Malaysia

HOLD (no change)

Company Note

Consensus ratings*: Buy 5 Hold 8 Sell 0 Current price: RM1 51 RM1.56 Target price: RM1 48 Previous target: Up/downside: 3.3% CGS-CIMB / Consensus: -15.7% Reuters: SWAY.KL SWB MK Bloomberg: US\$1,852m Market cap: RM7,358m US\$1.16m Average daily turnover: RM4.50m 4.852m Current shares o/s: Free float: 36.5% *Source: Bloomberg

Key changes in this note

NA



		Source: Bloomberg		
Price performance	1M	ЗМ	12M	
Absolute (%)	-3.8	-7.4	-2.1	
Relative (%)	-2	-7.1	-6.9	

Major shareholders% heldTan Sri Dato' Seri Dr. Jeffrey Cheah58.3& family58.3EPF5.2

Sunway Bhd

Solid orderbook buffers post-GE14 contract risks

- 1Q18 core net profit of RM122m was in line at 20% of our and consensus' full-year forecasts. The 1Q is typically a weak quarter.
- Construction revenue surged 40%, outpacing property and property investments.
- The solid orderbook of RM6.3bn for SunCon provides a buffer to the likely post-GE14 contract risks, but upside to the orderbook is more certain from internal jobs, for now.
- Sunway aims for RM1.3bn property sales in FY18F; it achieved sales of RM141m in 1O
- We maintain Hold as we foresee limited upside. Our TP is raised to RM1.56.

Construction bolsters 1Q18 performance

Sunway's 1Q18 core net profit made up 20% of our and consensus' full-year numbers. The results were broadly in line as we expect stronger quarters ahead. Construction's 40% revenue surge outpaced other divisions. Overall group EBIT margin softened to 8.3% vs. our forecast of 9.3% for FY18F. We expect margins to improve due to stronger higher-margin construction billings and overseas property earnings in the coming quarters. No surprises for other segments. 1Q18 net profit grew 14% yoy to RM122m.

Solid RM6.3bn outstanding orderbook; growth from internal jobs

YTD, 54.4%-owned Sunway Construction Group Bhd (SCGB MK, NR) has won three internal contracts worth a combined RM677m, including the most recent RM180m contract to build Sunway Medical Centre phase 1 in Penang. With an outstanding order book of RM6.3bn, this translates to a solid order book-revenue cover of 2.9x. 45% of total order book comprise civil and infrastructure works. SCGB's order book replenishment target for FY18 of RM1.5bn-RM2bn remains intact.

Risks to rail jobs post-GE14

Post-GE14, we believe upside to rail jobs could be at risk given that all mega jobs including rail will be reviewed. This may impact the rail job outlook of SCGB. Via SCGB, the group remains one of the existing major rail LRT and MRT contractors with a stellar execution track record and is likely to be one of the major beneficiaries of future rail contracts. YTD, SCGB has not submitted any tenders for ECRL and MRT 3, though, via a four-company consortium, it was knocked-out of the tender round of the HSR PDP scope.

FY18F sales target of RM1.3bn; RM811m effective unbilled sales

We foresee no immediate risk for its property segment with the new government in place. Sunway's property development arm is aiming for higher sales of RM1.3bn in FY18. To achieve this target, it is looking to launch RM2bn worth of residential and commercial properties, a marked increase from FY17's RM1.1bn. 1Q18 effective unbilled sales stood at RM811m.

Retain Hold call but raise TP

We maintain our FY18-20F EPS and Hold call but raise our target price as we update for balance sheet items and the market caps of its listed entities – still pegged to a 30% RNAV discount. Post-GE14, we continue to expect sentiment on contractors/property developers to be weak and as such, we foresee limited share price upside.

Upside risks to our call

While a likely recovery in property demand would benefit Sunway Bhd's property sales, upside risk to our call revolves more around the construction outlook, which would only be clearer upon completion of the review of mega projects by the newly-elected government. The continuity of government jobs will depend on the new government's priorities, with more visibility likely only emerging with the tabling of Budget 2019 in 4Q18.

