

# Wee Hur Holdings Ltd

Unlocking value from PBSA sale

## SINGAPORE | CONSTRUCTION | INITIATION

- We estimate worker dormitory revenue and profits will have a CAGR of c.40% from FY23 to FY25 due to 11k more worker accommodations or a 70% jump in bed capacity (1H24: 15,744 beds) operational in FY25. Pioneer Lodge is expected to be partially operational by 1Q25 and fully operational by the end of FY25.
- Wee Hur Holdings recently secured an A\$1.6bn exit from its PBSA portfolio, potentially bringing in net proceeds of S\$320mn. Given the Group's track record of declaring special dividends during strong financial performance, we believe there is a strong likelihood that special dividends may be announced. Post disposal, net cash will be around 67% of the current market cap.
- Initiate coverage of Wee Hur Holdings with a BUY recommendation and SOTP target price of S\$0.62. The stock is currently trading at around 36% below book value.

### Company Background

Established in 1980 and listed on the SGX Main Board in 2008, Wee Hur Holdings Ltd (the Group) is an investment holding company. Its operating segments include 1) Building Construction, 2) Workers' Dormitory, 3) Property Development, 4) Fund Management, and 5) PBSA Operations. The largest contributor to 1H24 revenue was Building Construction (41%), followed by Workers' Dormitory (39%).

### Highlights

- Worker dormitory segment as a key growth driver.** Pioneer Lodge, the Group's second purpose-built dormitory (PBD) with 10,500 beds, is expected to be partially operational by 1Q25 and fully operational by the end of FY25. Higher rental rates in 2024 resulted in a 67.9% YoY increase in revenue for the workers' dormitory segment in 1H24. With higher rental rates in FY24 and a higher bed capacity by the end of FY25, we expect revenue and PATMI for the workers' dormitory segment to increase by c.40% CAGR from FY23 to FY25. There is upside to our target price if the remaining two-year lease of the 15,744-bed Tuas View Dormitory is extended.
- Wee Hur recently secured an A\$1.6bn exit from its PBSA portfolio, potentially bringing in net proceeds of S\$320mn.** The transaction could result in a one-off gain from sale of S\$36mn. The transaction could also enhance the Group's financial position, improving from current net debt of S\$60.6mn to net cash of S\$259.3mn. Given the Group's track record of declaring special dividends during strong financial performance, we believe there is a strong likelihood that special dividends may be announced. Notably, in FY12, the Group reported around S\$90mn gain from sale from the completion of the Harvest@Woodlands industrial development project and subsequently distributed c.S\$15.9mn in special dividends.
- Wee Hur's stock is trading significantly below book value per share.** The Group's sale of its PBSA portfolio will result in a 10.6% increase in its revised net tangible assets (NTA) per share from S\$0.66 to S\$0.73. Based on the average 0.9x P/B of the Group's comparables, this represents a c.56% upside in valuations based on current stock prices. Given the successful agreement to realize value from its PBSA portfolio, we believe the Group is well-positioned to leverage its expertise and experience to maximize the potential of its remaining tangible assets.

3 January 2025

### BUY (Initiation)

CLOSING PRICE	SGD 0.420
FORECAST DIV	SGD 0.006
TARGET PRICE	SGD 0.62
<b>TOTAL RETURN</b>	<b>49.0%</b>

#### COMPANY DATA

Bloomberg CODE:	WHUR SP Equity
O/S SHARES (MN):	919.2
MARKET CAP (USD mn / SGD mn):	288 / 391
52 - WK HI/LO (SGD):	0.55 / 0.17
3M Average Daily T/O (mn):	7.89

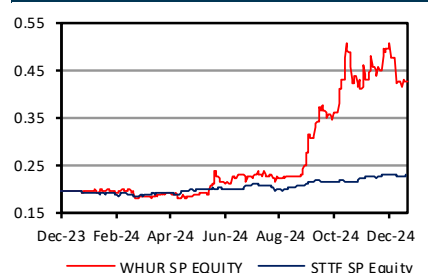
#### MAJOR SHAREHOLDERS

GSC Holdings Pte Ltd	38.0%
Citibank Nominees Singapore Pte Ltd	7.1%

#### TOTAL RETURN (%)

	1MTH	3MTH	YTD
COMPANY	(6.6)	16.4	124.6
STTF RETURN	1.8	6.3	22.4

#### PRICE VS. STTF



Source: Bloomberg, PSR

#### KEY FINANCIALS

Y/E Dec, S\$mn	FY22	FY23	FY24e	FY25e
Revenue	215.9	224.8	232.8	255.7
EBITDA	-23.6	47.7	47.0	51.7
Net Profit	67.9	98.6	117.2	149.2
EPS (cents)	7.4	10.7	12.7	16.2
P/E (X)	2.8	1.9	3.1	2.5
Dividend Yield	2.4%	3.0%	1.5%	1.8%
ROE	10.3%	14.8%	17.8%	20.9%
ROA	4.9%	8.3%	11.8%	14.2%

Source: Company, PSR

#### VALUATION METHOD

SOTP Valuation

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## Business Segments

**Building construction** comprises 41% of 1H24 revenue. It involves the construction of residential, industrial, institutional, and commercial properties.

**Workers' dormitories** comprise 39% of 1H24 revenue. The company builds and operates foreign workers' dormitories. It currently operates Tuas View Dormitory, with 15,744 beds. Pioneer Lodge, the Group's second purpose-built dormitory (PBD), with 10,500 beds, will be operational in FY25.

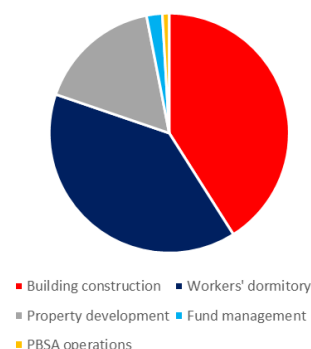
**Property development** comprises 17% of 1H24 revenue. The group develops and sells residential and industrial properties in Singapore and mixed-use properties in Australia. The group currently has two developments for sale in Singapore: Bartley Vue, a 115-unit residential development, and Mega@Woodlands, a 517-unit industrial development. The Group is exploring options for Park Central in Australia, which obtained development approval in 2Q24.

