

Asia Property

Virus Outbreak Tightens Cash Flow, but End-User Demand will remain Intact

We expect China Property contracted sales to slow down in 1H20 amid the Novel Corona Virus Outbreak, tightening China property developers' balance sheet and cash flows. We do not expect a doomsday cash crunch scenario though, underpinned by counter-cyclical policies. Within China Property, Aoyuan remain as one of our top picks. For investors seeking to diversify away from HK/CH, we recommend Far East (0035.HK).

Slower economy tightens affordability, end-user demand remain intact

Economical growth slowdown is inevitable, which would affect near term sentiment and housing affordability, in our view. Nonetheless, we do not expect a doomsday cash crunch scenario for developers and investors should not be overly pessimistic, in our view. As things stand, the impact should be a temporary 1H20 event and counter-cyclical monetary easing policies will support the bridging finance needs during this period, in our view. End-user property demand driven by birth rates and marriages should remain intact, as per SARS 2003 period.

Tighter cashflows inevitable, downside risks to 2020E revenues and profit

As a result of the Virus Outbreak, we expect 2020E contracted sales to slow down from a double-digit growth to a flat YoY amid the impact on both demand and supply (sellable resources). 2020E balance sheet leverage will rise as a result of the tighter cash flows, in our view. There are also downside risks to 2020E accounting revenues and profits amid the construction delays. The consequential economic slow down (Consensus: ~0.5-1ppts negative impact) will dampen 2020E home purchase demand, affecting 1H20 ASP and volume.

Recent share placements and bond offerings alleviated refinancing risks

Another silver lining in the China Property sector comes in the form of the successful offshore fund raising activity during the past 3-4 months. The recent round of fund raising was kicked off by bond offerings in Sep 2019 and over USD36bn of capital has been raised through bond and equity offerings by China Property Developers. We believe this has alleviated most of the 1H20 offshore capital refinancing risks. Among our China Property coverage universe, Aoyuan, Dafa, Powerlong, Yuzhou, Redsun, Minmetals have all completed offshore equity/bond offerings, or offshore bank loans, since Sep 2019.

In-line 2019 GPM, downside risks in top-line and flattish growth outlook

In the upcoming 2019 results announcements, we expect the China Property sector to mostly deliver a solid P&L with revenue growth and profit margins reflecting contracted sales achieved during 2017-2018. Potential disappointments may come in the form of lower than expected revenue recognition due to misses in completion schedule, in our view. Balance sheets should remain stable amid moderate land acquisitions during 2H19.

Far East Consortium (35.HK) offers investors a diversified exposure

China Property valuations are now back at reasonable 5.9x 2020E P/E, which we expect to remain range bound between 5.0x to 7.0x Fwd P/E. For investors looking to diversify away from their HK/CH property exposure amid the virus outbreak, we recommend Far East Consortium (35.HK), where UK and Australia property projects contribute to ~80% of development revenues.

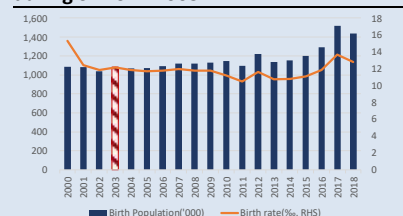
Asia Property

Coverage Summary

Ticker	Name	Rating
0035.HK	Far East	Buy
3883.HK	Aoyuan	Buy
3662.HK	Aoyuan Healthy Life	Buy
1238.HK	Powerlong	Buy
6111.HK	Dafa	Buy
0017.HK	New World Dev	Buy
1996.HK	Redsun	Buy
1628.HK	Yuzhou	Buy
0230.HK	Minmetals	Hold

Source: Company data, AMTD Equity Research

Birth Rates remain stable in Guangdong during SARS in 2003



Source: NBS, Wind

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End-User Demand Should Remain Intact

With the whole country focusing on containing the Virus Outbreak, it is inevitable that the economy will be affected. Market consensus expects that there will be a negative 1 ppts impact on the overall economy, which we believe will impact the housing affordability, but it will be partially offset by the counter-cyclical monetary measures that are expected to be announced in the next few months.

On 1st Feb 2020, PBOC has already announced 30 measures (Figure 2) to stabilize the financial system and economy and we expect more detailed actions to follow in the next few months.

