

Sunway REIT (SREIT MK)

Overweight

Price: M\$1.60

27 Apr 2016

Price Target: M\$1.70

PT End Date: 30 Dec 2016

Good performance despite a seasonally low period for hotel segment; Maintain OW

SREIT reported a good set of 3QFY16 results with DPU up 11% Y/Y (-8.5%Q/Q). 9MFY16 DPU rose 5.7%Y/Y (2.5%Y/Y on a recurrent basis), coming in at about 80% of our full-year forecast and consensus. Growth was driven by stronger contribution from the Putra assets (i.e. the mall and hotel) after reopening in May-15 and exiting the rent-free period in Sep-15, as well as from stronger Hotel segment income (driven by Middle Eastern tourist arrivals) despite the seasonally low period. These helped to more than compensate for weaker Office segment income. Management is now more optimistically guiding for moderate growth in DPU for FY16E versus previous guidance of flat growth (our forecast +2% Y/Y). We like both SREIT and IGB REIT in the REIT space (both OWs), and now prefer SREIT following the latter's stronger outperformance YTD.

- **SREIT reported an 11% Y/Y rise in 3QFY16 DPU (-8.5%Q/Q).** This brought 9MFY16 DPU at 7.06sen (+5.7% Y/Y) representing 79.5%/80.3% of JPM/consensus' full year forecast. Growth was supported by a M\$6.2MM one-off legal award to Sunway REIT for the delay in handover of the Putra Place assets post-acquisition in 2QFY16. Excluding this one-off gain, 9MFY16 DPU rose by a more moderate 2.5% Y/Y.
- **3QFY16 growth was driven mainly by the Retail and Hotels segments.** 3QFY16 NPI from the Retail segment rose 18% Y/Y driven by Sunway Pyramid and Sunway Carnival malls, as well as a turnaround in contribution from the newly refurbished Sunway Putra Mall to a profit of M\$5.5MM (from a loss of M\$2.1MM in 3QFY15) since opening in May-15 and exiting its 3.5 month rent-free period in mid-Sept-15 (occupancy for the mall is currently at 84%). 3QFY16 NPI from the Hotel segment rose 38% Y/Y driven by the leisure segment for Sunway Resort Hotel where Middle Eastern tourist arrivals were strong despite it being a seasonally low season in the past, as well as improved contribution from Sunway Putra hotel. The office segment however registered 44%Y/Y decline in NPI, within expectations, due to the oversupply in the market and non-renewal of expired tenancies. In 3QFY16, the Retail segment made up 75% of group NPI, followed by Hotel at 16% and Office at 3%.
- **Rental reversions at Sunway Pyramid in the 3QFY16 period stood in high single digit levels,** and about 57% of the NLA here will be up for renewal in Sept-16. Management is targeting mid-to-high single digit reversions (renewals will include anchor tenants, whose rental rises are limited). Management has revised its DPU growth guidance for FY16E to expectations for a moderate increase versus previous guidance of flat growth on the back of rising contributions from Sunway Putra assets (i.e. the mall and hotel) as well as better than anticipated performance from Hotels, namely Sunway Resort hotel which the group expects to sustain into 4QFY16. This guidance is despite loss of earnings from the closure of Pyramid hotel effective Mar-16 for refurbishments over the next 12 months.
- **Gearing came in at 34% as at end 3QFY16,** with 94% of debt on fixed rates and 64% long term.

Table 1: SREIT 3QFY16 results summary

M\$mn; year-end Jun	3QFY16	3QFY15	Y/Y	2QFY16	Q/Q	9MFY16	9MFY15	Y/Y
Revenue	130.3	110.7	17.7%	131.9	-1.2%	383.4	338.5	13.3%
Net property income	96.7	83.2	16.2%	97.1	-0.4%	283.7	256.4	10.6%
Operating margin	74.2%	75.1%		73.6%		74.0%	75.7%	
PBT	64.8	56.8	14.0%	71.5	-9.4%	200.8	183.5	9.4%
Distributable income	70.2	62.8	11.7%	75.6	-7.2%	208.1	196.2	6.0%
DPU (sen)	2.37	2.13	11.3%	2.57	-7.8%	7.06	6.68	5.7%
Adjusted DPU (sen)	2.16	2.13	1.4%	2.36	-8.5%	6.85	6.68	2.5%

Source: Company.

