

Capitaland China Trust: Relatively resilient portfolio

EQUITY STRATEGY TEAM

19 JULY 2023

TRADING MATTERS SERIES: STOCK HIGHLIGHT

Features a single stock and zooms in on its performance in the market

KEY METRICS	
Current Price	1.04
Latest Dividend	0.03
Dividend Ex-Date	10/2/2023
Indicated Dividend Yield	6.52%
14 Day RSI	60.02
Analysts 12M Target Price	1.27

REFINITIV STOCKREPORTS+ AVERAGE SCORE

3/10
As of 18 Jul 2023

Refer to page 3 for indicator components

Capitaland China Trust (CLCT SP) Price Chart



Any red lines drawn on the price charts are trendlines, which are visual representations of support & resistance levels. They are drawn by connecting a series of prices together to help indicate the data's best fit or the presence of any trend over a time frame, and are for illustration purposes only.

As of 18 Jul 2023 closing

KEY MARKET EVENTS

- 24 Jul** SG CPI (Jun) Release
- 27 Jul** US Fed Interest Rate Decision
- 31 Jul** China PMI Release (Jul)
- 04 Aug** US Nonfarm Payroll Release (Jul)
- 09 Aug** SG National Day Holiday

Straits Times Index Price Chart



As of 18 Jul 2023 closing

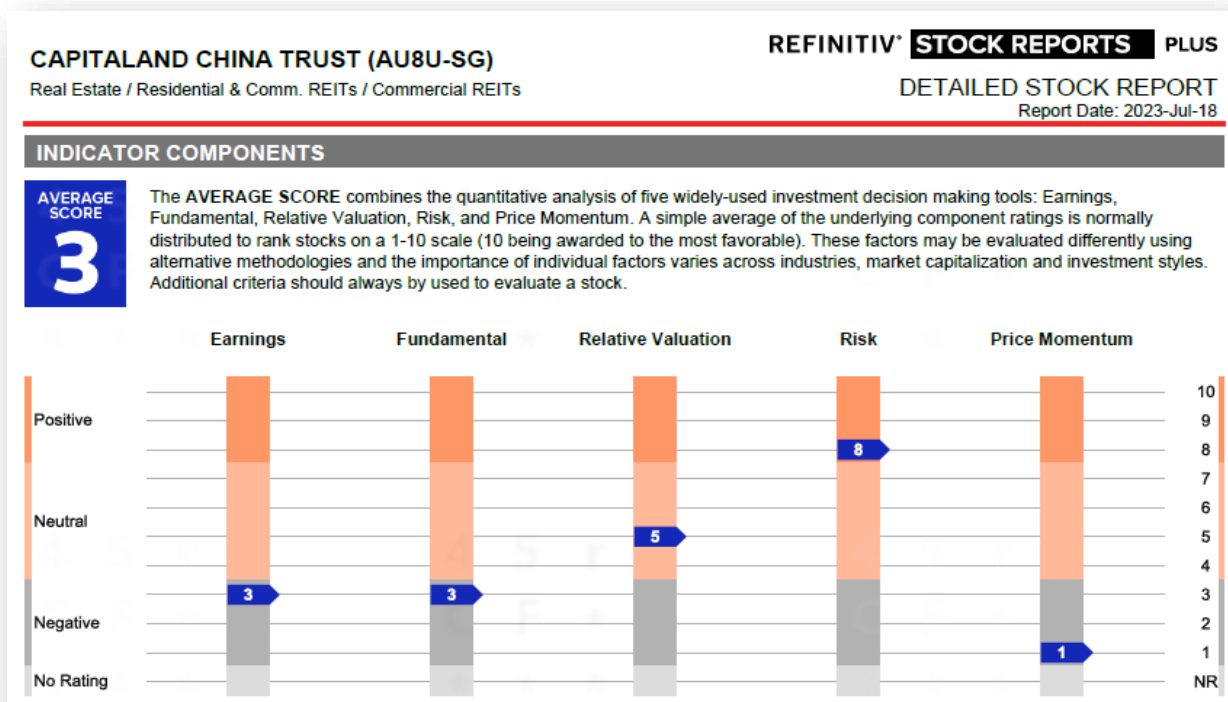
Headline News & Information

- CapitaLand China Trust is a shopping mall real estate investment trust. The trust was established with the objective of investing on a long-term basis in a diversified portfolio of income-producing real estate used primarily for retail purposes and located in China (Bloomberg)
- This is why refinancing of Chinese S-REITs and trusts takes longer (14 Jul 2023, The Edge)