**Fund management** comprises c.2% of 1H24 revenue. The fund management arm currently oversees two PBSA funds, the Wee Hur PBSA Master Trust (Fund I) and Wee Hur PBSA Fund II. In December 2024, Wee Hur announced that it secured an A\$1.6bn exit from a 100% sale of all property sub-trusts in Fund I, retaining a 13% stake through its subsidiary.

In April 2024, shareholders approved to include the **Fund Management** business and **Alternative Investment** business as core businesses, alongside the existing core businesses (Construction and Property Development). As of April 2024, the Group deployed a total of S\$15.98mn (c.2.6% of book value) into alternative spaces like venture capital, private credit and private equity. They aim to diversify from real estate core businesses and unlock new avenues for sustainable growth and long-term value creation.

The remaining portion of 1H24 revenue comes from the **PBSA operation** segment. This segment manages student accommodations under the Y Suites brand, with seven Y Suites properties currently under operation. Revenue from this segment is expected to gradually decrease as management of the PBSA properties are handed over to Greystar, the buyer of the seven Y Suites properties.

Figure 1: 1H24 Revenue breakdown



Source: Company, PSR

## Building Construction

The Group is currently undertaking the below construction projects.

- 1) Bartley Beacon, public housing project. Expected completion in 1Q25.
- 2) Mount Vernon funeral parlour complex. Expected completion in 3Q26.
- 3) Bartley Vue, residential property development project. Expected completion in 2Q25.
- 4) Pioneer Lodge, worker dormitory project. Expected completion in 4Q25.

Figure 2: Mount Vernon funeral parlour complex and Bartley Beacon construction projects

### MOUNT VERNON FUNERAL PARLOUR COMPLEX



Source: Company

### BARTLEY BEACON



As of 30 June 2024, the construction order book is at S\$331.68mn, a 38% increase HoH from 31 December 2023. The order book is expected to hold steady as the Group anticipates tenders for new projects to remain competitive.

As all pre-COVID projects were completed in FY23, operating profits increased by 92% YoY, from S\$-13.1mn in 1H23 to S\$-1.06mn in 1H24. This is due to stabilized costs without larger loss-making pre-COVID projects.

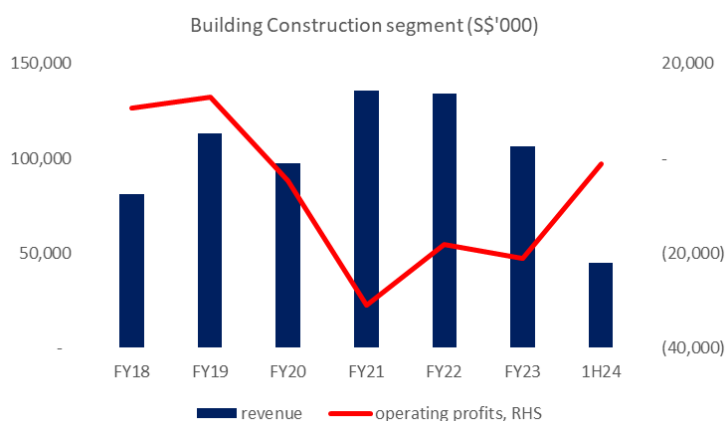
The Building and Construction Authority (BCA) estimates that construction demand will be between S\$31bn and S\$38 bn from 2024 to 2028, with the public sector expected to contribute about 55% of the total demand. We believe this will be a tailwind for the Group's building construction segment, with more tenders available for bidding.

Figure 3: Order book had a 38% HoH increase in 1H24



Source: Company, PSR

Figure 4: Operating profits of building construction increased due to stabilized costs



Source: Company, PSR

Figure 5: Construction demand over the next 4 years is expected to be a tailwind for the building construction segment



Source: PSR, BCA

### Workers' Dormitory

Pioneer Lodge, the Group's second purpose-built dormitory (PBD) with 10,500 beds, is expected to be partially operational by 1Q25 and fully operational by end of FY25. The Group currently operates Tuas View Dormitory with 15,744 beds.

Figure 6: 10,500-bed Pioneer Lodge will increase beds by 70%

**PIONEER LODGE** - Dormitory Under Development

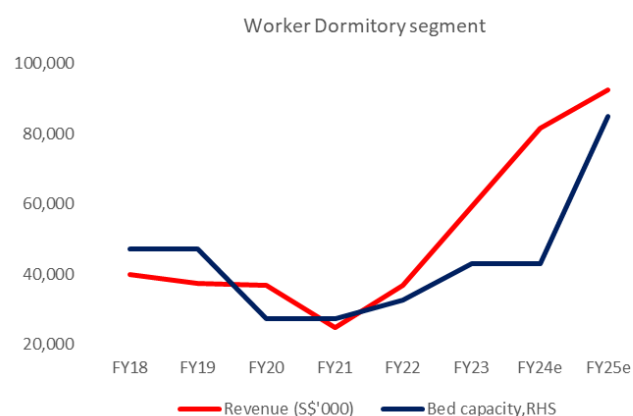


Source: Company

Higher rental rates in 2024 resulted in a 67.9% YoY increase in revenue for workers' dormitory segment from 1H23 to 1H24. With government initiatives to curb Singapore's demand for migrant workers and an increase in supply of worker accommodations, supply is expected to meet demand of worker accommodations in Singapore by the end of FY24. Hence, we expect rental rates for worker accommodation to moderate going into FY25.