Table 2: Retail REIT peer comparison

As at: 27 Apr-16	Ticker	FYE	Mkt cap (US\$m)	Price (LC)	Rating	Target (LC)	Net div yield		Net DPU growth		Net yield spread		P/B	
							CY16E	CY17E	CY16E	CY17E	CY16E	CY17E	CY16E	CY17E
CapitalLand Malaysia	CMMT MK	Dec	746	1.44	UW	1.33	5.4%	5.6%	-0.3%	5.4%	1.5%	1.8%	1.09	1.07
IGB REIT	IGBREIT MK	Dec	1,342	1.51	OW	1.50	5.1%	5.4%	5.2%	4.4%	1.3%	1.5%	1.43	1.43
KLCC Property Hldgs	KLCCSS MK	Dec	3,317	7.19	N	6.60	4.7%	4.9%	3.5%	4.4%	0.8%	1.0%	1.02	1.00
Pavilion REIT	PREIT MK	Dec	1,296	1.68	NC	-	4.7%	5.1%	5.7%	9.2%	0.8%	1.2%	1.31	1.31
Sunway REIT	SREIT MK	Jun	1,202	1.60	OW	1.70	5.1%	5.5%	2.4%	8.9%	1.2%	1.6%	1.09	1.01
Weighted average*			6,607				4.9%	5.2%	3.3%	4.8%	1.0%	1.3%	1.12	1.09
Weighted average* (ex-KLCC)			3,291				5.2%	5.5%	2.9%	6.3%	1.3%	1.6%	1.23	1.19

Source: Bloomberg, J.P. Morgan estimates. * Covered stocks only.

Investment Thesis

We see good visible mid to long-term growth for Sunway REIT, with progress in the AEIs/renovations for the Putra Place assets (re-opened in mid-CY15) to largely drive mid to long-term DPU growth. The Sunway Putra mall is now 85% occupied with the end of the rental free period as at end-CY15. Amid a consumption slowdown due to subsidy rationalization and rising costs (i.e., GST introduction in Apr-15), we believe large integrated malls like Sunway Pyramid will see retail sales hold up better than at smaller, standalone malls. Expectations for stable to lower interest rates by 2016 will also provide some reprieve amid easing consumption. Despite the office oversupply, this accounts for less than 4% of NPI while the hotel segment (22% of NPI) could benefit from increased leisure travel longer term with the weaker Ringgit.

Valuation

Our Dec-16E PT of M\$1.70 is based on a discount rate of 8.5% and a long-term growth rate of 3% in our dividend discount model (DDM).

SREIT DDM assumptions

Risk-free rate	4.30%
Market risk premium	6.0%
Beta	0.70
Discount rate	8.5%
Long-term growth	3.0%

Source: J.P. Morgan estimates

Risks to Rating and Price Target

Key downside risks include:

1. Expiry of tenancies at Sunway Tower and Putra Tower office assets which have not been replaced (office at 4% of group NPI). Our forecast has conservatively assumed no income from here for now.
2. Delays in the newly opened and refurbished Putra mall asset reaching full potential given weak consumer sentiment and the economic slowdown (i.e. extension of rental free period etc).
3. Weakness in the corporate sector and, hence, the hotel segment.
4. Weakness in retail sales, especially at major asset Sunway Pyramid Mall.

