

Market Indicators

	1-Jun	4-Jun	5-Jun
Mkt. T/O (S\$ mil)	1,323.3	883.2	1,066.1
Stock Advances	200	248	190
Stock Declines	213	174	206

Major Indices

	1-Jun	4-Jun	5-Jun
DJ Ind Avg	24,635.2	24,813.7	24,800.0
S & P 500	2,734.6	2,746.9	2,748.8
Nasdaq Comp	7,554.3	7,606.5	7,637.9
Hang Seng	30,492.9	30,998.0	31,093.5

STI Index 3,483.16 (+0.45%)

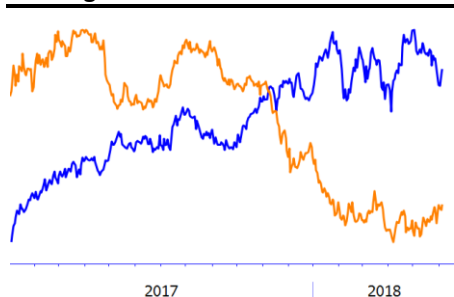


Source: Bloomberg

Commodities

	Current Price	% Chge from Close
Gold (SPOT) US\$ / oz	1,296.94	0.32%
Oil (NYMEX CWT1) US\$ / bbl	65.54	0.86%
Baltic Dry Index	1193	3.20%

Exchange Rates



USD : SGD 1.3343 / MYR : SGD 2.9777

Source: Bloomberg

Interest Rates

3-mth Sibor	1.514%
SGS (10 yr)	2.550%

KGI Market Ideas

Yangzijiang: Yangzijiang's share price has declined 30% over the last 6 months on concerns of forex and rising steel costs. Its revenues are mainly in USD while expenses in RMB. However, these two negative trends have started to reverse recently. Steel prices are now 8% lower than the peak reached in 4Q17. Furthermore, the USD has started to strengthen to 6.40 RMB/USD after touching a 52-week low of 6.25 RMB/USD in early May 2018.

Yangzijiang also announced on June 4 that it had secured nine new shipbuilding orders in May, including two 82,000DWT dry bulkers, two 208,000DWT dry bulkers and five 12,000 TEU containerships. The total contract value for the nine vessels is US\$578mn, bringing its total new orders won to US\$846mn year-to-date. The new order wins reinforces Yangzijiang's reputation as China's leading private shipyard and leading position globally. Yangzijiang won US\$2.1bn, or 8%, of the total new shipbuilding orders in the world in 2017. Yangzijiang also had a market share of 3% of the vessel deliveries in 2017 and 5% of the outstanding order-book as at end Dec-17.

Last week, Yangzijiang initiated its first share buyback in more than six years when it acquired 5mn shares for S\$4.5mn in the open market. Its current valuations are attractive at 0.7x P/B, which is the lowest level in the past 10 years and 1 SD below its 10-year mean. Furthermore, we think downside risk may be supported by its decent 4.5% dividend yield. Thus, we believe markets may have overreacted and its current share price offers an attractive entry opportunity to accumulate China's leading private shipyard. Consensus has a BUY recommendation and target price of S\$1.41, implying an attractive 38% upside potential.

Company Vist, Company Update and Results Update

- **Accordia Golf Trust (AGT SP; BUY; TP: S\$0.700):** Unfavourable weather conditions and one-off expenses - Page 4
- **Geo Energy Resources Limited (GERL SP; BUY; TP: S\$0.300):** Coal mine site visit; on-track for another record year- Page 5
- **Sasseur REIT (SASSR SP; Not Rated):** Visit to Sasseur REIT's outlet in Chongqing, Hefei & Xi'an - Page 6
- **Uni-Asia Group Limited (UAG SP; BUY; TP: S\$2.000):** Upside as trade war averted - Page 7

