

Buy (unchanged)

Share price: MYR2.37
Target price: MYR3.00 (Unchanged)

Wong Chew Hann
wchewh@maybank-ib.com
(603) 2297 8686

Chai Li Shin
lishin.c@maybank-ib.com
(603) 2297 8684



Stock Information

Description: Construction group with interests in property development and property investment

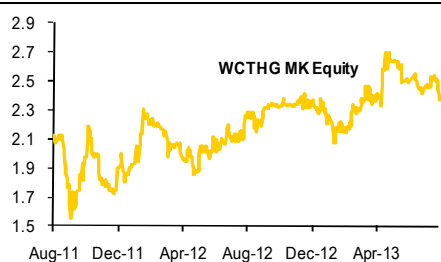
Ticker:	WCTHG MK
Shares Issued (m):	1,092.2
Market Cap (MYR m):	2,588.5
3-mth Avg Daily Turnover (USD m):	1.82
KLCI:	1,720.37
Free float (%):	56.9

Major Shareholders:	%
WCT CAPITAL SDN BHD	19.0
EMPLOYEES PROVIDENT	11.6
LEMBAGA TABUNG HAJI	5.5
KUMPULAN WANG PERSAR	5.3

Key Indicators

Net cash / (debt) (MYR m):	(738.6)
NTA/shr (MYR):	2.00
Net Gearing (x):	0.3

Historical Chart



Performance:

52-week High/Low	MYR2.74/MYR2.08				
	1-mth	3-mth	6-mth	1-yr	YTD
Absolute (%)	(2.9)	(10.2)	10.2	4.5	2.2
Relative (%)	1.8	(6.7)	3.6	0.4	0.4

WCT Holdings Construction-Led Growth

Outperformed. WCT's core 1H13 net profit was MYR115m (+67% YoY), after adjusting for forex gains of MYR10.7m and a one-off sub-contractor claim of MYR26.3m for the Dukhan Highway contract in 1Q13. The results outperformed, accounting for 55% and 57% of our and consensus full-year forecasts respectively. We maintain our earnings estimates pending an analyst briefing today. Reiterate BUY with an unchanged MYR3.00 TP.

Stellar construction earnings. 2Q13 group EBIT grew 27% YoY (flattish QoQ), largely driven by robust construction EBIT growth of 51% YoY (+8% QoQ). This was buoyed by a 20% YoY increase (-8% QoQ) in construction works recognition and a 3ppt YoY (+2ppt QoQ) expansion in construction EBIT margins. Construction contributed 62% of total 2Q13 EBIT. Meanwhile, property investment EBIT doubled YoY in 1H13 as contribution from Paradigm mall started in 2H12.

Stronger property progress billings but lower margins. Property EBIT declined 33% YoY in 2Q13 (-34% QoQ) although progress billings rose a strong 35% YoY (+21% YoY) on record property sales of MYR666m in FY12, and another MYR119m in 1Q13. This is attributable to a 12ppt YoY (-10ppts QoQ) contraction in EBIT margins. However, WCT's property earnings will be bolstered by high locked-in sales YTD.

Riding on Qatar construction boom. Construction earnings will be driven by a strong outstanding order book estimated at MYR2.7b as at end-Jun 2013. WCT has secured an estimated MYR577m in construction jobs YTD. Despite potential delays in some major infrastructure projects and government land developments in Malaysia, WCT's construction order book could grow from potential job wins in Qatar. WCT has bid for MYR2b worth of projects in Doha, Qatar.

Upside to our earnings estimates could come from higher property sales as the maiden launch of A60-Medini North is brought forward to 2H13, and potential variation orders in construction. We retain our forecasts (pending an analyst briefing today) and MYR3.00 TP, pegged to 14x FY14 PER plus a 20sen increment from the KLIA-IC. WCT has announced a single tier interim dividend of 3.5 sen/share (-7% YoY).

WCT Holdings – Summary Earnings Table

Source: Maybank KE

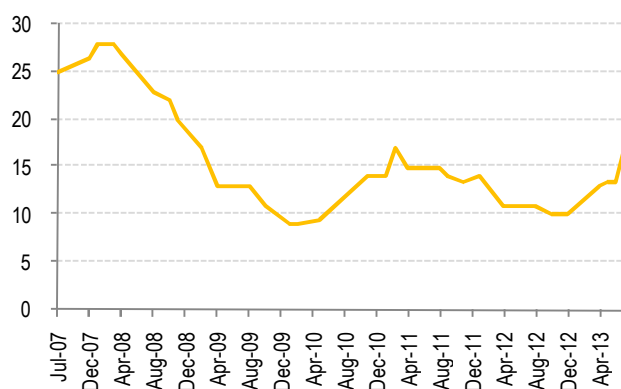
FYE Dec (MYR m)	2011A	2012A	2013F	2014F	2015F
Revenue	1,538.6	1,560.4	1,885.4	1,614.3	1,928.7
EBITDA	227.1	246.3	298.9	333.8	369.4
Recurring Net Profit	146.6	167.1	208.6	208.2	234.3
Recurring Basic EPS (sen)	17.0	36.9	18.2	19.4	21.3
EPS growth (%)	10.3	116.9	(50.7)	6.6	9.8
DPS (sen)	6.5	6.5	6.5	6.5	6.5
BVPS (MYR)	1.59	1.92	2.05	2.20	2.37
PER	13.9	6.4	13.0	12.2	11.1
EV/EBITDA (x)	18.9	17.4	14.3	12.8	11.6
Div Yield (%)	2.8	2.7	2.7	2.7	2.7
P/BV(x)	1.5	1.2	1.2	1.1	1.0
Net Gearing (%)	39.9	40.9	35.0	27.8	19.6
ROE (%)	11.2	20.1	8.5	9.0	9.4
ROA (%)	3.6	7.4	3.3	3.8	4.3
Consensus Net Profit (MYR m)	-	-	201.7	231.8	278.7

