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REITS NOTE SYMPOSIUM

DAY

16

30+

SESSIONS

SPEAKERS

The Mega Hybrid Event for S-REITs

21 May 2022

9am - 6pm

Hybrid

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CREDITS

BUSINESS DEVELOPMENT

DIRECTOR

Zhao Yanjing yanjing.zhao@shareinvestor.com

SENIOR MANAGER

Vivien Ong

vivien.ong@shareinvestor.com

EXECUTIVE

Adrian Koh

adrian.koh@shareinvestor.com

MARKETING AND CONTENT

DIRECTOR

Edward Stanislaus

MARKETING MANAGER

Bhavani Bala

PRODUCT SPECIALIST

James Yeo

RESEARCH ANALYST

Teo Zheng Long

CREATIVE AND DESIGN

SENIOR MANAGER

Adnes Yeo

DESIGNER

Chua Chee Siang Affiq Bin Abdul Haleem

SHAREINVESTOR HOLDINGS

CHAIRMAN

Patrick Daniel

GROUP CEO

Christopher Lee

GROUP COO

Lim Dau Hee

GROUP CFO

Teo Siew May



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SHAREINVESTOR PTE LTD

151 Lorong Chuan #02-02 New Tech Park (Lobby B) Singapore 556741

T (65) 6958 8000

F (65) 6958 8044

E admin@shareinvestor.com

W www.ShareInvestor.com

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Note from ShareInvestor

The global economy is plagued with immense volatility as China continues to step up their COVID restrictions and the Russian-Ukraine war drags on.

With inflation at the highest rate in four decades, the Federal Reserve is expected to progressively hike interest rates and cut its balance sheet aggressively over the next 16 months. In fact, it has announced a half percentage point increase on 4th May 2022, marking its biggest rate hike since 2000 in order to cool down the soaring inflation.

During a CNBC Fed Survey, a majority of the respondents (economists, fund managers and market strategists) think that the sharp tightening will result in a recession. They also predicted that August 2023 is the average starting month for when the recession is coming.

PM Lee: Singapore to face recession in next two years

On the local front, Prime Minister Lee Hsien Loong also shared the government's insights during a speech at the May Day Rally hybrid event.

He warned about the murky outlook for Singapore's post-pandemic recovery and how these cascades of events are leading to weaker global growth and possibility of a recession in the next two years.

The main reasons are due to Singapore's small land size and the lack of natural resources. Having to import a majority of our goods reveals the direct impact that Singapore has to bear for global headwinds and soaring inflation.

A classic example is that of the oil prices. Singapore imports nearly all its supplies of energy, except for the solar electricity that it generates itself.

When the oil price was around US\$50 per barrel, the annual imports of crude oil and natural gas cost Singapore roughly S\$30 billion per year. A doubling of that price to US\$100 means that Singapore needs to fork out an extra

S\$30 billion per year – a hefty amount borne by the government, businesses and households.

How to Combat Sky-High Inflation

Inflation is taking a toll on everybody and there is little that individuals can do to avoid it. That being said, we can turn to 2 business leaders in their own field for some advice - Elon Musk and Warren Buffett.

While their business management styles can be quite the opposite, both of them have recommended similar strategies when it comes to hedging against inflation.

Tesla CEO Musk tweeted on 14 March 2022 that in times of high inflation, it is "generally better to own physical things like a home or stock in companies you think make good products," rather than keeping your money in cash.

Back in 2009, at the tail end of the Great Recession, Buffett also shared Berkshire Hathaway's annual shareholder's meeting that one of the best ways to protect against inflation is to invest in "a wonderful business that makes products that are in demand".

A good example is the beverage company - Cola-Cola.

People will still want their favourite soda decades from now, with inflation playing no role in their decision. "It doesn't make any difference what's happened to the price level," Warren Buffett added, because people will still pay for the products they like.

Best Regards, ShareInvestor Team

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Market at a Glance

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Over 5 trading days as of 4 May 2022

Singapore Top Actives (as at 4 May 2022)

Name	Last Done	Volume
Sembcorp Marine	0.103	202,383.1
YZJ Fin Hldg	0.465	114,638.7
Dyna-Mac	0.148	96,483.9
Jiutian Chemical	0.094	73,438.8
Golden Agri-Res	0.325	56,194.4
YZJ Shipbldg SGD	0.890	46,281.2
Tritech	0.042	46,197.6
Singtel	2.760	32,780.6
ThaiBev	0.675	31,466.2
CapLand IntCom T	2.290	25,521.4

Top Gainers

(over 5 Trading days as at 4 May 2022)					
Name	Last Done	5 Days Chg			
Jardine C&C	30.000	3.030			
PTR ADR US\$	47.500	1.560			
Venture	18.250	1.120			
XT MSCHINA S\$	21.660	0.960			
DBS	34.050	0.410			
Lyxor ChinaESG US\$	10.000	0.400			
Digilife Tech	1.740	0.240			
OCBC Bank	12.320	0.210			
Cortina	4.520	0.170			
Lung Kee Bermuda	0.760	0.150			

Top Losers

(over 5 Trading days as at 4	May 2022)	
Name	Last Done	5 Days Chg
SPDR S&P500 US\$	419.000	-19.530
SPDR DJIA US\$	334.000	-12.990
GLD SG\$	241.040	-7.100
GLD US\$	174.220	-7.040
JMH USD	53.500	-1.890
Prudential USD	14.400	-1.650
XT Vietnam US\$	38.650	-1.150
Great Eastern	20.400	-1.020
UOB	30.240	-0.890
XT SingGovBond SG\$	143.510	-0.790

Singapore Top Turnover

Name	Last Done	Value
DBS	34.050	133,574,651
Singtel	2.760	90,092,893
UOB	30.240	87,718,787
OCBC Bank	12.320	84,300,179
Venture	18.250	66,312,663
CapitaLandInvest	4.120	58,621,712
CapLand IntCom T	2.290	58,355,932
YZJ Fin Hldg	0.465	56,630,617
Wilmar Intl	4.410	54,262,055
Ascendas Reit	2.820	52,758,448

Top % Gainers

(over 5 Trading days as at 4 May 2022)					
Name	Last Done	5 Days % Chg			
Acesian Partners	0.035	118.750			
NauticAWT	0.012	100.000			
Dyna-Mac	0.148	49.490			
Jason Marine	0.200	42.860			
Spackman	0.004	33.330			
Teho Intl	0.032	28.000			
Vallianz	0.075	27.120			
LS 2 Holdings	0.330	26.920			
Darco Water Tech	0.158	25.400			
Lung Kee Bermuda	0.760	24.590			

Top % Losers

(over 5 Trading days as at 4	May 2022)	
Name	Last Done	5 Days % Chg
Incredible	0.001	-50.000
Adventus	0.007	-41.670
Arion Ent	0.005	-37.500
Global Dragon	0.080	-27.270
Memories	0.020	-25.930
Ntegrator Intl	0.003	-25.000
APAC Realty	0.625	-23.310
New Wave	0.007	-22.220
China Env Res	0.008	-20.000
Riverstone	0.825	-19.120

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JUMBO Group opened two new Kok Kee Wonton Noodle stalls

Located at 136 Bedok North Avenue 3, within Yong Li Coffee Shop, and Lazada One Building, Bras Basah Road, within Food Dynasty, the brand now has 8 outlets. The Group's strategy is to deepen JUMBO's presence locally, by entrenching its hawker concepts as part of Singaporeans' daily lives. With its flagship store located at Foch Road, Kok Kee is known for its springy noodles in special lard-based sauce and crispy wontons.

