

## Minmetals Land Limited

### An Important Milestone that Transforms Sales Growth Outlook

Minmetals Land recently announced asset injection will drive a ~55% YoY jump in 2021E contracted sales and a ~70% increase in its land bank, in our view. We lift our 2021E-2022E earnings forecasts by 7-46% and our Target Price by 9%. We nonetheless maintain our Hold rating amid the profit warning overhang.

#### Transformative asset injections, we lift our earnings forecasts and TP

On 18 June 2020, Minmetals Land has announced the largest asset injection from parent company China Minmetals since 2010, which include 11 projects spanning 3.03m sqm, across 5 cities plus a property management company. The total consideration for the acquisition comes in at RMB2.8bn. As a result, we expect contracted sales to jump ~55% YoY in 2021E, and we have thus raised our 2021E and 2022E net profit forecasts by 7% and 46% respectively, to factor in the new acquisitions. Our target price has also been raised by 9% to HK\$1.18/sh, to factor in the improved growth outlook. Upon the completion of the transaction, Minmetals Land's land bank would have expanded by 70% to reach 7.38m sqm.

#### Earnings bottom out in 2020E, 21E-22E growth outlook to accelerate

We expect Minmetals Land 2022E net profit will see a jump by 49% YoY thanks to contributions from the crown jewel of the asset injection, Tianjin Neo-Metropolis. Neo-Metropolis is a 2m sqm urban renewal project in Tianjin, JV company with Sino Ocean Land (3377.HK, NR), where Minmetals will own 49%. This project contributes to two-thirds of the total land bank injected. The project achieved RMB3.8bn contracted sales in 2019 and targets to achieve RMB4.5bn in 2020E. As the project carries an average land cost of RMB7,700/sqm and an ASP RMB21,000/sqm, we expect to achieve a GP Margin of ~30%. The remaining 10 projects contributing 1.2m sqm land bank acquired from parent company spans across Hunan, Shandong and Qinghai Province.

#### Acquisition to be funded by internal resources

Taking into the consideration the asset injection, we expect the developers' net debt to equity edge up slightly to 87% as at 2020E (end-2019: 79%). The developer has sufficient internal resources to complete the acquisition, after successfully securing a HK\$6bn 4-year syndicated loan back in Jan 2020.

#### Profit warning for 1H20 results, cut 2020E earnings on lower GPM

Along with the asset injection announcement, Minmetals Land has also announced a profit warning for 1H20 results, mainly due to lower project delivery amid COVID-19, revaluation loss on Investment Properties and a drop in GP Margins in the projects expected to be delivered. As a result, we have also lowered our 2020E net profit forecast by 19% to HK\$661m, amid the lower GP Margins expected to be recognised.

#### 6.3% 2020E dividend yield, 5.2x 2020E P/E

The stock is currently trading at 5.2x 2020E P/E and offers a 6.3% 2020E dividend yield. Our price target of HK\$1.18/sh is based on a 6x 2020E P/E ratio (Old: 4.5x P/E), raised due to the improved growth outlook. It also implies a 0.4x 2019 P/B. Key risks to the stock include (1) Contracted sales slower than expected; (2) Lower than expected GP margins; (3) Completion of the acquisition is subject to and conditional upon certain conditions having been fulfilled.

Stock code:0230.HK

Rating: Hold

Price target (HK\$)	1.18
Previous price target (HK\$)	1.09
Current price (HK\$, 18 June 2020)	1.03
Upside/downside %	15%
Market cap (HK\$ m)	3,447
Market cap (US\$ m)	445
Avg daily turnover (US\$m)	0.13

Source: Bloomberg, AMTD Research

#### Key forecasts

(HK\$ m)	2019	2020e	2021e	2022e
Revenue	11,261	11,594	13,778	15,742
yoy %	3.0%	3.0%	18.8%	14.3%
Gross Profit	2,673	2,435	3,031	3,463
yoy %	-31.2%	-8.9%	24.5%	14.3%
Core Net Profit	827	661	912	1,354
yoy %	-6.2%	-20.1%	38.0%	48.5%
Gross margin	23.7%	21.0%	22.0%	22.0%
Net gearing	79.1%	87.1%	87.4%	85.9%
EPS	0.25	0.20	0.27	0.40
DPS	0.08	0.07	0.09	0.13
BPS	2.75	2.88	3.06	3.34