KGI Securities Research Team

Recent In depth Regional Reports

4/6	SG Geo Energy Resources (GERL SP; BUY; TP: S\$0.300): Coal mine site visit; on-track for another record year
4/6	SG Sasseur REIT (SASSR SP; Not Rated): Visit to Sasseur REIT's outlet in Chongqing, Hefei & Xi'an
4/6	TH Electronics Sector (Neutral): Bet your bottom dollar
4/6	TH BTS Group Holdings (BTS TB; Outperform; TP: Bt 11.20): Brighter outlook
4/6	TH Delta Electronic (Thailand) (DELTA TB; Outperform; TP: Bt 74.00): Grab or Regret
4/6	TH Hana Microelectronics PCL (HANA TB; Neutral TP: Bt 37.00): A smart random shot
4/6	TH KCE Electronics (KCE TB; Neutral: Bt 32.50): Positive outlook has been priced in
4/6	TH SVI PCL (SVI TB; Underperform; TP: Bt 3.70): Less than optimal
4/6	TH Workpoint Entertainment (WORK TB; Neutral; TP: Bt 49.50): Slow recovery expected
1/6	TW Financial Sector (Overweight): 2H18F core businesses to drive sector earnings
1/6	HK New Higher Education (2001 HK; Outperform; TP: HK\$8.80): Bolstered by market sentiment on potential policy change
1/6	CN/HK Stock Liquidity Monitor: Weekly data – Stock incentive & employee shareholding plans
1/6	TH Strategy: June model portfolio: Dust settles; turning more positive
1/6	TH Economic: Economy expanded solidly in April
1/6	TH Bangkok Chain Hospital (BCH TB; Outperform; TP: Bt 19.20): The time to bloom
31/5	SG Accordia Golf Trust (AGT SP; BUY; TP: S\$0.700): Unfavourable weather conditions and one-off expenses
31/5	TW Petrochemicals Sector (Overweight): Fibrant deal positive for CPL technology upgrade in China
31/5	TW Semiconductor sector (Overweight): The rise of AIoT (AI+IoT)
31/5	TW Ritek (2349 TT; Not Rated): Archival disc to fuel long-term growth
31/5	TW TSMC (2330 TT; Outperform; TP: NT\$270.00): Major structural beneficiary of new computing era
31/5	HK Wisdom Education (6068 HK; Outperform; TP: HK\$7.50): Positive sentiment on potential policy change
31/5	CN/HK Economy: A-shares to rebound on stronger earnings expectations driven by economic recovery
31/5	CN Electronic Components: O-film (002456 CH) – Expanding market share in high-end camera module
31/5	TH Monthly Economic Tracker: Executive summary
31/5	TH AMATA Corporation PCL (AMATA TB; Outperform; TP: Bt 30.00): Staying on track
31/5	TH Eastern Polymer Group (EPG TB; Outperform; TP: Bt 9.10): Proud to be plastic
31/5	TH Minor International (MINT TB; Neutral; TP: Bt 39.00): Catching a big fish
30/5	TW Gaming PC (Outperform): Strong 2H18F demand on Volta GPU-based graphics cards
30/5	HK Tingyi (0322 HK; Outperform; TP: HK\$20.08): Leading the market with scale & pricing power
30/5	TH Property Sector (Overweight): Resurging housing activity
29/5	TW Strategy: FINI to continue to sell tech, buy non-tech
29/5	HK Xtep (1368 HK; Outperform; TP: HK\$5.90): Xtep Taiwan NDR takeaways
29/5	CN/HK Stock Liquidity Monitor: Weekly data – Unlocked non-tradable shares & shareholding changes involving major shareholders
28/5	TW ITEQ (6213 TT; Not Rated): Server ramp up buoys earnings; expansion eyes 5G
28/5	CN/HK A-share Weekly: Momentum shaped by financial deleveraging & market relaxation; accumulate blue-chips with reasonable valuations & global competitiveness
28/5	TH Strategy: Domestic liquidity conundrum cause, effect and outlook
28/5	TH Airports of Thailand (AOT TB; Outperform; TP: Bt 82.12): Going bigger
28/5	TH Carabao Group (CBG TB; Neutral; TP: Bt 59.50): Ambitious plan seems too bullish
28/5	TH Thai Airways International (THAI TB; Outperform; TP: Bt 20.20): Looks stronger YoY
25/5	TW Biotech Sector: Turnaround in sight on stellar sales in 2019F
25/5	TW Laser Tech (3346 TT; Not Rated): Improving sales growth outlook in 2H18
25/5	TW Mega FHC (2886 TT; Outperform; TP: NT\$29.50): Net interest income picks up on loans & NIM
25/5	CN/HK Stock Liquidity Monitor: Weekly data – Stock incentive & employee shareholding plan
25/5	TH Plan B Media (PLANB TB; Outperform; TP: Bt 7.95): Expanded to new business to boost long term growth
24/5	TW Shanghai Commercial Bank (5876 TT; Outperform; TP: NT\$40.00): Taiwan & Hong Kong drive earnings growth
24/5	HK Kingsoft (3888 HK; Neutral; TP: HK\$24.80): Online game growth to slow on fierce competition
24/5	TH Non-Bank (Neutral): Valuation risk is greater than earnings risk
24/5	TH Central Pattana (CPN TB; Outperform; TP: Bt 93.00): Co-creation is a new buzzword
24/5	TH Hana Microelectronics PCL (HANA TB; Neutral TP: Bt 36.00): Close, but no cigar
23/5	TW IT Hardware (Neutral): Strong server demand growth in 1Q18 to continue
23/5	TW Coremax (4739 TT; Not Rated): Power battery business to remain the growth driver
23/5	TH Economic: April export value rose 12.3% YoY

