

Strategy

Singapore monthly: May 2018

Sector Update

Singapore Industrial REITs

Company Results

Asian Pay Television Trust

CNMC Goldmine

Golden Energy Resources

SIA Engineering

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Market Review: Top +ve Finance, Consumer and REIT-Others; Top –ve Electronics, Shipping, Conglomerate

- **Macro/Sector: When yield and USD rise**

- Break above 3.05%, seen a end of 35-year bull market in bonds
- Markets do rally in rising interest rate environment if greeted by higher growth expectations
- Inflation is larger worry, especially runaway inflation
- Unrelenting USD causing problems in emerging market such as Turkey, Argentina, Indonesia; USD rally due to growth and monetary policy
- Property: sales still vibrant; en-bloc is capping supply whilst stimulate new demand near term;
- Banking: improving margins + volume + wealth management
- REIT: domestic momentum + relative SGD strength + interest rates priced in + bond proxy from inflation
- Oil and gas vessels: potential but still early

- **BUY sustainable yield, Overweight cyclicals (property, banks, consumer)**

- Yield: AsianPayTV, Ascendas REIT, CCT, Keppel DC Reit, CRCT, Cache
- Property: CapitaLand, ChipEng Seng; en-bloc liquidity yet to surface
- Banyan Tree: large pipeline of management contracts and improving Thailand operations
- Banking: OCBC, UOB, DBS, SGX
- Consumer: Laggard beneficiary – Sheng Siong, Dairy Farm, Thai Beverage, F&N
- Transport: ComfortDelGro as non-taxi businesses pick up pace and competition subsides

Phillip Absolute 10 model portfolio

Company	1 Mth Perf.	3 Mth Perf.	YTD Perf.	Rating	Target Price	Share Price	% Upside	Mkt Cap (US\$ m)
Yield								
Asian PayTV	-7.5%	-15.5%	-16.9%	ACCUMULATE	0.62	0.49	27%	528
Ascendas REIT	1.5%	-3.3%	-1.8%	ACCUMULATE	2.89	2.67	8%	5,866
Growth								
Chip Eng Seng	1.5%	-1.0%	2.6%	BUY	1.21	1.00	21%	466
Dairy Farm - US\$	5.9%	-0.9%	7.1%	BUY	9.83	8.42	17%	11,389
OCBC	7.6%	6.7%	11.4%	ACCUMULATE	13.94	13.80	1%	43,298
Geo Energy	-2.2%	-15.4%	-17.0%	BUY	0.47	0.22	114%	219
Micro-Mechanics	-10.3%	-20.5%	-13.7%	BUY	2.30	1.82	26%	190
Re-rating Plays								
Banyan Tree	2.6%	-4.8%	4.4%	ACCUMULATE	0.71	0.59	20%	372
CapitaLand	5.3%	-2.1%	6.5%	ACCUMULATE	4.19	3.76	11%	11,849
Comfort DelGro	9.8%	7.1%	13.6%	BUY	2.50	2.25	11%	3,652
Average	1.4%	-5.0%	-0.4%				26%	77,829

Historical Performance

	Absolute 10	STI
Jan18	4.9%	3.9%
Feb18	-3.1%	-0.5%
Mar18	-2.7%	-2.6%
Apr18	1.4%	5.4%
YTD	0.3%	6.2%

- Weathering the sell-down: Biggest YTD winner was DBS (removed in March), ComfortDelGro and Dairy Farm
- Hurt by price performance of
 - 1) AsianPayTV: 1Q18 results disappointed but there is valuation and yield support
 - 2) Micro-Mechanics: caught in downdraft with other electronic stocks, lower beta play on semiconductors

Asian Pay Television Trust

Non-subscription revenue caused the damage

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Asian Pay Television Trust

(BUY (Upgrade), TP: S\$0.52, Last: S\$0.465)

Results at a glance

S\$ mn	1Q18	1Q17	YoY	Comment
Revenue	77.0	82.5	-6.7%	Around 1% point decline due to currency.
- subscription	52.1	54.7	-4.8%	CableTV ARPU fell 3.6% YoY.
- non-subs revenue	8.6	11.0	-21.8%	Loss of home shopping network revenues.
EBITDA	45.5	48.9	-7.0%	Bulk of revenue decline dropped to EBITDA.
Broadcast cost	(14.8)	(16.0)	-7.5%	Savings from direct negotiations.
Interest	(13.0)	(14.0)	-7.1%	
PATMI	(7.0)	4.5	nm.	S\$11.4mn deferred tax adjustment
Operating c/flow	32.8	43.6	-24.8%	Around S\$8mn higher working capital.
Free cash-flow	25.6	28.1	-8.9%	
Dividends	(23.3)	(23.3)	0.0%	
DPU (cents)	1.625	1.625	0.0%	

Source: Company, PSR

Positives

- Content cost crept downwards
- Broadband revenue remain stable

Negatives

- Revenue was the key disappointment
- Decline in subscribers from 762k to 761k
- Capex spiked up: we raise from S\$45mn to S\$55mn

Upgrade to BUY: Upgrade due to valuations and dividend yield. Decline in revenue dent the whole utility storyline. Upside in capital capped until we see some stability in revenue and less stubborn capital expenditures. New trustee manager has helped in lowering interest rates and content cost.

CNMC Goldmine Holdings Limited

Satisfactory CIL results

Chen Guangzhi

Phillip Securities Research Pte Ltd

21 May 2018

CNMC Goldmine Holdings Limited

(BUY (Upgrade), TP: S\$0.42, Last: S\$0.275)

Results at a glance

(USD mn)	1Q18	1Q17	YoY (%)	Comments
Revenue	6.10	5.19	17.4	Increase in production and sales volume of fine gold; Growth in average realised gold price
Operating profit	0.43	(0.02)	N.M.	In line with the above
PBT	0.54	0.20	N.M.	In line with the above
PATMI	0.53	0.05	N.M.	In line with the above

N.M.: not meaningful

Source: Company, PSR

The first gold pour from CIL plant delivered a substantial improvement in production

- First gold pour: 863.3oz (2 weeks operation) in Mar-18
- Daily ore processing capacity of 500 tonnes ————— implied ore grade: 3.1g/tonne to 3.5g/tonne
- Cut-off grade for CIL operation: 1g/tonne

Business remains intact under the new federal administration

Both operating and non-operating costs will surge

- Increase in manpower and procured leaching consumables and chemicals for CIL operation.
- Dual primary listing in Hong Kong: no more than HK\$5mn total expense

Outlook: significant turnaround of gold output, resumption in the uptrend for gold prices

Golden Energy and Resources Ltd

Strong production on track

Chen Guangzhi

Phillip Securities Research Pte Ltd

21 May 2018

Golden Energy and Resources Ltd

(BUY (Maintained), TP: S\$0.48, Last: S\$0.37)