Source: Company data, AMTD Research

#### Valuation

	2019	2020e	2021e	2022e
P/E	4.2	5.2	3.8	2.5
P/BV	0.4	0.4	0.3	0.3
Div. yield	7.8%	6.3%	8.5%	12.6%
ROE	9.0%	6.9%	8.9%	12.1%
ROA	1.7%	1.2%	1.4%	1.9%

Source: Bloomberg, AMTD Research

#### 2021E Contracted Sales to jump 54% YoY



Source: Company Data, AMTD Estimates

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## Transaction Details

Figure 1: Breakdown of Acquisition from Parent Company

Acquisitions							
Target	Land Bank 000'sq.m.	Valuation mn RMB	Interest	Consideration mn RMB	Book Value mn RMB	Adj+ BV mn RMB	Discount
Tianjin Yijiahe	1,814	3,011	49%	1,475	(1,026)	1,527	3.4%
Minmetals Land Hunan	1,214	2,603	51%	1,327	1,017	1,487	10.7%
<b>Total</b>	<b>3,028</b>	<b>5,614</b>		<b>2,803</b>	<b>(9)</b>	<b>3,014</b>	<b>7.0%</b>

### Projects Detail

	Land Bank 000'sq.m.	%	Resi. 000'sq.m.	%	Commercial 000'sq.m.	%	Contracted Sales in FY19 RMB bn	Saleable Value* RMB bn
Tianjin Yijiahe	1,814	60%	1,445	48%	369	12%	3.9	38
Minmetals Land Hunan	1,214	40%	718	24%	497	16%	1.8	10
<b>Total</b>	<b>3,028</b>	<b>100%</b>	<b>2,163</b>	<b>71%</b>	<b>865</b>	<b>29%</b>	<b>5.6</b>	<b>48</b>

Source: Company Data, AMTD Research Estimates

Note: \*Saleable Value calculated by AMTD Research based on FY2019 contracted sales ASP announced

Figure 2: AMTD Estimate: Contracted sales to jump 55% YoY in 2021E due to the acquisition, while 2021E-2022E net profit is lifted by 7-46%

### Contracted Sales as at April 2020

	For the year ended 31 December 2019				For the 4 months ended 30 April 2020			
	RMB mn	%	sq.m.	RMB/sq.m	RMB mn	%	sq.m.	RMB/sq.m.
Contracted sales of the Group	8,645	61%	459,299	18,822	1,871	65%	100,003	18,711
Contribution from Tianjin Yijiahe	3,847	27%	185,259	20,763	801	28%	40,002	20,016
Contribution from Minmetals Land Hunan	1,775	12%	208,286	8,520	190	7%	20,345	9,337
<b>Total</b>	<b>14,266</b>	<b>100%</b>	<b>852,844</b>	<b>48,105</b>	<b>2,862</b>	<b>100%</b>	<b>160,350</b>	<b>48,064</b>

### Valuation Changes

FY	AMTD Net Profit Estimates(HK\$ mn)			Target Price(HK\$)			Rating	
	New	Old	Changes	New	Old	Changes	New	Old
2020E	661	812	-19%					
2021E	912	853	7%	1.18	1.09	9%	Hold	Hold
2022E	1,354	926	46%					

Source: Company Data, AMTD Research Estimates

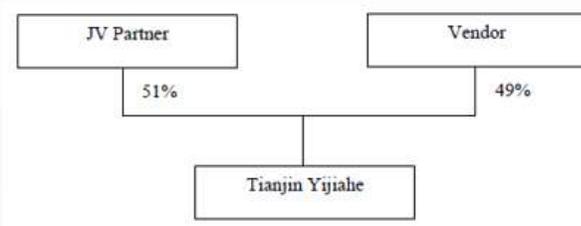
Figure 3: Newly Added Projects would contribute ~39% to 2021E-2022E contracted sales



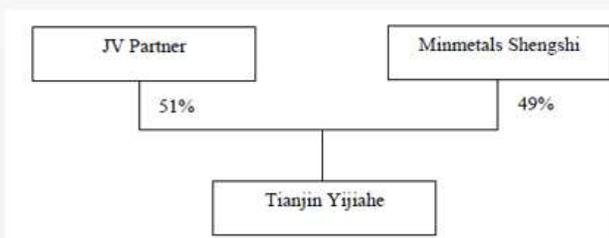
Source: Company Data, AMTD Research Estimates

