**Vietnam Prosperity Bank [VPB VN]** **26 May 2020**

## HOLD-Underperform

**TP upside (downside) -6%**

**Close 25 May 2020**

| | |
|---|---|
| Price | VND 24,000 |
| 12M Target | VND 22,500 |
| Previous Target | VND 25,530 |
| Change | -12% |

## What's new?

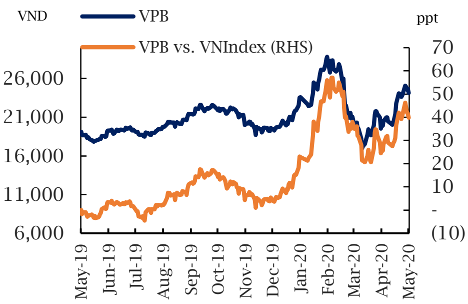
- **We slash our earnings forecasts** by 27% for 2020E and 15% for 2021E.
- **We reduce our credit growth assumptions** due to the impact of Covid-19.
- **NIM will decrease** due to reduced overall loan yields and recalibrated focus toward secured loans.

## Our view

- **Downgrade to HOLD-Underperform.**
- **VPB is trading at 1.1x 2020E P/BV**, in line with the sector, while our reduced 2020E ROE of 16% is lower than the sector median of 18%.
- **Risk to our view? FE Credit's IPO this year**: We think it extremely unlikely, but we can't totally rule it out.

**Company profile:** VPB is a solid bank with strong capital, high historical profitability, and high quality management. CAR under Basel II was 11.1% as at 1Q20 and most of this is Tier Capital with 10.8%. However, its unsecured consumer subsidiary FE Credit, which represents 24% of loans and 43% of profits in 2019, is a key risk amid COVID 19.

**Share price performance relative to VNIndex**




| | |
|---|---|
| Market cap | US$2.5 bn |
| 6M avg. daily turnover | US$3.6 mn |
| Outstanding shares | 2,438 mn |
| Free float | 73% |
| FINI ownership | 23.4% |
| Major shareholders | 44.4% |
| 2020E Asset/equity (x) | 8.3 |
| 2020E P/E (x) | 8.3 |
| 2020E P/B (x) | 1.2 |
| FOL remaining room | 0.03% |
| Dividend yield (%) | 0.0% |

*Source: Bloomberg, Yuanta Vietnam*

# Vietnam Prosperity Bank

## Down-shifting to lower growth mode

**Reduced loan growth assumptions.** We expect loan growth throughout the sector to weaken due to the impact of the Covid-19. Thus, we lower our 2020E loan growth forecast for VPB by -1ppt to 11% YoY.

**NIM forecasts reduced** by 14bps to 8.56% for 2020E*.* VPB has cut its lending rates for certain borrowers in line with SBV policy. The impact on NIMs should be exacerbated by its decision to focus more on secured loans and less on unsecured consumer loans.

**SBV requires banks to restructure loan terms** for borrowers affected by COVID while retaining pre-outbreak asset quality categorizations. According to baodauthau.vn, VPB has restructured VND12 trillion or 4.5% of its 1Q20 total loans as of May 4; notably, these assets are not classified as NPLs.

**We assume VPB's credit costs will increase regardless of the deferred classification downgrades.** We expect VPB to prudently recognize provision for such restructured loans.

**We slash our PATMI forecasts by** -27% for 2020E and -15% for 2021E, largely on our increased credit cost assumptions and reduced net interest income, but tempered by lower forecasts for the bank's operating costs.

**Our reduced PATMI forecast is 14% below consensus** for 2020. Our reduced forecasts for 2020 implies an earnings decline of -14% YoY.

**We downgrade to HOLD-U/P.** VPB trades at 1.1x 2020E P/BV which is in line with the sector median while our reduced ROE of 16% is slightly lower than that the peer median of 18%. Our target implies -6% total shareholder returns, justifying our recommendation downgrade.

Research Analyst:
Tanh Tran
+84 28 3622 6868 ext 3874
tanh.tran@yuanta.com.vn
**Bloomberg code: YUTA**

**Market Valuations**

| Valuation Ratios | 2017A | 2018A | 2019P | 2020E | 2021E | 2022E |
|---|---|---|---|---|---|---|
| Adjusted PER (x) | 8.3 | 8.0 | 7.2 | 8.3 | 6.5 | 5.6 |
| PEG | 3.2 | 2.1 | 0.6 | (0.6) | 0.2 | 0.4 |
| Adj. ROA (%) | 2.57% | 2.45% | 2.36% | 1.81% | 2.11% | 2.15% |
| Adj. ROE (%) | 27.8% | 22.8% | 21.5% | 15.5% | 17.0% | 16.7% |
| PBR (x) | 1.1 | 1.7 | 1.4 | 1.2 | 1.0 | 0.9 |
| Dividend Yield (%) | 0.0% | 0.0% | 0.0% | 0.0% | 0.8% | 1.8% |