REITs

Simone Yeoh ^{AC}

(60-3) 2718-0710

simone.x.yeoh@jpmorgan.com

Bloomberg JPMA YEOH <GO>

JPMorgan Securities (Malaysia) Sdn. Bhd. (18146-X)

www.jpmorganmarkets.com

Other Companies Discussed in This Report (all prices in this report as of market close on 27 April 2016)

IGB REIT (IGRE.KL/M\$1.51/Overweight)

Analyst Certification: The research analyst(s) denoted by an “AC” on the cover of this report certifies (or, where multiple research analysts are primarily responsible for this report, the research analyst denoted by an “AC” on the cover or within the document individually certifies, with respect to each security or issuer that the research analyst covers in this research) that: (1) all of the views expressed in this report accurately reflect his or her personal views about any and all of the subject securities or issuers; and (2) no part of any of the research analyst’s compensation was, is, or will be directly or indirectly related to the specific recommendations or views expressed by the research analyst(s) in this report. For all Korea-based research analysts listed on the front cover, they also certify, as per KOFIA requirements, that their analysis was made in good faith and that the views reflect their own opinion, without undue influence or intervention.

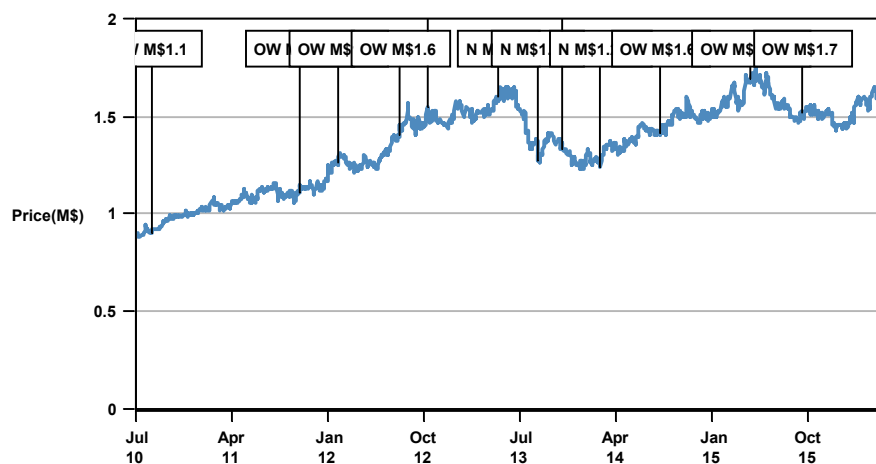
J.P. Morgan does and seeks to do business with companies covered in its research reports. As a result, investors should be aware that the firm may have a conflict of interest that could affect the objectivity of this report. Investors should consider this report as only a single factor in making their investment decision.

Important Disclosures

- **Market Maker/ Liquidity Provider:** J.P. Morgan Securities plc and/or an affiliate is a market maker and/or liquidity provider in securities issued by Sunway REIT, IGB REIT.
- **Other Significant Financial Interests:** J.P. Morgan owns a position of 1 million USD or more in the debt securities of Sunway REIT, IGB REIT.

Company-Specific Disclosures: Important disclosures, including price charts and credit opinion history tables, are available for compendium reports and all J.P. Morgan–covered companies by visiting <https://jpm.com/research/disclosures>, calling 1-800-477-0406, or e-mailing research.disclosure.inquiries@jpmorgan.com with your request. J.P. Morgan’s Strategy, Technical, and Quantitative Research teams may screen companies not covered by J.P. Morgan. For important disclosures for these companies, please call 1-800-477-0406 or e-mail research.disclosure.inquiries@jpmorgan.com.

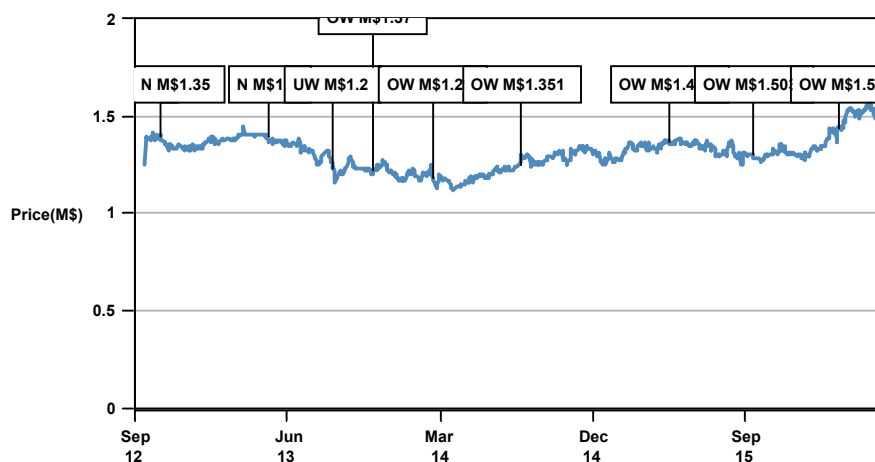
Sunway REIT (SUNW.KL, SREIT MK) Price Chart