**Figure 4: Tianjin Project: Shareholding structure of Tianjin Yijiahe**

A shareholding structure chart of Tianjin Yijiahe immediately before completion of the Acquisition



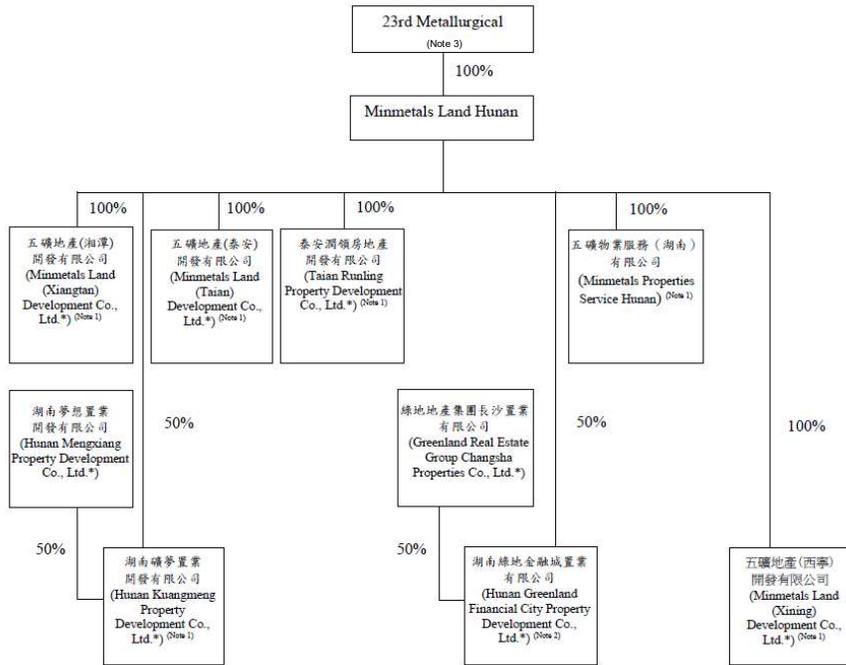
A shareholding structure chart of Tianjin Yijiahe immediately after completion of the Acquisition



Source: Company Data, AMTD Research

Notes: (1) Tianjin Yijiahe is principally engaged in the development of mega-scale residential estate Neo-Metropolis, (2) Vendor = An Indirect non-wholly owned subsidiary of China Minmetals, a SOE and ultimate shareholder of Minmetals Land; (3) Minmetals Shengshi = Wholly-owned subsidiary of Minmetals Land

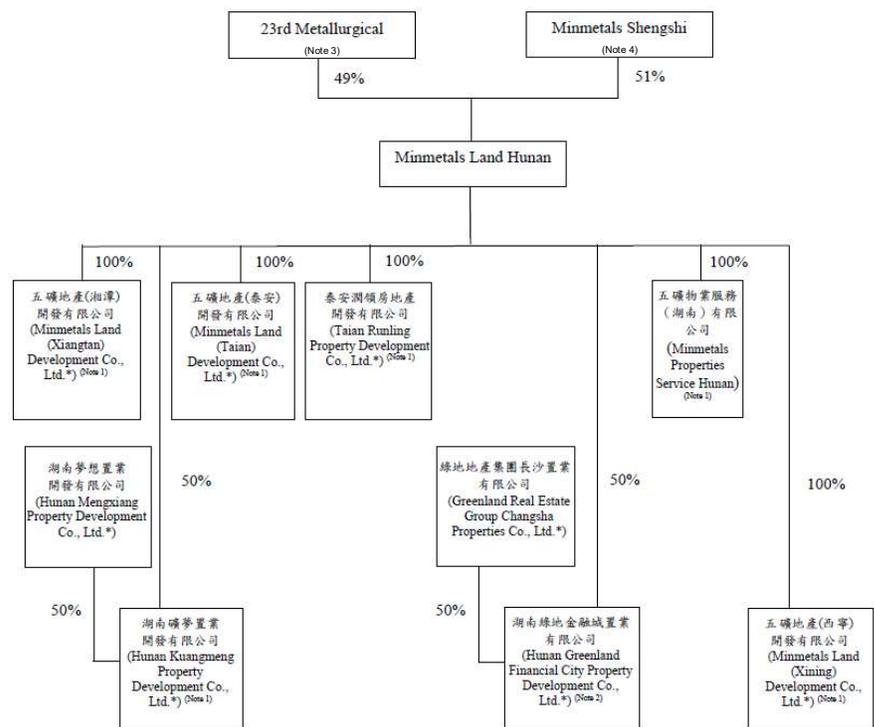
**Figure 5: 10 Other Projects: Shareholding structure after completion of the Capital Injection by Minmetals land**