Results at a glance

(USD mn)	1Q18	1Q17	YoY (%)	Comments
Revenue	273.0	143.2	90.7	Increase in revenue from Coal Mining and Coal Trading Divisions, partially offset by a decrease in revenue from others
Gross profit	115.9	83.0	39.7	Increase in mining services, coal freight, mining overhead and royalty as a result of an higher coal production and sales activities from Coal Mining Division; Increase coal purchases from Coal Trading Division in line with the higher sales volume
PBT	59.9	40.6	47.5	Increase in trade financing charges in line with higher sales activities, and higher interest expenses as a result of the issuance of the Company's maiden bond
PATMI	43.5	29.6	47.1	In line with the above

Source: Company, PSR

Benefited from the buoyant coal prices in 1Q18

	1Q18	1Q17	YoY (%)
Production volume (tonnes)	4.7	3.0	56.7
ASP (US\$/tonne)	47.4	40.9	15.9
Cash cost (US\$/tonne)	25.6	20.9	22.5
Revenue from coal mining (US\$m)	237.3	129.4	83.4

Source: Company, PSR

Upgrading the port loading capacity

- Two conveyor belts at Bunati Port (1k tonnes/hr and 2k tonnes/hr) will be upgraded to 4.2k tonnes/hr each (total annual capacity of 48mn tonnes)
- Road widening project which expands from 2 lanes to 4 lanes

Cash cost was higher than expected in 1Q18

- BIB mine strip ratio increased from 3.5 to 4.28 (average life-of-mine SR: 4.1)
- Overall cash cost is expected to average at US\$25/tonne to US\$26/tonne in FY18

Outlook: FY18 forecast for coal price range (4,200 GAR): around US\$40/tonne to US\$42/tonne. The annual target of 20mn tonnes is still on track. The acquisition of BSL mine is expected to be completed by 3Q18.

SIA Engineering Company Ltd

On a path to recovery

Richard Leow

Phillip Securities Research Pte Ltd

21 May 2018

SIA Engineering Company Ltd

(Accumulate, TP: \$3.57, DPS: 13 cents (3.9%), Last: \$3.31)



Results at a glance

(SGD mn)	FY18	FY17	YoY	Comments
Revenue	1,095	1,104	-0.8%	Lower fleet management
EBIT, reported	76.4	72.0	6.1%	S\$21.3mn one-off provision for profit-linked component of staff remuneration made in 1Q17
EBIT, adjusted	76.4	93.3	-18.1%	Excluding one-off profit-linked component of staff remuneration described above
Associates & JV	109.8	96.5	13.8%	7.1% higher associates to \$69.5mn; 27.5% higher JV to \$40.3mn
PATMI, reported	184	332	-44.6%	FY18 includes one-off \$14.3mn surplus on disposal of associated company FY17 includes one-off gains of S\$178mn from divestment of HAESL and corresponding impact of staff costs (net of tax adjustments)
PATMI, adjusted	170	172	-1.3%	Excluding one-offs described above

Source: Company, PSR

Higher JV contribution due to more RR Trent engine shop visits

- Guidance for more coming, but no detail on profit level nor timeline disclosed

9 cents final dividend, no special dividend (FY17: 9 cents final, 5 cents special); 4 cents interim

- Full year ordinary dividend payout ratio maintained: 85.7% (FY17: 84.8%, 5-year average: 85.9%)

Core Company EBIT remains weak; opex increased marginally by 0.8% compounding the lower sales

Impact from weaker USD, depreciating 2% relative to SGD

- Mainly currency translation, lowering book value of equity by S\$58.1mn to S\$1,495.9mn

Outlook: improving but remains challenging

- L-shaped profit recovery, competition is not abating

Singapore Industrial REITs

Stabilising average occupancy, average rent
decline slowing

Richard Leow

Phillip Securities Research Pte Ltd

21 May 2018

- **Maintain Equal Weight view on Industrial REITs sub-sector**
- **Marginal QoQ improvement in sector occupancy, while Rental Index is lower QoQ**
- **Rental Index across the board yet to bottom, but Business Park rental made new high**
- **Tapering of new supply in 2018 leads us to believe rents to bottom by end of this year**
- **History being made with the first industrial REIT acquisition of VIT by ESR-REIT**

What is the news?

JTC released its Quarterly Market Report of Industrial Properties for 1Q 2018

Summary of Rental & Occupancy rate, as at 1Q 2018

		1Q 2018	QoQ	YoY
Rental	All Industrial	91.1	↓(0.1)	↓(2.0)
	Multiple-User Factory	89.1	→0.0	↓(1.8)
	Single-User Factory	97.5	↓(0.8)	↓(2.4)
	Business Park	111.5	↑2.4	↑6.9
	Warehouse	85.5	↓(0.3)	↓(5.5)
Occupancy	All Industrial	89.0%	↑0.1	↓(0.4)
	Multiple-User Factory	86.5%	→0.0	↓(0.5)
	Single-User Factory	90.4%	↑0.2	↓(0.2)
	Business Park	85.1%	↓(1.5)	↑1.1
	Warehouse	88.9%	↓(0.2)	↓(1.0)

Source: JTC, PSR

Summary of Rental & Occupancy rate, as at 4Q 2017

		4Q 2017	QoQ	YoY
Rental	All Industrial	91.2	↓(0.1)	↓(2.8)
	Multiple-User Factory	89.1	↓(0.8)	↓(2.8)
	Single-User Factory	98.3	↓(1.0)	↓(2.6)
	Business Park	108.9	↑2.0	↑3.3
	Warehouse	85.8	↓(1.0)	↓(5.7)
Occupancy	All Industrial	88.9%	↑0.3	↓(0.6)
	Multiple-User Factory	86.5%	↓(0.1)	↓(0.8)
	Single-User Factory	90.2%	↑0.1	↓(0.7)
	Business Park	86.6%	↑0.7	↑3.6
	Warehouse	89.1%	↑1.6	↓(0.6)

Source: JTC, PSR

Key takeaways from the quarter

+ Some positive sentiment during the quarter

- One manager commented that signing rents during the quarter were higher compared to 6-9 months ago on a same-asset basis

+ Slight tightening of capitalisation rates

- A-REIT, MINT, MLT

- A mixed bag of manager expectations for 2018

- Optimism for Business Park and Hi-Tech/Hi-Specs; caution for standard industrial space and warehouse space

- Rental reversions generally negative; managers expect rents to bottom in 2018

- Even bellwethers A-REIT and MINT reported -6.8% and -2.2% reversions for SG portfolio

Acquisition of VIT by ESR-REIT

- ESR-REIT to acquire VIT for S\$0.96/stapled security (26% premium to NAV); satisfied by 10% cash and 90% through new ESR-REIT units at \$0.54/unit
- For illustration: for every 100 VIT Stapled Security → \$9.60 cash and 160 new ESR-REIT units

Large platform acquisition for FLT

- 17 properties in Germany and 4 in the Netherlands for €597mn (~A\$949mn), total portfolio A\$2.9bn

