Key Highlights

- **Central banks and policymakers to remain accommodative.** Accommodative monetary and fiscal policies are likely to continue, but with sentiment more grounded as compared to 2Q20.
- **Yield.** Dividend plays to hold up even as inflation starts to creep in, and rates are likely to remain low for longer.
- **S-REITs.** S-REITs stand out especially in the current environment. A bottom up approach is advised.
- **Opportunities**. Investors can consider Asia and China's bond market as there are opportunities that can be capitalized on.

THE HUNT FOR YIELD

Central banks and policymakers to remain accommodative. Given the ability of governments to rapidly expand stimulus without dislocating bond markets, policymakers are likely to maintain expansionary fiscal and monetary policies. Taken together, risky assets are likely to remain well supported, but overall sentiment will be more grounded relative to the euphoria seen in 2Q2020.

Dividend plays should hold up despite a mild rise in yields as inflation works into the economies that are restarting.

US bond yields are likely to show a modest increasing trend as we close out 2020 and move into 2021. Nonetheless, the view is for low-for-longer (LFL) US Treasury (UST) yields over the medium to longer term.

From a country perspective, most sectors in Singapore are projecting an incrementally positive 2H20 outlook with help from the government. The decreasing number of community Covid-19 cases could also be an indication that the market is ready to enter into a recovery phase.

S-REITs thus stand out in the current environment of lower-for-longer interest rates, especially after the MAS's regulatory cap on bank dividends.

- **Drivers**. We expect steady growth for S-REITs to be driven by in-built rental escalations, acquisitions and rental recovery. For some overseas-centric REITs, earnings should be stable given the long lease expiries and in-built rental escalations.
- **Valuation**. S-REITs are trading at 1.03x P/B, below the long term average P/B multiple. The sector is trading at 5.1% forward DPU yield and the yield spread over 10-year government bond yield is at 417 bps, which is above the long term average of 337bps.
- **Capital management**. Average S-REIT gearing is at 38%, which is manageable. There is limited refinancing risk with 7% and 18% of total S-REITs debt maturing in 2020 and 2021 respectively.

According to research by SGX, the average yield of the 44 S-REITs and Property Trusts is 6.6%, comparing favorably with the average of the STI index at 4.4%, and versus the bond yield of 1% for the MAS benchmark Government Bond.

Adopt a bottom-up approach. Given the expected recovery, our preference in order of S-REIT outlook is retail, industrial, office and hospitality. We highlight the 4 segments below but we emphasize a bottom-up approach, looking at REIT-specific growth drivers. Focus should thus be on REITS with visible DPU growth potential:

Retail segment. Retail sector outlook should become increasingly positive as footfall should gradually increase towards the end of the year as Singaporeans spend locally and office crowds slowly return.

Spot rents may decline to single digits yoy in FY20 but we believe leases which are renewed at not so favorable rates would likely be short-term.

Over the longer term, the proportion between turnover and base rent agreements is not likely to shift too much as tenants who have growth potential will not want to share too much of the upside. Only those who cannot perform will want the landlords to share the burden, but these tenants are unlikely to last long in the malls.

We feature **Frasers Centrepoint Trust (FCT)** and **Mapletree Commercial Trust (MCT)**.

Commercial. 1H20 office net negative absorption of 0.6mil sqft. Island-wide occupancy at 87.9%.

Office rents are down 0.8% since end 2019. Demand is mainly from renewals and relocation activities, co-working, financial services and TMT sectors.

Overall spot office rents may decline 5-10% in 2020F due to a weaker macro outlook and scaling back of expansion plans. While there have been many debates about the long term prospects of the office rental market in a post-Covid-19 environment, landlords are likely to adapt and offer 'offices of the future' options to tenants - comprising a mix-and-match of LT office space and flexible office space.

On the other hand, the recent announcements by various Chinese tech leaders to open regional hubs/ centres in Singapore may provide a much needed cushion.

We feature **Manulife US REIT (MUST)** and **Cromwell European REIT (CERT)**.

Industrial. In terms of the supply outlook, new supply representing 4.4% of multi-user factory stock will be coming in 2H20 while business park is expected to add about 1.1% of stock. Finally, new warehouse supply accounting for 2.4% of total warehouse stock is likely to be completed during the period.

Overall industrial rents are expected to be continue to weaken in 2H20F, led by -2% to -3% decline in light industrial and warehouse space, while data centers continue to be slightly up +2.3% and flattish rent is expected for hi-spec facilities. Business park rentals are expected to remain firm due to lower incoming supply.

Over the longer term, the Industrial sector has some structural growth drivers like: a) office de-centralization to drive business parks demands; b) e-commerce to drive warehouse demand; c) data centers growth potential; d) stable rents; e) acquisition growth potential (given low funding costs and accretive opportunities).

We highlight **Ascendas Industrial REIT (AREIT)** and **Frasers Commercial & Logistics Trust (FLT).**

Hospitality. While visitor arrivals plunged in 1H2020 as Singapore has closed its borders since 23 Mar 2020, revenue per available room (RevPAR) declined at a slower rate due to demand from Stay-Home-Notice (SHN) and foreign workers. **Table below summarizes the S-REITS mentioned**

Company	Sector	BBG Ticker	Currency	Last Price as at 20-Sep-20	Market Cap (LCY' Mil)	Est Div Yield Yr 1	Est Div Yield Yr 2	Est Div Yield Yr 3	PBR Fwd YR1	PBR Fwd YR2
Industrial										
Ascendas REIT	Industrial	AREIT SP EQUITY	SGD	3.28	11,874	4.7	5.0	5.1	1.5	1.5
Frasers Logistics & Commercial Trust	Industrial	FLT SP EQUITY	SGD	1.42	4,847	5.2	5.3	5.4	1.4	1.4
Frasers Centrepoint Trust	Retail	FCT SP EQUITY	SGD	2.60	2,915	3.6	4.8	4.9	1.2	1.2
Mapletree Commercial Trust	Retail Hybrid	MCT SP EQUITY	SGD	2.02	6,694	4.1	4.7	4.8	1.2	1.2
Manulife US REIT	Commercial	MUST SP EQUITY	USD	0.79	1,243	7.6	7.9	7.9	1.0	1.0
Cromwell European REIT	Commercial	CERT SP EQUITY	EUR	0.48	1,201	7.8	8.3	8.7	0.9	0.9

Source: Bloomberg

We do expect the hospitality sector to have a gradual recovery as country borders open cautiously, although the near term risk is if the Singapore government decides to trim down their hotel bookings for SHN, while its border remains closed as well as the non-renewal of master leases.

The REITs are only expecting a full recovery in 2022. The hospitality REITs are trading at 0.6-0.8x P/B so the market has somewhat priced in the potential downside risk. While value has emerged and the worst may be over (barring a resurgence of Covid-19), the sector lacks re-rating catalysts in the near term.

