

# Singapore REITs Monthly: Jan24

Hit by higher financing costs



StocksBnB.com

## SINGAPORE | REAL ESTATE (REIT) | UPDATE

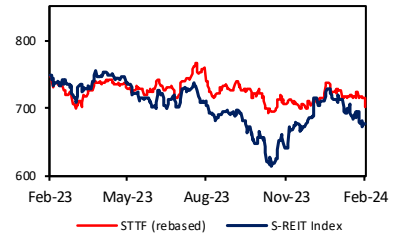
19 February 2024

**OVERWEIGHT (Maintained)**

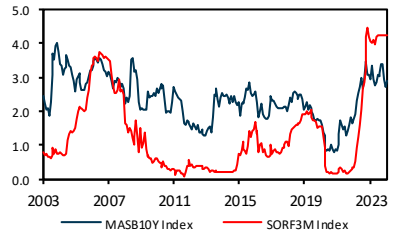
### INDEX RETURN (%)

	1MTH	3MTH	YTD	1YR
S-REIT Index	(4.4)	11.2	(4.4)	(10.0)
STTF RETURN	(2.6)	3.1	(2.6)	(5.3)

### S-REIT Index VS. STTF



### 10-year SGS (%) & 3-month SOR (%)



Source: Bloomberg, PSR

- The S-REITs Index fell 4.4% in January after gaining 8.9% in December. The top performer for the month was Frasers Centrepoint Trust (FCT SP, ACCUMULATE, TP S\$2.38). It gained 1.8% after commendable results and the proposed acquisition of a further 24.5% stake in NEX. The worst performer was Prime US REIT (PRIME SP, BUY, TP US\$0.37) - it fell 30.4% after gaining 95.1% the month earlier, due to portfolio valuation and gearing concerns. The retail sub-sector was the outperformer in January, gaining 0.3%, lifted by FCT. The worst performing sub-sector was overseas commercial. It fell 13.2% after gaining 39.7% in December, dragged down by Singapore-listed US office REITs.
- S-REITs are now trading at their 10-year average forward dividend yield of c.6.1%. P/NAV of 0.9x is 1.4x s.d. below the mean of 1.03x. From the 23 REITs which announced dividends thus far, 74% saw a contraction in DPU. Highest growth in DPU were from hospitality REITs.
- We remain OVERWEIGHT on S-REITs as we enter a monetary easing cycle. We continue to favour REITs with a healthy balance sheet, strong sponsors, and improving operating metrics such as REITs in the hospitality and retail sub-sector. Catalysts are expected from a pick-up in the economy, asset recycling and interest rate cuts. Top picks are CapitaLand Ascott Trust (CLAS SP, ACCUMULATE, TP S\$1.04) and Frasers Centrepoint Trust (FCT SP, ACCUMULATE, TP S\$2.38).

### SECTOR ROUND-UP

In a widely anticipated move, the FOMC held the federal funds rate unchanged at 5.25-5.5% for a fourth straight meeting on 31 Jan 2024, and indicated that it remains on track to cut interest rates three times this year. With lower interest rates, S-REITs will experience 1) lower financing costs; 2) higher dividend yield spreads over bonds; and 3) higher property valuations as cap rates compress. Furthermore, with interest rates peaking, we expect deal-making to return in full swing. Therefore, we expect a sector recovery in 2024-2025.

We are in the middle of the results season, and we have compiled a snapshot of some of the REITs' NPI and DPU performance thus far in the table below:

	Result Period	NPI (YoY)	DPU (YoY)
Far East Hospitality Trust	2H23	24.8%	25.4%
Capitaland Ascott Trust	2H23	12.0%	14.0%
Parkway Life REIT	2H23	4.8%	2.1%
CapitaLand Integrated Commercial Trust	2H23	4.0%	1.7%
Mapletree Logistic Trust	3Q24	1.5%	1.2%
OUE Commercial REIT	2H23	15.9%	0.0%
Mapletree Industrial Trust	3Q24	0.8%	-0.9%
Keppel REIT	2H23	7.9%	-1.7%
Paragon REIT	2H23	3.3%	-1.9%
Starhill Global REIT	1H24	0.3%	-2.2%
AIMS APAC REIT	3Q24	6.3%	-4.1%
CapitaLand Ascendas REIT	2H23	4.6%	-6.1%
Digital Core REIT	2H23	-17.9%	-7.3%
Mapletree Pan Asia Commercial Trust	3Q24	1.7%	-9.1%
Suntec REIT	2H23	1.8%	-10.2%
CDL Hospitality Trust	2H23	3.7%	-11.1%
Capitaland China Trust	2H23	10.5%	-11.8%
Lendlease Global Commercial REIT	1H24	22.2%	-14.5%
Keppel DC REIT	2H23	-9.1%	-16.1%
Sabana REIT	2H23	5.9%	-21.2%
ESR Logos REIT	2H23	-6.5%	-23.0%
Keppel Pacific Oak US REIT	2H23	2.3%	-100.0%
Manulife US REIT	2H23	6.7%	-100.0%

Source: PSR, Companies

Darren Chan (+65 6212 1849)

Senior Research Analyst  
darrenchanrx@phillip.com.sg

Liu Miaomiao (+65 9467 3476)

Research Analyst  
liumm@phillip.com.sg

Unsurprisingly, most REITs saw a YoY decline in DPU as higher finance costs eroded distributable income. So far, most REITs remain within MAS leverage limits, apart from Manulife US REIT. Keppel Pacific Oak US REIT is the first REIT to voluntarily suspend distributions beginning 2H23 to conserve capital and to maintain its leverage within regulatory limits and bank debt covenants. Within our coverage, FEHT and CLAS had double-digit DPU growth as NPI growth outstripped rising finance and operating costs. Keppel DC REIT's 16.1% YoY DPU decline was mainly due to the uncollected rental and coupon income of c.5.5 months, amounting to S\$10.5mn at the Guangdong DCs.

### Retail

Dec 23 retail sales index (excluding motor vehicles) fell 2.7% YoY, compared to the 1.3% growth in Nov 23. Most industries recorded a YoY decline, with recreational goods being the biggest decliner at 12.9% due to lower demand for sporting goods. Watches and jewellery recorded the highest YoY growth at 6% due to a greater demand for jewellery, but it fell from 12.9% the month prior.