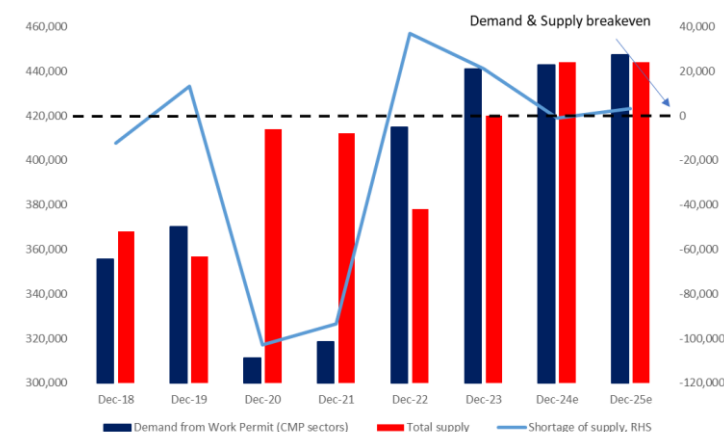
With higher rental rates in FY24 and the Group's bed capacity increasing by 67% by the end of FY25, we expect revenue and PATMI for workers' dormitory to increase by c.40% CAGR from FY23 to FY25.

Figure 7: Higher bed capacity is expected to drive revenue growth in worker dormitory segment



Source: Company, PSR

Figure 8: Supply of worker dormitories is expected to meet demand by the end of FY24



Source: PSR, MOM



### Property Development

The Group currently has two developments for sale in Singapore: Bartley Vue, a 115-unit residential development, and Mega@Woodlands, an industrial development of 517 units. Bartley Vue achieved a 91% sales rate as of 1H24, and Mega@Woodlands achieved a 97% sales rate as of 1H24.

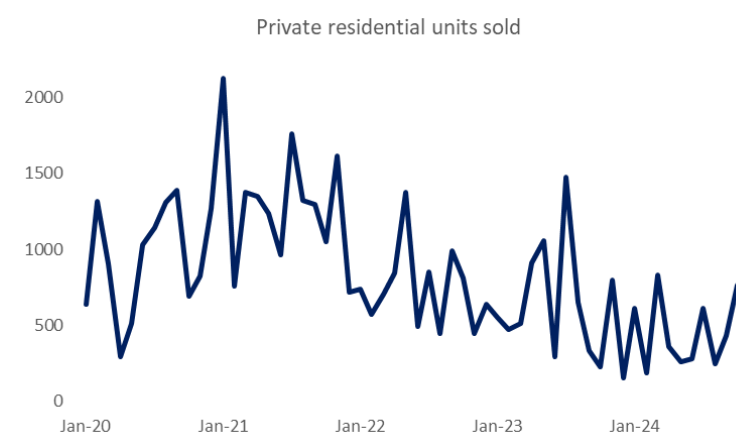
Figure 9: Property development projects



Source: Company

Based on URA statistics, developers sold 2,484 private residential units (including ECs) in 1H24, 32% lower YoY compared to 3,646 units in 1H23. The lower sales is due to reactions to property cooling measures, sustained high interest rates and uncertain economic environments. The Group believes that sales activity remains challenging in 2024 but is optimistic to sell most of the remaining units in Singapore by year end.

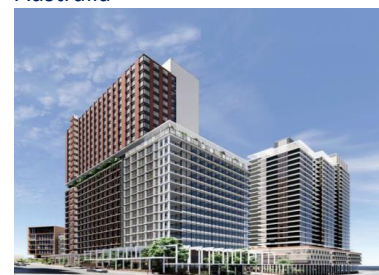
Figure 10: Private residential units (including ECs) sold declining



Source: Company, URA, PSR

The development approval (DA) for Park Central, a mixed development in Australia, was obtained in 2Q24. The Group is currently exploring options for Park Central.

Figure 11: Park Central in Australia



Source: Company

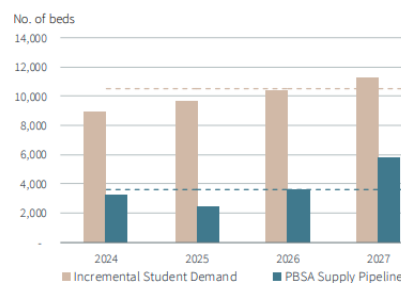
### PBSA Portfolio (Fund Management and PBSA Operations segment)

The Group's PBSA portfolio makes up 5,662 currently operational beds, with the 409-bed Y Suites on Margaret slated to be operational in the 1<sup>st</sup> semester of 2025. The combined FY23 revenue of the fund management and PBSA operations make up c.3.1% of the total FY23 revenue.

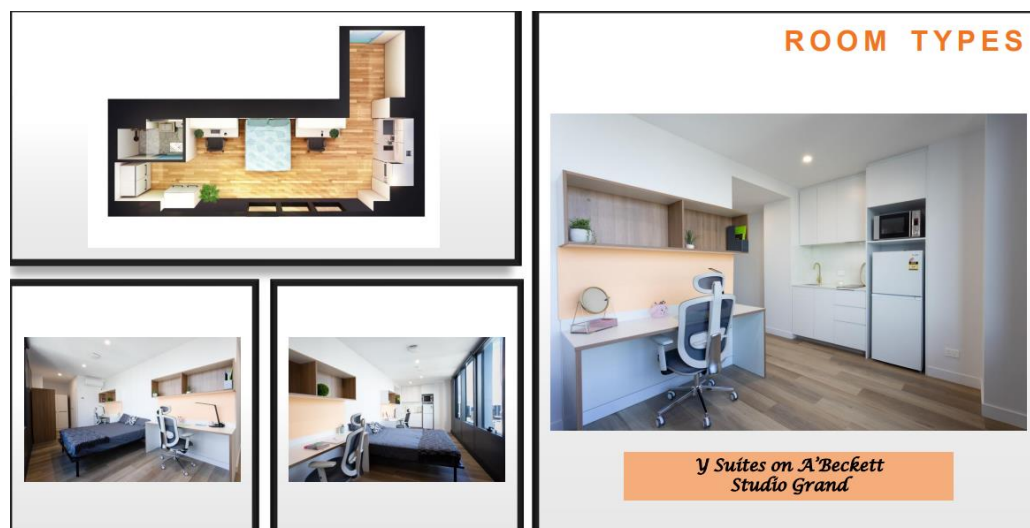
Figure 12: The Group's PBSA portfolio



Figure 13: shortage of supply in the Australia PBSA market



Source: Company, JLL



Source: Company

Figure 15: The Group holds 7 Trusts under WH PBSA Master Trust (Fund I) and 1 Trust under WH PBSA Fund II

