

# Invest

A Weekly e-Publication by [SHAREINVESTOR.com](https://www.shareinvestor.com)

Data and Investing Ideas

ISSUE  
**41**  
26 MAY 2023

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Via email, every Friday

INVESTOR EDUCATION



## Decoding The Impact Of Interest Rates On REITs: A Fresh Perspective

See more on pages **16-20**

**PLUS**

**Company Spotlight:**  
Why Did This Stock Went Up 20%+ Today?

on pages 22-26

**Investor-One Portfolio**

on pages 11-14

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Advice from a securities professional is strongly advised.

# Market at a Glance

Over 5 trading days as at yesterday

[www.shareinvestor.com](http://www.shareinvestor.com) | market data at your fingertips



ShareInvestor WebPro ([www.shareinvestor.com](http://www.shareinvestor.com))

Prices > Stock Prices > SGX > click Stocks tab

1. mouse over Ranking > select Top Active > mouse over Column Layout > select Edit Customs > select Name > select Volume > select Last Done Price > Mouse Over Column Layout > select Custom
2. mouse over Ranking > select Top Turnover > mouse over Column Layout > select Edit Customs > select Name > select Last Done Price > select Value > Mouse Over Column Layout > select Custom
3. mouse over Ranking > select Top Gainers (Over 5 Trading Days) > mouse over

- Column Layout > select Edit Customs > select Name > select Last Done Price > select 5 Days Change > select 5 Days % Change > Mouse Over Column Layout > select Custom
4. mouse over Ranking > select Top Losers (Over 5 Trading Days)
5. mouse over Ranking > select Top % Gainers (Over 5 Trading Days)
6. mouse over Ranking > select Top % Losers (Over 5 Trading Days)

## Singapore Top Actives

(as at yesterday)

Name	Last Done	Volume
Seatrium	0.125	223,065.3
HSI 2020MBeCW230728	0.049	59,133.0
HSI 17200MBePW230728	0.078	50,060.0
HSI 18000MBePW230728	0.105	46,360.0
Genting Sing	1.010	38,951.9
Advanced Systems	0.001	31,000.0
ThaiBev	0.570	29,982.4
HSTECH 4000MBeCW230928	0.050	23,128.6
Rex Intl	0.174	21,278.4
Singtel	2.530	18,398.5

## Top Gainers

(over 5 Trading days as at yesterday)

Name	Last Done	5 Days Chg
NX15100Z 250601	98.400	3.400
SPDR S&P500 US\$	414.160	1.370
JD 5xShortUB250127	2.850	1.095
DBS	31.580	1.010
SIA 5xLongSG230713	1.790	0.740
UOB	28.200	0.730
HSTECH 7xShortSG240402	2.810	0.680
LiNing 5xShortSG240327	1.530	0.675
Nasdaq 7xLongSG241016	2.280	0.550
HSCEI3xShortMA260327US\$	2.490	0.430

## Top Losers

(over 5 Trading days as at yesterday)

Name	Last Done	5 Days Chg
SPDR DJIA US\$	330.000	-4.370
GLD US\$	182.500	-1.970
GLD SG\$	246.200	-1.800
XT SingGovBond SG\$	147.020	-1.300
XT MSCHINA S\$	18.800	-1.170
Tencent 5xLongSG231102	2.080	-0.670
XT MSCHINA US\$	14.000	-0.650
Tencent 5xLongUB250930	1.370	-0.630
XT Vietnam US\$	26.560	-0.450
Sands 5xLongUB250930	0.755	-0.440

## Singapore Top Turnover

(as at yesterday)

Name	Last Done	Value
DBS	31.610	121,425,521
UOB	28.160	82,953,465
SIA	6.450	68,651,182
OCBC Bank	12.250	53,824,177
Singtel	2.530	53,064,906
CapLand Ascendas REIT	2.690	50,579,608
Genting Sing	1.010	37,149,229
Keppel Corp	6.310	30,718,403
Seatrium	0.125	27,846,412
Wilmar Intl	3.980	25,530,712

## Top % Gainers

(over 5 Trading days as at yesterday)

Name	Last Done	5 Days % Chg
LiNing 5xShortUB250430	0.014	250.00
Atlantic Nav	0.350	105.88
Pacific RadianceW270919	0.020	100.00
SinoBio 5xShortSG231220	0.016	100.00
Southern Arch	0.002	100.00
Green Build	0.063	90.91
Ganfeng 5xShortSG230803	0.220	81.82
LiNing 5xShortSG240327	1.530	78.95
PacificRadiance	0.052	73.33
SIA 5xLongSG230713	1.790	70.48

## Top % Losers

(over 5 Trading days as at yesterday)

Name	Last Done	5 Days % Chg
HSI 21000MBeCW230530	0.001	-87.50
S&P 3500MBePW230616	0.001	-83.33
HSI 17400MBePW230530	0.001	-80.00
HSI 21800MBeCW230530	0.001	-80.00
HSI 22200MBeCW230630	0.003	-78.57
UOB MB eCW230615	0.004	-76.47
JD MB eCW230704	0.004	-75.00
HSI 21400MBeCW230630	0.009	-68.97
LiNing 5xLongSG231115	0.041	-67.72
HSI 20200MBeCW230530	0.012	-67.57

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MARKET AT A GLANCE

4hr Stock Investment  
Webinar by Dr Tee:



# Growth and Dividend Stocks Investing Strategies with Falling Inflation



**REGISTER NOW**

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📅 24 June 2023 (Sat) ⌚ 1pm – 5:30 pm ☆ Bonus stock diagnosis for early birds

## 3 BONUSES FOR ATTENDEES:

- 1 Free investment eBooks x2 (Global Market Outlook & Dreamteam Portfolio) by Dr Tee
- 2 Free stock diagnosis for early birds (Starts from 1pm)
- 3 Free global stock screener following Dr Tee strategies

### Learning Points:

- Time for golden opportunity to buy growth and dividend giant stocks at low prices during global financial crisis, then sell high in bullish stock market.
- Stock Market Outlook (Singapore, US, Malaysia, China, Hong Kong) with impacts of high inflation, interest rate hike, Russia-Ukraine war, US-China trade war and pandemic recovery.
- What to buy (stock screening), When to buy/sell (buy low sell high), How much to buy/sell (risk management) for global growth and dividend stocks.
- Fundamental Analysis (FA) + Technical Analysis (TA) + Personal Analysis (PA), integrated with unique Optimism Strategies.
- How to take actions (Buy, Hold, Sell, Wait, Short), matching with own personality.
- Master the investment clocks to Buy Low Sell High for different asset classes (stocks, properties, commodities, forex, etc).

# Regional Markets

Over 5 trading days



ShareInvestor WebPro ([www.shareinvestor.com](http://www.shareinvestor.com))

1. Price > Stock prices
2. select Market: Bursa / HKEX / NYSE / NASDAQ (one bourse at a time)
3. select Stocks Tab
4. select Ranking Top Gainers or Top Losers (Over 5 Trading Days)
5. Mouse over Column Layout > select Edit Customs > select Name > select Last Done Price > select 5 Days Change > select 52 Weeks High > select 52 Weeks Low > Mouse Over Column Layout > select Custom

## BURSA (RM)

### Top Gainers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
HEXTECH	24.940	2.040	30.600	3.500
RAPID	20.400	2.020	20.460	11.480
DKSH	5.270	0.360	5.790	3.886
NVIDIA-C1	1.040	0.350	0.840	0.690
HSI-HNP	1.040	0.335	1.100	0.530

### Top Losers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
MPI	25.720	-1.880	34.980	23.600
HEIM	26.740	-1.340	30.000	21.880
KLK	21.780	-1.000	26.900	19.420
F&N	25.980	-0.820	27.900	19.240
PJBUMI	0.615	-0.675	1.620	0.235

## HONG KONG (HKD)

### Top Gainers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
XTRACKERS MSCI KOREA UCITS ETF 1C	589.600	25.200	624.800	433.800
3D MEDICINES INC	82.000	11.750	84.250	27.700
CSOP ASSET MANAGEMENT LTD HKD MONEY MARKET ETF CNY	962.450	10.900	971.600	877.900
ISHARES ASIA TRUST ISHARES NADAQ 100 INDEX HKD ETF	262.800	6.900	264.000	190.000
ASYMCHEM LABORATORIES (TIANJIN) CO	104.500	6.850	146.429	80.350

### Top Losers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
ORIENT OVERSEAS INT	102.000	-48.300	284.800	108.500
YUM CHINA HOLDINGS INC	442.000	-30.000	514.500	300.000
SPDR GOLD TRUST GOLD SHARES NPV	1,426.000	-21.000	1,498.000	1,181.000
TENCENT HOLDINGS LIMITED	322.400	-20.400	416.600	188.213
TRIP COM GROUP LTD	244.000	-15.200	321.800	152.300

## NYSE (USD)

### Top Gainers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
BIGLARI HOLDINGS INC	938.000	20.670	950.000	540.330
GLOBANT SA	170.280	18.620	240.000	135.405
EPAM SYS INC	253.070	14.950	462.990	223.650
WELLS FARGO & COMPANY 7.5% PERP CONV PRF CLS A SERIES L	1,146.000	13.455	1,347.000	1,070.000
TWILIO INC	61.410	12.500	110.980	41.000

### Top Losers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
BERKSHIRE HATHAWAY INC	486,545.000	-17,815.000	511,334.530	393,012.250
NVR INC	5,585.700	-297.470	5,986.960	3,576.010
AUTOZONE INC	2,423.620	-225.330	2,750.000	1,882.180
METTLER-TOLEDO INTERNATIONAL INC	1,313.320	-71.110	1,615.970	1,065.550
TRANSDIGM GROUP INC	779.630	-46.420	831.580	499.630

## NASDAQ (USD)

### Top Gainers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
KRYSTAL BIOTECH INC	118.530	31.080	123.840	49.170
MINORITY EQUALITY OPPORTUNITIES ACQ	31.340	20.660	10.880	10.010
MADRIGAL PHARMACEUTICALS INC	292.280	15.790	322.670	57.210
MINORITY EQUALITY OPPORTUNITIES ACQ	26.540	15.390	11.490	10.050
PALO ALTO NETWORKS INC	204.310	14.590	203.440	132.220

### Top Losers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
BOOKING HOLDINGS INC	2,625.830	-155.150	2,786.850	1,616.850
MERCADOLIBRE INC	1,284.130	-48.360	1,365.640	600.685
EQUINIX INC	675.180	-46.000	762.510	494.890
LULULEMON ATHLETICA INC	344.580	-34.120	389.060	251.510
LAM RESEARCH CORP	565.870	-32.870	600.290	299.592

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Also, you can refer to *page 29* for more information.