The F&B services index rose 0.3% YoY in Dec 23, extending the 1.6% growth in Nov 23, with food caterers (+14.5%) experiencing the largest growth. However, restaurants and fast-food outlets saw a YoY decline of 4.8% and 2.9%, respectively. We think retail sales will be resilient in 2024 especially after the announcement of a further S\$1.9bn enhancement to the GST Assurance Package, which includes an extra S\$600 in CDC vouchers for all Singaporean households and a cash payment of S\$200 to S\$400 for eligible Singaporeans. The S\$200 in LifeSG credits for all national servicemen will also support retail sales growth going forward.

### Hospitality

Singapore's international visitor arrivals grew 54% YoY in Jan 24 to 1.4mn, boosted by the Coldplay concert in late January. It is, however, still at 15% below pre-COVID levels (Figure 8). The return of Chinese travellers has been slower than expected - currently at 35% of pre-Covid levels, but we expect this to pick up in 2024, supported by the 30-day visa-free entry for Chinese citizens. We expect Singapore's international visitor arrivals to return to normalcy by early 2025.

RevPAR fell 4.8% YoY in Dec 23, with average daily room rates and occupancy falling 0.7% and 3.2ppts YoY, respectively. Dec 23 numbers suggest that room rates may have peaked as consumers grow more price conscious. However, with Coldplay in town towards the end of January, we expect RevPAR to return to growth in Jan 24. The solid line-up of concerts along with a packed MICE schedule in Singapore will underpin RevPAR growth in 2024.

## INVESTMENT RECOMMENDATION

### OVERWEIGHT on SREITs (Maintained)

After declining 4.4% in Jan 24, S-REITs are now trading at the 10-year average forward dividend yield of c.6.1% (Figure 5) and a P/NAV of 0.9x, 1.4x s.d. below the mean of 1.03x (Figure 4). As we enter the monetary easing cycle, we think this is a good time for investors to reposition into SREITs. We expect low single-digit DPU growth in FY24.

Due to the recent share price performance, the dividend yield spread has risen to 3.2%. It is 1.2x s.d. below the mean of 4% (Figure 2). With interest rates widely expected to decline, we expect the dividend yield spread to widen as the SG10Y yield falls.

### Sub-sector preferences: Hospitality and Retail (Unchanged)

We think the hospitality sub-sector will be able to generate the most DPU growth on the back of higher RevPAR and the gradual reopening of China as outbound flight capacity from China increases. Suburban retail offers resilience in a downturn, while downtown retail stands to benefit from the recovery of international visitor arrivals, which will, in turn, lift tenant sales and sentiment.

**Retail (OVERWEIGHT).** We expect tenant sales to rise further due to the increasing number of international visitor arrivals and population growth. The occupancy cost of c.15% for suburban malls and c.25% for downtown malls is lower than historical averages, leaving the potential for more positive rental reversions. There is also very little new supply entering the market. The return-to-office trend and a pick-up in major events to be held in Singapore in 2024 should continue to lift tenant sales and give confidence to retailers. Positive rental reversion, ranging from high-single-digit to low-teens, is expected for downtown malls, supported by the 30-day visa-free entry to Singapore for Chinese citizens. Demand remains robust for catchment areas around suburban malls, and we foresee a healthy mid-single-digit rental reversion continuing into FY24e.

**Office (NEUTRAL).** We think core CBD Grade A office rents at \$11.90 psf pm in 4Q23 will come under pressure as the market absorbs more supply coming in 2024 from IOI Central Boulevard Towers (1.2mn sq ft) and Keppel South Central (600k sq ft). More downsizing could occur as global layoffs among tech firms reach Singapore. This could affect office leasing momentum and sentiment, and we, therefore, anticipate office rents to be muted in FY24.

**Industrial (NEUTRAL).** The slowdown in manufacturing and a bleak economic outlook will likely affect industrial property demand. Furthermore, a new supply of 1.9mn sqm is expected to come on stream in 2024, and this is expected to outstrip demand. However, industrial REITs are benefiting from the secular growth of new economy tenants such as tech, life sciences, biomedical, semiconductor and electronics manufacturing, which typically locate themselves in high-spec, science and business parks, and warehouses.

**Hospitality (OVERWEIGHT).** RevPAR is likely to continue its upward trajectory – but at a slower pace compared to 2023 from the higher base. Also, the increase in MICE and entertainment events in Singapore will further boost this sector. We believe the hospitality sub-sector has the most potential for DPU growth as its increase in revenue can more than offset any rise in interest expenses and operating costs.