As the Virus Outbreak impact is likely to be a temporary 1H20 event, we expect to see a recovery in the economic activity and contracted sales in 2H20 when the situation stabilizes.

Figure 1: China's Counter-cyclical Measures during previous down-cycles



Source: Wind, NBS, AMTD Equity Research

Figure 2: PBOC's counter-cyclical measures announced on 1st Feb 2020 to stabilize financial system and economy

No.	Key Words	Summary
Part1 Liquidity and Credit		
1	Liquidity	Strengthen the guidance of expectations; provide sufficient liquidity through various monetary policy tools; keep liquidity reasonably ample; stabilize interest rates; increase tolerance of the reserve requirement assessment in late January 2020; provide more credit.
2	Credit	Increase credit support for areas related to epidemic prevention and control, such as providing preferential interest rate, discount interest and sufficient credit resources. Adjust regional financing policies, implement transfer pricing of internal fund and differentiated performance appraisal methods.
3	Preferential Policies	Relax loan policy for the wholesale and retail, accommodation and catering, logistics and transportation, cultural tourism and other industries that have been greatly affected by the epidemic, especially for small and micro enterprises. Eliminate the requirement of counter-guarantee and reduce the insurance premium of guarantee and re-guarantee.
4	Preferential Policies	Give appropriate preferential credit policy to related individuals.
5	Efficiency	Improve the efficiency of financial services; financial institutions need to innovate working methods and quickly handle the business.
6	Credit	Development and policy banks shall increase credit support for enterprises related to epidemic prevention and control and related to living supplies.
7	Credit	Strengthen credit support in key sectors such as manufacturing, small and micro businesses, and private enterprises.
8	Financial Leasing	Delay or reduce the relevant rent and interest, and provide preferential financial services for medical equipment leasing.
Part2 Daily Financial Services		
9	Operation	Ensure access to basic financial services; guide enterprises and residents to conduct financial business online.
10	Cash Management	Strengthen the management of cash in circulation; allocate cash resources to ensure sufficient cash supply.
11	Payment & Clearing	Ensure stable operation of payment and clearing.
12	Bank Charges	Set up "green channels" for bank accounts and reduce or exempt service charges related to epidemic.
13	Electronic Payment	Ensure access to electronic payment services.
14	Credit information	Protect the public rights related to credits; Reasonably adjust the recognition and submission of overdue credit records.
15	Emergency Appropriations	Ensure timely, safe and accurate allocation of emergency appropriations from the national treasury.
16	Consumer Rights	Protect the legitimate rights of consumers in financial market.
Part3 Financial Infrastructure		
17	Financial Infrastructure	Ensure normal operation of issuance, trading, clearing, settlement and other businesses and implement the whole process online as far as possible.
18	Financial Business	Safely carry out business such as transactions, clearing, settlement, issuance and underwriting related to the financial market, and strengthen liquidity management and risk response. Optimize the issuance process of corporate credit bonds.
19	Bond Issuance	Build "green channels" of registration and issue for financial bonds, asset backed securities and corporate credit bonds related to the epidemic. Build "green channels" on registration and recording for private equity funds related to epidemic.
20	Financial Regulation	Flexible and appropriate adjustment of corporate information disclosure and other regulatory matters.
21	Capital Market	Appropriately relax the time limit for capital market related businesses, such as reorganization and equity/debt issuance.
22	Fee Deduction	Reduce or remit company listing fees and other expenses in severely affected areas, especially for companies in Hubei.
Part4 Foreign Exchange and Cross-border RMB		
23	Import	Open "green channels" for cross-border RMB business related to import and donation of epidemic prevention and control materials.
24	Donation	Convenient services for capital entry and settlement of donation.
25	Financing	Support enterprises in raising cross-border financing to prevent and control the epidemic.
26	Quota	Support the reasonable demand of foreign exchange for individuals and enterprises.
27	Cross-border RMB	Simplify cross-border RMB business procedures related to the outbreak.
Part5 Organization and Emergency Management		
28	Organization	Strengthen organizational support for epidemic prevention and control.
29	Self-protection	Self-protection from the epidemic for financial management departments and financial institutions.
30	Emergency Management	Cooperate with local government to strengthen emergency management.