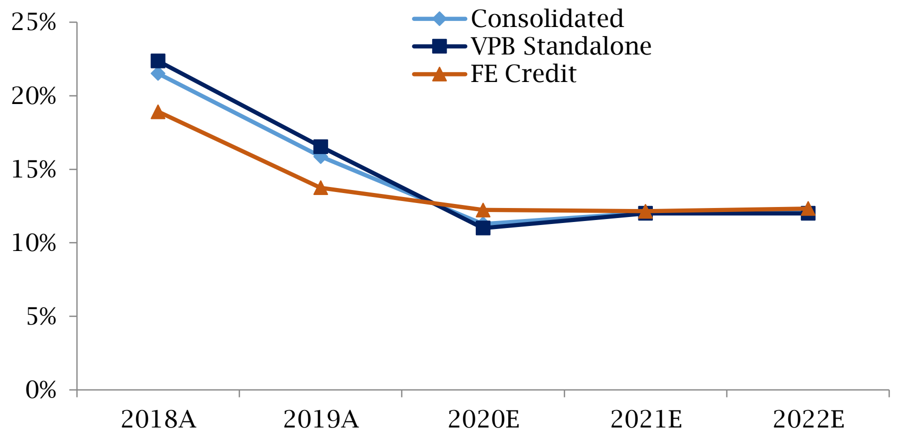
Source: Company data, Yuanta Vietnam

## Reduced loan growth forecast

We cut our loan growth forecast by -1ppt to 11% in 2020E. VPB has been restructuring its loan portfolio to focus less on unsecured loans. As a result, unsecured loans as a proportion of total loans decreased by -2ppt from 34% in 2019 to 32% in 1Q20.

We believe that Covid-19 will impact FE Credit substantially because many of its customers (most of whom have relatively low incomes and are thus likely to be hard hit by Covid-19) will be unable to repay their loans. Thus, we strongly believe that FE Credit will focus on collections rather accelerating new loans growth amid COVID. We are not factoring in a rapid recovery in this business in the next two years as we expect the entire sector to take a pause in the medium term. Thus, we forecast loan growth at both VPB Bank (the parent) and FE Credit to decrease in 2020-22E from the relatively high levels of recent years.

**Figure 1: Credit growth (%)**




*Source: Company data, Yuanta Vietnam.*

*Note: Credit growth in this chart excludes corporate bonds.*

**NIM forecasts slashed by 14bps to 8.56% for 2020E** as VPB has reduced its lending rates in line with the SBV's policy to support enterprises that have been impacted by the coronavirus.

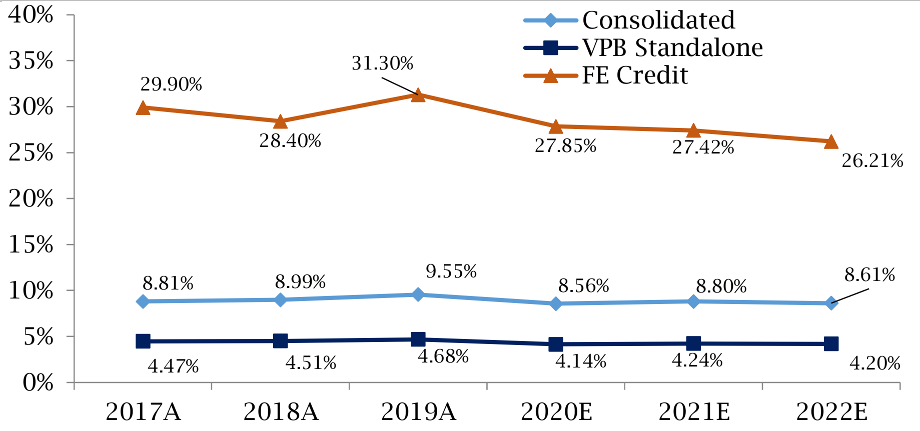
The SBV announced its second policy rate cut on May 12 to boost financial system liquidity. This rate cut will help reduce bank funding costs but also lower asset yields. On a net basis, VPB is not well positioned for the changed rate regime.

VPB's funding structure is relatively unattractive compared to its peers. The bank's CASA ratio of 12.2% (-1.1ppt YTD) as at 1Q20 was much lower peers such as VCB [BUY] (29.4%) or MBB [BUY] (33.1%), so reduced lending rates will have a more substantial constraining effect on its NIM.

We now forecast the bank's average lending rate to decrease from 15.5% in 2019A to 14.0% in 2020E (-1.5ppt YoY). As of May 4th 2020, VPB has cut interest rates ranging from 0.5ppt to 3.0ppt for about VND33 tn or 12.5% of its total loans as at 1Q20. Moreover, VPB has disbursed a new preferential loan package of VND18 tn or 6.8% of total loans as at 1Q20 with an average interest rate of up to 3ppt lower than that of the pre-pandemic period.

