

Frasers Centrepoint Trust (FCT SP)

Resilient performance

Stabilizing distribution, enhancing assets

FCT reported 2H DPU of SGD6.02c, flat HoH/YoY. Robust operating performance was underpinned by high committed occupancy and high single digit positive reversion. Financial metrics and asset values were stable. With Tampines 1 completing AEI and exceeding targeted return on investment, FCT has embarked on enhancing Hougang Mall. We tweak forecasts and trim our TP to SGD2.50 but retain BUY on FCT's disciplined execution of its strategy and positioning for sustainable growth.

Robust operating performance

Adjusted for CCP divestment and Tampines 1 AEI, 2H24 revenue and NPI was SGD155m and 111.6m, +4.1% and +4.7% YoY, respectively. Growth was underpinned by high occupancy, positive reversion, higher turnover rent and higher utilization of ancillary space. Retail portfolio occupancy was sequentially unchanged at 99.7%. Rent reversion for the full year came in at +7.7% (1H +7.5%, +4.7% in FY23). Tenant sales growth was 0.6% YoY for 4Q, further moderating from 0.7% growth in 3Q and +4.3% in 2Q.

Stable financial metrics, new AEI for Hougang Mall

Gearing fell to 38.5% from 39.1% in 3Q while cost of borrowing was steady at 4.1%. Coverage ratio improved to 3.41x from 3.26x in 3Q. Portfolio value was +1.2% YoY due to increase in appraised values of Tampines 1 on completion of its AEI and NEX on improved rents. Cap rates were unchanged YoY. Following the completion of Tampines 1 AEI, FCT will embark on AEI for Hougang Mall, yet another mall from the earlier acquired ARF portfolio, for SGD51m capex with target ROI of c.7%. The AEI over one year (2QCY2025 to 3QCY2026) will add c.9% to NLA, boosting F&B space and community facilities. FCT further progressed on the ESG journey achieving 5-Star GRESB rating in 2024 for the fourth consecutive year.

Maintain BUY

We lower our FY25 and FY26 DPU forecasts by 0.2% and 1.6% after factoring in downtime for Hougang Mall AEI and lower reversion, partially offset by higher contribution from Tampines 1 and JV distribution. While this lowers our TP to SGD2.50, we maintain BUY. Notwithstanding slowdown in retail sales, FCT will benefit from well-located malls and ongoing reconstitution.

FYE Sep (SGD m)	FY23A	FY24A	FY25E	FY26E	FY27E
Revenue	370	352	361	366	376
Net property income	266	253	258	262	269
Core net profit	207	213	218	223	229
Core EPU (cts)	12.1	12.0	12.0	12.2	12.4
Core EPU growth (%)	(1.6)	(1.1)	(0.0)	1.6	1.9
DPU (cts)	12.2	12.0	12.0	12.2	12.4
DPU growth (%)	(0.6)	(0.9)	(0.3)	1.6	1.9
P/NTA (x)	0.9	1.0	1.0	1.0	1.0
DPU yield (%)	5.5	5.2	5.3	5.4	5.5
ROAE (%)	5.2	5.2	5.2	5.3	5.4
ROAA (%)	3.4	3.3	3.4	3.4	3.5
Debt/Assets (x)	0.34	0.32	0.32	0.32	0.32
Consensus DPU	-	-	12.0	12.7	na
MIBG vs. Consensus (%)	-	-	0.0	(3.9)	na

Krishna Guha
krishna.guha@maybank.com
(65) 6231 5842

BUY

Share Price	SGD 2.25
12m Price Target	SGD 2.50 (+16%)
Previous Price Target	SGD 2.55

Company Description

FCT is a real estate investment trust that invests in income-producing properties used primarily for retail purposes.

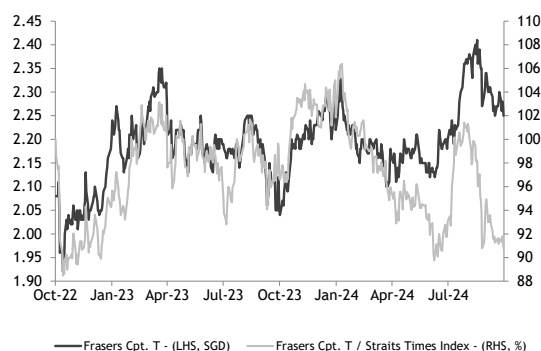
Statistics

52w high/low (SGD)	2.41/2.04
3m avg turnover (USDm)	7.5
Free float (%)	63.4
Issued shares (m)	1,812
Market capitalisation	SGD4.1B
	USD3.1B

Major shareholders:

Frasers Centrepoint Ltd.	36.6%
Frasers Centrepoint AM	4.5%
Schroders	2.5%

Price Performance



	-1M	-3M	-12M
Absolute (%)	(3)	3	7
Relative to index (%)	(3)	(1)	(9)

Source: FactSet

Abbreviations:

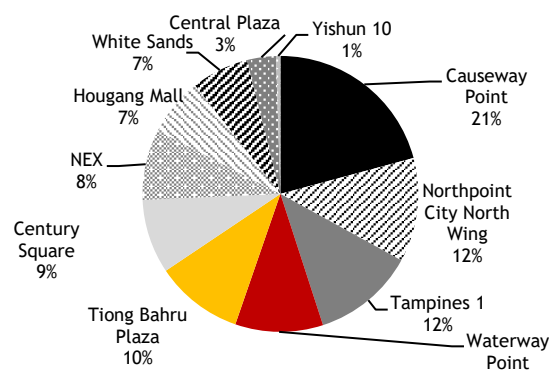
AEI - Asset Enhancement Initiative
CCP - Changi City Point
ARF - AsiaRetail Fund Limited
GRESB - Global Real Estate Sustainability Benchmark