[www.shareinvestorholdings.com](http://www.shareinvestorholdings.com)



# Dividend Stocks

Price & Total Shareholder Return (as at yesterday)



**DEFINITION** Company is paying out dividend with low or moderate leverage.

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



ShareInvestor WebPro > Screener > Market Screener (FA & TA) > select SGX > add criteria

**A. Criteria**

- > click Add Criteria
- Fundamental Analysis Conditions tab >select (i) Dividend Yield
- Fundamental Analysis Conditions tab >select (ii) Dividend Payout (Historical)
- Fundamental Analysis Conditions tab >select (iii) Total Debt To Equity
- Fundamental Analysis Conditions tab >select (iv) Total Shareholder Returns

- Fundamental Analysis Conditions tab >select (v) Total Shareholder Returns
- Fundamental Analysis Conditions tab / >select (vi) CAGR of Dividend Per Share
- Fundamental Analysis Conditions tab >select (vii) CAGR of Dividend Per Share

**B. Conditions (Criteria Filters)**

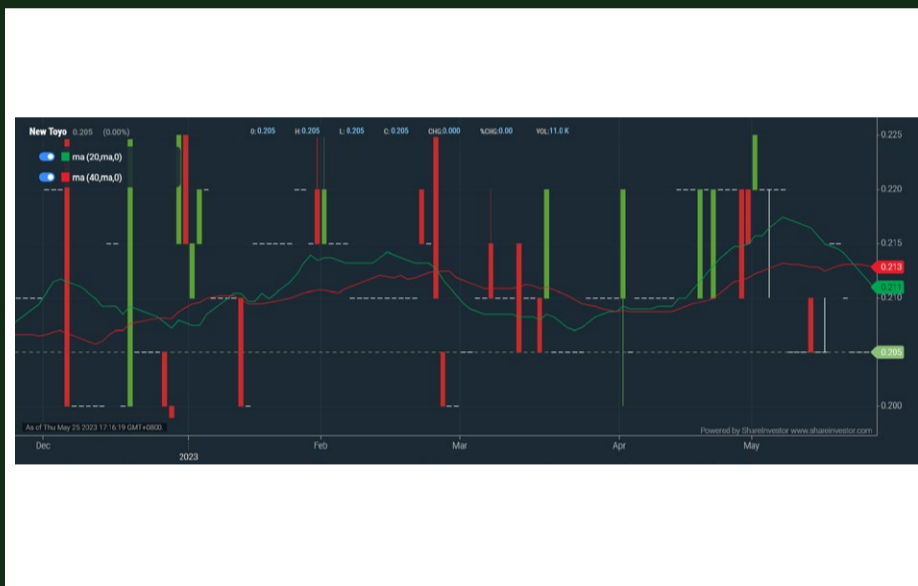
1. Dividend Yield - select (more than) type (1) % for the past select (1) financial year(s)
2. Dividend Payout (Historical) - select (between) type (0.5) to type (1) times for the past select (1) financial year(s)
3. Total Debt to Equity – select (less than) type (1) for the past select (1) financial year(s)
4. Total Shareholder Return – select (more than) type (5) % for the past select (3) financial year(s)
5. Total Shareholder Return – select (more than) type (5) % for the past select (5) financial year(s)

6. CAGR of Dividend Per Share – select (less than) type (30) % for the past select (5) financial year(s)
  7. CAGR of Dividend Per Share – select (more than) type (1) % for the past select (5) financial year(s)
- > click Save Template > Create New Template type (Dividend Companies) > click Create
  - > click Save Template as > select Dividend Companies > click Save
  - > click Screen Now (may take a few minutes)
  - > Sort By: Select (Dividend Yield) Select (Desc)
  - > Mouse over stock name > Factsheet > looking for Total Shareholder Return



**New Toyo (SGX:N08)**

ANALYSIS

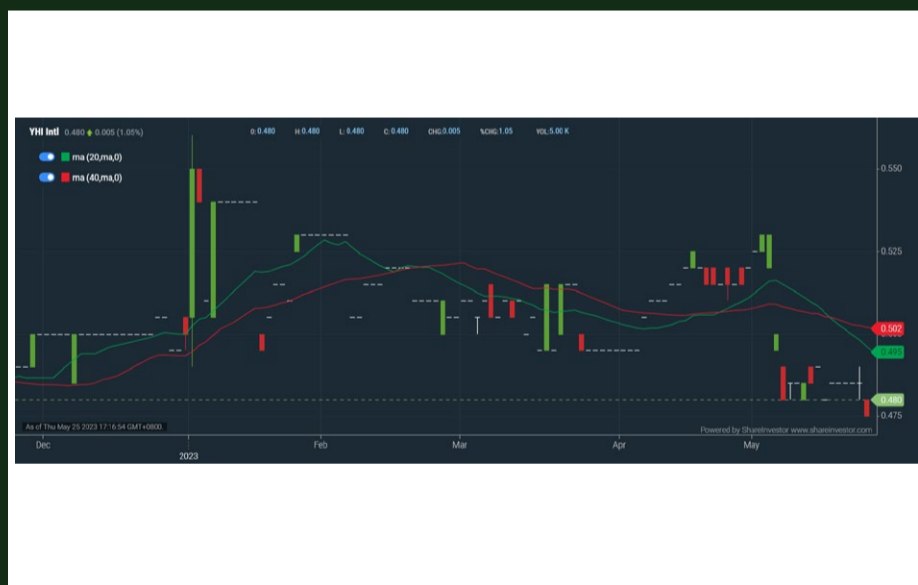


Period	Dividend Received	Capital Appreciation	Total Shareholder Return	
Short Term Return	5 Days	-	-0.010	-4.65%
	10 Days	-	-	-
	20 Days	0.009	-0.015	-2.73%
Medium Term Return	3 Months	0.009	-0.010	-0.47%
	6 Months	0.009	-0.005	+1.90%
	1 Year	0.018	-0.005	+6.19%
Long Term Return	2 Years	0.042	-0.015	+12.27%
	3 Years	0.057	+0.077	+104.69%
	5 Years	0.072	-0.035	+15.42%
Annualised Return	Annualised	-	-	+2.91%



**YHI Intl (SGX: BPF)**

ANALYSIS

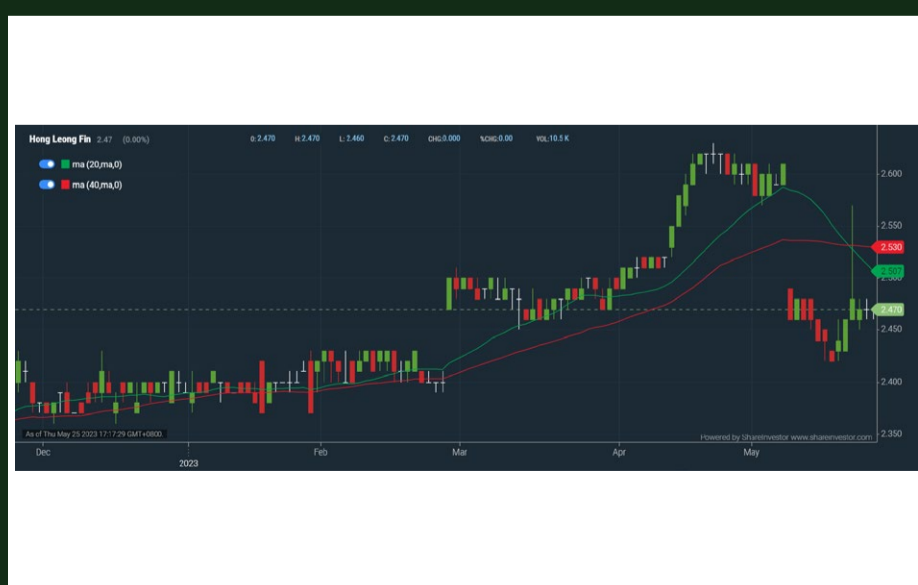


Period	Dividend Received	Capital Appreciation	Total Shareholder Return	
Short Term Return	5 Days	-	-0.005	-1.03%
	10 Days	-	-0.005	-1.03%
	20 Days	0.036	-0.035	+0.19%
Medium Term Return	3 Months	0.036	-0.030	+1.18%
	6 Months	0.036	-0.010	+5.31%
	1 Year	0.036	-	+7.50%
Long Term Return	2 Years	0.072	-0.025	+21.32%
	3 Years	0.127	+0.170	+95.81%
	5 Years	0.151	-0.025	+38.68%
Annualised Return	Annualised	-	-	+6.76%

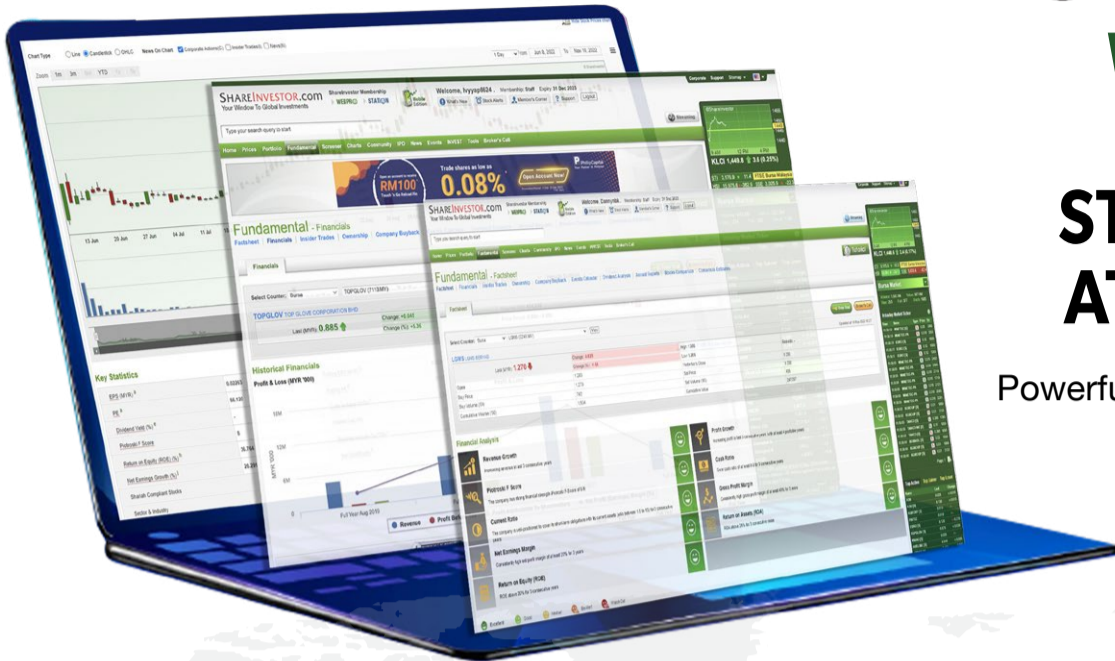


**Hong Leong Fin (SGX: S41)**

ANALYSIS



Period	Dividend Received	Capital Appreciation	Total Shareholder Return	
Short Term Return	5 Days	-	+0.050	+2.07%
	10 Days	-	-0.010	-0.40%
	20 Days	0.133	-0.140	-0.27%
Medium Term Return	3 Months	0.133	+0.070	+6.46%
	6 Months	0.133	+0.090	+9.37%
	1 Year	0.170	+0.040	+8.64%
Long Term Return	2 Years	0.290	+0.050	+14.05%
	3 Years	0.480	+0.220	+31.11%
	5 Years	0.680	-0.230	+16.67%
Annualised Return	Annualised	-	-	+3.13%



# SHAREINVESTOR WEBPRO

## STOCK MARKET DATA AT YOUR FINGERTIPS

Powerful browser-based market analytics platform.  
Access from anywhere

### 8 Markets Data

- ▶ Get access to data from Bursa, NYSE, Nasdaq, HKEX, SGX, IDX, SET & ASX

### Portfolio Management

- ▶ Profit & Loss Summary
- ▶ Stock Alert
- ▶ News & Events filtering
- ▶ Customizable column layout

## Fundamental Analysis

### Financial Analysis Statement

- ▶ Profit & Loss
- ▶ Balance Sheet
- ▶ Cash Flow Statement
- ▶ More than 20 Financial Ratios
- ▶ Dividend Analysis

### Technical Charting

- ▶ C<sup>2</sup> chart (Customisable & Comprehensive)

### Brokers' Call

### Intrinsic Value Calculator

### FactSheet

- ▶ Key Stock Information
- ▶ Ownership
- ▶ Consensus Estimates
- ▶ Annual Report
- ▶ Historical Price
- ▶ Insider Trades

## What's new on WebPro (Stable Release 12.1.0)

In our effort to keep our platform at the forefront of trading technology, we have added on some new features onto our C2 Chart in WebPro

### ADDITIONAL NEW FEATURES:

- ▶ Anchor selector for AVWAP, PVAT, and PAV indicators
- ▶ Volume profile indicator by date range
- ▶ Moving Average Cross indicator
- ▶ Guppy Multiple Moving Average (GMMA) indicator
- ▶ GoNoGo Trend Signal indicators
- ▶ SignalIQ

So what are you waiting for? Head to our platform today and check out our new trading chart features and indicators. We're confident that you'll love the improvements we've made and that they'll help you become a more successful trader.

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**DEFINITION** Company revenue is growing and making good quality of earnings with positive Free Cash Flow.