Recent In depth Regional Reports

23/5	TH Contractor Sector (Overweight): Not a good start, but happy ending
23/5	TH Ratchaburi Electricity (RATCH TB; Outperform; TP: Bt 66.00): Waiting for new investment
23/5	HK China Lilang (1234 HK; Outperform; TP: HK\$11.80): 4Q18 trade fair takeaways
22/5	SG REITs Watchlist
22/5	SG Uni-Asia Group (UAG SP; BUY, TP: S\$2.000): Upside as trade war averted
22/5	GLOBAL 2H bull undeterred by muted 2Q outlook: Value stocks & developed markets to outperform growth & emerging counterparts
22/5	CN/HK Stock Liquidity Monitor: Weekly data – Unlocked non-tradable shares & shareholding changes involving major shareholders
22/5	CN/HK Economy: Trade tension thawed, but remains difficult to resolve; near-term risk appetite to rebound
22/5	TH Economic: 1Q18 GDP: Growth accelerated to 4.8%YoY and 2.0% QoQ
22/5	TH Energy Sector (Neutral): Seizing the opportunities
22/5	TH Global Power Synergy (GPSC TB; Underperform; TP: Bt 59.00): Further upside, the key to improving attraction
22/5	TH Srisawad Corporation (SAWAD TB; Netural; TP: Bt 42.50): Share price pullback suitable for risks inside
21/5	SG Japan Foods Holding (JFOOD SP; BUY; TP: S\$0.640): Scaling new heights; constantly reinventing its restaurants
21/5	TW Strategy: Capital exodus from emerging Asia hits decade high
21/5	TW Cub Elecparts (2231 TT; Outperform; TP: NT\$463.00): Overseas roadshow takeaways
21/5	TW FENC (1402 TT; Outperform; TP: NT\$32.00): 1Q18 earnings in line
21/5	CN/HK A-share Weekly: US-China trade statement shores up markets; leery of financial deleveraging & market liberalization

For full reports, please contact Research Department at 6202 1190 or sgp.researchcom@kgi.com

Accordia Golf Trust

(AGT SP/ACCO.SI)

BUY - Maintain

Price as of 31 May 2018	0.60
12M target price (S\$)	0.70
Previous target price (S\$)	0.78
Upside (%)	17.3

Trading data

Mkt Cap (S\$m) / (US\$m)	659 / 493
Issued Shares (m)	1,099
Ave Daily Traded (3-Month) Vol / Val	0.9m / \$0.6m
52 week lo / hi	\$0.58 / \$0.78
Free Float	71.1%

Major Shareholders

Goldman Sachs	15.0%
Daiwa Securities	6.9%

Previous Recommendations

Date	Rating	Share Price (S\$)	Target Price (S\$)
24-Apr-18	BUY	0.640	0.780
21-Nov-17	BUY	0.700	0.780
16-Aug-17	BUY	0.720	0.800
29-May-17	BUY	0.750	0.800
17-Apr-17	BUY	0.730	0.800

AGT SP (1yr) VS STI


Source: Bloomberg

Joel Ng
65 6202 1192
joel.ng@kgi.com

See the last page for important disclosures.

Unfavourable weather conditions and one-off expenses

Event

Below expectations. AGT FY2018 results were below our expectations due to one-off items. FY2018 DPU declined 36% YoY to 3.85 SG cents (2.2 SG cents final dividend; ex-date 8 June) compared to our estimates of 4.95 SG cents. The year was impacted by an unusually large repayment of membership deposits amounting to JPY 1,937mn - a twofold increase compared to the annual average - and the upfront JPY 383mn payment for the extension of term loans. In addition, bad weather resulted in a 1% drop in the total number of visitors.

On a positive note. Stripping out one-off non-cash items (e.g., impairment loss), FY2018 operating profits would have been just slightly lower by 3.5% YoY. Trends remain favourable as the number of plays per player has continued to increase. Furthermore, Japan's tourism sector is set to get a massive boost. Over the next two years, Japan's tourism industry and economy may get an additional uplift from two of the three biggest sporting events in the world to be held in the country - the Rugby World Cup 2019 (the first time to be held in Asia) and the Tokyo 2020 Olympics. We believe the inclusion of golf in the Olympics may attract younger players and benefit AGT.

Refinancing is a key overhang on share price. AGT has two term loans totalling JPY 30 bn maturing in Aug 2018 and it remains in negotiations with its bankers on refinancing terms. We believe the successful refinancing would remove a short-term overhang as it would set a precedence for the rest of its loans. The terms of refinancing usually be finalised within one week before maturity date. Such refinancing is common practice in Japan.

Valuation & Action

Maintain Buy; negatives mostly priced in. AGT's share price has retreated 13% over the past 6 months and we think most of the bad news have already been priced in. Going forward, we expect DPU to recover to around 5 SG cents in FY2019, which would offer a dividend yield of 8.2% at its current price.