ESG@MAYBANK IBG
Tear Sheet Insert

Value Proposition

- FCT owns or has stakes in 10 suburban retail properties and one office asset valued at SGD6.7b with a total of 2.5m sf NLA as of end-Sep 2023, located near or next to MRT stations or bus interchanges.
- Higher essential services (F&B, services, supermarket & hypermarket) trade mix at c.45% of overall NLA and c.54% of gross rental income, relative to downtown malls.
- Sponsor Fraser's Property (FPL SP, CP SGD0.80, not rated) offers a pipeline carried at SGD2.2b, after the Waterway Point deal announced in May 2019.

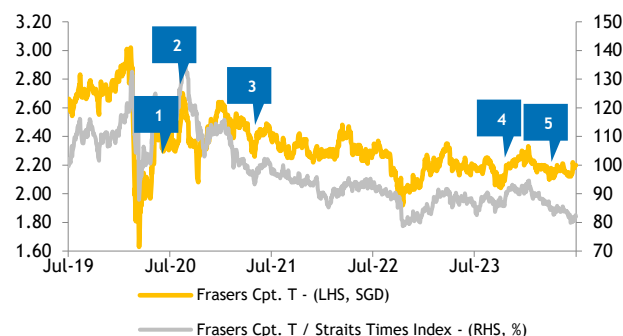
AUM (Sep 23)



Source: Company

Price Drivers

Historical share price trend



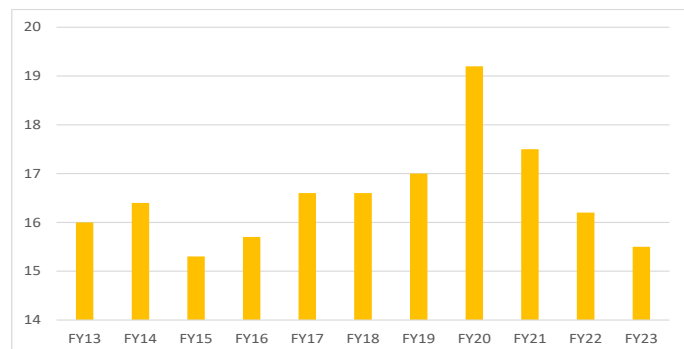
Source: Company, Maybank IBG Research

1. Sep-20: Acquires remaining interest in PGIM ARF for SGD1.06b from its sponsor at 5.0% NPI yield and divests Bedok Point for SGD108.1m at 2.5% NPI yield.
2. Dec-20: Announced divestment of Anchorpoint for SGD110m to unrelated third party.
3. Mar-21: Divests Yew Tee Point for SGD220.0m at 10% above valuation
4. Oct-23: Divests Changi City Point for SGD338m
5. Feb-24: FCT joins The Straits Times Index

Financial Metrics

- We forecast 1.8% FY23-26E DPU CAGR, led by growth in passing rents, higher ancillary income and service charges.
- Borrowing cost is expected to rise from 2.2% to 4.3% by 2025.

Occupancy cost (%)



Source: Company

Swing Factors

Upside

- Earlier-than-expected pick-up in leasing demand for retail space driving improvement in occupancy.
- Better-than-anticipated rental reversions.
- Accretive acquisitions or redevelopment projects.

Downside

- Prolonged slowdown in economic activity could reduce demand for retail space, resulting in lower occupancy and rental rates.
- Termination of long-term leases contributing to weaker portfolio tenant retention rate.
- Sharper-than-expected rise in interest rates could increase cost of debt and negatively impact earnings, with higher cost of capital lowering valuations.

krishna.guha@maybank.com

Risk Rating & Score ¹	11 (Low)
Score Momentum ²	-0.4
Last Updated	24 Nov 2022
Controversy Score ³ (Updated: 24 Nov 2022)	0

Business Model & Industry Issues

- FCT draws on its available pool of funds to invest in retail real estate, undertake asset enhancements, and redevelop properties to optimise value for its unitholders. It is susceptible to sustainability-focused investors with strong preference for investing in companies that meet specific ESG criteria, given its incessant need for additional capital.
- Its activities relating to permissible investments, leverage limits and annual reporting requirements are closely regulated by the MAS under Singapore's code on collective investment schemes. Independence, real estate and capital markets experience on its board is high, with representation by members with international experience, even as it remains focused in Singapore.
- Received 5-Stars award for GRESB 2023 Assessment. Has been participant since 2019 and score has improved from 3-Stars.
- Refreshed group ESG roadmap in FY2023 and, FCT is aligned with the sponsor's ESG goals. This includes: Achieve net-zero carbon across Scopes 1, 2 and 3 by 2050, Green certification by 2030 for 100% of GFA of new developments and 85% of IPs under mgmt..