Analyst(s)



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Financial Summary	Dec-16A	Dec-17A	Dec-18F	Dec-19F	Dec-20F
Revenue (RMm)	4,726	5,375	5,299	5,508	5,728
Operating EBITDA (RMm)	531.1	527.0	613.7	683.7	703.7
Net Profit (RMm)	586.0	639.5	605.5	659.8	679.6
Core EPS (RM)	0.12	0.13	0.12	0.14	0.14
Core EPS Growth	(32.0%)	9.1%	(5.3%)	9.0%	3.0%
FD Core P/E (x)	12.50	12.20	13.67	12.55	12.18
DPS (RM)	0.051	0.055	0.055	0.055	0.055
Dividend Yield	3.38%	3.62%	3.62%	3.62%	3.62%
EV/EBITDA (x)	18.31	19.19	15.18	13.15	12.33
P/FCFE (x)	47.91	57.16	25.85	20.45	18.65
Net Gearing	40.9%	47.5%	41.0%	37.8%	35.0%
P/BV (x)	0.98	0.93	0.83	0.79	0.75
ROE	8.37%	8.36%	7.25%	7.25%	7.10%
% Change In Core EPS Estimates			0%	0%	0%
CIMB/consensus EPS (x)			1.00	1.01	0.96

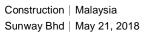
SOURCES: CIMB RESEARCH, COMPANY REPORTS





Figure 1: Results com	parison						
FYE Dec (RM m)	1QFY18	1QFY17	yoy %	4QFY17	qoq %	Prev.	
			chg		chg	FY18F	Comments
Revenue	1,308.4	1,088.8	20.2	1,722.9	(24.1)	5,299.0	Construction surged 40% yoy;
Operating costs	(1,199.9)	(991.0)	21.1	(1,608.6)	(25.4)	(4,685.3)	Solid RM6.3bn order book
EBIT	108.5	97.8	11.0	114.3	(5.1)	490.3	
EBIT margin (%)	8.3	9.0	(7.6)	6.6	25.0	9.3	Upside to construction margins
Interest expense	(62.6)	(49.6)	26.1	(45.8)	36.6	(118.5)	Borrowings stood at RM7.9bn
Interest & invt inc	76.5	60.4	26.7	146.7	(47.9)	76.2	Cash stood at RM4.5bn
Associates' contrib	38.5	43.1	(10.7)	29.3	31.3	289.9	
Pretax profit	160.9	151.6	6.1	260.9	(38.3)	911.5	
Tax	(23.4)	(27.2)	(14.0)	(54.9)	(57.4)	(165.9)	
Tax rate (%)	14.5	18.0	(19.0)	21.0	(30.9)	18.2	Lower than expected
Minority interests	(15.6)	(17.5)	(11.0)	(22.2)	(29.9)	(140.0)	
Net profit	121.9	106.9	14.1	183.8	(33.7)	605.5	1Q18 core net profit made 20% of
Core net profit	121.9	106.9	14.1	167.4	(27.2)	605.5	ours and consensus' full-year
EPS (sen)	2.5	2.3	10.2	3.8	(34.5)	12.0	forecasts
							SOURCES: CIMB, COMPANY REPORTS