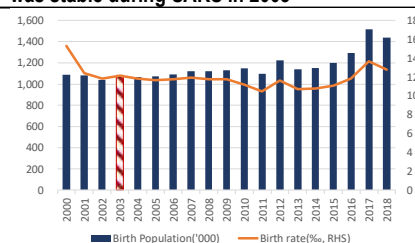
Source: Xinhua, People's Daily, Global Times, China Daily

Lessons learnt from SARS: Birth Rates and Marriages remained stable

Birth rates and Number of Marriages form the solid base of the end-user property demand, and from history, we can see that a Virus Outbreak such as SARS did not affect the birth rates or Marriage rates for the year. This will remain as a key underlying support for the overall sales volume of property developers during 2020, in our view.

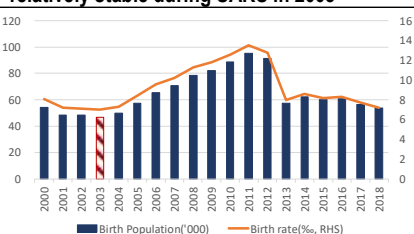
Demand from Urbanization is a little bit more difficult to be compared, in our view, as the travel restrictions across China at the moment is unprecedented and there were no such restrictions during SARS.

Figure 3: Birth Rate in Guangdong Province was stable during SARS in 2003



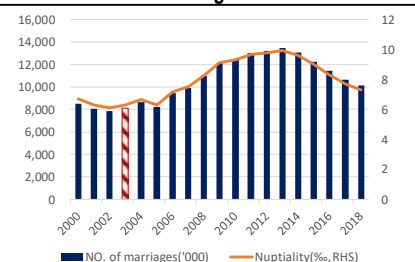
Source: NBS, Wind

Figure 4: Birth rate in Hong Kong also relatively stable during SARS in 2003



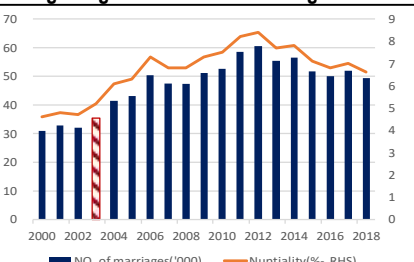
Source: Census and Stat Dept

Figure 5: Household Formation (Marriages) in China also stable during SARS



Source: NBS

Figure 6: Household Formation (Marriages) in Hong Kong remained stable during SARS



Source: Census and Stat Dept

Offshore Funds Raised since Sep 2019 alleviates offshore refinancing risks

China Property Developers have raised over USD36bn through offshore bond/equity offerings since Sep 2019. Our coverage universe alone has already raised US\$5.5bn through bond/equity offerings and offshore bank loans, which we believe have alleviated most of the 1H20 refinancing risks.

Figure 7: Offshore Fund Raised by AMTD Covered Property Developers since Sep 2019

Date	Ticker	Developer	Type	Maturity	Coupon (%)	Amount (USDm)
15-Oct-19	1238.HK	Powerlong	Equity	N/A	N/A	100
16-Oct-19	1628.HK	Yuzhou	Loan facility	2024	N/A	220
23-Oct-19	1628.HK	Yuzhou	Senior notes	2024	8.375%	500
30-Oct-19	1996.HK	Rsun	Senior notes	2021	13%	100
1-Nov-19	17.HK	NWD	Guaranteed Senior Perpetual Capital Securities	N/A	6.25%	400
4-Nov-19	1238.HK	Powerlong	Senior notes	2022	7.125%	300
7-Nov-19	1996.HK	Rsun	Senior notes	2022	9.95%	150
14-Nov-19	6111.HK	Dafa	Senior notes	2021	12.875%	120
21-Nov-19	1628.HK	Yuzhou	Senior notes	2025	8.30%	500
17-Dec-19	1996.HK	Rsun	Loan facility	2022	N/A	70
31-Dec-19	17.HK	NWD	Guaranteed Note	2049	4.89%	194
31-Dec-19	230.HK	Minmetals	Loan facility	2020	N/A	101
6-Jan-20	1628.HK	Yuzhou	Senior notes	2026	7.375%	645
13-Jan-20	1996.HK	Rsun	Senior notes	2023	9.70%	300
20-Jan-20	6111.HK	Dafa	Senior notes	2021	11.50%	200
20-Jan-20	230.HK	Minmetals	Loan facility	2024	N/A	774
21-Jan-20	3883.HK	Aoyuan	Loan facility	2021	HIBOR/LIBOR + 4.30%	231
Total						5,505