And MLT has a large platform acquisition as well

- 50% interest in 11 warehouses in China for RMB1,022mn (~S\$213mn), total portfolio S\$6.8bn

Manager of SSREIT managed to get the general mandate back

- Manager can issue units, retain cash to fund rejuvenation strategy through AEI

Tellus Marine defaulted at SBREIT's property

- 5 months of unpaid rent at 39 Senoko Way, manager early-terminated lease, backfilled to 34%
- 18 months security deposit, able to maintain property NPI for substantial part of 2018

Maintain Equal Weight view on the Industrial REIT sub-sector

Tailwinds: Tapering of supply in 2018

Headwinds: Negative rental reversions to continue into 2018

Expect rents to bottom by end-2018

Would like to see broad based improvement in occupancy, in order to upgrade our sector view for Industrial REITs

Industrial REITs under our coverage

	Rating	Target Price (\$\$)	Last Close Price (\$\$)
Ascendas REIT	Accumulate	2.91	2.65
Cache Logistics Trust	Accumulate	0.910	0.805
Keppel DC REIT	Accumulate	1.51	1.36
Mapletree Industrial Trust	Neutral	2.09	1.95

Source: PSR

Maintain exposure to Business & Science Park properties and Hi-Tech/Hi-Specs buildings

- SG evolving towards higher value-added manufacturing; Smart Nation initiative
- Like REITs that can capture this opportunity with Business & Science Park properties and Hi-Tech/Hi-Specification buildings
- Business & Science Park rents expected to be stable, underpinned by limited new supply

Rating change: Keppel DC REIT (Neutral to Accumulate)

Maintained Neutral after 1Q FY18 results and subsequently upgraded it to Accumulate following the announcement to acquire a 99% interest in Kingsland Data Centre Pte Ltd

Keppel DC REIT – A whisker away from S\$2bn AUM target

- Acquiring 99% interest in Kingsland Data Centre Pte Ltd and the data centre to be renamed KDC SGP 5; this will lift AUM from S\$1.66bn to S\$1.97bn
- Private Placement of 224mn New Units to raise gross proceeds of S\$303.1mn to partially fund the acquisition that is expected to be completed in 2Q 2018
- Inorganic growth that will contribute in 2018 are: KDC DUB 2 (acquired in September 2017), maincubes Data Centre (acquired in March 2018) and KDC SGP 5

Ascendas REIT – Positioned to benefit from upswing

- Portfolio occupancy remains high at 91.5% with healthy WALE of 4.2 years; slight tightening of capitalisation rates at the end of FY18
- 55% of A-REIT's net property income is derived from Business Park and Hi-Specs properties in Singapore
- Contribution from recent acquisitions to mitigate the renewal risk of 14% of portfolio GRI that is up for renewal in FY19

Cache Logistics Trust – Initial pains of portfolio re-balancing strategy

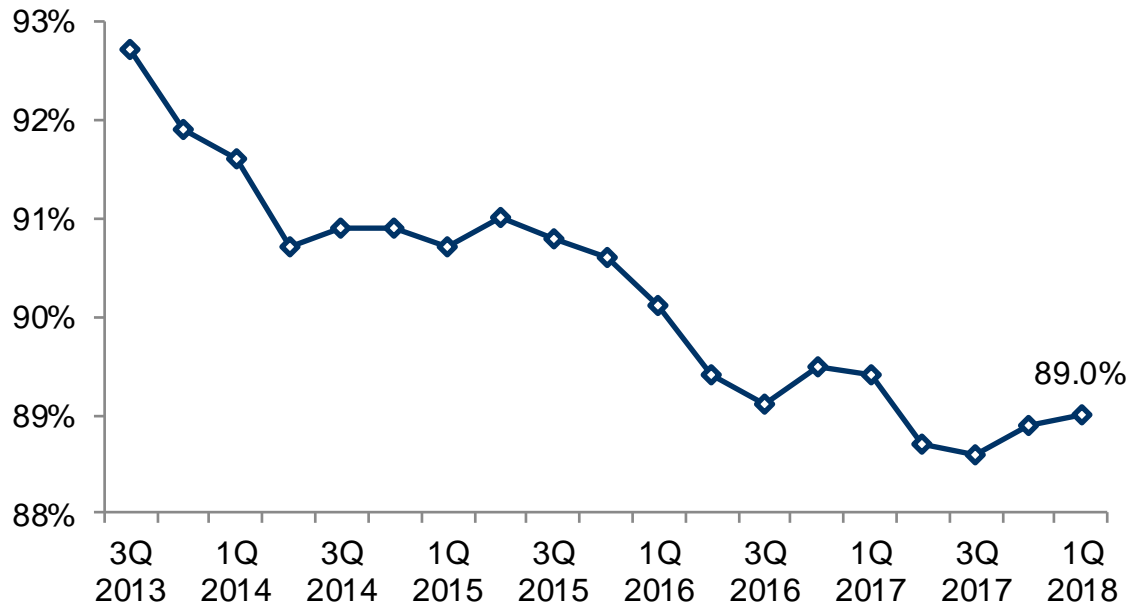
- CWT Commodity Hub converted to multi-tenancy on April 12 at 86% occupancy, which is lower than the JTC average of 88.9% for warehouses
- Current gearing of 38.5% expected to be further reduced to 32.5%, by using the divestment proceeds from 40 Alps Ave to repay debt
- Renewal risk for the remainder of 2018 is 6.7% of GRI against a backdrop of tapering supply of new space

Mapletree Industrial Trust – Going Hi-Tech

- Lower occupancy as recently completed speculative redevelopment 30A Kallang Place is included in the portfolio; slight tightening of capitalisation rates at the end of FY17/18
- 30A Kallang Place (40% pre-committed) and build to suit data centre both coming on stream in 2018; and JV platform of 14 US data centres to contribute positively to the Hi-Tech Buildings segment this year
- Manager expects softer leasing from Flatted Factories, while Business Park Buildings to remain fairly strong