Material E issues

- 100% of GFA certified BCA Green Mark Gold or higher, with five assets (Tiong Bahru Plaza, Central Plaza, Century Square, White Sands, and Hougang Mall) rated Platinum.
- To monitor and reduce energy usage intensity progressively by 2035 and to reduce water intensity progressively by 2030.
- 147 MWh of renewable energy generated from solar panels installed in Tiong Bahru Plaza in FY2023.
- Increased data coverage of Scope 1 contributors including refrigerant top-ups and diesel purchased
- Proportion of green loans in total borrowing stood at 55.6% as of Sep 2023, up from 18% in Sep 2021.
- Sustainability disclosures aligned with TCFD recommendation

Material S issues

- Developed a tenant engagement plan to be implemented at all properties
- Tenants from FCT malls participated in the inaugural "Building a Greener Retail Ecosystem Together" event organised by Frasers Property Singapore in FY23.
- Learning and development programmes are supported by its in-house facility; an average of 26 training hours was recorded in FY23 (38 hours for FY21), which is below the 30 hours group level target.
- The Workplace Safety and Health Council certify all malls BizSAFE STAR.
- Female representation is high at 70% for all employees and 40% for senior management roles, while this accounts for 25% of board seats.

Key G metrics and issues

- Managed externally by a 100%-owned subsidiary of its sponsor Frasers Property, which supports its growth via a pipeline of property assets from its development activities, and access to capital markets.
- Board independence is high - it does not comprise any members with executive functions, and four of its 6 members including the Chairman are independent.
- Management fee structure, with base fee at 0.3% of its deposited property, performance fee at 5.0% pa of NPI, and acquisition and disposal fee at 1.0% and 0.5% deal value, is comparable to peers.
- The cumulative remuneration of its key management team, including the CEO, has represented <2.0% of the REIT's distributable income since it was first reported in FY18.
- Payout ratio for its taxable income has been consistently maintained above the minimum 90% threshold for tax transparency except during Covid years.
- Has grown AUM and deepened its domestic suburban mall footprint via accretive acquisitions - Northpoint 2 and Yew Tee Point (in 2010), Bedok Point (2011), Changi City Point (2014), Waterway Point (2019), and PGIM Real Estate ARF fund (2020) - and selective divestments (Anchor Point, Yew Tee Point and Changi City Point)
- Has generated value from its AELs at Causeway Point, with its occupancy maintained above 97.0% and rental reversion averaging +4.2% from 1Q15-4Q20, and Anchorpoint, which achieved a 14% ROI.
- Joined the FTSE EPRA/ NAREIT Global Real Estate Index Series (Global Developed Index) in Sep 2019 following an increase in free-float. Joined STI index in Feb 2024.

¹**Risk Rating & Score** - derived by Sustainalytics and assesses the company's exposure to unmanaged ESG risks. Scores range between 0 - 50 in order of increasing severity with low/high scores & ratings representing negligible/significant risk to the company's enterprise value, respectively, from ESG-driven financial impacts. ²**Score Momentum** - indicates changes to the company's score since the last update - a **negative** integer indicates a company's improving risk score; a **positive** integer indicates a deterioration. ³**Controversy Score** - reported periodically by Sustainalytics in the event of material ESG-related incident(s), with the impact severity scores of these events ranging from Category 0-5 (0 - no reports; 1 - negligible risks; ...; 5 - poses serious risks & indicative of potential structural deficiencies at the company).

1. Results highlights

Fig 1: 2H24 and FY24 results

SGDm	2H23	1H24	2H24	% HoH	% YoY	Excluding Changi City Point and Tampines1			FY23	FY24	% YoY
						2H23	2H24	%YoY			
Gross revenue	184.1	172.2	179.5	4.2	(2.5)	148.9	155.0	4.1	369.7	351.7	(4.9)
Property expenses	(54.5)	(47.6)	(50.7)	6.6	(6.9)	(42.3)	(43.4)	2.6	(104.1)	(98.3)	(5.6)
Net property inc.	129.6	124.6	128.8	3.3	(0.6)	106.6	111.6	4.7	265.6	253.4	(4.6)
Borrowing costs	(45.3)	(41.6)	(42.5)	2.1	(6.2)				(81.0)	(84.2)	3.9
Mgmt. & Trust fees	(19.7)	(19.3)	(21.3)						(39.7)	(40.6)	2.3
Net operating inc.	64.6	63.7	64.9						144.8	128.6	(11.2)
DI ex. investments	80.0	83.0	82.1						149.1	165.1	10.7
DI from investments	21.2	20.8	28.5						38.1	49.3	29.3
Total DI	101.2	103.8	110.5						207.7	214.3	3.2
DI to equity holders	103.1	104.9	109.4	4.3	6.1				207.7	214.3	3.2
DPU (SGDcts.)	6.020	6.022	6.020	(0.0)	(0.0)				12.150	12.042	(0.9)
NAV per unit (SGD)	2.32	2.30	2.29	(0.5)	(1.3)				2.32	2.29	
Agg. leverage (%)	39.3	38.5	38.5	0.0	(0.8)				39.3	38.5	
All-in debt cost (%)	3.8	4.2	4.1	(0.1)	0.3				3.8	4.1	
Occupancy (%)	99.7	99.9	99.7	(0.2)	0.0				99.7	99.7	
YTD reversion (%)	4.7	7.5	7.7						4.7	7.7	
NPI margin (%)	70.4	72.4	71.7	(0.9)	1.9				71.8	72.0	

Source: Maybank IBG Research, Company Data DI is Distributable income

Fig 2: Operating trend of assets

Occupancy, %	4Q23	3Q24	4Q24
NEX	100.0	100.0	100.0
Causeway Point	99.6	99.2	99.8
Waterway Point	100.0	100.0	99.7
Northpoint City North Wing (inc. Yishun 10)	99.7	100	100
Tiong Bahru Plaza	99.7	100	98.3
Tampines 1		100	100
Century Square	99.0	99.2	100.0
Hougang Mall	100.0	99.6	99.3
White Sands	99.5	99.7	99.4
Retail Portfolio	99.7	99.7	99.7
Central Plaza (office)	95.3	91.4	95.0
Tenant sales growth, YoY	7.3	0.7	0.6
Shopper traffic growth, YoY	24.7	4.1	1.9
ICR, x	3.47	3.26	3.41

