

Invest

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2024

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Via email, every Friday

Data and Investing Ideas

COMPANY SPOTLIGHT 

Analyst Alert: Recommendation & Consensus On Keppel DC, Lendlease & More

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+ Investor-One Portfolio: Updates For December 2023

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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

market data at your fingertips



ShareInvestor WebPro (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	0.113	249,771.4
HSI 17800MBeCW240228	0.056	72,957.0
HSI 18200MBeCW240327	0.063	50,758.0
Singtel	2.380	36,913.5
Chasen	0.096	36,365.3
CapLand IntCom T	2.000	24,734.6
ThaiBev	0.540	24,209.6
Zixin	0.024	22,664.7
Rex Intl	0.186	19,532.3
Jiutian Chemical	0.026	19,332.7

Top Gainers

(over 5 Trading days as at yesterday)

Name	Last Done	5 Days Chg
NC22300W 720801	102.000	4.000
PHILLIP MM US\$D	78.730	1.245
Azeus	8.500	1.050
NA21200W 511001	75.000	1.000
NX22100W 320801	93.000	1.000
XT Vietnam US\$	27.650	0.540
Nasdaq 7xLongSG260226	6.670	0.430
DBS	32.740	0.400
PRINCIPAL ASEAN40 S\$D	11.100	0.390
DJIA 7xLongSG241016	2.500	0.380

Top Losers

(over 5 Trading days as at yesterday)

Name	Last Done	5 Days Chg
SPDR S&P500 US\$	470.010	-8.250
GLD US\$	189.720	-2.010
GLD SG\$	251.700	-1.830
LiNing 5xShortUB250321	5.510	-1.710
NIO Inc. USD OV	8.360	-0.750
CNOOC 5xLongSG240201	0.985	-0.425
Nasdaq 7xLongSG241126	1.175	-0.285
Tencent 5xShortSG240411	0.850	-0.240
Venture	13.410	-0.240
Xiaomi 5xLongUB250930	0.410	-0.240

Singapore Top Turnover

(as at yesterday)

Name	Last Done	Value
DBS	32.740	93,572,202
Singtel	2.380	88,343,426
OCBC Bank	12.740	58,176,204
CapLand IntCom T	2.000	49,510,811
UOB	28.080	43,350,538
CapLand Ascendas REIT	2.940	34,478,745
CapitaLandInvest	3.000	32,084,991
Seatrium	0.113	28,346,085
SIA	6.360	24,494,411
Keppel	6.990	22,342,625

Top % Gainers

(over 5 Trading days as at yesterday)

Name	Last Done	5 Days % Chg
Asiatic	0.003	200.00
Hoe Leong	0.002	100.00
9RW270628	0.007	75.00
Bilibili 5xLongSG250306	0.111	56.34
Alibaba 5xLongUB250430	0.003	50.00
GanFeng 5xLongSG240411	0.009	50.00
Xiaomi 5xShortSG241114	0.390	41.82
Xiaomi 5xShortUB250321	0.014	40.00
Sunny 5xShortSG241209	0.110	35.80
Sunny 5xShortSG240205	0.215	35.22

Top % Losers

(over 5 Trading days as at yesterday)

Name	Last Done	5 Days % Chg
NetEase 5xShortSG250205	0.025	-74.75
Figtree	0.022	-63.33
HSTECH 4800MBeCW240627	0.031	-59.74
DBS MB ePW240124	0.013	-58.06
XIAOMI MBeCW240304	0.016	-52.94
CapAllianz	0.001	-50.00
HSI 19000MBeCW240130	0.005	-50.00
HSI 20000MBeCW240130	0.008	-50.00
LifeBrandz	0.001	-50.00
Meituan 5xLongUB251031	0.001	-50.00

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HAPPY NEW YEAR

2024

Wishing you a
profitable year ahead.

From all of us at



SHAREINVESTOR[®]
Invest With Knowledge

Regional Markets

Over 5 trading days

ShareInvestor WebPro (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 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
DLADY	25.000	2.360	30.300	20.220
SBAGAN	4.180	0.930	4.700	3.020
MCEHLDG	3.170	0.640	3.250	1.360
EDARAN	1.380	0.530	1.210	0.440
HUMEIND-LA	3.500	0.520	3.280	1.280

Top Losers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
NESTLE	118.700	-2.700	140.300	111.600
RAPID	27.700	-1.500	29.540	15.700
PETDAG	21.080	-0.980	23.600	17.721
IMASPRO	3.560	-0.590	6.000	3.300
HEXTECH	22.080	-0.420	30.600	19.500

HONG KONG (HKD)

Top Gainers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
BOSERA ASSET MGT (INTL) CO LTD USD MON- EY MARKET ETF HKD	8,013.200	31.700	8,013.200	7,811.050
BOSERA ASSET MGT (INTL) CO LTD USD MON- EY MARKET ETF CNY	7,332.000	28.550	7,427.750	7,150.603
TRIP COM GROUP LTD	287.000	21.200	330.200	240.600
CENTRAL NEW ENERGY HOLDING GP LTD	19.100	14.620	19.100	3.820
TENCENT HOLDINGS LIMITED	298.800	13.800	416.600	263.600

Top Losers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
XTRACKERS MSCI KOREA UCITS ETF 1C	598.600	-21.200	637.000	514.400
SPDR GOLD TRUST GOLD SHARES NPV	1,481.500	-13.500	1,515.000	1,317.500
ISHARES ASIA TRUST ISHARES NADAQ 100 INDEX HKD ETF	310.600	-9.200	321.800	204.000
STAR CM HOLDINGS LIMITED	11.160	-7.540	132.000	10.920
SIRNAOMICS LTD	31.000	-7.300	62.500	30.600

NYSE (USD)

Top Gainers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
BERKSHIRE HATHAWAY INC	556,049.990	11,050.000	566,569.970	442,363.500
ELI LILLY AND COMPANY	617.700	36.850	629.970	302.140
MCKESSON CORPORATION	480.340	22.840	485.220	331.750
MOLINA HEALTHCARE INC	376.670	20.250	384.715	256.190
UNITEDHEALTH GROUP INC	542.030	17.130	554.700	436.510

Top Losers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
METTLER-TOLEDO INTERNATIONAL INC	1,147.120	-78.140	1,615.970	928.495
HUBSPOT INC	533.270	-55.780	593.530	267.990
FAIR ISAAC CORP	1,122.370	-46.970	1,185.420	575.390
CHIPOTLE MEXICAN GRILL	2,233.650	-44.730	2,348.415	1,344.050
TRANSDIGM GROUP INC	972.610	-40.180	1,018.500	627.150

NASDAQ (USD)

Top Gainers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
REGENERON PHARMACEUTICALS INC	917.560	35.860	905.290	668.000
JIN MEDICAL INTERNATIONAL LTD	201.000	27.000	509.870	4.840
LONGBOARD PHARMACEUTICALS INC	22.400	16.200	25.820	3.395
AMGEN INC	300.690	12.230	300.645	211.710
MODERNA INC	108.580	9.790	207.510	62.550

Top Losers

Name	Last Done	5 Days Change	52 Weeks High	52 Weeks Low
BOOKING HOLDINGS INC	3,409.270	-141.200	3,580.620	2,005.570
MERCADOLIBRE INC	1,500.000	-81.600	1,660.000	815.855
BROADCOM INC	1,058.580	-63.830	1,151.820	549.990
ASML HOLDING NV EURO.09 NY REGISTRY SHS 2012	703.370	-54.480	771.980	545.770
MONOLITHIC POWER SYSTEM INC	578.300	-53.920	647.115	339.280



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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

- ▶ C² 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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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)

