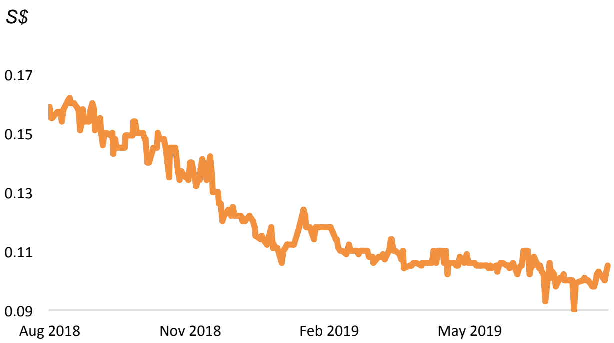
Hatten Land Limited

Date: 30 August 2019

BUY
(Maintained)

Target price: S$0.47
+352%

HATT SP
Price: S$0.104 (as at 29 August 2019)



Share price	1M	3M	6M	1Y
Hatten Land	0.0%	(2.9)%	(3.2)%	(35.0)%
Straits Times Index	(2.5)%	4.7%	(2.0)%	(6.7)%

Market capitalisation	S$143.3 million
Current price	S$0.104
Shares outstanding	1,378,096,353
Free Float	16.9%
Major shareholders	Hatten Holdings (1) 82.15%
Recommendation of other brokers	N/A

Source: Company data, Bloomberg, SAC Advisors

(1) Hatten Holdings Pte. Ltd. is jointly owned by Tan June Teng Colin and Tan Ping Huang Edwin, as such Tan June Teng Colin and Tan Ping Huang Edwin are deemed interested in the shares of the Company held by Hatten Holdings Pte. Ltd.

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4QFY2019 profit of RM9.3 million reversed loss from last year

Hatten Land Limited, and together with its subsidiaries, ("**Hatten Land**", "**Company**", or the "**Group**") reported 4QFY2019 revenue that was 114% higher than last year. The Group also benefited from higher rental income which reversed their loss of RM5.3 million in the 4QFY2018.

Group's revenue and profit came out ahead of our expectations. For 4QFY2019, the Group reported top-line of RM95.5 million, which is RM50.9 million higher than the RM44.6 million reported last year. The higher revenue in the quarter was mainly attributed to higher revenue recorded from their Harbour City project, though this was partially offset by the lower revenue recorded for their Hatten City Phase 2 project.

Hatten Land's results lifted by the increase in rental income from their malls, in-line with Group's strategy to build a recurring income base. For 4QFY2019, the Company saw an increase in Other income/ gains which increased by RM24.8 million mainly due to the increase in rental income from Hatten Place, Elements Mall under their Hatten City Phase 1 project.

Degearing of balance sheet expected to continue for FY2020. While the Group's high net gearing is an area of concern, we think the risk is low given the clear visibility in sales for FY2020 and beyond. Notwithstanding this, we expect most of the debt to be parred down on progressive recognition of unbilled sales that we discussed earlier.

Strong sponsor backing from parent – Hatten Group ensures steady pipeline of projects. Hatten Land has the advantage of having access to 18 land parcels and development rights that are currently held by the Hatten Group for future development. Through the right-of-first-refusal ("**ROFR**") and Call Option granted to the Company, they are able to periodically review whether such land parcels and development rights held by the Hatten Group would be suitable for property development.

We maintain our BUY rating on Hatten Land with a target price of S$0.47 based on a conservative value of the Group's RNAV. In arriving at our target price of S$0.47, we based this on a sum-of-the-parts valuation of their three business segments, representing an 352% upside to the Company's last traded price. We see the current valuation as undemanding given the steeper than Street discounts we have applied to their business segment.

Key risks: (i) Property development risks, (ii) geographical concentration risks and (iii) financing risks.