Dividend Yield plus strategy. In addition to S-REITs, we believe selected names in the list present opportunities from just a higher headline dividend yield perspective, but also likely to see potential catalysts. Attractive valuation provides certain base line support, but we believe there may be some catalysts at the sector/company level for investors with at least a 1-year investment horizon - thus a Yield Plus strategy. Within the list, we provide more details on the 4 non-S-REIT stocks: **DBS (DBS)**, **Capitaland (CAPL)**, **ST Engineering (STE)** and **First Resources (FR)**. These stocks have a projected FY21 dividend yield of >3%.

Dividend Plus strategy complements our call on S-REITs. We reiterate that S-REITs should stand out in the current environment of lower-for-longer interest rates.

Fund Strategy. Customers who wish to use a diversified fund for access can consider the **Nikko AM Singapore Dividend Equity Fund.**

Details of each stock are highlighted below.

Company	Industry Group	BBG Ticker	CRNCY	Market Cap (LCY' Mil)	Last Price as at 28-Sep-20	CGS-CIMB Target Price	CGS-CIMB Rating	Est Div Yield Yr 1	Est Div Yield Yr 2	PER Yr 1	PER Yr 2
DBS Group Holdings Ltd*	Banks	DBS SP Equity	SGD	51,290	20.20	20.46	hold	4.4	5.2	11.6	10.2
Wilmar International Ltd	Food	WIL SP Equity	SGD	28,102	4.42	5.53	add	2.9	3.1	16.0	14.8
Thai Beverage PCL	Beverages	THBEV SP Equity	SGD	14,944	0.60	0.70	add	3.3	3.8	15.2	13.6
CapitaLand Ltd*	Real Estate	CAPL SP Equity	SGD	14,021	2.70	3.42	add	3.4	4.1	14.7	12.1
ST Engineering Ltd*	Conglomerate	STE SP Equity	SGD	10,688	3.43	3.76	add	4.3	4.3	20.8	20.0
Singapore Exchange Ltd	Exchange	SGX SP Equity	SGD	9,833	9.18	9.00	add	3.5	3.6	22.6	22.3
Keppel Corp Ltd	Conglomerate	KEP SP Equity	SGD	7,579	4.17	6.46	add	2.7	4.5	60.3	10.2
Venture Corp Ltd	Electronics	VMS SP Equity	SGD	5,608	19.35	20.14	add	3.9	4.0	18.0	15.3
ComfortDelGro Corp Ltd	Transportation	CD SP Equity	SGD	3,163	1.46	1.70	add	1.9	4.9	41.7	14.6
Sheng Siong Group Ltd	Retail	SSG SP Equity	SGD	2,511	1.67	1.95	add	3.6	3.1	19.9	23.5
Sembcorp Industries Ltd	Utilities	SCI SP Equity	SGD	2,376	1.33	1.95	add	2.3	3.5	17.1	7.0
First Resources Ltd*	Agriculture	FR SP Equity	SGD	1,959	1.24	1.80	add	2.7	3.1	11.8	9.6

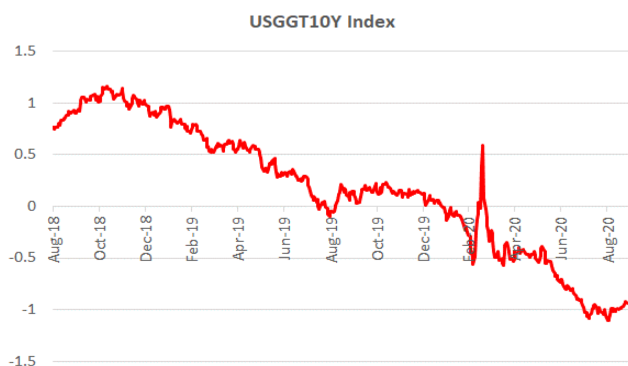
Source: Bloomberg/ CGS-CIMB Research

Note: * Non S-REIT stock in the EMP

Asian corporate dollar bonds appeal as real yield on Developed Market ("DM") tumbles. Central banks globally have pledged to keep monetary policy supportive for as long as needed to bring about economic recovery. With the financial market sloshed with liquidity coupled with the shrinking pool of government bonds that provides above zero real yields, emerging market assets, in particular Asian corporate dollar bonds will continue to appeal to yield-seeking investors. (Note: Real yields are measured by nominal yield of a government bond accounting for the expected rate of inflation.)

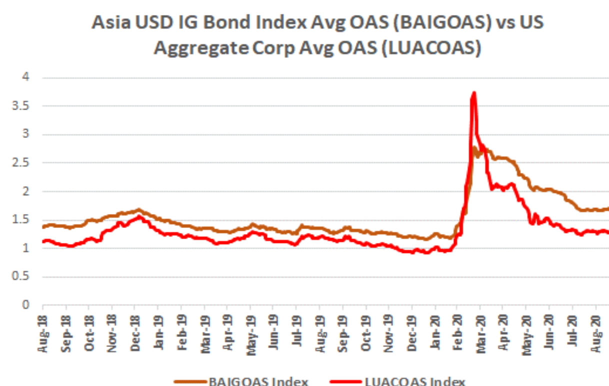
In the US, the real yield on 10Y Treasury has tumbled over 150 basis point to roughly minus 90 basis point as of end-Sept (over a 2-year period).

Prolonged massive stimulus and the recent rise in inflation expectation as guided by the Fed will continue to anchor the case for negative real yields.



Source: Bloomberg

Yield gap between EM Asian corporate dollar bonds vs DM's. Even after the strong rally in fixed income market since March, there remains a gap between EM Asian corporate dollar bonds vs its developed market counterparts (in terms of credit spread over US Treasuries). Furthermore, the current spread levels for EM Asian dollar credits remain high on a historical basis.



Source: Bloomberg (BAIGOAS: Bloomberg Barclays Asia USD IG Index Avg. option adjusted spread; LUACOAS: Bloomberg Barclays US Aggregate IG Corp. Avg. option-adjusted spread)

Default risks in Asia likely manageable. Despite the higher yields offered by Asian dollar credits, risks remain to be manageable in terms of default risk.

Data compiled by Moody's indicate that the overall default rate of APAC issuers was 0.97% in TTM (Trailing Twelve Months) ended July, compared with 1.05% and 2.35% for Europe and US credits, respectively.

Of the 140 Moody's-rated default recorded for Jan to July 20, North America contributed 103 defaults, European credits at 15, APAC 12, LATAM 8, and Middle East/Africa 2. Moreover, Moody's APAC default rate forecast is expected to be 6.0% vis-à-vis global default rate forecast of 9.3% (base case scenario).