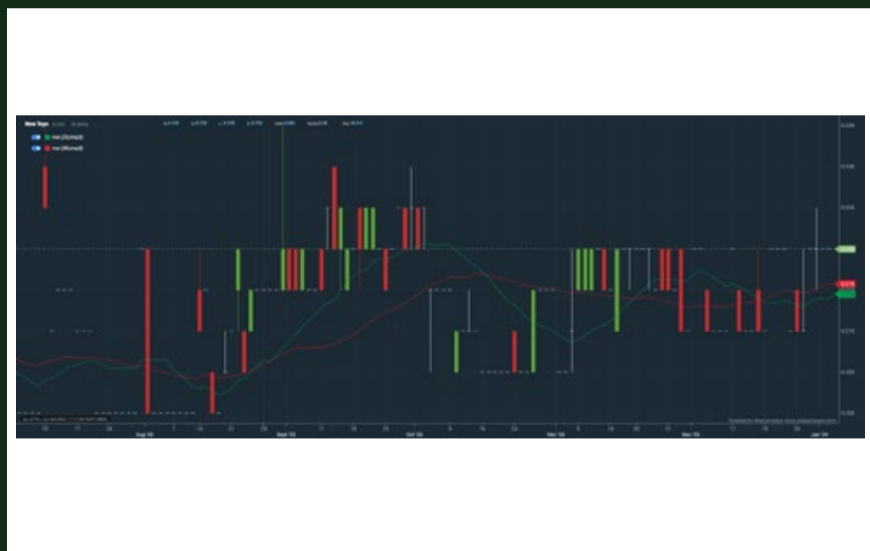
1. Dividend Yield - select (more than) type (1) % for the past select (1) financial year(s)
2. Dividend Payout (Historical) - select (between) type (0.5) to type (1) times for the past select (1) financial year(s)
3. Total Debt to Equity - select (less than) type (1) for the past select (1) financial 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 Int Hldgs Ltd. (NO8.SI)

ANALYSIS



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-	-0.18%
	10 Days	-	-
	20 Days	-	-0.18%
Medium Term Return	3 Months	-	-0.10%
	6 Months	0.00	+0.38%
	1 Year	0.00	+0.18%
Long Term Return	2 Years	0.00	+0.38%
	3 Years	0.01	+0.46%
	5 Years	0.01	+0.46%
Annualized Return	Annualized	-	+0.10%



YHI International Limited (BPF.SI)

ANALYSIS



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-	-0.11%
	10 Days	-	-0.16%
	20 Days	-	-0.19%
Medium Term Return	3 Months	-	-0.19%
	6 Months	-	-0.41%
	1 Year	0.00	-0.41%
Long Term Return	2 Years	0.02	+0.02%
	3 Years	0.03	+0.28%
	5 Years	0.03	+0.38%
Annualized Return	Annualized	-	+0.12%



Sabana Industrial Reit (M1GU.SI)

ANALYSIS



Period	Distribution Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-	+0.27%
	10 Days	-	+0.38%
	20 Days	-	+0.27%
Medium Term Return	3 Months	-	+0.38%
	6 Months	0.01	-0.14%
	1 Year	0.01	-0.14%
Long Term Return	2 Years	0.02	+0.21%
	3 Years	0.03	+0.38%
	5 Years	0.04	+0.38%
Annualized Return	Annualized	-	+0.27%

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

Market Screener

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- ▶ Real-time Data

Dynamic Chart

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

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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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



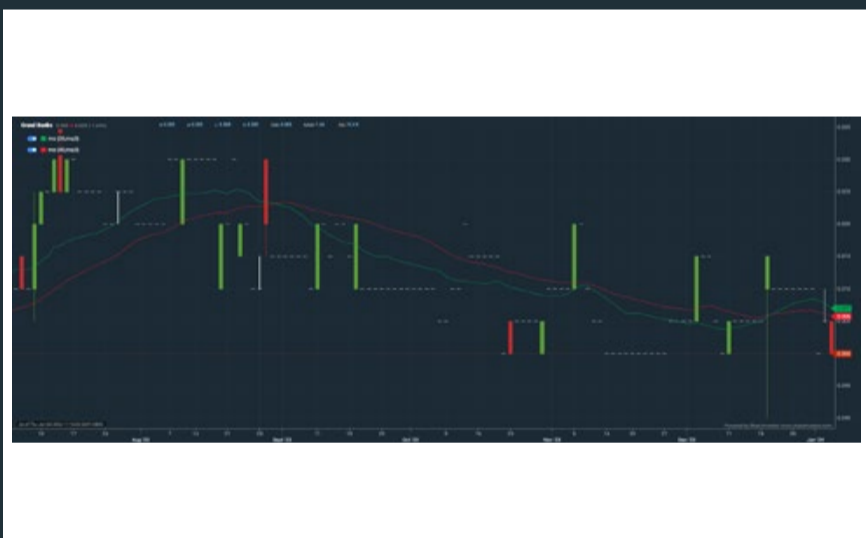
Genting Singapore Limited (G13.SI)



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-0.05	+1.05%
	10 Days	-0.05	+1.15%
	20 Days	-0.05	+1.05%
Medium Term Return	3 Months	-0.10	+0.58%
	6 Months	0.10	-0.02%
	1 Year	0.20	-0.07%
Long Term Return	2 Years	0.30	+2.78%
	3 Years	0.30	+2.88%
	5 Years	0.15	-0.74%
Annualised Return	Annualised	-	+1.89%



Grand Banks Yachts Limited (G50.SI)



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-0.00	-0.21%
	10 Days	-0.00	-0.21%
	20 Days	-0.00	-0.75%
Medium Term Return	3 Months	0.00	-
	6 Months	0.00	-0.00%
	1 Year	0.00	-0.91%
Long Term Return	2 Years	0.00	-
	3 Years	0.00	+2.88%
	5 Years	0.00	-0.07%
Annualised Return	Annualised	-	+1.84%



Atlantic Navigation Hldg(S) Ltd (5UL.SI)

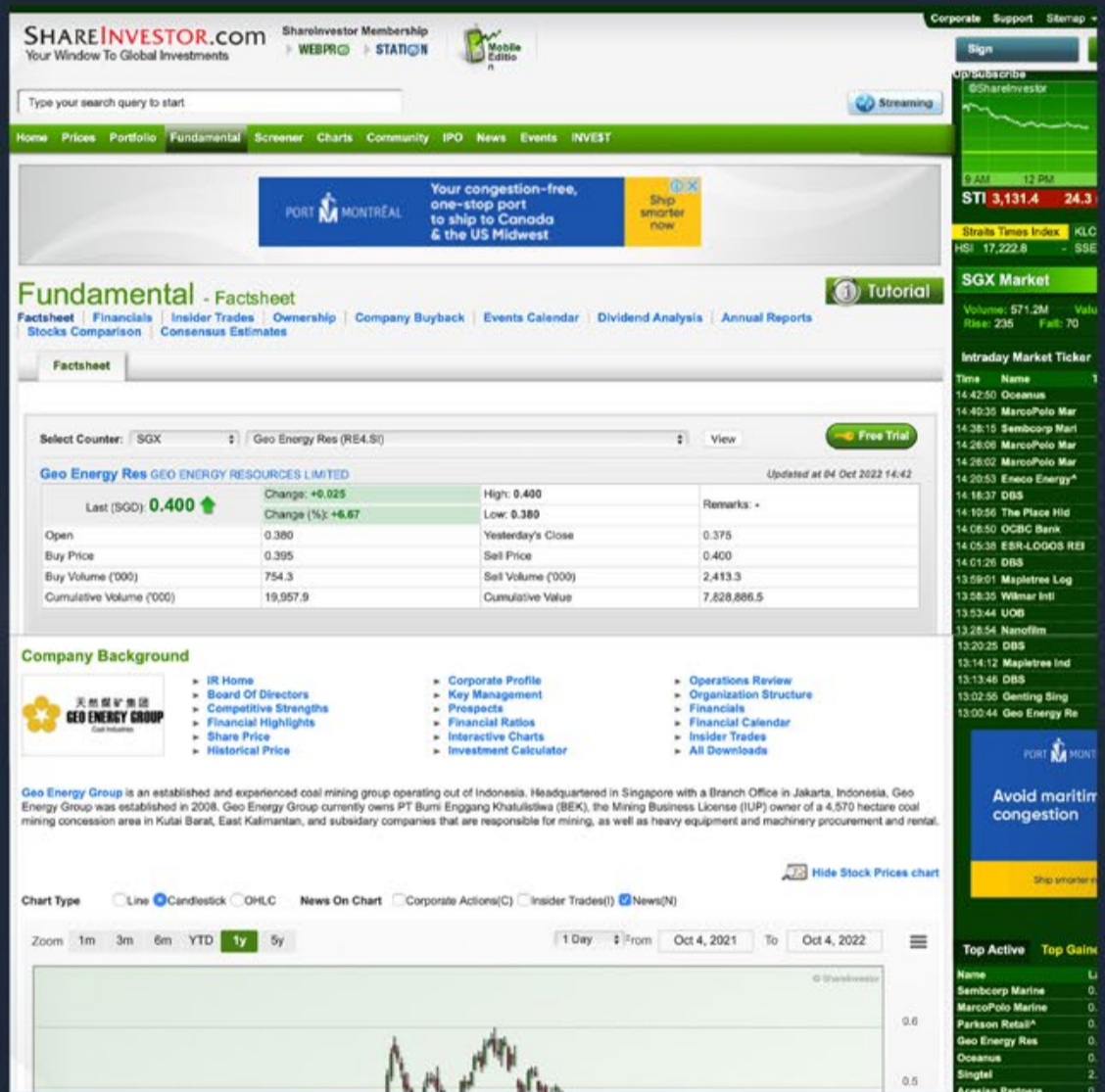


Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-0.00	+0.02%
	10 Days	-0.00	+0.02%
	20 Days	-0.00	+0.06%
Medium Term Return	3 Months	-0.00	-0.07%
	6 Months	-0.00	-0.01%
	1 Year	-	+0.74%
Long Term Return	2 Years	-	+0.00%
	3 Years	-	+0.00%
	5 Years	-	+0.00%
Annualised Return	Annualised	-	+0.01%