Source: Maybank IBG Research, Company Data

2. Forecast changes

Fig 3: Forecast changes

SGDm.	FY25E (old)	FY26E (old)	FY25E (new)	FY26E (new)	FY25E (%) chg	FY26E (%) chg
Revenue	367.5	374.2	361.4	366.4	-1.7	-2.1
NPI	264.0	268.8	258.3	262.2	-2.2	-2.5
Borrowing cost	-81.5	-78.2	-82.2	-79.1	0.8	1.1
JV distribution	45.0	45.0	52.0	54.0	15.6	20.0
Distri. to unitholders	219.2	227.2	218.3	223.4	-0.4	-1.7
DPU (SGDc.)	12.04	12.39	12.00	12.19	-0.3	-1.5

Source: Maybank IBG Research

3. Valuation

We value FCT using a dividend discount model, based on a discount rate of 6.7% and a medium-term growth rate of 2.0%. We maintain our risk-free rate at 2.75%. We lower our DPU forecast for FY25 and FY26 by 0.3% and 1.5%, respectively. This is on the back of factoring in lower contribution for Hougang Mall due to AEI (SGD19.4m for FY25E vs. SGD22.5m for FY24) and further lowering our rent reversion assumption for FY25 (2.5% vs. 3.5%). While FCT registered +7.7% reversion in FY24, we think reversion will slow down unless tenant sales growth resumes. This is offset by factoring in higher NPI for Tampines 1, which completed AEI (FY25E NPI of SGD36m vs. pre-AEI FY22 NPI of SGD34.4m) and higher JV distributions. We factor in 80% management fee in units for FY25, and 70% for FY26 and FY27. There was a small uptick in net allowance for doubtful receivables, which we monitor (SGD1.2m for FY24 evenly spread across two halves vs negligible amount in FY23). With lower DPU, we lower our TP to SGD2.50 and maintain BUY rating with 15% total return.

FCT offers a resilient portfolio of well-located assets. We think management should continue to reposition the portfolio and divest underperforming/low yielding assets.

4. Risks

Repricing of borrowing especially for the JVs, retail sales slowdown, tenant defaults and dilutive deals.

FYE 30 Sep	FY23A	FY24A	FY25E	FY26E	FY27E
Key Metrics					
Price/DPU(x)	18.0	19.1	18.7	18.4	18.1
P/BV (x)	0.9	1.0	1.0	1.0	1.0
P/NTA (x)	0.9	1.0	1.0	1.0	1.0
DPU yield (%)	5.5	5.2	5.3	5.4	5.5
FCF yield (%)	5.9	3.7	5.6	5.3	6.1
INCOME STATEMENT (SGD m)					
Revenue	369.7	351.7	361.4	366.4	375.8
Net property income	265.6	253.4	258.3	262.2	268.6
Management and trustee fees	(36.5)	(37.9)	(38.8)	(39.1)	(39.8)
Net financing costs	(81.0)	(84.2)	(82.2)	(79.1)	(79.7)
Associates & JV	60.9	66.2	68.2	68.2	68.2
Exceptionals	6.1	1.3	68.1	(2.2)	78.1
Other pretax income/expenses	0.4	0.5	0.5	0.5	0.5
Pretax profit	212.2	196.6	271.4	207.7	293.3
Income tax	(0.3)	1.1	0.0	0.0	0.0
Minorities	0.0	0.0	0.0	0.0	0.0
Discontinued operations	0.0	0.0	0.0	0.0	0.0
Total return avail to unitholders	207.1	213.2	218.3	223.4	229.1
Core net profit	207.1	213.2	218.3	223.4	229.1
Distributable inc to unitholders	207.7	214.3	218.3	223.4	229.1
BALANCE SHEET (SGD m)					
Cash & Short Term Investments	32.2	26.8	26.7	26.7	26.7
Accounts receivable	0.0	0.0	0.0	0.0	0.0
Property, Plant & Equip (net)	0.0	0.0	0.0	0.0	0.0
Investment properties	5,220.5	5,283.0	5,371.1	5,399.9	5,478.0
Intangible assets	0.0	0.0	0.0	0.0	0.0
Investment in Associates & JVs	730.8	1,057.0	1,057.0	1,057.0	1,057.0
Other assets	391.7	12.0	12.0	12.0	12.0
Total assets	6,375.2	6,378.9	6,466.9	6,495.7	6,573.8
ST interest bearing debt	0.0	0.0	0.0	0.0	0.0
Accounts payable	95.3	69.3	69.3	69.3	69.3
LT interest bearing debt	2,195.4	2,028.2	2,048.2	2,079.2	2,079.2
Other liabilities	111.3	120.8	120.8	120.8	120.8
Total Liabilities	2,401.9	2,218.2	2,238.2	2,269.2	2,269.2
Shareholders Equity	3,973.2	4,160.7	4,228.7	4,226.5	4,304.6
Minority Interest	0.0	0.0	0.0	0.0	0.0
Total shareholder equity	3,973.2	4,160.7	4,228.7	4,226.5	4,304.6
Total liabilities and equity	6,375.2	6,378.9	6,466.9	6,495.7	6,573.8
CASH FLOW (SGD m)					
Cash flow from operations	229.0	191.7	248.0	248.0	254.3
Capex	(8.3)	(41.7)	(20.0)	(31.0)	(0.0)
Acquisitions & investments	(400.0)	39.8	0.0	0.0	0.0
Disposal of FA & investments	0.0	0.0	0.0	0.0	0.0
Dividend income from associates	34.0	46.6	52.0	54.0	54.0
Other investing cash flow	0.4	0.5	0.5	0.5	0.5
CF from investing activities	(373.8)	45.2	32.5	23.5	54.5
Dividends paid	(208.5)	(208.0)	(218.3)	(223.4)	(229.1)
Interest expense	(76.5)	(82.8)	(82.2)	(79.1)	(79.7)
Change in debt	397.1	(172.2)	20.0	31.0	0.0
Equity raised / (purchased)	0.0	196.7	0.0	0.0	0.0
Other financial activities	(4.3)	0.0	0.0	0.0	0.0
CF from financing activities	107.8	(266.3)	(280.5)	(271.5)	(308.8)
Effect of exchange rate changes	0.0	0.0	0.0	0.0	0.0
Net cash flow	(37.0)	(29.4)	0.0	0.0	0.0