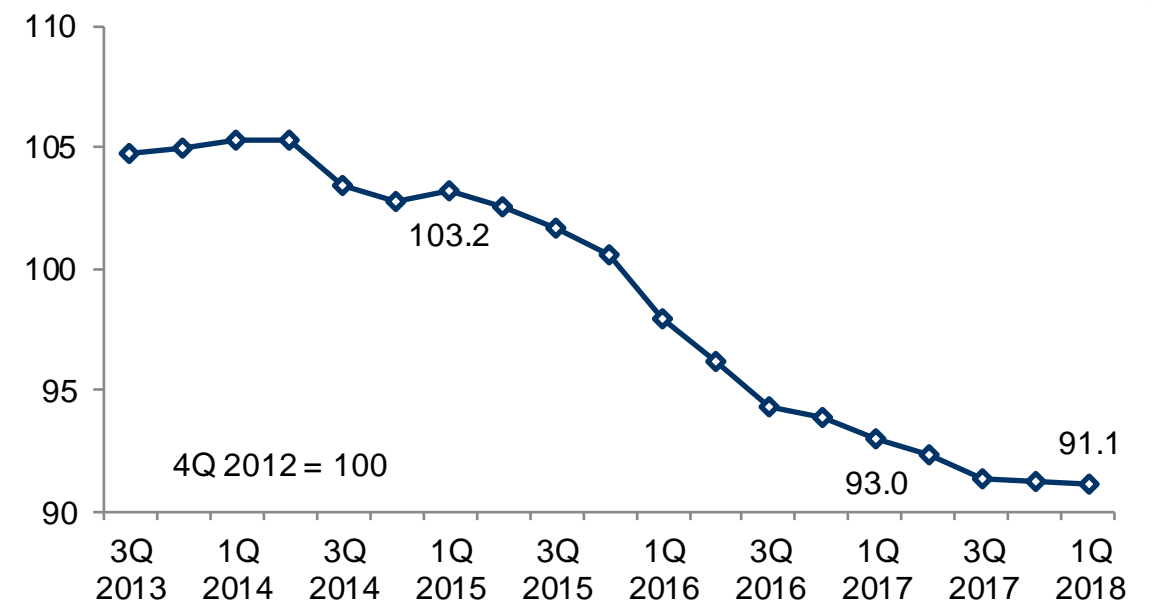
1Q 2018 JTC market data: Occupancy and Rental Index (Industrial sector)

Figure 1: Industrial sector occupancy



Source: JTC, PSR

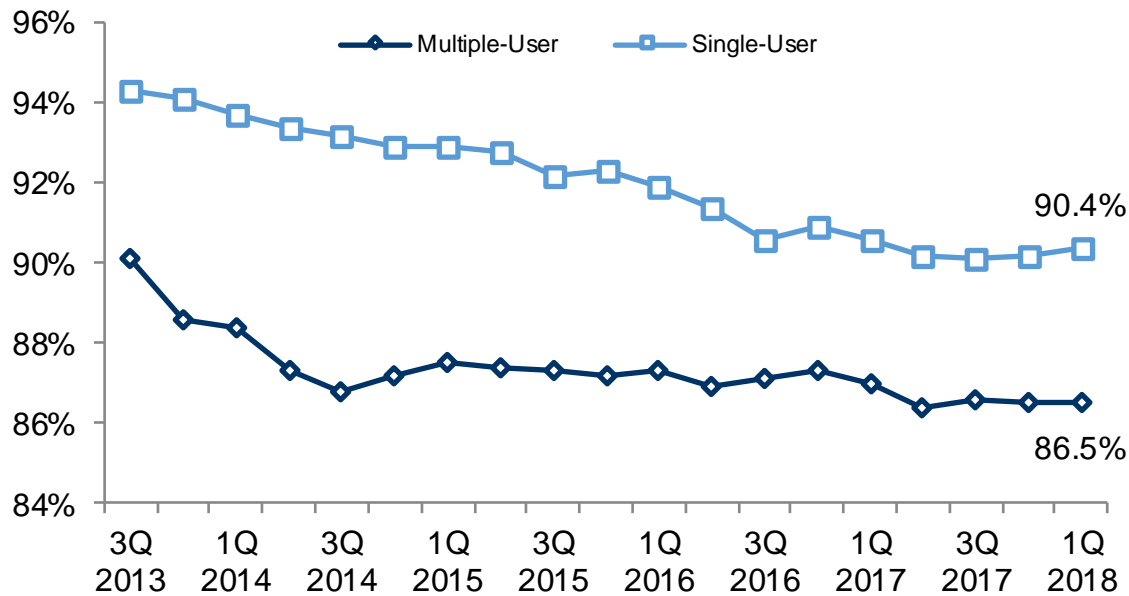
Figure 2: Industrial sector Rental Index



Source: JTC, PSR

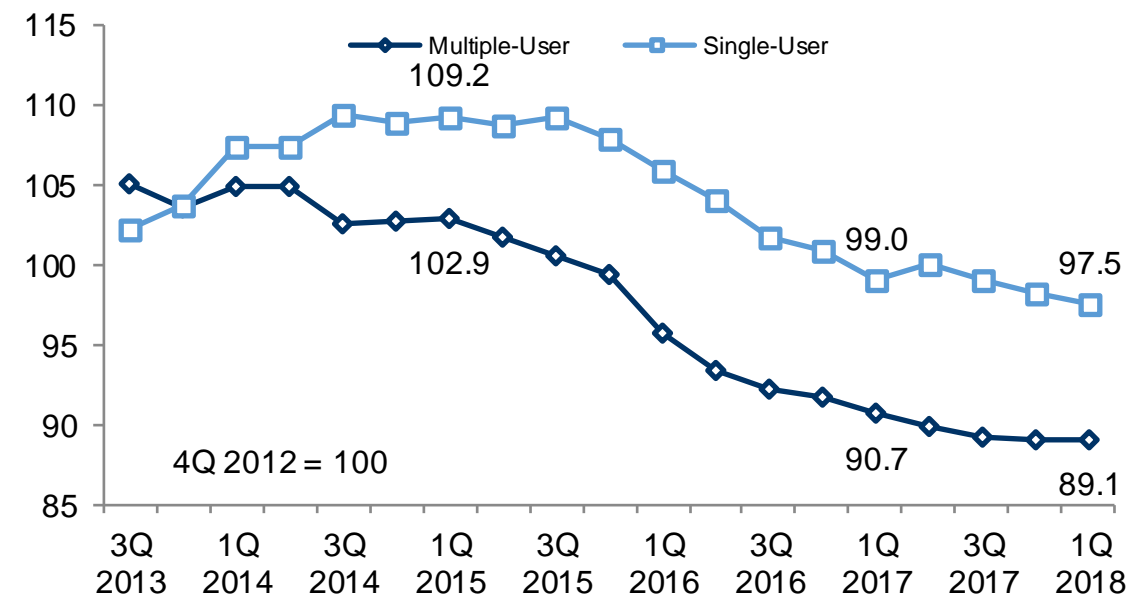
1Q 2018 JTC market data: Occupancy and Rental Index (Factory)