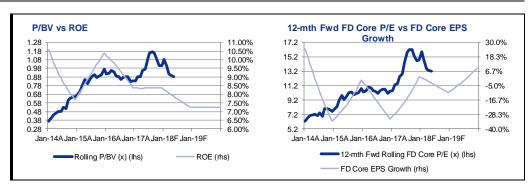


Type	Location	Size/ur	its		Area (sq ft)	Price	Stake	Value
Completed buildings	Detelian Colonna				700.000	200.0	4000/	RM m
Sunway Lagoon Theme Park Sunway Hotel Georgetown	Petaling, Selangor	240	9.9	units	728,326 0	200.0	100%	145.
Monash University Sunway Campus	Penang Petaling, Selangor				754,000	150,000.0 220.0	100%	165.9
Sunway University College	Petaling, Selangor		2.4	ac	615,983	220.0	100%	135.
Sunway Giza	Sunway Damansara, Selangor				98,000	500.0	60%	29.
Lost World of Tambun	Tambun, Perak			ac	728,326	80.0	65%	37.9
Sunway Hotel Phnom Penh	Phnom Penh, Cambodia	138		units	125,313	300,000.0	53%	21.
Sunway Hotel Hanoi	Hanoi, Vietnam	142		units	9,365	300,000.0	100%	42.
On going developments	rianoi, victriani	172	0	units	3,303	300,000.0	10070	72.
Sunway City Penang	Seberang Perai, Penang	1.5	5.8	ac	210,394.8	100.0	100%	21.0
Sunway Grand	Penang		3.8		768,767.9	100.0	100%	76.
Sg. Ara - new land	Penang		3.3		3,484,800.0	13.0	100%	45.
Bukit Mertajam - new land	Penang		7.8		7,729,724.0	12.0	100%	92.
Sunway Damansara	Petaling, Selangor		3.2		1,048,489.2	120.0	60%	75.
Sunway City Ipoh	Ipoh, Perak).2		32,666,515.2	3.0	65%	63.
Sunway Velocity	Kuala Lumpur		9.5		984,456.0	150.0	50%	73.8
Sunway Tower KL 1	Kuala Lumpur		.0		43,560.0	1,000.0	100%	43.0
Sunway Kayangan	Bukit Raja, Selangor		.0 5.4		367,646.4	40.0	100%	14.
Sunway Integrated Resort	Petaling, Selangor		9.4 3.5		845,064.0	100.0	100%	84.
Sunway Integrated Resort Sunway Semenyih	Ulu Langat, Selangor		3.1		17,341,671.6	5.0	100%	86.
Sunway Cheras	Selangor		5. I 6.9		301,870.8	25.0	100%	7.
Sunway Cheras Sunway South Quay	Selangor Bandar Sunway, Selangor		2.4		2,517,768.0	580.0	100%	1460.
Casa Kiara III	Sri Hartamas, KL		2.8		130,680.0	180.0	80%	1460
Sunway Duta	Sri Hartamas, KL Kuala Lumpur		3.8		130,680.0	350.0	60%	18.0 28.0
Sunway Melawati	Setapak, KL		s.2).6		1,427,896.8	350.0	100%	50.0
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Sunway Alam Suria	Shah Alam, Selangor		1.1		1,045,440.0	40.0 20.0	50% 50%	20.9
Sunway OPUS Grand India	Hyderabad, India		8.8		1,524,600.0			
Sunway MAK Signature Residence	Hyderabad, India		1.0		609,840.0	20.0	60%	7.3
Sunway Guanghao	Jianyin, China		3.7		740,520.0	80.0	39%	23.1
Tianjin Eco City	Tianjin, China).9		3,789,720.0	90.0	65%	221.7
Wonderland Business Park	Sydney, Australia		5.5		3,971,800.8	95.0	31%	117.0
Bukit Lenang - new land	Johor		.0		2,787,840.0	40.0	80%	89.2
Taman Equine	Selangor		3.0		1,437,480.0	20.0	100%	28.7
Bangi	Selangor		3.0		130,680.0	10.0	100%	1.0
Sg. Long	Balakong		.0		4,835,160.0	25.0	80%	96.
Mont Putra	Selangor		3.0		7,100,280.0	25.0	100%	177.
Melawati 2	Selangor		2.0		87,120.0	20.0	100%	1.7
Tampines	Singapore		5.0		217,800.0	750.0	30%	49.0
Sembawang	Singapore		8.0		34,848.0	975.0	100%	34.0
Yuan Ching Road	Singapore		5.0		217,800.0	750.0	30%	49.0
Pasir Ris Rise	Singapore		.3		187,308.0	780.0	30%	43.8
Medini land	Iskandar	625			27,225,000.0	45.0	38%	465.
Pendas land	Iskandar	1,079			47,009,952.0	45.0	60%	1269.3
New Land Novena	Singapore		.7		71,874.0	500.0	30%	10.8
Penang Land	Penang		5.5		6,815,397.6	250.0	100%	1703.8
New land - Kelana Jaya	Petaling Jaya		.0		739,039.0	54.0	100%	39.
New land - Anchorvale Lane	Singapore		5.2		226,076.4	750.0	30%	50.
New Land - Jalan Peel	Cheras		3.5		368,082.0	200.0	100%	73.
New land - Jalan Belfield	KL		.5		196,891.2	836.2	100%	164.
New land - Subang USJ	Petaling Jaya	14	8.	ac	644,557.3	260.0	100%	167.
New land - Kajang	Selangor	5	5.3	ac	229,840.0	274.0	100%	63.
Total value of properties								7,843.7
	M	arket cap Sta	ke					
		RM m						
Sunway REIT		5,124.0	7%					1,880.5
		RM m Sta			P/E			
Sunway Construction (market value)			4%					1,392.6
Quarry & Trading		70.8 100	0%		12.0			849.5
Property investments (1Q18)								3,041.8
Associates and JCE's (1Q18)								3,516.8
Net current assets less prop. dev cost								551.3
Total borrowings (1Q18)								(7,882.4
Total RNAV								11,193.9
FD no. of shares (m)								5,548.20
FD RNAV (RM)								12,365.61
RNAV/share (RM)								2.23
D'access to DNAV								309
Discount to RNAV			_					





