, RHB OSK Securities (Thailand) PCL may have, or have had, business relationships with the subject company(ies) mentioned in this report. As a result, investors should exercise their own judgment carefully before making any investment decisions.

Indonesia

PT RHB OSK Securities Indonesia is not affiliated with the subject company(ies) covered in this report both directly or indirectly as per the definitions of affiliation above.

Pursuant to the Capital Market Law (Law Number 8 Year 1995) and the supporting regulations thereof, what constitutes as affiliated parties are as follows:

1. Familial relationship due to marriage or blood up to the second degree, both horizontally or vertically;
2. Affiliation between parties to the employees, Directors or Commissioners of the parties concerned;
3. Affiliation between 2 companies whereby one or more member of the Board of Directors or the Commissioners are the same;
4. Affiliation between the Company and the parties, both directly or indirectly, controlling or being controlled by the Company;
5. Affiliation between 2 companies which are controlled, directly or indirectly, by the same party; or
6. Affiliation between the Company and the main Shareholders.

PT RHB OSK Securities Indonesia is not an insider as defined in the Capital Market Law and the information contained in this report is not considered as insider information prohibited by law.

Insider means:

- a. a commissioner, director or employee of an Issuer or Public Company;
- b. a substantial shareholder of an Issuer or Public Company;
- c. an individual, who because of his position or profession, or because of a business relationship with an Issuer or Public Company, has access to inside information; and
- d. an individual who within the last six months was a Person defined in letters a, b or c, above.

Singapore

RHB Research Institute Singapore Pte Ltd and/or its subsidiaries and/or associated companies do not make a market in any securities covered in this report, except for:

- (a) -

The staff of RHB Research Institute Singapore Pte Ltd and its subsidiaries and/or its associated companies do not serve on any board or trustee positions of any issuer whose securities are covered in this report, except for:

- (a) -

RHB Research Institute Singapore Pte Ltd and/or 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 of the securities covered in this report or any other relationship (including a shareholding of 1% or more in the securities covered in this report) that may create a potential conflict of interest, except for:

- (a) -

Hong Kong

RHBSHK or any of its group companies may have financial interests in in relation to an issuer or a new listing applicant (as the case may be) the securities in respect of which are reviewed in the report, and such interests aggregate to an amount equal to or more than (a) 1% of the subject company's market capitalization (in the case of an issuer as defined under paragraph 16 of the Code of Conduct for Persons Licensed by or Registered with the Securities and Futures Commission (the "Code of Conduct"); and/or (b) an amount equal to or more than 1% of the subject company's issued share capital, or issued units, as applicable (in the case of a new listing applicant as defined in the Code of Conduct). Further, the analysts named in this report or their associates may have financial interests in relation to an issuer or a new listing applicant (as the case may be) in the securities which are reviewed in the report.

RHBSHK or any of its group companies may make a market in the securities covered by this report.

RHBSHK or any of its group companies may have analysts or their associates, individual(s) employed by or associated with RHBSHK or any of its group companies serving as an officer of the company or any of the companies covered by this report.

RHBSHK or any of its group companies may have received compensation or a mandate for investment banking services to the company or any of the companies covered by this report within the past 12 months.

Note: The reference to "group companies" above refers to a group company of RHBSHK that carries on a business in Hong Kong in (a) investment banking; (b) proprietary trading or market making; or (c) agency broking, in relation to securities listed or traded on The Stock Exchange of Hong Kong Limited.

Kuala Lumpur

RHB Research Institute Sdn Bhd
Level 11, Tower One, RHB Centre
Jalan Tun Razak
Kuala Lumpur
Malaysia
Tel : +(60) 3 9280 2185
Fax : +(60) 3 9284 8693

Hong Kong

RHB OSK Securities Hong Kong Ltd.
12th Floor
World-Wide House
19 Des Voeux Road
Central, Hong Kong
Tel : +(852) 2525 1118
Fax : +(852) 2810 0908

Singapore

**RHB Research Institute Singapore
Pte Ltd (formerly known as DMG & Partners Research
Pte Ltd)**
10 Collyer Quay
#09-08 Ocean Financial Centre
Singapore 049315
Tel : +(65) 6533 1818
Fax : +(65) 6532 6211

Jakarta

PT RHB OSK Securities Indonesia
Wisma Mulia, 20th Floor
Jl. Jend. Gatot Subroto No. 42
Jakarta 12710, Indonesia
Tel : +(6221) 2783 0888
Fax : +(6221) 2783 0777

Shanghai

RHB OSK (China) Investment Advisory Co. Ltd.
Suite 4005, CITIC Square
1168 Nanjing West Road
Shanghai 20041
China
Tel : +(8621) 6288 9611
Fax : +(8621) 6288 9633

Phnom Penh

RHB OSK Indochina Securities Limited
No. 1-3, Street 271
Sangkat Toeuk Thla, Khan Sen Sok
Phnom Penh
Cambodia
Tel: +(855) 23 969 161
Fax: +(855) 23 969 171

Bangkok

RHB OSK Securities (Thailand) PCL
10th Floor, Sathorn Square Office Tower
98, North Sathorn Road, Silom
Bangrak, Bangkok 10500
Thailand
Tel: +(66) 2 862 9999
Fax : +(66) 2 862 9799