Source: HKEX

Figure 8: Major developers averaged a 20% YoY contracted growth in 2019, we expect it to slow down to a flattish growth in 2020E amid the impact by the Virus Outbreak

Contracted Sales Value YoY Growth		2019	2018	2017	2016	2015	2014	2013
China Evergrande Group	3333 HK Equity	9.0%	10.1%	34.2%	85.4%	53.1%	31.0%	8.7%
China Vanke Co Ltd	2202 HK Equity	3.9%	14.5%	45.3%	39.5%	21.5%	25.9%	21.0%
Country Garden Holdings Co Ltd	2007 HK Equity	10.0%	-8.9%	78.3%	120.3%	8.8%	21.5%	122.7%
Sunac China Holdings Ltd	1918 HK Equity	20.7%	27.3%	133.1%	127.7%	3.6%	33.7%	56.0%
Poly Real Estate Group Co Ltd	600048 CH Equity	14.1%	30.9%	47.2%	36.3%	12.8%	9.1%	23.1%
China Overseas Land & Inv (Combined) (HKD)*	688 HK Equity	42.2%	35.6%	4.1%	25.0%	33.7%	3.7%	N/A
China State Construction Engin	601668 CH Equity	26.8%	31.8%	17.1%	26.2%	21.7%	-10.9%	28.9%
Future Land Development Holdin	1030 HK Equity	22.5%	74.8%	94.4%	103.8%	30.3%	18.8%	N/A
Shimao Property Holdings Ltd	813 HK Equity	47.6%	74.8%	47.9%	1.6%	-4.5%	4.7%	45.6%
China Resources Land Ltd	1109 HK Equity	15.1%	64.3%	33.1%	36.0%	28.2%	6.4%	23.7%
Longfor Properties Co Ltd	960 HK Equity	20.9%	28.5%	77.1%	61.6%	11.2%	1.9%	19.9%
CIFI Holdings Group Co Ltd	884 HK Equity	32.0%	46.2%	96.2%	75.4%	42.4%	43.8%	N/A
Gemdale Corp	600383 CH Equity	29.7%	15.3%	113.9%	6.7%	25.8%	8.9%	31.9%
China Jinmao Holdings Group Ltd	817 HK Equity	28.7%	115.4%	54.8%	34.7%	49.9%	27.1%	N/A
Ronshine China Holdings Ltd	3301 HK Equity	15.9%	142.6%	N/A	N/A	N/A	N/A	N/A
Guangzhou R&F Properties Co Lt	2777 HK Equity	5.4%	60.1%	34.5%	11.9%	0.0%	28.8%	31.6%
Sino-Ocean Group Holding Ltd	3377 HK Equity	18.7%	55.2%	40.1%	24.3%	1.0%	12.0%	15.7%
Greentown China Holdings Ltd	3900 HK Equity	33.8%	-2.0%	7.8%	33.2%	-9.4%	27.9%	13.7%
Agile Group Holdings Ltd	3383 HK Equity	14.9%	14.4%	69.8%	19.4%	0.2%	9.5%	22.0%
China Aoyuan Property Group Lt	3883 HK Equity	29.3%	100.2%	78.1%	68.8%	24.1%	21.1%	765.0%
Logan Property Holdings Co Ltd	3380 HK Equity	33.7%	65.4%	51.2%	40.0%	N/A	N/A	N/A
KWG Property Holding Ltd	1813 HK Equity	31.5%	128.3%	28.6%	10.4%	-1.5%	25.8%	33.6%
Kaisa Group Holdings Ltd	1638 HK Equity	25.8%	56.7%	N/A	N/A	N/A	N/A	37.9%
China SCE Property Holdings Lt	1966 HK Equity	56.7%	54.5%	41.3%	62.1%	21.9%	10.1%	79.9%
Beijing Capital Land Ltd	2868 HK Equity	14.4%	26.5%	22.7%	40.0%	30.8%	26.4%	47.8%
Times Property Holdings Ltd	1233 HK Equity	29.3%	45.6%	41.9%	50.3%	28.3%	N/A	N/A
Yuzhou Properties Co Ltd	1628 HK Equity	34.1%	38.9%	73.7%	65.5%	16.8%	9.5%	67.9%
Yuxiu Property Co Ltd	123 HK Equity	24.8%	41.4%	35.1%	21.7%	12.9%	50.4%	17.0%
Redsun Properties Group Ltd	1996 HK Equity	37.7%	N/A	N/A	N/A	N/A	N/A	N/A
Powerlong Real Estate Holdings	1238 HK Equity	47.1%	96.5%	18.4%	23.3%	36.7%	11.6%	44.3%
Greenland Hong Kong Holdings L	337 HK Equity	27.8%	26.0%	65.3%	4.8%	34.5%	270.8%	15.9%
Poly Property Group Co Ltd	119 HK Equity	20.2%	12.5%	2.6%	24.7%	29.7%	-8.0%	11.1%
Modern Land China Co Ltd	1107 HK Equity	14.2%	42.9%	33.9%	46.8%	57.2%	73.2%	N/A
Fantasia Holdings Group Co Ltd	1777 HK Equity	20.0%	49.6%	65.2%	8.3%	10.3%	0.3%	27.0%
Jiayuan International Group Lt	2768 HK Equity	43.1%	94.6%	N/A	N/A	N/A	N/A	N/A
Jingrui Holdings Ltd	1862 HK Equity	-0.3%	37.4%	9.5%	93.0%	-4.5%	10.0%	N/A
Hopson Development Holdings Lt	754 HK Equity	61.2%	69.6%	7.6%	-13.0%	94.5%	-51.6%	-5.4%
Minmetals Land Ltd	230 HK Equity	NA	-11.5%	-35.0%	43.7%	21.2%	27.3%	17.1%
Zhong An Real Estate Ltd	672 HK Equity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dafa Properties Group Ltd	6111 HK Equity	67.8%	204.1%	N/A	N/A	N/A	N/A	N/A
Top 30 Developers YoY		20.0%	29.5%	51.7%	47.9%	19.7%	13.7%	43.3%