COMPANY ANALYSIS AT YOUR FINGERTIPS

Click the Analysis buttons to access the Factsheets of any company featured on the Hot Stocks (TA), Momentum-Up (TA), Up-Trending (TA), Dividend (FA), Growth (FA) & Value (FA) Stocks pages.

Invest with knowledge



Company Background

Candlestick Chart

Current Price

Key Statistics

Peer Comparison

Total Shareholder Returns

Price Movements

IPO performance

Financial Reports

Historical Price Data

Latest News

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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 Hldgs Ltd. (BEH.SI)

ANALYSIS



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-1.00	-0.07%
	10 Days	-1.02	-0.28%
	20 Days	-1.00	-0.07%
Medium Term Return	3 Months	-1.00	-0.08%
	6 Months	-1.02	-0.36%
	1 Year	0.00	-0.08%
Long Term Return	2 Years	0.00	-0.36%
	3 Years	0.00	-0.36%
	5 Years	0.00	-0.36%
Annualized Return	Annualized	-	-0.36%



Samudera Shipping Line Ltd. (S56.SI)

ANALYSIS



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-0.05	-0.21%
	10 Days	-0.05	-0.21%
	20 Days	-0.00	+0.02%
Medium Term Return	3 Months	-0.00	-0.08%
	6 Months	0.00	-0.08%
	1 Year	0.00	-0.08%
Long Term Return	2 Years	0.00	-0.08%
	3 Years	0.00	-0.08%
	5 Years	0.00	-0.08%
Annualized Return	Annualized	-	-0.08%



Fuji Offset Plates Mfg Ltd (508.SI)

ANALYSIS



Period	Dividend Received	Capital Appreciation	Total Shareholder Return
Short Term Return	5 Days	-0.00	-0.05%
	10 Days	-0.00	-0.05%
	20 Days	-0.00	-0.05%
Medium Term Return	3 Months	-0.00	-0.10%
	6 Months	-0.00	-0.10%
	1 Year	-0.00	-0.10%
Long Term Return	2 Years	-0.00	-0.10%
	3 Years	0.00	-0.10%
	5 Years	0.00	-0.10%
Annualized Return	Annualized	-	-0.10%

COMPANY SPOTLIGHT 

Analyst Alert: Recommendation and Consensus On Keppel DC, Lendlease and More

Investor-One / Fri, Dec 22, 8:00 PM



CGS-CIMB: Keppel DC REIT

Target Price: **S\$2.53**
 Consensus Estimates: **S\$37.071**
 Recommendation: **Add**

Consensus Recommendation Overweight	Mean Target Price (SGD) 2.120	Consensus Rating 1.67	Number of Ratings 12
		Upside +0.270	Upside (%) +14.59

continued on next page...

continued... [Analyst Alert: Recommendation and Consensus On Keppel DC, Lendlease and More]

Key Points:

- **Financials:** Market cap of US\$2,446m, average daily turnover of US\$9.77m.
- **Rent Arrears Issue:** Bluesea owes KDC around S\$9.1m in rent arrears and a S\$6m security deposit top-up.
- **Impact on DPU:** Potential 6.4% and 16% downside to FY23F/24F DPU if Bluesea fails to pay rent.
- **Current DPU Yield:** 4.8% for FY24F even if Bluesea remains in arrears.
- **Operational Risks:** Uncertainty in acquiring GDC3 and potential operational challenges in managing GDC1 and 2.

Outlook:

- **Positive:** Recovery of arrears from Bluesea, improved occupancy rates, and faster acquisitions.
- **Negative:** Continued non-payment by Bluesea and challenges in GDC3 acquisition.

Despite the challenges posed by Bluesea's payment issues, CGS-CIMB maintains an 'Add' recommendation, considering KDC's resilience and potential for a favorable resolution.

CGS-CIMB: Lendlease Global Commercial REIT

Target Price: S\$0.83

Consensus Estimates: S\$0.732

Recommendation: Add

Consensus Recommendation Buy	Mean Target Price (SGD) 0.732	Consensus Rating 1.08	Number of Ratings 6
		Upside +0.092	Upside (%) +14.38

Overview:

- **Sky Complex Lease Restructuring:** LREIT restructured leases for Buildings 1 and 2 until Jan 2033 with higher rents, and Building 3's return planned for 1QCY24 with a significant pre-termination fee.
- **Financial Impact:** The restructuring is expected to lower gearing, allow for inorganic growth, and provide rental upside due to higher market rents.

continued on next page...

continued... [Analyst Alert: Recommendation and Consensus On Keppel DC, Lendlease and More]

- **DPU Forecast:** Slight decrease in FY24F DPU due to restructuring, with increases in FY25F-26F due to the pre-termination fee and potential new leases.

Key Takeaways:

- **Growth Potential:** Lease restructuring enhances LREIT's growth potential and financial health.
- **Market Positioning:** Improved tenant diversification and strategic divestment plans position LREIT favorably in the market.
- **Investment Outlook:** Positive outlook with a raised target price, underpinned by strategic initiatives and market resilience.

Phillip Capital: Elite Commercial REIT

Target Price: GBP 0.36

Consensus Estimates: GBP 0.425

Recommendation: BUY

Consensus Recommendation Buy	Mean Target Price (GBP) 0.425	Consensus Rating 1.00	Number of Ratings 2
		Upside +0.135	Upside (%) +46.55

Elite Commercial REIT plans to raise about £28 million through a preferential offering at £0.27 per unit, a 10% discount to its VWAP of £0.30. Phillip Capital maintains a BUY recommendation with an unchanged target price of £0.36. The offering is fully underwritten, providing financial stability and a buffer against macroeconomic uncertainties.

- **Debt Reduction:** Most proceeds (96.4%) will be used to reduce debt, lowering leverage to 43.5%, which will save £1.1 million in interest, boosting distributable income from £13.6 million to £14.7 million.
- **Dilution Impact:** The offering will dilute the NAV per share from £0.43 to £0.4 and reduce the DPU by 11.3%, from 2.82 pence to 2.5 pence.
- **Valuation and Outlook:** ELITE trades at FY24e yields of 13.2% and

continued on next page...

continued... [Analyst Alert: Recommendation and Consensus On Keppel DC, Lendlease and More]

0.73x P/NAV. The reduced debt and potential for redevelopment projects like student accommodation or data centers offer growth opportunities.

Despite short-term dilution in NAV and DPU, Elite Commercial REIT's strategy to lower debt and improve financial flexibility is seen positively. The target price reflects confidence in the REIT's growth potential and attractive

Lim & Tan: Manulife US REIT

Target Price: **US\$0.080**

Consensus Estimates: **US\$0.152**

Consensus Recommendation Overweight	Mean Target Price (USD) 0.152	Consensus Rating 1.25	Number of Ratings 4
		Upside +0.075	Upside (%) +97.87

Manulife US REIT faces significant financial restructuring, reflected in its low trading price of US\$0.080. Despite successfully negotiating restructuring agreements with its lenders, the REIT is trading at distressed levels (0.2x P/B), with a market cap of US\$147.5 million. Given the suspension of distributions, those seeking immediate income should look elsewhere.