Source: Company Data, AMTD Research

Notes: (1) Accounted for as a subsidiary of Minmetals Land Hunan; (2) Accounted for as an associate of Minmetals Land Hunan; (3) 23<sup>rd</sup> Metallurgical = An Indirect non-wholly owned subsidiary of China Minmetals, a SOE and ultimate shareholder of Minmetals Land

**Figure 6: 10 Other Projects: Shareholding structure after completion of the Capital Injection by Minmetals land**



Source: Company Data, AMTD Research

Notes: (1) Accounted for as a subsidiary of Minmetals Land Hunan; (2) Accounted for as an associate of Minmetals Land Hunan; (3) 23<sup>rd</sup> Metallurgical = An indirect non-wholly owned subsidiary of China Minmetals, a SOE and ultimate shareholder of Minmetals Land; (4) Minmetals Shengshi = Wholly-owned subsidiary of Minmetals Land

## Land Bank

Figure 7: Minmetals Land Existing Land Bank Before Acquisition (as of end-2019)

As of end-2019(000' sq.m.)										
No.	Location/Project	City	City tier	Attri. Interest	Site Area	Estimated GFA	GFA completed	GFA under development	GFA held for future development	Land Bank
<b>Pan Bohai Rim</b>										
1	Fortune Garden	Beijing	Tier-1	51%	139	414	414	-	-	-
2	Platinum Bay	Yingkou	Tier-3	100%	396	391	332	59	-	59
3	Harrow Town	Langfang	Tier-3	50%	550	1,180	284	-	896	896
4	Minmetals International	Tianjin	Tier-1	100%	21	183	183	-	-	-
<b>Sub Total</b>					<b>1,106</b>	<b>2,168</b>	<b>1,213</b>	<b>59</b>	<b>896</b>	<b>955</b>
<b>Yangtze River Delta</b>										
5	Sello Royale	Nanjing	Tier-2	100%	179	270	270	-	-	-
6	Academic Royale	Nanjing	Tier-2	100%	136	482	482	-	-	-
7	Yan Shan Ju	Nanjing	Tier-2	100%	91	203	203	-	-	-
8	Enchanté Oasis	Nanjing	Tier-2	100%	95	255	242	13	-	13
9	Enchanté Cove	Nanjing	Tier-2	100%	68	148	148	-	-	-
10	Jiang Shan Da Jing	Nanjing	Tier-2	40%	83	285	45	240	-	240
11	Amber Court	Nanjing	Tier-2	34%	43	233	-	233	-	233
12	Jiangning Project	Nanjing	Tier-2	100%	61	128	-	-	128	128
<b>Sub Total</b>					<b>756</b>	<b>2,004</b>	<b>1,390</b>	<b>486</b>	<b>128</b>	<b>614</b>
<b>Central China</b>										
13	LOHAS International Community	Changsha	Tier-2	100%	643	1,084	1,084	-	-	-
14	Scotland Town	Changsha	Tier-2	100%	333	442	442	-	-	-
15	Qin Royale	Changsha	Tier-2	100%	150	560	314	198	48	246
16	Nanhu Project	Changsha	Tier-2	100%	22	131	-	-	131	131
17	Enchanté Crest	Wuhan	Tier-2	100%	61	178	-	178	-	178
18	Scenery Cove	Wuhan	Tier-2	100%	52	215	-	215	-	215
19	Qingyang Project	Chengdu	Tier-2	100%	22	56	-	-	56	56
<b>Sub Total</b>					<b>1,283</b>	<b>2,666</b>	<b>1,840</b>	<b>591</b>	<b>235</b>	<b>826</b>
<b>Pearl River Delta</b>										
20	Hallstatt See	Huizhou	Tier-3	100%	918	1,440	272	416	752	1,168
21	Academic Royale	Foshan	Tier-2	100%	43	214	-	214	-	214
22	Greenery Terrace	Guangzhou	Tier-1	100%	31	29	29	-	-	-
23	Regent Heights	Guangzhou	Tier-1	51%	14	73	-	-	73	73
24	Parc One	Guangzhou	Tier-1	51%	72	252	-	16	236	252
25	Langyun Garden	Guangzhou	Tier-1	10%	57	133	-	73	60	133
26	The Greenville	Shenzhen	Tier-1	100%	31	118	-	-	118	118
27	Yau Tong Project	Hong Kong	Tier-1	100%	11	53	-	53	-	53
<b>Sub Total</b>					<b>1,176</b>	<b>2,312</b>	<b>301</b>	<b>772</b>	<b>1,239</b>	<b>2,011</b>
<b>Total Land Bank As of 2019(based on 100% basis)</b>								<b>1,908</b>	<b>2,498</b>	<b>4,406</b>