Mr. Ang Kiam Meng, Group CEO, said, "The pandemic accelerated JUMBO's concepts expansion, from casual ones, like Kok Kee and Tsui Wah to premium concepts, like JUMBO Signatures. We are determined to make JUMBO a top-of-mind name in Singapore."

Surge in CNMC Goldmine's lead, zinc and silver resources

CNMC Goldmine nearly doubled the amount of estimated unmined lead and zinc as at end-2021 compared to a year ago, according to an independent qualified person's report prepared based on the global mining industry's official code for reporting exploration results, mineral resources and ore reserves.

Its flagship Sokor mine in Kelantan had about 135,290 tonnes of lead and 143,510 tonnes of zinc resource as at 31 December 2021, up from 46,300 tonnes and 48,550 tonnes, respectively, in the previous year.

The amount of unmined silver was about 5.73 million ounces, up 70% from 3.37 million ounces as at 31 December 2020.

CNMC is building a plant to process ore containing silver, lead and zinc, marking its diversification beyond gold production with operation scheduled later in 2022, barring any unforeseen circumstances.





Yangzijiang Financial Holding to list on SGX Mainboard ("YF8") on 28 April 2022

Yangzijiang Financial Holding ("YZJFH"), a spin-off from Yangzijiang Shipbuilding (Holdings) will list tomorrow on the SGX Mainboard at 1:00pm. YZJFH is a Singapore-incorporated company with principal businesses comprising investment management and debt investment, backed by its strong track record in debt investments in the PRC.

Executive Chairman Mr Ren Yuanlin said: "This is a momentous occasion for both YZJFH and Yangzijiang Shipbuilding, made only possible by the support of our shareholders as the management team navigated multiple business cycles and turned adversities into opportunities. Moving forward, both entities will remain committed to focusing on long-term value creation and delivering sustainable returns to our shareholders, and we hope to seek continued support from our shareholders."

ACROMETA Clinches Record \$31 Million Contract for FY2022

ACROMETA Group Limited, a controlled environment specialist engineering services provider group announced on 22 April 2022 that it has won a \$31 million contract for the fit-out of an additional floor of an advanced manufacturing facility in Singapore for a leading high-tech customer in the semiconductor industry. The record value is more than the revenue of the previous full financial year ended 30 September 2021. ACROMETA Chairman and CEO Lim Say Chin remarked, "We are optimistic on the growth of our controlled environment business. Our business is well positioned for the Post-COVID world."

The contract will materially contribute positively to the earnings per share and net tangible assets per share of the Group for the financial year ending 30 September 2022 ("FY2022).





5 Basic Principles for Smart Investing



The world of investing can be complex where investors today face volatile market conditions and the whole suite of investment choices available ranging from stocks, ETFs, robo-advisory solutions and more.

To top it off, investors' irrational behaviour to the markets often lead to costly mistakes. In fact, based on <u>research done by Dalbar Inc.</u>, the average investor earns an annualized 1.7% less than the average market return for the 20 years ending December 31, 2019.

With the current investing climate and news daily, it might be a good time for us to turn back to the basics in managing our portfolio. Here are 5 basic principles to aid you in your investing journey.

1. Diversify

When it comes to investing, it's easy to get lost in the big sea of asset classes with different risk profiles – for example, cryptocurrencies vs dividend stocks.

It is important to build a diversified portfolio based on your own risk tolerance because different financial instruments behave differently at various points in the market cycle.

They may respond differently to changes in macro-economic factors: inflation, the outlook for corporate earnings, and changes in interest rates etc.

Hence, having a diversified portfolio allows you to be better positioned to spread out the risks and tap into opportunities as they emerge. More importantly, it can give you the peace of mind, knowing that your portfolio will withstand the test of time.

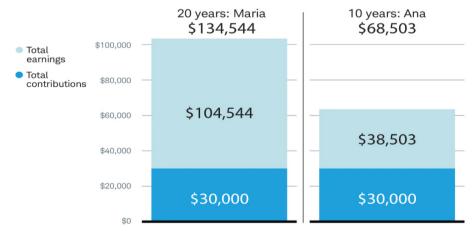
2. Let compound interest do its magic

Investing early is one of the best ways to build wealth. Investing for a longer period of time is widely considered to be more effective than waiting till you have a large amount of savings or cash flow to invest. This is due to the power of compounding.

Here's a classic illustration:

Maria and Ana each invested \$3,000 every year for 10 years - regardless of whether the market was up or down. They both contributed \$30,000 but the main difference is that Ana started 10 years later than Maria.

Growth of \$30,000 over 20 years versus 10 years



Source: Schwab.com

The difference? A staggering 96% gain for Maria just because she invested the same amount earlier and let the compound interest do its snowball effect.

Essentially, you grow not only the original amount you invested, but also any accumulated interest, dividends and capital gains. The longer you are stay invested, the more time there is for your investment returns to compound.

3. Invest in things you know

During his tenure at Fidelity between 1977 and 1990, Peter Lynch produced an annualized return of 29% by growing the assets of the Magellan Fund from \$18 million to \$14 billion.

When asked about how he pulled off this remarkable feat, his advice is to invest in companies you know and quoted,

"Never invest in an idea you can't illustrate with a crayon."

Before you rush off to buy shares in a company making your favourite products, you need to know that Peter Lynch is referring more of staying within your circle of competence and investing in industries that you understand well.

That serves as a good starting point but investors still need to do more research into the business's competitive position, financials, and growth prospects.

4. Knowing when to sell

It is commonplace to see many investors plow their energies on how to research and buy a good company. However, they often panic when things don't go the way that they initially predict.

A classic example is the delisted Noble Group. It was once hailed as an 'undervalued' blue chip stock when it was part of the STI 30 index; only to fizzle out and got delisted when the accounting fraud and persistent losses caught up to it.

Consequently, investors should always monitor their holdings for ongoing developments. This is because buying a stock at a right price is only one part of a successful investment, knowing when to sell will help you be the successful investor in the long run.