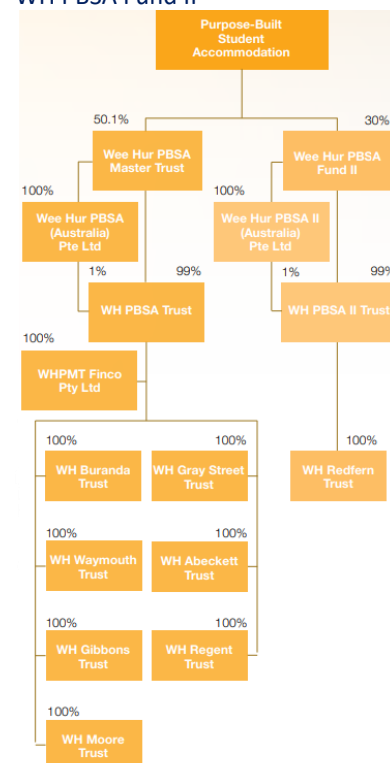


Figure 14: PBSA portfolio and their respective Trusts and Funds

#### PBSA Portfolio

Trusts	Properties	Fund	Effective Group Interest (%)	no. of beds	Approx. land area (Sq. Metres)
WH Buranda Trust	UniLodge Park Central	Fund I (WH PBSA Trust)	50.1%	1,578	3,976
WH Gray Street Trust	Y Suites City Gardens	Fund I (WH PBSA Trust)	50.1%	772	2,470
WH Waymouth Trust	Y Suites on Waymouth	Fund I (WH PBSA Trust)	50.1%	811	1,810
WH Abeckett Trust	Y Suites on A'Beckett	Fund I (WH PBSA Trust)	50.1%	888	1,029
WH Gibbons Trust	Y Suites on Gibbons	Fund I (WH PBSA Trust)	50.1%	472	1,365
WH Moore Trust	Y Suites on Moore	Fund I (WH PBSA Trust)	50.1%	733	1,431
WH Regent Trust	Y Suites on Regent	Fund I (WH PBSA Trust)	50.1%	408	1,368
WH Redfern Trust	Y Suites on Margaret	Fund II (WH PBSA II Trust)	30%	409	1,366

Source: Company, PSR

**Fund Management.** The fund management arm oversees two PBSA funds, the Wee Hur PBSA Master Trust (Fund I) and Wee Hur PBSA Fund II (Figures 14 and 15).

Source: Company

It was announced on 16 Dec 2024 that the Group secured an exit for its PBSA portfolio under Fund I (WH PBSA Trust) for A\$1.6bn, of which it owns a 50.1% stake. The buyer was Greystar, a global real estate investor and operator. The net consideration for the sale is c.A\$916mn after adjusting for debts owed by the Master Trust. The Group is expected to receive an aggregate of c.A\$459mn, comprising of 1) c.A\$355mn cash and 2) c.A\$104mn of Promissory Note will be netted off to retain a 13% stake in the PBSA portfolio.

Figure 16: Disposal Announcement on 16 Dec 2024

A\$mn	Total	WHH	Reco	Remarks
	100.0%	50.1%	49.9%	
Gross EV	1600.0	801.6	798.4	
Less: Debt, withholding tax	-684.0	-342.7	-341.3	
Net consideration	916.0	458.9	457.1	
Via 1) Cash	812.5	355.4	457.1	WHH receives c.S\$319.8mn
2) Promissory note	103.5	103.5		To retain 13% stake in PBSA portfolio. Will be netted off and cancelled

Source: Company, PSR

Following the transaction, earnings per share (EPS) and net tangible assets (NTA) per share could be raised by 89% and 11%, respectively.

The Group's net debt position of S\$60.6mn could also be improved to net cash of S\$259.2mn, as the Group is expected to receive c.S\$319.8mn in cash as consideration for the transaction. Given the Group's track record of declaring special dividends during strong financial performance, we believe there is a strong likelihood that special dividends may be announced.

Figure 17: EPS, NTA per share, and net cash per share will get a one-off increase from the transaction

Metrics	Before Proposed Disposal			After Proposed Disposal		
	Amount (S\$mn)	Shares (mn)	Per Share (S\$)	Amount (S\$mn)	Shares (mn)	Per Share (S\$)
Earnings	98.6	919.2	0.11	186.2	919.2	0.20
Net Tangible Assets	606.1	919.2	0.66	671.1	919.2	0.73
Net Cash / (Debt)	(61)	919.2	(0.07)	259.2	919.2	0.28

Source: Company, PSR

Fund II is a single asset fund comprising 409-bed Y Suites on Margaret. It is expected to be operational from 1Q25 and has a carrying value of S\$18.8mn as of FY23.

## Revenue and Earnings

The two largest portions of the Group's 1H24 revenue come from the building construction segment (41% of revenue) and workers' dormitory (39%), followed by property development (17%).

1H24 revenue increased by 10% YoY, driven by higher rental rates in the workers' dormitory segment. 1H24 operating profits increased significantly by 1908% YoY. This is mainly because of stabilized costs in the building construction segment and higher rental rates from the workers' dormitory segment. We expect rental rates for worker dormitories to moderate going into FY25 because supply is expected to meet the demand for worker dormitories in Singapore by the end of FY24. However, we expect revenue and PATMI for workers' dormitory to increase by c.40% CAGR from FY23 to FY25 due to a 67% increase in bed capacity from the new 10,500-bed Pioneer Lodge starting from FY25.