Source: Company Data, AMTD Research

Figure 8: Minmetals Newly Acquired Projects from June 2020 Asset Injection

Acquisition(000' sq.m. , excluding ASP in RMB per sq.m.)												
No.	Location/Project	City	City tier	Attri. Interest	Site Area	Total GFA	Completed unsold and sold but undelivered	GFA under development	Planned GFA	Land Bank	Property type	FY19 contracted sales ASP
<b>Tianjin Yijiahe</b>												
28	Neo-Metropolis	Tianjin	Tier-1	49%	1,115	2,043	-	724	1,090	1,814	R+C	20,763
<b>Minmetals Land Hunan</b>												
29	Realm of Landscape	Changsha	Tier-2	26%	87	308	-	250	-	250	R	11,979
30	Changsha Greenland Centre	Changsha	Tier-2	26%	23	259	69	-	-	69	C	17,106
31	Jiasheng International Square	Changsha	Tier-2	51%	9	75	-	-	-	-	R	-
32	Jiasheng Aomei City	Changsha	Tier-2	51%	6	59	2	-	-	2	R	-
33	Jiasheng Huating	Changsha	Tier-2	51%	39	251	0	-	-	0	R	-
34	Xiangtan Scenery Cove	Xiangtan	Tier-3	51%	367	900	9	222	201	432	R	6,248
35	Minmetals Zuncheng Project	Xiangtan	Tier-3	51%	69	179	2	-	-	2	R	-
36	Taian Scenery Centre	Taian	Tier-3	51%	51	148	1	138	-	139	C	-
37	Taian Scenery Cove	Taian	Tier-3	51%	270	681	7	263	-	270	R	8,616
38	Minmetals Chai Da Mu Plaza	Xining	Tier-3	51%	152	464	50	-	-	50	C	15,266
<b>Total Land Bank of Acquisition(based on 100% basis)</b>							<b>141</b>	<b>1,596</b>	<b>1,291</b>	<b>3,028</b>		

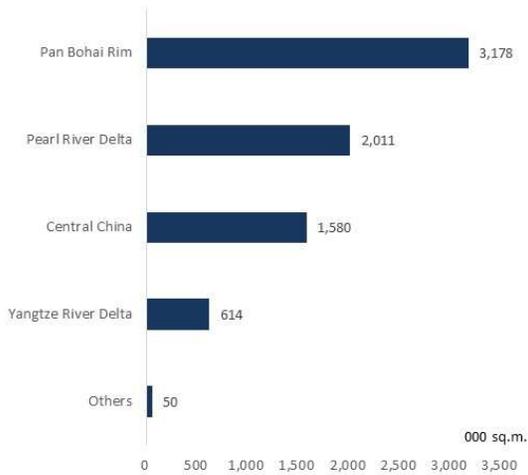
Source: Company Data, AMTD Research

**Figure 9: Land Bank Breakdown Summary of Existing Land Bank vs New Acquisition**

Summary(000' sq.m.)												
	Land Bank	%	Pan Bohai Rim	%	YRD	%	Central China	%	PRD	%	Others	%
Existing as at 2019	4,406	59%	955	13%	614	8%	826	11%	2,011	27%	-	0%
Acquisition	3,028	41%	2,223	30%	-	0%	755	10%		0%	50	1%
<b>Total</b>	<b>7,434</b>	<b>100%</b>	<b>3,178</b>	<b>43%</b>	<b>614</b>	<b>8%</b>	<b>1,580</b>	<b>21%</b>	<b>2,011</b>	<b>27%</b>	<b>50</b>	<b>1%</b>