Risks

Forex risk as earnings are mostly in JPY while distributions are in SGD. DPU. Macroeconomic environment and adverse weather conditions also affect visitor numbers to golf courses. Failure to refinance maturing term loans in Aug 2018.

Financials & Key Operating Statistics

YE Mar JPY bn	2017	2018	2019F	2020F	2021F
Revenue	51.9	51.5	50.7	50.5	50.3
PATMI	4.0	4.1	5.3	5.3	5.3
Core PATMI	5.5	5.8	5.3	5.3	5.3
Core EPS (JPY)	0.5	0.5	0.5	0.5	0.5
Core EPS grth (%)	-15.6	5.7	-8.6	-0.5	-0.5
DPS (SG Cents)	6.0	3.9	4.9	5.3	5.2
Div Yield (%)	10.2	6.5	8.2	8.8	8.8
Net Margin (%)	7.7	8.0	10.5	10.5	10.5
Loan-to-Value (%)	31.3	29.4	29.3	29.5	29.6
ROE (%)	5.0	5.1	6.6	6.6	6.5

Source: Company Data, KGI Research



Geo Energy Resources Limited

(GERL SP/GEOE.SI)

BUY - Maintain

Price as of 1 Jun 2018	0.23
12M target price (S\$)	0.30
Previous target price (S\$)	0.36
Upside (%)	33.5

Trading data

Mkt Cap (S\$m) / (US\$m)	299.1 / 224
Issued Shares (m)	1,329.3
Ave Daily Traded (3-Month) Vol / Val	2.5m / \$0.6m
52 week lo / hi	\$0.22 / \$0.31
Free Float	39.4%

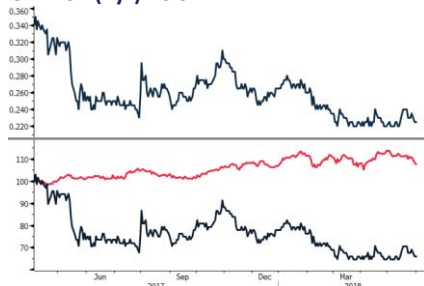
Major Shareholders

Master Resources	28.3%
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Previous Recommendations

Date	Rating	Share Price (S\$)	Target Price (S\$)
11-Sep-17	BUY	0.250	0.360

GERL SP (1yr) VS STI



Source: Bloomberg

Joel Ng
65 6202 1192
joel.ng@kgi.com

See the last page for important disclosures.

Coal mine site visit; on-track for another record year

Event

1Q18 impacted by above-average rainfall. GEO reported 1Q18 earnings of US\$8.9mn, a drop of 39% YoY due to 40% higher rainfall compared to 1Q17. As a result, it sold 1.9mn tonnes of coal in 1Q18, 14% lower on a QoQ and YoY basis. 1Q18 made up 16-18% of management's full-year target of 11-12mn tonnes.

Full-year target achievable. Management is targeting total 2018 coal production of 11-12mn tonnes, a 40% increase from the 7.7mn tonnes produced in 2017. Our recent visit to GEO's SDJ coal mine in Indonesia indicated that planning and infrastructure support were both on track to achieve management's target, barring adverse weather conditions. ([page 3](#): SDJ mine visit summary)

Firm coal prices. The group's Average Selling Price (ASP) of SDJ coal was US\$46.49/tonne, an increase of US\$3.08 from 4Q17. Average cash costs (excluding exceptional items) increased to US\$33/tonne in 1Q18 as 50% of mining costs are pegged against the ICI coal benchmark. There was also a higher stripping ratio of 2.8 in the quarter. However, stripping ratio is expected to decline going into 2018, which could lower average cash costs back below US\$30/tonne.

Fundamentally solid but valuations impacted by weak sector sentiments. Valuations of the coal mining sector as a whole remains weak with increasing global emphasis on reduction in carbon emissions and a shift to renewables. However, coal remains cheaper than other fuel sources and is still forecasted to provide a quarter of the world's energy by 2040. The drop in demand for coal in the US and Europe is being filled up by the increase in demand in India and South East Asia. We believe that this is a positive for GEO as it is strategically located close to these countries and is among the most cost competitive mines.

Valuation & Action

We maintain our BUY with a DCF-derived (13.5% WACC; 0% LTG) fair value of S\$0.30. Our forecasts are based on conservative assumptions; a re-rating of the sector could potentially provide further upside for GEO as our fair value target implied 6x 2018F EPS is still at a 20-35% discount to peers.

Risks

Decline in thermal coal prices due to weaker demand/increased production from China. Regulatory risks in Indonesia.