WCT: Results Summary Table

FY Dec (MYR m)	Quarterly					Cumulative		
	2Q13	2Q12	% YoY	1Q13	% QoQ	1H13	1H12	% YoY
Turnover	482.5	396.8	21.6	490.9	(1.7)	973.5	738.4	31.8
EBIT	75.4	59.5	26.8	76.1	(0.9)	151.5	121.6	24.5
Interest expense	(15.9)	(15.4)	3.6	(14.7)	8.6	(30.6)	(30.8)	(0.6)
Associates	4.1	3.8	6.9	4.0	3.8	8.1	8.7	(6.7)
Pre-tax profits	63.6	47.9	32.7	65.4	(2.7)	128.9	99.5	29.6
Tax	(10.1)	(10.9)	(7.9)	(23.5)	(57.2)	(33.6)	(22.8)	47.6
Minority Interests	3.2	2.5	26.1	1.4	135.0	4.5	2.8	63.2
Net profit	56.7	39.5	43.5	43.2	31.3	99.9	79.5	25.6
Net profit (ex-forex, ex-EL)	52.5	23.0	128.6	62.9	(16.5)	115.4	69.2	66.8
	2Q13	2Q12	+/- ppt	1Q13	+/- ppt	1H13	1H12	+/- ppt
<i>EBIT margin (%)</i>	15.6	15.0	0.6	15.5	0.1	15.6	16.5	(0.9)
<i>Pretax margin (%)</i>	13.2	12.1	1.1	13.3	(0.1)	13.2	13.5	(0.2)
<i>Tax rate (%)</i>	15.8	22.8	(7.0)	36.0	(20.2)	26.1	22.9	3.2
Revenue:	2Q13	2Q12	% YoY	1Q13	% QoQ	1H13	1H12	% YoY
Construction	318.6	266.2	19.7	347.6	(8.3)	666.2	539.3	23.5
Property devt	150.3	111.0	35.4	124.0	21.2	274.3	166.3	64.9
Property investment	13.6	19.6	(30.7)	19.3	(29.7)	32.9	32.8	0.4
Total	482.5	396.8	21.6	490.9	(1.7)	973.5	738.4	31.8
EBIT								
Construction	46.4	30.8	50.6	42.8	8.4	89.2	78.1	14.3
Property devt	18.4	27.4	(32.6)	28.0	(34.3)	46.5	35.9	29.5
Property investment	10.6	1.3	728.6	5.2	102.9	15.8	7.7	105.7
Total	75.4	59.5	26.8	76.1	(0.9)	151.5	121.6	24.5
EBIT margin (%)	2Q13	2Q12	+/- ppt	1Q13	+/- ppt	1H13	1H12	+/- ppt
Construction	14.6	11.6	3.0	12.3	2.2	13.4	14.5	(1.1)
Property devt	12.3	24.7	(12.4)	22.6	(10.4)	16.9	21.6	(4.6)
Property investment	77.7	6.5	NM	26.9	50.8	47.9	23.4	24.5
Total	15.6	15.0	0.6	15.5	0.1	15.6	16.5	(0.9)

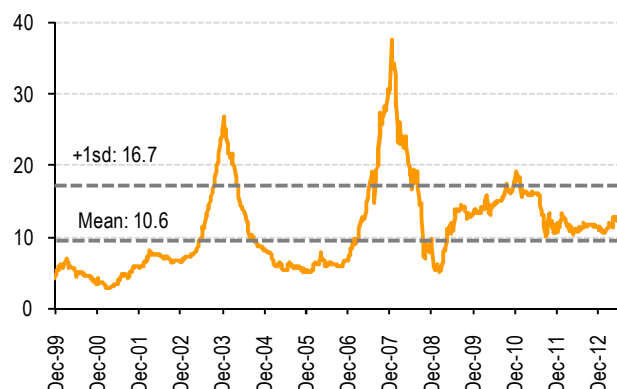
Sources: Company, Maybank KE

WCT: Foreign shareholding (17% @ Jun 2013; +7ppts YTD)



Sources: Company, Maybank KE

WCT: One-year forward rolling PER



Sources: Bloomberg, Maybank KE

INCOME STATEMENT (MYR m)