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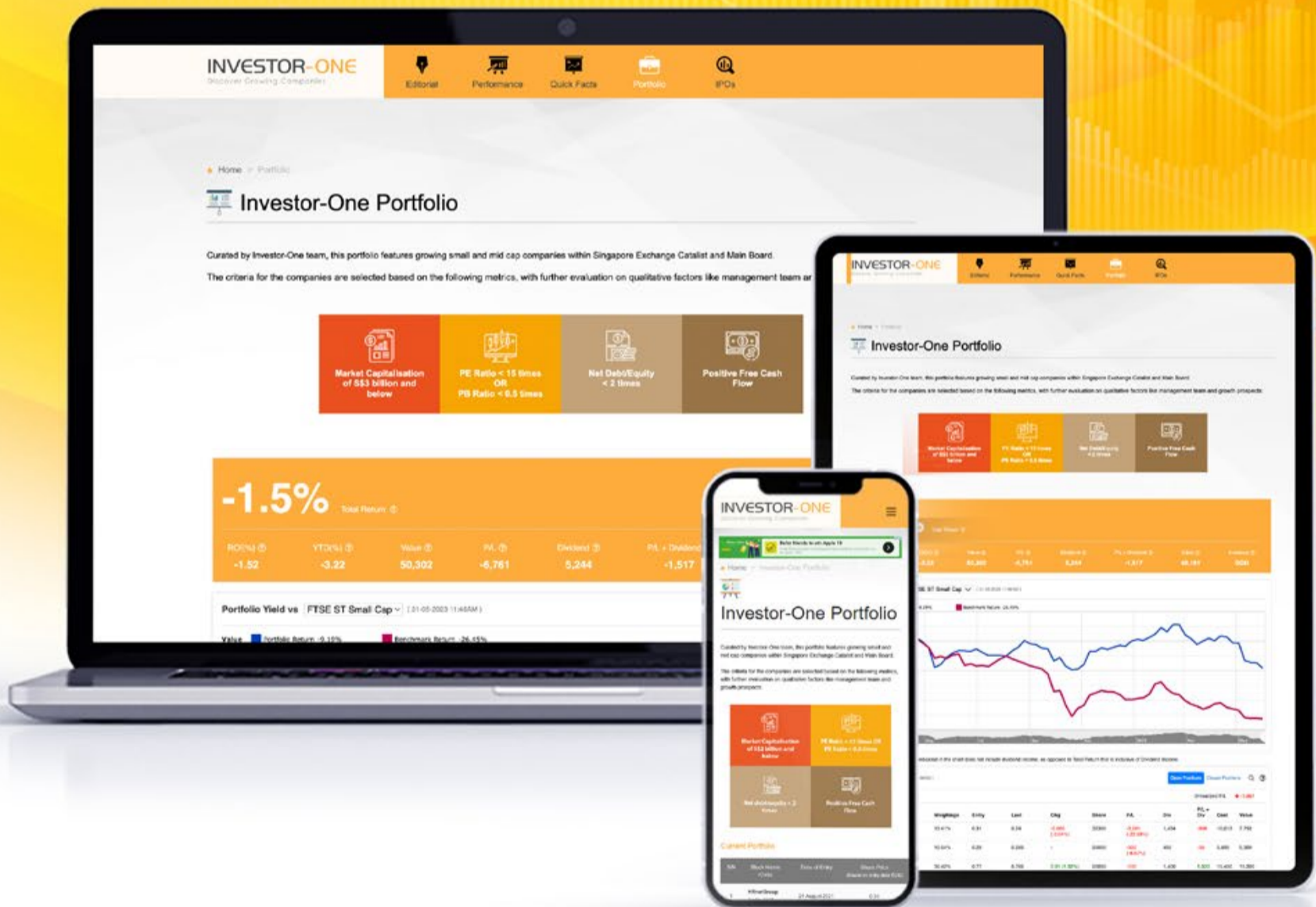
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Join us on the journey and watch as we manage a locally vested portfolio with a **fund of \$100,000**.



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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.

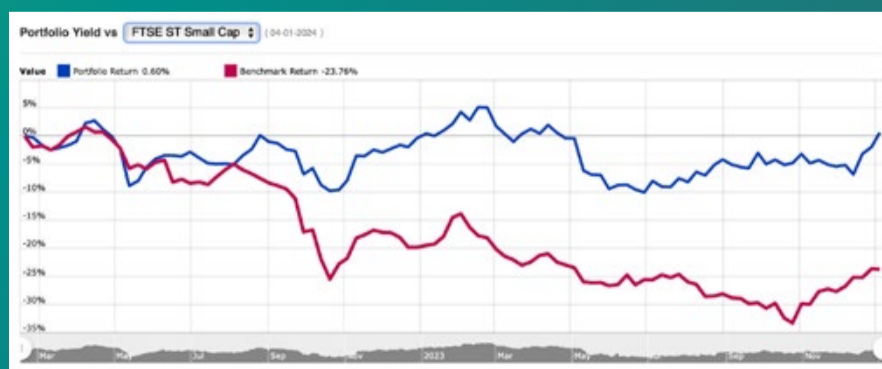
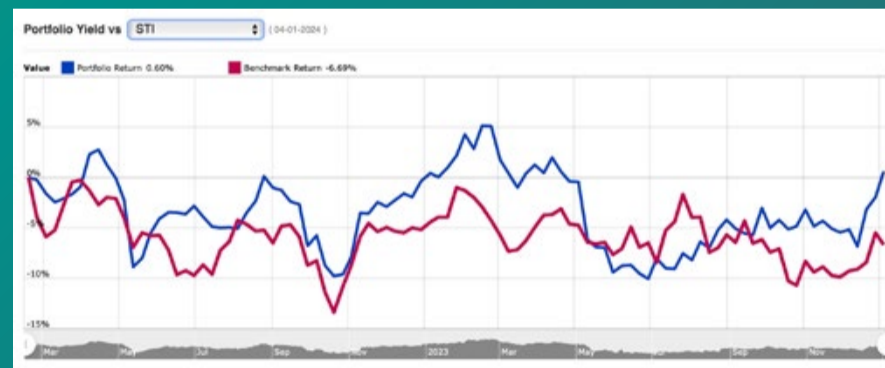
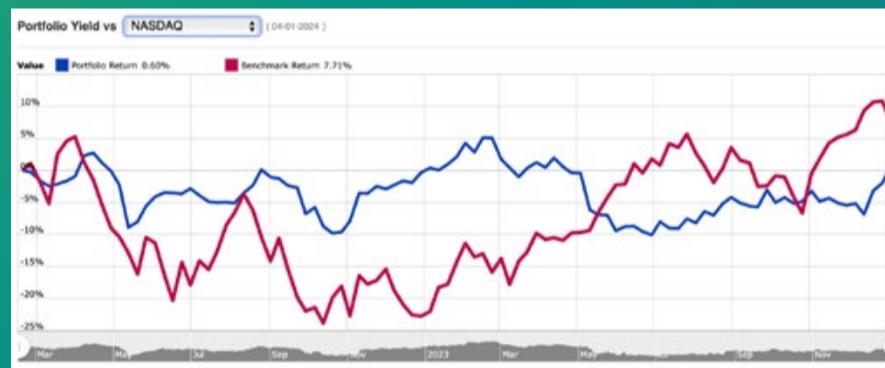
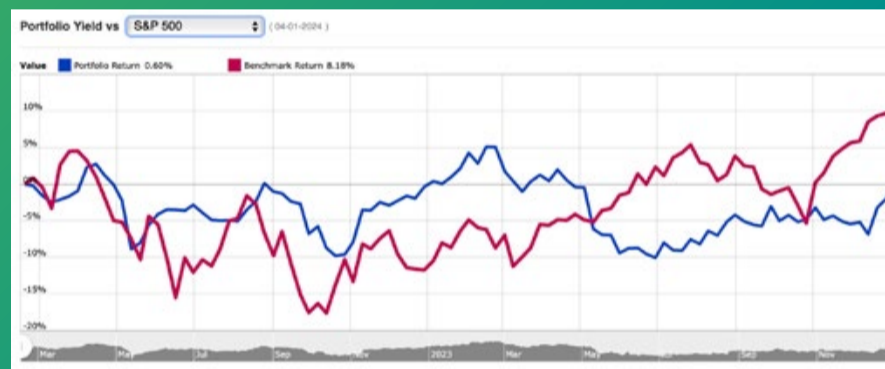
The criteria for the companies are selected based on the following metrics, with further evaluation on qualitative factors like management team and growth prospects:

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

3.4%

Total Return

ROI(%)	YTD(%)	Value	P/L	Dividend	P/L + Dividend	Cash	Currency
3.38	0.26	88,710	-4,481	7,865	3,384	14,674	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.