VPB has also restructured its loan portfolio to focus more on secured loans, which offer lower yields than those of unsecured loans.

**Figure 2: NIM (%)**




*Source: Company data, Yuanta Vietnam.*

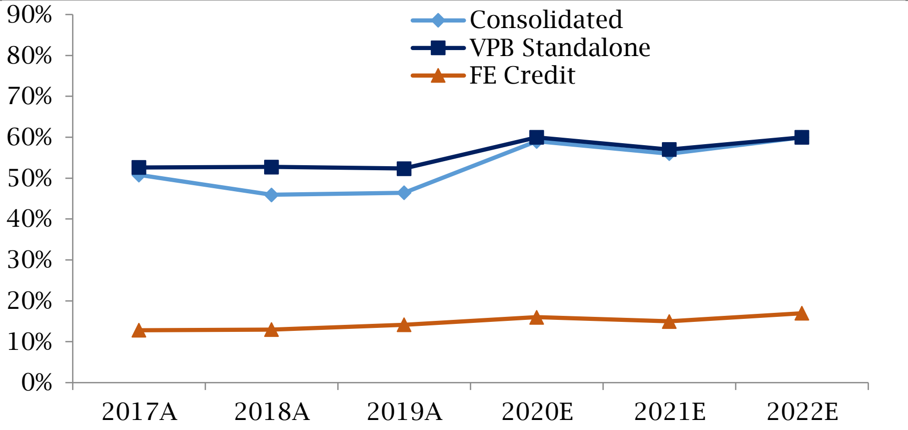
**Rising credit costs.** On the surface, rescheduling loan payments while maintaining debt categorizations should help constrain a rise in reported NPLs in 2020E. As such, we expect that reported NPLs, which are a lagging indicator of credit quality in normal times, will only start to increase in 2021E. However, regardless of arbitrary asset quality classifications, we believe that Vietnam's more professionally managed banks (which include VPB) will prudently take provisions ahead of the eventual recognition of credit losses after the forbearance order has been lifted.

As of May 4th, 2020, VPB restructured VND12 tn of loans for clients that are affected by the pandemic (or 4.5% of the total loans as at 1Q20). Management expects 70%-80% of its restructured loans to recover if Covid-19 can be controlled by the end of 2Q20. So far, this seems to be a likely scenario, at least for Vietnam. We thus assume that 25% of the restructured loans (or approximately VND3 tn) will be recognized as new NPLs next year.

Regardless, we expect the bank to set aside higher provisions on an ongoing basis despite the lack of any change in reported NPLs in 2020E. Doing so would clearly be prudent, but increased provisioning would obviously dent earnings. Higher provisions would boost its observed coverage ratio substantially, but given the very likely rise in NPLs in 2021E, investors should take those numbers with a grain of salt.

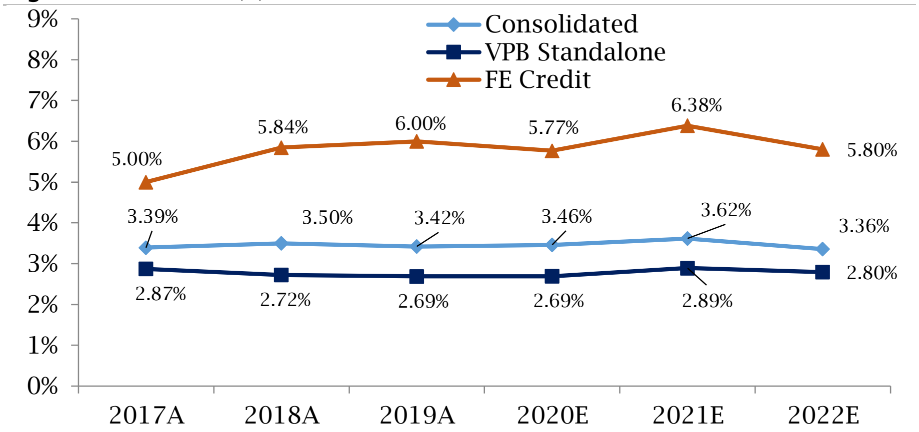
Provisioning costs increased +0.5% QoQ and +15.8% YoY to reach VND3.7 tn in 1Q20. The bank's loan loss reserve (LLR) coverage ratio increased by +9ppt QoQ/+7ppt YoY to reach 55% in 1Q20. We believe that **VPB's current LLR coverage of 55% is low** and the bank should increase provisions to weather the probable asset quality deterioration in upcoming quarters.