Key Financials

Year ended June (RM'000)	FY2016	FY2017	FY2018	FY2019E	FY2020E
Revenue	412,347	462,441	235,465	231,278	350,973
% Growth	(5.5%)	12.2%	(49.1%)	(1.8%)	51.8%
Gross profit	154,720	180,332	77,436	71,696	105,292
Gross profit margin	37.5%	39.0%	32.9%	31.0%	30.0%
Profit/(loss) before tax	96,441	30,409	7,390	4,007	15,680
Profit/(loss) before tax margin	23.4%	6.6%	3.1%	1.7%	4.4%
Profit/(loss) attributable to owners (2)	68,588	8,722	3,173	3,045	11,862
EPS/(LPS) (RM cents)	5.77	0.69	0.23	0.22	0.86
P/E (x)	5.6	46.6	139.7	145.3	37.3
P/B (x)	0.7	0.2	0.2	0.2	0.2
Net Debt/Equity	278.0%	119.5%	223.3%	206.2%	110.9%

(2) Profit/(loss) attributable to equity holders of the Company from continuing operations

Hatten Land's results lifted by recurring rental income

Hatten Land is a leading property developer in Malaysia of integrated residential, hotel and commercial developments. Their property developments are currently concentrated in Melaka, which is strategically situated along the OBOR corridor.

Hatten Land reported 4QFY2019 revenue that was 114% higher than last year. The Group also benefited from higher rental income which reversed their loss of RM5.3 million in the 4QFY2018. For FY2019, the Group reported total profit of RM12.3 million vs. the loss of RM4.7 million last year.

Group's revenue and profit came out ahead of our expectations. For 4QFY2019, the Group reported top-line of RM95.5 million, which is RM50.9 million higher than the RM44.6 million reported last year. The higher revenue in the quarter was mainly attributed to higher revenue recorded from their Harbour City project, though this was partially offset by the lower revenue recorded for their Hatten City Phase 2 project. Gross profit however, was lower due to the reclassification of the borrowing costs in cost of sales relating to the development properties that are ready for its intended sale to finance cost for FY2018.

For FY2019, the Group recorded revenue of RM281.3 million for FY2019, which was RM51.4 million higher than FY2018 and RM50 million ahead of our forecast. The increase in revenue was mainly attributed to higher revenue recorded from their Harbour City, Satori and Unicity projects. The Group also reversed the loss of RM4.7 million from last year to a profit of RM12.3 million in FY2019, RM9.0 million above our forecasts.

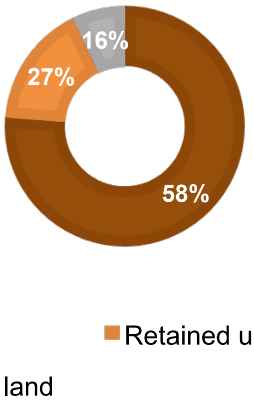
Hatten Land's results were lifted by the increase in rental income from their malls, in-line with Group's strategy to build a recurring income base. For 4QFY2019, the Company saw an increase in Other income/gains which increased by RM24.8 million mainly due to the increase in rental income from Hatten Place, Elements Mall under their Hatten City Phase 1 project.

Moving forward, we continue to expect the Group to see greater recurring income from their new mall management arm, Hatten Commercial Management Sdn. Bhd. which they unveiled in April 2018 to complement its property development business and drive recurring revenue. This new business division, which is expected to generate recurring income for Hatten Land, will eventually oversee 4,900 commercial retail units with a combined gross floor area of 4.34 million square feet, within five shopping malls developed by the Group.

Business Overview:

Hatten Land is a leading property developer in Malaysia of integrated residential, hotel and commercial developments. They were listed on the Catalist Board of Singapore Exchange on 28 February 2017 through a reverse takeover ("**RTO**") of VGO Corp.

HATTEN LAND'S VALUE (1)



Source: Company data,, SAC Advisors

(1) Due to rounding, figures may not add up to 100%.