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



ShareInvestor WebPro > Screener > Market Screener (FA & TA) > select SGX > add criteria

**A. Criteria**

1. Fundamental Analysis Conditions tab >select (i) Free Cash Flow, (ii) Revenue Growth, (iii) Gross Profit (Earnings) Margin, (iv) Quality of Earnings, (v) Total Shareholder Returns, > click Add Criteria
2. Fundamental Analysis Conditions tab >select (vi) Total Shareholder Returns > click Add Criteria

**B. Conditions (Criteria Filters)**

1. Free Cash Flow - select (more than) type (1) for the past select (1) financial year(s)
  2. Revenue Growth - select (more than) type (1) for the past select (1) financial year(s)
  3. Gross Profit (Earnings) Margin - select (more than) type (30) % for the past select (1) financial year(s)
  4. Quality of Earnings - select (more than) type (1) for the past select (1) financial year(s)
  5. Total Shareholder Return - select (more than) type (5) % for the past select (3) financial year(s)
  6. Total Shareholder Return - select (more than) type (5) % for the past select (5) financial year(s)
- > click Save Template > Create New Template type (Growth Companies) > click Create

- > click Save Template as > select Growth Companies > click Save
- > click Screen Now (may take a few minutes)
- > Sort By: Select (Revenue Growth) Select (Desc)
- > Mouse over stock name > Factsheet > looking for Total Shareholder Return



**Golden Energy (SGX: AUE)**



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-	+0.52 %
	10 Days	-	+0.52 %
	20 Days	-	-1.03 %
Medium Term Return	3 Months	-	+12.28 %
	6 Months	-	+24.68 %
	1 Year	-	+28.00 %
Long Term Return	2 Years	-	+478.31 %
	3 Years	-	+464.71 %
	5 Years	0.017	-0.005
Annualised Return	Annualised	-	+22.44 %



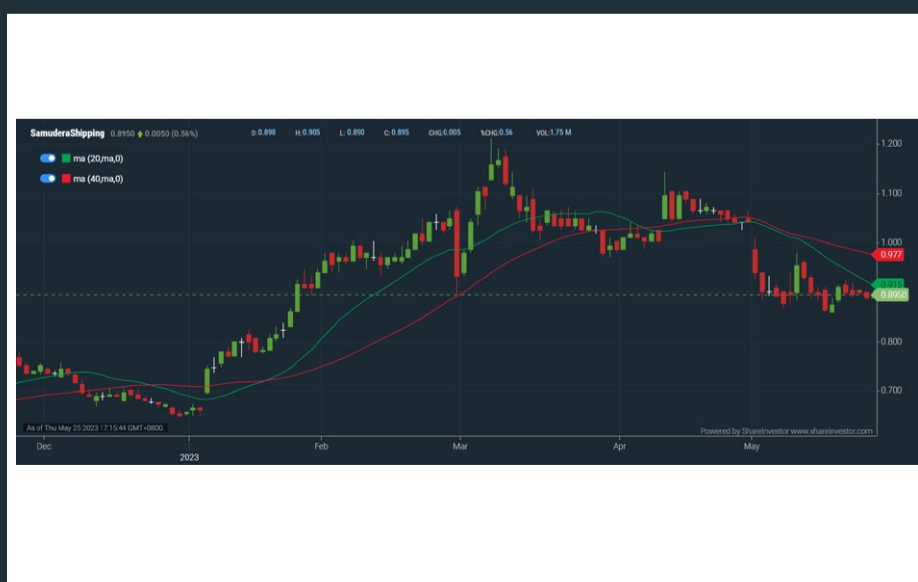
**Acesian Partners (SGX: 5FW)**



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-	-3.61 %
	10 Days	-	-6.78 %
	20 Days	-	-5.17 %
Medium Term Return	3 Months	-	-9.84 %
	6 Months	-	+27.91 %
	1 Year	-	-
Long Term Return	2 Years	-	+292.86 %
	3 Years	-	+685.71 %
	5 Years	-	+205.56 %
Annualised Return	Annualised	-	+25.03 %



**SamuderaShipping (SGX: S56)**



Period	Dividend Received	Capital Appreciation	Total Shareholder Return	
Short Term Return	5 Days	-	+2.29 %	
	10 Days	-	-6.28 %	
	20 Days	0.250	-0.147	+9.88 %
Medium Term Return	3 Months	0.250	-0.147	+9.88 %
	6 Months	0.250	-0.155	+54.73 %
	1 Year	0.320	-0.307	+106.83 %
Long Term Return	2 Years	0.460	+0.690	+580.98 %
	3 Years	0.478	+0.809	+1496.51 %
	5 Years	0.486	-0.762	+938.35 %
Annualised Return	Annualised	-	+59.69 %	



# MAKE BETTER TRADING STRATEGIES with SHARE INVESTOR STATION



## 8 Markets Data

- ▶ Get access to data from Bursa, NYSE, Nasdaq, HKEX, SGX, IDX, SET & ASX

## Dynamic Chart

- ▶ Candlestick Pattern Recognition
- ▶ 111 Indicators
- ▶ 39 Drawing Tools
- ▶ Performance Comparison Chart

## Intraday Data

- ▶ Market Depth
- ▶ Trade Summary Matrix & Chart
- ▶ Times & Sales
- ▶ Intraday Market Ticker

## Market Screener

- ▶ 96 criteria ranging from FA, TA, Consensus Estimate
- ▶ Real-time Data

## Power Frame

- ▶ Combining few Dynamic Charts together with intraday information in one frame

## Technical Analysis

## Fundamental Analysis

### Financial Analysis Statement

- ▶ Profit & Loss
- ▶ Balance Sheet
- ▶ Cash Flow Statement
- ▶ More than 20 Financial Ratios
- ▶ Dividend Analysis

### FactSheet

- ▶ Key Stock Information
- ▶ Ownership
- ▶ Consensus Estimates
- ▶ Annual Report
- ▶ Historical Price
- ▶ Insider Trades

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(Valued at SGD\$52.40)





**DEFINITION** Share price of a company trading at a lower price as compared to its fundamentals (FA) such as financial performance and dividend, allowing it to be attractive to value investors.  
**CHART GUIDE** Total Shareholder Return (TSR) combines share price appreciation and dividend distributions paid to show the total return to the shareholder expressed as a percentage.



ShareInvestor WebPro > Screener > Market Screener (FA & TA) > select SGX > add criteria

**A. Criteria**

- > click Add Criteria
- Fundamental Analysis Conditions tab (i) Price Earnings Ratio
- Fundamental Analysis Conditions tab >select (ii) CAGR of Net Earnings
- Fundamental Analysis Conditions tab >select (iii) Net Debt To Equity
- Fundamental Analysis Conditions tab >select (iv) Return On Equity (ROE)

**B. Conditions**

1. Price Earnings Ratio - select (less than) type (15) times now
2. CAGR of Net Earnings - select (more than) type (10) % for the past type (3) financial year(s)
3. Net Debt To Equity - select (less than) type (1) for the past select (1) financial year(s)
4. Return On Equity (ROE) - select (more than) type (10) % for the past select (1) financial year(s)

- > click Save Template > Create New Template type (Value Stock) > click Create
- > click Save Template as > select Value Companies > click Save
- > click Screen Now (may take a few minutes)
- > Mouse over stock name > Factsheet > looking for Total Shareholder Return
- > Mouse over stock name > Charts > click C2 Charts tab



China Intl (SGX: BEH)

ANALYSIS



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	0.010	+0.011
	10 Days	0.010	+0.013
	20 Days	0.010	+0.019
Medium Term Return	3 Months	0.010	+0.010
	6 Months	0.010	+0.012
	1 Year	0.010	-0.042
Long Term Return	2 Years	0.010	-0.155
	3 Years	0.040	-0.089
	5 Years	0.040	-0.287
Annualised Return	Annualised	-	-



SamuderaShipping (SGX:S56)

ANALYSIS



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-	-0.014
	10 Days	0.005	-0.008
	20 Days	0.005	-0.003
Medium Term Return	3 Months	0.005	+0.016
	6 Months	0.005	+0.013
	1 Year	0.008	+0.009
Long Term Return	2 Years	0.000	+0.015
	3 Years	0.008	+0.035
	5 Years	0.008	-0.040
Annualised Return	Annualised	-	-



Straits Trading (SGX:S20)

ANALYSIS

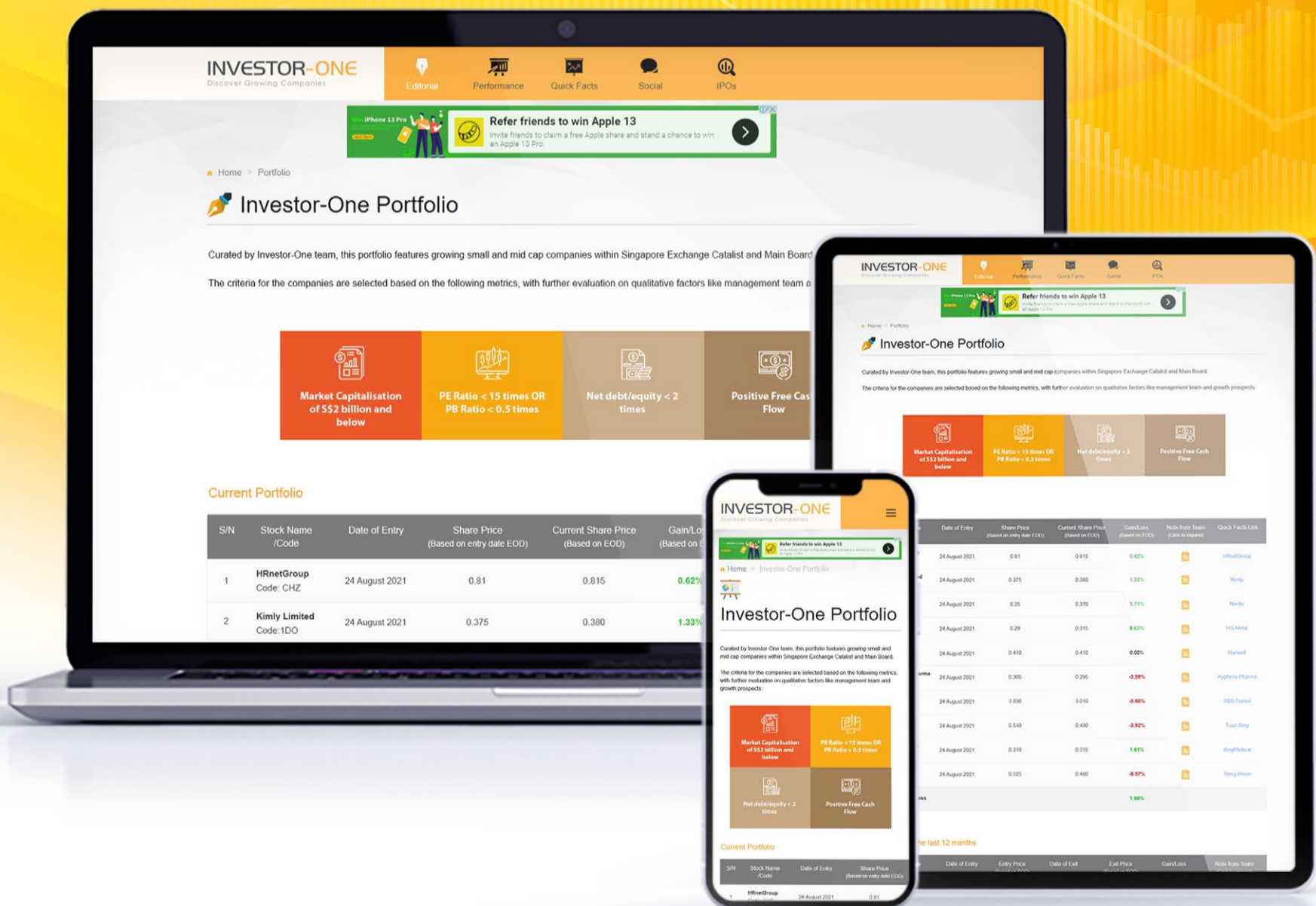



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-	-0.003
	10 Days	0.001	+0.002
	20 Days	0.001	-0.002
Medium Term Return	3 Months	0.001	-0.016
	6 Months	0.001	-0.005
	1 Year	0.001	-0.001
Long Term Return	2 Years	0.001	+0.070
	3 Years	0.001	+0.089
	5 Years	0.001	+0.074
Annualised Return	Annualised	-	-

# INVESTOR-ONE PORTFOLIO

Curated and managed by the Investor-One team under ShareInvestor, this **free-to-access** portfolio will feature local small and mid-cap companies within Singapore Exchange's Mainboard and Catalyst.

Join us on the journey and watch as we manage a locally vested portfolio with a **fund of \$100,000**.