Figure 3: Provision coverage ratio (%)




*Source: Company data, Yuanta Vietnam.*

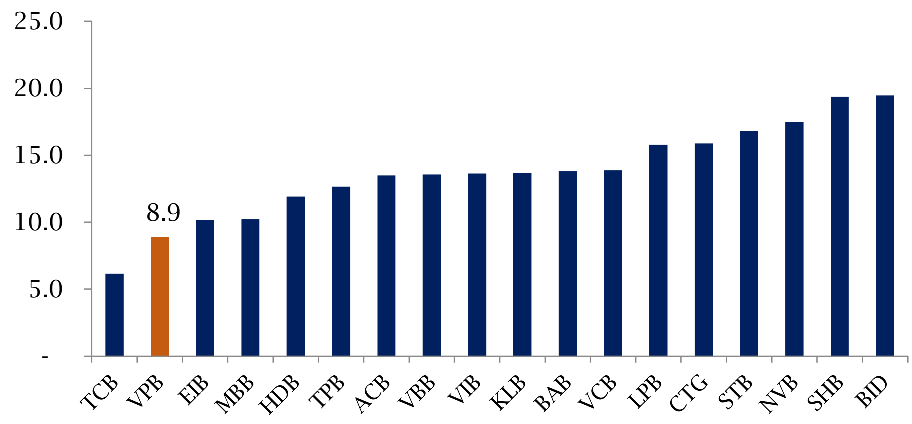
Figure 4: NPL ratio (%)




*Source: Company data, Yuanta Vietnam.*

**Solid balance sheet:** Low leverage and strong solvency capital should **help VPB weather the storm.** The bank's 1Q20 asset leverage of 8.9x is the second lowest in Vietnam. Total CAR (Basel II) was 11.1% at 1Q20, and most of this is Tier 1 capital (10.8%).

Figure 5: Asset leverage among banks (x)




*Source: Company data, Yuanta Vietnam.*

**VPB's recent announcements** on 122 mn shares buyback, $300 mn bond repurchase, and locking the FOL room at 15% have created a few waves in the market.

VPB plans to buy back a **maximum of 5%** of the current shares outstanding (2,438 million shares) or equivalent to 122 million shares. The transaction is planned to occur in 2020 but the details about the date and price are unclear. We believe that the buyback is intended to support its share price, but it would obviously reduce its capital strength at a moment of high macro uncertainty. (The bank's straight equity/asset of 11.3% in 1Q20 was the second highest in the sector.)

Gauging the wisdom of repurchasing shares here depends on one's confidence in the bank's management. In theory, buying back shares at low valuations and selling them at high valuations is a positive corporate governance move. However, we are not convinced that foreign investors (who probably got in at much higher price levels and who may have paid a 20-30% premium back when that was still in fashion) will be particularly pleased. On the other hand, no-one is being forced to sell (at least, not by the bank) as far as we are aware.

Our view is that the share buyback and bond repurchase plan are likely to prove opportunistically positive for VPB's long-term financial health assuming that 1) the repurchase prices are substantially below intrinsic fair value (which seems probable), 2) the macro headwinds do not require additional capital in the medium term (which seems likely given the bank's strong capital now), and 3) VPB is able to subsequently issue new shares (and debt) at a more attractive valuation in the future.

### Valuation table

| | Average Fair Value (VND/share) | | |
|---|---|---|---|
| Valuation Methods | Estimated Price | Weight (%) | Price |
| Residual Income | 22,541 | 50.0% | 11,271 |
| DDM Perpetuity | 20,649 | 12.5% | 2,581 |
| DDM Multiple | 21,488 | 12.5% | 2,686 |
| Regression | 25,567 | 12.5% | 3,196 |
| Public Comps | 22,143 | 12.5% | 2,768 |
| **Estimated Fair Value** | | | **22,502** |

*Residual Income approach*

| | |
|---|---|
| Terminal Net Income Growth Rate: | 4.0% |
| Projected Net Income 1 Year After Period: | 20,123 |
| Residual Income Terminal Value: | 12,839 |
| (+) Current Common Shareholders' Equity: | 44,524 |
| (+) PV of Residual Income Terminal Value: | 2,673 |
| (+) Sum of PV of Residual Income: | 7,754 |
| **Implied Equity Value:** | **54,950** |
| **Implied Share Price:** | **22,541** |

