23 June 2017 | Corporate Update

SP Setia Berhad

On the fast track to gain FBMKLCI status

***Maintain* BUY**

***Adjusted* Target Price (TP): RM4.13**
(Previously RM4.03)

INVESTMENT HIGHLIGHTS

- **Acquiring I&P Group for RM3.65b**
- **Rights issue of shares, RCPS-i B and placement of shares**
- **Positive on the news**
- **Maintain BUY with higher TP of RM4.13**

Acquiring I&P Group for RM3.65b. SP Setia Berhad (SPSETIA) had announced its acquisition of I&P Group Sdn Bhd for RM3.65b which is within the guidance of the range of RM3.50b to RM3.75b previously. As I&P owns 4,276 acres of undeveloped landbanks in the Klang Valley and Johor Bahru, SPSETIA total landbank will be boosted by 83% to 9417 acres post the acquisition of I&P. There is great synergy for the acquisition as SPSETIA already has property development projects in the these areas.

Rights issue of shares. SPSETIA proposed renounceable rights issue to raise up to RM1.2b. The issue price, number of rights shares and the entitlement basis will be determined later at the price fixing date. Having said that, the issue price shall be at 20% discount to its theoretical ex-rights price.

Rights issue of RCPS-i B. The Company also proposed renounceable rights issue of new class B Islamic Redeemable Convertible Preference Shares (RCPS-i B) to raise up to RM1.2b. The RCPS-i B tenure is perpetual with preferential dividend rate (PDR) of 5.93% annually. After 5 years, the RCPS-i B is redeemable and there will be step up of 1.0% in PDR up to a ceiling of 20% until its redemption date.

Placement of shares. Lastly, SPSETIA proposed placement of shares to raise up to RM1.2b. The issue price shall be determined via book building. However, its illustrative price is RM3.38 and hence the maximum shares to be placed is 355.0m.

Positive on the news. The I&P acquisition is RNAV accretive as we estimate that the market value of its landbank is RM6.15b (against its purchase price of RM3.65b). After factoring in the increase in share base, RNAV per share is expected to be boosted by 2.5% to RM4.59. Lastly, the corporate exercises are expected to fast track SPSETIA plan to be an FBMKLCI member possibly in 2018 (which is faster than our original assumption of 2020).

FY18 earnings increased but EPS is diluted slightly. FY18 core net profit is increased by 22% to RM919m. However, we expect a 5.5% dilution on FY18 EPS due to share base increase. FY17 core net profit and EPS are maintained.

RETURN STATS	
Price (22 June 2017)	RM3.62
Target Price	RM4.13
Expected Share Price Return	+14.2%
Expected Dividend Yield	+5.1%
Expected Total Return	**+19.3%**

STOCK INFO	
KLCI	1777.43
Bursa / Bloomberg	8664 / SPSB MK
Board / Sector	Main / Properties
Syariah Compliant	Yes
Issued shares (mil)	2855.21
Market cap. (RM'm)	10,335.86
Price over NA	1.25
52-wk price Range	RM2.8 - RM4.5
Beta (against KLCI)	0.65
3-mth Avg Daily Vol	4.31m
3-mth Avg Daily Value	RM15.9m
Major Shareholders (%)	
PNB	54.23
KWAP	8.62
EPF	6.49

