

CR MixC Lifestyle (1209 HK)

Commercial biz to ride the trend, residential biz to upgrade quality

CR MixC's FY25 revenue increased by 5.1% YoY to RMB 18.0bn, below Bloomberg consensus by 2% and inline with CMBI estimate. The residential segment is flat YoY, dragged by VAS biz, and the commercial segment grew 10% YoY, slowing from 21% in FY24 due to a high base in shopping mall biz. Net profit (NP) rose 10.3% YoY to RMB 4.0bn, underpinned by stable GP margin in basic PM, improved GP margin of shopping malls, and lower SG&A ratio driven by digitalization, exit of low-quality projects, and cross-business synergy. These efforts are also evidenced by a 10% decrease in the number of employees. We slightly trim our TP by 0.7% to HK\$53.58 to reflect earnings revision, with the new TP still based on 25x 2026E P/E (unchanged). Given its lower reliance on residential business, superior mall operating capabilities, 100% dividend payout ratio, and its appeal to both property and consumer investors due to its exposure to the service consumption theme, we maintain BUY on the stock and view it as our top pick in the PM sector.

- FY26E guidance beats expectations.** The company guided for double-digit growth in both revenue and core NP for FY26E, which is beyond our expectations given that most peers have not provided quantitative FY26 guidance due to high economic uncertainty. This reflects the company's confidence in its relative operational alpha, particularly in its commercial segment. We are optimistic about the commercial segment, forecasting 10-12% revenue growth for FY26-28E, but cautious on the residential segment with 5-6% growth forecast amid intensifying competition in third-party expansion.
- Implications of the new five-year plan.** The company targets 100 new third-party mall expansions during the 15th five-year plan (FYP) period (20 per year vs. 12 annually in the past 3 years). However, SSSG is expected to only outpace retail sales growth (3-5% in FY24-25), much lower than 12.2% in FY25, and it also projected a high single-digit growth for FY26E. Our views: **1)** The 100-new-mall target is not aggressive but in line with industry trends, as the company views existing mall renovation as a key sector theme. Declining new commercial land supply, fewer high-quality projects, and intense homogenized competition will lift penetration of asset-light operation to improve profitability of existing malls. **2)** The conservative long-term same-store growth outlook, paired with mid-to-high single-digit growth in FY26E, implies a gradual growth slowdown, reflecting the company's view that consumption will normalize with moderating growth through the 15th FYP period.
- Risks:** 1) weaker-than-expected macroeconomics; 2) slower-than-expected third party expansion; 3) slower VAS growth etc..

BUY (Maintain)

Target Price	HK\$53.58
(Previous TP)	HK\$53.96)
Up/Downside	15.4%
Current Price	HK\$46.42

China Property Management

Miao ZHANG

(852) 3761 8910

zhangmiao@cmbi.com.hk

Stock Data

Mkt Cap (HK\$ mn)	105,976.9
Avg 3 mths t/o (HK\$ mn)	184.9
52w High/Low (HK\$)	49.24/32.15
Total Issued Shares (mn)	2283.0

Source: FactSet

Shareholding Structure

China Resources Inc.	72.3%
Free float	27.7%

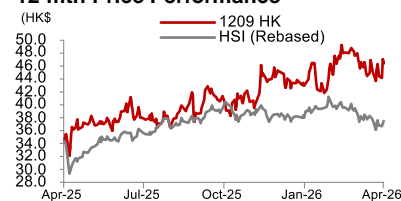
Source: HKEx

Share Performance

	Absolute	Relative
1-mth	-2.5%	2.7%
3-mth	8.1%	9.5%
6-mth	12.3%	19.2%

Source: FactSet

12-mth Price Performance



Source: FactSet

Related Reports

- [Greentown Service \(2869 HK\) - Continue to bear fruit from efficiency gains](#)

Earnings Summary

(YE 31 Dec)	FY24A	FY25A	FY26E	FY27E	FY28E
Revenue (RMB mn)	17,043	18,022	19,661	21,308	22,937
YoY growth (%)	15.4	5.7	9.1	8.4	7.6
Net profit (RMB mn)	3,629.4	3,969.0	4,451.8	4,844.9	5,281.1
EPS (Reported) (RMB)	1.59	1.74	1.95	2.12	2.31
YoY growth (%)	23.9	9.4	12.2	8.8	9.0
Consensus EPS (RMB)	na	na	1.98	2.21	2.42
P/E (x)	25.7	23.5	21.0	19.3	17.7
P/B (x)	5.7	6.0	5.8	5.6	5.5
Yield (%)	1.6	1.2	4.7	5.2	5.6
ROE (%)	22.4	24.8	28.3	29.7	31.5

Source: Company data, Bloomberg, CMBIGM estimates

2. [Binjiang Service \(3316 HK\) - FY25: Showing strength in tough times](#)