*Source: Yuanta Vietnam*

***Sensitivity table: ROE vs. Cost of equity***

| Terminal Return on Common Equity: | Initial Cost of Equity (Declines by 0.40% Annually): | | | | | | |
|---|---|---|---|---|---|---|---|
| | 14.0% | 14.5% | 15.0% | 15.4% | 16.0% | 16.5% | 17.0% |
| 14.5% | 39,580 | 35,104 | 31,360 | 28,602 | 25,342 | 23,042 | 21,050 |
| 14.0% | 37,757 | 33,518 | 29,973 | 27,360 | 24,271 | 22,091 | 20,202 |
| 13.5% | 35,955 | 31,952 | 28,602 | 26,133 | 23,213 | 21,152 | 19,365 |
| 13.0% | 34,176 | 30,405 | 27,248 | 24,921 | 22,168 | 20,224 | 18,538 |
| 12.0% | 30,684 | 27,368 | 24,590 | **22,541** | 20,116 | 18,401 | 16,913 |
| 11.5% | 28,971 | 25,878 | 23,286 | 21,374 | 19,108 | 17,506 | 16,115 |
| 11.0% | 27,279 | 24,406 | 21,998 | 20,220 | 18,114 | 16,623 | 15,328 |
| 10.5% | 25,608 | 22,953 | 20,726 | 19,081 | 17,131 | 15,750 | 14,550 |
| 10.0% | 23,959 | 21,518 | 19,470 | 17,957 | 16,161 | 14,889 | 13,781 |

*Source: Yuanta Vietnam*

### Yuanta vs. Consensus

| Net income (VND bn) | 2020E | 2021E |
|---|---|---|
| Consensus mean | 8,256 | 9,557 |
| **Yuanta forecast (adjusted)** | **7,087** | **9,127** |
| *%ge difference* | *-14.2%* | *-4.5%* |
| Consensus high | 9,658 | 12,398 |
| Consensus low | 6,329 | 7,300 |
| **EPS (VND)** | | |
| Consensus mean | 3,393 | 4,024 |
| **Yuanta forecast (adjusted)** | **2,907** | **3,744** |
| *%ge difference* | *-14.3%* | *-7.0%* |
| Consensus high | 3,998 | 5,086 |
| Consensus low | 2,596 | 3,031 |

*Source: Bloomberg, Yuanta Vietnam*

### Risk to our investment view

A successful IPO of FE Credit in 2020 would constitute an upside catalyst, and thus a risk to our call. We are highly doubtful that this will occur as planned in 2020 given the highly murky macroeconomic outlook for banks generally and unsecured lending especially. Simply put, we don't see where investor demand for a frontier market consumer finance stock will come from until the effects of COVID-19 have been fully cleared and the business is back on a growth trajectory. We haven't factored a recovery into our model, and we are extremely confident that it will not occur until sometime in the second half of 2021 at the very earliest. Overall, we believe the business risks (and the risks to our forecasts) are to the downside in 2020-21E, especially in terms of increasing NPLs and credit costs given the scale of the bank's unsecured consumer assets.

### Key financial data (Old vs. New)

| Balance Sheet (VND bn) | Old | | New | | % difference (New vs. Old) | |
|---|---|---|---|---|---|---|
| | 2020E | 2021E | 2020E | 2021E | 2020E | 2021E |
| Gross Loans: | 288,819 | 323,705 | 286,222 | 320,668 | -1% | -1% |
| **Total Assets:** | **426,445** | **482,338** | **406,834** | **458,186** | **-5%** | **-5%** |
| Deposits: | 236,854 | 276,929 | 233,651 | 273,195 | -1% | -1% |
| **Total Liabilities:** | **376,668** | **422,366** | **357,537** | **400,219** | **-5%** | **-5%** |
| Capital & Premium: | 25,479 | 25,479 | 25,992 | 25,992 | 2% | 2% |
| Total Equity: | 49,777 | 59,973 | 49,297 | 57,967 | -1% | -3% |
| **Total Liabilities & Equity:** | **426,445** | **482,338** | **406,834** | **458,186** | **-5%** | **-5%** |

| Income Statement (VND bn) | Old | | New | | % difference (New vs. Old) | |
|---|---|---|---|---|---|---|
| | 2020E | 2021E | 2020E | 2021E | 2020E | 2021E |
| Net interest income | 31,942 | 36,317 | 31,087 | 35,560 | -3% | -2% |
| Non-Interest income | 3,401 | 4,242 | 4,770 | 5,374 | 40% | 27% |
| **Adj. TOI:** | **35,343** | **40,559** | **35,857** | **40,934** | **1%** | **1%** |
| Total Expenses: | (13,117) | (14,944) | (12,073) | (14,085) | -8% | -6% |
| **PPOP:** | **22,226** | **25,615** | **23,784** | **26,849** | **7%** | **5%** |
| Net Provisions: | (10,153) | (12,199) | (14,925) | (15,440) | 47% | 27% |
| **Pre-Tax Income:** | **12,073** | **13,416** | **8,859** | **11,408** | **-27%** | **-15%** |
| (-) Tax: | (2,415) | (2,683) | (1,772) | (2,282) | -27% | -15% |
| Net Income | 9,658 | 10,733 | 7,087 | 9,127 | -27% | -15% |
| (-) Minority Interest | - | - | - | - | N/A | N/A |
| **PATMI** | **9,658** | **10,733** | **7,087** | **9,127** | **-27%** | **-15%** |
| Adj. Diluted EPS | 3,962 | 4,403 | 2,907 | 3,744 | -27% | -15% |

