Corporate Update | Monday, 10 May 2021

S P Setia Berhad

(8664 | SPSB MK) Property| Property

Maintain BUY

Disposal of land in Johor

Unchanged Target Price: RM1.29

KEY INVESTMENT HIGHLIGHTS

- **Disposal of land in Johor**
- **Unlock value of landbank**
- **Earnings estimates maintained**
- **Maintain BUY with an unchanged TP of RM1.29**

Disposal of land in Johor. S P Setia announced that its indirect wholly-owned subsidiary had entered into a conditional sale and purchase agreement (SPA) with Scientex Quatari Sdn Bhd to dispose of eight parcels of development land measuring 959.72 acres in Johor for a sale consideration of RM518.1m. There are three phases under the land disposal and the three phases are expected to complete between 1st quarter of 2022 to 2nd quarter of 2024.

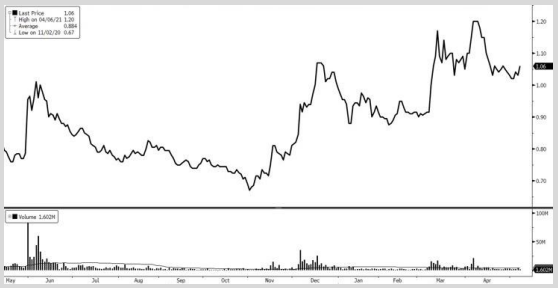
Unlock value of landbank. The land disposal is positive to S P Setia as it allows S P Setia to unlock the value of its landbank. The sale consideration of RM518.1m is above the market value of the land of RM480m. The land is located along the Senai-Desaru Expressway and situated 28km north of Johor Bahru city centre. The existing use of the land is palm oil estate. S P Setia intends to use the sale proceed into other project development and to pare down its borrowings. Note that net gearing of S P Setia has been inching up to 0.66x in FY20 from 0.57x in FY19.

Earnings forecast maintained. We make no changes to our earnings forecast for FY21/22F as we do no expect earnings impact from the land disposal. Disposal gain, if any, will also be excluded from our core net income calculations.

Maintain BUY with an unchanged TP of RM1.29. We maintain our TP for S P Setia at RM1.29, based on 71% discount to RNAV. We maintain our BUY call on S P Setia due to its attractive valuation. S P Setia is trading at steep discount of 69% to its latest NTA per share of RM3.43. Besides, we also see better earnings outlook for FY21 due to recovery in progress billing.

RETURN STATISTICS	
Price @ 7 May 2021 (RM)	1.06
Expected share price return (%)	21.7
Expected dividend yield (%)	0.9
Expected total return (%)	**22.6**

SHARE PRICE CHART



Share price performance (%)	Absolute	Relative
1 month	-10.2	-8.8
3 months	1.0	21.2
12 months	30.1	13.3

KEY STATISTICS	
FBM KLCI	1,587.45
Syariah compliant	Yes
F4BGM Index	Yes
ESG Grading Band (Star rating)	☆☆☆
Issue shares (m)	4,056.73
Estimated free float (%)	18.62
Market Capitalisation (RM'm)	4,300.14
52-wk price range (RM)	RM0.66 - RM1.23
Beta vs FBM KLCI (x)	1.38
Monthly velocity (%)	4.19
Monthly volatility (%)	28.83
3-mth average daily volume (m)	4.43
3-mth average daily value (RM'm)	4.73
Top Shareholders (%)	
Amanah Saham Nasional Bhd	36.08
Yayasan Pelaburan Bumiputra	26.13
KWAP	10.24
EPF	6.13

Analyst(s)
Jessica Low Jze Tieng
Jessica.low @midf.com.my
03-21738391

INVESTMENT STATISTICS

FYE Dec	FY18	FY19	FY20	FY21F	FY22F
Revenue	3,594	3,929	3,228.1	2,915	2,990
Core EBIT	383	801	888.7	576	909
Core PBT	555	571	344.6	347	365
Net Income	671	354	(321.0)	236	248
Core Net Income	243	317	180.2	236	248
EPS (sen)	17.4	9	(8.6)	6.05	6.36
Core EPS (sen)	6.3	7.7	3.8	6.05	6.36
Net DPS (sen)	8.6	1.0	0.0	1.00	1.50
Net Dvd Yield	8.1%	0.9%	0.0%	0.9%	1.4%
Core PER	16.8	13.7	28.1	17.5	16.7
NTA/share (RM)	3.59	3.55	3.43	3.45	3.47
P/NTA	0.30	0.30	0.31	0.31	0.31
Core ROE	1.7%	2.2%	1.3%	1.7%	1.8%
Core ROA	0.8%	1.1%	0.6%	0.8%	0.8%