 - Of the Chinese S-REITs and trusts, CLCT's debt expiry of SG\$1.98 billion is well staggered with around SG\$200 million to SG\$300 million expiring every year
 - CLCT's debt profile is different. RMB loans are just 13% of total debt; 8% are notes; 79% of its loans are offshore SGD loans. It's clear in CLCT's presentations that offshore loans are unsecured, and onshore loans are secured
- Capitaland China Trust looks attractive on valuations (28 Jun 2023, Dow Jones News Wires)
 - CapitaLand China Trust now looks attractive on valuations, trading at 2023-2025 distribution-per-unit yields of 9% to 10% and a 28% discount to end-2022 book value, analysts say
 - The REIT's relatively resilient portfolio, made up by gross-rental income of 69% shopping malls, 26% business parks and 5% logistics parks, is expected to stay stable with an upward bias as operations normalize in the next few years

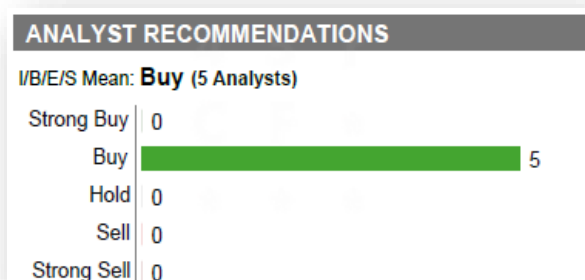
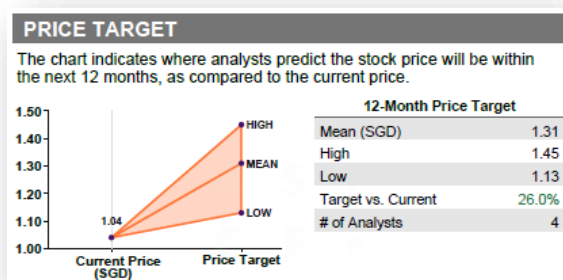
TRADING FLOWS	RESISTANCE LEVELS	SUPPORT LEVELS
<ul style="list-style-type: none"> • Shares rose 5% in the past 5 days and are up 5% in the past 30 days 	<ul style="list-style-type: none"> • 1.15 (Apr 2023) • 1.19 (Mar 2023) • 1.28 (Feb 2023) 	<ul style="list-style-type: none"> • 0.97 (Jul 2023) • 0.93 (Oct 2022) • 0.91 (Mar 2020)

Fundamental Viewpoint

An Extract from STOCKREPORTS+



Analyst Price Target and Recommendations



Source: REFINITIV STOCKREPORTS+, extracted 18 Jul 2023

SG Peer Analysis (STOCKREPORTS+)