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INVESTOR-ONE

Discover Growing Companies

Summary (04-01-2024)

Open Positions

										Unrealized P/L	↓ -481
Name↑	Weightage	Entry	Last	Chg	Share	P/L	Div	P/L + Div	Cost	Value	
Centurion	22.83%	0.4	0.405	-	50000	250 (1.25%)	-	250	20,000	20,250	
Geo Energy Res	12.38%	0.31	0.34	-0.01 (-2.86%)	32300	969 (9.68%)	1,744	2,713	10,013	10,982	
Hock Lian Seng	6.09%	0.29	0.27	-	20000	-400 (-6.90%)	450	50	5,800	5,400	
Hyphens Pharma	16.63%	0.3	0.295	0.015 (5.36%)	50000	-250 (-1.67%)	2,690	2,440	15,000	14,750	
JEP Hldgs	11.29%	0.31	0.31	-0.005 (-1.59%)	32300	-	-	-	10,013	10,013	
Kimly	3.66%	0.4	0.325	-0.005 (-1.52%)	10000	-750 (-18.75%)	224	-526	4,000	3,250	
Nordic	4.11%	0.395	0.365	0.005 (1.39%)	10000	-300 (-7.59%)	383	83	3,950	3,650	
+ UtdHampshReitUSD	23.01%	0.681	0.5	-	30000	-	-	-	20,415	20,415	

Summary (04-01-2024)

Closed Positions

								Realized Profit	↓ -4,000
Name↑	Avg Buy	Avg Sell	Shares	Comm	P/L	P/L + Div	Proceeds		
HG Metal	0.375	0.34	10000	-	-350	50	3,400		
HRnetGroup	0.77	0.715	20000	-	-1,100	674	14,300		
InnoTek	0.735	0.48	10000	-	-2,550	-2,350	4,800		

Transaction (04-01-2024)

Action	Stock	Price	Shares	Exchange Rate	Comm	Amount	Date↓	Notes
Sell	HRnetGroup	0.715	20000	N/A	0.00	14,300	2 Jan 2024	-
Buy	Centurion	0.400	50000	N/A	0.00	20,000	2 Jan 2024	-
Buy	UtdHampshReitUSD	0.500	30000	1.36	0.00	15,000	2 Jan 2024	-
Buy	JEP Hldgs	0.310	32300	N/A	0.00	10,013	4 Jul 2023	-
Sell	HG Metal	0.340	10000	N/A	0.00	3,400	13 Mar 2023	-
Sell	InnoTek	0.480	10000	N/A	0.00	4,800	13 Mar 2023	-
Buy	Geo Energy Res	0.310	32300	N/A	0.00	10,013	13 Mar 2023	-
Buy	HRnetGroup	0.770	20000	N/A	0.00	15,400	16 Feb 2022	-
Buy	Kimly	0.400	10000	N/A	0.00	4,000	16 Feb 2022	-
Buy	HG Metal	0.375	10000	N/A	0.00	3,750	16 Feb 2022	-
Buy	InnoTek	0.735	10000	N/A	0.00	7,350	16 Feb 2022	-
Buy	Nordic	0.395	10000	N/A	0.00	3,950	16 Feb 2022	-
Buy	Hyphens Pharma	0.300	50000	N/A	0.00	15,000	16 Feb 2022	-
Buy	Hock Lian Seng	0.290	20000	N/A	0.00	5,800	16 Feb 2022	-
Cash	Deposit	-	-	N/A	-	100,000	15 Feb 2022	-

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Dividend (04-01-2024)

2024	TRAILING 12 MONTHS	2023	2022
SGD 0.00	SGD 5405.90	SGD 5405.90	SGD 2459.20

Stock	Ex-Date	Payable Date	Amt	Amt(SGD)	Total
Kimly	29 Jan 2024	09 Feb 2024	SGD 0.0112	0.0112	112
Geo Energy Res	20 Nov 2023	29 Nov 2023	SGD 0.0040	0.0040	129.20
HRnetGroup	30 Aug 2023	11 Sep 2023	SGD 0.0187	0.0187	374
Geo Energy Res	28 Aug 2023	06 Sep 2023	SGD 0.0050	0.0050	161.50
Nordic	17 Aug 2023	04 Sep 2023	SGD 0.0100	0.0100	100.10
Hyphens Pharma	16 Aug 2023	31 Aug 2023	SGD 0.0360	0.0360	1800
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
Nordic	07 May 2023	17 May 2022	SGD 0.0091	0.0091	90.60
Hock Lian Seng	07 May 2022	19 May 2023	SGD 0.0100	0.0100	200
HRnetGroup	03 May 2022	12 May 2022	SGD 0.0187	0.0187	374
Kimly	26 Jan 2022	08 Feb 2022	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
HRnetGroup	08 May 2022	18 May 2022	SGD 0.0300	0.0300	600
Hock Lian Seng	08 May 2022	20 May 2022	SGD 0.0125	0.0125	250
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:

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Investor-One Portfolio: Updates for December 2023

Investor-One / Tue, Jan 2, 8:00 PM



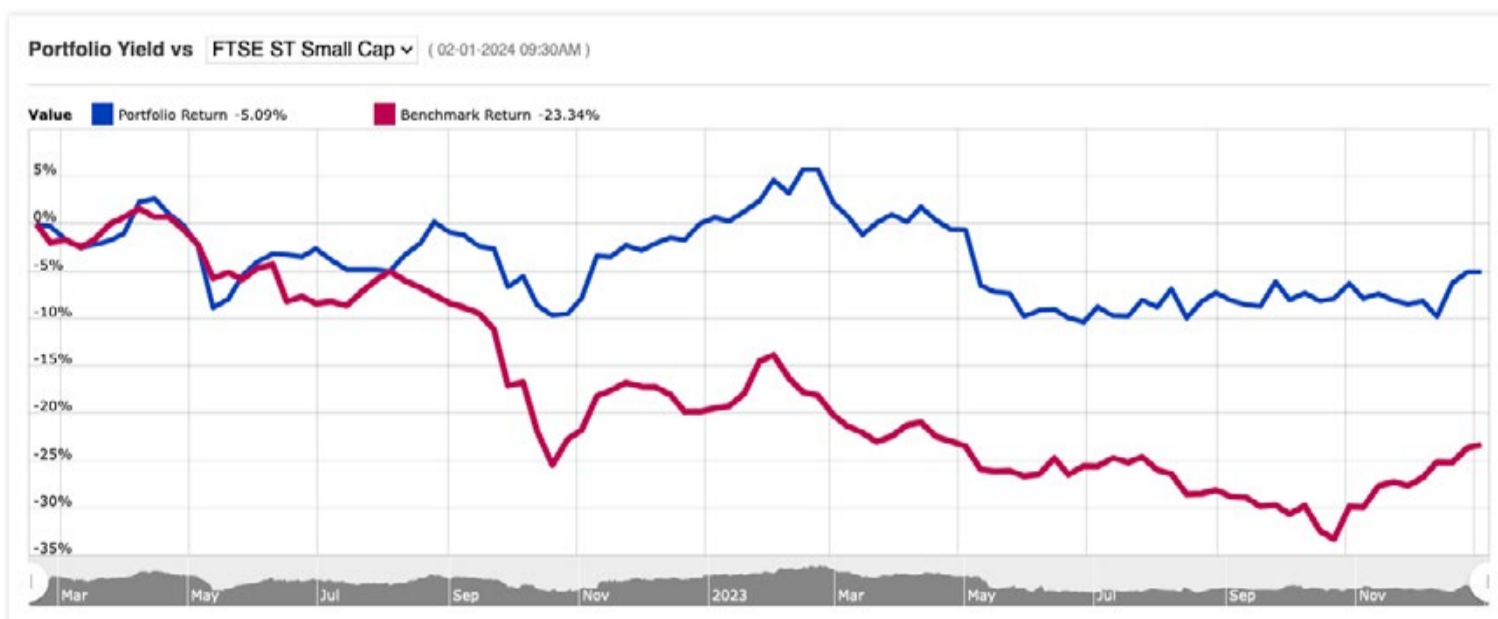
Performance

As we bid farewell to December and 2023, our portfolio has witnessed an improvement in its performance metrics. The total returns have risen to +3.1%, inclusive of dividends, showcasing a notable improvement from the +1.29% recorded at the end of November.