This is because no matter how much time and effort you put into analyzing a stock purchase, it will all come to naught if you don't have a pre-determined exit strategy.

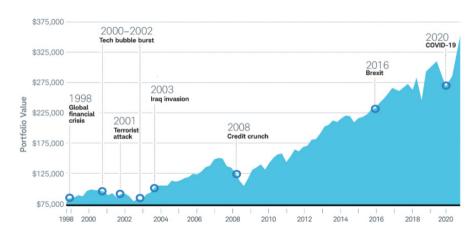
Here's a previous article sharing more on – When to sell a stock. Read more.

5. Stick to your plan

When markets turn choppy, even experienced investors can become too focused on short-term movements.

This can lead to hasty decisions, such as trying to time the markets or for instance, buying into US tech stocks at their all-time highs.

Therefore it's important to have a well-structured plan in place so that you can stay committed to it. You can even take advantage of day-to-day market fluctuations based on the investment strategy designed to get you there.



Source: Schwab.com

On top of that, it is good to focus on the long term as stock markets have historically moved ahead despite all the major crisis as shown above.

Conclusion

As the world of investing continues to evolve and remains susceptible to big macro-economic disruptions, it pays to have a strong foundation using these five basic principles

for smart investing.





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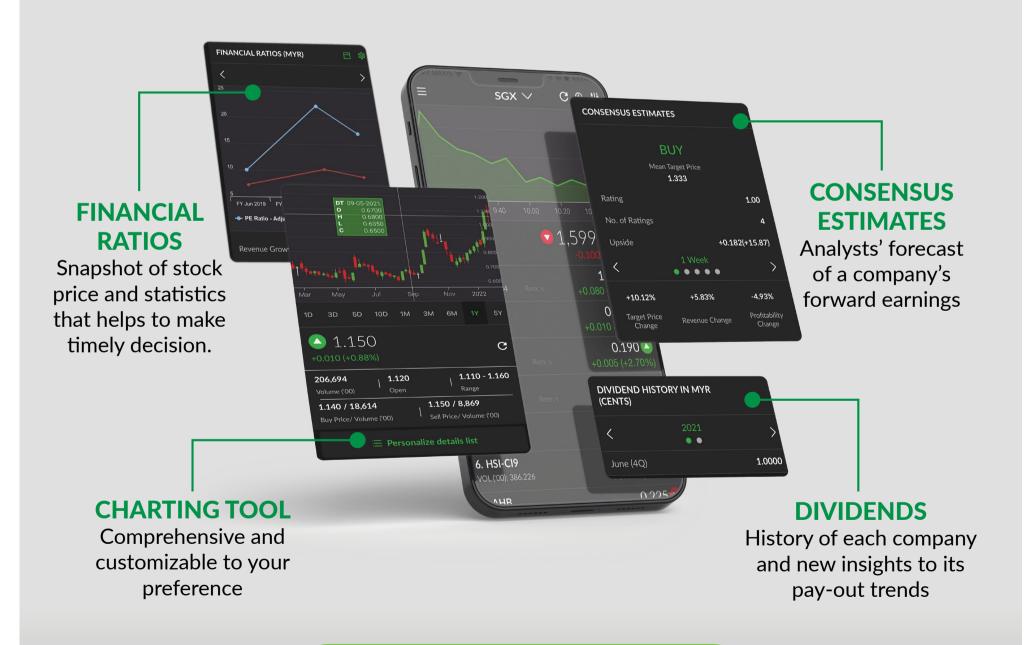
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Technical Analysis

Up Trending Stocks

Price & Volume Distribution Charts (over 5 trading days as at 4 May 2022)



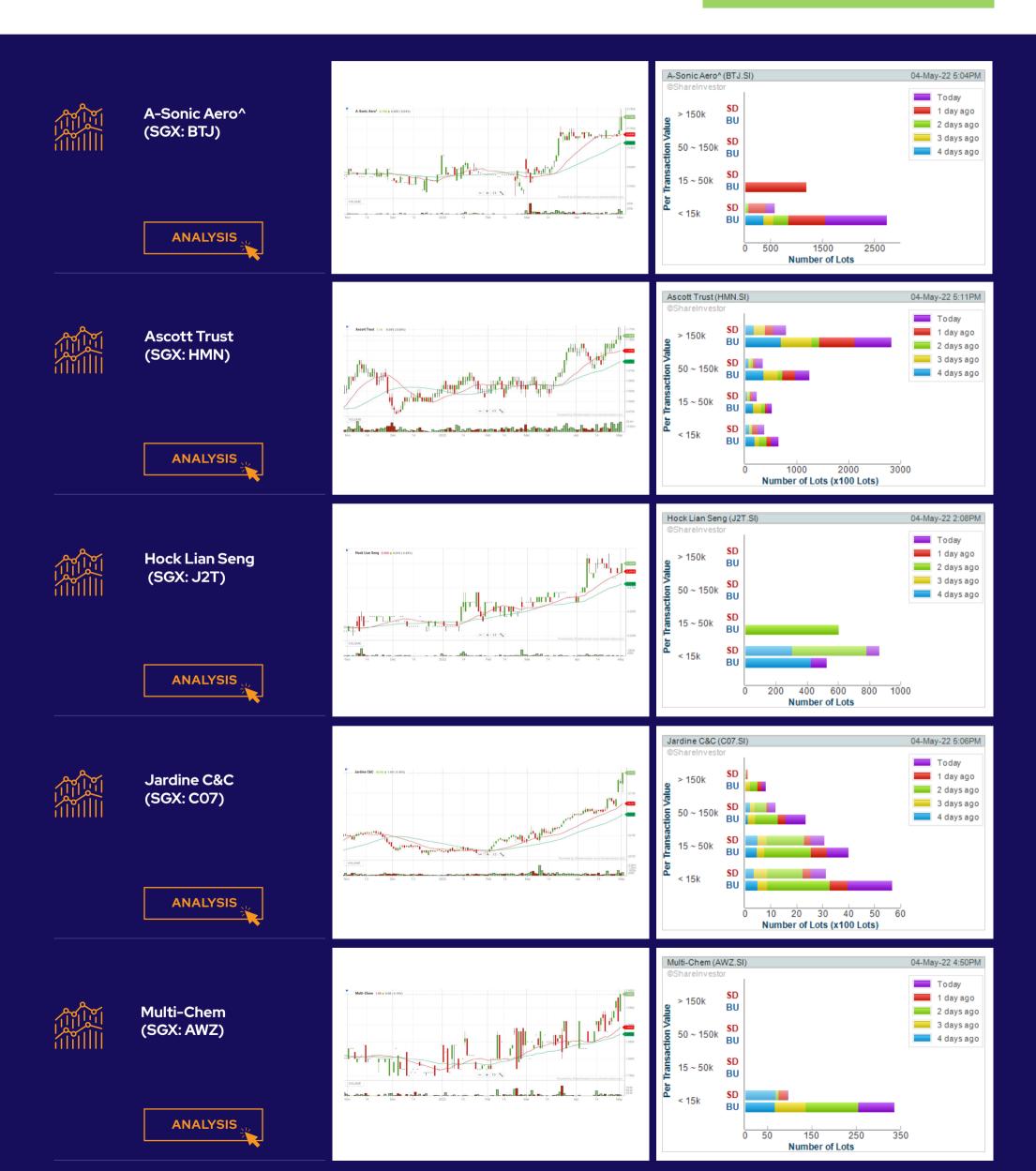
DEFINITION CHART GUIDE Stocks with Technical Analysis showing Bullish Momentum and Price Uptrend.