Figure 1: 1209 HK results summary- FY25

RMB mn	2024	2025	YoY	vs. CMBI est.	1H25	2H25	1H YoY	2H YoY	HoH
Revenue	17,154	18,022	5.1%	-0.7%	8,524	9,498	6.5%	3.8%	11.4%
- Property management services	6,669	7,171	7.5%	-0.9%	3,501	3,670	8.8%	6.3%	4.8%
- Developer VAS	718	520	-27.7%	3.3%	220	300	-34.6%	-21.5%	36.2%
- Community VAS	1,516	1,117	-26.3%	5.6%	487	630	-32.7%	-20.5%	29.5%
- Urban space	1,821	2,040	12.0%	-0.8%	949	1,091	15.1%	9.5%	14.9%
- Commercial - shopping malls	4,209	4,768	13.3%	-3.8%	2,264	2,504	19.8%	8.0%	10.6%
- Commercial - office buildings	2,065	2,137	3.5%	-2.1%	1,002	1,135	4.5%	2.7%	13.2%
- Ecosystem business	156	269	n.a.	67.7%	100	168	110.2%	55.5%	68.1%
Gross profit	5,653	6,406	13.3%	1.4%	3,165	3,240	16.3%	10.5%	2.4%
Net profit	3,598	3,969	10.3%	-1.0%	2,030	1,939	7.4%	13.5%	-4.5%
Core net profit	3,507	3,950	12.6%	1.6%	2,011	1,939	15.0%	10.3%	-3.6%
EPS (RMB)	1.58	1.74	10.3%	-1.0%	0.89	0.85	7.4%	13.5%	-4.5%
Core EPS (RMB)	1.54	1.73	12.6%	1.6%	0.88	0.85	15.0%	10.3%	-3.6%
DPS (RMB)	1.54	1.73	12.7%	1.7%	0.88				
Dividend payout ratio	100%	100%			100%				
GP Margin	33.0%	35.5%	2.6 ppt	0.8 ppt	37.1%	34.1%	3.1 ppt	2.1 ppt	-3.0 ppt
- Property management services	14.4%	15.9%	1.5 ppt	1.4 ppt	16.6%	15.2%	1.4 ppt	1.6 ppt	-1.3 ppt
- Developer VAS	33.0%	24.7%	-8.3 ppt	1.7 ppt	26.0%	23.8%	-11.8 ppt	-5.1 ppt	-2.2 ppt
- Community VAS	25.6%	36.6%	11.0 ppt	3.1 ppt	40.4%	33.6%	9.5 ppt	12.9 ppt	-6.8 ppt
- Urban space	12.9%	13.4%	0.5 ppt	0.6 ppt	14.2%	12.7%	-0.9 ppt	1.6 ppt	-1.5 ppt
- Commercial - shopping malls	60.2%	63.1%	2.9 ppt	0.1 ppt	78.7%	73.4%	6.2 ppt	0.7 ppt	-5.3 ppt
- Commercial - office buildings	72.6%	75.9%	3.3 ppt	-0.1 ppt	37.7%	31.7%	-0.4 ppt	-0.4 ppt	-6.0 ppt
- Ecosystem business	35.7%	36.9%	n.a.	15.9 ppt	37.2%	36.7%	-5.5 ppt	4.2 ppt	-0.5 ppt
Net Margin	21.0%	22.0%	1.0 ppt	-0.1 ppt	23.8%	20.4%	0.2 ppt	1.8 ppt	-3.4 ppt
Core net margin	20.4%	21.9%	1.5 ppt	0.5 ppt	23.6%	20.4%	1.7 ppt	1.2 ppt	-3.2 ppt
Managed GFA (mn sqm) - Resi.	413.1	426.2	3.2%	-2.7%	420.5	426.2	5.7%	3.2%	
Contracted GFA (mn sqm) - Resi.	450.5	463.5	2.9%	1.0%	452.1	463.5	1.3%	2.9%	
No of Shopping mall	122	135	+13	+2	125.0	135.0	+17	+13	+10
Retails sales	215,000	266,000	23.7%	4.0%	122,000	144,000	21.2%	26.0%	18.0%
SSSG	4.6%	12.2%			9.7%				
Trade receivables	3,832	4,546	18.6%	17.3%	4,621	4,546	17.5%		
Cash (incl. deposits)	16,880	14,496	-14.1%	-0.6%	13,044	14,496	-15.5%		

Source: Company data, CMBIGM

Figure 2: Earnings revision

RMB mn	New			Old			Diff (%)		
	FY26E	FY27E	FY28E	FY26E	FY27E	FY28E	FY26E	FY27E	FY28E
Revenue	19,661	21,308	22,937	19,698	21,172	n.a.	0%	1%	n.a.
Gross profit	6,992	7,680	8,364	7,022	7,720	n.a.	0%	-1%	n.a.
Operating profit	6110	6636	7,222	6,171	6,803	n.a.	-1%	-2%	n.a.
Net profit	4,452	4,845	5,281	4483	4952	n.a.	-1%	-2%	n.a.
Gross margin	35.6%	36.0%	36.5%	35.6%	36.5%	n.a.	-0.1ppts	-0.4ppts	n.a.
Operating margin	31.1%	31.1%	31.5%	31.3%	32.1%	n.a.	-0.3ppts	-1ppts	n.a.
Net margin	22.6%	22.7%	23.0%	22.8%	23.4%	n.a.	-0.1ppts	-0.7ppts	n.a.