Investment Highlights

Degearing of balance sheet for FY2019, expected to continue for FY2020. While the Group's high net gearing is an area of concern, we think the risk is low given the clear visibility in sales for FY2020 and beyond. Moreover the high gearing can also be attributed to the Group's book value, which is lower than their RNAV. Notwithstanding this, we expect most of the debt to be parred down on progressive recognition of unbilled sales that we discussed earlier. The Group's net debt has been parred down from 223% in FY2018 to 206% in FY2019, and we expect this to be continued to be parred down for FY2020.

Strong sponsor backing from parent – Hatten Group ensures steady pipeline of projects. Hatten Land is the property development arm of the Hatten Group (the Hatten Group of companies with interests in property development, property investment, hospitality, retail and education). Its conceptual approach is to design developments with iconic characteristics and attractions. With Hatten Group's comprehensive and vertically integrated business, this allows Hatten land to tap into their parent's strengths and incorporate various elements of the development process, ranging from design to management to hospitality services, into their planning process that has seen the Group produce award winning properties.

Hatten Land also has the advantage of having access to 18 land parcels and development rights that are currently held by the Hatten Group for future development. Through the ROFR and Call Option granted to the Company, they are able to periodically review whether such land parcels and development rights held by the Hatten Group would be suitable for property development.

We think this arrangement benefits the Group as they are able to assess the best time at management's discretion in terms of when to acquire the land for development.

Hatten Land diversifies into Australian property market. The Company announced in early March that they had entered into an exclusive land purchase option agreement with Sunvale Development to acquire a land in Melbourne, Australia. This marks the Group's first expansion into the Australian property market. Along with the Group's diversification into Seremban and the Cyberjaya project earlier, we view the latest venture positively as we think the Group is making a conscious effort in expanding and diversifying their geographical presence outside of Malaysia.

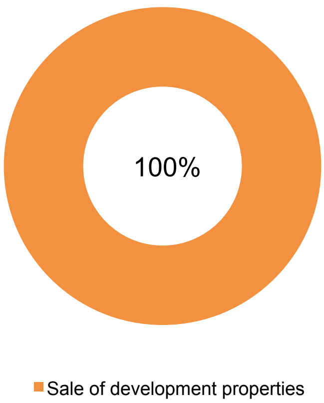
Investment Highlights

We maintain our BUY rating on Hatten Land with a target price of S$0.47 based on a conservative value of the Group's RNAV. In arriving at our target price of S$0.47, we based this on a sum-of-the-parts valuation of: (i) the RNAV from their existing development projects, (ii) the recurring income from their retained units and (iii) the potential value extractable from their pipeline of land acquisitions.

When we summed up the three segments together, we arrived at an overall valuation of S$641.8 million, or S$0.47/share, representing an 352% upside to the Company's last traded price. We see the current valuation as undemanding given the steeper than Street discounts we have applied to their business segment. We initiate with a BUY with a target price of S$0.47, representing 343% upside potential.

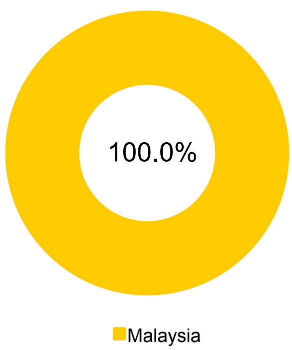
Company Background

Revenue Breakdown (FY2019)



Source: Company data, SAC Advisors

Revenue breakdown (FY2019) – By country



Source: Company data, SAC Advisors

Hatten is one of the leading property developers in Malaysia specialising in integrated residential, hotel and commercial developments and is currently focused in Malacca, Malaysia. They are the property development arm of the Hatten Group, which is a leading brand in Malaysia with core businesses in property development, property investment, hospitality, retail and education.

We see Hatten tap into the strengths of the Hatten Group and its comprehensive and vertically integrated businesses. This allows them to incorporate various elements of the development process, ranging from design to management to hospitality services, into their planning process resulting in a consistent product. They also have access to 18 land parcels or approximately 174 acres of land banks and development rights in high-growth locations in Malaysia (more on this later). This arrangement gives Hatten Land priority access to many plots of prime land.