Figure 3: Factory occupancy



Source: JTC, PSR

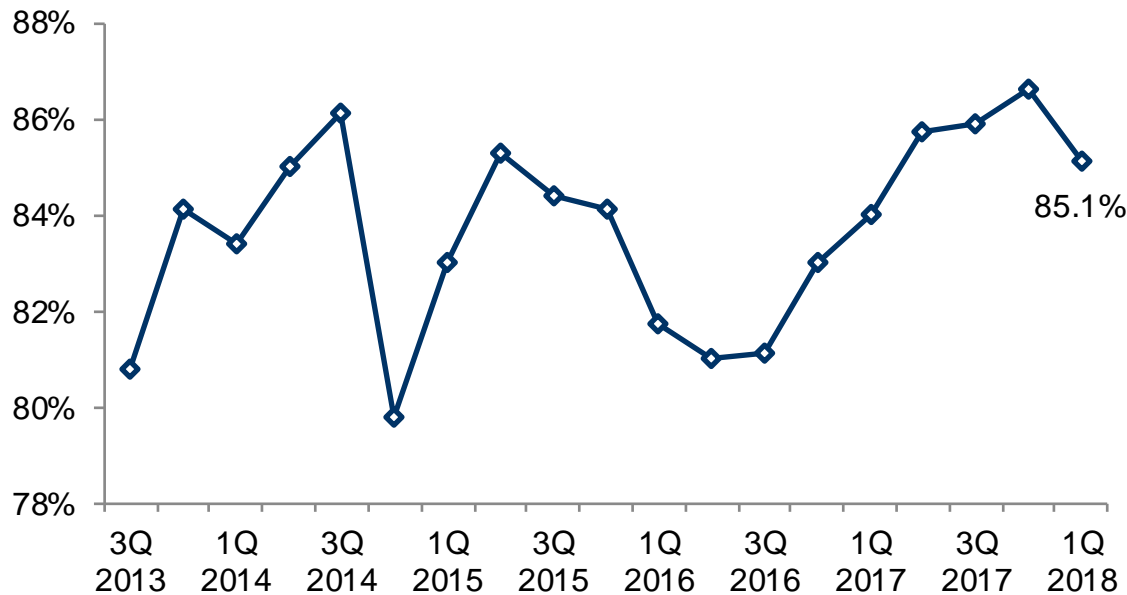
Figure 4: Factory Rental Index



Source: JTC, PSR

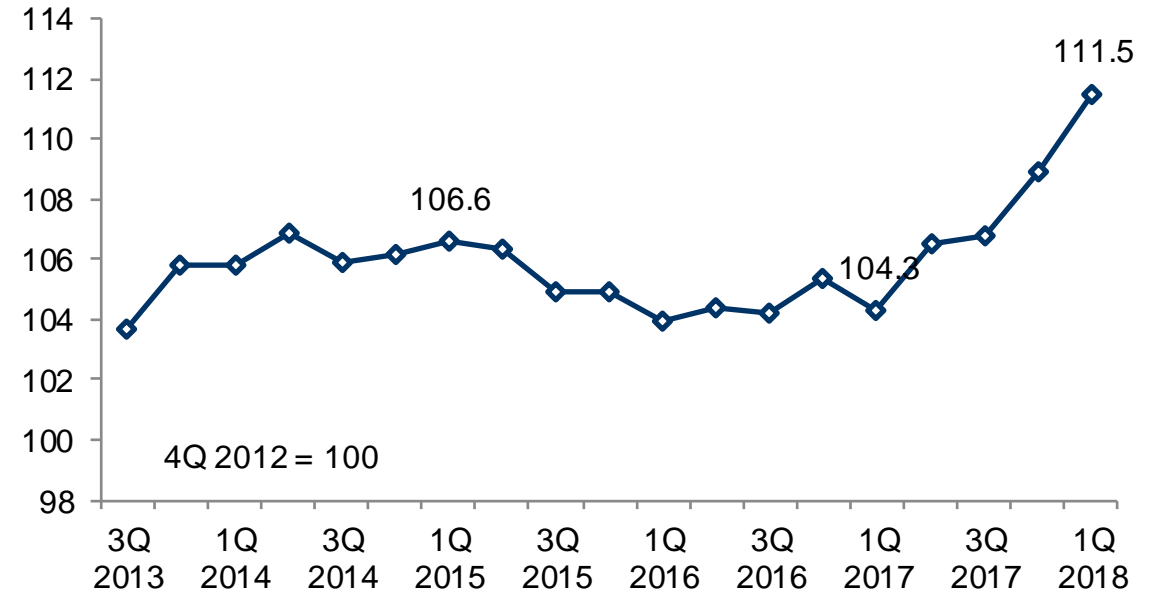
1Q 2018 JTC market data: Occupancy and Rental Index (Business Park)