The lower APAC credit default trend is probably due to the Asian bond space being skewed towards issuances by state-owned entities, national champions, and stable oligopolistic issuers. However, we wish to caveat that there is also a higher proportion of unrated bonds in the Asian dollar bond space compared to US and European corporates.

Bond issuances by Asian corporates remain strong. Despite the pandemic aftermath still affecting the world economy, corporate bond issuances by Asian corporates has been remarkably strong. Due to supportive technicals, we have seen strong book-to-cover ratio in names across the credit curve. For

example, Tencent Music Entertainment Group's (rated A2) received > US$10.15 bil orders for its combined US$800.0 mil dual tranche offering.

Even selective high yield names benefited from the immense liquidity injections by central banks.

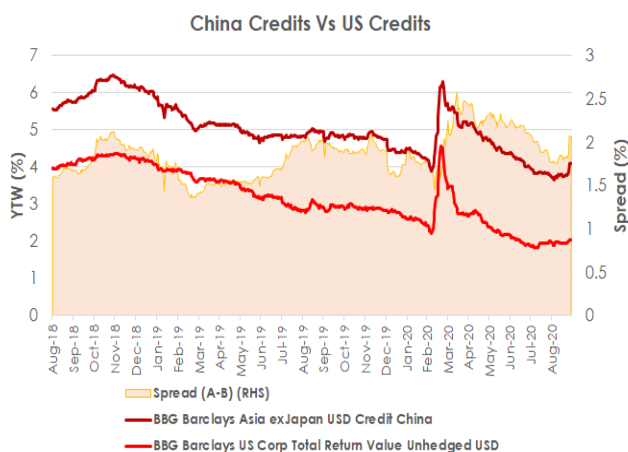
Fund Strategy. Given the backdrop, we highlight the Fullerton Asian Bond Fund.

Focus on China – recovery play amidst search for yield

In view that China credits constitute the biggest part of the Asia dollar bond market, investors should not ignore this space despite headline risks.

China continues to benefit from being "first in first out" of the Covid-19 pandemic as recent economic data highlights that China is ahead of the rest of the world in terms of economic cycle as it has emerged from the Covid-19-induced recession rather quickly.

Due to the perceived increased risk for Chinese offshore dollar credits, we see the space offering a premium over US corporate yields. Spreads between the 2 continues to trade at historically wide levels (see below).



Source: Bloomberg (I29380US: Bloomberg Barclays Asia Ex-Japan USD Credit China; LUACTRUU: Bloomberg Barclays US Corporate Bond Index. Figures shown above denotes YTW)

Economic data from China continue to fare better. On the economic data front, China's activity data for August generally fared better; as evidenced by industrial production rose 5.6% yoy (July: +4/8% yoy) while retail sales reported +0.5% yoy (July: -1.1% yoy).

Meanwhile, China export trades surprised market with a rebound of 9.5% yoy in Aug (July: +7.2% yoy), which is likely due to competitive advantage as China resumed production earlier than other countries still mired in the pandemic.

PBOC pursuing a measured and targeted path in its policy stance. Since May, China's central bank PBOC has been slowing down the pace of monetary easing amid signs of economic recovery (Note: 2Q GDP expanded 3.2% yoy, swinging from -6.8% yoy contraction in 1Q20). Even though China faces an uneven recovery path out of the historic economic slump in 1Q, PBOC has been pursuing a far more restrained strategy than its global peers.

PBOC had in April, cut the benchmark 1Y loan prime rate ("LPR") to 3.85% to its lowest level as well as reduced the banks' reserve ratio ("RRR") to 12.50% to improve liquidity in the system. Prior to that, PBOC held rates steady.

PBOC has a tricky balancing act – if it does not inject enough liquidity then lenders will scramble for cash, and undermine the recovery. If it pumps in too much liquidity, surplus cash will likely find its way to frothy equity and property markets and add to the nation's already massive debt pile (Note: Regulators do not want a repeat of 2015 asset bubble).

We believe China's fixed income market offers opportunities due to the following:

- **China is the first to recover from the Covid-19 pandemic and its recovery is more sustained**. First in first out from the Pandemic should benefit China in terms of economic recovery.
- **Low correlation of China onshore bond market vs major bond markets.** China's market offers 2-way diversification as it has low correlation between China and other major bond markets, as well as

between onshore RMB and offshore USD Chinese credit markets.

This is because the same issuer may offer different yields across markets, enabling managers to exploit yield differentials for alpha generation, while taking similar credit risks. Meanwhile, onshore credits are RMB-denominated and sensitive to Chinese monetary conditions and other onshore-market factors. Most offshore credits are U.S.-dollar denominated, subject to global risk factors.

- **Offshore Chinese USD credit generated positive returns with spread compression and carry since March selloff**, contributed by immense liquidity provided by central banks globally. Despite strong performance since March, China dollar credits continue to offer pickup to developed market counterparts. The pace of compression will slow from here onwards with the looming US presidential election and geopolitical headlines, but carry remains decent given fairly high coupon.
- **China 10Y onshore government bonds trading at 3.0% - 3.10% may attract haven flow**, which continues to have >250 bps pick up over 10Y UST. This should bode well with Chinese onshore yields.
- **FTSE announced on 24th Sept 2020 that it will be adding China onshore government bonds to WGBI Index by 2021**, this is expected to be supportive of China onshore bonds given potential inflows.
- **Targeted approach by PBOC in its monetary policy** to avoid overheating of economy.

Fund Strategy: For clients with a higher risk appetite, they may consider the **Fidelity Asian High Yield Bond Fund.** The fund has a hard currency focus whilst capturing current and potential growth of RMB High Yield. Historically, Asian HY offers lower volatility and lower drawdowns versus Asian and Chinese equities.

Equity: DBS Group (DBS SP)

Summary. The willingness and swiftness of the Singapore Government in unleashing unprecedented large-scale measures to counter damages from the Covid-19 pandemic, coupled with the bank's strong capital buffers, edge in digitalization and wealth management are key reasons for our optimism on its longer-term prospects beyond the current headwinds.

We think that its risk reward for a cyclical rebound has improved with better clarity from management, while dividends and earnings expectations are currently at relatively realistic levels.

We like DBS for its long-term prospects in banking, wealth management and its differentiating lead in digitalization.

Considerations.

The underlying resilience in key markets; Singapore and Greater China, with Covid-19 situation also appearing under control in these countries relative to other parts of the world. DBS has the highest exposure to Singapore and Greater China combined vs peers.

These countries have demonstrated substantial fiscal efforts that could cushion macro downside; from various incentives to support employment to increased government risk share in support of credit access – notably for the vulnerable SME segment which helps mitigate asset quality risk to the commercial banks.

Strong forex reserves relative to short-term external debt of these key markets should also mitigate external shocks and debt concerns. Moreover, the pandemic appears to be under control in these countries, with encouraging signs of recovery in economic indicators as economies re-open.