 **ENTER PORTFOLIO** >





# INVESTOR-ONE

Discover Growing Companies

## Investor-One Portfolio

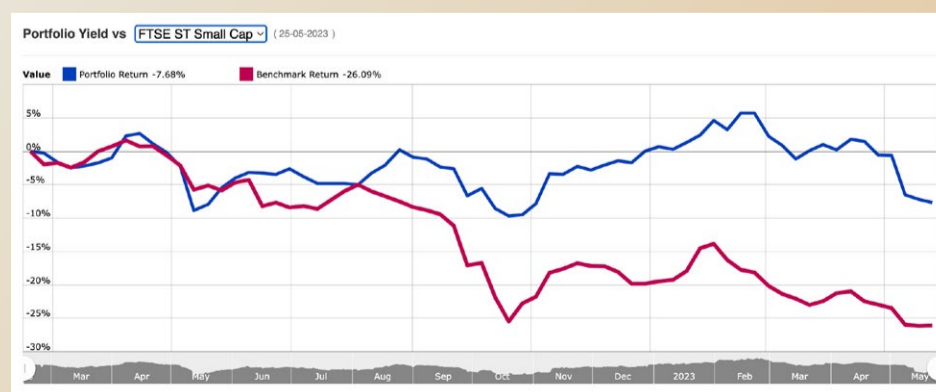
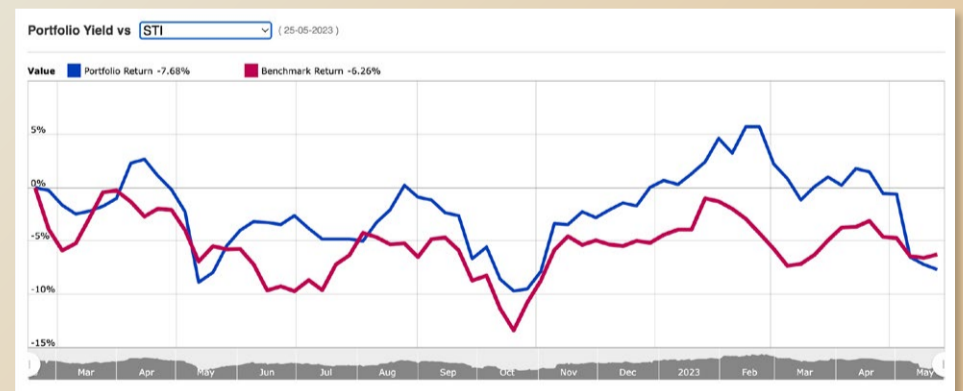
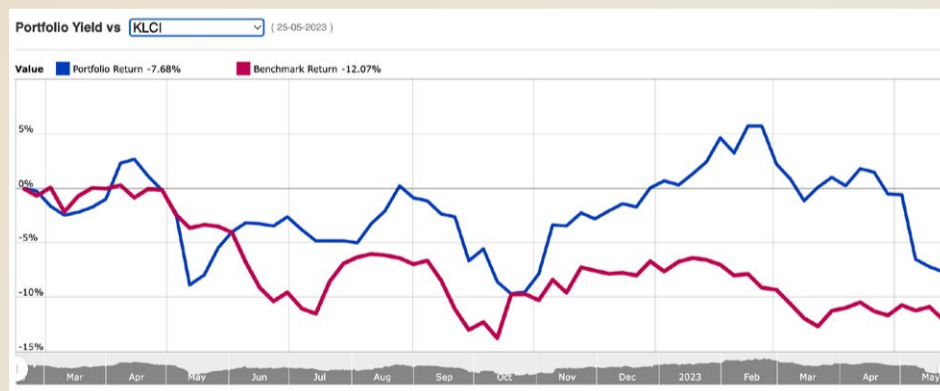
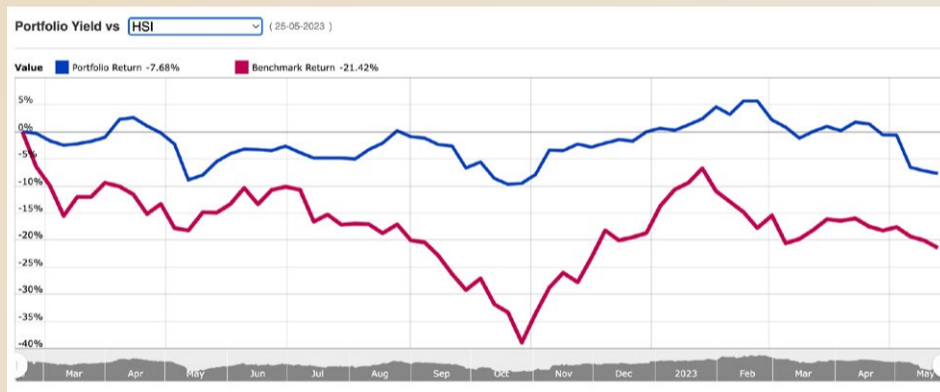
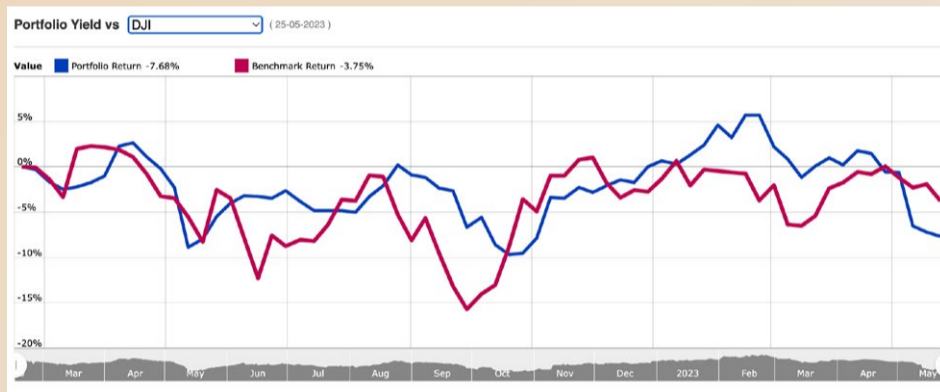
Curated by Investor-One team, this portfolio features growing small and mid cap companies within Singapore Exchange Catalist and Main Board.

The criteria for the companies are selected based on the following metrics, with further evaluation on qualitative factors like management team and growth prospects:

 <p>Market Capitalisation of S\$3 billion and below</p>	 <p>PE Ratio &lt; 15 times OR PB Ratio &lt; 0.5 times</p>
 <p>Net Debt/Equity &lt; 2 times</p>	 <p>Positive Free Cash Flow</p>

**-0.7%** Total Return

ROI(%)	YTD(%)	Value	P/L	Dividend	P/L + Dividend	Cash	Currency
-0.71	-2.43	51,271	-5,792	5,083	-709	48,020	SGD



**Note:** The Portfolio Return indicated in the chart does not include dividend income, as opposed to Total Return that is inclusive of Dividend Income.

continued on next page...

## INVESTOR-ONE

Discover Growing Companies

## Summary ( 25-05-2023 )

Open Positions

Unrealized P/L ↓ -2,892

Name↑	Weightage	Entry	Last	Chg	Share	P/L	Div	P/L + Div	Cost	Value
Geo Energy Res	17.01%	0.31	0.27	-0.005 (-1.82%)	32300	-1,292 (-12.90%)	1,292	-	10,013	8,721
Hock Lian Seng	10.14%	0.29	0.26	-0.01 (-3.70%)	20000	-600 (-10.34%)	450	-150	5,800	5,200
HRnetGroup	29.84%	0.77	0.765	-	20000	-100 (-0.65%)	1,400	1,300	15,400	15,300
Hyphens Pharma	27.79%	0.3	0.285	-0.015 (-5.00%)	50000	-750 (-5.00%)	890	140	15,000	14,250
Kimly	6.63%	0.4	0.34	-	10000	-600 (-15.00%)	168	-432	4,000	3,400
Nordic	8.58%	0.395	0.44	-0.01 (-2.22%)	10000	450 (11.39%)	283	733	3,950	4,400

## Summary ( 25-05-2023 )

Closed Positions

Realized Profit ↓ -2,900

Name↑	Avg Buy	Avg Sell	Shares	Comm	P/L	P/L + Div	Proceeds
HG Metal	0.375	0.34	10000	-	-350	50	3,400
InnoTek	0.735	0.48	10000	-	-2,550	-2,350	4,800

## Transaction ( 25-05-2023 )

Action	Stock	Price	Shares	Exchange Rate	Comm	Amount	Date↓	Notes
<span style="color: red;">Sell</span>	HG Metal	0.340	10000	N/A	0.00	3,400	13 Mar 2023	-
<span style="color: red;">Sell</span>	InnoTek	0.480	10000	N/A	0.00	4,800	13 Mar 2023	-
<span style="color: green;">Buy</span>	Geo Energy Res	0.310	32300	N/A	0.00	10,013	13 Mar 2023	-
<span style="color: green;">Buy</span>	HRnetGroup	0.770	20000	N/A	0.00	15,400	16 Feb 2022	-
<span style="color: green;">Buy</span>	Kimly	0.400	10000	N/A	0.00	4,000	16 Feb 2022	-
<span style="color: green;">Buy</span>	HG Metal	0.375	10000	N/A	0.00	3,750	16 Feb 2022	-
<span style="color: green;">Buy</span>	InnoTek	0.735	10000	N/A	0.00	7,350	16 Feb 2022	-
<span style="color: green;">Buy</span>	Nordic	0.395	10000	N/A	0.00	3,950	16 Feb 2022	-
<span style="color: green;">Buy</span>	Hyphens Pharma	0.300	50000	N/A	0.00	15,000	16 Feb 2022	-
<span style="color: green;">Buy</span>	Hock Lian Seng	0.290	20000	N/A	0.00	5,800	16 Feb 2022	-
<span style="color: orange;">Cash</span>	Deposit	-	-	N/A	-	100,000	15 Feb 2022	-

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## INVESTOR-ONE

Discover Growing Companies

## Dividend ( 25-05-2023 )

YTD

SGD 2623.60

TRAILING 12 MONTHS

SGD 3221.80

2022

SGD 2459.20

Stock	Ex-Date	Payable Date	Amt	Amt(SGD)	Total
Kimly	27 Jun 2023	14 Jul 2023	SGD 0.0056	0.0056	56
Geo Energy Res	29 May 2023	08 Jun 2023	SGD 0.0050	0.0050	161.50
Hyphens Pharma	09 May 2023	24 May 2023	SGD 0.0111	0.0111	555
Geo Energy Res	08 May 2023	17 May 2023	SGD 0.0400	0.0400	1292
Hock Lian Seng	07 May 2023	19 May 2023	SGD 0.0100	0.0100	200
Nordic	07 May 2023	17 May 2023	SGD 0.0091	0.0091	90.60
HRnetGroup	03 May 2023	12 May 2023	SGD 0.0187	0.0187	374
Kimly	26 Jan 2023	08 Feb 2023	SGD 0.0112	0.0112	112
HRnetGroup	28 Aug 2022	06 Sep 2022	SGD 0.0213	0.0213	426
Nordic	16 Aug 2022	02 Sep 2022	SGD 0.0116	0.0116	116.20
Kimly	29 Jun 2022	15 Jul 2022	SGD 0.0056	0.0056	56
Hyphens Pharma	11 May 2022	25 May 2022	SGD 0.0067	0.0067	335
InnoTek	10 May 2022	25 May 2022	SGD 0.0200	0.0200	200
Hock Lian Seng	08 May 2022	20 May 2022	SGD 0.0125	0.0125	250
HRnetGroup	08 May 2022	18 May 2022	SGD 0.0300	0.0300	600
Nordic	05 May 2022	17 May 2022	SGD 0.0015	0.0015	15.20
Nordic	05 May 2022	17 May 2022	SGD 0.0061	0.0061	60.80
HG Metal	05 May 2022	20 May 2022	SGD 0.0400	0.0400	400

This portfolio is managed by Investor-One research team, under ShareInvestor.