FYE 30 Sep	FY23A	FY24A	FY25E	FY26E	FY27E
Key Ratios					
Growth ratios (%)					
Revenue growth	3.6	(4.9)	2.7	1.4	2.6
Net property income growth	2.7	(4.6)	1.9	1.5	2.5
Core net profit growth	(1.3)	2.9	2.4	2.3	2.5
Distributable income growth	(1.0)	3.2	1.9	2.3	2.5
Profitability ratios (%)					
Net property income margin	71.8	72.0	71.5	71.5	71.5
Core net profit margin	56.0	60.6	60.4	61.0	61.0
Payout ratio	100.1	100.3	100.0	100.0	100.0
DuPont analysis					
Total return margin (%)	56.0	60.6	60.4	61.0	61.0
Gross revenue/Assets (x)	0.1	0.1	0.1	0.1	0.1
Assets/Equity (x)	1.6	1.5	1.5	1.5	1.5
ROAE (%)	5.2	5.2	5.2	5.3	5.4
ROAA (%)	3.4	3.3	3.4	3.4	3.5
Leverage & Expense Analysis					
Asset/Liability (x)	2.7	2.9	2.9	2.9	2.9
Net gearing (%) (excl. perps)	54.4	48.1	47.8	48.6	47.7
Net interest cover (x)	2.8	2.5	2.6	2.8	2.8
Debt/EBITDA (x)	9.7	9.5	9.4	9.4	9.2
Capex/revenue (%)	2.3	11.8	5.5	8.5	0.0
Net debt/ (net cash)	2,163.2	2,001.4	2,021.5	2,052.5	2,052.5
Debt/Assets (x)	0.34	0.32	0.32	0.32	0.32

Source: Company; Maybank IBG Research

Research Offices

ECONOMICS

Suhaimi ILIAS
Chief Economist
Malaysia | Philippines | Global
(603) 2297 8682
suhaimi_ili@maybank-ib.com

CHUA Hak Bin
Regional Thematic Macroeconomist
(65) 6231 5830
chuahb@maybank.com

Dr Zamros DZULKAFI
Malaysia | Philippines
(603) 2082 6818
zamros.d@maybank-ib.com

Erica TAY
China | Thailand
(65) 6231 5844
erica.tay@maybank.com

Brian LEE Shun Rong
Indonesia | Singapore | Vietnam
(65) 6231 5846
brian.lee1@maybank.com

Fatin Nabila MOHD ZAINI
(603) 2297 8685
fatinnabila.mohdzaini@maybank-ib.com

Luong Thu Huong
(65) 6231 8467
hana.thu@maybank.com

LEE Jia Yu
(65) 6231 5843
jiayu.lee@maybank.com

FX

Saktiandi SUPAAT
Head of FX Research
(65) 6320 1379
saktiandi@maybank.com

Fiona LIM
(65) 6320 1374
fionalim@maybank.com

Alan LAU, CFA
(65) 6320 1378
alanlau@maybank.com

Shaun LIM
(65) 6320 1371
shaunlim@maybank.com

STRATEGY

Anand PATHMAKANTHAN
ASEAN
(603) 2297 8783
anand.pathmakanthan@maybank-ib.com

FIXED INCOME

Winston PHOON, FCA
Head of Fixed Income
(65) 6231 5831
winsonphoon@maybank.com

PORTFOLIO STRATEGY

ONG Seng Yeow
(65) 6231 5839
ongsengyeow@maybank.com

MIBG SUSTAINABILITY RESEARCH

Jigar SHAH
Head of Sustainability Research
(91) 22 4223 2632
jigars@maybank.com

Neerav DALAL
(91) 22 4223 2606
neerav@maybank.com

REGIONAL EQUITIES

Anand PATHMAKANTHAN
Head of Regional Equity Research
(603) 2297 8783
anand.pathmakanthan@maybank-ib.com

WONG Chew Hann, CA
Head of ASEAN Equity Research
(603) 2297 8686
wchewh@maybank-ib.com

MALAYSIA

WONG Chew Hann, CA Head of Research
(603) 2297 8686
wchewh@maybank-ib.com
• Equity Strategy
• Non-Bank Financials (stock exchange)
• Construction & Infrastructure

Anand PATHMAKANTHAN
(603) 2297 8783
anand.pathmakanthan@maybank-ib.com
• Equity Strategy