*Source: Yuanta Vietnam*

## Financial Statement (Revised)

### Balance Sheet

| (VND bn) | 2018A | 2019A | 2020E | 2021E | 2022E |
|---|---|---|---|---|---|
| Cash & Balances at SBV | 12,684 | 5,913 | 5,290 | 6,185 | 7,248 |
| Loans to banks | 16,571 | 20,098 | 18,677 | 21,838 | 25,591 |
| Investment securities | 47,301 | 56,073 | 61,938 | 72,420 | 84,866 |
| Corporate bonds + others: | 9,019 | 14,387 | 11,974 | 14,000 | 16,406 |
| **Gross Loans:** | **221,962** | **257,184** | **286,222** | **320,668** | **359,400** |
| (-) Specific Provisions: | (2,042) | 2,164 | (3,875) | (4,290) | (4,773) |
| (-) General Provisions: | (1,525) | 1,920 | (1,967) | (2,203) | (2,470) |
| **Total provisions:** | **(3,567)** | **(4,084)** | **(5,842)** | **(6,494)** | **(7,243)** |
| **Net Loans:** | **218,395** | **253,100** | **280,381** | **314,174** | **352,158** |
| Fixed Tangible asset: | 1,386 | 1,343 | 1,301 | 1,261 | 1,222 |
| Intangible Assets: | 578 | 580 | 580 | 580 | 580 |
| Real estate investment | - | - | - | - | - |
| Accrued interests: | 4,428 | 6,032 | 6,032 | 6,032 | 6,032 |
| Deferred tax: | - | - | - | - | - |
| Other Assets: | 12,930 | 19,678 | 20,661 | 21,694 | 22,779 |
| **Total Assets:** | **323,291** | **377,204** | **406,834** | **458,186** | **516,882** |
| Deposits: | 170,851 | 213,950 | 233,651 | 273,195 | 320,143 |
| Due to SBV & banks: | 58,013 | 50,887 | 42,322 | 47,415 | 53,142 |
| Subordinated notes | 48,658 | 57,600 | 57,600 | 57,600 | 57,600 |
| Other Liabilities: | 11,019 | 12,558 | 23,965 | 22,008 | 18,599 |
| **Total Liabilities:** | **288,541** | **334,994** | **357,537** | **400,219** | **449,484** |
| Capital & Premium: | 26,589 | 25,992 | 25,992 | 25,992 | 25,992 |
| Reserves: | 5,466 | 7,107 | 7,107 | 7,107 | 7,107 |
| Treasury Shares | (2,492) | (2,696) | (2,696) | (2,696) | (2,696) |
| Retained Earnings: | 5,187 | 11,806 | 18,893 | 27,563 | 36,993 |
| **Total Equity:** | **34,750** | **42,210** | **49,297** | **57,967** | **67,397** |
| **Total Liabilities & Equity:** | **323,291** | **377,204** | 406,834 | 458,186 | 516,882 |

### Profit and Loss

| (VND bn) | 2018A | 2019A | 2020E | 2021E | 2022E |
|---|---|---|---|---|---|
| Net Interest income | 24,702 | 30,670 | 31,087 | 35,560 | 39,421 |
| *Net Fee Income* | *1,612* | *2,792* | *3,275* | *4,112* | *5,118* |
| *Other Non-II* | *90* | *874* | *1,495* | *1,261* | *958* |
| Total Non-II | 1,703 | 3,665 | 4,770 | 5,374 | 6,076 |
| **TOI** | **26,404** | **34,336** | **35,857** | **40,934** | **45,497** |
| Total expenses | (10,634) | (12,344) | (12,073) | (14,085) | (15,513) |
| **PPOP:** | **15,770** | **21,992** | **23,784** | **26,849** | **29,984** |
| Gross Provisions: | (11,253) | (13,688) | (16,598) | (17,285) | (19,454) |
| NPL Recoveries: | 4,681 | 2,020 | 1,673 | 1,845 | 2,568 |
| Net Provisions: | (6,572) | (11,668) | (14,925) | (15,440) | (16,887) |
| **Pre-Tax Income:** | **9,199** | **10,324** | **8,859** | **11,408** | **13,097** |
| (-) Income Tax: | (1,843) | (2,064) | (1,772) | (2,282) | (2,619) |
| **Net Income** | **7,356** | **8,260** | **7,087** | **9,127** | **10,478** |
| (-) Minority Interest | - | - | - | - | - |
| (-) Others | - | - | - | - | - |
| **PATMI** | **7,356** | **8,260** | **7,087** | **9,127** | **10,478** |
| Adjusted Diluted EPS | 3,025 | 3,375 | 2,907 | 3,744 | 4,298 |