Strengthened capital buffers through the past financial crises and more recently, the 2015/16 oil crisis with strengthening of best practices in progress. DBS has cleaned up its oil & gas book in 2017, which now accounts for c.6% of its loan book, through kitchen-sinking exercises.

We see the increase in dividend pay-outs subsequent to the oil crisis, even in the face of the U.S-China trade war as a demonstration of the company's confidence in its capital buffers and commitment to rewarding shareholders.

We believe its CET-1 ratio of 13.7% as at end-2Q20 is a strong buffer for expected credit losses. The recent call by Monetary Authority of Singapore (MAS) to cap FY20 dividends at 60% of FY19's and to offer scrip dividend option will further conserve capital.

While DBS has not been spared from the spate of oil traders' collapse, half of the loans to oil traders (c.1.4% of total loans as at end-March) are to global traders or state-owned companies, or are tightly structured and secured. Banks are in the midst of proposing new guidelines on commodities financing to reduce risks to banks – a long-term positive.

With key risks having been laid out by management, negative share price reactions to weak results in coming quarters could be mitigated. About 13% of total loans (corporate & SME) will be impacted by the pandemic and DBS has guided for 90-130bp credit cost (SGD3-5bn cumulatively over 2 years), a guidance which CGS-CIMB believes is realistic. DBS has front-loaded this in 1H20, having provided for c.SGD1.9bn or 40-60% of guidance (mainly as conservative general provisions buffer).

DBS's loans under moratorium/relief measures (5% of loan book) and its exposure to the relatively vulnerable SME segment (c.10% of loan book) are the lowest of peers.

While net interest margin (NIM) suffers due to low interest rates, it is expected to bottom at 1.6% this year (2Q20: 1.62%, FY19: 1.89%) with compression to ease in 2H20. While net interest income and fee income were weaker in 1H20, DBS's superior resiliency in treasury income was a welcomed reprieve with CGS-CIMB Research expecting sustained strength.

DBS trades at 0.95X FY21 P/Book, 10X P/E with consensus-estimated ROE of 9.8%, its ROE superiority vs peers expected to continue. Consensus estimates 29% YoY fall in EPS in FY20 before recovering 15% in FY21 and 19% in FY22. DBS's guided 2Q20-1Q21 DPS of 18 cents/quarter implies 0.9% yield per quarter or 3.6% yield p.a., with consensus estimating a rise to 5.3% for FY21 full-year.

Key risks include worse-than-expected economic and asset quality impact from the Covid-19 pandemic,

prolonged NIM weakness and sharper-than-estimated ROE decline.

Equity: Capitaland (CAPL SP)

Summary. CapitaLand remains in our Equity Model Portfolio, positioned as a recovery play, for a 1-2 year investment horizon. Capitaland is Asia's largest diversified real estate group, but it is currently trading at a steep discount to RNAV. We understand that while value stocks maybe out of favour for now, key re- rating catalysts would be vaccine discovery and improved macro outlook.

Considerations

Developers' valuations are inexpensive, as the sector is approximately trading at 56% discount to RNAV, which is close to the -2 standard deviation discount to long-term historical mean.

CGS-CIMB Research strategy for developers would be to prefer those with high recurring cash flow base and strong balance sheets that enable them to tap into any opportunities during this slower cycle. Capitaland fits into this criteria well.

Well positioned, especially post acquisition of Ascendas-Singbridge (ASB). The acquisition of ASB has expanded Capitaland's geographies and into new property segments – Business Parks, Industrials and Logistics and thus provides new avenue of growth for the group. Prior to the acquisition, it has direct exposure to residential, commercial, shopping mall, offices and service residence developments.

Capital recycling activities and deployment to help drive ROE. CapitaLand's strong capital recycling and deployment into new investments would continue to drive its ROE. Capital is recycled by divesting mature stable assets into listed units and funds under management. Note that Capitaland retains stakes and management rights over its listed units which should provide a steady stream of dividend and fee income. Good track record due to its strong position in developmental projects bodes well for the enlarged group going forward

Strong balance sheet CAPL's net debt/equity ratio was 0.64x at end-1H20, with potential debt headroom of S$2.4bn) as well as cash and available undrawn facilities of S$14bn. The group also targets to reduce operating costs and discretionary capex by 20%, resulting in S$200m savings for FY20F.

Downside risks: prolonged drag from the Covid-19 outbreak, and weaker-than-expected macro outlook could dampen demand for big-ticket items such as housing.

Equity: ST Engineering (STE SP)

Summary. We see ST Engineering ("STE") as a defensive play given its strong order book, relative defensibility to COVID-19 and other growth initiatives.

STE derives roughly one-third of its revenue from defense, spread across its four business segments, so it should be well positioned to benefit from potentially higher defense spending globally. Its Aerospace segment should continue to defend its turf despite near-term COVID-19 disruptions, driven by its acquisition of MRAS from GE in Apr-19 and the ramp up of its PAX-to-freighter (PTF) conversion programs.

Its Electronics segment should benefit from the continued pursuit of Smart City growth opportunities. At the same time, STE's Marine segment also seems to have bottomed.

Considerations.

Aerospace: 3 years to pre-Covid levels, PTF helps, airframe MRO not as bad as feared. STE sees 3-4 years for aero revenues to return to pre-Covid levels. However, strong demand (rising interests from customers) for cargo aircraft and its passenger-to-freighter (PTF) programme could buffer this. CGS-CIMB Research believes PTF could be prominent in FY21F as aircraft feedstock and supply chain problems are gradually resolved.

STE plans to ramp-up its Passenger-to-Freighter (PTF) conversion operations to capitalize on growing demand for cargo aircrafts arising from the current tight cargo demand-supply dynamics and higher inventory feedstock availability as a result of declines in residual aircraft values.

Strong Order Book. Current order book stands at $15.9 bn which is c.50% stronger than the level during the Global Financial Crisis in 2009

Robust balance sheet. With a strong balance sheet and operating cash flows, STE is maintaining its interim DPS of S$0.05, with prior year's retained earnings offering ample funding to satisfy its full-year dividend policy, a positive in our view during this challenging period.

Key risks include sharper and extended slowdown in aerospace and cancellations of order book.

Equity: First Resources (FR SP)

Summary. We opined that valuations have not factored in recovery in demand from consumption of palm oil and biodiesel use. We also like its organic growth prospects and healthy operating metrics. First Resources remains as one of CGS-CIMB's top Singapore palm oil pick for upstream exposure

Background. First Resources ("FR") is a Singapore-listed integrated plantation company and has over 200k hectares of oil palm plantations across Indonesia (Riau, East and West Kalimantan), 15 palm oil mills and 2 mid processing facilities.