Desmond CH'NG, BFP, FCA
(603) 2297 8680
desmond.chng@maybank-ib.com
• Banking & Finance

ONG Chee Ting, CA
(603) 2297 8678
ct.ong@maybank-ib.com
• Plantations - Regional

YIN Shao Yang, CPA
(603) 2297 8916
samuel.y@maybank-ib.com
• Gaming - Regional
• Media • Aviation • Non-Bank Financials

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 • Glove

Jade TAM
(603) 2297 8687
jade.tam@maybank-ib.com
• Consumer Staples & Discretionary

Nur Farah SYIFAA
(603) 2297 8675
nurfarahsyifaa.mohamadfuad@maybank-ib.com
• Renewable Energy • REITs

LOH Yan Jin
(603) 2297 8687
lohyanjin.loh@maybank-ib.com
• Ports • Automotive • Technology (EMS)

Jeremie YAP
(603) 2297 8688
jeremie.yap@maybank-ib.com
• Oil & Gas • Petrochemicals

Nur Natasha ARIZA
(603) 2297 8691
natashaariza.aizarizal@maybank-ib.com
• Healthcare

Arvind JAYARATNAM
(603) 2297 8692
arvind.jayaratnam@maybank.com
• Technology (Semicon & Software)

TEE Sze Chiah Head of Retail Research
(603) 2082 6858
szechiah.t@maybank-ib.com
• Retail Research

Amirah AZMI
(603) 2082 8769
amirah.azmi@maybank-ib.com
• Retail Research

SINGAPORE

Thilan WICKRAMASINGHE Head of Research
(65) 6231 5840
thilanw@maybank.com
• Strategy • Consumer
• Banking & Finance - Regional

Eric ONG
(65) 6231 5849
ericong@maybank.com
• Healthcare • Transport • SMIDs

LI Jialin
(65) 6231 5845
jialin.li@maybank.com
• REITs

Jarick SEET
(65) 6231 5848
jarick.seet@maybank.com
• Technology • SMIDs

Krishna GUHA
(65) 6231 5842
krishna.guha@maybank.com
• REITs • Industrials

Hussaini SAIFEE
(65) 6231 5837
hussaini.saifee@maybank.com
• Telcos • Internet

PHILIPPINES

Kervin Laurence SISAYAN Head of Research
(63) 2 5322 5005
kervin.sisayan@maybank.com
• Strategy • Banking & Finance • Telcos

Daphne SZE
(63) 2 5322 5008
daphne.sze@maybank.com
• Consumer

Raffy MENDOZA
(63) 2 5322 5010
joserafael.mendoza@maybank.com
• Property • REITs • Gaming

Michel ALONSO
(63) 2 5322 5007
michelxavier.alonso@maybank.com
• Conglomerates

Germaine GUINTO
(63) 2 5322 5006
germaine.guinto@maybank.com
• Utilities

Ronalyn Joyce LALIMO
(63) 2 5322 5009
rona.lalimo@maybank.com
• SMIDs

VIETNAM

Quan Trong Thanh Head of Research
(84 28) 44 555 888 ext 8184
thanh.quan@maybank.com
• Strategy • Banks

Hoang Huy, CFA
(84 28) 44 555 888 ext 8181
hoanghuy@maybank.com
• Strategy • Technology

Le Nguyen Nhat Chuyen
(84 28) 44 555 888 ext 8082
chuyen.le@maybank.com
• Oil & Gas • Logistics

Nguyen Thi Sony Tra Mi
(84 28) 44 555 888 ext 8084
trami.nguyen@maybank.com
• Consumer Discretionary

Tran Thi Thanh Nhan
(84 28) 44 555 888 ext 8088
nhan.tran@maybank.com
• Consumer Staples

Nguyen Le Tuan Loi
(84 28) 44 555 888 ext 8182
loi.nguyen@maybank.com
• Property

Nguyen Thanh Hai
(84 28) 44 555 888 ext 8081
thanhhai.nguyen@maybank.com
• Industrials

Nguyen Thanh Lam
(84 28) 44 555 888 ext 8086
thanhlam.nguyen@maybank.com
• Retail Research

INDONESIA

Jefffrosenberg CHENLIM Head of Research
(62) 21 8066 8680
jefffrosenberg.lim@maybank.com
• Strategy • Banking & Finance • Property

Willy GOUTAMA
(62) 21 8066 8688
willy.goutama@maybank.com
• Consumer

Etta Rusdiana PUTRA
(62) 21 8066 8683
etta.putra@maybank.com
• Telcos • Internet • Construction

Paulina MARGARETA
(62) 21 8066 8690
paulina.tjoa@maybank.com
• Autos • Healthcare

Jocelyn SANTOSO
(62) 21 8066 8689
jocelyn.santoso@maybank.com
• Consumer

Hasan BARAKWAN
(62) 21 8066 2694
hasan.barakwan@maybank.com
• Metals & Mining • Oil & Gas

Faiq ASAD
(62) 21 8066 8692
faiq.asad@maybank.com
• Banking & Finance

Satriawan HARYONO, CEWA, CTA
(62) 21 8066 8682
satriawan@maybank.com
• Chartist

THAILAND

Chak REUNGINSINPINYA Head of Research
(66) 2658 5000 ext 1399
chak.reungsinpinya@maybank.com
• Strategy • Energy

Jesada TECHAHUSDIN, CFA
(66) 2658 5000 ext 1395
jesada.t@maybank.com
• Banking & Finance