FY Dec	2012A	2013F	2014F	2015F
Turnover	1,560.4	1,885.4	1,614.3	1,928.7
EBITDA	246.3	298.9	333.8	369.4
Depreciation & Amortisation	(6.5)	(6.8)	(7.2)	(7.5)
Operating Profit	239.7	292.1	326.6	361.8
Associates	16.8	16.9	17.7	18.6
Interest (Exp)/Inc	(48.8)	(46.0)	(41.3)	(37.7)
Exceptional Items	211.0	0.0	0.0	0.0
Pre-Tax Profit	420.7	263.0	303.0	342.7
Tax	(69.2)	(69.8)	(75.8)	(85.7)
Minority Interest	13.2	(10.8)	(19.1)	(22.7)
Net Profit	364.6	182.3	208.2	234.3
Recurring Net Profit	167.1	208.6	208.2	234.3
Revenue Growth %	1.4	20.8	(14.4)	19.5
EBITDA Growth (%)	8.4	21.4	11.7	10.6
EBIT Growth (%)	10.0	21.8	11.8	10.8
Net Profit Growth (%)	119.6	(50.0)	14.2	12.5
Recurring Net Profit Growth (%)	14.0	24.8	(0.2)	12.5
Tax Rate %	33.5	26.5	25.0	25.0

CASH FLOW (MYR m)

FY Dec	2012A	2013F	2014F	2015F
Profit after taxation	420.7	263.0	303.0	342.7
Depreciation	6.5	6.8	7.2	7.5
Net interest receipts/(payments)	(42.9)	46.0	41.3	37.7
Working capital change	17.0	14.3	(22.5)	(7.2)
Cash tax paid	(51.0)	(69.8)	(75.8)	(85.7)
Others (incl'd exceptional items)	(156.3)	0.0	0.0	0.0
Cash flow from operations	194.0	260.3	253.3	295.1
Capex	(9.1)	(30.0)	(30.0)	(30.0)
Disposal/(purchase)	0.0	0.0	0.0	0.0
Others	(260.5)	(325.2)	0.0	0.0
Cash flow from investing	(269.6)	(355.2)	(30.0)	(30.0)
Debt raised/(repaid)	424.5	(300.0)	(200.0)	(200.0)
Equity raised/(repaid)	40.4	210.7	1.0	1.0
Dividends (paid)	(61.8)	(51.4)	(51.4)	(51.4)
Interest payments	(68.9)	(65.1)	(59.4)	(54.9)
Others	68.9	0.0	0.0	0.0
Cash flow from financing	403.1	(205.8)	(309.8)	(305.3)
Change in cash	327.5	(300.7)	(86.5)	(40.2)

Source: Company, Maybank KE

BALANCE SHEET (MYR m)

FY Dec	2012A	2013F	2014F	2015F
Fixed Assets	276.2	299.4	322.2	344.7
Other LT Assets	2,547.8	2,904.6	2,923.3	2,943.9
Cash/ST Investments	1,077.7	764.6	676.5	631.9
Other Current Assets	1,430.4	1,638.9	1,442.7	1,666.1
Total Assets	5,332.2	5,607.5	5,364.7	5,586.5
ST Debt	930.7	730.7	630.7	530.7
Other Current Liabilities	1,046.6	1,269.5	1,050.8	1,267.0
LT Debt	890.1	790.1	690.1	590.1
Other LT Liabilities	591.6	591.6	591.6	591.6
Minority Interest	57.0	67.8	86.9	109.6
Shareholders' Equity	1,816.2	2,157.8	2,314.6	2,497.5
Total Liabilities-Capital	5,332.2	5,607.5	5,364.7	5,586.5
Share Capital (m)	946.5	1,052.0	1,052.0	1,052.0
Net Debt	743.1	756.2	644.3	488.9
Working Capital	399.6	385.2	407.7	414.9
Gross Gearing %	100.3	70.5	57.1	44.9

RATES & RATIOS

FY Dec	2012A	2013F	2014F	2015F
EBITDA Margin %	15.8	15.9	20.7	19.2
Op. Profit Margin %	15.4	15.5	20.2	18.8
Net Profit Margin %	23.4	9.7	12.9	12.1
ROE %	20.1	8.5	9.0	9.4
ROA %	7.4	3.3	3.8	4.3
Net Margin Ex. EI %	10.7	11.1	12.9	12.1
Dividend Cover (x)	30.1	28.2	24.7	21.9
Interest Cover (x)	9.2	6.4	7.9	9.6
Asset Turnover (x)	0.3	0.3	0.3	0.3
Asset/Debt (x)	2.9	3.7	4.1	5.0
Debtors Turn (days)	160.7	150.0	150.0	150.0
Creditors Turn (days)	182.3	180.0	180.0	180.0
Inventory Turn (days)	17.4	18.6	22.7	18.5
Net Gearing (x)	0.4	0.4	0.3	0.2
Debt/ EBITDA (x)	7.4	5.1	4.0	3.0
Debt/ Market Cap (x)	0.7	0.5	0.5	0.4
EV/EBITDA (x)	18.6	15.3	13.7	12.4