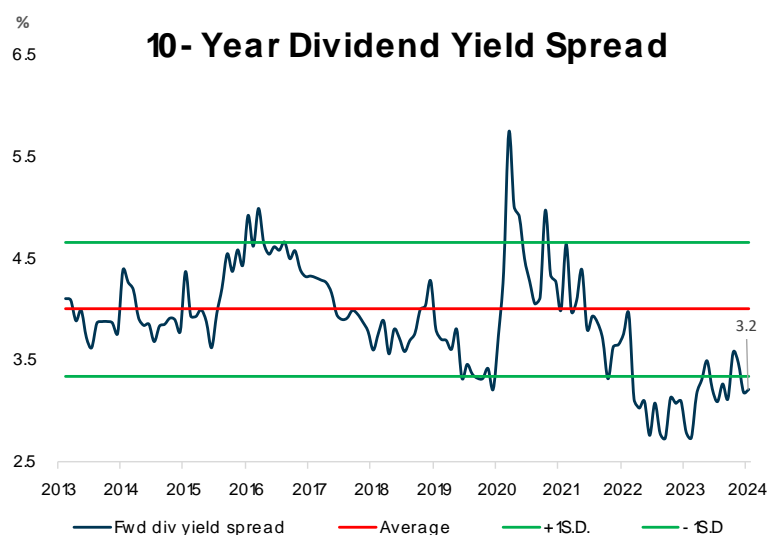
Figure 1: Our stock recommendations

	3M Daily Average Volume (mn)	Share Price S\$	P/NAV (x)	PSR Rating	Target Price S\$	FY21 DPU cents	FY22 DPU cents	FY23 DPU cents	FY24e DPU cents	FY25e DPU cents	FY24e DPU Yield	Total return
CapitaLand Ascott Trust	7.3	0.93	0.80	ACCUMULATE	1.04	4.32	5.67	6.57	6.06	6.30	6.6%	19.0%
Elite Commercial REIT	0.2	0.27	0.53	BUY	0.36	4.37	5.35	4.74	4.20	4.77	15.8%	51.7%
Far East Hospitality Trust	1.6	0.64	0.70	BUY	0.79	2.63	3.27	4.09	4.35	4.45	6.9%	31.3%
Frasers Centrepoint Trust	3.1	2.21	0.95	ACCUMULATE	2.38	12.09	12.23	12.15	12.12	12.43	5.5%	13.2%
Keppel DC REIT	8.4	1.75	1.30	ACCUMULATE	1.86	9.85	10.21	9.38	8.87	9.53	5.1%	11.4%
Lendlease Global Commercial	5.8	0.59	0.76	BUY	0.83	4.68	4.85	4.70	4.16	4.59	7.1%	49.0%
Prime US REIT	6.1	0.16	0.22	BUY	0.37	6.94	6.78	6.55	4.92	4.94	30.4%	158.8%
Sasseur REIT	0.6	0.67	0.81	BUY	0.90	6.55	7.10	6.55	6.45	6.61	9.6%	44.0%
Suntec REIT	5.2	1.15	0.55	BUY	1.47	8.67	8.88	7.14	7.30	7.89	6.3%	34.2%

Note: 3M Daily Average Volume is calculated based on the total volume over the last three trading months divided by the number of trading days within the period

Source: Bloomberg (Updated: 18 February 2024), Company Results/Prospectuses, PSR

Figure 2: Dividend Yield Spread at 3.2% and -1.2x s.d.



Source: Bloomberg, Phillip Securities Research

The dividend yield spread has risen from 3.1% to 3.2% MoM and is now trading at -1.2x s.d. from the mean due to the recent share price performance.

Figure 3: List of S-REITs with perpetual bonds and their respective call dates

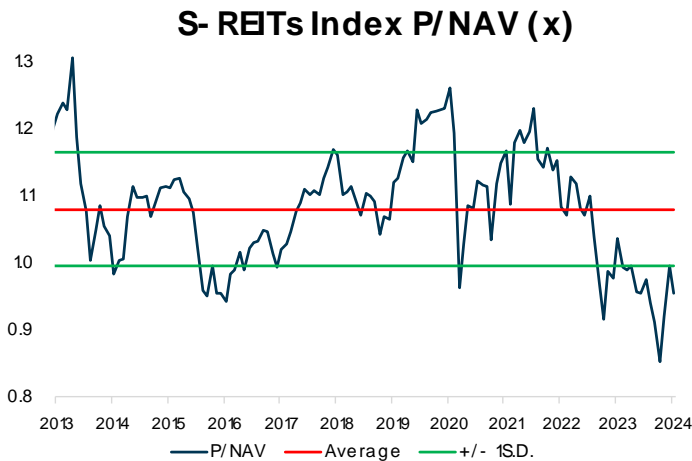
Issuer Name	Coupon	Currency	Next Call Date	Amt Issued	Issue Date	Mty Type	Amt Out
Lippo Malls Indonesia Retail Trust	6.4751	SGD	27/3/2024	140,000,000	27/9/2016	PERP/CALL	140,000,000
Soilbuild Business Space REIT	4.645	SGD	27/3/2024	65,000,000	27/9/2018	PERP/CALL	65,000,000
Mapletree Logistics Trust	5.2074	SGD	28/3/2024	180,000,000	28/9/2017	PERP/CALL	180,000,000
ESR-LOGOS REIT	6.632	SGD	3/5/2024	150,000,000	3/11/2017	PERP/CALL	150,000,000
Lippo Malls Indonesia Retail Trust	8.096	SGD	19/6/2024	120,000,000	19/6/2017	PERP/CALL	120,000,000
CapitaLand Ascott Trust	3.07	SGD	30/6/2024	250,000,000	30/6/2015	PERP/CALL	250,000,000
First Real Estate Investment Trust	4.9817	SGD	8/7/2024	60,000,000	8/7/2016	PERP/CALL	33,250,000
PARAGON REIT	4.1	SGD	30/8/2024	300,000,000	30/8/2019	PERP/CALL	300,000,000
CapitaLand Ascott Trust	3.88	SGD	4/9/2024	150,000,000	4/9/2019	PERP/CALL	150,000,000
Lendlease Global Commercial REIT	5.25	SGD	11/4/2025	200,000,000	11/4/2022	PERP/CALL	200,000,000
AIMS APAC REIT	5.65	SGD	14/8/2025	125,000,000	14/8/2020	PERP/CALL	125,000,000
Keppel REIT	3.15	SGD	11/9/2025	300,000,000	11/9/2020	PERP/CALL	300,000,000
CapitaLand Ascendas REIT	3	SGD	17/9/2025	300,000,000	17/9/2020	PERP/CALL	300,000,000
Suntec Real Estate Investment Trust	3.8	SGD	27/10/2025	200,000,000	27/10/2020	PERP/CALL	200,000,000
CapitaLand China Trust	3.375	SGD	27/10/2025	100,000,000	27/10/2020	PERP/CALL	100,000,000
Starhill Global REIT	3.85	SGD	15/12/2025	100,000,000	15/12/2020	PERP/CALL	100,000,000
Mapletree Industrial Trust	3.15	SGD	11/5/2026	300,000,000	11/5/2021	PERP/CALL	300,000,000
Lendlease Global Commercial REIT	4.2	SGD	4/6/2026	200,000,000	4/6/2021	PERP/CALL	200,000,000
Mapletree North Asia Commercial Trust	3.5	SGD	8/6/2026	250,000,000	8/6/2021	PERP/CALL	250,000,000
Suntec Real Estate Investment Trust	4.25	SGD	15/6/2026	150,000,000	15/6/2021	PERP/CALL	150,000,000
AIMS APAC REIT	5.375	SGD	1/9/2026	250,000,000	1/9/2021	PERP/CALL	250,000,000
Mapletree Logistics Trust	3.725	SGD	2/11/2026	400,000,000	2/11/2021	PERP/CALL	400,000,000
Cromwell European Real Estate Investment Trust	5	SGD	24/11/2026	100,000,000	24/11/2021	PERP/CALL	100,000,000
ESR-LOGOS REIT	5.5	SGD	9/6/2027	150,000,000	9/6/2022	PERP/CALL	150,000,000

Source: Bloomberg, Phillip Securities Research

Given the high interest rate environment, we think some S-REITs which have perpetual bonds with 2024 next call dates may redeem the bonds to save on interest costs, instead of resetting the coupon rate at a higher level.