Volume Distribution Chart is a statistical interpretation of the current sentiment on each stock in graphical format. The highest bar categorized as >150k is likely to be traded by institutions or super dealers, while the lowest bar categorized as <15k usually represents retail investors. "Buy Up" refers to more buyers snatching up the lots queued at selling price. "Sell Down" refers to sellers selling their shares to the buying queue.

Conditions

- 1. Moving average of below 20 close price for 1 day

- 2. Moving average of below 40 close price for 1 day
 3. More than 0.20 for last done
 4. ADX Trend of (25, 1) for 1 day
 5. Bullish ADX of (25, 1) + DI above DI



GROWTH STOCKS



Fundamental Analysis **Growth Stocks**

Price & Total Shareholder Return (as at 4 May 2022)

DEFINITION

 $\label{eq:company} \mbox{A growth company is any company whose business generates significant positive cash flows or earnings$ which increase at significantly faster rates than the overall economy. A growth company tends to have very profitable reinvestment opportunities for its own retained earnings.

CHART GUIDE

Total Shareholder Return (TSR) combines share price appreciation and dividends paid to show the total return to the shareholder expressed as a percentage.

Conditions

- 1. Free cash flow of more than 1 for past 1 financial year
 2. Revenue growth of more than 1 for past 1 financial year
 3. Gross profit of more than 30% for past 1 financial year
 4. Quality of earnings of more than 1 for past 1 financial year
 5. Total shareholder return of more than 5% for past 3 financial



Golden Energy (SGX: AUE)

ANALYSIS



Period		Dividend Received	Capital Appreciation	Total Shareholder Return	
	5 Days	2	+0.030	l l	+4.62 %
Short Term Return	10 Days		+0.040	l I	+6.25 %
	20 Days	-	+0.135	<u> </u>	+24.77
	3 Months		+0.380		+126.67
Return	6 Months		+0.345		+102.99
	1 Year		+0.523		+333.12
	2 Years		+0.500		+277.78
Long Term Return	3 Years	0.003	+0.445		+190.64
	5 Years	0.037	+0.230		+59.33
Annualised Return	Annualised				+9.76 %



Hong Fok (SGX: H30)

ANALYSIS



Period		Dividend Capital Received Appreciation		Total Shareholder Return	
	5 Days		+0.005		+0.56
Short Term Return	10 Days	-	-0.170		-16.04
	20 Days		-0.005		-0.56
3	3 Months		+0.160	A. Carlotte	+21.9
Medium Term Return	6 Months		+0.075		+9.20
	1 Year	0.010	+0.030	_	+4.65
	2 Years	0.020	+0.155		+23.8
Long Term Return	3 Years	0.033	+0.023		+6.46
	5 Years	0.043	+0.123		+21.6
Annualised Return	Annualised				+4.0



Jiutian Chemical (SGX: C8R)





Period		Dividend Received	Capital Appreciation	Total Shareholder Return	
	5 Days		-0.008		-7.84
Short Term Return	10 Days	*1	-0.008		-7.84
	20 Days	*	+0.003		+3.30
Madium Tarm	3 Months	¥1	+0.008	l.	+9.30
	6 Months	*1	+0.013		+16.05
	1 Year	0.004	-0.002		+2.08
Long Term Return	2 Years	0.004	+0.081		+653.8
	3 Years	0.004	+0.075		+415.7
	5 Years	0.004	+0.082		+716.6



(SGX: BEI)





Period		Dividend Received	Capital Appreciation	Total Shareholder Return	
	5 Days		+0.005	ı	+0.71 %
Short Term Return	10 Days	-	-0.010	1	-1.40 %
	20 Days		1.		
Medium Term Return	3 Months	-	+0.045	_	+6.82 %
	6 Months		+0.070		+11.02 %
	1 Year	0.030	+0.045		+11.36 %
	2 Years	0.060	+0.065		+19.53 %
Long Term Return	3 Years	0.090	+0.085		+28.23 %
	5 Years	0.190	-0.065		+16.23 %
Annualised Return	Annualised		*	•	+3.05 %



Tianjin ZX USD (SGX: T14)





Period		Dividend Capital Received Appreciation		Total Shareholder Return		
	5 Days	-	-0.030		-2.83 %	
Short Term Return	10 Days		-0.040		-3.74 %	
	20 Days		-0.030	1	-2.83 %	
Medium Term Return	3 Months		-0.070		-6.36 %	
	6 Months	-	-0.090	-	-8.04 %	
	1 Year	0.047	+0.085	_	+13.97 %	
	2 Years	0.089	+0.310		+55.42 %	
Long Term Return	3 Years	0.121	+0.040		+16.26 %	
	5 Years	0.174	+0.075		+26.07 %	
Annualised Return	Annualised				+4.74 %	

Fundamental Analysis

Dividend Stocks

Price & Total Shareholder Return (as at 4 May 2022)



DEFINITION

A dividend company is any company that pays out regular dividends. It is usually a well-established company with a track record of distributing earnings back to shareholders.

CHART GUIDE

Total Shareholder Return (TSR) combines share price appreciation and dividends paid to show the total return to the shareholder expressed as a percentage.