The Group has an established track record for the development of well-designed properties in Malacca and ability to develop projects that meet customer's needs. Over the years, they have won numerous accreditations and awards for their property development.

Hatten listed on the SGX Catalist Board on 28 February 2017 after the completion of the reverse takeover. On the 30 January 2019, the Company announced their intention to transfer the listing of the Company from the Catalist Board to the Mainboard.

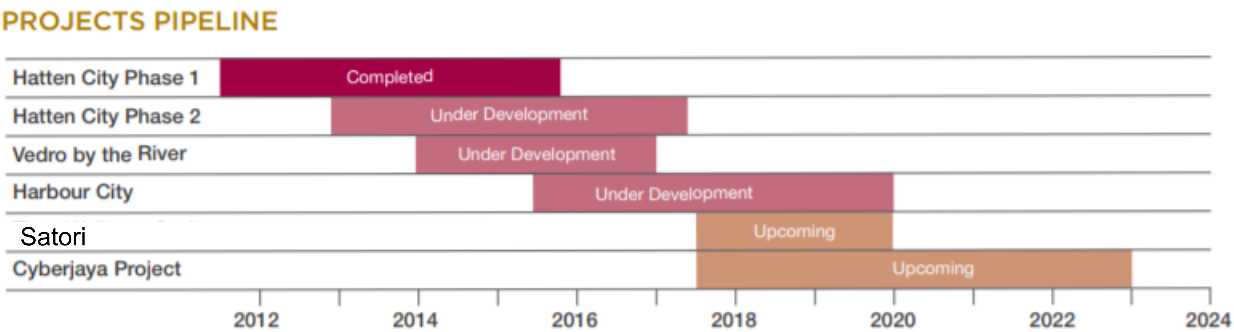
Development Track Records

Name of development	Year	Development description
Dataran Pahlawan Melaka Megamall	2006	Flagship project, largest mall in Melaka.
Hatten City Phase 1	2011	Sales launch. Completion in 2016.
Hatten Square and Hatten Hotel	2012	Completion of both developments.
Hatten City Phase 2	2012	Sales launch.
Vedro by The River	2013	Sales launch. Completion in 2017.
Terminal Pahlawan, Estadia Hotel, Harbour City Phase 1	2015	Completion of Terminal Pahlawan, Estadia Hotel and sales launch of Harbour City Phase 1.
Harbour City Phase 2	2016	Sales launch.
Satori	2017	Sales launch.

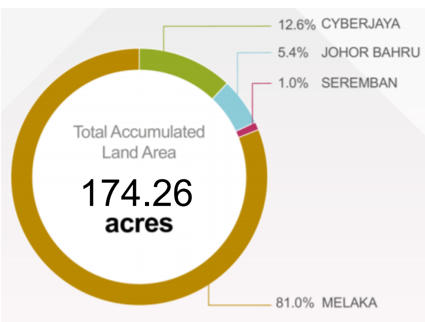
Source: Company data, SAC Advisors

Summary of Projects Pipeline

Hatten Land's current development portfolio comprises three (3) integrated mixed-use development projects and retail malls in Melaka and Seremban, Malaysia. Hatten City Phase 1 (comprising Elements Mall, SilverScape Residences and Hatten Suites), Hatten City Phase 2 and Vedro by the River have completed. Harbour City and Satori are in various stages of completion and have been contributing to the Group's earnings. The summary of some of their projects pipeline is shown below.



Source: Company data



Source: Company data

Healthy pipeline of future developments

Hatten Land's ROFR and call options to approximately 200 acres of land banks and development rights in high-growth locations in Malaysia allow them to periodically review whether the specific land bank will be suitable for development. This arrangement places Hatten Land in a near-unrivalled position with priority access to many plots of land parcels.