RESEARCH OFFICES

REGIONAL

WONG Chew Hann, CA

Regional Head, Institutional Research
(603) 2297 8686 wchewh@maybank-ib.com

Alexander GARTHOFF

Institutional Product Manager
(852) 2268 0638 agarthoff@maybank-ke.com.sg

ONG Seng Yeow

Regional Head, Retail Research
(65) 6432 1453 ongsengyeow@maybank-ke.com.sg

MALAYSIA

WONG Chew Hann, CA Head of Research

(603) 2297 8686 wchewh@maybank-ib.com

- Strategy
- Construction & Infrastructure

Desmond CH'NG, ACA

(603) 2297 8680 desmond.chng@maybank-ib.com

- Banking - Regional

LIAW Thong Jung

(603) 2297 8688 tjliaw@maybank-ib.com

- Oil & Gas
- Automotive
- Shipping

ONG Chee Ting, CA

(603) 2297 8678 ct.ong@maybank-ib.com

- Plantations- Regional

Mohshin AZIZ

(603) 2297 8692 mohshin.aziz@maybank-ib.com

- Aviation – Regional
- Petrochem

YIN Shao Yang, CPA

(603) 2297 8916 samuel.y@maybank-ib.com

- Gaming – Regional
- Media

TAN CHI WEI, CFA

(603) 2297 8690 chiwei.t@maybank-ib.com

- Power
- Telcos

WONG Wei Sum, CFA

(603) 2297 8679 weisum@maybank-ib.com

- Property & REITs

LEE Yen Ling

(603) 2297 8691 lee.yl@maybank-ib.com

- Building Materials
- Manufacturing
- Technology

LEE Cheng Hooi Head of Retail

chenghooi.lee@maybank-ib.com

- Technicals

HONG KONG / CHINA

Alexander GARTHOFF Acting Head of Research
(852) 2268 0638 agarthoff@maybank-ke.com.sg

Alexander LATZER

(852) 2268 0647 alexanderlatzer@kimeng.com.hk

- Metals & Mining - Regional

Alex YEUNG

(852) 2268 0636 alexyeung@kimeng.com.hk

- Industrial

Andy POON

(852) 2268 0645 andypoon@kimeng.com.hk

- Telecom & equipment

Ivan CHEUNG, CFA

(852) 2268 0634 ivancheung@kimeng.com.hk

- Industrial

Jacqueline Ko, CFA

(852) 2268 0633 jacquelineko@kimeng.com.hk

- Consumer

Jeremy TAN

(852) 2268 0635 jeremytan@kimeng.com.hk

- Gaming

Karen KWAN

(852) 2268 0640 karenkw@kimeng.com.hk

- HK & China Property

Philip TSE

(852) 2268 0643 philiptse@kimeng.com.hk

- HK & China Property

Warren LAU

(852) 2268 0644 warrenlau@kimeng.com.hk

- Technology – Regional

INDIA

Jigar SHAH Head of Research

(91) 22 6623 2601 jigar@maybank-ke.co.in

- Oil & Gas
- Automobile
- Cement

Anubhav GUPTA

(91) 22 6623 2605 anubhav@maybank-ke.co.in

- Metal & Mining
- Capital goods
- Property

Urmil SHAH

(91) 22 6623 2606 urmil@maybank-ke.co.in

- Technology
- Media

Varun VARMA

(91) 226623 2611 varun@maybank-ke.co.in

- Banking

Suhaimi ILIAS

Chief Economist

▪ Singapore | Malaysia
(603) 2297 8682 suhaimi_ilias@maybank-ib.com

Luz LORENZO

▪ Philippines
(63) 2 849 8836 luz_lorenzo@maybank-atrke.com

Tim LEELAHAPHAN

▪ Thailand
(662) 658 1420 tim.l@maybank-ke.co.th

ECONOMICS

JUNIMAN

Chief Economist, BI

▪ Indonesia
(62) 21 29228888 ext 29682 Juniman@bankbii.com

Josua PARDEDE

Economist / Industry Analyst, BI

▪ Indonesia
(62) 21 29228888 ext 29695 JPardede@bankbii.com

SINGAPORE

Gregory YAP Head of Research

(65) 6432 1450 gyap@maybank-ke.com.sg

- Technology & Manufacturing
- Telcos

Wilson LIEW

(65) 6432 1454 wilsonliew@maybank-ke.com.sg

- Property & REITs

James KOH

(65) 6432 1431 jameskoh@maybank-ke.com.sg

- Logistics
- Resources
- Consumer - Regional
- Small & Mid Caps

YEAK Chee Keong, CFA

(65) 6432 1460 yeakcheekeong@maybank-ke.com.sg

- Offshore & Marine

Alison FOK

(65) 6432 1447 alisonfok@maybank-ke.com.sg

- Services
- S-chips

ONG Kian Lin

(65) 6432 1470 ongianlin@maybank-ke.com.sg

- REITs / Property

Wei Bin

(65) 6432 1455 weibin@maybank-ke.com.sg

- S-chips
- Small & Mid Caps

Derrick HENG

(65) 6432 1446 derrickheng@maybank-ke.com.sg

- Transport (Land, Shipping & Aviation)

