

WEEKLY S-REITS TRACKER

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Weekly top gainers (%)

Fortune REIT	+5.3
CapitaLand Commercial Trust	+5.2
CapitaLand Mall Trust	+3.0

Weekly top laggards (%)

BHG Retail REIT	-4.4
Cromwell European REIT	-4.3
ESR-REIT	-3.5

Weekly sector performance (%)

Office	+2.4
Data Centre	+2.2
Industrial	+1.0
Retail	+0.9
Hospitality	+0.6
Healthcare	-0.6
Others	-1.8
Overall	+1.2



The FTSE ST REIT Index was up 1.1% WoW while the STI also increased by 0.8% over the same period.

Source: Bloomberg, OIR

NOTE: The calculation of the % gains/losses is based on last Friday's closing prices and the preceding week's Friday closing prices.

KEY TAKEAWAYS

- NetLink NBN Trust (NLT NBN)** designs, builds, owns and operates the passive fibre network infrastructure (comprising ducts, manholes, fibre cables and Central Offices) of Singapore's Next Gen NBN. With the increasing usage of fibre broadband services for day-to-day activities driven by growing demand for connectivity and rapid broad-based growth in data consumption, we believe NLT NBN has a resilient business model, and hence able to weather through various economic cycles given the defensive nature of its income streams. Looking ahead, given NLT NBN's current dominant position as the sole nationwide provider of residential fibre network in Singapore, we believe there is room to grow with the development of new residential areas as well as increase in penetration rates. Furthermore, we expect NLT NBN to be a key participant of growth in other connected services within the non-residential and NBAP space, especially with Singapore's push to transform into a digital economy. All considered, given its stable earnings outlook coupled with policy to distribute 100% of its cash available for distribution, we value NLT NBN based on a dividend discount model. Deriving a S\$0.91 fair value estimate, we initiate coverage on NLT NBN with a **BUY** rating. **(14 Mar)**

RECENT DEVELOPMENTS

- Frasers Hospitality Trust** has announced the partial prepayment of S\$65m under its S\$500m 5-year term loan facility granted pursuant to the S\$615m facility agreement. **(14 Mar)**
- Keppel DC REIT** has entered into a contract to acquire the long leasehold interest in a property located at Site 4033-4035 Citywest Business Campus, Naas Road, Dublin 24 for an agreed acquisition value of EUR30.0m. The completion of the acquisition is expected to take place within the first half of 2020. **(14 Mar)**
- CapitaLand Commercial Trust** and **CapitaLand Commercial Trust** have issued S\$275m fixed rate notes pursuant to its US\$2b Euro Medium Term Note Programme. The notes will mature on or about 14 March 2025 and will bear interest at a rate of 3.20% p.a. **(14 Mar)**