Figure 5: Business Park occupancy



Source: JTC, PSR

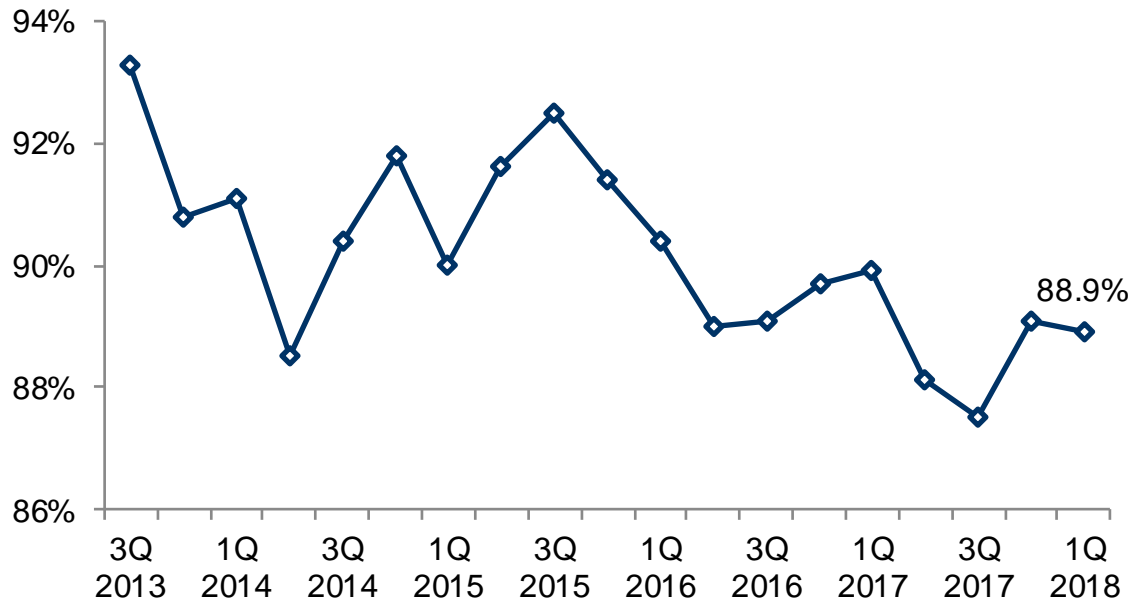
Figure 6: Business Park Rental Index



Source: JTC, PSR

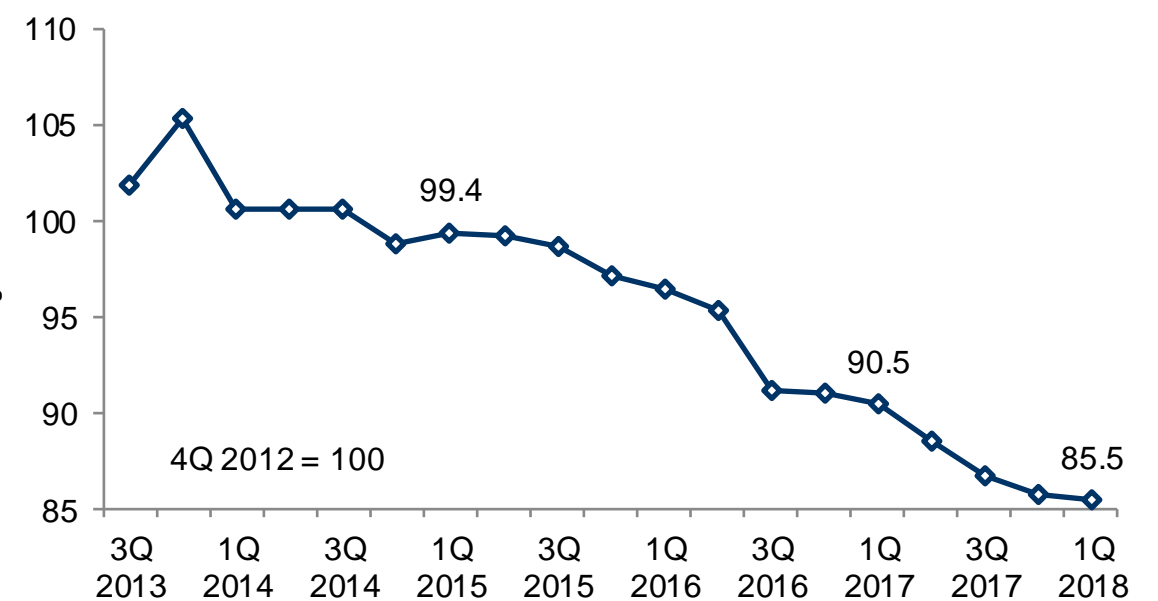
1Q 2018 JTC market data: Occupancy and Rental Index (Warehouse)

Figure 7: Warehouse occupancy



Source: JTC, PSR

Figure 8: Warehouse Rental Index



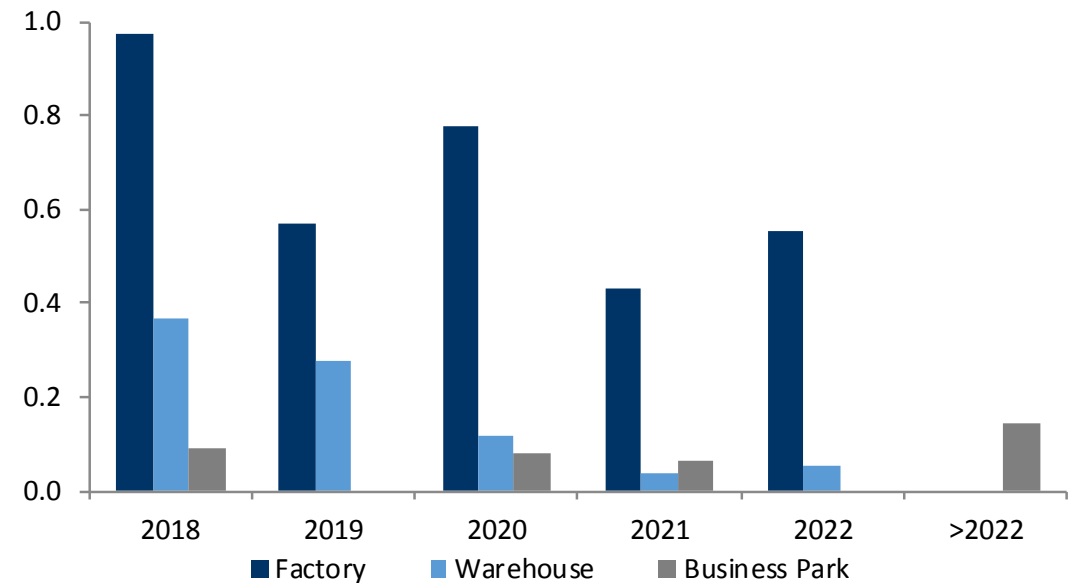
Source: JTC, PSR

1Q 2018 JTC market data: Supply pipeline

1.6 mn sqm of space is expected to come on-stream in 2018, potentially increasing current stock by 3.4%

Average annual demand and supply of industrial space in the past 3 years were 1.3 mn sqm and 1.8 mn sqm respectively.

Figure 9: Supply pipeline profile, as at 1Q 2018 (million sqm)



Source: JTC, PSR

1Q 2018 JTC market data: Supply pipeline

Overall supply pipeline is tapering off in 2018. Limited new supply, particularly for Business Park space.

Annual supply growth, as at 1Q 2018

(%)	2017	2018e	2019e	2020e	2021e
Multiple-user Factory	4.8	2.1	2.3	5.2	1.5
Single-user Factory	1.9	3.0	1.2	0.7	1.0
Factory	2.8	2.7	1.6	2.1	1.1
Warehouse	10.2	3.5	2.6	1.1	0.3
Business Park	0.1	4.2	-	3.6	2.7
Industrial sector	4.2	3.0	1.7	1.9	1.0

Source: JTC, PSR

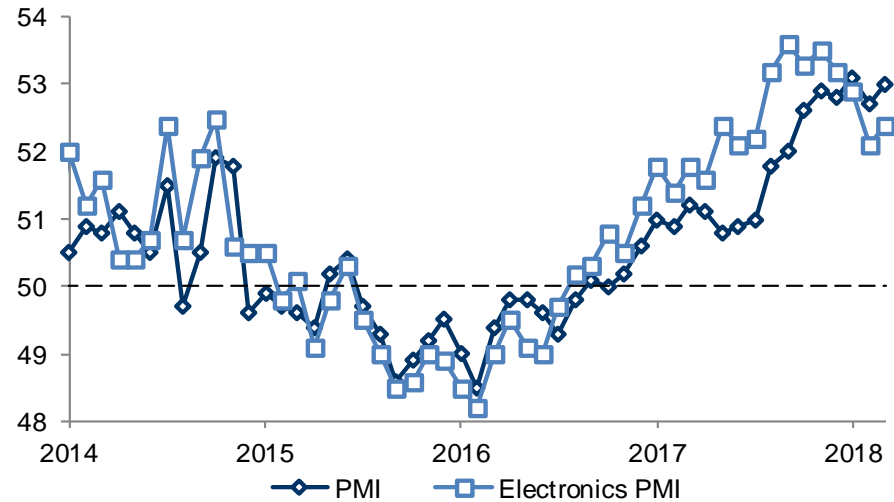
How do we view this?