Conditions

- 1. Dividend yield of more than 5% for the past 1 financial year 2. Historical dividend payout of more than 0.5 times for past 1 $\,$
- financial year
- 3. Total debt to equity of less than 1 for past 1 financial year 4. Total Shareholder return of more than 5% for past 3 financial years



APAC Realty (SGX: CLN)





Period		Dividend Capital Received Appreciation		Total Shareholder Return	
	5 Days	0.040	-0.085		14
Short Term Return	10 Days	0.040	-0.190	-	-4
	20 Days	0.040	-0.155	-	H
	3 Months	0.040	-0.020		
Medium Term Return	6 Months	0.040	-0.190	-	-4
	1 Year	0.105	+0.156		+5
Long Term Return	2 Years	0.143	+0.301		+1
Long term Keturn	3 Years	0.150	+0.083		+4
Annualised Return	Annualised	-			+



Cromwell REIT EUR (SGX: CWBU)



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ilin	adia airadhagai	11			-2.5
		The state of			-2.4
		The same		in the plane	¹¹ 15111 4
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VOLUME			_		- 10

Period		Distribution Capital Received Appreciation		Total Shareholder Return			
	5 Days		+0.030		+1.35		
Short Term Return	10 Days		-0.050		-2.17		
	20 Days		-0.030		-1.32		
	3 Months	8.459	-0.070		+361.5		
Medium Term Return	6 Months	8.459	-0.330		+315.0		
	1 Year	8.515	-0.130		+352.3		
Long Term Return	2 Years	8.532	+0.275		+445.9		
Long lend Return	3 Years	8.566	-0.250		+332.6		
Annualised Return	Annualised				+62.95		



Global Inv (SGX: B73)





Period		Dividend Capital Received Appreciation		Total Shareholder Return		
	5 Days		-0.002		-1.27 %	
Short Term Return	10 Days		-0.001	T)	-0.64 %	
	20 Days		De Control			
	3 Months		+0.001	l l	+0.65 %	
Medium Term Return	6 Months		-0.002		-1.27 %	
	1 Year		+0.007	_	+4.70 %	
	2 Years	0.013	+0.021		+25.19 5	
ong Term Return	3 Years	0.018	+0.026		+33.85 %	
	5 Years	0.041	+0.009		+34.01 %	
Annualised Return	Annualised			_	+6.03 %	



Hotung Inv (SGX: BLS)





Period		Dividend Received	Capital Appreciation	Total Shareholder Return		
	5 Days					
Short Term Return	10 Days	-	-0.040	1	-1.82 %	
	20 Days		-0.080		-3.57 %	
	3 Months		+0.050	1	+2.37 %	
Medium Term Return	6 Months		+0.240	_	+12.50 %	
	1 Year	0.192	+0.260		+23.79 %	
	2 Years	0.313	+0.610		+59.55 %	
Long Term Return	3 Years	0.436	+0.490		+55.45 %	
	5 Years	0.733	+0.270		+53.07 %	
Annualised Return	Annualised		-	_	+8.89 %	



IREIT Global SGD (SGX: UD1U)





Period		Distribution Received	Capital Appreciation	Total Shareholder Return		
	5 Days	-				
Short Term Return	10 Days		-0.010	•	-1.56 %	
	20 Days		-0.020	_	-3.08 %	
	3 Months	10.	-0.005	1	-0.79 %	
Medium Term Return	6 Months	~	-0.020	-	-3.08 %	
	1 Year	0.023	+0.001	_	+3.82 %	
	2 Years	0.073	+0.030		+17.17 %	
Long Term Return	3 Years	0.130	-0.037		+13.94 %	
	5 Years	0.245	-0.037		+31.18 %	
Annualised Return	Annualised	-		_	+5.58 %	

Deep Dive into a Real Estate Development & Investment Company with Price/NAV of 0.5 times Yield Strategy



SOURCE: FORBES

Ho Bee Land Limited ("Ho Bee") was listed on the Mainboard of the Singapore Exchange in 1999. Headquartered in Singapore, Ho Bee has property investments and developments in Singapore, Australia, China, United Kingdom, and Germany.

The real estate development and investment company has a portfolio that covers various residential, commercial, and high-tech industrial projects since its establishment in 1987.

Key Statistics

EPS (SGD) a	0.49775	Trailing EPS (SGD) b	0.49775
PE a	5.907	Trailing PE ^d	5.907
Dividend Yield (%) ^e	3.401	Cash In Hand (SGD) ^f	0.1859
Piotroski F Score	6	Market Cap (M)	1,952.207
NAV (SGD) C	5.9175	Issued & Paid-up Shares ^g	664,016,000
Price / NAV C	0.4968	Free Float (%)	19.8

Source: ShareInvestor WebPro

Past Financial Performance



Source: ShareInvestor WebPro

For FY2021, Ho Bee's revenue increased by 61% year-on-year to \$\$347.69 million. The topline growth was underpinned by the sale of development properties in Turquoise in Sentosa Cove, as well as the Group's maiden master-planned community project, Parklakes 2 in Queensland, Australia.

Positive rental reversions in certain London properties also played a part in the Group's topline growth.

Meanwhile, Ho Bee's profit after tax surged by more than 140% year-onyear to \$\$340.00 million. On top of the revenue growth, the increase can be attributed to:

- Fair value gain on its portfolio of investment properties.
- Fair value gain on financial assets.
- 108% year-on-year increase in Share of Profit of Associates.



Source: ShareInvestor WebPro

With recurring rental income making up majority of its revenue, Ho Bee has generated stable cash flow to maintain a 10 Singapore cents dividends for the past few financial years.

This holds true in FY2020 where Ho Bee continues to maintain the same level of dividends, despite suffering substantial decline in its financial performance due to the ongoing COVID-19 pandemic.

Ownership

Rank	Name	No. of Shares	%	Shares Worth(SGD)
1	CHUA THIAN POH FAMILY	501,819,150	71.3482	1,475,348,301
2	Ho Bee Land Ltd.	39,321,600	5.5907	115,605,504
3	Dimensional Fund Advisors LP	9,507,300	1.3517	27,951,462
4	Estate of Chua Pin Chong	5,783,750	0.8223	17,004,225
5	CHUA TIAM CHOK	4,265,000	0.6064	12,539,100

Source: ShareInvestor WebPro

The single largest shareholder for Ho Bee belongs to Chua Thian Poh Family, which has a 71.34% stake in the Group. Dr. Chua Thian Poh is the founder and Chairman of Ho Bee.

The 2nd largest shareholder belongs to the Group itself, which holds a 5.59% stake in the form of treasury shares.

Latest Development

Divestment of Munich Office Asset, Elementum

In the announcement dated 17th March 2022, Ho Bee announced that the Group had recently divested a commercial property in Munich, Germany, known as Elementum. This divestment allowed Ho Bee to book an estimated gain of €44.8 million (S\$67.02 million).

The financial effects of the Divestment are as follows:

	Before adjusting for the	After adjusting for the
	Divestment	Divestment
NTA per share (S\$)	5.92	5.96 ²
	Before adjusting for the	After adjusting for the
	Divestment	Divestment
EPS (cents)	49.77	53.17 ³

Source: Ho Bee's Divestment **Announcement**

Based on the current share price of S\$2.95, Ho Bee's valuation became slightly more attractive, with Price/NTA declining to just 0.495 times, from 0.498 times and Price/Earnings ratio stand at 5.54 times, as compared to 5.92 times before taking account into the divestment proceeds.

Overall, the divestment proceeds will be used for working capital purposes of the Group.