Financials & Key Operating Statistics

YE Dec (US\$m)	2016	2017	2018F	2019F	2020F
Revenue	182.1	316.3	420.0	460.0	480.0
PATMI	22.2	36.7	49.9	54.1	56.8
Core PATMI	23.5	36.7	49.9	54.1	56.8
Core EPS	2.0	3.0	3.8	4.1	4.3
Core EPS grth (%)	-411.0	55.8	23.5	8.3	5.0
Core P/E (x)	8.7	5.6	4.5	4.2	4.0
DPS (SGCents)	1.0	1.0	1.0	1.0	1.0
Div Yield (%)	4.4	4.4	4.4	4.4	4.4
Net Margin (%)	12.2	11.6	11.9	11.8	11.8
Gearing (%)	0.8	14.4	-13.0	-29.9	-42.4
Price / Book (x)	1.7	1.3	1.2	1.0	0.9
ROE (%)	17.8	23.7	26.7	24.2	21.6

Source: Company Data, KGI Research



CHINA
DEVELOPMENT
FINANCIAL

Sasseur REIT

(SASSR SP/CRPU.SI)

Not Rated

Price as of 4 Jun 2018	0.77
12M target price (US\$)	-
Previous target price (US\$)	-
Upside, incl. div (%)	-

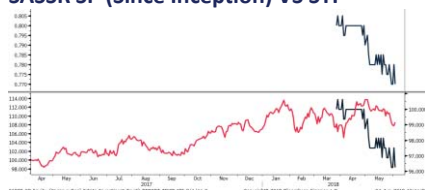
Trading data

Mkt Cap (S\$m) / (US\$m)	909 / 680
Issued Shares (m)	1,180
Ave Daily Traded (3-Month) Vol / Val	-
52 week lo / hi	\$0.76 / \$0.81
Free Float	23.2%

Major Shareholders

Sasseur Cayman	57.4%
Cornerstone Investors	19.4%

SASSR SP (Since Inception) VS STI



Source: Bloomberg

Visit to Sasseur REIT's outlet in Chongqing, Hefei & Xi'an

Event

Site Visit to Sasseur REIT's outlets. We recently visited Sasseur REIT's outlets in Chongqing, Hefei and Xi'an. The REIT has strategically selected its portfolio to be located in fast-growing Tier-2 cities in China in order to gain a first-mover advantage. The growing middle-class population in China creates a large potential customer base for the outlet mall market and with a unique design concept towards outlet shopping, Sasseur is aiming to become the "outlet-to-go" in this cities.

Only listed REIT for outlet stores in Asia. Listed on the SGX in March 2018, the company currently has 4 outlet malls in Chongqing, Bishan, Hefei and Kunming. The REIT's sponsor, Sasseur Cayman Holding, is a premium outlet mall group in the PRC and was founded in 1989 by its founder Mr Xu Rongcan, with a focus on incorporating art and culture into its outlet malls.

Unique Revenue Structure. Unlike traditional REITs, Sasseur REIT uses sales-based leases whereby tenants are required to pay an agreed percentage of their sales revenue as turnover rent to the sponsor. To ensure that the monthly rental is deducted, the REIT has installed a point-of-sale and cash management system in each shop unit to collect revenue every day. At the end of the month, the balance from rental will be handed to tenants.

Impact

The rise of the middle class. According to China Insights Consultancy, the per capita disposable income in China is forecast to grow at 7.8% CAGR to 35,000RMB by 2021 with the population expanding at 12.1% to 216 million people by 2021. The steady increase in income levels would help drive increased consumption, with a shift in consumer purchasing behaviour towards higher-quality, branded product. As a first mover, Sasseur REIT is primed to benefit from the rise of the middle class in China's 2nd tier cities.

Valuation & Action

Sasseur REIT is currently trading at S\$0.77, 3 cents from its IPO price of S\$0.80. With guaranteed minimum rent from the sponsor, we believe the REIT is currently trading at an attractive yield of 7.5% and 7.8% for 2018F and 2019F. We expect the firm to continue benefiting from a widening middle income group in tier 2 cities, and will continue to monitor the REIT's portfolio performance for this year for any possible re-rating opportunities.

Peer Comparison

Company Name	Last Price	Currency Adj. Market Cap (US\$ m)	Gearing (%)	Dividend yield (%)		P/B (x)		6M Average daily trading volume (S\$ '000)	(YTD) Price Performance
				FY17	FY18F	FY17	FY18F		
Sasseur REIT	SGD 0.77	679.8	36.4%	-	7.5%	-	-	-	-
Capitaland Retail China Trust	SGD 1.57	1,139.1	32.3%	6.2%	6.6%	1.0	1.0	1,927.5	-3.1%
BHG Retail REIT	SGD 0.76	284.8	29.3%	7.4%	-	0.9	-	14.4	2.7%
Average		711.9	30.8%	6.8%	6.6%	1.0	1.0	971.0	-0.2%

Source: Bloomberg, KGI Research

Risks

Competition from other outlet malls could materialize in the future, which might lead to revenue pressure for the REIT. The REIT's rental structure is a double-edged sword that might work against investors should revenues start compressing after 2 years.