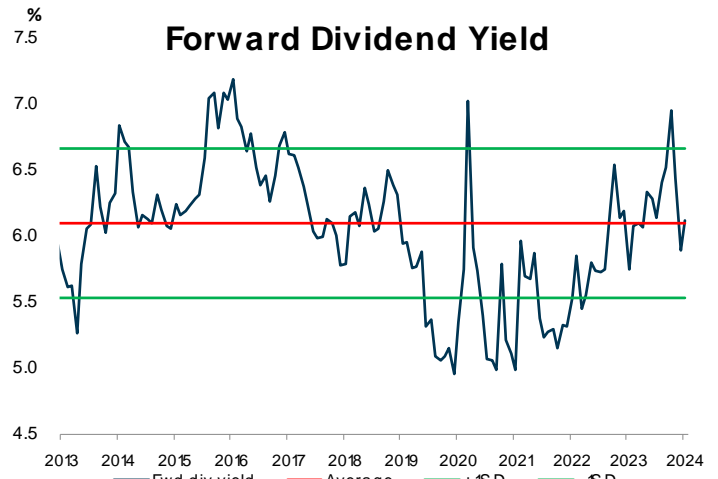
MACROECONOMIC ENVIRONMENT

Figure 4: P/NAV of 0.9x is at -1.4x s.d.



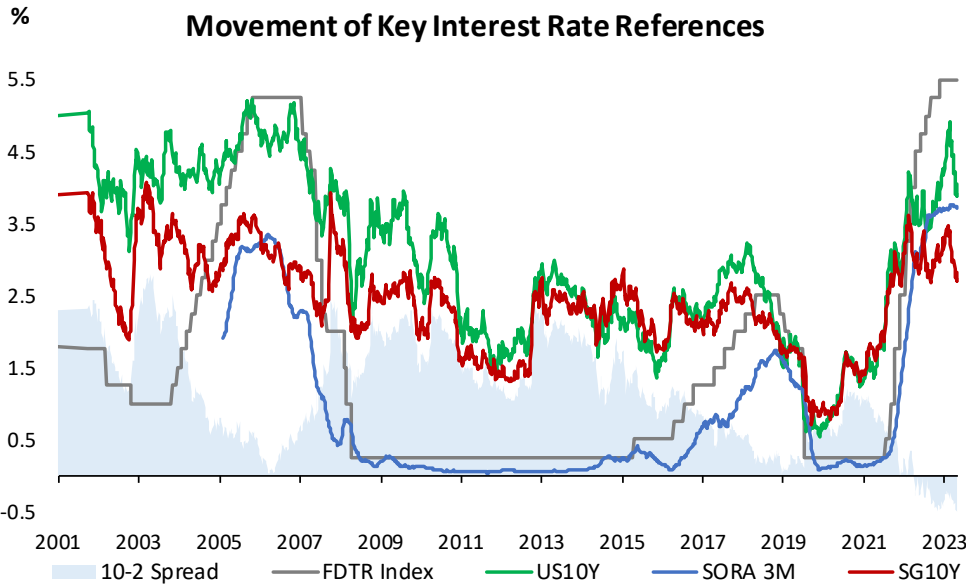
Source: Bloomberg, Phillip Securities, Research

Figure 5: Forward dividend yield of 6.1% is at 10-year average



Source: Bloomberg, Phillip Securities Research

Figure 6: Fed Funds rates vs Singapore interest rates



Source: Bloomberg, PSR

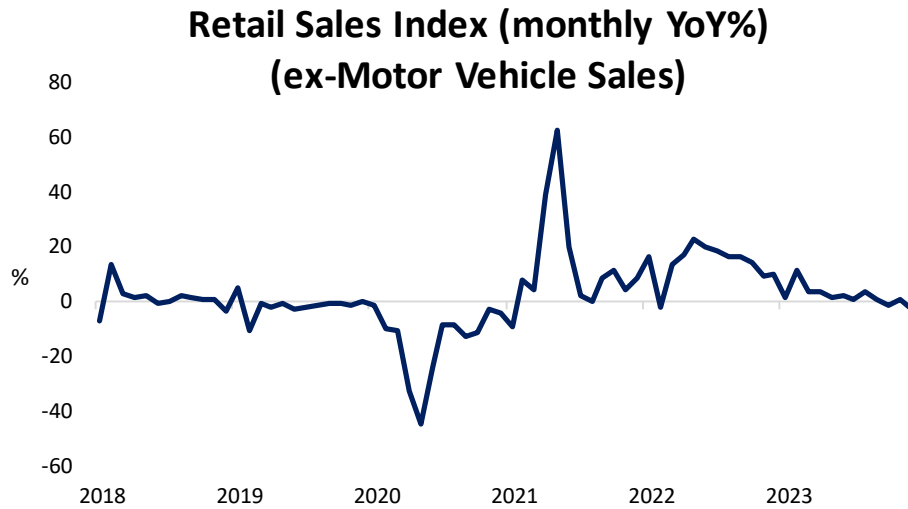
SG10Y yield rose 19bps MoM and fell 2bps YoY in Jan24, while 3MSORA was down 6bps MoM and up 49bps YoY.

n %	SG10Y	3MSORA
31 Jan 2024	2.90	3.65
4Q23 Average	3.07	3.74
3Q23 Average	3.19	3.69
10Y Ave. (2013-2023)	2.17	0.83

Source: Bloomberg, PSR

**SUBSECTOR MONTHLY INDICATORS**

**Figure 7: Dec 23 RSI fell 2.7% YoY**

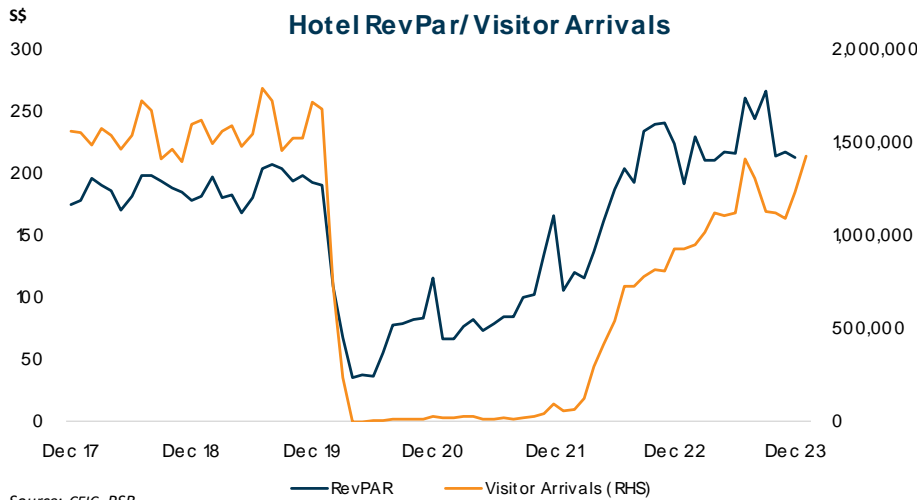


Source: CEIC, PSR

in %	RSI (excl. motor vehicles)	RSI (Dept stores)	RSI (Supermarkets)	RSI (Fashion)	F&B Services Index
Dec-23	-2.7	-5.8	-2.9	-6.2	0.3
Dec-22	10.1	11.5	-2.3	24.3	13.8