Date	Rating	Share Price (M\$)	Price Target (M\$)
16-Aug-10	OW	0.90	1.10
10-Oct-11	OW	1.11	1.25
30-Jan-12	OW	1.26	1.40
24-Jul-12	OW	1.41	1.60
09-Oct-12	OW	1.55	1.65
28-Apr-13	N	1.60	1.60
22-Aug-13	N	1.27	1.36
01-Nov-13	N	1.33	1.32
17-Feb-14	N	1.24	1.25
05-Aug-14	OW	1.42	1.60
17-Apr-15	OW	1.69	1.82
14-Sep-15	OW	1.52	1.70

Source: Bloomberg and J.P. Morgan; price data adjusted for stock splits and dividends. Initiated coverage Aug 16, 2010.

IGB REIT (IGRE.KL, IGBREIT MK) Price Chart



Date	Rating	Share Price (M\$)	Price Target (M\$)
17-Oct-12	N	1.39	1.35
28-Apr-13	N	1.39	1.40
22-Aug-13	UW	1.23	1.20
01-Nov-13	OW	1.22	1.37
17-Feb-14	OW	1.18	1.29
24-Jul-14	OW	1.25	1.35
17-Apr-15	OW	1.36	1.46
14-Sep-15	OW	1.30	1.50
16-Feb-16	OW	1.44	1.50

Source: Bloomberg and J.P. Morgan; price data adjusted for stock splits and dividends. Initiated coverage Oct 17, 2012.

The chart(s) show J.P. Morgan's continuing coverage of the stocks; the current analysts may or may not have covered it over the entire period.

J.P. Morgan ratings or designations: OW = Overweight, N= Neutral, UW = Underweight, NR = Not Rated

Explanation of Equity Research Ratings, Designations and Analyst(s) Coverage Universe:

J.P. Morgan uses the following rating system: Overweight [Over the next six to twelve months, we expect this stock will outperform the average total return of the stocks in the analyst's (or the analyst's team's) coverage universe.] Neutral [Over the next six to twelve months, we expect this stock will perform in line with the average total return of the stocks in the analyst's (or the analyst's team's) coverage universe.] Underweight [Over the next six to twelve months, we expect this stock will underperform the average total return of the stocks in the analyst's (or the analyst's team's) coverage universe.] Not Rated (NR): J.P. Morgan has removed the rating and, if applicable, the price target, for this stock because of either a lack of a sufficient fundamental basis or for legal, regulatory or policy reasons. The previous rating and, if applicable, the price target, no longer should be relied upon. An NR designation is not a recommendation or a rating. In our Asia (ex-Australia) and U.K. small- and mid-cap equity research, each stock's expected total return is compared to the expected total return of a benchmark country market index, not to those analysts' coverage universe. If it does not appear in the Important Disclosures section of this report, the certifying analyst's coverage universe can be found on J.P. Morgan's research website, www.jpmorganmarkets.com.