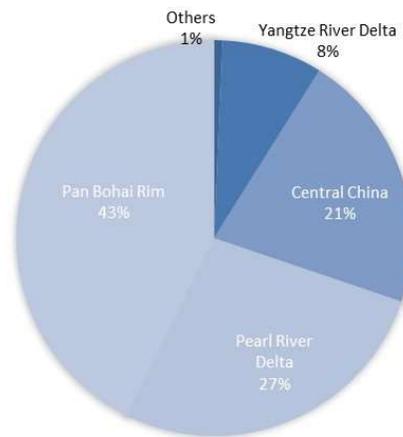
Source: Company Data, AMTD Research

**Figure 10: Minmentals will have a total land bank of 7.43mn sq.m. after acquisition**



Source: Company Data, AMTD Research  
Notes: Gross Land bank based on 100% basis

**Figure 11: Projects in Pan Bohai Rim contributed to 43% of land bank after acquisition**



Source: Company Data, AMTD Research  
Notes: Gross Land bank based on 100% basis

## Financial Summary

Figure 12: Minmetals Land Financial Forecasts and key ratios

PnL, HKD mn	2018	2019	2020e	2021e	2022e	Balance Sheet, HKD mn	2018	2019	2020e	2021e	2022e
Revenue	10,931	11,261	11,594	13,778	15,742	Investment Properties	2,256	2,367	2,367	2,367	2,367
COGS	(7,044)	(8,588)	(9,159)	(10,747)	(12,279)	Interest in JV/Asso	1,249	1,208	1,208	1,208	1,208
<b>Gross Profit</b>	<b>3,887</b>	<b>2,673</b>	<b>2,435</b>	<b>3,031</b>	<b>3,463</b>	PP&E and Others	1,816	2,301	2,301	2,301	2,301
Selling and marketing exp	(176)	(242)	(415)	(477)	(549)	<b>Non-current assets</b>	<b>5,322</b>	<b>5,876</b>	<b>5,876</b>	<b>5,876</b>	<b>5,876</b>
General and admin exp	(539)	(567)	(584)	(694)	(793)	PUD & Held for Sale	25,787	24,723	31,745	38,030	45,368
Share of results of JV & Asso	(14)	(14)	-	-	472	Deposits and prepayments	11,868	13,934	13,934	13,934	13,934
Reval Gains from Inv Prop	134	108	-	-	-	Cash & Cash Equivalents	3,608	3,850	4,845	4,885	4,932
Others	(18)	81	70	90	108	Others	667	578	578	578	578
Net Finance costs	189	222	222	222	222	<b>Current assets</b>	<b>41,931</b>	<b>43,086</b>	<b>51,103</b>	<b>57,428</b>	<b>64,812</b>
<b>Profit before tax</b>	<b>3,463</b>	<b>2,260</b>	<b>1,727</b>	<b>2,171</b>	<b>2,923</b>	<b>Total Assets</b>	<b>47,253</b>	<b>48,961</b>	<b>56,979</b>	<b>63,303</b>	<b>70,687</b>
Income tax expense	(1,716)	(908)	(703)	(855)	(1,051)	Contract Liabilities	6,125	4,558	8,769	13,068	18,013
<b>Net profit</b>	<b>1,747</b>	<b>1,353</b>	<b>1,025</b>	<b>1,317</b>	<b>1,873</b>	Bank and Other Borrowings	1,015	7,263	7,263	7,263	7,263
Shareholders' Profit	935	943	661	912	1,354	Trade and Other Payables	10,683	10,907	10,907	10,907	10,907
Minority Interest	628	191	145	186	300	Others	446	244	244	244	244
Perp Securities	184	219	219	219	219	<b>Current liabilities</b>	<b>18,270</b>	<b>22,971</b>	<b>27,182</b>	<b>31,482</b>	<b>36,426</b>