Dec-23 RSI (ex. MV) fell 2.7% YoY, after gaining 1% YoY in Nov-23. Most industries recorded YoY declines, with recreational goods the biggest decliner at 12.3% mainly due to lower demand for sporting goods. Watches & jewellery rose 6% YoY due to higher demand for jewellery.

**Figure 8: Tourist arrivals and hotel RevPAR recovery**



Source: CEIC, PSR

	Visitor Arrivals		Hotel RevPAR (\$)	Hotel Occupancy (%)	Hotel Average Room Rate (\$)
Jan-24	1,436,404	Dec-23	214	74.8	286
Jan-23	931,812	Dec-22	225	78.1	288
YoY%	54.2%	YoY%	-4.8%	-3.2 ppts	-0.7%

Dec-23 RevPAR and Jan-24 international visitor arrivals are +12% and -15% of pre-COVID levels, respectively.



Figure 101: S-REIT universe

	Mkt. Cap. (\$5mn)	3M Daily Average Volume	Price (\$)	% of REIT Market Cap	PSR RATING	PSR Target Price (\$)	P/NAV	Trailing yield (%)	Returns 1M (%)	Returns YTD (%)	Gearing (%)	ROE (%)	WALE by GRI (years)	WALE by NLA (years)	Adjusted Interest Coverage Ratio (x)	Cost of Debt (%)	% of debt on fixed rate	% debt expiring in current FY	% debt expiring in next FY
REIT INDEX	n.a.	175.7	674	n.a.			0.9	5.5	(4.4)	(4.4)	37.4	n.a.					75.8	6.1	16.9
<b>SINGAPORE REITS</b>																			
<b>Healthcare</b>																			
PARKWAYLIFE REAL ESTATE	2,226	0.5	3.68	2.4%			1.6	4.0	(4.1)	(4.1)	36.4	2.8	16.7	-	13.8	1.2	77.0	7.0	20.4
<b>Hospitality</b>																			
CAPITALAND ASCOTT TRUST	3,481	7.3	0.93	3.8%	ACCUMULATE	1.04	0.8	4.7	(3.0)	(3.0)	39.2	5.4			4.3	2.3	80.0	13.0	19.0
CDL HOSPITALITY TRUSTS	1,204	2.2	0.97	1.3%			0.6	5.9	(7.2)	(7.2)	39.1	11.3			3.2	4.1	47.9	7.6	32.4
FRASERS HOSPITALITY TRUST	876	0.8	0.46	1.0%			0.7	5.4	(6.1)	(6.1)	36.4	5.8			3.6	3.0	73.8	0.0	30.0
FAR EAST HOSPITALITY TRUST	1,273	1.6	0.64	1.4%	BUY	0.79	0.7	5.7	(2.3)	(2.3)	28.9	9.9			3.6	3.2	47.2	17.0	21.0
<b>Average</b>				<b>7.4%</b>			<b>0.7</b>	<b>5.2</b>	<b>(4.0)</b>	<b>(4.0)</b>		<b>7.3</b>			<b>3.8</b>	<b>2.8</b>			
<b>Retail</b>																			
FRASERS CENTREPOINT TRUST	3,990	3.1	2.21	4.3%	ACCUMULATE	2.38	1.0	5.4	1.8	1.8	40.2	5.5	1.9	2.0	3.9	3.7	63.0	17.1	22.8
PARAGON REIT	2,368	0.7	0.84	2.6%			0.8	6.0	(1.1)	(1.1)	29.9	-	3.0	5.3	3.4	4.1	85.0	7.3	18.0
STARHILL GLOBAL REIT	1,096	1.3	0.49	1.2%			0.6	7.8	(1.9)	(1.9)	36.6	4.9	4.3	6.5	3.1	3.7	84.0	0.2	20.4
<b>Average</b>				<b>8.1%</b>			<b>0.9</b>	<b>5.9</b>	<b>0.3</b>	<b>0.3</b>		<b>3.5</b>			<b>3.6</b>	<b>3.8</b>			
<b>Commercial</b>																			
KEPPEL REIT	3,387	11.7	0.89	3.7%			0.7	6.5	(0.5)	(0.5)	39.2	5.6		5.7	3.0	2.8	76.0	2.0	22.0
<b>Industrial</b>																			
CAPITALAND ASCENDAS REIT	11,995	14.0	2.73	13.1%			1.2	5.8	(3.6)	(3.6)	38.0	7.2	3.9	-	4.1	3.3	81.5	13.5	13.3
MAPLETREE LOGISTICS TRUST	7,523	13.7	1.51	8.2%			1.1	5.3	(10.9)	(10.9)	37.0	7.6	3.1	3.3	3.3	2.5	82.0	5.0	13.0
MAPLETREE INDUSTRIAL TRUST	6,660	5.6	2.35	7.2%			1.2	5.2	(2.4)	(2.4)	33.7	5.0	3.9	-	4.4	3.5	78.0	3.3	14.0
KEPPEL DC REIT	3,015	8.4	1.75	3.3%	ACCUMULATE	1.86	1.3	5.7	(13.3)	(13.3)	35.9	9.7	4.7	8.0	6.0	3.3	73.0	0.0	4.1
ESR-LOGOS REIT	2,307	11.9	0.30	2.5%			0.9	10.0	(3.1)	(3.1)	39.4	1.8	3.1	-	2.5	4.0	74.8	0.0	26.2
AIMS APAC REIT	1,029	0.9	1.27	1.1%			0.9	5.5	0.8	0.8	38.1	9.4	4.3	-	2.2	3.9	87.0	0.0	20.7
SABANA INDUSTRIAL REAL ESTATE	411	0.2	0.37	0.4%			0.7	7.5	(7.4)	(7.4)	37.2	6.6	2.8	-	3.5	3.9	82.2	0.0	0.0
<b>Average</b>				<b>35.8%</b>			<b>1.2</b>	<b>5.8</b>	<b>(5.8)</b>	<b>(5.8)</b>		<b>6.8</b>			<b>4.0</b>	<b>3.2</b>			
<b>Diversified</b>																			