Coverage Universe: Yeoh, Simone Xenia: Astra Agro Lestari (AALI.JK), Capitaland Malaysia Mall Trust (CAMA.KL), Eco World Development (ECOW.KL), First Resources Limited (FRLD.SI), Genting Plantations (GENP.KL), Golden Agri-Resources Ltd (GAGR.SI), IGB Corporation (IGBS.KL), IGB REIT (IGRE.KL), IHH Healthcare Bhd (IHHH.KL), IOI Corp. (IOIB.KL), KLCCP Stapled Group (KLCC.KL), KPJ Healthcare Berhad (KPJH.KL), Kuala Lumpur Kepong (KLKK.KL), MISC Berhad (MISC.KL), Mah Sing Group Berhad (MAHS.KL), Media Prima Berhad (MPRM.KL), SP Setia (SETI.KL), Salim Ivomas Pratama (SIMP.JK), Sime Darby Berhad (SIME.KL), Sunway Bhd (SWAY.KL), Sunway REIT (SUNW.KL), Top Glove Corporation (TPGC.KL), UEM Sunrise Bhd (UMSB.KL), Wilmar International Limited (WLIL.SI)

J.P. Morgan Equity Research Ratings Distribution, as of April 1, 2016

	Overweight (buy)	Neutral (hold)	Underweight (sell)
J.P. Morgan Global Equity Research Coverage	44%	44%	12%
IB clients*	53%	49%	34%
JPMS Equity Research Coverage	43%	48%	9%
IB clients*	71%	63%	49%

*Percentage of investment banking clients in each rating category.

For purposes only of FINRA/NYSE ratings distribution rules, our Overweight rating falls into a buy rating category; our Neutral rating falls into a hold rating category; and our Underweight rating falls into a sell rating category. Please note that stocks with an NR designation are not included in the table above.

Equity Valuation and Risks: For valuation methodology and risks associated with covered companies or price targets for covered companies, please see the most recent company-specific research report at <http://www.jpmorganmarkets.com>, contact the primary analyst or your J.P. Morgan representative, or email research.disclosure.inquiries@jpmorgan.com.

Equity Analysts' Compensation: The equity research analysts responsible for the preparation of this report receive compensation based upon various factors, including the quality and accuracy of research, client feedback, competitive factors, and overall firm revenues.

Registration of non-US Analysts: Unless otherwise noted, the non-US analysts listed on the front of this report are employees of non-US affiliates of JPMS, are not registered/qualified as research analysts under NASD/NYSE rules, may not be associated persons of JPMS, and may not be subject to FINRA Rule 2711 and NYSE Rule 472 restrictions on communications with covered companies, public appearances, and trading securities held by a research analyst account.

Other Disclosures

J.P. Morgan ("JPM") is the global brand name for J.P. Morgan Securities LLC ("JPMS") and its affiliates worldwide. J.P. Morgan Cazenove is a marketing name for the U.K. investment banking businesses and EMEA cash equities and equity research businesses of JPMorgan Chase & Co. and its subsidiaries.

All research reports made available to clients are simultaneously available on our client website, J.P. Morgan Markets. Not all research content is redistributed, e-mailed or made available to third-party aggregators. For all research reports available on a particular stock, please contact your sales representative.

Options related research: If the information contained herein regards options related research, such information is available only to persons who have received the proper option risk disclosure documents. For a copy of the Option Clearing Corporation's Characteristics and Risks of Standardized Options, please contact your J.P. Morgan Representative or visit the OCC's website at <http://www.optionsclearing.com/publications/risks/riskstoc.pdf>