Source: MIDF Research

SPSETIA RNAV

Landbank/Buildings	Location	Remaining GDV (RM m)	Methodology	Stake	Value (RM m)
Ongoing Projects - Malaysia (Central)					
Setia Alam	Shah Alam, Selangor	1110	DCF @ WACC 9%	100%	175.6
Setia EcoHill	Semenyih, Selangor	599	DCF @ WACC 9%	100%	94.8
Setia Walk	Puchong, Selangor	20	DCF @ WACC 9%	100%	3.2
Setia Sky Residences	Kuala Lumpur	235	DCF @ WACC 9%	100%	37.2
Putrajaya	Putrajaya	110	DCF @ WACC 9%	60%	10.4
Setia Eco Park	Shah Alam, Selangor	115	DCF @ WACC 9%	50%	9.1
Setia Eco Glades	Cyberjaya, Selangor	276	DCF @ WACC 9%	70%	30.6
KL Eco City	Kuala Lumpur	1356	DCF @ WACC 9%	100%	214.6
Bangi	Selangor	2740	DCF @ WACC 9%	100%	286.0
Ongoing Projects - Malaysia (Johor)					
Bukit Indah	Johor	236	DCF @ WACC 9%	100%	37.3
Setia Tropika	Johor	89	DCF @ WACC 9%	100%	14.1

Setia Indah	Johor	39	DCF @ WACC 9%		100%	6.2
Setia Eco Gardens	Johor	90	DCF @ WACC 9%		70%	10.0
Setia Eco Cascadia	Johor	126	DCF @ WACC 9%		100%	19.9
Setia Sky 88	Johor	248	DCF @ WACC 9%		100%	39.2
Ongoing Projects - Malaysia (Others)						
Setia Pearl Island	Bayan Lepas, Penang	138	DCF @ WACC 9%		100%	21.8
Setia Greens	Bayan Lepas, Penang	179	DCF @ WACC 9%		100%	28.3
11 Brook Residences	Georgetown, Penang	48	DCF @ WACC 9%		70%	5.3
Setia V Residences	Penang	210	DCF @ WACC 9%		100%	33.2
Aeropod	Kota Kinabalu, Sabah	171	DCF @ WACC 9%		100%	27.1
Ongoing Projects - International						
Battersea	London, UK	3602	DCF @ WACC 9%		40%	250.6
Fulton Lane	Melbourne, Australia	382	DCF @ WACC 9%		100%	115.2
Parque	Melbourne, Australia	695	DCF @ WACC 9%		100%	175.2
A'Beckett	Melbourne, Australia	1370	DCF @ WACC 9%		100%	225.5
18 Woodsville	Singapore	104	DCF @ WACC 9%		100%	16.9
Eco Sanctuary	Singapore	659	DCF @ WACC 9%		100%	107.2
Toh Tuck Land	Singapore	1462	DCF @ WACC 9%		100%	103.7
Eco Lakes	Vietnam	18	DCF @ WACC 9%		100%	3.0
Eco Xuan	Vietnam	14	DCF @ WACC 9%		100%	2.4
Remaining Landbank - Malaysia (Central)		**Size (ac)**	**Size (Sq ft)**	**Price (RM/sqft)**	**Stake**	**Value (RM m)**
Setia Alam	Shah Alam, Selangor	732	31,885,920	65	100%	2080.6
Setia City	Shah Alam, Selangor	91	3,963,960	62	100%	243.8
Setia Eco Park	Shah Alam, Selangor	305	13,294,512	62	50%	408.8

Setia Eco Glades	Cyberjaya, Selangor	145	6,307,488	73	70%	321.8
Setia EcoHill 1 and 2	Semenyih, Selangor	1435	62,508,600	30	100%	1875.3
Setia Eco Templer	Petaling Jaya, Selangor	195	8,494,200	261	100%	2217.0
KL Eco City	Kuala Lumpur	11	479,160	400	100%	191.7
Setia Sky Seputeh	Kuala Lumpur	5	217,800	315	100%	68.6
Setia Federal Hill	Bangsar, Kuala Lumpur	52	2,265,120	460	100%	1042.0
British High Commission	Kuala Lumpur	3	130,680	2,200	100%	287.5
Kenny Hills Grande	Kuala Lumpur	6	261,360	273	100%	71.4
Putrajaya	Kuala Lumpur	161	7,013,160	42	60%	176.7
Remaining Landbank - Malaysia (Johor)						
Bukit Indah	Johor Bahru, Johor	80	3,484,800	30	100%	104.5
Setia Indah	Johor Bahru, Johor	10	435,600	50	100%	21.6
Setia Tropika	Johor Bahru, Johor	157	6,838,920	36	50%	123.1
Setia Eco Gardens	Gelang Patah, Johor	298	12,980,880	30	100%	389.4
Setia Eco Cascadia	Johor Bahru, Johor	101	4,399,560	50	100%	218.2
Setia Business Park II	Gelang Patah, Johor	98	4,268,880	30	100%	128.1
Remaining Landbank - Malaysia (Others)						
Setia Pearl Island	Bayan Lepas, Penang	21	914,760	200	100%	183.0
Setia Greens	Bayan Lepas, Penang	6	261,360	200	100%	52.3
Setia Eco Forest	Tg. Bungah, Penang	35	1,524,600	145	100%	221.6
Setia Raintrees Residences	Balik Pulau, Penang	21	914,760	31	100%	28.4
Setia Sky Vista	Relau, Penang	19	827,640	200	100%	165.5
Jelutong	Penang	9	392,040	200	100%	78.4
Setia Sky Hill	Taman Sri Nibong, Penang	4	174,240	104	100%	18.1