Acquisition of Grade A Office Tower in London, United Kingdom

Prior to its FY2021 result release, Ho Bee issued a press release on 24th February 2022, with regards to the acquisition of Grade A Office Tower in London, United Kingdom. The total consideration came in at £718 million (S\$1.27 billion), which will be financed by internal funds and bank borrowings.

The property is predominantly multi-let to reputable tenants from the insurance, financial, legal and technology sectors. The long tenancies of the leases offer secure 10-year passing rent of £29 million (\$\$51.57 million) translating to an attractive yield of 4%.

Commenting on this latest acquisition, Mr. Nicholas Chua, CEO of Ho Bee, said: "London has proved to be very resilient in spite of Brexit and the pandemic. It has been able to maintain its position as a key global financial hub with a robust office investment market. We are very excited to be able to seize this rare opportunity to acquire a landmark office tower which ticks all the boxes for quality, distinction and sustainability. We remain confident of London's long-term economic prospects and attractiveness to global investors."

"With this acquisition, our total investment in London would increase to more than £2 billion. The Scalpel's 10-year secure long-term income would further strengthen the Group's recurrent income base," added Mr. Chua.

Technical Analysis for Ho Bee Land



Source: ShareInvestor C2 Chart

Conclusion & Management Outlook

To conclude, Ho Bee's financial performance for FY2021 has seemingly recovered to pre-pandemic levels. With the latest divestment and investment initiatives, this shows that Ho Bee is proactively recycling capital to pursue higher yield and strengthening its recurrent income base.

On top of that, the high ownership concentration within Ho Bee's chairman also indicates that his interest is well aligned with the rest of the investors in the Group.

In terms of management outlook, Ho Bee has highlighted that the global economic outlook continues to be uncertain due to the COVID-19 pandemic and impending interest rate hikes. Moreover, these uncertainties have been compounded with the Russian-Ukraine conflict.

Despite these headwinds, the Group believes that its resilient recurring income base will help Ho Bee to navigate through these very uncertain and challenging times.







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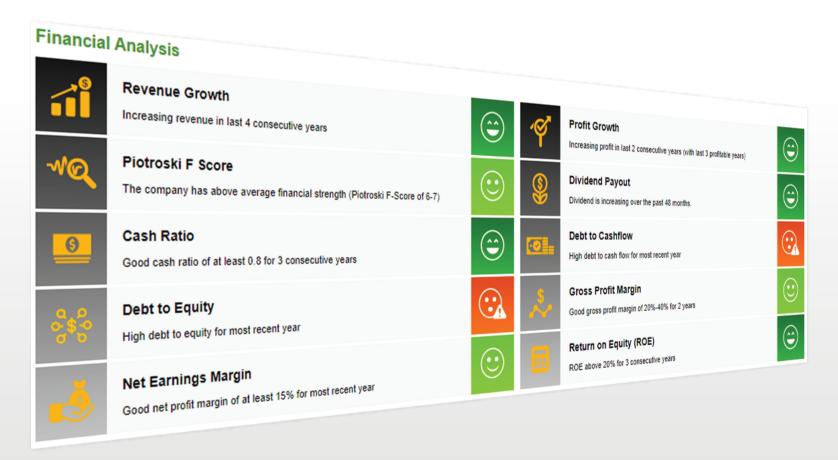






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Data extracted from WebPro, accurate as of 4 May 2022

Effective Change Date (Notice Date)	Stock Name	Buyer / Seller Name (Classification ^a)	Security Types ⁵		Acquired / (Di ['000]	sposed)	Price	Closing Price d		No. of	f Shares After ['000]	Trade
				Direct	Deemed	Total			Direct	Deemed	Total	% Held °
26 Apr 2022 (28 Apr 2022)	Suntec Reit	ESR Cayman Limited [SSH]	S/U		2,622	2,622	1.7267	1.840		260,541	260,541	9.077
26 Apr 2022 (28 Apr 2022)	Suntec Reit	ARA Asset Management Limited [SSH]	S/U		2,622	2,622	1.7267	1.840		260,541	260,541	9.077
26 Apr 2022 (28 Apr 2022)	Suntec Reit	ARA RE Investment Group (Singapore) Pte. Ltd. [SSH]	S/U		2,622	2,622	1.7267	1.840		259,543	259,543	9.042
26 Apr 2022 (28 Apr 2022)	Suntec Reit	ARA RE Investment Group Limited [SSH]	S/U		2,622	2,622	1.7267	1.840		259,543	259,543	9.042
28 Apr 2022 (28 Apr 2022)	Far East HTrust	FEO Hospitality Asset Management Pte. Ltd. [TM/RP]	S/U	5,716		5,716		0.680	118,078		118,078	5.950
28 Apr 2022 (28 Apr 2022)	Clearbridge	YEE PINH JEREMY [DIR/CEO]	S/U	153		153		0.082	12,751	14,578	27,329	4.420
25 Apr 2022 (28 Apr 2022)	ZICO Hldgs	Dynac Sdn. Bhd. [SSH]	S/U	22,000		22,000	0.11	0.068	34,000		34,000	9.730
27 Apr 2022 (28 Apr 2022)	IFAST	Lim Chung Chun [DIR/CEO]	S/U		60	60		4.880	42,500	16,947	59,447	20.323
28 Apr 2022 (28 Apr 2022)	DigiCore Reit USD	DIGITAL CORE REIT MANAGEMENT PTE. LTD. [TM/RP]	S/U	1,918		1,918	1.1175	1.000	16,650		16,650	1.477
28 Apr 2022 (28 Apr 2022)	SPHREIT	SPH REIT MANAGEMENT PTE. LTD. (the "Manager") [TM/RP]	S/U	2,748		2,748		0.975	114,871		114,871	4.095
25 Apr 2022 (28 Apr 2022)	APAC Realty	Mitsubishi UFJ Financial Group, Inc. [SSH]	S/U		217,166	217,166		0.805		217,999	217,999	61.374
25 Apr 2022 (28 Apr 2022)	Arion Ent	Ntegrator International Ltd. [SSH]	S/U	-3,830		-3,830		0.007	54,098		54,098	5.790
27 Apr 2022 (27 Apr 2022)	UtdHampshReitUSD	United Hampshire US REIT Management Pte Ltd (the "Manager") [TM/RP]	S/U	(794)		(794)	0.628	0.625	1,745		1,745	0.312
25 Apr 2022 (27 Apr 2022)	APAC Realty	PGA Realty Partners Ltd [SSH]	S/U		(212,348)	(212,348)		0.805		39,338	39,338	11.070
25 Apr 2022 (27 Apr 2022)	APAC Realty	PGA Realty Partners Ltd [SSH]	S/U		-39,338	-39,338		0.805				
25 Apr 2022 (27 Apr 2022)	APAC Realty	Morgan Stanley [SSH]	S/U		217,166	217,166		0.805		217,999	217,999	61.374
27 Apr 2022 (27 Apr 2022)	Mapletree NAC Tr	Mapletree North Asia Commercial Trust Management Ltd. [TM/RP]	S/U	7,385		7,385	1.2026	1.190	203,131		203,131	5.730
22 Apr 2022 (27 Apr 2022)	IHH	EMPLOYEES PROVIDENT FUND BOARD [SSH]	S/U	-1,435		-1,435		2.100	856,676		856,676	9.732
22 Apr 2022 (27 Apr 2022)	ARA LOGOS Log Tr	RBC Investor Services Trust Singapore Limited, as trustee of ESR-REIT [SSH]	S/U		1,452,871	1,452,871		0.850		1,452,871	1,452,871	100.000
22 Apr 2022 (27 Apr 2022)	ARA LOGOS Log Tr	ARA Logistics Venture I Limited [SSH]	S/U		-188,128	-188,128		0.850				
22 Apr 2022 (27 Apr 2022)	ARA LOGOS Log Tr	ARA Logistics Partners Limited [SSH]	S/U		-188,128	-188,128		0.850				
22 Apr 2022 (27 Apr 2022)	ARA LOGOS Log Tr	ARA Logistics (Holdings) Pte. Ltd. [SSH]	S/U		-188,128	(188,128)		0.850				
21 Apr 2022 (26 Apr 2022)	TheHourGlass	Abigail P. Johnson [SSH]	S/U		-383	-383		2.480		47,237	47,237	6.950
21 Apr 2022 (26 Apr 2022)	TheHourGlass	FMR LLC [SSH]	S/U		(383)	-383		2.480		47,237	47,237	6.950
21 Apr 2022 (26 Apr 2022)	heHourGlass	Fidelity Management & Research Company LLC [SSH]	S/U		(383)	(383)		2.480		43,728	43,728	6.430
26 Apr 2022 (26 Apr 2022)	Suntec Reit	ARA Trust Management (Suntec) Limited [TM/RP]	S/U	2,622		2,622	1.7267	1.840	3,620		3,620	0.126
26 Apr 2022 (26 Apr 2022)	Suntec Reit	ARA Trust Management (Suntec) Limited [TM/RP]	S/U	-2,622		-2,622	1.7267	1.840	999		999	0.035
22 Apr 2022 (26 Apr 2022)	Lendlease Reit	Lendlease Corporation Limited ("LLC") [SSH]	S/U		162,867	162,867	0.725	0.785		570,733	570,733	25.345
22 Apr 2022 (26 Apr 2022)	Lendlease Reit	Lendlease SREIT Pty Limited (as trustee of Lendlease SREIT Sub Trust) [SSH]	S/U	162,867		162,867	0.725	0.785	529,280		529,280	23.505
22 Apr 2022 (26 Apr 2022)	Lendlease Reit	Lendlease LLT Holdings Pty Limited (as trustee of Lendlease LLT Holdings Sub Trust) [SSH]	S/U		162,867	162,867	0.725	0.785		529,280	529,280	23.505