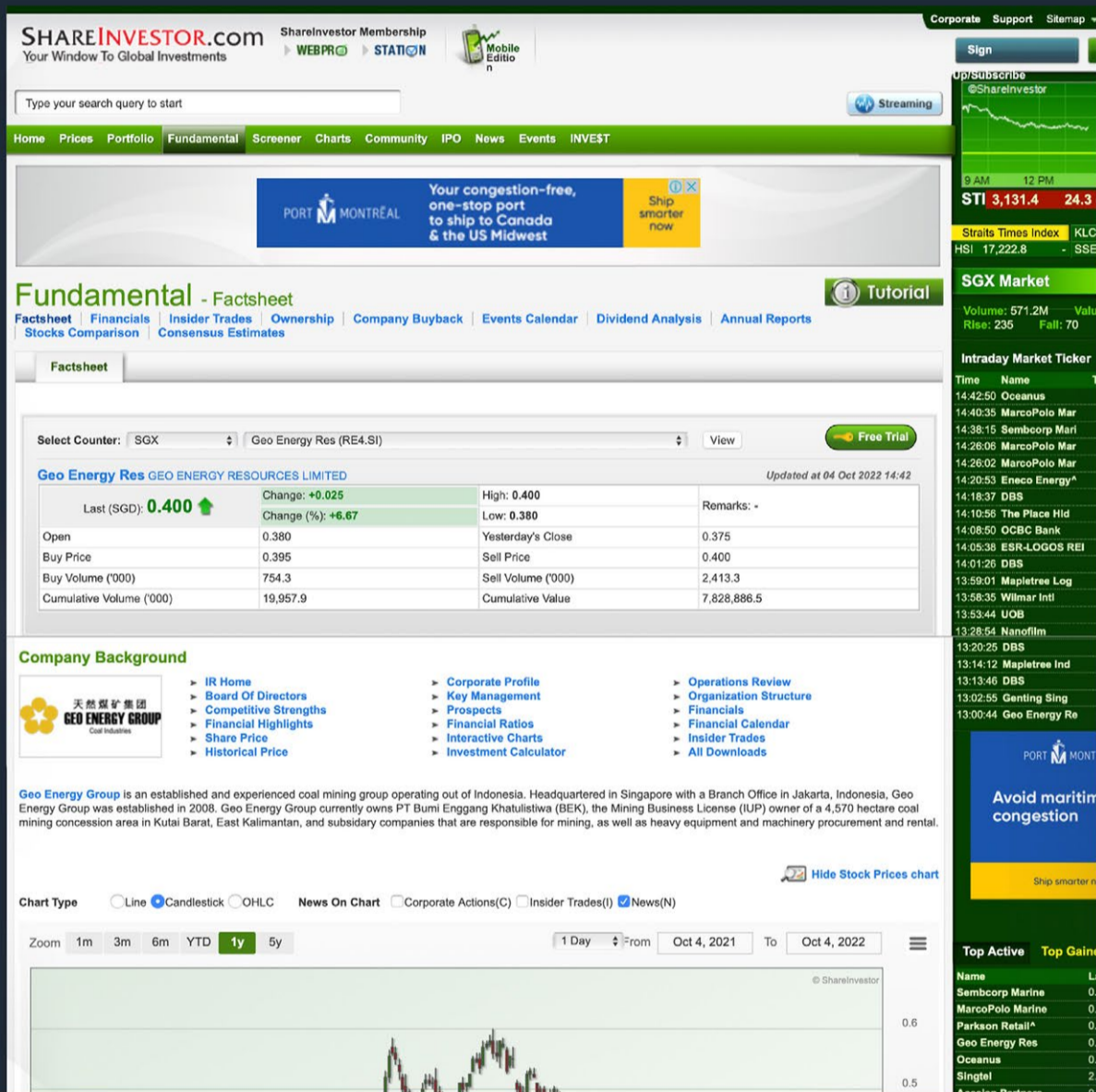
## Disclaimer:

1. The Investor-One portfolio is aggregated for educational and illustration purposes only. It is curated based on fixed financial parameters as indicated above. The investor-one team select their stocks solely base on the these fixed parameters. The featured companies are for information only and does not constitute investment advice.
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## INVESTOR EDUCATION

# Decoding the Impact of Interest Rates on REITs: A Fresh Perspective

Vincent Wong, Investor-One / Thu, May 18, 7:00 PM



**"Interest rates are to asset prices like gravity is to the apple. They power everything in the economic universe." - Warren Buffett**

As the sun predictably ushers in a new day, an uptick in the Federal Reserve's funds rate undeniably drives both the cost of borrowing and the risk-free yield upward. The common understanding is that a higher interest rate impacts the performance of REITs because they must trim their dividend due to the increased need to pay more interest to their creditors. Furthermore, investors demand a higher yield from REITs since the risk-free alternative, such as Singapore Savings Bonds, sees an increase concurrently.

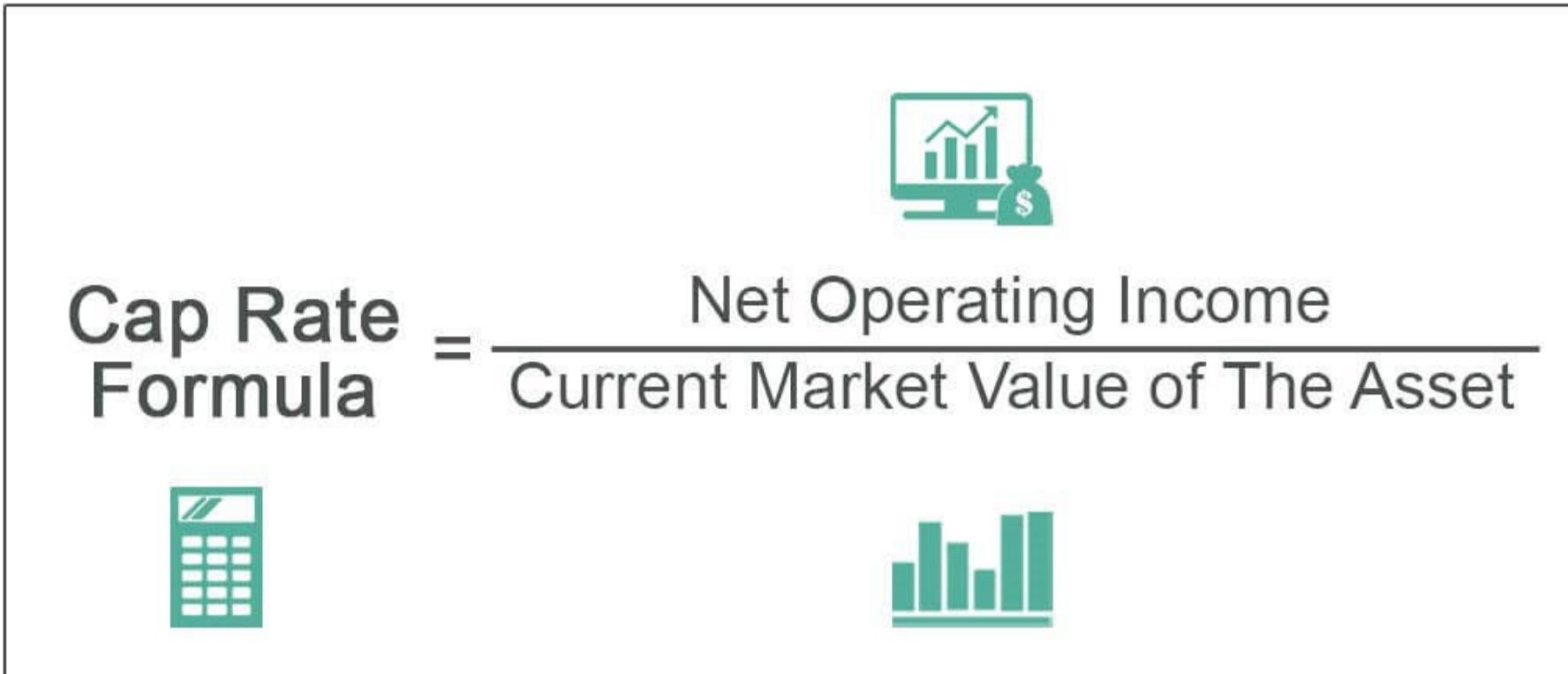
However, there's also a lesser-known metric known as the capitalization rate, or 'cap rate,' which is significantly influenced by these interest rate changes, affecting the property prices in a REIT's portfolio.

*continued on next page...*



continued... [Decoding the Impact of Interest Rates on REITs: A Fresh Perspective]

## Decrease in Valuation of the REITs' Properties



The diagram illustrates the Cap Rate Formula. On the left, the text "Cap Rate Formula" is accompanied by a calculator icon. To its right is an equals sign followed by a fraction. The numerator is "Net Operating Income" with a bar chart icon above it. The denominator is "Current Market Value of The Asset" with a bar chart icon below it. The entire formula is enclosed in a rectangular box.

$$\text{Cap Rate Formula} = \frac{\text{Net Operating Income}}{\text{Current Market Value of The Asset}}$$

Source: WallStreetMojo

Think of it like this - if you bought a property outright with no loan, the cap rate is roughly the percentage of the original price you would earn in one year (excluding factors like property appreciation).

The difference between interest rates and cap rates is known as the 'risk premium'. This represents the compensation investors or properties owners would receive for taking on the risk by acquiring the asset in comparison to a risk-free investment, normally US-treasury bonds. The percentile difference between the cap rates for properties and risk-free assets is known as the "spread".

This is one of the reasons why many REITs are suffering as the values of their properties decrease. The cap rate is a common tool used to estimate the market value of these properties. When cap rates in the market are increasing (due to higher interest rates), the value of these properties would decrease.

It does not only affect the paper loss for the income statement, but also materially affects the selling price of the REIT's properties.

continued on next page...

continued... [Decoding the Impact of Interest Rates on REITs: A Fresh Perspective]

## An Example

Imagine you're a buyer that is examining a property that generates an annual net operating income (NOI) of S\$200,000. This property is currently on the market for S\$2,500,000.

To find the cap rate, you'd divide the NOI by the property's price. So, in this case:

$$\text{S\$}200,000 / \text{S\$}2,500,000 = 8\%$$

That 8% is your cap rate.

Now, let's say interest rates rise, property buyers become more cautious, liquidity dried up etc.. and that caused the cap rates for similar properties increase to 10% for higher return to compensate for the risk that they took.

If the same property's NOI still remains at S\$200,000, to provide the higher 10%, your property's value needs to decrease. To find the new valuation, you'd need to divide the NOI by the new cap rate:

$$\text{S\$}200,000 / 0.10 = \text{S\$}2,000,000$$

So, you might only bid for the property at the price of S\$2,000,000 instead of the initial valuation of S\$2,500,000 after the increase in cap rate from 8% to 10%.

## But should you shy away from REITs?



continued on next page...

continued... [Decoding the Impact of Interest Rates on REITs: A Fresh Perspective]

### Cumulative index performance



Source: FTSE Russell, data as of March 31, 2018. Past performance is no guarantee of future results. Please see our disclaimers for important legal disclosures.

Firstly, historical data has shown that REITs could still possibly perform well in a rising interest rate environment if the housing market are favourable. During the 2004-2006 period when the Fed increased the federal funds rate from 1% to 5.25%, the FTSE NAREIT All REITs Index produced a cumulative total return of 78.3%. Yes, that is mostly because of the properties bubble, but then after the crash the REITs recover quickly, showing resilience.

“

*More than any other time in the last decade, we believe investors need a nuanced real estate strategy to position themselves for more alpha opportunities as dispersion increases. While inflation can be a friend to real estate, the best friend to a real estate portfolio is balance—for bolstering the ability to outperform regardless of the macroeconomic environment.”*

— Goldman Sachs

Secondly, investors can turn to a bottom-up analysis. This approach involves digging deep into the individual assets within a REIT portfolio rather than focusing primarily on macroeconomic trends. By evaluating portfolios of the REITs. Look closely to the disclosures, the quality of the properties and leases can be judged from metrics such as retention rates

continued on next page...

continued... [Decoding the Impact of Interest Rates on REITs: A Fresh Perspective]

and if the leases are subject to rentals increase in accordance with inflation index.

Another key consideration for investors is ESG. It is not some intangible ideology; it is real business with material value to investors. Huge institutional investors like Blackrock or sovereign funds have strict rules to comply with in terms of which investment product they could invest based on ESG criteria. Investing in a company higher emphasis on sustainability can help ensures demand for the REITs from big boys.

## Conclusion

The question of whether to sell REITs during a high interest rate environment is not a simple one. Yes, higher interest rates generally pressure REITs because they increase borrowing costs and can lead to a devaluation of properties through higher cap rates. However, many other factors also come into play. For instance, the general health of the housing market, the specific qualities of a given REIT's portfolio, and the REIT's ESG stance can all be critical determinants of its performance in a high interest rate environment.