Figure 18: 1H24 revenue breakdown

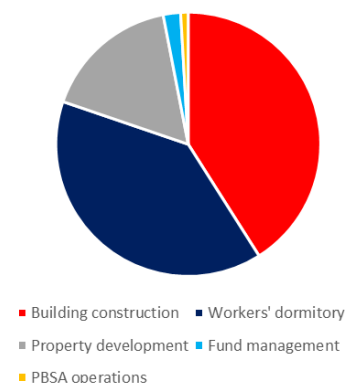


Figure 19: 1H24 results

### 1H24 Results

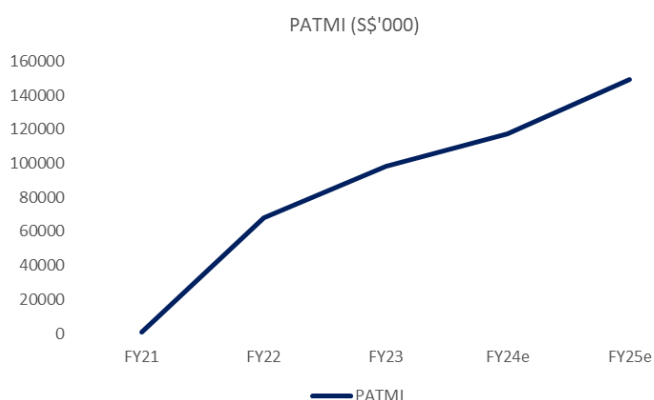
\$S mn	1H24	1H23	YoY (%)	2H23	HoH (%)	Comments
<b>Revenue</b>	<b>109.1</b>	<b>99.2</b>	<b>10.0%</b>	<b>125.6</b>	<b>-13.1%</b>	higher rental rates in worker dorms
- Building Construction	44.8	49.7	-10.0%	56.4	-20.7%	
- Workers' Dormitory	42.8	25.5	67.9%	33.6	27.5%	higher rental rates
<b>Operating Profits</b>	<b>21.6</b>	<b>1.1</b>	<b>1908%</b>	<b>44.3</b>	<b>-51%</b>	stabilised costs in Construction
- Building Construction	-1.1	-13.1	91.9%	-7.9	86.7%	pre-COVID contracts completed in 2023
- Workers' Dormitory	26.3	9.6	173.9%	64.1	-59.0%	higher rental rates

Source: Company, PSR

Source: Company, PSR

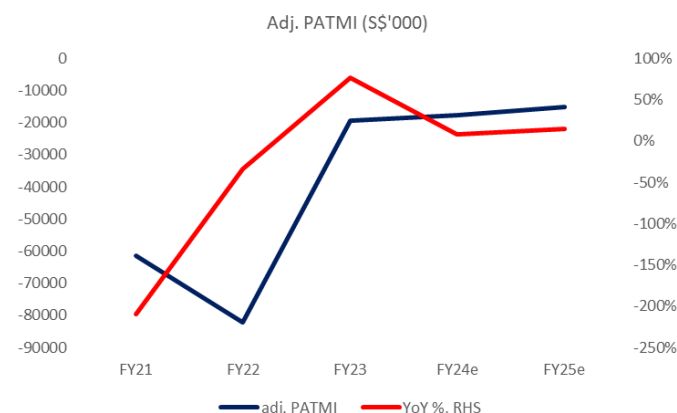
With the Group's PBSA portfolio sale under Fund I, we expect significant one-off PATMI gains of S\$87.7mn in FY25e (Figure 20). To forecast recurring profits from FY25 and beyond, we adjusted PATMI to exclude share of profits from PBSA portfolio and fair value gains. We expect adjusted PATMI to increase by 8% YoY in FY24e and 15% YoY in FY25e (Figure 21), driven by higher worker dormitory rental rates in FY24e and higher bed capacity in FY25e.

Figure 20: We expect a one-off PATMI gains of S\$87.7mn in FY25e from the Group's PBSA sale



Source: Company, PSR

Figure 21: Higher rental rates and higher bed capacity is expected to drive adjusted PATMI in FY24e and FY25e respectively



Source: Company, PSR

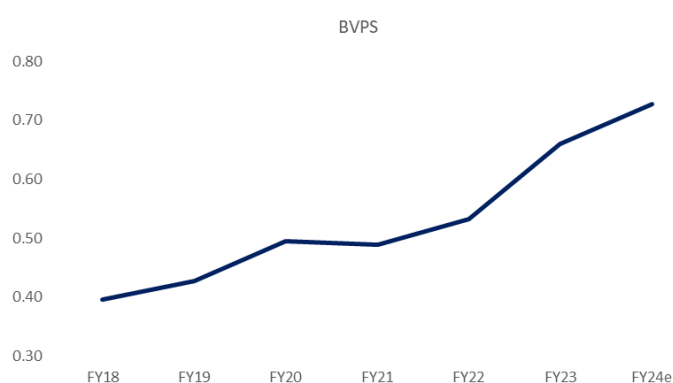


### Balance Sheet

Book value per share (BVPS) of the Group rose 11% CAGR from FY18 to FY23 (Figure 22), mainly from fair value gains from its investment properties. We expect the rising trend in BVPS to continue for the next two years, driven by fair value gains from the Group's PBSA portfolio. BVPS for the Group is expected to be S\$0.73 following the sale of its PBSA portfolio. Based on the average 0.9x P/B of the Group's comparables, this represents a c.56% upside in valuations based on current stock prices.