SINGAPORE MARKET

Top Buy Calls

No.	Company Name	Consensus Recommendation	Consensus Rating ^b	No. of Ratings	Last Done Price	Average Target Price	Potential Upside (%)
1	BRC Asia	Buy	1	3	1.65	1.987	20.4
2	ManulifeReit USD	Buy	1	7	0.63	0.827	31.29
3	SIA Engineering	Buy	1	3	2.66	2.833	6.52
4	Jardine C&C	Buy	1	3	30	34.177	13.92
5	HRnetGroup	Buy	1	4	0.79	1.103	39.56
6	Wilmar Intl	Buy	1.08	13	4.41	5.984	35.69
7	SATS	Buy	1.08	6	4.55	4.898	7.66
8	Sembcorp Ind	Buy	1.09	11	2.97	3.139	5.71
9	AEM SGD	Buy	1.1	5	4.82	6.24	29.46
10	UMS	Buy	1.1	5	1.17	1.59	35.86

Most Upside Potential

No.	Company Name	Consensus Recommendation	Consensus Rating ^b	No. of Ratings	Last Done Price	Average Target Price	Potential Upside (%)
1	UGHealthcare	Overweight	1.33	3	0.22	0.343	56.06
2	Frencken	Buy	1.1	5	1.43	2.156	50.8
3	Aztech Gbl	Buy	1.12	4	0.94	1.399	48.86
4	Q&M Dental	Buy	1.17	3	0.51	0.741	45.23
5	HRnetGroup	Buy	1	4	0.79	1.103	39.56
6	UMS	Buy	1.1	5	1.17	1.59	35.86
7	Wilmar Intl	Buy	1.08	13	4.41	5.984	35.69
8	Sasseur Reit	Buy	1.12	4	0.83	1.107	33.43
9	ManulifeReit USD	Buy	1	7	0.63	0.827	31.29
10	Prime US ReitUSD	Overweight	1.25	4	0.73	0.955	30.82

Top Sell Calls

No.	Company Name	Consensus Recommendation	Consensus Rating ^b	No. of Ratings	Last Done Price	Average Target Price	Potential Upside (%)
1	Sembcorp Marine	Underweight	2.33	9	0.103	0.096	-6.92
2	SPHREIT	Hold	2.08	6	0.945	0.952	0.74
3	Mapletree NAC Tr	Hold	2.08	6	1.2	1.157	-3.54
4	StarHub	Hold	1.94	18	1.26	1.357	7.69
5	DairyFarm USD	Hold	1.94	9	2.72	2.876	5.75
6	JMH USD	Hold	1.9	5	53.5	61.7	15.33
7	SIA	Hold	1.88	13	5.46	5.21	-4.58
8	ParkwayLife Reit	Hold	1.88	4	4.77	5.16	8.18
9	IFAST	Hold	1.83	6	4.98	5.998	20.44
10	OUE Com Reit	Hold	1.83	3	0.41	0.46	12.2

Most Downside Potential

No.	Company Name	Consensus Recommendation	Consensus Rating ^b	No. of Ratings	Last Done Price	Average Target Price	Potential Upside (%)
1	Sembcorp Marine	Underweight	2.33	9	0.103	0.096	-6.92
2	CDL HTrust	Overweight	1.69	13	1.35	1.273	-5.7
3	SIA	Hold	1.88	13	5.46	5.21	-4.58

Notes:

- 1. Consensus Estimates are updated by third party provider of ShareInvestor.
- 2. Consensus Rating is calculated based on the average of all recommendations using the following scale:

Buy: 1 Overweight: 1.5 Hold: 2 Underweight: 2.5 Sell: 3



BURSA MARKET

Top Buy Calls

No.	Company Name	Consensus Recommendation	Consensus Rating ^b	No. of Ratings	Last Done Price	Average Target Price	Potential Upside (%)
1	IOIPG	Buy	1	6	1.02	1.558	52.78
2	MATRIX	Buy	1	4	2.3	2.625	14.13
3	GCB	Buy	1	3	2.64	3.617	37
4	SEM	Buy	1	5	1.46	1.776	21.64
5	KERJAYA	Buy	1	3	1.17	1.52	29.91
6	REVENUE	Buy	1	3	1.22	2.057	68.58
7	FFB	Buy	1	4	1.72	1.924	11.86
8	SKPRES	Buy	1	7	1.5	2.259	50.57
9	PMETAL	Buy	1	9	5.99	8.154	36.13
10	UCHITEC	Buy	1	4	3.04	3.6	18.42

HKG MARKET

Top Buy Calls

No.	Company Name	Consensus Recommendation	Consensus Rating ^b	No. of Ratings	Last Done Price	Average Target Price	Potential Upside (%)
1	CHINA MEIDONG AUTO HOLDINGS LIMITED	Buy	1	11	25	44.533	78.13
2	HYGEIA HEALTHCARE HLDGS CO LTD	Buy	1	10	36.15	54.175	49.86
3	WUXI APPTEC CO LTD	Buy	1	12	106.4	178.18	67.46
4	PHARMARON BEIJING CO LTD	Buy	1	14	86.8	148.587	71.18
5	SITC INTERNATIONAL HLDGS CO LTD	Buy	1	8	27.05	47.025	73.85
6	YADEA GROUP HOLDINGS LTD	Buy	1	10	11.88	19.154	61.23
7	CHINA NEW HIGHER EDUCATION GP LTD	Buy	1	8	2.74	4.073	48.66
8	GREENTOWN MGMT HLDGS CO LTD	Buy	1	9	5.67	7.685	35.54
9	CHINA EDUCATION GP HLDGS LTD	Buy	1	15	7	11.764	68.06
10	ZAI LAB LIMITED	Buy	1	15	31.2	83.746	168.42

US MARKET

Top Buy Calls

No.	Company Name	Consensus Recommendation	Consensus Rating ^b	No. of Ratings	Last Done Price	Average Target Price	Potential Upside (%)
1	ARVINAS INC	Buy	1.05	20	56.06	114.211	103.73
2	GDS HOLDINGS LTD SPON ADS EACH REP 8 ORD CL A	Buy	1.08	24	31.62	58.796	85.94
3	MICROSOFT CORP	Buy	1.09	44	284.47	360.971	26.89
4	VARONIS SYSTEMS INC	Buy	1.1	21	43.67	60.5	38.54
5	ALPHABET INC	Buy	1.1	51	2,331.66	3311.3	42.01
6	NETEASE INC SPON ADS EACH REP 5 ORD SHS	Buy	1.11	37	94.29	123.583	31.07
7	CROWDSTRIKE HOLDINGS INC	Buy	1.12	30	203.65	272.75	33.93
8	MERCADOLIBRE INC	Buy	1.13	23	1,002.79	1588.64	58.42
9	INTELLIA THERAPEUTICS INC	Buy	1.14	22	51.61	155.85	201.98
10	CYBERARK SOFTWARE	Buy	1.14	22	158.6	203.667	28.42

Notes:

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Buy: 1 Overweight: 1.5 Hold: 2 Underweight: 2.5 Sell: 3

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BURSA (RINGGIT)

Top Gainers				
Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
KLK	29.460	1.460	29.800	18.520
BKAWAN	29.120	1.320	29.200	18.480
HENGYUAN	5.810	1.210	5.970	3.650
F&N	23.000	1.000	30.240	20.040
HSI-HEO	1.700	0.690	1.700	1.010

Top Losers				
Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
DIN045801028	103.000	-1.500	107.800	103.000
FANG-2XL	7.840	-1.060	18.280	7.700
UTDPLT	15.700	-0.601	16.953	13.337
NESTLE	133.200	-0.500	138.700	130.600
MSC	4.650	-0.490	5.460	1.740

HKEX (HKD)

Top Gainers				
Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
TENCENT HOLDINGS LIMITED	368.400	33.600	621.011	297.000
JD.COM INC	240.000	27.800	365.000	160.100
ORIENT OVERSEAS INT	223.000	27.100	249.000	91.350
ZTO EXPRESS (CAYMAN) INC	216.800	23.300	269.000	141.200
XTRACKERS MSCI KOREA UCITS ETF 1C	615.200	21.000	862.400	594.000

Top Losers				
Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
SPDR GOLD TRUST GOLD SHARES NPV	1,370.000	-20.000	1,502.000	1,256.000
ASYMCHEM LABORATORIES (TIANJIN) CO	162.000	-15.200	388.000	155.000
PHARMARON BEIJING CO LTD	86.800	-11.250	212.000	68.000
CANSINO BIOLOGICS INC	76.600	-8.550	437.000	75.200
XTRACKERS MSCI USA SWAP UCITS ETF 1C	942.000	-8.400	1,082.500	910.000

NYSE (USD)

Top Gainers				
Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
METTLER-TOLEDO INTERNATIONAL INC	1,293.020	38.230	1,714.750	1,225.560
BOSTON BEER CO INC	391.330	31.730	1,231.850	325.530
THERMO FISHER SCIENTIFIC INC	545.520	29.080	672.340	438.720
DILLARDS INC	308.830	28.770	416.710	96.220
SERVICENOW INC	484.500	28.500	707.600	448.270

Top Losers				
Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
BERKSHIRE HATHAWAY INC	478,150.000	-19,627.000	544,389.260	407,773.230
AUTOZONE INC	2,006.690	-189.250	2,267.400	1,367.960
CABLE ONE INC	1,153.000	-140.060	2,136.135	1,142.400
MARKEL CORP	1,348.730	-75.990	1,519.245	1,155.000
WELLS FARGO & COMPANY 7.5% PERP CONV PRF CLS A SERIES L	1,204.000	-37.640	1,550.000	1,197.880

NASDAQ (USD)

Top Gainers				
Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
FIRST CITIZENS BANCSHARES INC NRTH	649.460	33.410	947.710	610.670
BOOKING HOLDINGS INC	2,192.920	32.960	2,715.660	1,796.450
META PLATFORMS INC	211.130	30.180	384.330	169.000
TESLA INC	902.940	26.520	1,243.490	546.980
LAM RESEARCH CORP	479.320	22.100	731.849	449.500

Top Losers				
Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
AMAZON COM INC	2,490.000	-297.820	3,773.078	2,367.500
OREILLY AUTOMOTIVE INC NEW	610.650	-103.600	748.680	519.320
CHARTER COMMUNICATIONS INC	432.540	-54.410	825.620	415.010
ALIGN TECHNOLOGY INC	308.880	-52.420	737.452	270.370
ALPHABET INC	2,343.140	-46.980	3,042.000	2,230.050

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