FR is 65.8% owned by Eight Capital Inc. followed by Infinite Capital Fund Limited (6.5%) and Employees Provident Fund (5.1%). Eight Capital Inc. is an investment vehicle of the affluent Fangiono family.

FR derived more than 80% of its FY19 earnings from its plantation and palm oil mills segment with the remaining through its refinery and processing segment. 1QFY20 net profit rose 80.9% YoY, supported by higher average selling prices.

Considerations.

Benefit from higher CPO prices due to high earnings leverage. FR is expected to benefit from the rise in CPO prices, given the majority of its earnings (more than 80%) being derived from its upstream operations. Every RM100/tonne change in CPO price assumption will impact First Resources FY20 net profit by 10%.

CPO price outlook remains positive, supported by stronger demand for palm oil. CGS-CIMB Research believes that demand should be spurred by fall in domestic inventories, reopening of economies and discounted prices

Young plantation age profile to propel long-term growth. FR should reap benefits from its FY12-FY14 aggressive planting in East and West Kalimantan as the current young tree age profile continues to drive CPO yield and volume higher. Almost 40% of its trees are either in their young or immature categories with a weighted average age of 12 years, which is favourable for strong production growth over the next few years as they continue to mature into prime-yielding age.

However, due to the dry weather in 3Q19, the Group expects production growth to be more modest industry-wide, which would be supportive of higher CPO prices. Management expects FFB output growth of flat to +5% for 2020 (vs -2% for 2019).

Healthy operating metrics and cost-efficient operations – The company's FY19 CPO extraction rate (OER) is the highest among peers' average (23.1% vs 21.5%) while its fresh fruit bunch (FFB) yield per hectare (a measure of productivity) recovered to 17 tonnes/ha for the period FY19. Its gross profit margin as of FY19 remained healthy at 36.9%. First Resources has one of the lowest cost of production among the planters at USD230/tonne for FY19, coming from higher operational efficiencies (FY20 guidance: USD210-230/tonne).

1H20 core net profit rose 47% to US$43m, thanks to higher CPO price. CGS-CIMB Research projected stronger 2H earnings due to higher FFB output, improving CPO price, lower fertiliser costs and potential drawdown of inventory.

Key risks: Weak CPO prices and weakening USD would affect profitability of planters in general while a second wave of COVID-19, lower crude oil prices and any regulatory changes (i.e. setbacks in the biodiesel mandate) would affect demand for CPO/refined oils.

REIT: Ascendas REIT (AREIT SP)

Ascendas REIT ("AREIT") is the largest industrial name in the segment. AREIT invests in business and science park properties, integrated development, amenities, retail (IDAR) properties, high-specs industrial properties and data centres, light industrial and flatted factors, and logistics & distribution centres.

As of end Jun 2020, out of SGD 12.75 bn of investment properties, Singapore made up 70% of portfolio by asset value, Australia 13%, United Sates 11% and UK 6%.

By Asset classes, Business & Science Park/ Sub-urban office made up 46%, Industrial 29%; Logistics & Distribution center 25%.

Considerations.

Its low gearing (36%) also should provide it with further M&A potential. 92% of its investment properties are unencumbered. Issuer rating by Moody's is A3 which facilities good access to wider funding options at competitive rates.

Diversified portfolio and customer base. AREIT has a total customer base of 1460 tenants of which the top 10 customers account for only 17% of monthly portfolio gross revenue. No single property accounts for more than 4.6% of AREIT's monthly gross revenue.

Recent acquisition of business park portfolio in the US will help contribute to full year income in FY2020F.

Structural tailwinds for AREIT: (i) Greater adoption of e-commerce driving demand for logistics properties; (ii) Increasing demand for data-centers; (iii) solid positioning in the business parks segment; (iv) The trend towards more flexible working arrangements by companies may drive a de-centralisation trend which can potentially benefit A-REIT and fuel redevelopment of its older science park properties.

Key Risks include (i) protracted downturn from the impact of COVID-19; (ii) sharp rise in interest rates to affect its lending rates; (iii) volatile fluctuations in foreign exchange rates (although AREIT has natural hedges in place).

REIT: Frasers Logistics & Commercial REIT (FLT SP)

Background.

Frasers Logistics & Commercial REIT ("FLT") was through the successful merger of FLT (Frasers Logistics & Industrial Trust) and FCOT (Frasers Commercial Trust) on 29 Apr 2020. This resulted in the formation of one of the largest diversified logistics/commercial SREITs with a market cap in excess of S$4.1bn.

Post-merger, FLCT's investment mandate has also been expanded to include Central Business District (CBD) commercial and office and business parks properties, in addition to industrial and logistics asset class.

Consequently, FLT has an enlarged portfolio 99 properties with AUM of S$5.7bn spread over Australia (48.4%), Singapore (21.9%), Germany (19.7%), the UK & Netherlands (10%).

By asset class, Logistics & Industrial made up 58.4% of portfolio, CBD commercial (21.7%) and office and business parks (19.9%).

Considerations.

Long Weighted Average Lease Expiry (WALE) with a high ratio of escalation-pegged leases. Post-merger, based on the latest 2Q numbers, CGS-CIMB Research projected that portfolio occupancy for FLCT would stand at 99.1% with a WALE of c.5.4 years, on the higher end amongst industrial SREITs range of 2.9-5.4 years.

The portfolio is more balanced in terms of tenancy, with a 50/50 split between single and multi-tenancy properties. The top 10 tenants make up c.24% of FLCT's gross rental income as at Sep 2019.

Stable portfolio occupancy. Its portfolio occupancy stood at 97.2%. During the quarter, FLCT saw active leasing activities. FLCT indicated that its industrial/logistics portfolio remains resilient even during the challenging pandemic situation, with rental collection rate to date remaining high. We attribute this resilience to both tenant quality and trade sector mix

Key risks include (i) Currency risk- As the Manager pays its distributions in SGD, the REIT is exposed to currency fluctuations in AUD, EUR and GBP. The Manager attempts to reduce foreign currency fluctuations by hedging distributions regularly; (ii) drag from retail operations.

REIT: Frasers Centrepoint Trust (FCT SP)

Background.

Frasers Centrepoint Trust (FCT) is the leader in sub-urban malls. At this juncture, FCT property portfolio comprises of 7 sub-urban retail properties in Singapore, of which the key malls are Causeway Point, Northpoint City, and Waterway Point. Other malls include Changi City Point, Anchorpoint, YewTee Point, and Bedok Point.

FCT also owns a 36.9% stake in PGIM Real Estate AsiaRetail Fund Limited ("ARF") which owns 5 sub-urban retail properties in Singapore, and 31.15% stake in Hektar REIT which owns a portfolio of sub-urban retail properties in Malaysia.

Considerations.

The acquisition of PGIM ARF malls will likely be DPU accretive and will significantly raise its portfolio value. The upcoming equity raising to fund the acquisition should be an opportunity to add to positions.