*Source: Company data, Yuanta Vietnam*

| Selected Calculated Ratios (Revised) | FY17A | FY18A | FY19P | FY20E | FY21E | FY22E |
|---|---|---|---|---|---|---|
| **GROWTH PROJECTIONS** | | | | | | |
| Net interest income | 36% | 20% | 24% | 1% | 14% | 11% |
| Fee Income | 71% | 10% | 73% | 17% | 26% | 24% |
| Other NII | -210% | -78% | 867% | 71% | -16% | -24% |
| Operating costs | 31% | 22% | 16% | -2% | 17% | 10% |
| Provision | 51% | 41% | 22% | 21% | 4% | 13% |
| Pre-provision profit | 53% | 14% | 39% | 8% | 13% | 12% |
| Adjusted Net profit | 72% | 13% | 12% | -14% | 29% | 15% |
| Assets | 21% | 16% | 17% | 8% | 13% | 13% |
| **ASSET ANALYSIS** | | | | | | |
| Earning assets to total assets | 92% | 91% | 92% | 93% | 94% | 94% |
| Average Returns on Earnings Assets | 2.78% | 2.68% | 2.57% | 1.95% | 2.26% | 2.29% |
| **LOAN ANALYSIS** | | | | | | |
| Loan growth (% YoY) | 26% | 22% | 16% | 11% | 12% | 12% |
| Loans to Interest Earnings Assets | 70% | 74% | 73% | 74% | 73% | 72% |
| **DEPOSIT ANALYSIS** | | | | | | |
| Deposit growth (YoY %) | 8% | 28% | 25% | 9% | 17% | 17% |
| Deposits to Interest Bearing Liabilities | 56% | 61% | 66% | 70% | 72% | 74% |
| **LIQUIDITY** | | | | | | |
| Pure LDR (Customer loan/deposit) | 134% | 128% | 118% | 120% | 115% | 110% |
| **ASSET QUALITY** | | | | | | |
| NPL ratio | 3.39% | 3.50% | 3.42% | 3.46% | 3.62% | 3.36% |
| General Provisions to Gross loans | 0.71% | 0.69% | -0.75% | 0.69% | 0.69% | 0.69% |
| LLR | 51% | 46% | 46% | 59% | 56% | 60% |
| **SPREAD ANALYSIS** | | | | | | |
| Int. rate received on Average IEA | 14.59% | 14.65% | 15.53% | 14.05% | 14.30% | 14.21% |
| Int. rate paid on Average IBL | 6.11% | 6.04% | 6.39% | 6.07% | 6.23% | 6.32% |
| Interest rate spread | 8.48% | 8.61% | 9.14% | 7.98% | 8.07% | 7.89% |
| NIM | 8.81% | 8.99% | 9.55% | 8.56% | 8.80% | 8.61% |
| **OTHER INCOME** | | | | | | |
| Fee income to total income | 6% | 6% | 8% | 9% | 10% | 11% |
| Other Non-II to total Income | 2% | 0% | 3% | 4% | 3% | 2% |
| **OPERATING EFFICIENCY** | | | | | | |
| Cost to income ratio | 34.7% | 34.2% | 34.0% | 32.2% | 32.9% | 32.3% |
| **CREDIT COSTS** | | | | | | |
| Provision/avg. assets | 1.13% | 1.10% | 1.08% | 1.44% | 1.42% | 1.40% |
| **PROFITABILITY** | | | | | | |
| Adj. ROAA | 2.63% | 2.45% | 2.36% | 1.81% | 2.11% | 2.15% |
| Adj. ROAE | 28.4% | 22.8% | 21.5% | 15.5% | 17.0% | 16.7% |
| Dividend Yield | 0.0% | 0.0% | 0.0% | 0.0% | 0.8% | 1.8% |
| **VALUATIONS** | | | | | | |
| PER (x) | 8.3x | 8.0x | 7.2x | 8.3x | 6.5x | 5.6x |
| PBR (x) | 1.1x | 1.7x | 1.4x | 1.2x | 1.0x | 0.9x |

*Source: Company data, Yuanta Vietnam*

# Appendix A: Important Disclosures

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Taiwan persons wishing to obtain further information on any of the securities mentioned in this publication should contact:

Attn: Research
Yuanta Securities Investment Consulting
4F, 225,
Section 3 Nanking East Road, Taipei 104
Taiwan

Hong Kong persons wishing to obtain further information on any of the securities mentioned in this publication should contact:

Attn: Research
Yuanta Securities (Hong Kong) Co. Ltd
23/F, Tower 1, Admiralty Centre
18 Harcourt Road,
Hong Kong