Source: Company Data, AMTD Research

Figure 9: Key events of Wuhan Virus Outbreak

Date	Key Events
1-Dec-19	First infected case that had no exposure to the Huanan seafood wholesale market
10-Dec-19	First infected case that had exposure to the Huanan seafood wholesale market
31-Dec-19	China alerted the WHO of several flu-like cases in Wuhan
	Wuhan Health Commission said there was no clear signs of human-to-human transmission and no medical worker had been infected so far
1-Jan-20	The seafood market shutted for investigation
3-Jan-20	Passengers arriving from Wuhan airport to Changi airport were put through temperature screening
7-Jan-20	Chinese health authorities announced they had isolated the pathogen
8-Jan-20	First suspected coronavirus cases in Thailand
9-Jan-20	CDC exposed the genome sequence of 2019-nCoV to the world
11-Jan-20	Wuhan Health Commission said there was no evidence of human-to-human transmission and no medical worker had been infected so far
	Officials announced the first 2019-nCoV-related death, recorded in Wuhan
13-Jan-20	First confirmed coronavirus case in Thailand
15-Jan-20	First confirmed coronavirus case in Japan
20-Jan-20	Dr. Zhongnanshan confirmed there were human-to-human transmission and medical workers infected
	First case detected in South Korea
21-Jan-20	First confirmed coronavirus case in US
	National Health Commission started to post daily data related to 2019-nCoV
	China suspended travel to and from Wuhan city. Hours later, authorities had put two more cities, Huanggang and Ezhou, under a travel ban.
23-Jan-20	First confirmed coronavirus case in Singapore
	First-level public health emergency response mechanism were activated successively by provincial-level regions
24-Jan-20	China implemented further travel restrictions
	China started building temporary hospitals
25-Jan-20	Hong Kong announced health emergency
	Canada, Nepal reported first cases
	US, France evacuated nationals from Wuhan
26-Jan-20	WHO changed risk from "moderate" to "high"
	First confirmed coronavirus case in Mexico
27-Jan-20	The State Council announced the CNY holiday extended to 2 Feb
31-Jan-20	WHO declared 2019-nCoV outbreak is a public-health emergency of international concern
	First confirmed coronavirus case in UK
1-Feb-20	Coronavirus reached Russia, Spain and Sweden
2-Feb-20	First coronavirus patient outside China died in Philippines
	Construction of Huoshenshan Hospital completed in Wuhan