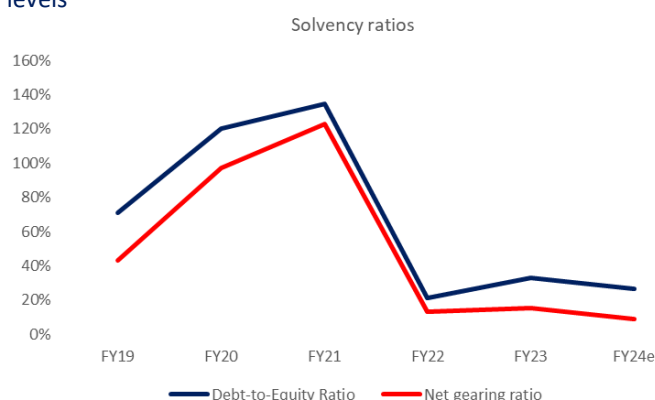
Debt-to-equity and net gearing ratios for FY23 have also declined below pre-COVID levels (Figure 23). We expect an additional S\$319.8mn of cash in consideration for the sale of the PBSA portfolio under Fund I, which puts the Group in a better position to possibly declare special dividends ahead of stronger financial performance.

Figure 22: Book value per share rose 11% CAGR from FY18 to FY23



Source: Company, PSR

Figure 23: debt and gearing ratios declined to below pre-COVID levels

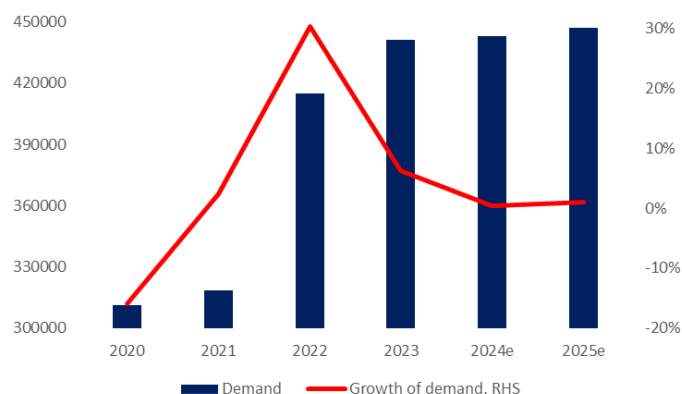


Source: Company, PSR

## Risks

**Reducing the Dependency Ratio Ceiling (DRC) in January 2024 could cause a drop in demand for worker accommodations.** Based on MOM figures, the total demand from work permit holders in the construction, marine shipyard, and process (CMP) sector increased by 0.4% HoH from 441,100 in Dec 2023 to 442,900 in Jun 2024. The YoY growth in demand for 2024e is expected to be lower than the 6% YoY growth in 2023, and we believe this is due to the reduction in Dependency Ratio Ceiling (DRC) starting from Jan 2024. The DRC is reduced from 1:7 to 1:5 (i.e., 1 local employee to 5 work permit holders) in the construction sector.

Figure 24: Demand growth for worker dormitories is expected to slow in FY24 and FY25



Source: MOM, PSR

**Tuas View Dormitory is left with a balance lease of two years.** Previously, its lease was extended by 3 years from 1 Nov 2023. It is still uncertain whether the lease can be extended after its balance lease. We believe there is a high probability that the lease for Tuas View Dormitory could be extended by 2026 due to foreseeable strong construction demand over the next few years. The BCA estimated that there will be between S\$31bn to S\$38bn worth of construction demand from 2024 to 2028, which is higher than average pre-pandemic levels. Based on the latest URA Master Plan, the plot reserved for Tuas View Dormitory is for general industry usage, the same as the plot reserved for Pioneer Lodge, which has a lease tenure of 6 years from 30 December 2023.

Figure 25: Construction demand is expected to be strong for the next few years



Source: Company, PSR

## Valuations

Listed below in Figure 26 are comparables to the Group's sub-business segments. Companies operating in the worker dormitories and property development space include Centurion Corporation and Cedar Woods Properties, a property developer in Australia. Companies operating in the construction industry include Hock Lian Seng, Soilbuild, and Lum Chang.

Figure 26: Comparables valuations

Name	1 Mth Perf (%)	3 Mth Perf (%)	YTD Perf (%)	Share Px Local Ccy	Mkt Cap (\$mn)	P/B	P/NTA	P/E	P/S	EV/ EBITDA
<b>Property Development/Real Estate</b>										
CENTURION CORP LTD	1.1	20.4	146.8	0.95	798.7	0.9	0.9	3.4	3.5	8.5
HO BEE LAND LTD	-2.6	-2.6	6.1	1.85	1228.4	0.3	0.3	n.a.	2.4	16.2
CEDAR WOODS PROPERTIES LTD	-3.8	-6.9	15.7	4.65	383.9	1.0	1.0	11.2	1.2	8.2
BOUSTEAD SINGAPORE LTD	2.5	1.0	25.4	1.02	501.5	0.9	0.9	6.7	0.7	2.3
<b>Construction</b>										
HOCK LIAN SENG HOLDINGS LTD	1.5	-2.9	28.3	0.34	171.6	0.6	0.6	4.5	0.9	3.0
SOILBUILD CONSTRUCTION GROUP	3.5	-16.3	159.0	0.75	124.3	2.1	2.1	8.3	0.4	6.1
LUM CHANG HOLDINGS LTD	-5.1	-3.4	-6.5	0.28	104.9	0.6	0.6	14.4	0.2	5.2
ISOTEAM LTD	1.7	0.0	39.0	0.06	41.2	1.0	1.0	6.1	0.3	5.4
TIONG SENG HOLDINGS LTD	-3.4	13.5	29.2	0.08	37.1	0.5	0.5	4.4	0.1	4.0
<b>Average</b>	-0.5	0.3	49.2	1.11	376.8	0.9	0.9	7.4	1.1	6.5
WEE HUR HOLDINGS LTD	-6.7	16.4	122.0	0.42	386.1	0.6	0.6	2.0	1.6	13.1

Source: Bloomberg, PSR

We initiate coverage of Wee Hur Holdings with a BUY recommendation and target price of S\$0.62. Our TP is based on SOTP valuation, as seen below in Figure 27. We value the building construction segment at 0.4x sales, around the average of construction companies listed above. We value the workers' dormitories segment based on DCF valuation with 6x EV/EBITDA as exit multiple, a c.8% discount to the average of the comparables. The property development segment is valued at 0.9x P/B, the average of the comparables. We value the fund management segment at a 40% discount to its RNAV.