Sources: Reuters, Bloomberg, News agencies, Company announcements, OIR

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Weekly S-REITs Tracker

Exhibit 1: Peer comparison
Singapore REITs

		Price (\$)	Mkt Cap (\$ m)	Float (%)	FYE (mth)	DPU (freq)	Curr DPU (cents)	Fwd DPU (cents)	Curr Yield (%)	Fwd Yield (%)	YTD Return (%)	D/A (%)	P/B (x)
OFFICE (8)													
CapitalLand Commercial Trust	SGD	1.810	6,537.2	68.9	Dec	Semi-Anl	8.80	8.90	4.9	4.9	-4.2	37.3	1.02
Frasers Commercial Trust	SGD	1.420	1,258.9	75.0	Sep	Quarter	9.60	9.70	6.8	6.8	-1.9	34.7	0.90
IREIT Global	SGD	0.785	489.9	33.4	Dec	Semi-Anl	N.A.	N.A.	N.A.	N.A.	4.4	40.3	1.13
Keppel REIT	SGD	1.210	4,135.2	53.2	Dec	Quarter	5.80	5.90	4.8	4.9	-2.1	38.7	0.86
Manulife US REIT	USD	0.930	958.4	91.6	Dec	Semi-Anl	6.10	6.20	6.6	6.7	5.1	33.7	1.13
OUE Commercial REIT	SGD	0.715	1,104.0	16.9	Dec	Semi-Anl	4.60	4.60	6.4	6.4	2.5	37.3	0.79
Suntec REIT	SGD	1.930	5,189.1	78.3	Dec	Quarter	9.90	10.00	5.1	5.2	-8.2	36.4	0.91
Keppel-KBS US REIT	USD	0.880	550.0	46.8	Dec	Semi-Anl	5.97	6.32	6.8	7.2	-3.3	36.0	1.05
	SGD	Total:	20,702.7					Average:	5.9	6.0	-1.0	36.8	0.97
RETAIL (10)													
BHG Retail REIT	SGD	0.765	383.2	67.5	Dec	Semi-Anl	N.A.	N.A.	N.A.	N.A.	6.9	32.2	0.92
CapitalLand Mall Trust	SGD	2.080	7,415.6	63.3	Dec	Quarter	11.00	11.20	5.3	5.4	-0.5	34.2	1.06
CapitalLand Retail China Trust	SGD	1.580	1,532.5	62.8	Dec	Semi-Anl	10.60	10.70	6.7	6.8	-2.0	28.4	0.99
Fortune REIT	HKD	9.900	17,975.7	72.0	Dec	Semi-Anl	52.30	53.40	5.3	5.4	0.4	27.4	0.70
Frasers Centrepoint Trust	SGD	2.190	2,036.6	58.0	Sep	Quarter	12.20	12.90	5.6	5.9	-0.5	29.4	1.07
Lippo Malls Indo Retail Trust	SGD	0.390	1,089.4	64.0	Dec	Quarter	3.30	3.30	8.5	8.5	-1.8	33.7	1.21
Mapletree Commercial Trust	SGD	1.580	4,550.6	65.9	Mar	Quarter	8.90	9.00	5.6	5.7	-1.1	36.3	1.15
Mapletree Greater China Com	SGD	1.170	3,306.7	65.7	Mar	Semi-Anl	7.50	7.70	6.4	6.6	-4.9	39.3	0.98
SPH REIT	SGD	0.990	2,542.0	25.2	Aug	Quarter	5.60	5.70	5.7	5.8	-4.5	25.4	1.05
Starhill Global REIT	SGD	0.725	1,581.4	62.9	Jun	Quarter	4.90	5.00	6.8	6.9	-5.0	35.3	0.79
	SGD	Total:	27,459.8					Average:	6.2	6.3	-1.3	32.2	0.99
INDUSTRIAL (11)													
AIMS AMP Capital Ind REIT	SGD	1.380	936.3	87.3	Mar	Quarter	10.30	11.00	7.5	8.0	1.3	33.8	1.02
Ascendas REIT	SGD	2.660	7,710.1	79.6	Mar	Semi-Anl	16.00	16.60	6.0	6.2	-1.8	35.2	1.28
Cache Logistics Trust	SGD	0.830	893.2	99.5	Dec	Quarter	6.30	6.50	7.6	7.8	-0.5	36.3	1.16
EC World REIT	SGD	0.740	580.6	42.2	Dec	Semi-Anl	N.A.	N.A.	N.A.	N.A.	-0.7	29.2	0.74
ESR-REIT	SGD	0.555	726.5	69.4	Dec	Quarter	4.10	4.20	7.4	7.6	-0.1	39.6	0.78
Frasers Logistics & Ind Trust	SGD	1.100	1,657.5	73.7	Sep	Semi-Anl	6.90	7.10	6.3	6.5	-6.0	30.9	1.23
Mapletree Industrial Trust	SGD	2.000	3,827.0	68.3	Mar	Quarter	12.00	12.60	6.0	6.3	0.9	33.8	1.41
Mapletree Logistics Trust	SGD	1.200	3,639.2	63.5	Mar	Quarter	7.60	7.90	6.3	6.6	-8.5	37.8	1.15