BY THE NUMBERS



(RMm)	Dec-16A	Dec-17A	Dec-18F	Dec-19F	Dec-20F
Total Net Revenues	4,726	5,375	5,299	5,508	5,728
Gross Profit	4,726	5,375	5,299	5,508	5,728
Operating EBITDA	531	527	614	684	704
Depreciation And Amortisation	(114)	(139)	(123)	(130)	(136)
Operating EBIT	417	388	490	554	568
Financial Income/(Expense)	(60)	(23)	(42)	(31)	(11)
Pretax Income/(Loss) from Assoc.	192	168	290	296	302
Non-Operating Income/(Expense)	310	349	174	156	141
Profit Before Tax (pre-EI)	859	882	911	975	999
Exceptional Items	0	0	0	0	0
Pre-tax Profit	859	882	911	975	999
Taxation	(140)	(149)	(166)	(168)	(173)
Exceptional Income - post-tax					
Profit After Tax	719	733	746	807	827
Minority Interests	(133)	(93)	(140)	(147)	(147)
Preferred Dividends	0	0	0	0	0
FX Gain/(Loss) - post tax					
Other Adjustments - post-tax					
Net Profit	586	640	606	660	680
Recurring Net Profit	586	640	606	660	680
Fully Diluted Recurring Net Profit	586	640	606	660	680

Cash Flow					
(RMm)	Dec-16A	Dec-17A	Dec-18F	Dec-19F	Dec-20F
EBITDA	531	527	614	684	704
Cash Flow from Invt. & Assoc.					
Change In Working Capital	(49)	(66)	(76)	(80)	(84)
(Incr)/Decr in Total Provisions					
Other Non-Cash (Income)/Expense					
Other Operating Cashflow	0	0	0	0	0
Net Interest (Paid)/Received	(168)	(220)	(119)	(121)	(115)
Tax Paid	(175)	(144)	(166)	(168)	(173)
Cashflow From Operations	139	96	254	315	333
Capex	(20)	(20)	(20)	(20)	(20)
Disposals Of FAs/subsidiaries	243	249	255	261	268
Acq. Of Subsidiaries/investments	0	0	0	0	0
Other Investing Cashflow	0	0	0	0	0
Cash Flow From Investing	223	229	235	241	248
Debt Raised/(repaid)	(209)	(188)	(168)	(152)	(136)
Proceeds From Issue Of Shares	0	0	0	0	0
Shares Repurchased	0	0	0	0	0
Dividends Paid	(126)	(126)	(127)	(127)	(124)
Preferred Dividends					
Other Financing Cashflow	1,405	(191)	(234)	(320)	(320)
Cash Flow From Financing	1,070	(505)	(529)	(598)	(580)
Total Cash Generated	1,432	(180)	(40)	(42)	0
Free Cashflow To Equity	153	137	320	405	444
Free Cashflow To Firm	530	545	607	678	695