We estimate Wee Hur Holdings' book value per share to be S\$0.66 and S\$0.73 for FY24e and FY25e, respectively. Our TP translates to c.0.9x FY24e book value, in line with comparable companies' averages.

Figure 27: SOTP valuation

SOTP Valuation S\$'000	Basis	% owned	Multiple (x)	Sales / Market Cap / Book value / RNAV	Share of Sales / Market Cap / Book value / RNAV	Per Share (\$)
<b>Business Segments</b>						
<b>Building construction</b>	0.4x FY24e sales	100%	0.4	120,000	48,000	0.05
<b>Workers' dormitory</b>	DCF, 6x EV/EBITDA as exit multiple	60%	0.6	422,262	253,357	0.28
<b>Property development</b>						
- Bartley Vue	0.9x FY24e P/B	75%	0.68	579	391	0.0004
- Mega@Woodlands	0.9x FY24e P/B	60%	0.54	14,275	7,709	0.008
<b>Fund management</b>						
- Fund I	40% discount to RNAV	50%	0.31	823,314	251,934	0.27
- Fund II	40% discount to RNAV	30%	0.18	62,777	11,300	0.01
<b>Fair value of Wee Hur Holdings</b>						<b>0.62</b>

Source: Company, PSR

## Financials

### Income Statement

Y/E Dec, SGD '000	FY21	FY22	FY23	FY24e	FY25e
<b>Revenue</b>	<b>200,375</b>	<b>215,890</b>	<b>224,842</b>	<b>232,750</b>	<b>255,745</b>
Gross profit	8,462	25,355	53,601	55,486	60,968
<b>EBITDA</b>	<b>39,908</b>	<b>(23,579)</b>	<b>47,653</b>	<b>47,007</b>	<b>51,651</b>
Depreciation & amortisation	(1,843)	(2,023)	(2,243)	(2,200)	(2,119)
<b>EBIT</b>	<b>38,065</b>	<b>(25,602)</b>	<b>45,410</b>	<b>44,807</b>	<b>49,532</b>
Net Finance Inc/(Exp)	(10,654)	(30)	(2,702)	(3,516)	(4,045)
Net fair value gains	59,660	(14,667)	26,923	-	-
share of assoc and JVs	2,546	531	126,390	134,995	76,723
Admin expense	(24,875)	(26,990)	(26,939)	(27,930)	(30,689)
Others	(34,785)	41,657	16	2,308	2,625
<b>Profit before tax</b>	<b>29,957</b>	<b>(25,101)</b>	<b>169,098</b>	<b>150,664</b>	<b>94,146</b>
Taxation	(15,500)	(3,067)	(8,860)	(7,894)	(4,519)
Minority interest	(13,795)	(68,117)	(26,199)	(25,603)	(28,132)
<b>PATMI</b>	<b>662</b>	<b>67,923</b>	<b>98,566</b>	<b>117,167</b>	<b>149,195</b>
Net fair value gains	(59,660)	14,667	(26,923)	-	-
Profits from PBSA JV	(2,546)	(164,739)	(90,917)	(134,995)	(76,723)
<b>PATMI, adjusted</b>	<b>(61,544)</b>	<b>(82,149)</b>	<b>(19,274)</b>	<b>(17,828)</b>	<b>(15,228)</b>

### Per share data (SGD Cents)

Y/E Dec	FY21	FY22	FY23	FY24e	FY25e
EPS, Reported	0.1	7.4	10.7	12.7	16.2
EPS, Adjusted	-6.7	-8.9	-2.1	-1.9	-1.7
DPS	0.5	0.5	0.6	0.6	0.7
BVPS	0.49	0.53	0.66	0.72	0.77

### Cash Flow

Y/E Dec, SGD '000	FY21	FY22	FY23	FY24e	FY25e
<b>CFO</b>					
<b>Profit before tax</b>	<b>29,957</b>	<b>(25,101)</b>	<b>169,098</b>	<b>150,664</b>	<b>94,146</b>
Adjustments	(38,391)	(134,458)	(93,811)	(135,862)	(77,671)
WC changes	27,514	14,449	50,004	23,172	55,123
<b>Cash generated from ops</b>	<b>19,080</b>	<b>45,462</b>	<b>90,177</b>	<b>37,613</b>	<b>71,786</b>
Tax paid	(8,336)	(3,308)	(5,415)	(2,381)	(4,089)
<b>Cashflow from ops</b>	<b>10,744</b>	<b>42,154</b>	<b>84,762</b>	<b>35,232</b>	<b>67,697</b>
<b>CFI</b>					
CAPEX, net	(690)	(386)	(1,107)	(1,111)	(1,220)
Addns to investmt property	(100,870)	(80,186)	(26,513)	(25,137)	(38,362)
Cash from disposal of PBSA	-	-	-	-	319,849
Others	(14,982)	61,980	(1,063)	4,045	4,345
<b>Cashflow from investments</b>	<b>(116,542)</b>	<b>(18,592)</b>	<b>(28,683)</b>	<b>(22,203)</b>	<b>284,612</b>
<b>CFF</b>					
Repayment of lease liability	(7,925)	(6,304)	(6,711)	(6,612)	(6,513)
Loans, net of repayments	79,541	10,835	33,497	30,367	32,999
Dividends	(4,876)	(6,277)	(20,996)	(20,996)	(21,400)
Others	36,179	(27,824)	(7,996)	(23,292)	(23,292)
<b>Cashflow from financing</b>	<b>102,919</b>	<b>(29,570)</b>	<b>(2,206)</b>	<b>(20,533)</b>	<b>(18,206)</b>
<b>Net change in cash</b>	<b>(2,879)</b>	<b>(6,008)</b>	<b>53,873</b>	<b>(7,504)</b>	<b>334,103</b>
Cash at start of period	58,402	53,430	47,258	100,644	92,690
FX charges	(2,093)	(164)	(487)	(450)	(542)
<b>CCE, end</b>	<b>53,430</b>	<b>47,258</b>	<b>100,644</b>	<b>92,690</b>	<b>426,251</b>