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# TOP SIGNIFICANT INSIDER ACTIVITY

Data extracted from WebPro,  
accurate as at yesterday



Effective Change Date (Notice Date)	Stock Name	Buyer / Seller Name (Classification <sup>a</sup> )	Security Types <sup>b</sup>	Acquired / (Disposed) ['000]			Price	Closing Price <sup>d</sup>	No. of Shares After Trade ['000]			
				Direct	Deemed	Total			Direct	Deemed	Total	% Held <sup>c</sup>
22 May 2023 (24 May 2023)	AEM SGD	Pandanus Associates Inc. [SSH]	S/U		150	150		3.180		17,284	17,284	5.600
22 May 2023 (24 May 2023)	AEM SGD	Fidelity Funds [SSH]	S/U	150		150		3.180	15,577		15,577	5.040
22 May 2023 (24 May 2023)	AEM SGD	FIL Financial Services Holdings Limited [SSH]	S/U		150	150		3.180		17,284	17,284	5.600
22 May 2023 (24 May 2023)	AEM SGD	FIL Limited [SSH]	S/U		150	150		3.180		17,284	17,284	5.600
22 May 2023 (24 May 2023)	AEM SGD	Pandanus Partners L.P. [SSH]	S/U		150	150		3.180		17,284	17,284	5.600
24 May 2023 (24 May 2023)	MDR Limited	Ong Siow Fong [Dir/CEO]	S/U	50		50	0.072	0.077	2,142		2,142	0.240
23 May 2023 (24 May 2023)	MDR Limited	Ong Siow Fong [Dir/CEO]	S/U	56		56	0.072	0.072	2,092		2,092	0.240
23 May 2023 (24 May 2023)	TSH	Chua Khoon Hui [Dir/CEO]	S/U	5		5	0.100	0.100	6,505		6,505	14.670
24 May 2023 (24 May 2023)	Prime US ReitUSD	Prime US REIT Management Pte. Ltd. [Tm/Rp]	S/U	3,217		3,217	0.421	0.230	10,736		10,736	0.904
19 May 2023 (24 May 2023)	IHH	EMPLOYEES PROVIDENT FUND BOARD [SSH]	S/U	-1,782		-1,782		1.740	906,723		906,723	10.295
24 May 2023 (24 May 2023)	CapLand IntCom T	CapitaLand Integrated Commercial Trust Management Limited [Tm/Rp]	S/U	2,964		2,964		2.020	61,864		61,864	0.930
24 May 2023 (24 May 2023)	CapLand IntCom T	CapitaLand Integrated Commercial Trust Management Limited [Tm/Rp]	S/U	-2,964		-2,964	1.9315	2.020	58,899		58,899	0.880
22 May 2023 (24 May 2023)	Venture	BlackRock, Inc. [SSH]	S/U		-73	-73		15.210		17,416	17,416	5.980
24 May 2023 (24 May 2023)	Sing Inv & Fin	QUAN WAI YEE [Dir/CEO]	S/U		-5	-5		1.030		19	19	0.008
19 May 2023 (24 May 2023)	NetLink NBN Tr	M&G Group Regulated Entity Holding Company Limited [SSH]	S/U		-571	-571	0.8924	0.900		272,745	272,745	6.990
19 May 2023 (24 May 2023)	NetLink NBN Tr	M&G Group Limited [SSH]	S/U		-571	-571	0.8924	0.900		272,745	272,745	6.990
19 May 2023 (24 May 2023)	NetLink NBN Tr	M&G FA Limited [SSH]	S/U		-571	-571	0.8924	0.900		272,745	272,745	6.990
19 May 2023 (24 May 2023)	NetLink NBN Tr	M&G Investment Management Limited [SSH]	S/U		-571	-571	0.8924	0.900		272,745	272,745	6.990
19 May 2023 (24 May 2023)	NetLink NBN Tr	M&G Plc [SSH]	S/U		-571	-571	0.8924	0.900		272,745	272,745	6.990
23 May 2023 (24 May 2023)	Darco Water Tech	Wang Zhi [Dir/CEO]	S/U	112		112		0.105	43,477		43,477	46.340
23 May 2023 (23 May 2023)	OIO	YUSAKU MISHIMA [Dir/CEO]	R/O/W	600		600		0.100				
22 May 2023 (23 May 2023)	Prudential USD	James Turner [Dir/CEO]	S/U			250	HKD 111.68	10.030				
22 May 2023 (23 May 2023)	Prudential USD	Solmaz Altin [Dir/CEO]	S/U			160	HKD 109.9	10.030				
22 May 2023 (23 May 2023)	Prudential USD	Dennis Tan [Dir/CEO]	S/U			147	HKD 109.9	10.030				
22 May 2023 (23 May 2023)	Prudential USD	Lilian Ng [Dir/CEO]	S/U			256	HKD 109.9	10.030				
22 May 2023 (23 May 2023)	Prudential USD	Anil Wadhvani [Dir/CEO]	S/U			33	HKD 109.9	10.030				
22 May 2023 (23 May 2023)	Prudential USD	Avnish Kalra [Dir/CEO]	S/U			100	HKD 109.9	10.030				
22 May 2023 (23 May 2023)	Prudential USD	Catherine Chia [Dir/CEO]	S/U			9	HKD 108	10.030				
19 May 2023 (23 May 2023)	Prudential USD	Dennis Tan [Dir/CEO]	S/U			97		10.030				
19 May 2023 (23 May 2023)	Prudential USD	Lilian Ng [Dir/CEO]	S/U			-210		10.030				

Access WebPro to view more insider trades

## COMPANY SPOTLIGHT

# Why Did This Stock Went Up 20%+ Today?

Vincent Wong, Investor-One / Mon, May 22, 6:00 PM

+0.023 (23.23%) ↑ today



On December 6th, a Singapore crane service provider, Hiap Tong, secured a 5-year contract with ExxonMobil, a global titan in the oil and gas industry. This achievement marks a significant recovery milestone for Hiap Tong, which had faced numerous challenges during the pandemic.

Moreover, according to its FY22's annual report, the company boasted a diversified customer base of over 300 clients. Among these notable clients are prominent industry names such as Seatrimum, ExxonMobil Asia Pacific, Sankyu, and GS Engineering and Construction.

Then, last Friday, the company release a profit guidance that expects Hiap Tong to record a significantly higher net profit after tax for FY2023 as compared to last financial year.

As a result of this positive development, the company's stock price jumped 22.22% on 22nd of May. It has also recovered from its 52-week low of 0.050, soaring to a 52-week high of 0.12. This represents an impressive price increase of over 140%.

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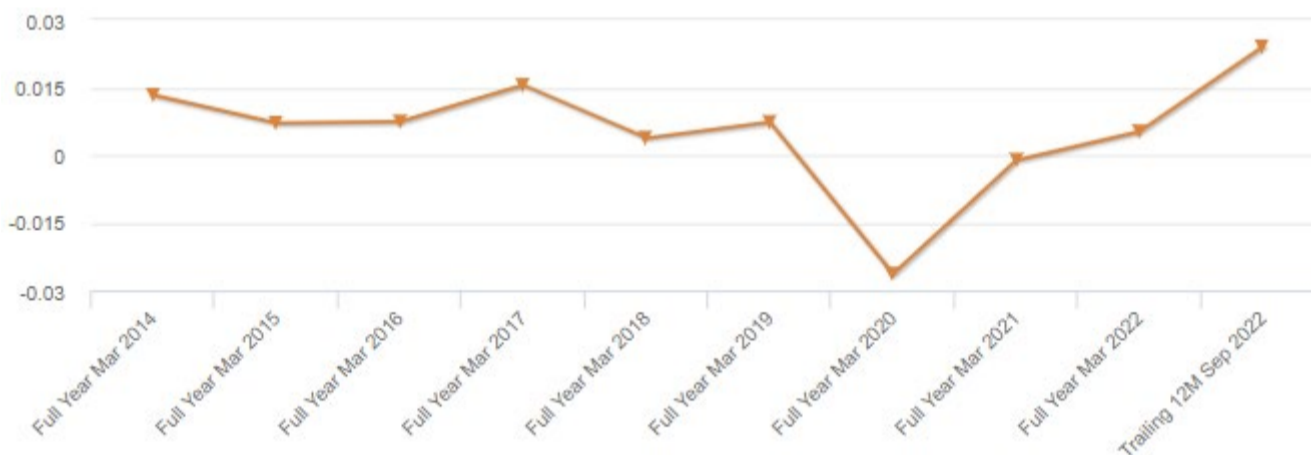
continued... [Why Did This Stock Went Up 20%+ Today?]



Hiap Tong's Historical P/E Ratio | Source: ShareInvestor WebPro

The higher net profit after tax for FY2023 was primarily due to new construction projects under the lifting and haulage segment and the full resumption of business operations in Singapore and Malaysia following the COVID-19 situation.

The company's revenue for the trailing 12 months (TTM) ending in March 2022 was SGD 85,224, with a gross profit of SGD 20 million. This signifies an astonishing growth of 192% compared to the SGD 7 million in FY 2022. Based on the 1st Half result, Hiap Tong is projected to reach its highest earnings in the last decade in FY2023. A picture containing line, plot, diagram, slope



Hiap Tong's Historical EPS | Source: ShareInvestor WebPro

## What are the rewards?

Despite the increase in share price, it is still trading at a TTM P/E ratio of less than 5. This is significantly lower than the SGX average of P/E ratio of 8, suggesting that the stock may be undervalued.

In addition, as the company suggests, there will be a significant increase in profit for the second half of FY2023, meaning that the P/E at the current price is likely to be even lower than now. In the future, if the company could be competitive in winning contracts and maintain its earnings, it would

continued on next page...

continued... [Why Did This Stock Went Up 20%+ Today?]

surely be a lucrative investment at the current price because the magnitude of the price increase due to P/E expansion could be significant.

## What are the risks?

However, it's crucial to remember that a low P/E ratio doesn't always indicate a good investment. There are still potential risks:

## Still Negative Free Cash Flow (FCF)

If you have read the [previous article about IFRS16 in Investor-one](#), you might notice that the company is actually still weak in terms of FCF because its net cash from operating activities could be overstated. This overstatement stems from the way leases are accounted for within the cash flows from financing activities instead of the cash flow from operating activities.

### Condensed Interim Consolidated Statement of Cash Flows

Note	Group	
	6 months ended 30 September 2022	6 months ended 30 September 2021
	\$'000	\$'000
<b>Cash flows from operating activities</b>		
Profit/(loss) for the period	5,593	(211)
Adjustments for:		
Depreciation	7,410	6,808
Gain on disposal of property, plant and equipment	(170)	(67)
Net change in fair value of investment properties	700	-
Net change in fair value of financial derivatives	(318)	5
Provision/(reversal) for loss allowances on trade and other receivables	2,602	(137)
Impairment losses on property, plant and equipment	24	-
Interest expense	959	910
Interest income	-*	(1)
Tax expense	1,406	84
	<b>18,206</b>	<b>7,391</b>
Changes in:		
Trade and other receivables	(5,028)	2
Trade and other payables	(2,330)	(1,419)
Income tax paid	(142)	-
<b>Net cash from operating activities</b>	<b>10,706</b>	<b>5,974</b>
<b>Cash flows from investing activities</b>		
Acquisition of property, plant and equipment	(1,068)	(999)
Interest received	-*	1
Proceeds from sale of property, plant and equipment	445	72
<b>Net cash used in investing activities</b>	<b>(623)</b>	<b>(926)</b>
<b>Cash flows from financing activities</b>		
Interest paid	(959)	(910)
Payments of lease liabilities	(7,321)	(6,952)
Proceeds from loans and borrowings	2,000	4,300
Repayment of loans and borrowings	(4,429)	(4,834)
<b>Net cash used in financing activities</b>	<b>(10,709)</b>	<b>(8,396)</b>

\* Amount less than \$1,000

continued on next page...



continued... [Why Did This Stock Went Up 20%+ Today?]

### The Free Cash Flow could be calculated with:

Net Cash from operating activities - Capex – Lease liabilities = FCF

$$10,706 - 1,068 - 7,321 = 2,317$$

After the interest paid, the net FCF for the 6 months ended September would be SGD 1.3 million. In you're using the FCF model for your valuation, the company market price of SGD 36.9 million would be less attractive as the lack of cash flow compared to its earnings would limit Hiap Tong's capacity to reward shareholders in dividends.