Despite the complexities of the current market environment, our unwavering commitment to strategic asset allocation has continued to yield positive results. The FTSE ST Small Cap Index, our selected benchmark, over the same period yielded a negative result of -23.34%. This downturn highlights the persistent volatility within the small-cap sector and the broader market challenges.

Looking ahead, we remain vigilant and adaptive, ready to navigate the ever-changing financial landscape while striving to maximize returns for our investors.

3.1% Total Return							
ROI(%)	YTD(%)	Value	P/L	Dividend	P/L + Dividend	Cash	Currency
3.12	-	62,330	-4,747	7,865	3,119	40,789	SGD



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Market Outlook

As we embark on the journey through 2024, several key factors shape our market outlook, offering both opportunities and cautionary tales for investors.



Federal Reserve's Rate Cuts and Implications: The Federal Reserve is anticipated to cut rates thrice in 2024, a decision that has already sparked a "Santa rally" in recent times. These rate cuts are expected to be particularly bullish for equities and Real Estate Investment Trusts (REITs). Lower borrowing costs stemming from these rate cuts could enhance the profitability and dividend potential. Investors would be wise to monitor these sectors closely for opportunities that arise from these macroeconomic adjustments.

Economic Landing and Investor Sentiment: The investor community broadly anticipates a "soft landing" of the economy in 2024, with expectations steering clear of a recession. This sentiment marks a stark contrast to the end of 2023, where a recession was widely anticipated, leading to negative pricing in the equity market. However, as recent developments have shown, these predictions did not pan out as expected, reminding us of the pitfalls of crowded trades and popular opinions. These scenarios often lead to pricing that are ripe for surprises. Vigilance and a contrarian view may sometimes offer valuable insights and opportunities.

Strategic Focus for 2024: In light of these considerations, our investment strategy for 2024 will concentrate on:

- **Cash-rich Companies:** We will prioritize companies with substantial cash reserves and a strong track record of generating cash flow. These entities are typically more resilient in fluctuating market conditions and can capitalize on opportunities without the need for external financing.

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- **Fundamentally Strong Companies at Depressed Prices:** Our attention will also be towards fundamentally sound companies that are currently trading at depressed prices. The anticipated rate cuts could be particularly beneficial for these firms, potentially leading to significant re-rating in their market valuation.



In conclusion, our approach in 2024 will be to balance vigilance with opportunity, ensuring that we are positioned to capitalize on the changing dynamics while staying mindful of the broader economic landscape and investor sentiment.

Best Performer - Geo Energy

The standout performer in our portfolio this month has been Geo Energy Resources Limited, commonly referred to as Geo Energy. This performance is largely attributed to a significant development in their operations, as highlighted in their official announcement.

Geo Energy, along with its subsidiaries, recently celebrated a milestone in its coal export operations. On 23 December 2023, the company successfully completed its first export shipment of coal from the PT Triaryani ("TRA") mine, a subsidiary of PT Golden Eagle Energy Tbk. This achievement comes shortly after Geo Energy acquired a 58.65% stake in PT Golden Eagle Energy Tbk on 18 October 2023.

The TRA mine, valued at nearly USD 1 billion, boasts 2P reserves of 275 million tonnes of low sulfur and low ash coal, making it a significant asset that ensures Geo Energy future revenue streams as the current mines are depleting.

Disclaimer: *This article is for informational purposes only and not intended as investment advice.*

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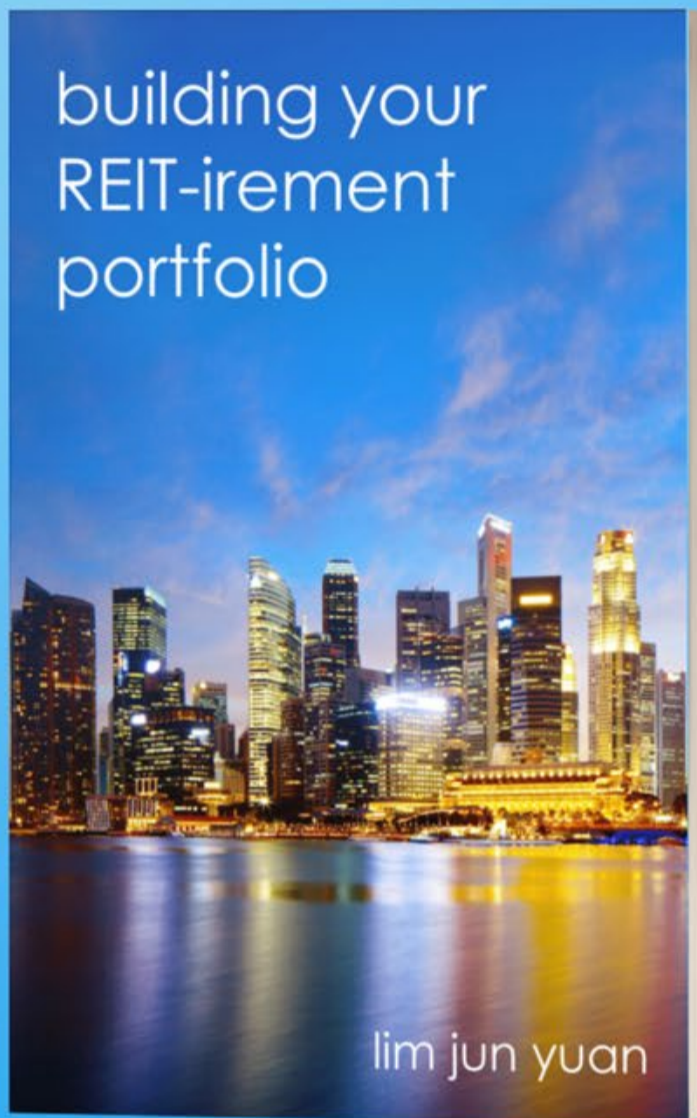
TOP SIGNIFICANT INSIDER ACTIVITY