PEER ANALYSIS													Currency in SGD	
Average Score	Ticker	PRICE MOMENTUM				Market Cap	VALUATION		FUNDAMENTAL		ANALYSTS			
		Price (2023-07-18)	1-Mo Return	3-Mo Return	1-Yr Return		Trailing PE	Forward PE	Dividend Yield	Net Margin	LTG Forecast	VB/E/S Mean	# of Analysts	
5	ME8U	2.26	0.44%	-5.4%	-13.4%	6.4B	21.5	17.7	5.6%	40.9%	-	Buy	15	
6	BUOU	1.28	-0.78%	-3.0%	-4.5%	4.8B	6.5	19.7	5.7%	127.4%	-	Buy	9	
4	J69U	2.20	-0.90%	-6.4%	-2.7%	3.8B	17.9	18.8	5.4%	58.5%	2.0%	Buy	16	
4	T82U	1.29	-2.3%	-11.0%	-17.8%	3.7B	8.1	21.3	6.2%	108.3%	-	Sell	16	
5	K71U	0.92	1.7%	2.2%	-14.8%	3.5B	8.5	20.3	5.7%	184.9%	-	Buy	16	
6	SK6U	0.95	-1.0%	-0.53%	3.3%	2.7B	11.9	18.3	4.8%	63.3%	-	Buy	3	
3	AU8U	1.04	2.0%	-8.0%	-8.8%	1.7B	14.3	11.7	7.2%	31.2%	-	Buy	5	
5	CRPU	0.72	2.9%	-2.7%	-5.9%	897M	14.3	11.2	10.3%	49.3%	-	Buy	3	
NR	BMGU	0.47	-1.1%	-2.1%	-16.1%	243M	31.3	-	2.5%	9.2%	-	-	-	
4	D5IU	0.02	11.8%	11.8%	-62.0%	139M	11.6	-	16.3%	5.9%	-	-	-	
4	CEDU	0.09	-23.7%	-40.8%	-72.7%	75M	-	-	33.1%	-325.9%	-	-	-	
4.6	Average	1.02	-1.0%	-6.0%	-19.6%	2.5B	14.6	17.4	9.4%	32.1%	2.0%	Buy	10.4	

PEER COMPANIES			
BMGU	BHG Retail REIT	J69U	Frasers Centrepoint Trust
BUOU	Frasers Logistics & Commercial	K71U	Keppel REIT
CEDU	Dasin Retail Trust	ME8U	Mapletree Industrial Trust
CRPU	Sasseur Real Estate Investment	SK6U	Paragon REIT
D5IU	Lippo Malls Indonesia Retail	T82U	Suntec Real Estate Investment

Source: REFINITIV STOCKREPORTS+, extracted 18 Jul 2023

Global Peer Analysis (Bloomberg)

Ticker	Name	Mkt Cap (USD) (Millions)	Last Px	P/E	P/E 5Yr Avg	P/B	P/B 5Yr Avg	Indicated Yield (%)
	Average	2,606	25,595.47	23.58	17.75	1.10	1.17	6.74
CLCT SP	CAPITALAND CHINA TRUST	1,329	1.04	14.11	N/A	0.75	0.83	6.52
CICT SP	CAPITALAND INTEGRATED COMMER	10,016	1.99	18.22	17.83	0.94	1.01	5.33
BFS US	SAUL CENTERS INC	909	37.97	22.86	25.82	4.32	4.78	6.22
HYP SJ	HYPROP INVESTMENTS LTD	602	3,003.00	6.42	9.38	0.48	0.51	9.78
WHA NA	WERELDHAVE NV	684	15.11	10.54	N/A	0.68	0.55	7.68
URW FP	UNIBAIL-RODAMCO-WESTFIELD	8,138	52.08	40.59	N/A	0.42	0.53	N/A
PREIT MK	PAVILION REAL ESTATE INVEST	997	1.24	9.41	16.38	0.95	1.00	5.89
PGNREIT SP	PARAGON REIT	2,026	0.95	N/A	N/A	0.93	N/A	7.28
ECMPA NA	EUROCOMMERCIAL PROPERTIES NV	1,307	21.62	5.64	N/A	0.56	0.50	9.25
3453 JP	KENEDIX RETAIL REIT	1,212	278,400	21.38	19.36	1.18	1.14	4.73
AKR US	ACADIA REALTY TRUST	1,442	15.15	86.66	N/A	0.86	0.88	4.75

Source: Bloomberg, extracted 18 Jul 2023 closing

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