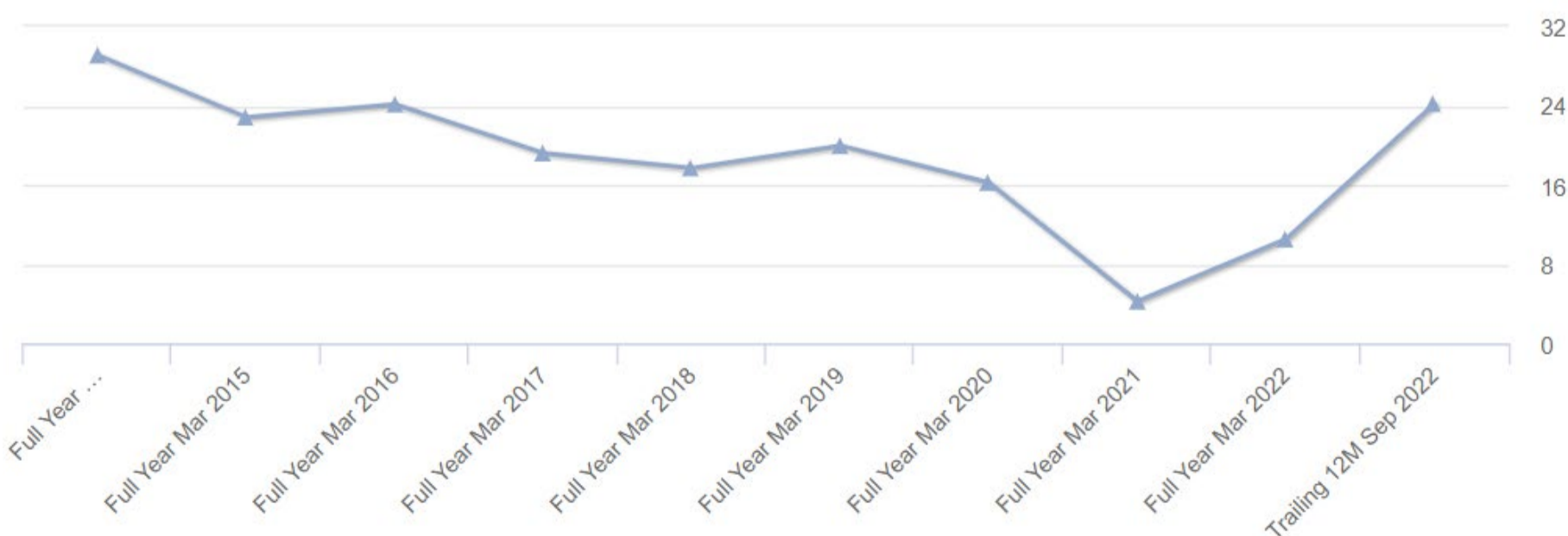
### Project-dependent Income

While Hiap Tong's impressive recovery signals promise, Investors must still consider the company's long-term prospects. Markets tend to offer lower multiples of P/E to non-recurring businesses due to uncertainty about future income.

### Labor Cost Pressures

Labor cost pressures can be a significant concern for industries with traditionally low margins, such as crane operations. In a place like Singapore, where the cost of living is high, labor costs can be particularly burdensome. This challenge can become even more pronounced considering the single-digit net margins that are common in this industry.

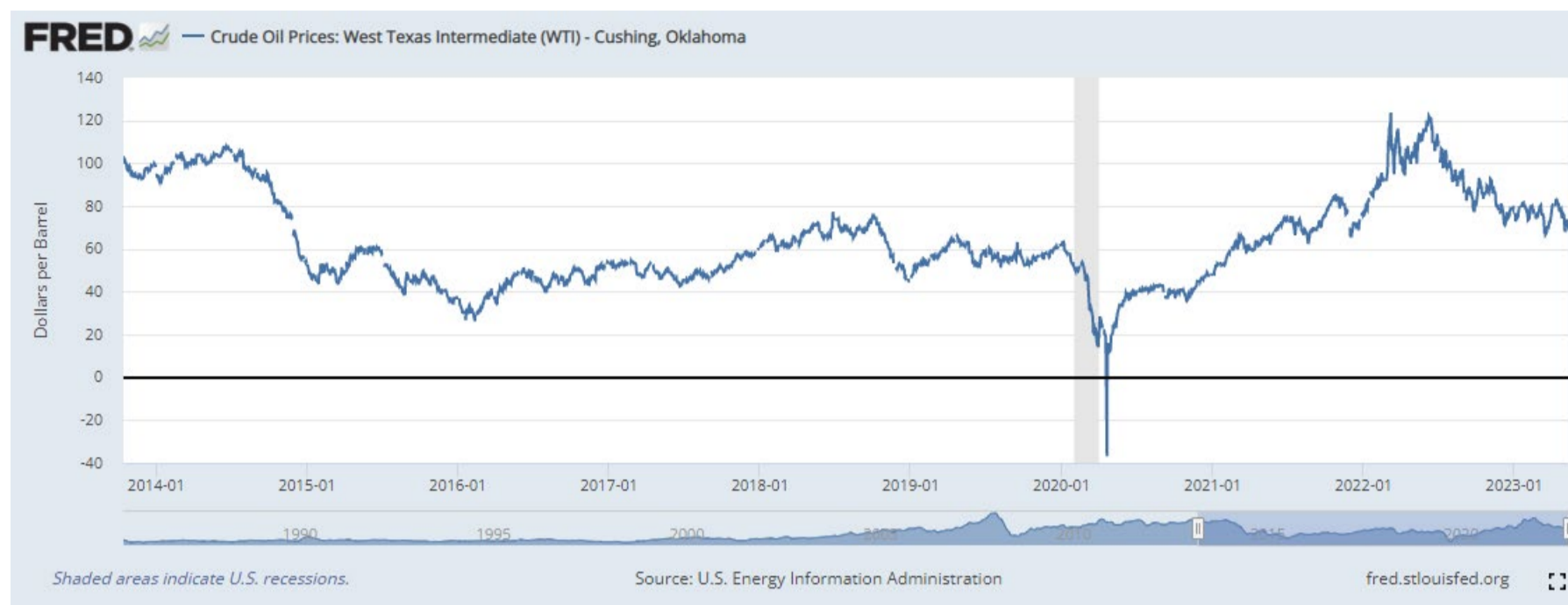
### Cyclical Market



Hiap Tong's Historical Gross Margins| Source: ShareInvestor WebPro

continued on next page...

continued... [Why Did This Stock Went Up 20%+ Today?]



WTI Crude Oil Price Chart | Source: FRED

As depicted in the two graphs above, there’s a robust correlation between the historical gross margins of Hiap Tong and WTI crude oil prices. This is because the company’s clients are predominantly cyclical commodity companies, making its business contingent on these clients’ Capex; It would increase when the commodity prices are high and vice versa.

## In Conclusion

Hiap Tong has demonstrated remarkable recovery, especially considering the challenging circumstances presented by the pandemic. It also suggests a potential undervaluation in the market based on its still low P/E ratio. Yet, as with all investments you make, it’s important to conduct comprehensive research about the company’s future prospect and have a good understanding of the stock’s risk and return.

To stay informed about the latest developments for small and mid-caps like Hiap Tong and gain access to comprehensive companies’ analysis, consider subscribing to our updates. Remember, investing is as much about understanding and managing risks as it is about spotting opportunities.

Learn how to identify Hot Stocks using Technical Analysis (TA) and Fundamental Analysis (FA)

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# IR Announcements



## Cromwell European REIT: Posts Strong 1Q 2023 Operational Performance.

Overall portfolio occupancy up 100 bps to 95.8% compared to pcp, with +6.7% rent reversion and 76.4% tenant retention rate. NPI up 3.6% versus pcp, largely driven by 15.7% NPI growth in the light industrial / logistics sector. 40.6% aggregate leverage, 5.0x interest coverage ratio, 84% hedged / fixed debt with no material refinancing until November 2024.

<http://cromwell.listedcompany.com/news.html/id/2439581>

## CapitaLand Ascendas REIT: Deepens Presence In one-north, Singapore With Acquisition Of Seagate's R&D Facility For S\$218.2 Million.

CapitaLand Ascendas REIT is pleased to announce the proposed acquisition of The Shugart, an integrated high-specification research and development facility and business park property from Seagate Singapore International Headquarters Pte Ltd. The Property is situated at 26 Ayer Rajah Crescent in the one-north district in Singapore. The purchase consideration for the Proposed Acquisition is S\$218.24 million.

<http://cpareit.listedcompany.com/news.html/id/2440217>



## Delfi: Update On The Group's First Quarter For The Financial Period Ended 31 March 2023.

The Group recorded strong Revenue growth and EBITDA performance in 1Q 2023, driven by robust growth in both Own Brands and Agency Brands, and across both Indonesia and Regional markets. Year-on-year, 1Q 2023 sales were up 20.8% and EBITDA up 24.5% as the team continued to capture higher consumer demand by driving growth of core strategic products as the post-COVID recoveries in key markets continued into 2023.

<http://delfilimited.listedcompany.com/news.html/id/2440408>

## Sarine: Macro-Economic Headwinds Continued To Impact Business Results In Q1 2023.

"Teething" issues, now rectified, with the new Meteorite Plus model impaired sales of capital equipment, resulting in a 12% drop in revenues sequentially from Q4 2022.

<http://sarine.listedcompany.com/news.html/id/2440454>



## ESR-LOGOS REIT: Announces Changes To Board Of Directors.

Appointment of Mr. Loi Pok Yen as Independent Non-Executive Director. Appointment of Mr. George Kian Teik Agethen as Non-Executive Director. Retirement of Dr. Leong Horn Kee as Independent Non-Executive Director and the various sub-committees after more than four years of service. Retirement of Mr. Wilson Ang as Non-Executive Director after more than four years of service.

<http://esr-logosreit.listedcompany.com/news.html/id/2439579>

## JUMBO: Records A 73.3% Increase in Revenue To S\$85.9 Million & A Net Profit Of S\$8 Million In 1H2023

Significant increase in revenue of 133.6% to \$70.2 million in 1H2023 compared to \$30.0 million in 1H2022 in the Group's core market, Singapore. Positive EBITDA of \$19.2 million in 1H2023 compared to \$5.4 million in 1H2022.

<http://jumbogroup.listedcompany.com/news.html/id/2439536>

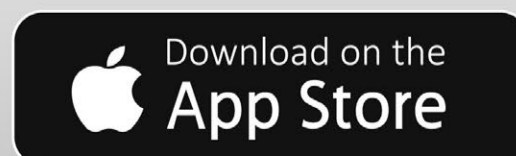


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# SHAREINVESTOR

## CAREER WITH US

ShareInvestor Singapore is a technology company with offices in the region. The company provides Online Investor Relations and Corporate Website Design services to public listed companies (B2B). It also offers Subscription (SAAS) and Investor Education to retail investors (B2C). More information about the company can be found at [www.shareinvestorholdings.com](http://www.shareinvestorholdings.com). We are looking for a suitably experienced, matured and dynamic candidate to join our Singapore operations.

**Position:**  
**Sales Manager**  
*Online Investor Relations  
& Website Design*

### **Job Responsibilities**

Reporting to the Director - Investor Relations, you will be:

- Responsible for the full sales cycle from initial client contact to presentation, contract negotiation and closing of sales.
- Responsible for identifying new clients and very comfortable with making calls for sales presentations.
- Assigned to manage existing client accounts and maintain excellent relationships for contract renewals and to up-sell new business solutions.
- Required to meet and exceed Quarterly & Annual sales targets and KPIs.
- Coordinating internal resources for service delivery and monitor clients' satisfaction to ensure quality of service fulfilment.
- Working as part of a dynamic sales team where high performance will be highly rewarded.

### **Job Requirements**

- Minimum 3-5 years of working experience in sales with strengths in writing, pitching, negotiating & closing sales.
- Degree/Diploma in any discipline.
- Knowledge in Investor Relations (IR) and/or Public Relations (PR) will be an advantage.
- Independent and career minded.
- Results oriented and performance driven.
- Possess good interpersonal and communication skills.