Wasu MATTANAPOTCHANART
(66) 2658 5000 ext 1392
wasu.m@maybank.com
• Telcos • Technology • REITs • Property
• Consumer Discretionary

Surachai PRAMUALCHAROENKIT
(66) 2658 5000 ext 1470
surachai.p@maybank.com
• Auto • Conmat • Contractor • Steel

Suttatip PEERASUB
(66) 2658 5000 ext 1430
suttatip.p@maybank.com
• Food & Beverage • Commerce

Natchaphon RODJANAROWAN
(66) 2658 5000 ext 1393
natchaphon.rodjanarowan@maybank.com
• Utilities

Boonyakorn AMORNSANK
(66) 2658 5000 ext 1394
boonyakorn.amornsank@maybank.com
• Services

Nontapat SAHAKITPINYO
(66) 2658 5000 ext 2352
nontapat.sahakitpinyo@maybank.com
• Healthcare

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, "Maybank IBG") and consequently no representation is made as to the accuracy or completeness of this report by Maybank IBG and it should not be relied upon as such. Accordingly, Maybank IBG 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. Maybank IBG 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.

Maybank IBG 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. One or more directors, officers and/or employees of Maybank IBG may be a director of the issuers of the securities mentioned in this report to the extent permitted by law.

This report is prepared for the use of Maybank IBG'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 Maybank IBG and Maybank IBG 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 Research Pte. Ltd. ("MRPL") in Singapore has no obligation to update such information for any recipient. For distribution in Singapore, recipients of this report are to contact MRPL 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 2001), MRPL shall be legally liable for the contents of this report.

Thailand

Except as specifically permitted, no part of this presentation may be reproduced or distributed in any manner without the prior written permission of Maybank Securities (Thailand) Public Company Limited. Maybank Securities (Thailand) Public Company Limited ("MST") accepts no liability whatsoever for the actions of third parties in this respect.

Due to different characteristics, objectives and strategies of institutional and retail investors, the research products of MST Institutional and Retail Research departments may differ in either recommendation or target price, or both. MST reserves the rights to disseminate MST Retail Research reports to institutional investors who have requested to receive it. If you are an authorised recipient, you hereby tacitly acknowledge that the research reports from MST Retail Research are first produced in Thai and there is a time lag in the release of the translated English version.

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. MST does not confirm nor certify the accuracy of such survey result.

The disclosure of the Anti-Corruption Progress Indicators of a listed company on the Stock Exchange of Thailand, which is assessed by Thaipat Institute, is made in order to comply with the policy and sustainable development plan for the listed companies of the Office of the Securities and Exchange Commission. Thaipat Institute made this assessment based on the information received from the listed company, as stipulated in the form for the assessment of Anti-corruption which refers to the Annual Registration Statement (Form 56-1), Annual Report (Form 56-2), or other relevant documents or reports of such listed company. The assessment result is therefore made from the perspective of Thaipat Institute that is a third party. It is not an assessment of operation and is not based on any inside information. Since this assessment is only the assessment result as of the date appearing in the assessment result, it may be changed after that date or when there is any change to the relevant information. Nevertheless, MST does not confirm, verify, or certify the accuracy and completeness of the assessment result.

US

This third-party research report 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 Wedbush Securities Inc. ("Wedbush"), 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 Wedbush in the US shall be borne by Wedbush. This report is not directed at you if Wedbush 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 Wedbush is permitted to provide research material concerning investments to you under relevant legislation and regulations. All U.S. persons receiving and/or accessing this report and wishing to effect transactions in any security mentioned within must do so with: Wedbush Securities Inc. 1000 Wilshire Blvd, Los Angeles, California 90017, +1 (646) 604-4232 and not with the issuer of this report.

UK

This document is being distributed by Maybank Securities (London) Ltd ("MSUK") which is authorized and regulated, by the Financial Conduct 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 report is distributed in Singapore by MRPL (Co. Reg No 198700034E) which is regulated by the Monetary Authority of Singapore. **Indonesia:** PT Maybank Sekuritas Indonesia ("PTMSI") (Reg. No. KEP-251/PM/1992) is a member of the Indonesia Stock Exchange and is regulated by the Financial Services Authority (Indonesia). **Thailand:** MST (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:** Maybank Securities Inc (Reg. No.01-2004-00019) is a member of the Philippines Stock Exchange and is regulated by the Securities and Exchange Commission. **Vietnam:** Maybank Securities Limited (License Number: 117/GP-UBCK) is licensed under the State Securities Commission of Vietnam. **Hong Kong:** MIB Securities (Hong Kong) Limited (Central Entity No AAD284) is regulated by the Securities and Futures Commission. **India:** MIB Securities India Private Limited ("MIBSI") is a participant of the National Stock Exchange of India Limited and the Bombay Stock Exchange and is regulated by Securities and Exchange Board of India ("SEBI") (Reg. No. INZ000010538). MIBSI is also registered with SEBI as Category 1 Merchant Banker (Reg. No. INM 000011708) and as Research Analyst (Reg No: INH0000000057). **UK:** Maybank Securities (London) Ltd (Reg No 2377538) is authorized and regulated by the Financial Conduct Authority.

Disclosure of Interest

Malaysia: Maybank IBG 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 27 October 2024, Maybank Research Pte. Ltd. and the covering analyst do not have any interest in any companies recommended in this research report.

Thailand: MST 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. MST, 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: As of 27 October 2024, MIB Securities (Hong Kong) Limited and the authoring analyst do not have any interest in any companies recommended in this research report.