Industrial production in 2018 expected to moderate, due to base effect

Expect rents to stabilise in 2018, while remaining competitive

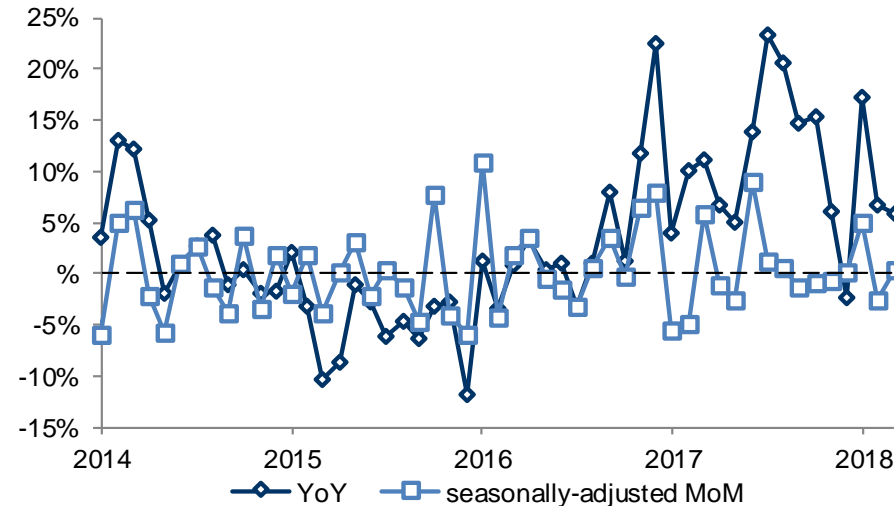
- Upcoming new supply is less than historical supply, but more than historical demand

Figure 10: Purchasing Managers' Index (PMI), March 2018



Source: Bloomberg, SIPMM, PSR

Figure 11: Industrial Production Index, March 2018



Source: Bloomberg, EDB, PSR

Quarterly results across the sub-sector

Summary of quarterly results

	Gross revenue (S\$ mn)			Net property income (S\$ mn)			Distributable income (S\$ mn)			DPU (cents)		
	4Q18	4Q17	YoY (%)	4Q18	4Q17	YoY (%)	4Q18	4Q17	YoY (%)	4Q18	4Q17	YoY (%)
Y/E Mar												
AIMS AMP Capital Industrial REIT	28.0	30.6	↓ (8.4)	17.7	20.0	↓ (11.5)	18.0	17.8	↑ 1.2	2.63	2.78	↓ (5.4)
Ascendas REIT	216	209	↑ 3.3	158	154	↑ 2.5	114.5	111.9	↑ 2.4	3.91	3.85	↑ 1.5
Mapletree Industrial Trust	90.4	87.8	↑ 2.9	67.9	66.0	↑ 2.9	55.6	51.8	↑ 7.5	2.95	2.88	↑ 2.4
Mapletree Logistics Trust	107.5	96.5	↑ 11.4	91.3	80.3	↑ 13.7	59.2	46.6	↑ 27.1	1.94	1.86	↑ 4.1
Y/E Sep												
Frasers Logistics & Industrial Trust	43.6	40.9	↑ 6.4	35.7	34.6	↑ 3.3	25.9	25.1	↑ 3.2	1.81	1.75	↑ 3.4
Y/E Dec												
Cache Logistics Trust	29.0	27.1	↑ 7.3	22.9	20.8	↑ 10.0	16.1	16.2	↓ (0.6)	1.51	1.80	↓ (16.3)
ESR-REIT	33.6	27.7	↑ 21.2	23.8	19.7	↑ 20.8	13.4	13.1	↑ 2.4	0.85	1.00	↓ (15.6)
Keppel DC REIT	38.0	32.2	↑ 17.9	34.1	28.8	↑ 18.2	20.9	21.8	↓ (4.1)	1.80	1.89	↓ (4.8)
Sabana Shari'ah Compliant REIT	21.0	22.0	↓ (4.4)	14.6	13.3	↑ 9.4	9.2	9.3	↓ (0.8)	0.880	0.880	↔ 0.0
Soilbuild Business Space REIT	19.4	22.0	↓ (11.5)	17.0	19.2	↓ (11.6)	14.0	15.6	↓ (10.4)	1.324	1.489	↓ (11.1)
Viva Industrial Trust	28.7	27.4	↑ 4.8	21.1	20.3	↑ 3.5	17.9	17.8	↑ 0.8	1.838	1.854	↓ (0.9)

Source: Various REITs, PSR

Full year results across the sub-sector

Summary of full year results

Y/E Mar	Gross revenue (\$\$ mn)			Net property income (\$\$ mn)			Distributable income (\$\$ mn)			DPU (cents)		
	FY18	FY17	YoY (%)	FY18	FY17	YoY (%)	FY18	FY17	YoY (%)	FY18	FY17	YoY (%)
AIMS AMP Capital Industrial REIT	117	120	↓ (2.7)	76	79	↓ (3.8)	67	70	↓ (4.4)	10.30	11.05	↓ (6.8)
Ascendas REIT	862	831	↑ 3.8	629	611	↑ 3.0	468	446	↑ 4.9	15.99	15.74	↑ 1.6
Mapletree Industrial Trust	363	341	↑ 6.7	278	257	↑ 8.1	216	205	↑ 5.3	11.75	11.39	↑ 3.2
Mapletree Logistics Trust	395	373	↑ 5.9	334	312	↑ 6.9	213	186	↑ 14.4	7.62	7.44	↑ 2.4

Source: Various REITs, PSR

Performance measures across the sub-sector

Summary of Performance Measures, as at end of March 2018

	Occupancy (%)	WALE by GRI (years)	WALE by NLA (years)	Gearing (%)	WADM (years)	WACD (%)	Interest coverage (x)
AIMS AMP Capital Industrial REIT	90.5	2.6		33.5	1.8	3.6	4.7
Ascendas REIT	91.5	4.2		34.4	3.2	2.9	5.9
Cache Logistics Trust	97.3	3.3	3.5	38.5	2.4	3.5	3.5
ESR-REIT	90.7	4.4		30.0	1.8	3.8	3.5
Frasers Logistics & Industrial Trust	99.4	6.8		30.5	2.6	2.9	7.8
Keppel DC REIT	93.7		9.6	37.4	3.2	2.1	10.7
Mapletree Industrial Trust	90.0	3.8		33.1	3.3	2.9	6.7
Mapletree Logistics Trust	96.6		3.5	37.7	4.5	2.4	5.6
Sabana Shari'ah Compliant REIT	84.1	2.3		38.1	2.1	4.0	4.2
Soilbuild Business Space REIT	87.5	3.0		40.2	2.4	3.2	5.2
Viva Industrial Trust	91.5	3.0		40.6	2.2	4.0	4.5
Median	91.5	3.3	3.5	37.4	2.4	3.2	5.2

Source: Various REITs, PSR

WALE: Weighted Average Lease Expiry; WADM: Weighted Average Debt Maturity; WACD: Weighted Average Cost of Debt

GRI: Gross rental income; NLA: Net leasable area

YoY compressed yield & stagnant valuation

Industrial S-REITs peer relative data (arranged by Mkt. Cap.)