Source: Xinhua, People's Daily, Global Times, China Daily

Valuations and Risks

The overall HK-listed China Property sector is trading at 5.9x 2020E P/E, while our AMTD coverage universe is trading at 4.25x 2020E P/E. We believe the downside risks in 2020E revenues and profits due to the construction delays are now partially factored into the valuations, following the recent share price correction.

China Aoyuan (3883.HK) remain as one of our top picks of the China Property sector.

For investors seeking to diversify away from the HK/CH universe, we would recommend **Far East Consortium (0035.HK)** where Australia and UK contributes to 80% of their development revenues and thus profits. From an asset value perspective, we acknowledge that Far East's Hotel portfolio (~50% of GAV) may also be under pressure amid the virus outbreak in the near term, but we expect that to be temporary and should recover in 2H2020.

Figure 10: Aoyuan remain as one of our top picks within China Property, while Far East offers investors an alternative for non-HK/CH exposure

Ticker	Name	Rating	Share Price	2020E P/E	1H19 P/B
China Property Developers					
3883.HK	Aoyuan	Buy	11.08	4.24	1.36
1238.HK	Powerlong	Buy	4.43	3.70	0.50
6111.HK	Dafa	Buy	5.38	4.23	0.77
1996.HK	Redsun	Buy	2.42	3.64	0.48
1628.HK	Yuzhou	Buy	3.75	3.78	0.70
0230.HK	Minmetals	Hold	1.22	4.27	0.39
Average				4.25	0.77
HK Property Developers					
0017.HK	NWD	Buy	9.94	11.54	0.46
0035.HK	Far East	Buy	3.36	4.95	0.60
Average				8.24	0.53
China Property Management					
3662.HK	Aoyuan Healthy Life	Buy	5.85	18.3	4.7
Average				18.3	4.7