Sabana REIT	SGD	0.420	442.3	74.3	Dec	Quarter	N.A.	N.A.	N.A.	N.A.	8.5	38.2	0.77
Soilbuild REIT	SGD	0.655	694.5	64.4	Dec	Quarter	5.00	4.90	7.6	7.5	0.5	40.6	1.03
Viva Industrial Trust	SGD	0.890	858.5	42.7	Dec	Quarter	7.50	7.20	8.4	8.1	-3.5	39.8	1.16
	SGD	Total:	21,965.7					Average:	7.0	7.2	-0.9	35.9	1.07
HOSPITALITY (6)													
Ascendas Hospitality Trust	SGD	0.860	971.7	64.7	Mar	Semi-Anl	5.50	5.80	6.4	6.7	0.0	33.2	1.00
Ascott Residence Trust	SGD	1.170	2,502.4	58.7	Dec	Semi-Anl	7.20	7.30	6.2	6.2	-2.0	36.2	0.94
CDL Hospitality Trusts	SGD	1.700	2,039.3	62.9	Dec	Semi-Anl	9.80	10.40	5.8	6.1	3.5	32.6	1.11
Far East Hospitality Trust	SGD	0.720	1,327.8	40.8	Dec	Quarter	4.10	4.50	5.7	6.3	0.7	34.4	0.83
Frasers Hospitality Trust	SGD	0.795	1,470.3	38.6	Sep	Semi-Anl	5.20	5.20	6.5	6.5	0.6	33.0	1.01
OUE Hospitality Trust	SGD	0.855	1,553.2	51.7	Dec	Quarter	5.10	5.50	6.0	6.4	2.0	38.8	1.13
	SGD	Total:	9,864.7					Average:	6.1	6.4	0.8	34.7	1.00
HEALTHCARE (2)													
First REIT	SGD	1.390	1,088.7	67.3	Dec	Quarter	8.70	8.80	6.3	6.3	1.5	33.5	1.31
ParkwayLife REIT	SGD	2.840	1,706.1	54.3	Dec	Quarter	12.80	12.80	4.5	4.5	-4.6	36.4	1.61
	SGD	Total:	2,794.8					Average:	5.4	5.4	-1.6	34.9	1.46
DATA CENTRE (1)													
Keppel DC REIT	SGD	1.40	1,578.2	64.6	Dec	Semi-Anl	7.70	7.90	5.5	5.6	0.3	32.1	1.45
	SGD	Total:	1,578.2					Average:	5.5	5.6	0.3	32.1	1.45
OTHERS (1)													
Cromwell European REIT	EUR	0.56	905.0	27.9	Dec	Semi-Anl	4.30	4.40	7.7	7.9	3.6	36.8	1.05
	SGD	Total:	1,464.0					Average:	7.7	7.9	3.6	36.8	1.05
39 S-REITS		GRAND TOTAL:	85,829.9					AVERAGE:	6.3	6.5	-0.6	34.8	1.05
Business Trusts													
REAL ESTATE (3)													
Accordia Golf Trust	SGD	0.665	725.4	71.1	Mar	Semi-Anl	4.94	5.12	7.4	7.7	-3.6	24.7	0.71
Ascendas India Trust	SGD	1.000	1,032.8	71.9	Mar	Semi-Anl	6.20	6.70	6.2	6.7	-11.0	31.0	1.26
Dasin Retail Trust	SGD	0.880	484.6	29.6	Dec	Semi-Anl	0.12	0.11	0.1	0.1	4.2	30.7	0.57
	SGD	Total:	2,242.8					Average:	4.6	4.8	-3.5	28.8	0.85
INFRASTRUCTURE (3)													
Asian Pay Television Trust	SGD	0.540	783.1	99.9	Dec	Quarter	6.50	6.50	12.0	12.0	-4.9	49.9	0.65
Keppel Infrastructure Trust	SGD	0.575	2,218.4	56.0	Mar	Quarter	3.90	3.90	6.8	6.8	1.6	39.9	1.92
NetLink NBN Trust	SGD	0.820	3,195.5	75.0	Mar	Semi-Anl	2.70	4.80	3.3	5.9	-1.8	13.5	1.01
	SGD	Total:	6,197.0					Average:	7.4	8.2	-1.7	34.5	1.20
PORT AND SHIPPING (2)													
First Ship Lease Trust	SGD	0.092	58.6	74.7	Dec	Irreg	N.A.	N.A.	N.A.	N.A.	2.2	45.7	0.26
Hutchison Port Holdings	USD	0.340	2,918.2	72.3	Dec	Semi-Anl	2.64	2.69	7.8	7.9	-15.9	29.3	0.58
	SGD	Total:	3,905.7					Average:	7.8	7.9	-6.8	37.5	0.42
HEALTHCARE (1)													
RHT Health Trust	SGD	0.775	627.5	66.9	Mar	Irreg	5.00	5.60	6.5	7.2	-6.3	29.6	0.92
	SGD	Total:	627.5					Average:	6.5	7.2	-6.3	29.6	0.92
9 BUSINESS TRUSTS		GRAND TOTAL:	12,973.0					AVERAGE:	6.3	6.8	-4.0	32.7	0.88