CAPITALAND INTEGRATED COMMER	13,249	20.3	1.99	14.4%			0.9	4.8	(2.4)	(2.4)	39.0	4.9	3.6	-	3.3	3.2	78.0	1.0	15.0
SUNTEC REIT	3,346	5.2	1.15	3.6%	BUY	1.47	0.5	6.7	(3.3)	(3.3)	41.4	4.5	-	-	2.1	3.6	58.0	2.3	20.8
OUÉ REAL ESTATE INVESTMENT T	1,456	3.0	0.27	1.6%			0.4	7.9	0.0	0.0	39.1	8.3	3.1	-	2.3	4.1	68.2	0.0	0.0
LENLEASE GLOBAL COMMERCIAL	1,376	5.8	0.59	1.5%	BUY	0.83	0.8	8.4	(2.3)	(2.3)	40.6	5.5	5.5	8.2	2.0	2.7	61.0	0.0	26.1
<b>Average</b>				<b>21.1%</b>			<b>0.8</b>	<b>5.6</b>	<b>(2.4)</b>	<b>(2.4)</b>		<b>5.1</b>			<b>2.9</b>	<b>3.3</b>			
<b>OFFSHORE REITS</b>																			
<b>Overseas Retail</b>																			
SASSEUR REAL ESTATE INVESTME	833	0.6	0.67	0.9%	BUY	0.90	0.8	9.2	(2.2)	(2.2)	27.6	5.7	0.8	2.1	4.0	5.8	77.0	0.0	12.9
LIPPO MALLS INDONESIA RETAIL	123	3.0	0.02	0.1%			0.2	2.5	0.0	0.0	42.1	2.2	2.9	2.1	8.7	39.2	16.8	49.1	
DASIN RETAIL TRUST	40	0.0	0.05	0.0%			0.1	-	(9.1)	(9.1)	46.5	(54.6)	-	na	na	na	na	100.0	0.0
BHG RETAIL REIT	249	0.0	0.48	0.3%			0.6	1.6	5.4	5.4	39.3	0.9	3.3	5.4	2.1	5.7	50.0	5.0	0.0
UNITED HAMPSHIRE US REIT	291	0.3	0.50	0.3%			0.7	11.2	1.0	1.0	42.8	5.4	7.2	2.8	2.8	3.6	80.9	0.0	6.6
<b>Average</b>				<b>1.7%</b>			<b>0.7</b>	<b>7.5</b>	<b>(0.4)</b>	<b>(0.4)</b>		<b>2.3</b>			<b>3.2</b>	<b>5.4</b>			
<b>Overseas Commercial</b>																			
MANULIFE US REAL ESTATE INV	108	19.1	0.06	0.1%			0.2	77.9	(25.0)	(25.0)	56.7	(44.2)		7.6	2.6	4.1	80.2	3.8	13.8
PRIME US REIT	193	6.1	0.16	0.2%	BUY	0.37	0.2	33.9	(30.4)	(30.4)	42.8	(5.9)		3.9	3.4	3.9	80.0	0.0	63.5
KEPPEL PACIFIC OAK US REIT	266	2.6	0.26	0.3%			0.3	23.6	(25.3)	(25.3)	38.4	3.5		3.5	3.4	4.0	77.6	1.7	12.9
I REIT GLOBAL	531	0.3	0.40	0.6%			0.5	8.1	(1.2)	(1.2)	33.1	(5.9)		5.0	7.1	1.9	96.2	0.0	0.0
ELITE COMMERCIAL REIT	155	0.2	0.27	0.2%	BUY	0.36	0.5	15	(3.6)	(3.6)	46.0	(10.8)		4.5	3.4	5.2	62.0	0.0	58.8
<b>Average</b>				<b>1.4%</b>			<b>0.4</b>	<b>22.2</b>	<b>(13.2)</b>	<b>(13.2)</b>		<b>(7.5)</b>			<b>4.9</b>	<b>3.3</b>			
<b>Overseas Industrial</b>																			
DIGITAL CORE REIT MANAGEMENT	748	2.3	0.67	0.8%			1.0	5.6	0.0	0.0	34.2	-1.2	3.9		na.	4.7	72.0	0.0	0.0
EC WORLD REIT	-	-	-	-			-	-	-	-	36.2	7.1	1.2	1.0	2.4	6.2	na	81.7	0.0
DAIWA HOUSE LOGISTICS TRUST	449	0.4	0.65	0.5%			0.8	8.1	(1.5)	(1.5)	35.7	7.8	6.6		11.7	1.0	100.0	0.0	29.4
CAPITALAND INDIA TRUST	1,507	2.7	1.13	1.6%			1.0	6.4	(7.9)	(7.9)	36.0	8.6		2.7	6.3	2.7	73.0	37.7	10.9
<b>Average</b>				<b>2.9%</b>			<b>0.9</b>	<b>6.5</b>	<b>(4.7)</b>	<b>(4.7)</b>		<b>6.1</b>			<b>3.4</b>	<b>5.0</b>			
<b>Overseas Diversified</b>																			
CAPITALAND CHINA TRUST	1,300	3.2	0.77	1.4%			0.6	8.3	(10.2)	(10.2)	40.2	4.0	1.8	1.9	3.2	3.5	74.0	0.3	14.8
FRASERS LOGISTICS & COMMERCI	4,163	9.0	1.11	4.5%			0.9	7.0	(2.6)	(2.6)	28.6	11.7	4.4	-	8.0	2.0	75.4	6.4	25.9
MAPLETREE PAN ASIA COM TRUST	7,192	9.3	1.37	7.8%			0.8	6.4	(7.0)	(7.0)	40.7	6.4	2.6	-	3.2	3.2	74.2	6.0	22.0
CROMWELL REIT EUR	776	0.9	1.38	0.8%			0.6	12.4	(1.4)	(1.4)	39.5	(2.1)	4.4	-	4.1	2.9	94.0	0.0	0.0
<b>Average</b>				<b>14.6%</b>			<b>0.8</b>	<b>7.1</b>	<b>(5.6)</b>	<b>(5.6)</b>		<b>7.3</b>			<b>4.7</b>	<b>2.8</b>			
<b>Other Overseas REITS</b>																			
FIRST REAL ESTATE INVNT TRUST	540	1.0	0.26	0.6%			0.8	9.7	(1.9)	(1.9)	38.7	4.7		12.0	4.1	4.9	86.0	0.0	0.0
ARA US HOSPITALITY TRUST	165	0.1	0.29	0.2%			0.4	11	(6.6)	(6.6)	39.7	1.3			2.5	4.6	75.2	0.0	43.5
<b>Average</b>				<b>0.8%</b>			<b>0.7</b>	<b>10.0</b>	<b>(3.0)</b>	<b>(3.0)</b>		<b>3.8</b>			<b>3.7</b>	<b>4.8</b>			