Source: Company, Phillip Securities Research (Singapore) Estimates

### Balance Sheet

Y/E Dec, SGD '000	FY21	FY22	FY23	FY24e	FY25e
<b>ASSETS</b>					
Trade and other receivables	142,141	86,506	124,902	104,738	115,085
Cash	53,430	38,525	107,316	117,181	437,030
Development properties	196,297	168,818	134,794	122,990	83,957
Disposal group	-	996,697	-	-	-
Others	1,761	246	250	-	(0)
<b>Total current assets</b>	<b>393,629</b>	<b>1,290,792</b>	<b>367,262</b>	<b>344,909</b>	<b>636,072</b>
PPE	32,541	30,954	29,784	28,695	27,796
Investment properties	877,446	25,796	166,563	167,580	255,745
Investments in JV	-	-	355,727	403,366	104,666
Others	64,795	44,638	54,439	61,521	67,599
<b>Total non-current assets</b>	<b>974,782</b>	<b>101,388</b>	<b>606,513</b>	<b>661,162</b>	<b>455,806</b>
<b>Total Assets</b>	<b>1,368,411</b>	<b>1,392,180</b>	<b>973,775</b>	<b>1,006,071</b>	<b>1,091,878</b>

### LIABILITIES

Accounts payable	115,099	92,889	122,380	110,907	121,864
Bank borrowings	429,608	34,826	116,370	69,825	76,723
Liabilities of disposal grp	-	472,395	-	-	-
Others	3,242	4,057	6,677	6,983	7,672
<b>Total current liabilities</b>	<b>547,949</b>	<b>604,167</b>	<b>245,427</b>	<b>187,714</b>	<b>206,259</b>
Deferred tax liabilities	13,548	3,604	2,443	2,937	2,557
Long-term borrowings	174,943	69,022	82,494	116,375	127,872
Others	21,600	12,000	14,567	13,965	15,345
<b>Total non-current liabilities</b>	<b>210,091</b>	<b>84,626</b>	<b>99,504</b>	<b>133,277</b>	<b>145,775</b>
<b>Total Liabilities</b>	<b>758,040</b>	<b>688,793</b>	<b>344,931</b>	<b>320,991</b>	<b>352,034</b>

### Equity

Share capital	125,733	125,733	125,733	125,733	125,733
<b>Shareholder Equity</b>	<b>610,371</b>	<b>703,387</b>	<b>628,844</b>	<b>685,080</b>	<b>739,844</b>

### Valuation Ratios

Y/E Dec	FY21	FY22	FY23	FY24e	FY25e
P/E (X) - Reported	277.7	2.8	1.9	3.1	2.5
P/B (X)	0.4	0.4	0.3	0.6	0.5
EV/EBITDA (X)	22.5	-20.0	6.3	9.9	3.2
Dividend Yield	2.5%	2.4%	3.0%	1.5%	1.8%

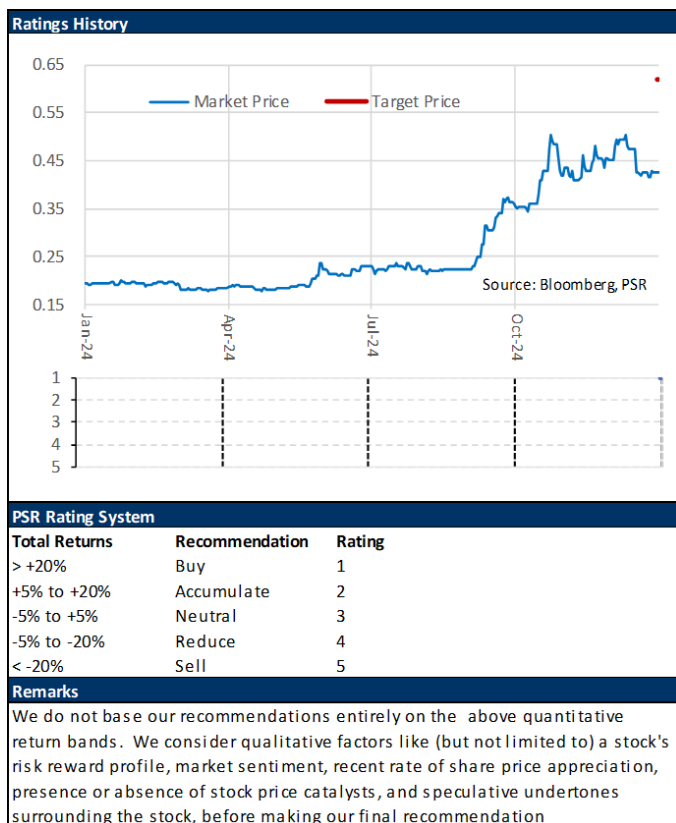
### Growth & Margins

<b>Growth</b>					
Revenue	5.5%	7.7%	4.1%	3.5%	9.9%
EBITDA	123.9%	-159.1%	302.1%	3.3%	9.3%
EBIT	141.1%	-167.3%	277.4%	3.5%	9.9%
Net profit, adj	-209.3%	-33.5%	76.5%	7.5%	14.6%
<b>Margins</b>					
Gross margin	4.2%	11.7%	23.8%	23.8%	23.8%
EBITDA margin	19.9%	-10.9%	21.2%	20.2%	20.2%
EBIT margin	19.0%	-11.9%	20.2%	19.3%	19.4%
Net profit margin, adj	-30.7%	-38.1%	-8.6%	-7.7%	-6.0%

### Key Ratios

ROE	0.1%	10.3%	14.8%	17.8%	20.9%
ROA	0.0%	4.9%	8.3%	11.8%	14.2%
Net Gearing (%)	90.3%	9.3%	14.6%	10.1%	Net cash
Net Debt/EBITDA (X)	13.8	-2.8	1.9	1.5	-4.5





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