Legal Entities Disclosures

U.S.: JPMS is a member of NYSE, FINRA, SIPC and the NFA. JPMorgan Chase Bank, N.A. is a member of FDIC. **U.K.:** JPMorgan Chase N.A., London Branch, is authorised by the Prudential Regulation Authority and is subject to regulation by the Financial Conduct Authority and to limited regulation by the Prudential Regulation Authority. Details about the extent of our regulation by the Prudential Regulation Authority are available from J.P. Morgan on request. J.P. Morgan Securities plc (JPMS plc) is a member of the London Stock Exchange and is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England & Wales No. 2711006. Registered Office 25 Bank Street, London, E14 5JP. **South Africa:** J.P. Morgan Equities South Africa Proprietary Limited is a member of the Johannesburg Securities Exchange and is regulated by the Financial Services Board. **Hong Kong:** J.P. Morgan Securities (Asia Pacific) Limited (CE number AAJ321) is regulated by the Hong Kong Monetary Authority and the Securities and Futures Commission in Hong Kong and/or J.P. Morgan Broking (Hong Kong) Limited (CE number AAB027) is regulated by the Securities and Futures Commission in Hong Kong. **Korea:** This material is issued and distributed in Korea by or through J.P. Morgan Securities (Far East) Limited, Seoul Branch, which is a member of the Korea Exchange(KRX) and is regulated by the Financial Services Commission (FSC) and the Financial Supervisory Service (FSS). **Australia:** J.P. Morgan Australia Limited (JPMAL) (ABN 52 002 888 011/AFS Licence No: 238188) is regulated by ASIC and J.P. Morgan Securities Australia Limited (JPMSAL) (ABN 61 003 245 234/AFS Licence No: 238066) is regulated by ASIC and is a Market, Clearing and Settlement Participant of ASX Limited and CHI-X. **Taiwan:** J.P.Morgan Securities (Taiwan) Limited is a participant of the Taiwan Stock Exchange (company-type) and regulated by the Taiwan Securities and Futures Bureau. **India:** J.P. Morgan India Private Limited (Corporate Identity Number - U67120MH1992FTC068724), having its registered office at J.P. Morgan Tower, Off. C.S.T. Road, Kalina, Santacruz - East, Mumbai – 400098, is registered with Securities and Exchange Board of India (SEBI) as a 'Research Analyst' having registration number INH000001873. J.P. Morgan India Private Limited is also registered with SEBI as a member of the National Stock Exchange of India Limited (SEBI Registration Number - INB 230675231/INF 230675231/INE 230675231) and Bombay Stock Exchange Limited (SEBI Registration Number - INB 010675237/INF 010675237). Telephone: 91-22-6157 3000, Facsimile: 91-22-6157 3990 and Website: www.jpmpil.com. For non local research reports, this material is not distributed in India by J.P. Morgan India Private Limited. **Thailand:** This material is issued and distributed in Thailand by JPMorgan Securities (Thailand) Ltd., which is a member of the Stock Exchange of Thailand and is regulated by the Ministry of Finance and the Securities and Exchange Commission and its registered address is 3rd Floor, 20 North Sathorn Road, Silom, Bangrak, Bangkok 10500. **Indonesia:** PT J.P. Morgan Securities Indonesia is a member of the Indonesia Stock Exchange and is regulated by the OJK a.k.a. BAPEPAM LK. **Philippines:** J.P. Morgan Securities Philippines Inc. is a Trading Participant of the Philippine Stock Exchange and a member of the Securities Clearing Corporation of the Philippines and the Securities Investor Protection Fund. It is regulated by the Securities and Exchange Commission. **Brazil:** Banco J.P. Morgan S.A. is regulated by the Comissao de Valores Mobiliarios (CVM) and by the Central Bank of Brazil. **Mexico:** J.P. Morgan Casa de Bolsa, S.A. de C.V., J.P. Morgan Grupo Financiero is a member of the Mexican Stock Exchange and authorized to act as a broker dealer by the National Banking and Securities Exchange Commission. **Singapore:** This material is issued and distributed in Singapore by or through J.P. Morgan Securities Singapore Private Limited (JPMS) [MCI (P) 193/03/2016 and Co. Reg. No.: 199405335R] which is a member of the Singapore Exchange Securities Trading Limited and is regulated by the Monetary Authority of Singapore (MAS) and/or JPMorgan Chase Bank, N.A., Singapore branch (JPMCB Singapore) which is regulated by the MAS. This material is provided in Singapore only to accredited investors, expert investors and institutional investors, as defined in Section 4A of the Securities and Futures Act, Cap. 289. Recipients of this document are to contact JPMS or JPMCB Singapore in respect of any matters arising from, or in connection with, the document. **Japan:** JPMorgan Securities Japan Co., Ltd. and JPMorgan Chase Bank, N.A., Tokyo Branch are regulated by the Financial Services Agency in Japan. **Malaysia:** This material is issued and distributed in Malaysia by JPMorgan Securities (Malaysia) Sdn Bhd (18146-X) which is a Participating Organization of Bursa Malaysia Berhad and a holder of Capital Markets Services License issued by the Securities Commission in Malaysia. **Pakistan:** J. P. Morgan Pakistan Broking (Pvt.) Ltd is a member of the Karachi Stock Exchange and regulated by the Securities and Exchange Commission of Pakistan. **Saudi Arabia:** J.P. Morgan Saudi Arabia Ltd. is authorized by the Capital Market Authority of the Kingdom of Saudi Arabia (CMA) to carry out dealing as an agent, arranging, advising and custody, with respect to securities business under licence number 35-07079 and its registered address is at 8th Floor, Al-Faisaliyah Tower, King Fahad Road, P.O. Box 51907, Riyadh 11553, Kingdom of Saudi Arabia. **Dubai:** JPMorgan Chase Bank, N.A., Dubai Branch is regulated by the Dubai Financial Services Authority (DFSA) and its registered address is Dubai International Financial Centre - Building 3, Level 7, PO Box 506551, Dubai, UAE.