Source: AMTD Equity Research

Figure 11: We expect sector to remain range bound. Now at 5.9x 2020E P/E



Figure 12: The sector is now trading at 1.5x P/B



Figure 13: HK/China Property Developers: Peers Valuation comparison

Date	2/4/2020	Share Price (HK\$)	ADTV (USD mn)	Mkt cap (USD mn)	FY18 P/E	FY19E P/E	FY20E P/E	FY18 P/B	FY19E P/B	FY20E P/B	Div. yield
Equity											
China Property Developers											
2202 HK	Vanke	28.65	15.65	44,218	8.5x	7.0x	6.0x	1.8x	1.5x	1.3x	3.73%
688 HK	COLI	26.00	41.50	36,679	8.2x	6.4x	5.5x	1.0x	0.9x	0.8x	3.46%
3333 HK	Evergrande	17.92	29.58	30,518	5.7x	4.8x	4.5x	1.6x	1.3x	1.1x	6.31%
1109 HK	CR Land	33.80	60.31	31,035	10.9x	9.0x	7.7x	1.5x	1.4x	1.2x	3.72%
2007 HK	Country Garden	10.20	30.58	28,703	5.8x	4.8x	4.3x	1.6x	1.3x	1.1x	4.79%
960 HK	Longfor	34.30	16.84	26,425	14.0x	11.2x	9.2x	2.2x	2.0x	1.7x	2.89%
1918 HK	Sunac	39.95	64.55	23,876	10.5x	6.1x	4.9x	2.8x	2.0x	1.5x	2.07%
813 HK	Shimao	26.95	14.23	12,005	9.5x	7.2x	5.8x	1.4x	1.2x	1.0x	4.57%
884 HK	CIFI	5.75	10.08	5,847	7.4x	5.7x	4.7x	1.6x	1.3x	1.1x	4.06%
3380 HK	Longan	12.48	7.30	8,848	9.0x	6.2x	5.0x	2.3x	1.8x	1.5x	4.17%
2777 HK	R&F	12.10	9.17	5,446	3.7x	2.9x	2.6x	0.5x	0.5x	0.4x	10.17%
3383 HK	Agile	10.46	6.96	5,276	5.1x	4.8x	4.2x	0.9x	0.7x	0.7x	8.27%
1233 HK	Times	14.22	10.83	3,555	5.6x	4.6x	3.7x	1.4x	1.1x	0.9x	4.84%
123 HK	Yuexiu	1.60	4.03	3,190	6.4x	6.6x	5.8x	0.5x	0.6x	0.5x	5.00%
3883 HK	Aoyuan	11.08	11.58	3,838	10.5x	6.0x	4.2x	2.3x	1.8x	1.4x	2.26%
1813 HK	KWG	10.36	7.94	4,238	7.7x	5.7x	4.6x	1.0x	0.9x	0.8x	5.41%
1638 HK	Kaisa	3.40	6.29	2,668	3.9x	4.7x	3.4x	0.9x	0.7x	0.6x	2.65%
6158 HK	Zhenro	4.95	5.93	2,784	9.3x	6.1x	4.6x	1.4x	1.2x	1.0x	3.03%
1238 HK	Powerlong	4.43	7.79	2,364	8.6x	6.4x	3.7x	0.6x	0.5x	0.5x	4.58%
1628 HK	Yuzhou	3.75	3.29	2,521	4.2x	4.5x	3.8x	0.8x	0.8x	0.7x	7.27%
3301 HK	Ronshine	8.62	2.97	1,906	5.6x	3.5x	2.7x	1.0x	0.8x	0.6x	3.71%
1966 HK	China SCE	4.20	3.57	2,262	6.6x	4.8x	3.9x	1.0x	0.8x	0.7x	4.27%
272 HK	Shui On Land	1.62	1.22	1,682	4.4x	16.2x	14.6x	0.3x	0.3x	0.3x	6.52%
1098 HK	Roadking	13.44	0.83	1,297	NA	NA	NA	0.6x	NA	NA	7.42%
3900 HK	Greentown	9.52	4.40	2,661	18.5x	7.4x	7.2x	0.6x	0.6x	0.6x	2.42%
119 HK	Poly Prop	3.04	1.31	1,433	5.3x	3.0x	3.6x	0.4x	0.3x	0.3x	3.75%
1996 HK	Redsun	2.42	0.93	1,035	3.9x	5.3x	3.6x	0.4x	0.5x	0.5x	4.42%
6111 HK	Dafa	5.38	0.78	574	7.3x	5.1x	4.2x	1.0x	0.9x	0.8x	3.14%
230 HK	Minmetals	1.22	0.13	526	4.2x	4.6x	4.3x	0.4x	0.4x	0.4x	5.54%
Total			383.71	300,570	7.9x	6.3x	5.1x	1.2x	1.0x	0.9x	4.53%
HK Property Developers											
16 HK	SHK Properties	110.40		41,193	9.9x	9.4x	9.2x	0.6x	0.5x	0.5x	4.48%
1113 HK	CK Asset	50.05		23,802	7.7x	6.3x	7.6x	0.6x	0.5x	0.5x	3.80%
12 HK	Henderson Land	35.25		21,974	8.6x	10.5x	10.1x	0.5x	0.5x	0.5x	4.64%
17 HK	NWD	9.94		13,089	12.4x	11.5x	10.6x	0.5x	0.4x	0.4x	5.13%
83 HK	Sino Land	10.54		9,444	10.2x	14.3x	7.2x	0.5x	0.5x	0.5x	5.22%
683 HK	Kerry Properties	21.90		4,107	9.5x	5.9x	6.0x	0.3x	0.3x	0.3x	6.16%
35 HK	Far East	3.36		1,026	5.7x	5.3x	4.9x	0.6x	0.6x	0.6x	6.55%
Total				114,635	9.1x	9.0x	8.0x	0.5x	0.5x	0.5x	5.14%

Source: Bloomberg Estimates, AMTD Equity Research Estimates for AMTD Coverage Stocks

Note: As of 4th Feb 2020

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