FCT proposed to acquire the remaining 63.1% of AsiaRetail Fund Limited (ARF) which owns five suburban malls and one office property, for approximately S$1,057.4m from its sponsor, Frasers Property Limited.

The transaction is a follow-through to increase FCT's stake in ARF in order to have full control of the assets and tax transparency. It also proposed to divest Bedok Point. The acquisition and disposal price indicate 5% and 2.5% NPI yield. The acquisition will be funded via the issuance of up to 628m new units to raise S$1394.2m, the proceeds of which will also be used to pare down debt.

Solidifying its position as a retail REIT in Singapore. Upon completion, FCT's retail properties in its portfolio will increase from 7 to 11 and its NLA will expand by 64% to 2.3m sq ft, placing FCT among the largest suburban mall owners in Singapore.

FCT's portfolio's size will also double to S$6.65bn. The enlarged portfolio will also have a diversified asset base.

It will also become the 8th largest (from 12th) S-REIT by market cap and free float which would further increase its index weightage in the FTSE EPRA/NAREIT Index

Key Risks: protracted downturn from the impact of COVID-19 leading to further lockdowns and lower consumer spending.

REIT: Mapletree Commercial Trust (MCT SP)

Background.

MCT is a 100% Singapore focused REIT with a strong presence in the Greater Southern Waterfront. Its portfolio comprises of VivoCity (one of the top performing malls in Singapore), Mapletree Business City I & II (business park properties located 10-15 minutes' drive from the CBD), PSA Building, Mapletree Anson and MLHF (Bank of America Merrill Lynch HarbourFront).

MCT's portfolio valuation comprise of 37% retail, 42% business parks, 21% office.

Considerations

VivoCity recovery. VivoCity is the only major mall in the southern half of Singapore and a gateway to Sentosa Island. There should be a gradual recovery in VivoCity's shopper traffic and tenant sales from 2QFY21 as Singapore has emerged from the lockdown.

Over time, we believe lifestyle normalization will drive locals back into retail malls. Further out, VivoCity is poised to benefit from the relaxation of travel restrictions given its dependence on tourists.

Timely acquisition of MBC II. In Nov 2019, before the pandemic hit global markets, MCT acquired MBC II. The acquisition was DPU accretive. MBC II is a business park property adjoining MBC I, and both assets benefit from office decentralisation.

Bulk of tenants are from the tech sector (including Google's Asia Pacific headquarters) and majority of leases have embedded annual rental escalations. The addition of MBC II was timely as it partially mitigated the income drop from VivoCity due to rental rebates in Apr-Jun 2020. MBC II will contribute full year income in FY21.

Solid metrics and track record. MCT is well positioned to withstand this crisis with healthy gearing of 33.7%, well below the regulatory limit of 50%. Since its IPO in April 2011, MCT has grown DPU every single year, barring FY20 as it retained distributions in the face of Covid-19 uncertainties. The retained income will likely be paid out this year and we expect DPU to resume an upward trajectory. Moreover, the strong track record of its sponsor (Mapletree) and the backing of Temasek (32.4% unitholder) are attributes that make MCT well followed by institutional investors.

Key risks: i) Resurgence of Covid-19 cases delay in the retail recovery; ii) prolonged economic downturn that would indirectly impact its business parks & office assets.

REIT: Manulife US REIT (MUST SP)

Background.

Manulife US REIT ("MUST") is the largest US Office S-REIT. MUST's portfolio comprises nine properties located across seven markets valued at US$2.1 bn, with 55% of the portfolio value situated in key CBD markets of Atlanta, New Jersey, and Sacramento.

The portfolio offers a distributed tenant sector exposure, with its largest sector accounting for 22% of rental income, while seven of its Top 10 tenants comprise its tenants' headquarter locations.

Consideration.

Stable portfolio occupancy, high rental collections. Portfolio occupancy remained fairly stable at 96.2% at end-2Q20. The trust renewed/ leased c.217.3k sqft of space in 1H20 and achieved positive rental reversions of 7.9%. Of this, 50% were renewals and a further 42% were new leases.

MUST indicated that all its properties have remained open, with building occupancies at 10-20% at present. It also shared that its rental collections have remained strong. Looking ahead, MUST has a remaining 3.5% of portfolio gross rental income due to be renewed in 2HFY20F and a further 6.1% in FY21F. MUST indicated that its portfolio remains 5-10% under-rented compared to current market rents.

We continue to like MUST for its resilient portfolio, with 60% of its tenants from the finance, legal, tech, and healthcare sectors as well as the government, and 96% of its leases by gross rental income having inbuilt rental escalations

Interest cost savings from loan refinancing. Gearing stood at 39.1% at end-2Q20. 96.1% of its loans are on fixed rates and MUST has undrawn committed facilities of US$134.5m.

MUST expects minimal impact on its portfolio due to limited new supply in the foreseeable future, minimal incremental shift in WFH trend given that this trend is already well established in the US, need to de-densify for social distancing and delays in returning to dense gateway CBD offices.

Key risks: protracted slowdown in the US economy which could dampen appetite for office space.

Note: As this overseas-centric S-REIT is denominated in USD, this is more suited for clients seeking USD exposure.

REIT: Cromwell European REIT (CERT SP)

Background.

Cromwell European REIT ("CERT") are focused on the commercial/ industrial sector in 7 European countries. As of 2QFY20, 63% of portfl0o is in Office, 31% in Light Industrials & Logistics while balance 6% in others.

By countries, 29% exposure is to The Netherlands (12 properties), Italy 22% (18 properties), France 19% (22 properties), Poland 12% (6 properties), Germany 8% (15 properties), Finland 6% (11 properties), Denmark 4% (11 properties). These 95 properties are primarily freehold.

The sponsor is Cromwell Property Group, which is a real estate investor and manager with an AUD 11.5 bn AUM.

Consideration.

Resilient portfolio with stable occupancy. The portfolio occupancy was 94.7% as of 1HFY20 and has a long 5.1 Weighted Average Lease Expiry (WALE). Leasing momentum continued despite Covid-19 with large new leases in the Netherlands, France and Finland in 2Q. The portfolio also saw positive rental revision for the 1HFY20.

Manager has been de-risking the portfolio where exposure to the top 10 tenant-customers is at 34.5% with a longer WALE of 7 years. It has 91% exposure to government, MNCs and large corporates.

Of the Top 10 tenants, the top is Agenzia del Demanio (Italian State Property Office) accounting for 13% of headline rent.

Finally, only 3.3% of FY 20 lease expiries remain.

Responsible Capital Management. As of 2QFY20, its net aggregate gearing is 34.4% and 100% of total gross debt is hedged. Its cost of funding is 1.5% p.a. and 73% of the portfolio is unencumbered. Interest coverage is 6.7x which is well within loan covenants.