Source: Company data

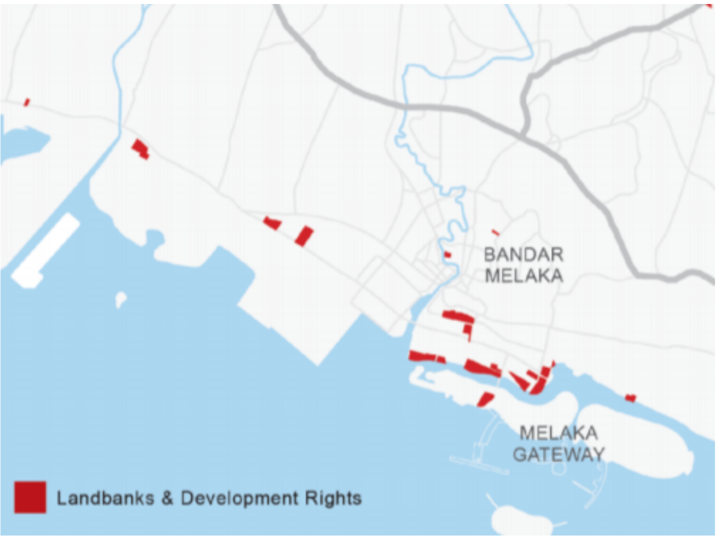
Rich land bank ensures sustainable pipeline

Competitive Advantage: Strong Sponsor backing

As the property development arm of the Hatten Group, Hatten Land has over 10 years of track record in developing integrated developments in Melaka. With access to 18 land bank and development rights in high growth cities held by the Hatten Group for future development.

Through the right of first refusal and options granted to the Company, Hatten Land is able to periodically review whether such land bank held by the Hatten Group would be suitable for property development.

Since their listing, Hatten Land has already exercised their rights under the ROFR and Call Option to acquire the property development companies relating to the Cyberjaya project and the Satori Project.



Source: Company data (2017), SAC Advisors

Based on their latest announcement, the land bank have a total of 174.26 acres of total accumulated land area. These land parcels are also in the high growth city of Melaka, which is 1.5hrs away from Kuala Lumpur. Melaka is also the second fastest growing city in Malaysia, posting an 8.1% growth in GDP for 2017, just behind Sabah.

We think this arrangement is advantageous to Hatten Land as they will be able to remain asset-light without locking up too much capital in the land and also leave the risk of holding onto the land to their parent, Hatten Group. The arrangement also gives Hatten Land the luxury of cherry-picking the land for development based on their assessment of the most opportune time.

Future Plans and Growth Strategy

Hatten diversifies and makes first foray into Australian property market

Hatten Land announced in early March that the Group had entered into an exclusive land purchase option agreement with Sunvale Development to acquire a land in Melbourne, Australia for an aggregate consideration of not exceeding A$15.8 million, or equivalent to approximately S$15.25 million. This marks the Group's first expansion into the Australian property market.

The land purchase option agreement gives the Group the option which upon exercise, entitles the Group to acquire the land, which is located in Southbank, Melbourne, Australia. The exercise of this option by the Group is dependent on various conditions and factors such as the issuance of the Revised Planning Permit and satisfactory due diligence.

The land has been granted a planning permit for the development of a multi-storey building comprising of dwellings, retail premises and offices with an estimated gross floor area of 25,000 square meters. The Company intends to develop a mixed-use development on the land which may comprise retail and hospitality units.

Along with the Group's diversification into Seremban and the Cyberjaya project earlier, we view the latest venture positively as we think the Group is making a conscious effort in expanding and diversifying their geographical presence outside of Malaysia.

Undemanding Valuations

Steep discount to RNAV

In arriving at our target price of S$0.47, we based this on a sum-of-the-parts valuation of: (i) the RNAV from their existing development projects, (ii) the recurring income from their retained units and (iii) the potential value extractable from their pipeline of land acquisitions from their parent.