Research Team
65 6202 1194
sgp.kgi-research@kgi.com

See the last page for important disclosures.

Uni-Asia Group Limited

(UAG SP/UAFC.SP)

BUY - Maintain

Price as of 22 May 2018	1.41
12M target price (S\$)	2.00
Previous target price (S\$)	1.81
Upside (%)	42.0

Trading data

Mkt Cap (S\$m) / (US\$m)	66.2 / 49
Issued Shares (m)	47.0
Ave Daily Traded (3-Month) Vol / Val	0.0m / \$0.0m
52 week lo / hi	\$1.16 / \$1.55
Free Float	51.0%

Major Shareholders

Yamasa Co Ltd	33.5%
Evergreen Int'l	10.0%

Previous Recommendations

Date	Rating	Share Price (S\$)	Target Price (S\$)
16-Mar-18	BUY	1.430	1.810
13-Dec-17	BUY	1.230	1.850
21-Aug-17	BUY	1.370	1.920
19-Jun-17	BUY	1.170	1.920

UAG SP (1yr) VS STI


Source: Bloomberg

Joel Ng
65 6202 1192
joel.ng@kgi.com

See the last page for important disclosures.

Upside as trade war averted
Event

1Q18 results in line. 1Q18 net profit surged 57% YoY to US\$3.2mn net profit - making up 49% of our 2018 full-year forecasts - on increased contribution from its hotels and property investments. Property and hotels profits rose 92% YoY to US\$1.8mn, with its Japan investment properties earnings increasing 54% YoY to US\$1.8mn and as its hotel business reported a slight profitability of US\$0.2mn from a loss in the prior year period.

US and China pledge to avert trade war. Over the weekend, two of the world's largest economies agreed to stop slapping tariffs on each other and would seek to enhance trade cooperation in areas such as energy, agriculture, health care, high-tech products and finance. We expect the easing of trade tensions to be beneficial for its shipping segment, which makes up 33% of our fair valuation for Uni-Asia. The Baltic Dry Index (BDI) - a good gauge for its marine business - has rebounded 55% from its 52-week lows and is currently at around 1,250 pts.

Hotel operations set to benefit from Tokyo 2020 Olympics and Rugby World Cup 2019. Uni-Asia will be managing 21 hotels in Japan with a total of 3,156 rooms - an increase of 7% from our 2017 forecast - by 2019. This will be an important milestone as earnings contribution from hotel operations can potentially provide a recurring net profit of US\$1.5-2.5m p.a. when it achieves this scale.

Valuation & Action

We reiterate our **BUY recommendation and fair value of S\$2.00**, based on the sum-of-the-parts (SOTP) valuation of its 3 businesses. Our TP is an implied 0.55x 2018F BVPS and 11x 2018F EPS. Uni-Asia's shipping, property and hotel business contribute 33%, 38% and 29%, respectively, to our total SOTP-derived fair value.

Uni-Asia is positioned to ride the growth in its 3 business segments: 1) dry bulk shipping recovery, 2) completion of its 2nd/3rd HK property and investment into its 4th/5th HK property in 1H18, and 3) an increase in hotel rooms under operations ahead of two of the world's largest sporting events to be held in Japan.

Risks

Uni-Asia's shipping business (40% of Uni-Asia's FY16 revenues) is cyclical in nature.

Financials & Key Operating Statistics

YE Dec (US\$m)	2016	2017	2018F	2019F	2020F
Revenue	86.3	103.9	106.4	112.7	117.0
PATMI	-14.2	6.2	6.5	7.4	8.3
Core PATMI	-1.8	6.2	6.5	7.4	8.3
Core EPS	-3.9	13.2	13.8	15.9	17.6
Core EPS grth (%)	-144.7	-439.9	3.8	15.2	10.8
Core P/E (x)	-27.8	8.2	7.9	6.8	6.2
DPS (SGCents)	3.0	6.3	6.3	6.3	6.3
Div Yield (%)	2.1	4.4	4.4	4.4	4.4
Net Margin (%)	-16.4	6.0	6.1	6.6	7.1
Gearing (%)	119.0	129.6	127.4	112.3	100.8
Price / Book (x)	0.4	0.4	0.4	0.4	0.4
ROE (%)	-11.3	4.6	4.6	5.0	5.3