Source: Bloomberg (Updated: 17 February 2024), Company Results/Prospectuses, PSR



## Contact Information (Singapore Research Team)

## Head of Research

Paul Chew – [paulchewkl@phillip.com.sg](mailto:paulchewkl@phillip.com.sg)

## Research Admin

Qystina Azli – [gystina@phillip.com.sg](mailto:gystina@phillip.com.sg)

## Technical Analyst

Zane Aw – [zaneawyx@phillip.com.sg](mailto:zaneawyx@phillip.com.sg)

## Property | REITs

Darren Chan – [darrenchanrx@phillip.com.sg](mailto:darrenchanrx@phillip.com.sg)

## Banking &amp; Finance

Glenn Thum – [glennthumjc@phillip.com.sg](mailto:glennthumjc@phillip.com.sg)

## Credit Analyst

Shawn Sng – [shawnsngkh@phillip.com.sg](mailto:shawnsngkh@phillip.com.sg)

## Property | REITs

Liu Miaomiao – [liumm@phillip.com.sg](mailto:liumm@phillip.com.sg)

## Conglomerate | Transport

Peggy Mak – [peggymak@phillip.com.sg](mailto:peggymak@phillip.com.sg)

## US Tech Analyst (Software/Services)

Ambrish Shah – [amshah@phillipventuresifsc.in](mailto:amshah@phillipventuresifsc.in)

## US Tech Analyst (Digital Entertainment/Semicons)

Jonathan Woo – [jonathanwookj@phillip.com.sg](mailto:jonathanwookj@phillip.com.sg)

## US Tech Analyst (Hardware/E-commerce/ETF)

Helena Wang – [helenawang@phillip.com.sg](mailto:helenawang@phillip.com.sg)

## Contact Information (Regional Member Companies)

## SINGAPORE

## Phillip Securities Pte Ltd

Raffles City Tower  
250, North Bridge Road #06-00  
Singapore 179101  
Tel +65 6533 6001  
Fax +65 6535 6631  
Website: [www.poems.com.sg](http://www.poems.com.sg)

## JAPAN

## Phillip Securities Japan, Ltd.

4-2 Nihonbashi Kabuto-cho Chuo-ku,  
Tokyo 103-0026  
Tel +81-3 3666 2101  
Fax +81-3 3666 6090  
Website: [www.phillip.co.jp](http://www.phillip.co.jp)

## THAILAND

## Phillip Securities (Thailand) Public Co. Ltd

15th Floor, Vorawat Building,  
849 Silom Road, Silom, Bangkok,  
Bangkok 10500 Thailand  
Tel +66-2 6351700 / 22680999  
Fax +66-2 22680921  
Website [www.phillip.co.th](http://www.phillip.co.th)

## UNITED STATES

## Phillip Capital Inc

141 W Jackson Blvd Ste 3050  
The Chicago Board of Trade Building  
Chicago, IL 60604 USA  
Tel +1-312 356 9000  
Fax +1-312 356 9005  
Website: [www.phillipusa.com](http://www.phillipusa.com)

## INDIA

## PhillipCapital (India) Private Limited

No.1, 18th Floor, Urmi Estate  
95, Ganpatrao Kadam Marg  
Lower Parel West, Mumbai 400-013  
Maharashtra, India  
Tel: +91-22-2300 2999 / Fax: +91-22-2300 2969  
Website: [www.phillipcapital.in](http://www.phillipcapital.in)

## MALAYSIA

## Phillip Capital Management Sdn Bhd

B-3-6 Block B Level 3 Megan Avenue II,  
No. 12, Jalan Yap Kwan Seng, 50450  
Kuala Lumpur  
Tel +603 2162 8841  
Fax +603 2166 5099  
Website: [www.poems.com.my](http://www.poems.com.my)

## INDONESIA

## PT Phillip Securities Indonesia

ANZ Tower Level 23B,  
Jl Jend Sudirman Kav 33A  
Jakarta 10220 – Indonesia  
Tel +62-21 5790 0800  
Fax +62-21 5790 0809  
Website: [www.phillip.co.id](http://www.phillip.co.id)

## FRANCE

## King &amp; Shaxson Capital Limited

3rd Floor, 35 Rue de la Bienfaisance 75008  
Paris France  
Tel +33-1 45633100  
Fax +33-1 45636017  
Website: [www.kingandshaxson.com](http://www.kingandshaxson.com)

## AUSTRALIA

## Phillip Capital Limited

Level 10, 330 Collins Street  
Melbourne, Victoria 3000, Australia  
Tel +61-03 8633 9803  
Fax +61-03 8633 9899  
Website: [www.phillipcapital.com.au](http://www.phillipcapital.com.au)

## TURKEY

## PhillipCapital Menkul Degerler

Dr. Cemil Bengü Cad. Hak Is Merkezi  
No. 2 Kat. 6A Caglayan  
34403 Istanbul, Turkey  
Tel: 0212 296 84 84  
Fax: 0212 233 69 29  
Website: [www.phillipcapital.com.tr](http://www.phillipcapital.com.tr)

## HONG KONG

## Phillip Securities (HK) Ltd

11/F United Centre 95 Queensway  
Hong Kong  
Tel +852 2277 6600  
Fax +852 2868 5307  
Websites: [www.phillip.com.hk](http://www.phillip.com.hk)