John CHEONG

(65) 6432 1461 johncheong@maybank-ke.com.sg

- Small & Mid Caps

INDONESIA

Lucky ARIESANDI, CFA

(62) 21 2557 1127 lucky.ariesandi@maybank-ke.co.id

- Base metals
- Mining
- Oil & Gas
- Wholesale

Pandu ANUGRAH

(62) 21 2557 1137 pandu.anugrah@maybank-ke.co.id

- Automotive
- Heavy equipment
- Plantation
- Toll road

Rahmi MARINA

(62) 21 2557 1128 rahmi.marina@maybank-ke.co.id

- Banking
- Multifinance

Adi N. WICAKSONO

(62) 21 2557 1128 adi.wicaksono@maybank-ke.co.id

- Generalist

Anthony YUNUS

(62) 21 2557 1139 anthony.yunus@maybank-ke.co.id

- Cement
- Infrastructure
- Property

PHILIPPINES

Luz LORENZO Head of Research

(63) 2 849 8836 luz_lorenzo@maybank-atrke.com

- Strategy

Laura DY-LIACCO

(63) 2 849 8840 laura_dyliacco@maybank-atrke.com

- Utilities
- Conglomerates
- Telcos

Lovell SARREAL

(63) 2 849 8841 lovell_sarreal@maybank-atrke.com

- Consumer
- Media
- Cement

Luz LORENZO

(63) 2 849 8836 luz_lorenzo@maybank-atrke.com

- Conglomerates
- Property
- Ports/ Logistics
- Gaming

Katherine TAN

(63) 2 849 8843 kat_tan@maybank-atrke.com

- Banks
- Construction

Ramon ADVIENTO

(63) 2 849 8845 ramon_adviento@maybank-atrke.com

- Mining

THAILAND

Sukit UDOMSIRIKUL Head of Research

(66) 2658 6300 ext 5090
Sukit.u@maybank-ke.co.th

Maria LAPIZ Head of Institutional Research

Dir (66) 2257 0250 | (66) 2658 6300 ext 1399
Maria.L@maybank-ke.co.th

- Consumer/ Big Caps

Andrew STOTZ Strategist

(66) 2658 6300 ext 5091
Andrew@maybank-ke.co.th

Mayuree CHOWIKRAN

(66) 2658 6300 ext 1440 mayuree.c@maybank-ke.co.th

- Strategy

Padon Vannarat

(66) 2658 6300 ext 1450 Padon.v@maybank-ke.co.th

- Strategy

Surachai PRAMUALCHAROENKIT

(66) 2658 6300 ext 1470 Surachai.p@maybank-ke.co.th

- Auto
- Conmat
- Contractor
- Steel

Suttatip PEERASUB

(66) 2658 6300 ext 1430 suttatip.p@maybank-ke.co.th

- Media
- Commerce

Sutthichai KUMWORACHAI

(66) 2658 6300 ext 1400 sutthichai.k@maybank-ke.co.th

- Energy
- Petrochem

Termporn TANTIVIVAT

(66) 2658 6300 ext 1520 termporn.t@maybank-ke.co.th

- Property

Woraphon WIROONSRI

(66) 2658 6300 ext 1560 woraphon.w@maybank-ke.co.th

- Banking & Finance

Jaroontan WATTANAWONG

(66) 2658 6300 ext 1404 jaroontan.w@maybank-ke.co.th

- Transportation
- Small cap.

Chatchai JINDARAT

(66) 2658 6300 ext 1401 chatchai.j@maybank-ke.co.th

- Electronics

Pongrat RATANAVANANANDA

(66) 2658 6300 ext 1398 pongrat.R@maybank-ke.co.th

- Services/ Small Caps

VIETNAM

Michael KOKALARI, CFA Head of Research

(84) 838 38 66 47 michael.kokalari@maybank-kimeng.com.vn

- Strategy

Nguyen Thi Ngan TUYEN

(84) 844 55 58 88 x 8081 tuyen.nguyen@maybank-kimeng.com.vn

- Food and Beverage
- Oil and Gas

Hang Vu

(84) 844 55 58 88 x 8087 hang.vu@maybank-kimeng.com.vn

- Banking

Trinh Thi Ngoc Diep

(84) 844 55 58 88 x 8242 diep.trinh@maybank-kimeng.com.vn

- Technology
- Utilities
- Construction

Dang Thi Kim Thoa

(84) 844 55 58 88 x 8083 thoa.dang@maybank-kimeng.com.vn

- Consumer

Nguyen Trung Hoa

+84 844 55 58 88 x 8088 hoa.nguyen@maybank-kimeng.com.vn

- Steel
- Sugar
- Resources

APPENDIX I: TERMS FOR PROVISION OF REPORT, DISCLAIMERS AND DISCLOSURES

DISCLAIMERS

This research report is prepared for general circulation and for information purposes only and under no circumstances should it be considered or intended as an offer to sell or a solicitation of an offer to buy the securities referred to herein. Investors should note that values of such securities, if any, may fluctuate and that each security's price or value may rise or fall. Opinions or recommendations contained herein are in form of technical ratings and fundamental ratings. Technical ratings may differ from fundamental ratings as technical valuations apply different methodologies and are purely based on price and volume-related information extracted from the relevant jurisdiction's stock exchange in the equity analysis. Accordingly, investors' returns may be less than the original sum invested. Past performance is not necessarily a guide to future performance. This report is not intended to provide personal investment advice and does not take into account the specific investment objectives, the financial situation and the particular needs of persons who may receive or read this report. Investors should therefore seek financial, legal and other advice regarding the appropriateness of investing in any securities or the investment strategies discussed or recommended in this report.