Source: Company Data, KGI Research

STI Components and Key Metrics

Ticker	Company Name	Last Price (Lcl)	Market Cap (SGDm)	1 Day Change (%)	Total Return YTD (%)	Total Return 1 Week (%)	Div Yield FY18 (%)	Div Yield FY19 (%)
FINANCIALS								
DBS SP	DBS	29.12	74,660	1.1%	21.6%	3.2%	4.0%	4.2%
OCBC SP	OCBC	12.88	53,913	0.9%	5.5%	2.2%	3.3%	3.6%
UOB SP	UOB	28.58	47,492	(0.0%)	10.4%	0.8%	4.0%	4.3%
SGX SP	SGX	7.28	7,790	0.3%	(0.9%)	0.4%	4.1%	4.4%
PROPERTIES								
AREIT SP	Ascendas REIT	2.68	7,848	0.4%	1.5%	1.5%	6.2%	6.3%
CAPL SP	CapitaLand	3.54	14,820	0.6%	3.6%	1.7%	3.4%	3.5%
CCT SP	CapitaLand Comm Trust	1.73	6,475	1.2%	(6.5%)	1.8%	5.1%	5.2%
CT SP	CapitaLand Mall Trust	2.09	7,416	0.0%	0.8%	(0.5%)	5.3%	5.4%
CIT SP	City Development	11.48	10,439	1.1%	(7.1%)	1.3%	1.5%	1.5%
HKL SP	Hongkong Land USD	7.23	22,698	(1.1%)	4.8%	(0.7%)	2.9%	3.0%
UOL SP	UOL	8.23	6,934	0.7%	(5.3%)	0.2%	2.0%	2.0%
TELECOMMUNICATIONS								
ST SP	SingTel	3.28	53,559	0.3%	(8.1%)	0.0%	5.5%	5.6%
STH SP	StarHub	1.94	3,357	(1.5%)	(29.5%)	(3.0%)	8.1%	7.5%
CONSUMER SERVICES AND GOODS								
JCNC SP	Jardine C&C	35.18	13,904	0.8%	(11.1%)	2.2%	3.4%	3.6%
JM SP	Jardine Matheson USD	62.14	61,045	(0.1%)	4.3%	(3.4%)	2.7%	3.0%
JS SP	Jardine Strategic Holding	36.63	54,146	0.3%	(6.9%)	(0.5%)	0.9%	1.0%
GENS SP	Genting Singapore	1.28	15,418	1.6%	(0.6%)	2.4%	2.7%	2.9%
SPH SP	SPH	2.73	4,365	0.4%	5.3%	1.5%	5.1%	5.1%
THBEV SP	Thai Bev	0.78	19,461	0.0%	(13.2%)	2.6%	3.0%	3.4%
VMS SP	Venture Corp	21.63	6,215	(0.1%)	8.7%	4.7%	3.1%	3.2%
TRANSPORT								
SIA SP	Singapore Airlines	11.55	13,658	0.6%	8.2%	0.0%	3.1%	3.0%
CD SP	ComfortDelGro	2.51	5,432	1.6%	30.3%	4.1%	4.2%	4.4%
COMMODITIES								
GGR SP	Golden Agri	0.32	4,011	(1.6%)	(14.6%)	1.6%	2.1%	2.1%
WIL SP	Wilmar	3.29	20,814	0.3%	8.8%	1.9%	3.1%	3.4%
OFFSHORE & MARINE/INDUSTRIALS								
KEP SP	Keppel Corp	7.71	13,966	(0.5%)	6.7%	(0.6%)	3.3%	3.5%
SCI SP	Sembcorp Industries	2.99	5,336	1.0%	(0.7%)	1.7%	2.6%	3.1%
YZJSGD SP	Yangzijiang SGD	1.02	4,043	1.0%	(27.7%)	10.3%	4.3%	4.1%
SATS SP	SATS	5.22	5,826	(0.4%)	0.4%	(1.1%)	3.5%	3.8%
STE SP	ST Engineering	3.50	10,921	1.2%	10.4%	1.7%	4.4%	4.6%
HPHT SP	HPH Trust USD	0.29	3,313	1.8%	(28.5%)	(3.4%)	9.1%	9.3%

Dividend Yield based on Bloomberg consensus. Total return includes dividends.

Source: Bloomberg

STI Reserve List (by market cap) - STI next review date: March 2018

Ticker	Company Name	Last Price (Lcl)	Market Cap (SGDm)	1 Day Change (%)	Total Return YTD (%)	Total Return 1 Week (%)	Div Yield FY18 (%)	Div Yield FY19 (%)
SUN SP	Suntec REIT	1.78	4,742	1.7%	(15.1%)	1.1%	5.6%	5.6%
MCT SP	Mapletree Commercial	1.60	4,617	0.0%	1.5%	1.3%	5.6%	5.8%
KREIT SP	Keppel REIT	1.18	4,021	0.0%	(4.2%)	(0.8%)	5.0%	5.0%
SMM SP	Sembcorp Marine	2.10	4,385	(0.5%)	14.6%	(1.4%)	1.0%	1.1%

Dividend Yield based on Bloomberg consensus. Total return includes dividends.