Korean persons wishing to obtain further information on any of the securities mentioned in this publication should contact:

Head Office

Yuanta Securities Building
Euljiro 76 Jung-gu
Seoul, Korea 100-845
Tel: +822 3770 3454

Indonesia persons wishing to obtain further information on any of the securities mentioned in this publication should contact:

Attn: Research
PT YUANTA SECURITIES INDONESIA
(A member of the Yuanta Group)
Equity Tower, 10th Floor Unit EFGH
SCBD Lot 9
Jl. Jend. Sudirman Kav. 52-53
Tel: (6221) - 5153608 (General)

Thailand persons wishing to obtain further information on any of the securities mentioned in this publication should contact:

Research department
Yuanta Securities (Thailand)
127 Gaysorn Tower, 16th floor
Ratchadamri Road, Pathumwan
Bangkok 10330

Vietnam persons wishing to obtain further information on any of the securities mentioned in this publication should contact:

Research department
Yuanta Securities (Vietnam)
4th Floor, Saigon Centre
Tower 1, 65 Le Loi Boulevard,
Ben Nghe Ward, District 1,
HCMC, Vietnam

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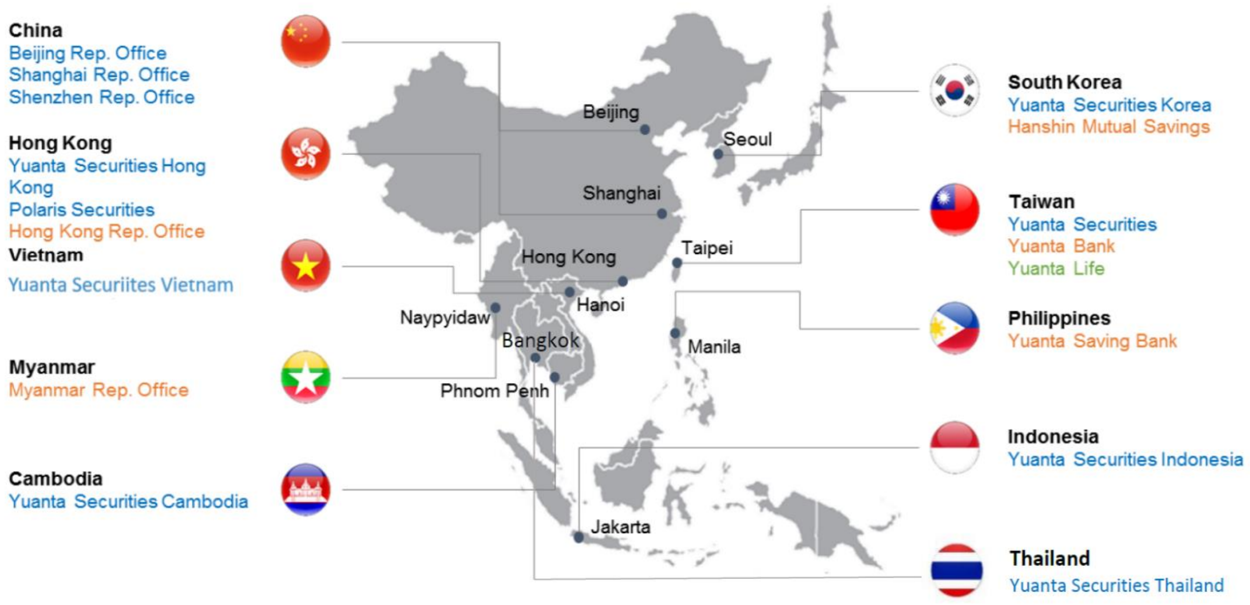


## YUANTA SECURITIES VIETNAM OFFICE

**Head office:** 4th Floor, Saigon Centre, Tower 1, 65 Le Loi Boulevard, Ben Nghe Ward, District 1, HCMC, Vietnam

### Institutional Research

**Matthew Smith, CFA**
Head of Research
Tel: +84 28 3622 6868 (ext. 3815)
matthew.smith@yuanta.com.vn

**Binh Truong**
Deputy Head of Research (O&G, Energy)
Tel: +84 28 3622 6868 (3845)
binh.truong@yuanta.com.vn

**Tam Nguyen**
Analyst (Property)
Tel: +84 28 3622 6868 (ext. 3874)
tam.nguyen@yuanta.com.vn

**Tanh Tran**
Analyst (Banks)
Tel: +84 28 3622 6868 (3874)
tanh.tran@yuanta.com.vn

### Institutional Sales

**Huy Nguyen**
Head of Institutional sales
Tel: +84 28 3622 6868 (3808)
Huy.nguyen@yuanta.com.vn

**Duyen Nguyen**
Sales Trader
Tel: +84 28 3622 6868 (ext. 3890)
duyen.nguyen@yuanta.com.vn