Key risks include i) protracted slowdown in European economy which could dampen appetite for office; ii) Lack of familiarity with CEREIT's property portfolio as its assets are spread out in various sub-markets across Europe, iii) a relatively short track record as CEREIT, iv) risk of potentially dilutive equity fund raising to acquire properties.

Note: As this overseas-centric EUR REIT is denominated in EUR, this is more suited for clients seeking EUR exposure.

Bond Fund: Fullerton Asian Bond Fund

Investment Objective. The fund manager aims to capture sources of alpha in interest rate, credit and currency via its investment process of top-down macro analysis, as well as bottom-up credit selection and yield curve positioning. The objective is to achieve long-term capital appreciation for investors.

Reference Index. The benchmark for the Fund is the JACI Investment Grade Total Return.

Investment Universe. The Fund invests primarily in debt securities denominated in USD and Asian currencies; issued by companies, governments and quasi-governments, agencies or supra-nationals in the Asian region.

The Asian countries include, but are not limited to; China (including Hong Kong SAR and Taiwan), South Korea, India, Thailand, Malaysia, Singapore, Indonesia, the Philippines, Pakistan and Vietnam.

Within this framework, the Investment Manager will evaluate whether bond markets offer value, the relative value across markets and the outlook for credit. These views form the basis for formulating their duration, bond market allocation, currency and credit strategies. Foreign Direct Investments ("FDIs") may be used for efficient portfolio management purposes.

Why this fund?

- The fund remains nimble on overall duration given the volatile rates market
- With the compression of spread differential between high yield and investment grade corporate, the fund manager took a conservative stance of focusing on the investment grade corporate papers. He remains selective in the high yield sector
- Fund more suitable for investors with appetite for opportunistic investments in Asian local currency and high yield credits

Investor Considerations.

The key risk of this fund would be region-specific risk. Some example of region-specific risk would be currency risk and geopolitical risk such as trade conflicts. Investors need to be aware that this is a Fund with specific exposure to these aforementioned unique risk reward profile before deciding to subscribe to this fund.

The Fund may be suited for investors who seek long-term capital gain, wish to find exposure to fixed income in Asian region, with the appetite for opportunities that come with the volatility and risks of a fund exposured to debt securities denominated in USD and Asian currencies (which may include non-investment grade securities).

*Please refer to the fund factsheet for more detailed information.

Share Class	ISIN	Currency	Distribution Policy
A	LU0830378575	SGD-H	DIST
R	LU1293085327	SGD	ACC
A	LU0830378658	USD	DIST
A	LU0790902711	USD	ACC

Fixed Income Fund: Fidelity Asian High Yield Fund

Investment Objective. The Fund seeks a high level of current income and capital appreciation by focusing investments into high-yielding sub investment grade securities of issuers or in high-yielding securities of sub investment grade issuers within Asia.

Reference Index. The Fund benchmarks its returns against the ICE BofAML Asian Dollar High Yield Corporate Constrained Blended Index.

Investment Universe. The Fund will focus investments on high-yielding debt securities with high risks regardless of the securities' rating standard. The Fund will also extend flexibility and invest in debt securities not rated by an internationally recognised rating agency (i.e. Moody's).

The Fund may directly invest in onshore China fixed income securities listed or traded on any *Eligible Market in China*[1] through the QFII quota of FIL Investment Management (Hong Kong) Limited or through any permissible means available to the Fund under prevailing laws and regulations. The Fund may invest up to 10% of its net assets directly in onshore China fixed income securities (with aggregate exposure including direct and indirect investments up to 30% of its assets).

[1]Eligible Market in China refers to either the Shanghai Stock Exchange, the Shenzhen Stock Exchange or the mainland China interbank bond market.

Why this fund?

- Investors who are seeking a fund with relatively high income with possible capital appreciation will find this fund interesting
- Large AUM will help diversification and reducing drawdowns
- Long track record

Investor Considerations.

Given its broad Asia exposure from investments undertaken, The Fund, identifies Legal and Tax Risks as key risks. These risks originate from the nature in which jurisdictions interpret and implement laws, regulations and shareholders' rights. Each jurisdiction's Legal and Tax risks are atypical of the region. Hence, this endows each jurisdiction with the ability to differ and amend its laws and regulations constantly and independently, with retrospective effect. The Fund is still subjected to other Market and Credit Risks, Liquidity and Product-Specific Risks.

This Fund is only suitable for investors who (i) seek a fund for relatively high income with possible capital appreciation, (ii) wish to participate in debt markets and absorb the necessary corresponding risks and (iii) has a long-term investment horizon.

*Please refer to the fund factsheet for more detailed information.

Share Class	ISIN	Currency	Distribution Policy
A	LU1235294219	SGD-H	DIST
A	LU0286669428	USD	DIST
A	LU0286668966	EUR	ACC

Fixed Income Fund: Nikko AM Singapore Dividend Equity Fund

Investment Objective. The investment objective of the Fund is to achieve medium to long term capital appreciation. The Fund invests primarily in equities listed on the Singapore Exchange Securities Trading Limited that offer attractive and sustainable dividend payments with the potential for long term capital appreciation and may also invest in non-Straits Times Index (FTSE STI) component stocks as well as equities listed outside of Singapore with similar characteristics.

Reference Index. NIL

Investment Universe. The investment focus of the Singapore Dividend Equity Fund will be to invest primarily in equities listed on the Singapore Exchange Securities Trading Limited that offer attractive and sustainable dividend payments. In addition, this Sub-Fund may also invest in equities listed outside of Singapore offering attractive and sustainable dividend payments. This Sub-Fund will invest more than 55% of its assets in shares of corporations (the effect of which would be that investments by this Sub-Fund in other equities such as real estate investment trusts, business trusts, exchange traded funds and collective investment schemes which are in the nature of equities would be limited by having to meet the more than 55% requirement). This Sub-Fund is only suitable for investors who seek medium to long-term capital appreciation by investing primarily in equity securities listed in Singapore and who are willing and able to accept that their principal will be at risk and that the value of their investment and any derived income may fall as well as rise.

Why this fund?

- You are investing in a unit trust constituted in Singapore that aims to achieve medium to long term capital appreciation
- The reference currency of the Sub-Fund is SGD.
- In respect of the SGD Class Units and the USD Class Units, the Managers intend to make monthly distributions of between 5% to 7% per annum of the NAV per Unit

This Fund is only suitable for investors who (i) seek a fund for income with possible capital appreciation, (ii) wish to participate in the Singapore equity market and is able to absorb the necessary corresponding risks and (iii) has a long-term investment horizon.

*Please refer to the fund factsheet for more detailed information.