The information contained herein has been obtained from sources believed to be reliable but such sources have not been independently verified by Maybank Investment Bank Berhad, its subsidiary and affiliates (collectively, "MKE") and consequently no representation is made as to the accuracy or completeness of this report by MKE and it should not be relied upon as such. Accordingly, MKE and its officers, directors, associates, connected parties and/or employees (collectively, "Representatives") shall not be liable for any direct, indirect or consequential losses or damages that may arise from the use or reliance of this report. Any information, opinions or recommendations contained herein are subject to change at any time, without prior notice.

This report may contain forward looking statements which are often but not always identified by the use of words such as "anticipate", "believe", "estimate", "intend", "plan", "expect", "forecast", "predict" and "project" and statements that an event or result "may", "will", "can", "should", "could" or "might" occur or be achieved and other similar expressions. Such forward looking statements are based on assumptions made and information currently available to us and are subject to certain risks and uncertainties that could cause the actual results to differ materially from those expressed in any forward looking statements. Readers are cautioned not to place undue relevance on these forward-looking statements. MKE expressly disclaims any obligation to update or revise any such forward looking statements to reflect new information, events or circumstances after the date of this publication or to reflect the occurrence of unanticipated events.

MKE and its officers, directors and employees, including persons involved in the preparation or issuance of this report, may, to the extent permitted by law, from time to time participate or invest in financing transactions with the issuer(s) of the securities mentioned in this report, perform services for or solicit business from such issuers, and/or have a position or holding, or other material interest, or effect transactions, in such securities or options thereon, or other investments related thereto. In addition, it may make markets in the securities mentioned in the material presented in this report. MKE may, to the extent permitted by law, act upon or use the information presented herein, or the research or analysis on which they are based, before the material is published. One or more directors, officers and/or employees of MKE may be a director of the issuers of the securities mentioned in this report.

This report is prepared for the use of MKE's clients and may not be reproduced, altered in any way, transmitted to, copied or distributed to any other party in whole or in part in any form or manner without the prior express written consent of MKE and MKE and its Representatives accepts no liability whatsoever for the actions of third parties in this respect.

This report is not directed to or intended for distribution to or use by any person or entity who is a citizen or resident of or located in any locality, state, country or other jurisdiction where such distribution, publication, availability or use would be contrary to law or regulation. This report is for distribution only under such circumstances as may be permitted by applicable law. The securities described herein may not be eligible for sale in all jurisdictions or to certain categories of investors. Without prejudice to the foregoing, the reader is to note that additional disclaimers, warnings or qualifications may apply based on geographical location of the person or entity receiving this report.

Malaysia

Opinions or recommendations contained herein are in the form of technical ratings and fundamental ratings. Technical ratings may differ from fundamental ratings as technical valuations apply different methodologies and are purely based on price and volume-related information extracted from Bursa Malaysia Securities Berhad in the equity analysis.

Singapore

This report has been produced as of the date hereof and the information herein may be subject to change. Maybank Kim Eng Research Pte. Ltd. ("Maybank KERPL") in Singapore has no obligation to update such information for any recipient. For distribution in Singapore, recipients of this report are to contact Maybank KERPL in Singapore in respect of any matters arising from, or in connection with, this report. If the recipient of this report is not an accredited investor, expert investor or institutional investor (as defined under Section 4A of the Singapore Securities and Futures Act), Maybank KERPL shall be legally liable for the contents of this report, with such liability being limited to the extent (if any) as permitted by law.

Thailand

The disclosure of the survey result of the Thai Institute of Directors Association ("IOD") regarding corporate governance is made pursuant to the policy of the Office of the Securities and Exchange Commission. The survey of the IOD is based on the information of a company listed on the Stock Exchange of Thailand and the market for Alternative Investment disclosed to the public and able to be accessed by a general public investor. The result, therefore, is from the perspective of a third party. It is not an evaluation of operation and is not based on inside information. The survey result is as of the date appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey may be changed after that date. Maybank Kim Eng Securities (Thailand) Public Company Limited ("MBKET") does not confirm nor certify the accuracy of such survey result.

Except as specifically permitted, no part of this presentation may be reproduced or distributed in any manner without the prior written permission of MBKET. MBKET accepts no liability whatsoever for the actions of third parties in this respect.