Data extracted from WebPro,
accurate as at yesterday

Effective Change Date (Notice Date)	Stock Name	Buyer / Seller Name (Classification *)	Security Types ^b	Acquired / (Disposed) ['000]			Price	Closing Price ^d	No. of Shares After Trade ['000]			
				Direct	Deemed	Total			Direct	Deemed	Total	% Held ^e
20 Nov 2023 (03 Jan 2024)	AEM SGD	Pandanus Associates Inc. [SSH]	S/U		-142	-142	3.340		18,513	18,513	5.990	
20 Nov 2023 (03 Jan 2024)	AEM SGD	FIL Financial Services Holdings Limited [SSH]	S/U		-142	-142	3.340		18,513	18,513	5.990	
20 Nov 2023 (03 Jan 2024)	AEM SGD	FIL Limited [SSH]	S/U		-142	-142	3.340		18,513	18,513	5.990	
20 Nov 2023 (03 Jan 2024)	AEM SGD	Pandanus Partners L.P. [SSH]	S/U		-142	-142	3.340		18,513	18,513	5.990	
03 Jan 2024 (03 Jan 2024)	VCPlus	Chong Heng Loong [Dir/CEO]	S/U,R/O/W	8,750		8,750	0.003	17,500		17,500	0.365	
29 Dec 2023 (03 Jan 2024)	CSE Global	Abigail P. Johnson [SSH]	S/U		-339	-339	0.430		34,303	34,303	5.580	
29 Dec 2023 (03 Jan 2024)	CSE Global	Fidelity Puritan Trust [SSH]	S/U	-302		-302	0.430	30,498		30,498	4.960	
29 Dec 2023 (03 Jan 2024)	CSE Global	Fidelity Management & Research Company LLC [SSH]	S/U		-302	-302	0.430		30,498	30,498	4.960	
29 Dec 2023 (03 Jan 2024)	CSE Global	FMR LLC [SSH]	S/U		-339	-339	0.430		34,303	34,303	5.580	
03 Jan 2024 (03 Jan 2024)	SunMoonFood	SONG XIAOJUN [Dir/CEO]	S/U	600		600	0.023	14,780	125,000	139,780	15.480	
29 Dec 2023 (03 Jan 2024)	Union Steel	LIAN BEE METAL PTE LTD [SSH]	S/U	3		3	0.975	2,145		2,145	5.450	
02 Jan 2024 (03 Jan 2024)	EliteComREIT GBP	Elite Commercial REIT Management Pte. Ltd. (the "Manager") [Tm/Rp]	R/O/W	675		675	0.270	0.280				
29 Dec 2023 (03 Jan 2024)	TC Auto	Octo Holdings Limited [SSH]	S/U	200		200	0.110	0.110	245,227	113,331	358,558	60.810
29 Dec 2023 (03 Jan 2024)	TC Auto	Francis Tjia [Dir/CEO]	S/U		200	200	0.110	0.110		358,558	358,558	60.810
02 Jan 2024 (03 Jan 2024)	EliteComREIT GBP	Liaw Liang Huat Joshua [Dir/CEO]	R/O/W	13		13	0.270	0.280				
29 Dec 2023 (03 Jan 2024)	Koh Eco	Shin Yong Seub [Dir/CEO]	S/U,R/O/W	7		7	0.024	1,619		1,619	0.057	
29 Dec 2023 (03 Jan 2024)	Koh Eco	Shin Yong Seub [Dir/CEO]	S/U,R/O/W	4		4	0.024	1,623		1,623	0.058	
02 Jan 2024 (03 Jan 2024)	EliteComREIT GBP	Chinoy Yezdi Phiroze [Dir/CEO]	R/O/W	5		5	0.270	0.280				
03 Jan 2024 (03 Jan 2024)	A-Sonic Aero	JANET LC TAN [Dir/CEO]	S/U	41		41	0.370	66,060		66,060	61.920	
29 Dec 2023 (03 Jan 2024)	A-Sonic Aero	JANET LC TAN [Dir/CEO]	S/U	5		5	0.360	66,019		66,019	61.880	
02 Jan 2024 (03 Jan 2024)	EliteComREIT GBP	Tan Dah Ching [Dir/CEO]	R/O/W	8	196	204	0.270	0.280				
02 Jan 2024 (03 Jan 2024)	EliteComREIT GBP	Victor Song Chern Chean [Dir/CEO]	R/O/W		1,824	1,824	0.270	0.280				
28 Dec 2023 (03 Jan 2024)	IHH	EMPLOYEES PROVIDENT FUND BOARD [SSH]	S/U	1,397		1,397	1.710	909,111		909,111	10.323	
02 Jan 2024 (03 Jan 2024)	EliteComREIT GBP	Tan Hai Peng Micheal [Dir/CEO]	R/O/W	32	9,758	9,790	0.270	0.280				
28 Dec 2023 (03 Jan 2024)	NetLink NBN Tr	M&G Investment Management Limited [SSH]	S/U		-3,721	-3,721	0.840	0.840	191,526	191,526	4.910	
28 Dec 2023 (03 Jan 2024)	NetLink NBN Tr	M&G Plc [SSH]	S/U		-3,721	-3,721	0.840	0.840	191,526	191,526	4.910	
28 Dec 2023 (03 Jan 2024)	NetLink NBN Tr	M&G Group Regulated Entity Holding Company Limited [SSH]	S/U		-3,721	-3,721	0.840	0.840	191,526	191,526	4.910	
28 Dec 2023 (03 Jan 2024)	NetLink NBN Tr	M&G Group Limited [SSH]	S/U		-3,721	-3,721	0.840	0.840	191,526	191,526	4.910	
28 Dec 2023 (03 Jan 2024)	NetLink NBN Tr	M&G FA Limited [SSH]	S/U		-3,721	-3,721	0.840	0.840	191,526	191,526	4.910	
03 Jan 2024 (03 Jan 2024)	Wing Tai	Cheng Wai Keung [Dir/CEO]	S/U		100	100	1.300	214	467,223	467,438	61.380	

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INVESTMENT BOOKS



BUILDING YOUR REIT-IREMENT PORTFOLIO

INVESTMENT BOOKS



Lim Jun Yuan

Full Time Investor & Founder of
The Singaporean Investor Blog

[Click for more of Jun Yuan's bio](#)

Jun Yuan's insights, strategies, and advice have helped many on their investing journey. The road to retirement can be challenging, but it doesn't have to be. This book is your roadmap to financial security in retirement. Learn how to build a robust REIT portfolio that will provide you with a cushion during your retirement years, so you can finally bid farewell to financial worries.

Definitely a must-read for investors looking to build a passive income flow!

Especially in a Singapore context, REITs is one of the many way to build up your recurring income as a means for retirement. In his book, Jun Yuan gives a very thorough views on REITs. From the basic concepts and understandings of REITs, to the valuing / monitoring / investing aspects of REITs, Jun Yuan has not only provide the simple ABCs (what), but also the application (how) to provide some action-able considerations.

Personally, I also like the "bonus chapters" that help to address some FAQs, and provide an overview of the various REITs that are listed on SGX.

Highly recommended to those who want to kick-start his or her journey in building up a REIT-irement portfolio.

- Dan Chang C S, Trading Representative, PhillipCapital

I am specially honoured to help Jun Yuan with this review as he is definitely more savvy in REITs investing than me.

At first glance, the book provides a comprehensive and well-structured framework to share on various aspects of REIT investing, guiding readers throughout the whole process of buying and monitoring REITs.

Upon further reading, I am amazed of the value offered in this book such as the 9-point criteria checklist, practical case studies and 4 potential red flags we should take note of.

- James Yeo, Founder @ InvestKaki.com

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IR Announcements



Rex: Joint Venture Company Is Awarded A Production Sharing Contract In Benin, West Africa.

The production sharing contract includes operatorship of the discovered Sèmè Field in Block 1. Redevelopment concept of Sèmè Field to be the Group's tried and tested low-cost production system comprising a jack-up Mobile Production Unit and a Floating Storage Unit. Plan to file Field Development Plan in 2024 to restart production.

<http://rex.listedcompany.com/news.html/id/2472083>

Geo Energy: Successfully Completes The First Export Shipment Of Coal From TRA Coal Mine At Premium Price.

Geo Energy Resources Limited is pleased to announce the completion of the first export shipment of coal, from its recently acquired coal mine of PT Triaryani, of 55,000 tonnes to Trafigura Asia Trading Pte Ltd on 23 December 2023. TRA is a subsidiary of PT Golden Eagle Energy Tbk, listed on the Indonesian Stock Exchange, which 58.65% of its issued shares was acquired by the Group on 18 October 2023. TRA has been valued at almost USD1 billion with 2P reserves of 275 million tonnes, as of 31 May 2023, of low sulfur and low ash coal.

<http://geoenergy.listedcompany.com/news.html/id/2472385>



Kingsmen: Awarded S\$30 Million Contract For Works To S.E.A. Aquarium.

Kingsmen Creatives Ltd.'s wholly-owned subsidiary, Kingsmen Exhibits Pte Ltd, has been awarded a turnkey services sub-contract worth approximately SGD 30 million for proposed additions and alteration works to the S.E.A. Aquarium in Resorts World Sentosa. The Contract is expected to contribute positively to the earnings per share and net tangible assets per share of the Group for the financial year ending 31 December 2024.

<http://kingsmen.listedcompany.com/news.html/id/2472584>

Union Gas: Inks MOU To Develop Regional EV Charging Infrastructure With Deltrix, A HK-Based Charging Solutions Provider.

Union Gas Pte. Ltd., a wholly owned subsidiary of Union Gas Holdings Limited, has signed a strategic memorandum of understanding with Deltrix Limited to accelerate and strengthen the development of electric vehicle charging infrastructure across Singapore, Japan and the Southeast Asia region.

<http://uniongas.listedcompany.com/news.html/id/2472574>



LHN: Coliwoo Strengthens Community Living With Latest Coliwoo Hotel Pasir Panjang Property.

Coliwoo introduces its 15th co-living property launch to date, the four-storey Coliwoo Hotel Pasir Panjang falls under the brand's co-living Hotel portfolio. Strategic location with schools, business parks, as well as recreational amenities nearby makes it the perfect sweet spot for "bleisure" stays, combining the best of business and leisure. Expansion of co-living hotel portfolio caters to sustained strong demand for rental accommodation as more turn towards co-living hotel spaces for longer-term stays.