Development Properties	Sector	Tenure	Completion date	Stake	% of development unsold (1)	RNAV (RM mn)
Hatten City Phase 1						
Hatten Place	Hospitality	Leasehold (99 years)	November 2015	100%	2.6%	5.9
Elements Mall	Retail & Serviced	Leasehold (99 years)	November 2015	100%	6.4%	61.5
SilverScape (Tower A & B)	Residence	Leasehold (99 years)	March 2016	100%	8.5%	33.7
Hatten City Phase 2						
Imperio Mall	Retail		November 2018	100%		
Imperio Residence A	Residential		3QFY19	100%		
Imperio Residence B	Residential		3QFY19	100%		
Harbour City						
Harbour City Mall	Retail	Leasehold (99 years)	2QFY20	100%	32.1%	270.6
Harbour City Suites	Hospitality	Leasehold (99 years)	2QFY20	100%	2.1%	5.1
Harbour Resort	Hospitality	Leasehold (99 years)	2QFY20	100%	21.9%	92.8
Harbour City Premier Resort	Hospitality	Leasehold (99 years)	2QFY20	100%	55.8%	131.2
Satori						
Satori Suites	Hospitality & Retail	Leasehold (99 years)	4QFY20	100%	17.2%	25.6
Satori Serviced Residences	Residence	Leasehold (99 years)	4QFY20	100%	79.7%	51.1
Unicity						
Unicity Mall	Retail	Leasehold (99 years)	3QFY19	100%	48.1%	89.7
Unicity Residences	Residence	Leasehold (99 years)	3QFY19	100%	9.4%	5.0
NPV of development profit						909.4
Net book value						200.0
RNAV						**1,605.2**
RNAV (S$'m) (2)						**529.7**
Discount applied						30%
RNAV adjusted (S$'m) (A)						**370.8**
Net earnings of retained properties						51.5
Net yield assumption						6%
Value of recurring income on retained properties (S$'m) (B)						**169.8**
NPV of ROFR land						2,044
Discount applied						85%
NPV of ROFR land (RM 'm)						306.6
NPV of ROFR land (S$ 'm) (C)						**101.2**
SOTP (A + B + C)						641.8
Price/share						**S$0.47**

(1) Number of units unsold strips out units retained for rental income

(2) 1RM to SGD of 0.33 applied

Undemanding Valuations

30% discount to RNAV

We valued Hatten Land with the SOTP valuation methodology. (A) We summed up the RNAV of the Group's development properties meant for sale, the RNAV which includes the discounts given by the Group is reasonable in our view as this is based on the average transacted price the Group has realised based on their existing sales for the individual properties. In our bid to be conservative, we further applied a 30% listco discount (which is the average discount that the Singapore listed developers on the Singapore Exchange are trading at to their RNAV) on the RNAV of Hatten Land to arrive at S$370.8m.

(B) In valuing Hatten Land, we noted the Street's preference of lumping the Group's retained units together with their development properties for sale in (A) in valuing the Company. We think valuing the Company in this manner however, ignores the recurring income that the Group will be getting on these units, which is typically about 7% per year. We therefore stripped out the retained units that Hatten Land will be retaining for rental yield from their development properties, assumed an occupancy of 75% and applied a conservative 10x earnings multiple on the earnings from these units to arrive at a valuation of S$169.8m from this segment.

(C) We valued the Group's MOU/ROFR land on the basis of it being completed, ie. 100% completed and sold, before discounting the attributable profits to their present value of RM2 billion. We then applied a steeper than market discount rate of ~85% on this segment to account for the market and development risks of these projects given the longer gestation period of the projects. This gives us a valuation of S$101.2m from this segment.

By summing up the three segments together through the sum-of-the-parts valuation method, we arrived at an overall valuation of S$641.8 million, or S $0.47/share, representing an 352% upside to the Company's last traded price.

Key Risks

The key risks the Group face is associated with property development, geographical concentration and financing.

Risks in the property sector in Malaysia
Depending on the scale of the new project development, a period of four (4) to eight (8) years normally elapses between the acquisition of the site and/or the development rights and the project's completion. Between the acquisition of the site and the project's completion, political or social conditions of the location or other conditions critical to the success of the property or project may change, such that the Group is unable to commence operations of the property or project. and/or achieve its projected returns.