Country and Region Specific Disclosures

U.K. and European Economic Area (EEA): Unless specified to the contrary, issued and approved for distribution in the U.K. and the EEA by JPMS plc. Investment research issued by JPMS plc has been prepared in accordance with JPMS plc's policies for managing conflicts of interest arising as a result of publication and distribution of investment research. Many European regulators require a firm to establish, implement and maintain such a policy. This report has been issued in the U.K. only to persons of a kind described in Article 19 (5), 38, 47 and 49 of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (all such persons being referred to as "relevant persons"). This document must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this document relates is only available to relevant persons and will be engaged in only with relevant persons. In other EEA countries, the report has been issued to persons regarded as professional investors (or equivalent) in their home jurisdiction. **Australia:** This material is issued and distributed by JPMSAL in Australia to "wholesale clients" only. This material does not take into account the specific investment objectives, financial situation or particular needs of the recipient. The recipient of this material must not distribute it to any third party or outside Australia without the prior written consent of JPMSAL. For the purposes of this paragraph the term "wholesale client" has the meaning given in section 761G of the Corporations Act 2001. **Germany:** This material is distributed in Germany by J.P. Morgan Securities plc, Frankfurt Branch and J.P.Morgan Chase Bank, N.A., Frankfurt Branch which are regulated by the Bundesanstalt für Finanzdienstleistungsaufsicht. **Hong Kong:** The 1% ownership disclosure as of the previous month end satisfies the requirements under Paragraph 16.5(a) of the Hong Kong Code of Conduct for Persons Licensed by or Registered with the Securities and Futures Commission. (For research published within the first ten days of the month, the disclosure may be based on the month end data from two months prior.) J.P. Morgan Broking (Hong Kong) Limited is the liquidity provider/market maker for derivative warrants, callable bull bear contracts and stock options listed on the Stock Exchange of Hong Kong Limited. An updated list can be found on HKEx website: <http://www.hkex.com.hk>. **Japan:** There is a risk that a loss may occur due to a change in the price of the shares in the case of share trading, and that a loss may occur due to the exchange rate in the case of foreign share trading. In the case of share trading, JPMorgan Securities Japan Co., Ltd., will be receiving a brokerage fee and consumption tax (shouhizei) calculated by multiplying the executed price by the commission rate which was individually agreed between JPMorgan Securities Japan Co., Ltd., and the customer in advance. Financial Instruments Firms: JPMorgan Securities