<b>Shareholders' Core Net Profit</b>	<b>881</b>	<b>827</b>	<b>661</b>	<b>912</b>	<b>1,354</b>	Bank and Other Borrowings	14,039	9,491	12,491	13,491	14,491
Dividends	268	268	218	292	433	Others	134	232	232	232	232
Special Dividends	-	-	-	-	-	<b>Non-current liabilities</b>	<b>14,173</b>	<b>9,724</b>	<b>12,724</b>	<b>13,724</b>	<b>14,724</b>
EPS - Basic (HKD)	0.28	0.28	0.20	0.27	0.40	Capital and reserves	8,368	9,194	9,637	10,257	11,178
Core EPS - Basic (HKD)	0.26	0.25	0.20	0.27	0.40	<b>Shareholders' equity</b>	<b>8,368</b>	<b>9,194</b>	<b>9,637</b>	<b>10,257</b>	<b>11,178</b>
DPS - basic (HKD)	0.08	0.08	0.07	0.09	0.13	Non-controlling interests & Perp	6,443	7,073	7,436	7,841	8,360
BV per share	2.50	2.75	2.88	3.06	3.34	<b>Total equity</b>	<b>14,810</b>	<b>16,267</b>	<b>17,073</b>	<b>18,098</b>	<b>19,538</b>
						<b>Total Liabilities and Equity</b>	<b>47,253</b>	<b>48,961</b>	<b>56,979</b>	<b>63,303</b>	<b>70,687</b>
<b>Cash Flow Statement, HKD mn</b>	<b>2018</b>	<b>2019</b>	<b>2020e</b>	<b>2021e</b>	<b>2021e</b>	<b>Key Ratios</b>	<b>2018</b>	<b>2019</b>	<b>2020e</b>	<b>2021e</b>	<b>2021e</b>
Profit before income tax	3,463	2,260	1,727	2,171	2,923	GP Margins	36%	24%	21%	22%	22%
<b>Operating CF before Working Cap</b>	<b>3,347</b>	<b>2,260</b>	<b>1,727</b>	<b>2,171</b>	<b>2,923</b>	Net Margins	16%	12%	9%	10%	12%
PUD	(1,394)	1,064	(7,022)	(6,285)	(7,337)	Core Atri Net Margins	8%	7%	6%	7%	9%
Deposits & Prepayments	(348)	-	-	-	-	ROE	11%	9%	7%	9%	12%
Trade & Other Payables	2,805	(2,039)	-	-	-	ROA	2%	2%	1%	1%	2%
Increase in contract liabilities	(3,781)	(1,566)	4,211	4,300	4,944	Net Debt / Total Equity	76%	79%	87%	87%	86%
Others	(2,286)	(908)	(703)	(855)	(1,051)	Net Debt (Perp as Debt) / Shareholders' Equity	180%	181%	196%	196%	190%
<b>Net Operating Cashflows</b>	<b>(1,657)</b>	<b>(1,189)</b>	<b>(1,787)</b>	<b>(669)</b>	<b>(520)</b>	Total Assets / Total Equity	319%	301%	334%	350%	362%
						Total Assets / Shareholders' Equity	565%	533%	591%	617%	632%
<b>Net Investing Cashflows</b>	<b>87</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	Asset Turnover (Contracted Sales)	12%	18%	26%	27%	28%
Bank & Other Borrowings	276	1,699	3,000	1,000	1,000						
Others	(729)	(268)	(218)	(292)	(433)						
<b>Net Financing Cashflows</b>	<b>(453)</b>	<b>1,432</b>	<b>2,782</b>	<b>708</b>	<b>567</b>						
<b>Net Cash Flows</b>	<b>(2,024)</b>	<b>242</b>	<b>995</b>	<b>39</b>	<b>47</b>						