Share Class	ISIN	Distribution Policy
USD	SG9999003826	DIST
SGD	SG9999003925	DIST

Disclaimer

CIMB Bank Berhad, Singapore Branch has produced this publication/email/report/commentary for private circulation to CIMB Preferred Clients in Singapore only. This publication is being supplied to you strictly on the basis that it will remain confidential. No part of this report may be (i) copied, photocopied, duplicated, stored or reproduced in any form by any means or (ii) redistributed, published, circulated, reproduced or passed on, directly or indirectly, to any other person in whole or in part, for any purpose without the prior written consent of CIMB Bank Berhad, Singapore Branch.

This publication/email/report/commentary has been prepared by CIMB Bank Berhad and/or its related and affiliated companies and/or any individuals connected with the aforementioned entities (hereinafter "CIMB") and is solely for information and discussion and information purposes only. This publication/email/report/commentary should not be construed as a recommendation, an offer to sell or a solicitation of an offer to buy or sell any securities, futures, options or other financial instruments or to provide any investment advice or services. CIMB is also not acting as an advisor or agent to any person to whom this report is directed in respect of its contents. A copy of the prospectus of each fund is available and may be obtained from the relevant fund manager or any of its approved distributors. Potential investors should read the prospectus for details on the relevant fund before deciding whether to subscribe for, or purchase units in the fund. The value of the units in the funds and the income accruing to the units, if any, may fall or rise. Please refer to the prospectus of the relevant fund for the name of the fund manager and the investment objectives of the fund.

Whilst CIMB has taken all reasonable care to ensure that the information herein has been compiled from sources believed to be reliable and is not untrue or misleading at the time of publication, CIMB assumes no responsibility and makes no representations or warranties, of any kind, as to the accuracy or completeness of this publication/email/report/commentary and this publication/email/report/commentary does not purport to contain all the information that a recipient may require. CIMB makes no express or implied warranty as to the accuracy or completeness of any such information and opinion contained in this report. The information and any opinion contained in this publication/email/report/commentary are subject to change without notice. Neither CIMB nor any of its affiliates, advisers or representatives are obliged to update any such information subsequent to the date hereof. Any reference to a company, financial product or asset class is used for illustrative purposes and does not represent a recommendation in any way. The projections, valuations and statistical analyses herein may be based on subjective assessments and assumptions and may use one of many methodologies that produce different results and to the extent that they are based on historical information, they should not be relied upon as an accurate prediction of future performance. The price and value of any investments and indicative incomes herein contained may fluctuate either positively or negatively. It should be noted that investments in emerging markets are subject to increased levels of volatility than more established markets. Some of the reasons for this volatility relates to the respective economy, political climate, credit worthiness, currency and general market within that country. When investing in investments denominated in a foreign currency these transactions are also subject to fluctuation in exchange rates.

Certain transactions mentioned in this material may give rise to substantial risks and may not be suitable for all recipients. Please refrain from acting on the information herein without first independently verifying its contents.

This publication/email/report/commentary is intended for general circulation only. Nothing in this publication/email/report/commentary constitutes a representation that any recommendation herein is suitable or appropriate to a recipient's individual circumstances. This publication/email/report/commentary does not take into account the specific objectives, financial situation or particular needs of any recipient given that it is not possible for CIMB to have regard to the investment objectives, financial situation and particular needs of each person who reads this report. Before you make an investment, please consult your CIMB relationship manager regarding the suitability of any investment product based on your investment objectives, financial situation or needs. If you choose not to do so, you should consider whether the investment product is suitable for you. Please seek independent professional legal and financial advice as to the contents of this publication/email/report/commentary and the suitability of any investment product taking into account your specific investment objectives, financial situation or particular needs before you commit to purchasing a product. For the avoidance of doubt, the recipient of this publication/email/report/commentary should not treat such content as advice relating to legal, accounting, taxation, technical or investment matters.

Neither CIMB nor any of their directors, employees or representatives accept any liability for any loss, damage, costs, charges or expenses of whatsoever nature and howsoever arising (including but not limited to direct, indirect, special or consequential loss or loss of profits or loss of opportunity) suffered by you or any third party in connection with the use of this publication/email/report/commentary or its content (including any error, omission or misstatement herein, even if CIMB has been advised of the possibility thereof). CIMB, its affiliates and its related companies do and seek to do business with the company(ies) covered in this publication/email/report/commentary and may from time to time act as market maker or have assumed an underwriting commitment in the securities or instruments mentioned in this publication/email/report/commentary and, together with its associates and related companies, their directors, officers, employees and/or agents, may have or take positions or other interests in, and may effect transactions in securities or instruments mentioned herein and may also perform or seek to perform broking, investment banking and other banking or financial services for the companies or issuers mentioned herein and the affiliates of such companies or issuers.

The views expressed in this report accurately reflect the personal views of the analyst(s) about the subject securities or issuers and no part of the compensation of the analyst(s) was, is, or will be directly or indirectly related to the inclusion of specific recommendations(s) or view(s) in this publication/email/report/commentary. CIMB prohibits the analyst(s) who prepared this publication/email/report/commentary from receiving any compensation, incentive or bonus based on specific investment banking transactions or for providing a specific recommendation for, or view of, a particular company. However, the analyst(s) may receive compensation that is based on his/their coverage of company(ies) in the performance of his/their duties or the performance of his/their recommendations and the research personnel involved in the preparation of this publication/email/report/commentary may also participate in the solicitation of the businesses as described above.

The authors of the report do not own any specific securities that are recommended (shares and bonds). However, they may own units of mutual funds but these are diversified in nature and do not benefit from the price movement from single securities.

The authors are not privy to whether or not CIMB is involved in any relationship with any of the recommendations detailed in this report.

In addition, any opinions or views of third parties in this report are those of the third parties identified, and not those of CIMB. CIMB may have alliances with product providers, for which we may receive a fee. Product providers may also receive a fee from investors.

This publication/email/report/commentary is private and confidential and is for the addressee's attention only. This publication/email/report/commentary is intended for clients of the Preferred Banking Department of CIMB Bank Berhad, Singapore Branch only. If you are not the intended recipient and have received this publication/email/report/commentary, you may not use, copy or disseminate the information contained herein or hereto attached. Please also notify the sender/originator of the publication/email/report/commentary of the error and destroy the publication/email/report/commentary and/or delete the publication/email/report/commentary from your computer and system. We do not assure the security of information electronically transmitted, and your communication with us or request for communication through such means shall signify your acceptance of such risk.

The information herein is not directed to, or intended for distribution to, or use by, any person or entity who is a citizen or resident of a locality in any jurisdiction, state or country where such distribution, publication, availability or use would be contrary to law or regulation.

If at any time any provision or part of any provision, of this disclaimer is, or becomes, illegal, invalid or unenforceable in any respect under the law of Singapore, that shall not affect the legality, validity or enforceability of any other provision, or part of that provision, of this disclaimer.

CIMB Bank Berhad (13491-P)