US

This research report prepared by MKE is distributed in the United States ("US") to Major US Institutional Investors (as defined in Rule 15a-6 under the Securities Exchange Act of 1934, as amended) only by Maybank Kim Eng Securities USA Inc ("Maybank KESUSA"), a broker-dealer registered in the US (registered under Section 15 of the Securities Exchange Act of 1934, as amended). All responsibility for the distribution of this report by Maybank KESUSA in the US shall be borne by Maybank KESUSA. All resulting transactions by a US person or entity should be effected through a registered broker-dealer in the US. This report is not directed at you if MKE is prohibited or restricted by any legislation or regulation in any jurisdiction from making it available to you. You should satisfy yourself before reading it that Maybank KESUSA is permitted to provide research material concerning investments to you under relevant legislation and regulations.

UK

This document is being distributed by Maybank Kim Eng Securities (London) Ltd ("Maybank KESL") which is authorized and regulated, by the Financial Services Authority and is for Informational Purposes only. This document is not intended for distribution to anyone defined as a Retail Client under the Financial Services and Markets Act 2000 within the UK. Any inclusion of a third party link is for the recipients convenience only, and that the firm does not take any responsibility for its comments or accuracy, and that access to such links is at the individuals own risk. Nothing in this report should be considered as constituting legal, accounting or tax advice, and that for accurate guidance recipients should consult with their own independent tax advisers.

DISCLOSURES

Legal Entities Disclosures

Malaysia: This report is issued and distributed in Malaysia by Maybank Investment Bank Berhad (15938-H) which is a Participating Organization of Bursa Malaysia Berhad and a holder of Capital Markets and Services License issued by the Securities Commission in Malaysia. **Singapore:** This material is issued and distributed in Singapore by Maybank KERPL (Co. Reg No 197201256N) which is regulated by the Monetary Authority of Singapore. **Indonesia:** PT Kim Eng Securities ("PTKES") (Reg. No. KEP-251/PM/1992) is a member of the Indonesia Stock Exchange and is regulated by the BAPEPAM LK. **Thailand:** MBKET (Reg. No.0107545000314) is a member of the Stock Exchange of Thailand and is regulated by the Ministry of Finance and the Securities and Exchange Commission. **Philippines:** MATRKES (Reg. No.01-2004-00019) is a member of the Philippines Stock Exchange and is regulated by the Securities and Exchange Commission. **Vietnam:** Kim Eng Vietnam Securities Company ("KEVS") (License Number: 71/UBCK-GP) is licensed under the State Securities Commission of Vietnam. **Hong Kong:** KESHK (Central Entity No AAD284) is regulated by the Securities and Futures Commission. **India:** Kim Eng Securities India Private Limited ("KESI") is a participant of the National Stock Exchange of India Limited (Reg No: INF/INB 231452435) and the Bombay Stock Exchange (Reg. No. INF/INB 011452431) and is regulated by Securities and Exchange Board of India. KESI is also registered with SEBI as Category 1 Merchant Banker (Reg. No. INM 000011708) **US:** Maybank KESUSA is a member of/ and is authorized and regulated by the FINRA – Broker ID 27861. **UK:** Maybank KESL (Reg No 2377538) is authorized and regulated by the Financial Services Authority.

Disclosure of Interest

Malaysia: MKE and its Representatives may from time to time have positions or be materially interested in the securities referred to herein and may further act as market maker or may have assumed an underwriting commitment or deal with such securities and may also perform or seek to perform investment banking services, advisory and other services for or relating to those companies.

Singapore: As of 23 August 2013, Maybank KERPL and the covering analyst do not have any interest in any companies recommended in this research report.

Thailand: MBKET may have a business relationship with or may possibly be an issuer of derivative warrants on the securities /companies mentioned in the research report. Therefore, Investors should exercise their own judgment before making any investment decisions. MBKET, its associates, directors, connected parties and/or employees may from time to time have interests and/or underwriting commitments in the securities mentioned in this report.

Hong Kong: KESHK may have financial interests in relation to an issuer or a new listing applicant referred to as defined by 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.

As of 23 August 2013, KESHK and the authoring analyst do not have any interest in any companies recommended in this research report.

MKE may have, within the last three years, served as manager or co-manager of a public offering of securities for, or currently may make a primary market in issues of, any or all of the entities mentioned in this report or may be providing, or have provided within the previous 12 months, significant advice or investment services in relation to the investment concerned or a related investment.

OTHERS

Analyst Certification of Independence

The views expressed in this research report accurately reflect the analyst's personal views about any and all of the subject securities or issuers; and no part of the research analyst's compensation was, is or will be, directly or indirectly, related to the specific recommendations or views expressed in the report.

Reminder

Structured securities are complex instruments, typically involve a high degree of risk and are intended for sale only to sophisticated investors who are capable of understanding and assuming the risks involved. The market value of any structured security may be affected by changes in economic, financial and political factors (including, but not limited to, spot and forward interest and exchange rates), time to maturity, market conditions and volatility and the credit quality of any issuer or reference issuer. Any investor interested in purchasing a structured product should conduct its own analysis of the product and consult with its own professional advisers as to the risks involved in making such a purchase.

No part of this material may be copied, photocopied or duplicated in any form by any means or redistributed without the prior consent of MKE.