Source: Bloomberg

Appendix 1: Corporate Action

Company	Results Ann Date	Period	DPS	Ex-Date	Book Close	Payable	Share Price 5 Jun 18	Yield (%)
Keong Hong Holdings Ltd	11-May-18	1H18	SGD 0.0050	6-Jun-18	8-Jun-18	20-Jun-18	SGD 0.550	0.9
Accordia Golf Trust	28-May-18	FY18	SGD 0.02200	8-Jun-18	12-Jun-18	21-Jun-18	SGD 0.615	3.6
Low Keng Huat Singapore Ltd	29-Mar-18	FY18	SGD 0.02000	8-Jun-18	12-Jun-18	21-Jun-18	SGD 0.665	3.0
Malaysia Smelting Corp Bhd			MYR 0.04000	8-Jun-18	12-Jun-18	9-Jul-18	SGD 1.180	
Hotel Grand Central Ltd	1-Mar-18	FY17	SGD 0.05000	11-Jun-18	13-Jun-18	30-Jul-18	SGD 1.490	3.4
Hotel Grand Central Ltd - Special	1-Mar-18	FY17	SGD 0.03000	11-Jun-18	13-Jun-18	30-Jul-18	SGD 1.490	2.0
Asian Pay Television Trust	14-May-18	1Q18	SGD 0.01625	19-Jun-18	21-Jun-18	28-Jun-18	SGD 0.425	3.8
Sinarmas Land Ltd	26-Feb-18	FY17	SGD 0.0070	19-Jun-18	21-Jun-18	29-Jun-18	SGD 0.340	2.1
IHH Healthcare Bhd	27-Feb-18	FY17	MYR 0.03000	27-Jun-18	29-Jun-18	18-Jul-18	SGD 2.040	
Chemical Industries Far East Ltd	22-May-18	FY18	SGD 0.0150	6-Jul-18	10-Jul-18	18-Jul-18	SGD 0.770	1.9
UMS Holdings	11-May-18	1Q18	SGD 0.0100	9-Jul-18	11-Jul-18	27-Jul-18	SGD 0.915	1.1

Latest Rights Issue Announcement

Company	Particulars	Ex-Date	Book Close	Rights Trading Period	
				From	To
ESR-REIT	199 New Units @ S\$0.54 each Rts share for every 1,000 existing units in ESR-REIT	5-Mar-18	7-Mar-18		
Frasers Logistics & Industrial Trust	1 new unit @ S\$0.967 per new unit for 10 existing units in Frasers Logistics & Industrial Trust (FLT)	16-May-18	18-May-18		
Global Yellow Pages	1 Rights Share @ S\$0.20 for each Rights Share for every 5 existing ord shares held	30-May-18	1-Jun-18	6-Jun-18	14-Jun-18
MDR	2 Rights Shares @ S\$0.00188 for each Rights share for every 1 existing share held and 9 free detachable warrants ((comprising one Tranche 1 Warrants (exercise price S\$0.0010), one Tranche 2 (exercise price S\$0.0011) and one Tranche 3 Warrant (exercise price S\$0.007))) for every 1 Rights Share Validly subscribed	18-May-18	22-May-18	25-May-18	5-Jun-18
Progen Holdings Limited	1 Rts Share @ S\$0.045 for each Rts Share for every 2 existing shares held	1-Jun-18	5-Jun-18	8-Jun-18	25-Jun-18

Source: SGX Announcement

Latest Listing Issue Announcement

Company	Offer Price	Closing Date	Offeror
Lee Metal Grp	SGD 0.42 Cash	5.30 p.m. on 21 Jun 2018	BRC Asia Ltd
LTC Corporation Limited	SGD 0.925 Cash	5.30 p.m. on 25 Jun 2018	Mountbatten Enterprises Pte. Ltd.
Tat Hong Hldgs Ltd	SGD 0.550 Cash	5.30 p.m. on 4 Jun 2018	THSC Investments Pte. Ltd.
Vard Hldgs	SGD 0.25 Cash	5.30 p.m. on 20 Jul 2018	Fincantieri Oil & Gas S.p.A.

Source: SGX Announcement

Appendix 2: Financial Calendar

Monday	Tuesday	Wednesday	Thursday	Friday
4-Jun	5-Jun	6-Jun	7-Jun	8-Jun
11-Jun	12-Jun	13-Jun	14-Jun	15-Jun
18-Jun	19-Jun	20-Jun	21-Jun	22-Jun
25-Jun SG (May 2018): CPI Overall index and sub-indices	26-Jun SG (May 2018): Index of Industrial Production	27-Jun	28-Jun	29-Jun *Q1: Anan Int'l
2-Jul-18	3-Jul	4-Jul	5-Jul	6-Jul

* Tentative

Source: Bloomberg

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