Source: Managers, Bloomberg, OIR estimates (19 Mar 2018)

NOTES:

- 1) SGD/JPY = 0.012455; SGD/USD = 1.3183; SGD/HKD = 0.1681; USD/HKD = 0.12749; SGD/EUR = 1.6176; SGD/AUD = 1.0156; CNY/SGD = 4.8044
- 2) Curr/Fwd DPU and yield are based on Bloomberg consensus forecasts for the current/next financial year
- 3) D/A (Debt-to-Asset) and P/B (Price-to-Book) are based on figures reported in latest available financial results
- 4) YTD return includes dividends distributed
- 5) Cambridge Industrial Trust has been renamed as ESR-REIT with effect from 23 Jun 2017
- 6) Keppel-KBS US REIT's Curr DPU and Fwd DPU are based on its prospectus' FY18 and FY19 forecasted figures, respectively. D/A and P/B calculations are based on pro forma figures as at 30 Jun 2017
- 7) Cromwell European REIT's Curr DPU and Fwd DPU are based on its prospectus' FY18 and FY19 forecasted figures, respectively. D/A and P/B calculations are based on pro forma figures as at listing date

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Weekly S-REITs Tracker

Exhibit 2: OIR coverage

	BBRG Ticker		Price	Fair Value	Rating
Ascendas REIT	AREIT SP	SGD	2.660	2.69	HOLD
Ascott Residence Trust	ART SP	SGD	1.170	1.16	HOLD
Cache Logistics Trust	CACHE SP	SGD	0.830	0.85	HOLD
CapitalLand Commercial Trust	CCT SP	SGD	1.810	1.84	HOLD
CapitalLand Mall Trust	CT SP	SGD	2.080	2.26	BUY
CapitalLand Retail China Trust	CRCT SP	SGD	1.580	1.66	HOLD
CDL Hospitality Trusts	CDREIT SP	SGD	1.700	1.60	HOLD
Far East Hospitality Trust	FEHT SP	SGD	0.720	0.75	BUY
First REIT	FIRT SP	SGD	1.390	1.48	BUY
Frasers Centrepoint Trust	FCT SP	SGD	2.190	2.49	BUY
Frasers Commercial Trust	FCOT SP	SGD	1.420	1.51	HOLD
Frasers Logistics & Ind Trust	FLT SP	SGD	1.100	1.25	BUY
Keppel DC REIT	KDCREIT SP	SGD	1.400	1.51	HOLD
Lippo Malls Indo Retail Trust	LMRT SP	SGD	0.390	0.405	HOLD
Mapletree Greater China Com	MAGIC SP	SGD	1.170	1.39	BUY
Mapletree Industrial Trust	MINT SP	SGD	2.000	2.06	HOLD
Mapletree Logistics Trust	MLT SP	SGD	1.200	1.48	BUY
QUE Commercial REIT	OUECT SP	SGD	0.715	0.69	HOLD
QUE Hospitality Trust	OUEHT SP	SGD	0.855	0.84	HOLD
Soilbuild REIT	SBREIT SP	SGD	0.655	0.68	HOLD
SPH REIT	SPHREIT SP	SGD	0.990	1.08	HOLD
Starhill Global REIT	SGREIT SP	SGD	0.725	0.77	HOLD
Suntec REIT	SUN SP	SGD	1.930	1.81	SELL
Viva Industrial Trust	VIT SP	SGD	0.89	0.93	HOLD

Source: Bloomberg, OIR estimates (19 Mar 2018)

Exhibit 3: Distribution details

	DPU (S cents)	Date announced	Ex-date	Record date	Pay date	Annualised yield (%)
AIMS AMP Capital Ind REIT	0.710	1 Feb 2018	7 Feb 2018	9 Feb 2018	22 Mar 2018	6.1
Manulife US REIT	1.42 (US cents)	6 Feb 2018	12 Feb 2018	14 Feb 2018	29 Mar 2018	6.1
Far East Hospitality Trust	0.970	14 Feb 2018	22 Feb 2018	26 Feb 2018	26 Mar 2018	5.3
BHG Retail REIT	2.730	23 Feb 2018	8 Mar 2018	12 Mar 2018	28 Mar 2018	7.1
EC World REIT	1.504	28 Feb 2018	6 Mar 2018	8 Mar 2018	29 Mar 2018	8.1

Source: Managers, Bloomberg, OIR estimates (19 Mar 2018)

NOTES:

1) AIMS AMP Capital Ind REIT's DPU is for 1 Dec 2017 to 31 Dec 2017

SHAREHOLDING DECLARATION:

For shareholding disclosure on individual companies, please refer to the latest reports of these companies.

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- OIR's fundamental views and ratings (Buy, Hold, Sell) are medium-term calls within a 12-month investment horizon.
- As a guide, OIR's BUY rating indicates a total expected return in excess of 10% based on the current price; a HOLD rating indicates total expected returns within +10% and -5%; a SELL rating indicates total expected returns less than -5%.
- For companies with market capitalisation of S\$150m and below, OIR's BUY rating indicates a total expected return in excess of 30%; a HOLD rating indicates total expected returns within a +/-30% range; a SELL rating indicates total expected returns less than -30%.

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