Setia Sky Cube	Teluk Kumbar, Penang	3	130,680	51	100%	6.7
Balik Pulau	Penang	9	392,040	33	100%	12.9
SPICE	Penang	3	130,680	100	100%	13.1
Bukit Dumbar	Penang	6	261,360	450	100%	117.6
Aeropod	Tanjong Aru, Sabah	38	1,655,280	60	100%	100.0
Remaining Landbank - International						
Battersea	London, UK	29	1,263,240	1,231	40%	621.8
EcoXuan	Lai Thieu, Vietnam	11	479,160	43	95%	19.7
EcoLakes	My Phuoc, Vietnam	511	22,259,160	7	55%	87.3
Market Value of I&P Land		4276	186,262,560	33	100%	6146.7

Total Landbank Value	**19946.8**
Investment Properties	1016.0
Fixed Assets	271.5
Cash	3031.0
Other Assets	1925.3
Total Liabilities (excl. deferred tax liabilities & construction related payables)	-8433.7
Cash paid to acquire I&P	-3650.0
RNAV before RCPS-I (RM m)	**14106.8**
No of shares (m)	2853.6
RNAV per share before RCPS-I (RM)	**4.94**
Discount	10%
FD RNAV per share before RCPS-I(RM)	**4.45**
Cash to be raised (RCPS-i)	1069.69
RCPS-i @ RM1 each (maximum scenario)	305.62
Cash to be raised (RCPS-I B)	1199.57
RCPS-i B @ RM0.89 each (maximum scenario)	299.52

Cash to be raised (Rights Issue)	1196.21
No of shares from Rights Issue	421.20
Cash to be raised (Placement)	1199.90
No of shares from Placement	355.00
RNAV after RCPS-I, RCPS-IB, Rights Issue and Placement	**18772.1**
Fully Diluted No Of Shares	4234.94
RNAV per share after RCPS-I, RCPS-IB and Rights Issue (RM)	**4.43**
Discount	71%
FD RNAV per share after RCPS-I and Rights Issue (RM)	**1.29**

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MIDF AMANAH INVESTMENT BANK : GUIDE TO RECOMMENDATIONS	
STOCK RECOMMENDATIONS	
BUY	Total return is expected to be >10% over the next 12 months.
TRADING BUY	Stock price is expected to *rise* by >10% within 3-months after a Trading Buy rating has been assigned due to positive newsflow.
HOLD	Total return is expected to be between -10% and +10% over the next 12 months.
SELL	Total return is expected to be <-10% over the next 12 months.
TRADING SELL	Stock price is expected to *fall* by >10% within 3-months after a Trading Sell rating has been assigned due to negative newsflow.
SECTOR RECOMMENDATIONS	
POSITIVE	The sector is expected to outperform the overall market over the next 12 months.
NEUTRAL	The sector is to perform in line with the overall market over the next 12 months.
NEGATIVE	The sector is expected to underperform the overall market over the next 12 months.
ESG RECOMMENDATIONS* - source Bursa Malaysia and FTSE Russell	
☆☆☆☆	Top 25% by ESG Ratings amongst PLCs in FBM EMAS that have been assessed by FTSE Russell
☆☆☆	Top 26-50% by ESG Ratings amongst PLCs in FBM EMAS that have been assessed by FTSE Russell
☆☆	Top 51%- 75% by ESG Ratings amongst PLCs in FBM EMAS that have been assessed by FTSE Russell
☆	Bottom 25% by ESG Ratings amongst PLCs in FBM EMAS that have been assessed by FTSE Russell

* ESG Ratings of PLCs in FBM EMAS that have been assessed by FTSE Russell in accordance with FTSE Russell ESG Ratings Methodology