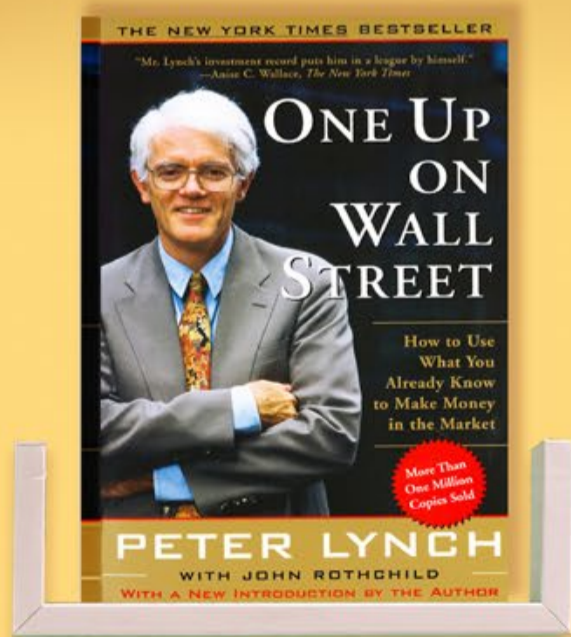
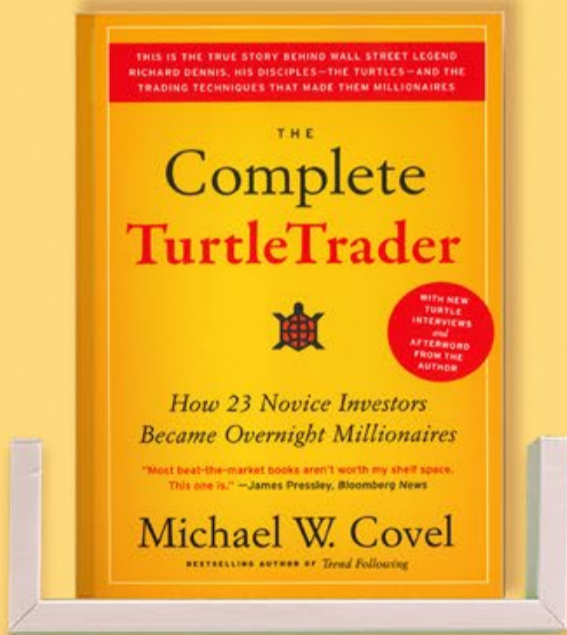
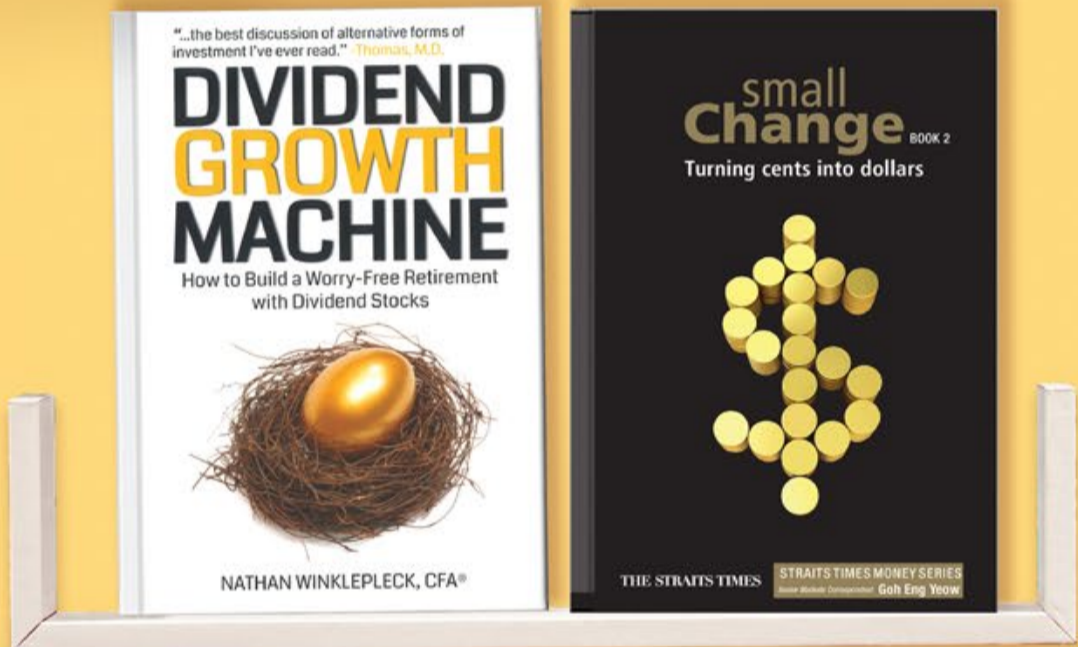
<http://lhngroup.listedcompany.com/news.html/id/2471533>

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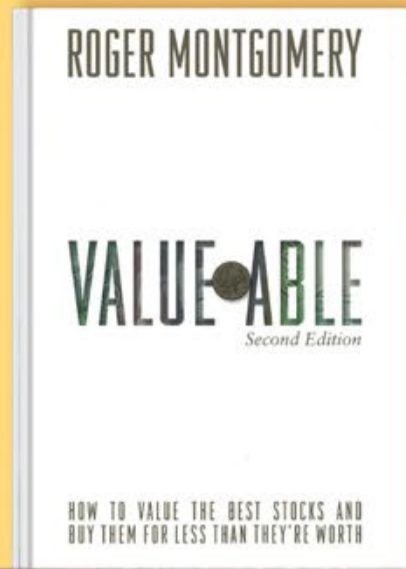
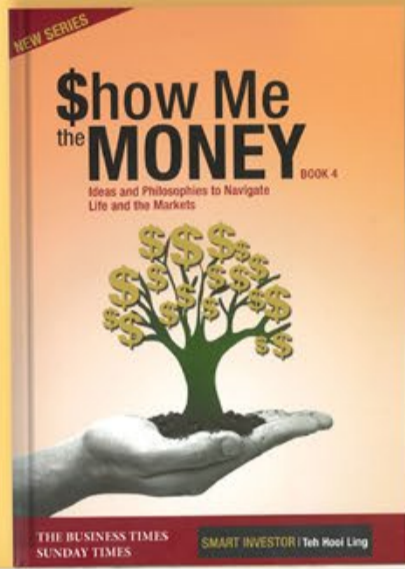
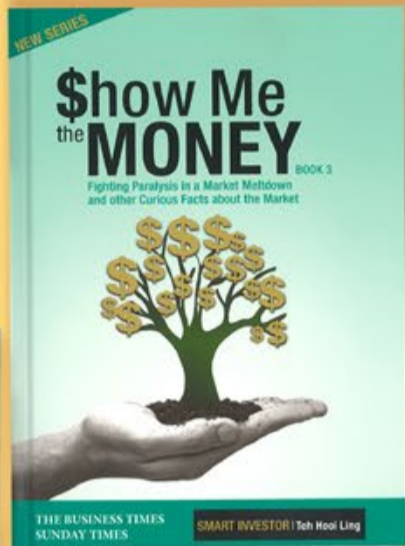


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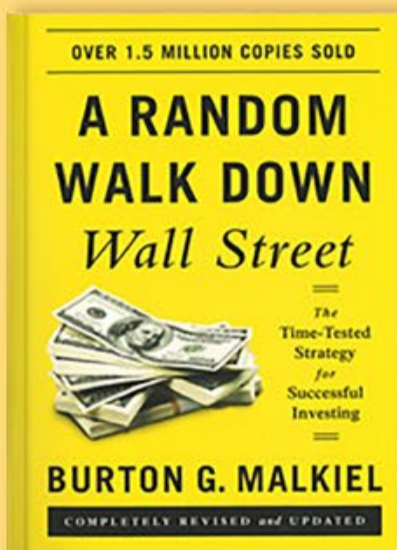
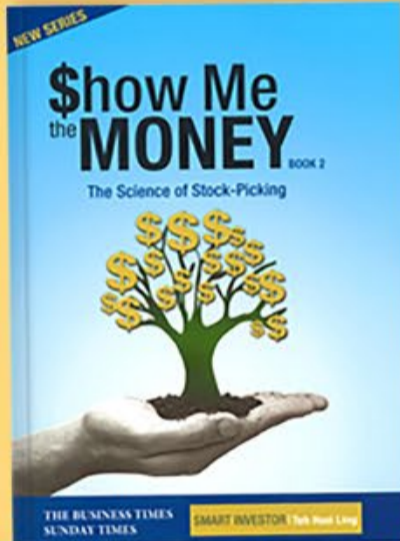


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