Single country risk in Malaysia
While the Company has taken steps to diversify their geographical location outside of Malaysia, the Group's current property development projects are primarily based in Malaysia. As the revenue of the Group is primarily derived from these businesses, its performance may be adversely affected as a result of exposure to the risks inherent in these businesses and markets. Relevant risks in relation to the property sector in Malaysia include episodic oversupply of properties for sale or for lease, shortage of labour supply, competition from other property developers, property downturns resulting from changes in the state of the economy, increase in labour costs, construction costs, energy costs and prices of raw materials, changes in government policies or changes in bank interest rates. These changes may have a material and adverse impact on the Group's operations, financial position and/or performance.

Financing risks
While we expect the Group to pare down their gearing in FY2019 and FY2020, property development is capital intensive. The availability of adequate financing is crucial to the Group's ability to acquire land and to complete their development projects according to plan. Generally, property developers in Malaysia finance their business activities through a combination of internal and external sources of funds. Internal sources of funds comprise mainly cash generated from their operation activities (which include cash inflows arising from sales of the property developments) and cash and bank balances while external sources comprise mainly banks and other loans and capital contribution from shareholders. The mismatching cash flows nature of property development may result in periods where the property developer may experience net negative operating cash flows that have to be financed through existing cash and bank balances and external sources of funds, which represent greater reliance on such external sources of funds during these periods.

Recommendation

We maintain our BUY rating on Hatten Land with a target price of S$0.47 based on a conservative value of the Group's RNAV. In arriving at our target price of S$0.47, we based this on a sum-of-the-parts valuation of: (i) the RNAV from their existing development projects, (ii) the recurring income from their retained units and (iii) the potential value extractable from their pipeline of land acquisitions.

When we summed up the three segments together, we arrived at an overall valuation of S$641.8 million, or S$0.47/share, representing an 343% upside to the Company's last traded price. We see the current valuation as undemanding given the steeper than Street discounts we have applied to their business segment. We initiate with a BUY with a target price of S$0.47, representing 343% upside potential.

Income Statement (RM$'000)

	Fiscal Year Ended				
(RM '000)	FY16	FY17	FY18	FY19E	FY20E
Revenue	412,347	462,441	235,465	231,278	350,973
Less: Cost of sales	-257,627	-282,109	-158,029	-159,582	-245,681
Gross Profit	**154,720**	**180,332**	**77,436**	**71,696**	**105,292**
Other income	12,155	8,860	27,685	22,240	25,296
Selling and distribution expenses	(22,422)	(40,502)	(46,272)	(32,379)	(45,626)
General and Administrative expenses	(23,765)	(36,953)	(47,157)	(35,615)	(45,557)
Finance expenses	(855)	(419)	(5,902)	(14,764)	(4,424)
Profit before tax	**96,441**	**30,409**	**7,390**	**4,007**	**15,680**
Tax expense	(27,853)	(21,687)	(4,217)	(962)	(3,746)
Total profit	**68,588**	**8,722**	**3,173**	**3,045**	**11,862**
Profit attributable to owners	**68,588**	**8,722**	**3,173**	**3,045**	**11,862**
Earnings per share:					
-Basic (cents)	5.77	0.69	0.23	0.22	0.86

Cash Flow Statement (RM$'000)

	Fiscal Year Ended				
	FY16	FY17	FY18	FY19E	FY20E
Profit/(Loss) before tax	**96,441**	**30,409**	**7,390**	**4,007**	**15,608**
Depreciation and amortisation	4,537	36,089	32,377	3,760	4,276
Change in working capital	(54,906)	(237,991)	(122,622)	205,596	110,000
Others	(19,400)	41,559	(24,292)	3,332	(3,746)
Net Cash from/ (used in) operations	**26,672**	**(129,934)**	**(107,147)**	**216,695**	**126,138**
Capital Expenditures	(36,259)	(33,579)	(62,661)	(49,964)	(49,964)
Others	7,233	1,402	667	1,167	0
Net Cash from/(used in) investing	**(29,026)**	**(32,177)**	**(61,994)**	**(48,797)**	**(49,964)**
Net increase in equity	80,049	0	0	0	0
Net increase in debt	111,662	83,431	146,033	(96,306)	(60,000)
Others	(51,494)	0	(2,143)	(1,053)	(1,053)
Net Cash from/(used in) financing	**60,168**	**163,480**	**143,890**	**(97,359)**	**(61,053)**