## CHINA

## Phillip Financial Advisory (Shanghai) Co Ltd

No 550 Yan An East Road,  
Ocean Tower Unit 2318,  
Postal code 200001  
Tel +86-21 5169 9200  
Fax +86-21 6351 2940  
Website: [www.phillip.com.cn](http://www.phillip.com.cn)

## UNITED KINGDOM

## King &amp; Shaxson Capital Limited

6th Floor, Candlewick House,  
120 Cannon Street,  
London, EC4N 6AS  
Tel +44-20 7426 5950  
Fax +44-20 7626 1757  
Website: [www.kingandshaxson.com](http://www.kingandshaxson.com)

## CAMBODIA

## Phillip Bank Plc

Ground Floor of B-Office Centre,#61-64,  
Norodom Blvd Corner Street 306,Sangkat  
Boeung Keng Kang 1, Khan Chamkamorn,  
Phnom Penh, Cambodia  
Tel: 855 (0) 7796 6151/855 (0) 1620 0769  
Website: [www.phillipbank.com.kh](http://www.phillipbank.com.kh)

## DUBAI

## Phillip Futures DMCC

Member of the Dubai Gold and  
Commodities Exchange (DGCCX)  
Unit No 601, Plot No 58, White Crown Bldg,  
Sheikh Zayed Road, P.O.Box 212291  
Dubai-UAE  
Tel: +971-4-3325052 / Fax: + 971-4-3328895

**Important Information**

This report is prepared and/or distributed by Phillip Securities Research Pte Ltd ("Phillip Securities Research"), which is a holder of a financial adviser's license under the Financial Advisers Act, Chapter 110 in Singapore.

By receiving or reading this report, you agree to be bound by the terms and limitations set out below. Any failure to comply with these terms and limitations may constitute a violation of law. This report has been provided to you for personal use only and shall not be reproduced, distributed or published by you in whole or in part, for any purpose. If you have received this report by mistake, please delete or destroy it, and notify the sender immediately.

The information and any analysis, forecasts, projections, expectations and opinions (collectively, the "Research") contained in this report has been obtained from public sources which Phillip Securities Research believes to be reliable. However, Phillip Securities Research does not make any representation or warranty, express or implied that such information or Research is accurate, complete or appropriate or should be relied upon as such. Any such information or Research contained in this report is subject to change, and Phillip Securities Research shall not have any responsibility to maintain or update the information or Research made available or to supply any corrections, updates or releases in connection therewith.

Any opinions, forecasts, assumptions, estimates, valuations and prices contained in this report are as of the date indicated and are subject to change at any time without prior notice. Past performance of any product referred to in this report is not indicative of future results.

This report does not constitute, and should not be used as a substitute for, tax, legal or investment advice. This report should not be relied upon exclusively or as authoritative, without further being subject to the recipient's own independent verification and exercise of judgment. The fact that this report has been made available constitutes neither a recommendation to enter into a particular transaction, nor a representation that any product described in this report is suitable or appropriate for the recipient. Recipients should be aware that many of the products, which may be described in this report involve significant risks and may not be suitable for all investors, and that any decision to enter into transactions involving such products should not be made, unless all such risks are understood and an independent determination has been made that such transactions would be appropriate. Any discussion of the risks contained herein with respect to any product should not be considered to be a disclosure of all risks or a complete discussion of such risks.

Nothing in this report shall be construed to be an offer or solicitation for the purchase or sale of any product. Any decision to purchase any product mentioned in this report should take into account existing public information, including any registered prospectus in respect of such product.

Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may provide an array of financial services to a large number of corporations in Singapore and worldwide, including but not limited to commercial / investment banking activities (including sponsorship, financial advisory or underwriting activities), brokerage or securities trading activities. Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may have participated in or invested in transactions with the issuer(s) of the securities mentioned in this report, and may have performed services for or solicited business from such issuers. Additionally, Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may have provided advice or investment services to such companies and investments or related investments, as may be mentioned in this report.

Phillip Securities Research or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report may, from time to time maintain a long or short position in securities referred to herein, or in related futures or options, purchase or sell, make a market in, or engage in any other transaction involving such securities, and earn brokerage or other compensation in respect of the foregoing. Investments will be denominated in various currencies including US dollars and Euro and thus will be subject to any fluctuation in exchange rates between US dollars and Euro or foreign currencies and the currency of your own jurisdiction. Such fluctuations may have an adverse effect on the value, price or income return of the investment.

To the extent permitted by law, Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may at any time engage in any of the above activities as set out above or otherwise hold an interest, whether material or not, in respect of companies and investments or related investments, which may be mentioned in this report. Accordingly, information may be available to Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, which is not reflected in this report, and Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may, to the extent permitted by law, have acted upon or used the information prior to or immediately following its publication. Phillip Securities Research, or persons associated with or connected to Phillip Securities Research, including but not limited to its officers, directors, employees or persons involved in the issuance of this report, may have issued other material that is inconsistent with, or reach different conclusions from, the contents of this report.

The information, tools and material presented herein are not directed, intended for distribution to or use by, any person or entity in any jurisdiction or country where such distribution, publication, availability or use would be contrary to the applicable law or regulation or which would subject Phillip Securities Research to any registration or licensing or other requirement, or penalty for contravention of such requirements within such jurisdiction.

This report is intended for general circulation only and does not take into account the specific investment objectives, financial situation or particular needs of any particular person. The products mentioned in this report may not be suitable for all investors and a person receiving or reading this report should seek advice from a professional and financial adviser regarding the legal, business, financial, tax and other aspects including the suitability of such products, taking into account the specific investment objectives, financial situation or particular needs of that person, before making a commitment to invest in any of such products.

This report is not intended for distribution, publication to or use by any person in any jurisdiction outside of Singapore or any other jurisdiction as Phillip Securities Research may determine in its absolute discretion.

**IMPORTANT DISCLOSURES FOR INCLUDED RESEARCH ANALYSES OR REPORTS OF FOREIGN RESEARCH HOUSES**

Where the report contains research analyses or reports from a foreign research house, please note:

- (i) recipients of the analyses or reports are to contact Phillip Securities Research (and not the relevant foreign research house) in Singapore at 250 North Bridge Road, #06-00 Raffles City Tower, Singapore 179101, telephone number +65 6533 6001, in respect of any matters arising from, or in connection with, the analyses or reports; and
- (ii) to the extent that the analyses or reports are delivered to and intended to be received by any person in Singapore who is not an accredited investor, expert investor or institutional investor, Phillip Securities Research accepts legal responsibility for the contents of the analyses or reports.