	Mkt. Cap. (\$\$ mn)	Price (\$\$)	Trailing P/NAV (x)	12M trailing yield (%)
Ascendas REIT	7,761	2.65	1.25	6.0
Mapletree Logistics Trust	3,733	1.22	1.11	6.2
Mapletree Industrial Trust	3,677	1.95	1.32	6.0
Keppel DC REIT	1,838	1.36	1.42	5.3
Fraser's Logistics & Industrial Trust	1,582	1.04	1.17	6.7
AIMS AMP Capital Industrial REIT	929	1.36	0.99	7.6
Viva Industrial Trust	866	0.890	1.16	8.0
Cache Logistics Trust	862	0.805	1.14	7.9
ESR-REIT	831	0.525	0.77	6.9
Soilbuild Business Space REIT	691	0.655	1.03	8.5
Sabana Shari'ah Compliant REIT	463	0.440	0.81	7.5
Average			1.11	7.0

Source: Bloomberg (Updated: 18 May 2018)

arranged by Mkt. Cap.)

	Mkt. Cap. (\$\$ mn)	Price (\$\$)	Trailing P/NAV (x)	12M trailing yield (%)
	7,421	2.57	1.24	6.2
	3,730	1.22	1.17	6.2
	3,638	1.93	1.36	6.1
	1,642	1.08	1.23	6.5
	1,511	1.34	1.39	5.3
	902	1.32	0.98	5.8
	899	0.840	1.17	7.9
	868	0.895	1.17	8.1
	755	0.575	0.97	6.7
	684	0.650	1.02	8.8
	405	0.385	0.71	8.6
Average			1.13	6.9

Source: Bloomberg (Updated: 9 February 2018)

Sabana Shari'ah Compliant REIT

	448	0.425	0.74	7.9
Average			1.13	7.0

Source: Bloomberg (Updated: 23 November 2017)

Sabana Shari'ah Compliant REIT

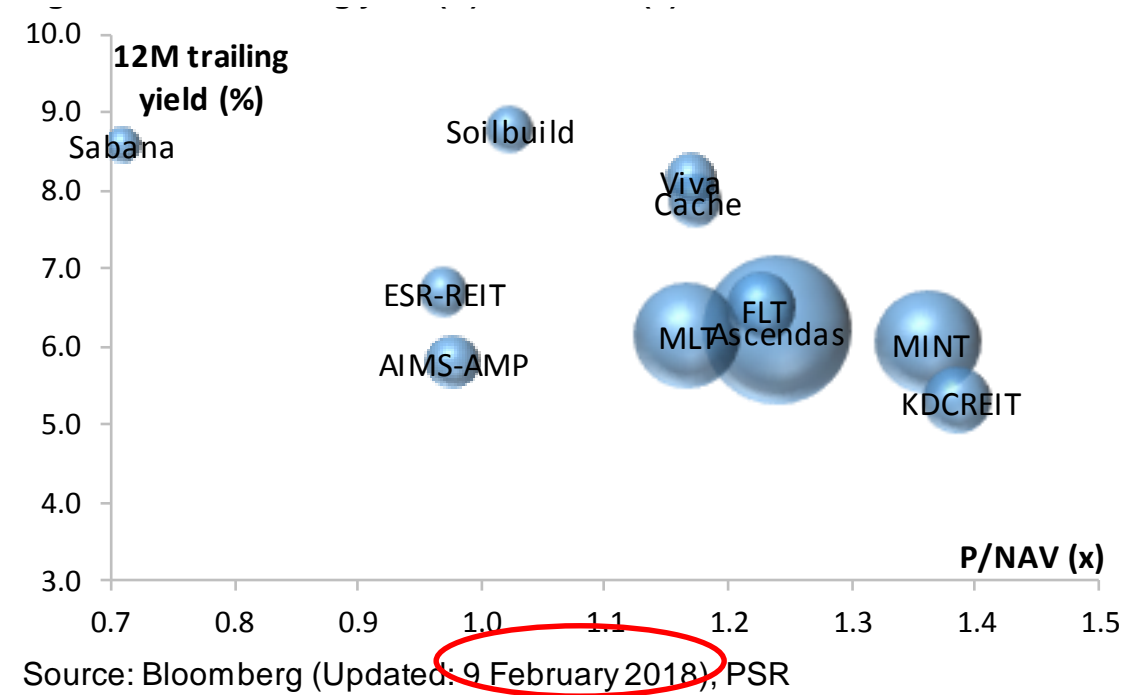
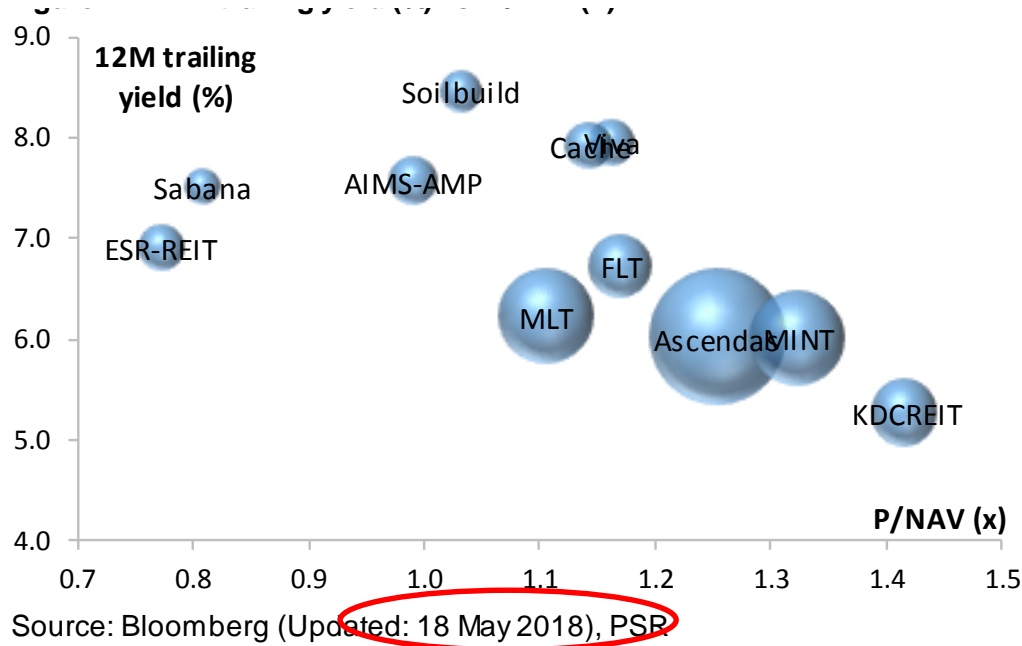
	495	0.470	0.82	7.7
Average			1.12	7.0

Source: Bloomberg (Updated: 17 August 2017)

Average			1.10	7.3
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Source: Bloomberg (Updated: 5 May 2017), Phillip Securities Research (Singapore)

Peer relative valuation vs. 3-mths ago



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