Definition of Ratings

Maybank Kim Eng Research uses the following rating system:

BUY	Total return is expected to be above 10% in the next 12 months (excluding dividends)
HOLD	Total return is expected to be between -10% to +10% in the next 12 months (excluding dividends)
SELL	Total return is expected to be below -10% in the next 12 months (excluding dividends)

Applicability of Ratings

The respective analyst maintains a coverage universe of stocks, the list of which may be adjusted according to needs. Investment ratings are only applicable to the stocks which form part of the coverage universe. Reports on companies which are not part of the coverage do not carry investment ratings as we do not actively follow developments in these companies.

Some common terms abbreviated in this report (where they appear):

Adex = Advertising Expenditure	FCF = Free Cashflow	PE = Price Earnings
BV = Book Value	FV = Fair Value	PEG = PE Ratio To Growth
CAGR = Compounded Annual Growth Rate	FY = Financial Year	PER = PE Ratio
Capex = Capital Expenditure	FYE = Financial Year End	QoQ = Quarter-On-Quarter
CY = Calendar Year	MoM = Month-On-Month	ROA = Return On Asset
DCF = Discounted Cashflow	NAV = Net Asset Value	ROE = Return On Equity
DPS = Dividend Per Share	NTA = Net Tangible Asset	ROSF = Return On Shareholders' Funds
EBIT = Earnings Before Interest And Tax	P = Price	WACC = Weighted Average Cost Of Capital
EBITDA = EBIT, Depreciation And Amortisation	P.A. = Per Annum	YoY = Year-On-Year
EPS = Earnings Per Share	PAT = Profit After Tax	YTD = Year-To-Date
EV = Enterprise Value	PBT = Profit Before Tax	

 **Malaysia**

Maybank Investment Bank Berhad
(A Participating Organisation of
Bursa Malaysia Securities Berhad)
33rd Floor, Menara Maybank,
100 Jalan Tun Perak,
50050 Kuala Lumpur
Tel: (603) 2059 1888;
Fax: (603) 2078 4194

Stockbroking Business:
Level 8, Tower C, Dataran Maybank,
No.1, Jalan Maarof
59000 Kuala Lumpur
Tel: (603) 2297 8888
Fax: (603) 2282 5136

 **Philippines**

**Maybank ATR Kim Eng Securities
Inc.**
17/F, Tower One & Exchange Plaza
Ayala Triangle, Ayala Avenue
Makati City, Philippines 1200

Tel: (63) 2 849 8888
Fax: (63) 2 848 5738

 **South Asia Sales Trading**

Kevin FOY
kevinfoy@maybank-ke.com.sg
Tel: (65) 6336-5157
US Toll Free: 1-866-406-7447

 **Singapore**

**Maybank Kim Eng Securities Pte Ltd
Maybank Kim Eng Research Pte Ltd**
9 Temasek Boulevard
#39-00 Suntec Tower 2
Singapore 038989

Tel: (65) 6336 9090
Fax: (65) 6339 6003

 **Hong Kong**

Kim Eng Securities (HK) Ltd
Level 30,
Three Pacific Place,
1 Queen's Road East,
Hong Kong

Tel: (852) 2268 0800
Fax: (852) 2877 0104

 **Thailand**

**Maybank Kim Eng Securities
(Thailand) Public Company
Limited**
999/9 The Offices at Central World,
20th - 21st Floor,
Rama 1 Road Pathumwan,
Bangkok 10330, Thailand

Tel: (66) 2 658 6817 (sales)
Tel: (66) 2 658 6801 (research)

 **North Asia Sales Trading**

Eddie LAU
eddielau@kimeng.com.hk
Tel: (852) 2268 0800
US Toll Free: 1 866 598 2267

 **London**

**Maybank Kim Eng Securities
(London) Ltd**
6/F, 20 St. Dunstan's Hill
London EC3R 8HY, UK

Tel: (44) 20 7621 9298
Dealers' Tel: (44) 20 7626 2828
Fax: (44) 20 7283 6674

 **Indonesia**

PT Kim Eng Securities
Plaza Bapindo
Citibank Tower 17th Floor
Jl Jend. Sudirman Kav. 54-55
Jakarta 12190, Indonesia

Tel: (62) 21 2557 1188
Fax: (62) 21 2557 1189

 **Vietnam**

In association with
**Kim Eng Vietnam Securities
Company**
1st Floor, 255 Tran Hung Dao St.
District 1
Ho Chi Minh City, Vietnam

Tel : (84) 838 38 66 36
Fax : (84) 838 38 66 39

 **New York**

**Maybank Kim Eng Securities
USA Inc**
777 Third Avenue, 21st Floor
New York, NY 10017, U.S.A.

Tel: (212) 688 8886
Fax: (212) 688 3500

 **India**

Kim Eng Securities India Pvt Ltd
2nd Floor, The International 16,
Maharishi Karve Road,
Churchgate Station,
Mumbai City - 400 020, India

Tel: (91).22.6623.2600
Fax: (91).22.6623.2604

 **Saudi Arabia**

In association with
Anfaal Capital
Villa 47, Tujjar Jeddah
Prince Mohammed bin Abdulaziz
Street P.O. Box 126575
Jeddah 21352

Tel: (966) 2 6068686
Fax: (966) 26068787