Source: Company Data, AMTD Research Estimates

## Valuation

Figure 13: China Property Developers: Peers Valuation comparison

Date Ticker	18/6/2020 Name(EN)	Share Price (HK\$)	Mkt cap (USD mn)	P/E			P/B			Div. yield FY19
				FY19	FY20E	FY21E	FY19	FY20E	FY21E	
<b>China Property Developers</b>										
2202 HK	Vanke	25.10	41,706	6.6x	5.8x	5.1x	1.4x	1.1x	1.0x	4.7%
688 HK	COLI	24.75	34,988	5.9x	6.1x	5.3x	0.9x	0.8x	0.7x	4.3%
3333 HK	Evergrande	19.72	33,697	13.6x	6.8x	5.9x	1.6x	1.4x	1.2x	3.8%
960 HK	Longfor	37.25	28,812	12.6x	10.5x	8.8x	2.1x	1.9x	1.6x	3.7%
1109 HK	CR Land	31.15	28,661	6.8x	7.9x	6.8x	1.2x	1.0x	0.9x	3.9%
2007 HK	Country Garden	10.06	28,392	4.9x	4.3x	3.9x	1.3x	1.1x	0.9x	6.4%
1918 HK	Sunac	34.35	20,627	6.5x	4.6x	3.8x	1.7x	1.3x	1.0x	4.1%
813 HK	Shimao	33.35	15,223	9.1x	8.0x	6.5x	1.5x	1.3x	1.1x	4.9%
3380 HK	Logan	13.94	9,928	6.9x	5.5x	4.6x	2.2x	1.7x	1.3x	6.8%
884 HK	CIFI	6.40	6,712	8.1x	5.5x	4.6x	1.5x	1.2x	1.0x	5.5%
1813 HK	KWG	12.92	5,296	4.1x	5.8x	4.4x	1.0x	0.9x	0.8x	6.5%
3383 HK	Agile	9.35	4,726	4.8x	4.3x	3.9x	0.7x	0.6x	0.6x	11.2%
2777 HK	R&F	9.15	4,127	2.7x	2.7x	2.2x	0.4x	0.3x	0.3x	15.9%
1233 HK	Times	14.70	3,683	4.6x	4.0x	3.4x	1.3x	1.1x	0.9x	6.5%
3883 HK	Aoyuan*	9.58	3,341	5.6x	3.6x	3.2x	1.5x	1.2x	1.0x	6.4%
123 HK	Yuxiu	1.42	2,837	5.3x	4.8x	4.1x	0.5x	0.5x	0.4x	7.3%
6158 HK	Zhenro	4.93	2,778	7.6x	6.2x	4.9x	1.1x	1.0x	0.9x	2.3%
3900 HK	Greentown	8.23	2,648	6.9x	6.7x	6.3x	0.6x	0.6x	0.5x	4.1%
1638 HK	Kaisa	3.23	2,545	6.9x	3.6x	2.9x	0.7x	0.5x	0.4x	3.5%
2772 HK	Zhongliang	5.44	2,514	4.2x	3.6x	2.9x	2.0x	1.4x	1.0x	18.2%
1238 HK	Powerlong*	4.63	2,475	6.3x	4.3x	3.5x	0.5x	0.5x	0.5x	8.9%
1628 HK	Yuzhou*	3.42	2,307	4.4x	4.3x	3.0x	0.7x	0.7x	0.6x	12.0%
1966 HK	China SCE	3.61	1,948	4.4x	3.9x	3.1x	0.8x	0.7x	0.6x	6.7%
95 HK	Lvgem*	2.37	1,549	8.6x	6.4x	6.2x	0.8x	0.7x	0.7x	2.6%
3301 HK	Ronshine	7.00	1,540	3.4x	2.7x	2.2x	0.7x	0.6x	0.5x	5.2%
272 HK	Shui On Land	1.34	1,394	6.0x	NA	NA	0.2x	0.2x	0.2x	9.3%
832 HK	CCRE*	3.74	1,339	4.7x	3.7x	2.6x	0.9x	0.8x	0.7x	12.6%
119 HK	Poly Prop	2.55	1,205	2.7x	3.2x	2.6x	0.3x	0.3x	0.2x	8.2%
1996 HK	Redsun*	2.53	1,084	6.1x	4.3x	3.6x	0.5x	0.5x	0.5x	4.9%
2019 HK	Dexin China	3.00	1,046	4.5x	4.2x	3.4x	1.5x	NA	NA	3.0%
1098 HK	Roadking	10.68	1,033	2.7x	NA	NA	0.4x	NA	NA	11.0%
230 HK	Minmetals*	1.03	445	4.2x	5.2x	3.8x	0.4x	0.4x	0.3x	7.8%
6111 HK	Dafa*	3.98	425	6.2x	5.9x	5.5x	0.9x	0.8x	0.7x	4.0%
<b>Total/Average</b>			<b>301,030</b>	<b>6.0x</b>	<b>5.1x</b>	<b>4.3x</b>	<b>1.0x</b>	<b>0.9x</b>	<b>0.7x</b>	<b>6.8%</b>

Source: Bloomberg Estimates, \*AMTD Research Estimates for AMTD Coverage Stocks

Note: As of 18th June 2020

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