### **Compensation scheme**

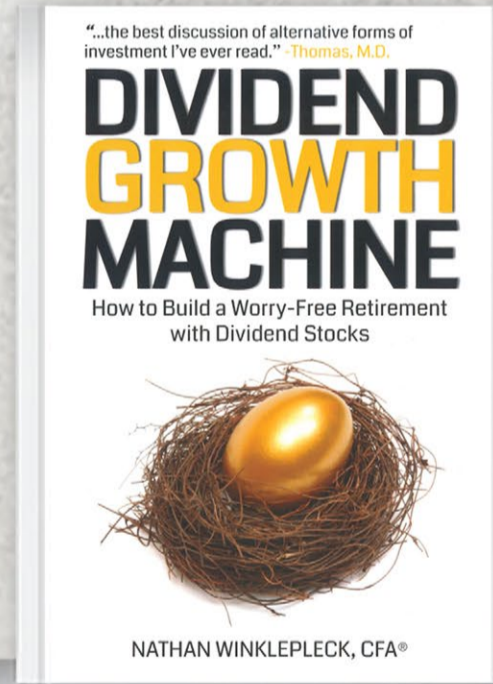
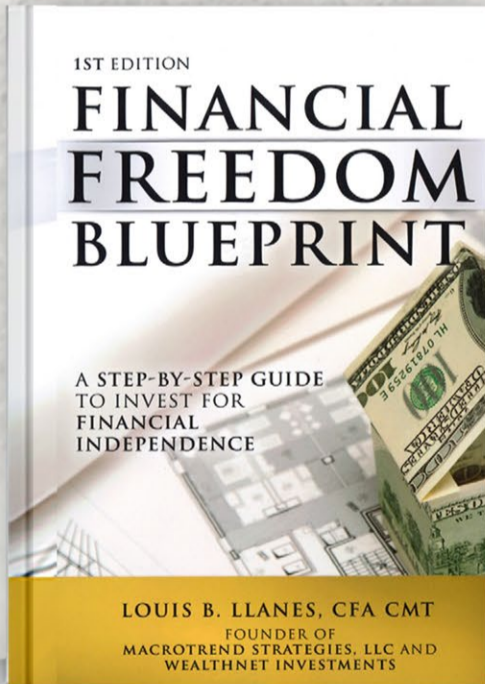
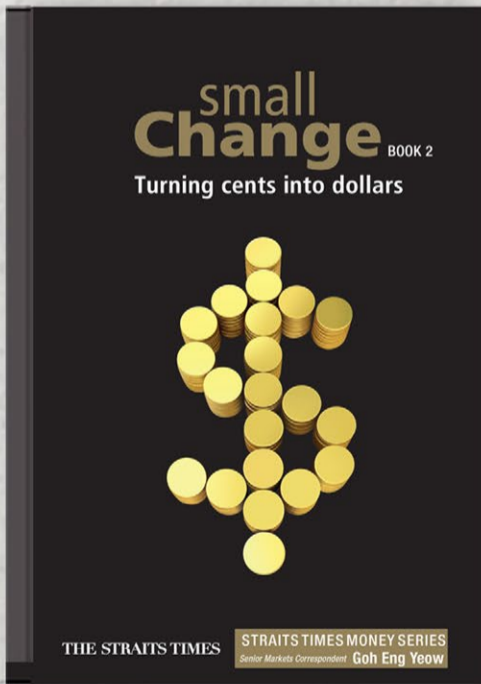
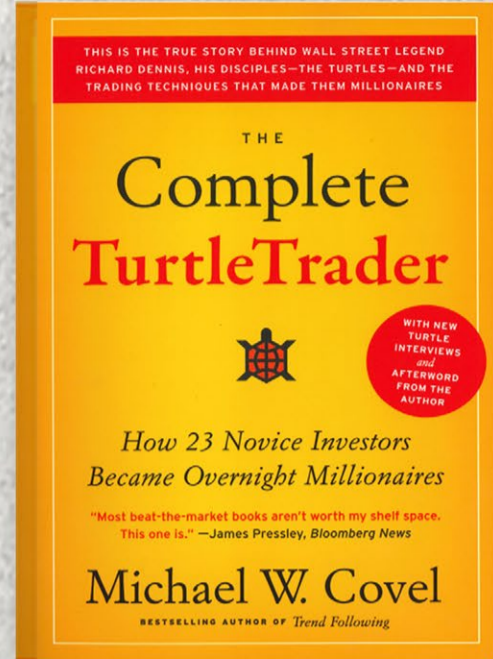
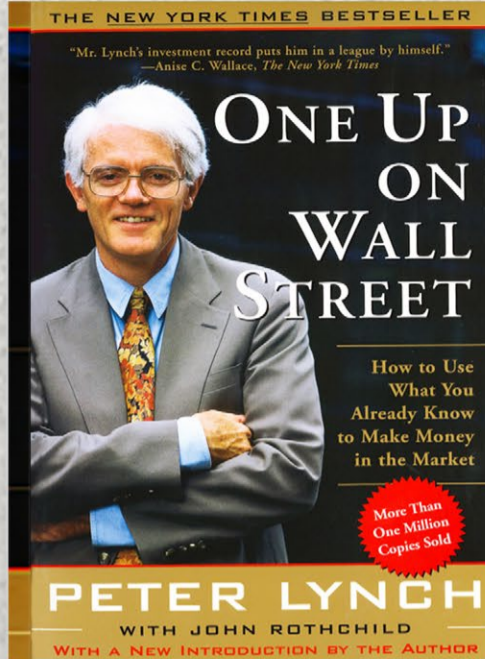
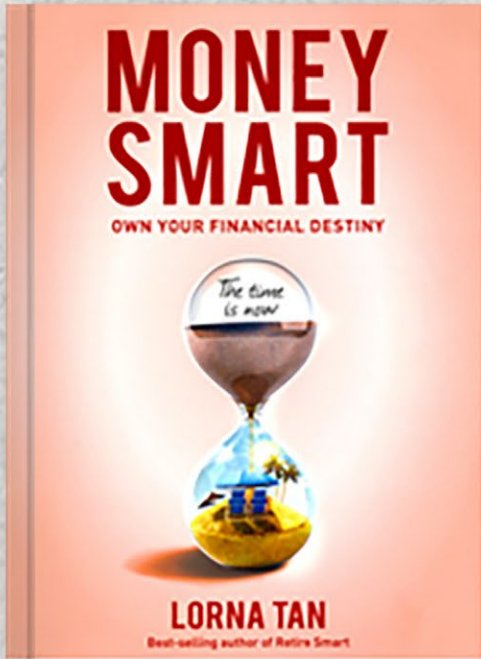
- Hybrid working arrangement: Work from home option on Mondays or Fridays (*but subject to change by management*).
- Attractive basic salary, incentive scheme plus entertainment, travelling & mobile phone allowance.
- Annual performance review with opportunity for career advancement.
- Opportunity to collaborate with colleagues from other ASEAN countries and cultures.

If you are interested to apply, please send your updated resume, current and expected salary, and a recent photograph. Send your application via email to [yanjing.zhao@shareinvestor.com](mailto:yanjing.zhao@shareinvestor.com) before **31st May 2023**.

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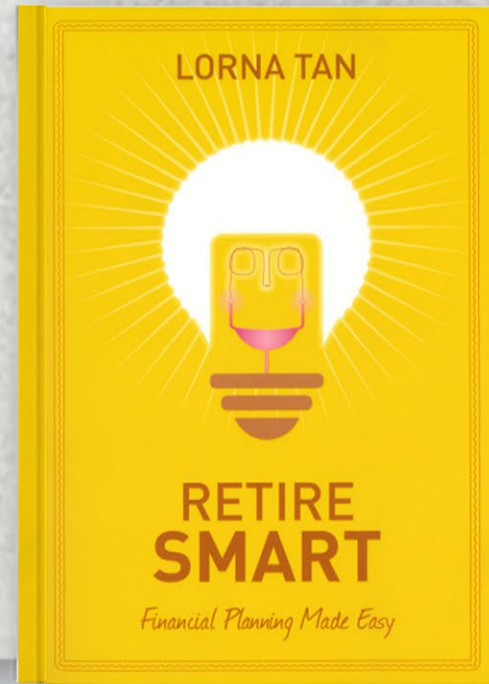
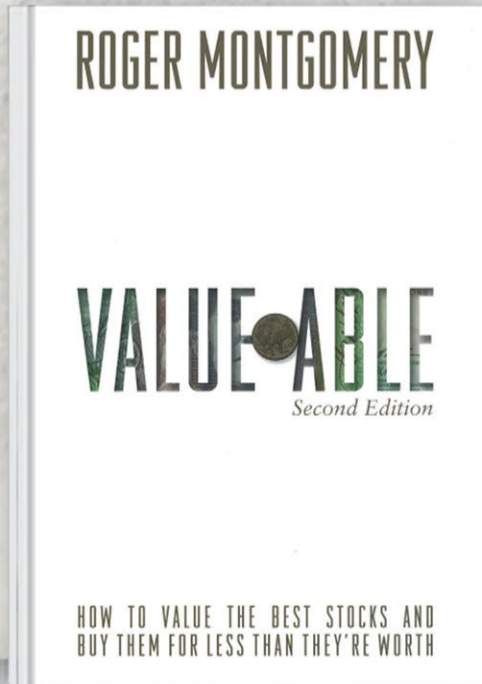
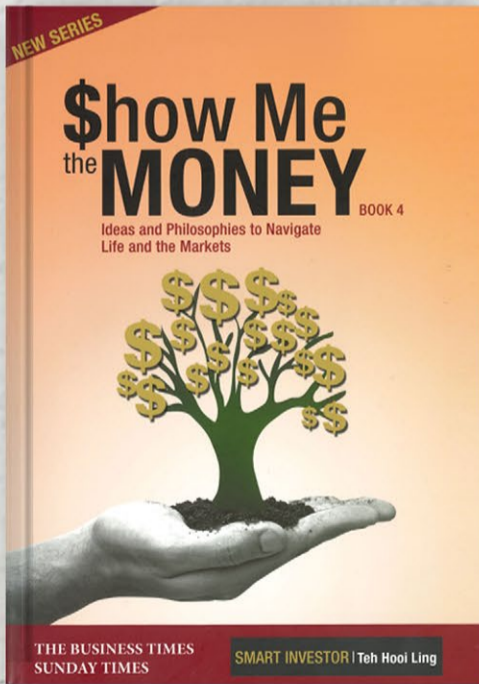
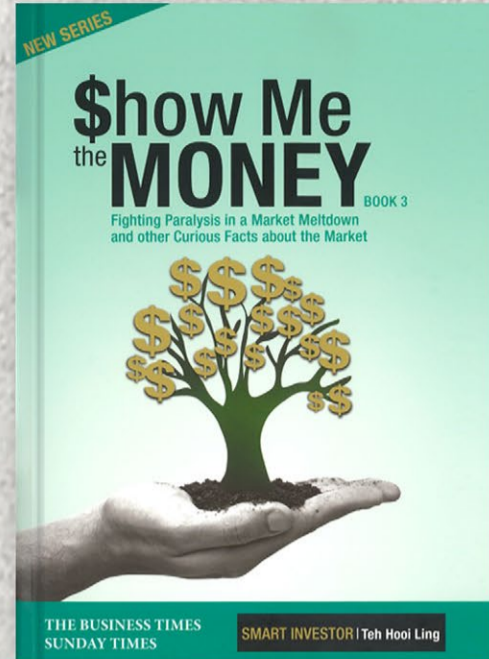
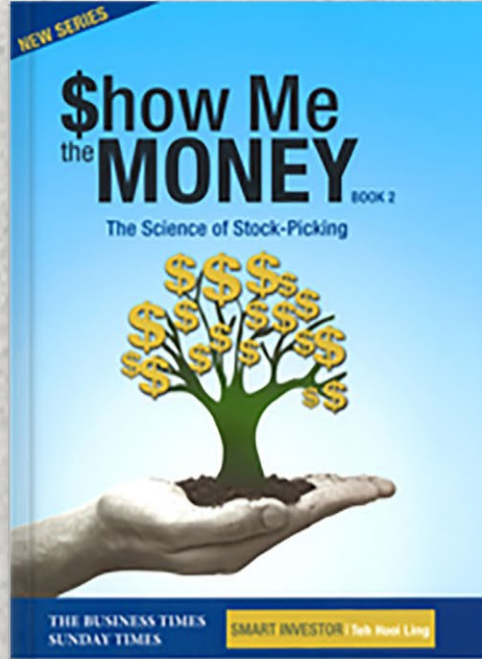
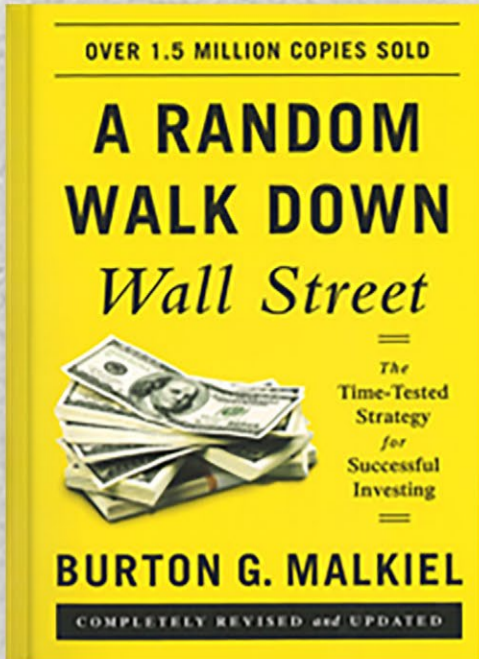


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