Japan Co., Ltd., Kanto Local Finance Bureau (kinsho) No. 82 Participating Association / Japan Securities Dealers Association, The Financial Futures Association of Japan, Type II Financial Instruments Firms Association and Japan Investment Advisers Association. **Korea:** This report may have been edited or contributed to from time to time by affiliates of J.P. Morgan Securities (Far East) Limited, Seoul Branch. **Singapore:** As at the date of this report, JPMSS is a designated market maker for certain structured warrants listed on the Singapore Exchange where the underlying securities may be the securities discussed in this report. Arising from its role as designated market maker for such structured warrants, JPMSS may conduct hedging activities in respect of such underlying securities and hold or have an interest in such underlying securities as a result. The updated list of structured warrants for which JPMSS acts as designated market maker may be found on the website of the Singapore Exchange Limited: <http://www.sgx.com.sg>. In addition, JPMSS and/or its affiliates may also have an interest or holding in any of the securities discussed in this report – please see the Important Disclosures section above. For securities where the holding is 1% or greater, the holding may be found in the Important Disclosures section above. For all other securities mentioned in this report, JPMSS and/or its affiliates may have a holding of less than 1% in such securities and may trade them in ways different from those discussed in this report. Employees of JPMSS and/or its affiliates not involved in the preparation of this report may have investments in the securities (or derivatives of such securities) mentioned in this report and may trade them in ways different from those discussed in this report. **Taiwan:** This material is issued and distributed in Taiwan by J.P. Morgan Securities (Taiwan) Limited. **India:** For private circulation only, not for sale. **Pakistan:** For private circulation only, not for sale. **New Zealand:** This material is issued and distributed by JPMSAL in New Zealand only to persons whose principal business is the investment of money or who, in the course of and for the purposes of their business, habitually invest money. JPMSAL does not issue or distribute this material to members of "the public" as determined in accordance with section 3 of the Securities Act 1978. The recipient of this material must not distribute it to any third party or outside New Zealand without the prior written consent of JPMSAL. **Canada:** The information contained herein is not, and under no circumstances is to be construed as, a prospectus, an advertisement, a public offering, an offer to sell securities described herein, or solicitation of an offer to buy securities described herein, in Canada or any province or territory thereof. Any offer or sale of the securities described herein in Canada will be made only under an exemption from the requirements to file a prospectus with the relevant Canadian securities regulators and only by a dealer properly registered under applicable securities laws or, alternatively, pursuant to an exemption from the dealer registration requirement in the relevant province or territory of Canada in which such offer or sale is made. The information contained herein is under no circumstances to be construed as investment advice in any province or territory of Canada and is not tailored to the needs of the recipient. To the extent that the information contained herein references securities of an issuer incorporated, formed or created under the laws of Canada or a province or territory of Canada, any trades in such securities must be conducted through a dealer registered in Canada. No securities commission or similar regulatory authority in Canada has reviewed or in any way passed judgment upon these materials, the information contained herein or the merits of the securities described herein, and any representation to the contrary is an offence. **Dubai:** This report has been issued to persons regarded as professional clients as defined under the DFSA rules. **Brazil:** Ombudsman J.P. Morgan: 0800-7700847 / ouvidoria.jp.morgan@jpmorgan.com.

General: Additional information is available upon request. Information has been obtained from sources believed to be reliable but JPMorgan Chase & Co. or its affiliates and/or subsidiaries (collectively J.P. Morgan) do not warrant its completeness or accuracy except with respect to any disclosures relative to JPMS and/or its affiliates and the analyst's involvement with the issuer that is the subject of the research. All pricing is as of the close of market for the securities discussed, unless otherwise stated. Opinions and estimates constitute our judgment as of the date of this material and are subject to change without notice. Past performance is not indicative of future results. This material is not intended as an offer or solicitation for the purchase or sale of any financial instrument. The opinions and recommendations herein do not take into account individual client circumstances, objectives, or needs and are not intended as recommendations of particular securities, financial instruments or strategies to particular clients. The recipient of this report must make its own independent decisions regarding any securities or financial instruments mentioned herein. JPMS distributes in the U.S. research published by non-U.S. affiliates and accepts responsibility for its contents. Periodic updates may be provided on companies/industries based on company specific developments or announcements, market conditions or any other publicly available information. Clients should contact analysts and execute transactions through a J.P. Morgan subsidiary or affiliate in their home jurisdiction unless governing law permits otherwise.

"Other Disclosures" last revised April 09, 2016.

Copyright 2016 JPMorgan Chase & Co. All rights reserved. This report or any portion hereof may not be reprinted, sold or redistributed without the written consent of J.P. Morgan.