SOURCES: CIMB RESEARCH, COMPANY REPORTS





BY THE NUMBERS... cont'd

Balance Sheet					
(RMm)	Dec-16A	Dec-17A	Dec-18F	Dec-19F	Dec-20F
Total Cash And Equivalents	4,402	4,514	4,469	4,425	4,382
Total Debtors	2,879	3,049	2,990	2,931	2,873
Inventories	662	681	765	795	827
Total Other Current Assets	1,209	1,379	1,390	1,401	1,412
Total Current Assets	9,152	9,624	9,614	9,552	9,494
Fixed Assets	1,876	2,009	2,058	2,106	2,155
Total Investments	5,976	6,367	7,078	7,316	7,559
Intangible Assets	312	327	327	327	327
Total Other Non-Current Assets	1,516	1,887	1,923	1,959	1,997
Total Non-current Assets	9,680	10,590	11,385	11,709	12,038
Short-term Debt	4,831	4,910	4,812	4,716	4,621
Current Portion of Long-Term Debt					
Total Creditors	2,708	2,991	2,932	2,873	2,816
Other Current Liabilities	44	74	74	74	74
Total Current Liabilities	7,583	7,976	7,818	7,663	7,511
Total Long-term Debt	2,591	3,349	3,282	3,217	3,152
Hybrid Debt - Debt Component					
Total Other Non-Current Liabilities	344	285	285	285	285
Total Non-current Liabilities	2,934	3,634	3,567	3,502	3,437
Total Provisions	95	120	81	81	81
Total Liabilities	10,612	11,731	11,467	11,246	11,030
Shareholders' Equity	7,456	7,840	8,870	9,333	9,799
Minority Interests	764	643	662	682	703
Total Equity	8,219	8,483	9,533	10,015	10,502

Key Ratios					
	Dec-16A	Dec-17A	Dec-18F	Dec-19F	Dec-20F
Revenue Growth	6.2%	13.7%	(1.4%)	3.9%	4.0%
Operating EBITDA Growth	(1.9%)	(0.8%)	16.5%	11.4%	2.9%
Operating EBITDA Margin	11.2%	9.8%	11.6%	12.4%	12.3%
Net Cash Per Share (RM)	(0.69)	(0.83)	(0.80)	(0.78)	(0.76)
BVPS (RM)	1.54	1.62	1.83	1.92	2.02
Gross Interest Cover	2.49	1.76	4.14	4.57	4.95
Effective Tax Rate	16.3%	16.9%	18.2%	17.2%	17.3%
Net Dividend Payout Ratio	21.4%	19.6%	20.7%	19.0%	18.5%
Accounts Receivables Days	211.7	197.7	204.1	192.4	181.8
Inventory Days	N/A	N/A	N/A	N/A	N/A
Accounts Payables Days	N/A	N/A	N/A	N/A	N/A
ROIC (%)	6.77%	6.80%	7.82%	8.60%	8.64%
ROCE (%)	3.55%	3.53%	3.22%	3.55%	3.64%
Return On Average Assets	4.47%	3.87%	3.82%	3.97%	3.91%

Key Drivers					
(RMm)	Dec-16A	Dec-17A	Dec-18F	Dec-19F	Dec-20F
Outstanding Orderbook	2,900	3,100	3,100	3,100	3,100
Order Book Depletion	1,800	1,800	1,800	1,800	1,800
Orderbook Replenishment	2,000	1,800	1,800	1,800	1,800
ASP (% chg, main prod./serv.)	N/A	N/A	N/A	N/A	N/A
Unit sales grth (%, main prod./serv.)	N/A	N/A	N/A	N/A	N/A
Util. rate (%, main prod./serv.)	N/A	N/A	N/A	N/A	N/A
ASP (% chg, 2ndary prod./serv.)	N/A	N/A	N/A	N/A	N/A
Unit sales grth (%,2ndary prod/serv)	N/A	N/A	N/A	N/A	N/A
Util. rate (%, 2ndary prod/serv)	N/A	N/A	N/A	N/A	N/A

SOURCES: CIMB RESEARCH, COMPANY REPORTS





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Reduce	8.9%	0.4%	

Spitzer Chart for stock being researched (2 year data)

Sunway Bhd (SWB MK)







Corporate Governance Report of Thai Listed Companies (CGR). CG Rating by the Thai Institute of Directors Association (Thai IOD) in 2017, Anti-Corruption 2017

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Underweight	An Underweight rating means stocks in the sector have, on a market cap-weighted basis, a negative absolute recommendation.
Country Ratings	Definition:
Overweight	An Overweight rating means investors should be positioned with an above-market weight in this country relative to benchmark.
Neutral	A Neutral rating means investors should be positioned with a neutral weight in this country relative to benchmark.
Underweight	An Underweight rating means investors should be positioned with a below-market weight in this country relative to benchmark.