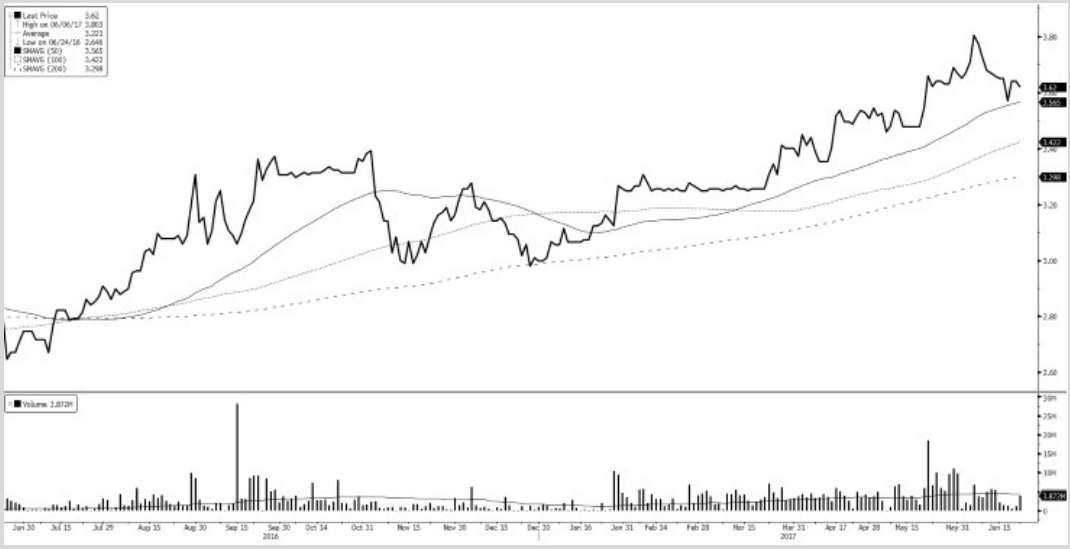
INVESTMENT STATISTICS

FYE Dec	FY14A*	FY15A**	FY16A	FY17F	FY18F
Revenue	3,810	6,746	4,957	6,096	7,140
Core EBIT	830	1,643	1,187	1,158	1,706
Core PBT	769	1,428	1,141	1,097	1,392
Net Income	406	918	808	724	919
Core Net Income	453	920	764	724	919
EPS (sen)	16.30	35.66	29.82	27.55	27.01
Core EPS (sen)	18.19	35.72	28.19	27.55	27.01
Net DPS (sen)	9.70	23.00	20.00	18.59	19.30
Net Dvd Yield	2.7%	6.4%	5.5%	5.1%	5.3%
Core PER	19.9	10.1	12.8	13.1	13.4
NTA/share (RM)	2.31	2.81	2.83	2.93	3.02
P/NTA	1.57	1.29	1.28	1.24	1.20
Core ROE	7.7%	12.4%	8.3%	7.7%	9.4%
Core ROA	3.5%	5.6%	4.1%	3.8%	4.8%

Source: Company, MIDF Research
**Financial Year End October*
***FY15 reflects 14 months period (Nov-2014 to Dec-2015)*

Maintain BUY with higher TP of RM4.13. Our Target Price has been increased to RM4.13 (from RM4.03) after imputing in the estimated market price of I&P land and the higher share base resulting from the corporate exercises mentioned above. Valuation methodology is unchanged by using 10% discount to RNAV. We continue to like SPSETIA due to: i) its plan to achieve FBMKLCI status is now fast track to 2018 (from 2020), ii) attractive price for the I&P deal and iii) good dividend yield of 5.1%.

DAILY PRICE CHART



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Source: Bloomberg

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%	185.4
Setia EcoHill	Semenyih, Selangor	599	DCF @ WACC 9%	100%	100.0
Setia Walk	Puchong, Selangor	20	DCF @ WACC 9%	100%	3.4
Setia Sky Residences	Kuala Lumpur	235	DCF @ WACC 9%	100%	39.3
Putrajaya	Putrajaya	110	DCF @ WACC 9%	60%	11.0
Setia Eco Park	Shah Alam, Selangor	115	DCF @ WACC 9%	50%	9.6
Setia Eco Glades	Cyberjaya, Selangor	276	DCF @ WACC 9%	70%	32.3
KL Eco City	Kuala Lumpur	1356	DCF @ WACC 9%	100%	226.5
Bangi	Selangor	2740	DCF @ WACC 9%	100%	301.9
Ongoing Projects - Malaysia (Johor)					
Bukit Indah	Johor	236	DCF @ WACC 9%	100%	39.4
Setia Tropika	Johor	89	DCF @ WACC 9%	100%	14.9
Setia Indah	Johor	39	DCF @ WACC 9%	100%	6.5
Setia Eco Gardens	Johor	90	DCF @ WACC 9%	70%	10.5
Setia Eco Cascadia	Johor	126	DCF @ WACC 9%	100%	21.0
Setia Sky 88	Johor	248	DCF @ WACC 9%	100%	41.4
Ongoing Projects - Malaysia (Others)					
Setia Pearl Island	Bayan Lepas, Penang	138	DCF @ WACC 9%	100%	23.0
Setia Greens	Bayan Lepas, Penang	179	DCF @ WACC 9%	100%	29.9
11 Brook Residences	Georgetown, Penang	48	DCF @ WACC 9%	70%	5.6
Setia V Residences	Penang	210	DCF @ WACC 9%	100%	35.1
Aeropod	Kota Kinabalu, Sabah	171	DCF @ WACC 9%	100%	28.6
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		50%	408.8

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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	50%	521.0
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					**19487.1**
Investment Properties					1016.0
Fixed Assets					271.5
Cash					4170.1
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)					**14786.3**
No of shares (m)					2853.6
RNAV per share before RCPS-I (RM)					**5.18**
Discount					10%
FD RNAV per share before RCPS-I(RM)					**4.66**
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					**19451.7**
Fully Diluted No Of Shares					4234.94
RNAV per share after RCPS-I, RCPS-IB and Rights Issue (RM)					**4.59**
Discount					10%
FD RNAV per share after RCPS-I and Rights Issue (RM)					**4.13**

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MIDF AMANAH INVESTMENT BANK : GUIDE TO RECOMMENDATIONS	
STOCK RECOMMENDATIONS	
BUY	Total return is expected to be >15% over the next 12 months.
TRADING BUY	Stock price is expected to *rise* by >15% within 3-months after a Trading Buy rating has been assigned due to positive newsflow.
NEUTRAL	Total return is expected to be between -15% and +15% over the next 12 months.
SELL	Total return is expected to be <-15% over the next 12 months.
TRADING SELL	Stock price is expected to *fall* by >15% 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.