Balance Sheet (RM$'000)

	Fiscal Year Ended				
	FY16	FY17	FY18	FY19E	FY20E
As at 30 June					
Property, plant and equipment	64,101	94,638	155,580	203,609	249,297
Other non-current assets	51,294	61,313	76,916	80,224	82,330
Total non-current assets	**115,395**	**155,951**	**232,496**	**283,833**	**331,627**
Development properties	476,350	537,613	630,996	951,837	991,837
Trade and other receivables	212,546	463,977	519,683	497,847	347,847
Cash and bank balances	81,930	83,625	59,475	128,587	143,708
Other current assets	47,084	51,198	51,393	48,173	48,173
Total current assets	**817,910**	**1,136,413**	**1,234,547**	**1,626,444**	**1,531,565**
Total assets	**933,305**	**1,292,364**	**1,467,043**	**1,910,277**	**1,863,192**
Share capital	38,235	250,874	252,719	252,719	252,719
Retained earnings	22,522	31,244	32,274	34,266	47,181
Other reserves	(137)	(54,708)	(54,827)	(50,663)	(50,663)
Equity attributable to owners of the Company	**60,620**	**227,410**	**230,166**	**236,322**	**249,237**
Total Equity	**60,620**	**227,410**	**230,166**	**236,322**	**249,327**
Loans and borrowings	198,573	298,793	262,633	251,114	251,114
Other non-current liabilities	173,337	186,665	175,501	451,865	451,865
Total Non-current liabilities	**371,910**	**485,458**	**438,134**	**702,979**	**702,979**
Loans and borrowings	51,899	56,656	245,177	189,486	129,486
Trade and other payables	288,989	468,505	513,577	741,501	741,501
Other current liabilities	159,887	54,335	39,989	39,989	39,989
Total Current liabilities	**500,775**	**579,496**	**798,743**	**970,976**	**910,976**
Total liabilities	**872,685**	**1,064,954**	**1,236,877**	**1,673,955**	**1,613,955**
Total equity and liabilities	**933,305**	**1,292,364**	**1,467,043**	**1,910,277**	**1,863,192**

Ratios

	Fiscal Year Ended				
	FY16	FY17	FY18	FY19E	FY20E
Profitability (%)					
Gross profit margin	37.5%	39.0%	32.9%	31.0%	30.0%
Profit/(loss) before tax margin	23.4%	6.6%	3.1%	1.7%	4.4%
Profit/(loss) after tax margin	16.6%	1.9%	1.3%	1.3%	3.4%
Liquidity (x)					
Current ratio	1.6	2.0	1..5	1.7	1.7
Quick ratio	0.7	1.0	0.8	0.7	0.6
Interest coverage ratio	113.8	269.9	2.3	1.3	4.5
Net Debt to Equity	278.0%	119.5%	194.8%	132.0%	95.0%
Valuation (x)					
P/B	0.7	0.2	0.2	0.2	0.2
P/E	5.6	46.6	139.7	145.3	37.3
P/RNAV	NA	NA	NA	0.2	0.2
Cash Conversion Cycle					
Net trade receivable days	NA	NA	NA	NA	NA
Inventory days	NA	NA	NA	NA	NA
Trade payable days	NA	NA	NA	NA	NA
CCC days	NA	NA	NA	NA	NA
Returns					
Return on equity	131.5%	6.1%	1.4%	1.3%	4.9%
Return on capital employed	7.2%	0.8%	0.2%	0.2%	0.6%
Dividend payout ratio (1)	NA	22.0%	32.9%	NA	NA

(1) Based on an exchange rate of 1SGD: 0.33 MYR

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