India: As of 27 October 2024, and at the end of the month immediately preceding the date of publication of the research report, MIBSI, authoring analyst or their associate / relative does not hold any financial interest or any actual or beneficial ownership in any shares or having any conflict of interest in the subject companies except as otherwise disclosed in the research report.

In the past twelve months MIBSI and authoring analyst or their associate did not receive any compensation or other benefits from the subject companies or third party in connection with the research report on any account what so ever except as otherwise disclosed in the research report.

Maybank IBG 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 and may receive compensation for the services provided from the companies covered in this report.

OTHERS

Analyst Certification of Independence

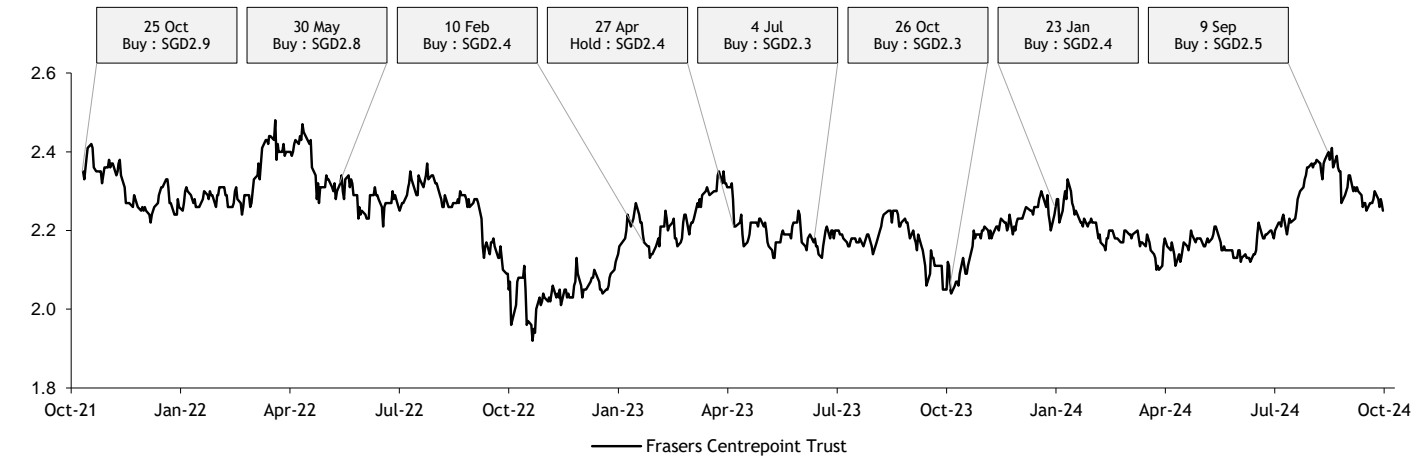
The views expressed in this research report accurately reflect the analyst's personal views about any and all of the subject securities or issuers; and no part of the research analyst's compensation was, is or will be, directly or indirectly, related to the specific recommendations or views expressed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

Historical recommendations and target price: Frasers Centrepoint Trust (FCT SP)



Definition of Ratings

Maybank IBG Research uses the following rating system

- BUY** Return is expected to be above 10% in the next 12 months (including dividends)
- HOLD** Return is expected to be between 0% to 10% in the next 12 months (including dividends)
- SELL** Return is expected to be below 0% in the next 12 months (including 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.

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

Singapore

Maybank Securities Pte Ltd
Maybank Research Pte Ltd
50 North Canal Road
Singapore 059304

Tel: (65) 6336 9090

Indonesia

PT Maybank Sekuritas Indonesia
Sentral Senayan III, 22nd Floor
Jl. Asia Afrika No. 8
Gelora Bung Karno, Senayan
Jakarta 10270, Indonesia

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

Thailand

Maybank Securities (Thailand) PCL
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)

London

Maybank Securities (London) Ltd
PNB House
77 Queen Victoria Street
London EC4V 4AY, UK

Tel: (44) 20 7332 0221
Fax: (44) 20 7332 0302

India

MIB Securities India Pte Ltd
1101, 11th floor, A Wing, Kanakia
Wall Street, Chakala, Andheri -
Kurla Road, Andheri East,
Mumbai City - 400 093, India

Tel: (91) 22 6623 2600
Fax: (91) 22 6623 2604

Vietnam

Maybank Securities Limited
Floor 10, Pearl 5 Tower,
5 Le Quy Don Street,
Vo Thi Sau Ward, District 3
Ho Chi Minh City, Vietnam

Tel : (84) 28 44 555 888
Fax : (84) 28 38 271 030

Hong Kong

**MIB Securities (Hong Kong)
Limited**
28/F, Lee Garden Three,
1 Sunning Road, Causeway Bay,
Hong Kong

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

Philippines

Maybank Securities Inc
17/F, Tower One & Exchange
Plaza
Ayala Triangle, Ayala Avenue
Makati City, Philippines 1200

Tel: (63) 2 8849 8888
Fax: (63) 2 8848 5738

Sales Trading

Indonesia

Helen Widjaja
helen.widjaja@maybank.com
Tel: (62) 21 2557 1188

Philippines

Keith Roy
keith_roy@maybank.com
Tel: (63) 2 5322 3184

London

Greg Smith
gsmith@maybank.com
Tel: (44) 207 332 0221

India

Sanjay Makhija
sanjaymakhija@maybank.com
Tel: (91) 22 6623 2629

www.maybank.com/investment-banking
www.maybank-keresearch.com