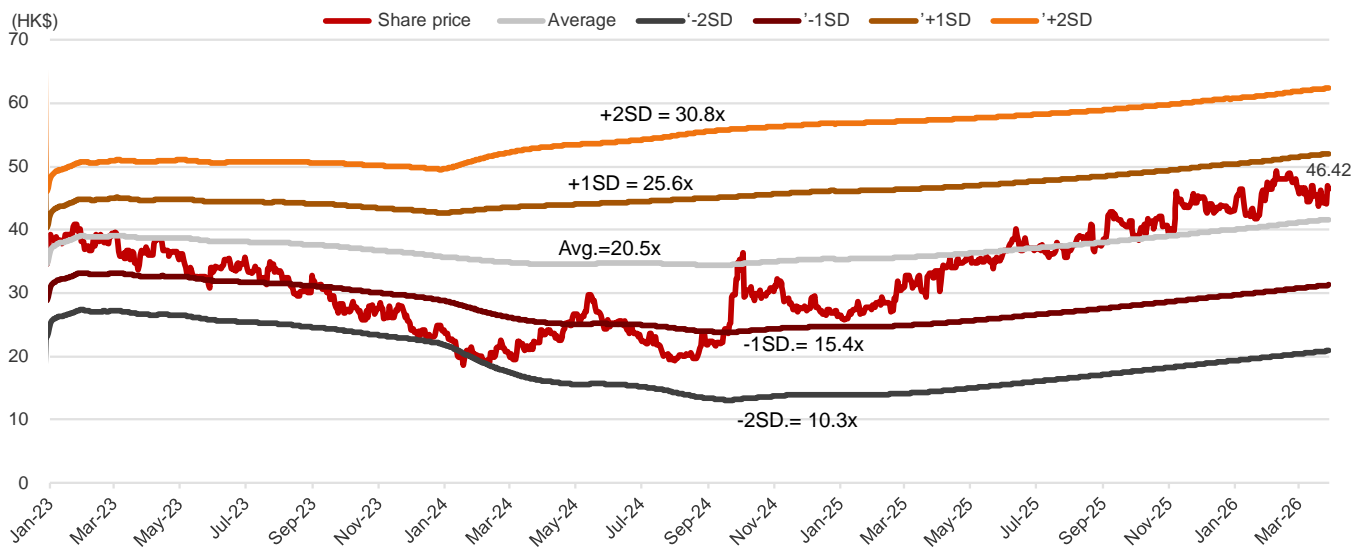
Source: Company data, CMBIGM estimates

Figure 3: CMBI estimates vs. Consensus

RMB mn	CMBIGM			Consensus			Diff (%)		
	FY26E	FY27E	FY28E	FY26E	FY27E	FY28E	FY26E	FY27E	FY28E
Revenue	19,661	21,308	22,937	19,996	21,659	22,558	-2%	-2%	2%
Gross profit	6,992	7,680	8,364	7,135	7,917	8,686	-2%	-3%	-4%
Operating profit	6110	6636	7,222	5,927	6,588	7,213	3%	1%	0%
Net profit	4,452	4,845	5,281	4,501	5,000	5,527	-1%	-3%	-4%
Gross margin	35.6%	36.0%	36.5%	35.7%	36.6%	38.5%	-0.1ppts	-0.5ppts	-2ppts
Operating margin	31.1%	31.1%	31.5%	29.6%	30.4%	32.0%	1.4ppts	0.7ppts	-0.5ppts
Net margin	22.6%	22.7%	23.0%	22.5%	23.1%	24.5%	0.1ppts	-0.3ppts	-1.5ppts

Source: Company data, Bloomberg, CMBIGM estimates

Figure 4: 1-year forward P/E band



Source: Company data, Wind, CMBIGM estimates (data as of 1 Apr 2026)

Figure 5: Valuation comps

Company	Ticker	Last Price (LC)	Mkt Cap (USD mn)	P/E (x)			Net Profit Growth (%)			Payout ratio	Dividend Yield		PEG
				26E	27E	28E	26E	27E	28E		25A	26E	
CR MixC	1209.HK	46.42	13,518	20.9 x	19.2 x	19.2 x	12.2	8.8	9.0	97%	3.8%	4.2%	1.7
Onewo	2602.HK	16.46	2,453	19.0 x	16.1 x	13.0 x	28.4	17.6	24.4	250%	10.1%	4.5%	0.7
Country Garden Services	6098.HK	5.99	2,489	13.2 x	12.2 x	12.2 x	116.9	7.7	0.4	264%	8.8%	9.1%	0.1
Poly Services	6049.HK	31.66	2,235	9.3 x	8.9 x	8.3 x	6.5	5.6	6.3	51%	5.0%	5.3%	1.4
COPH	2669.HK	4.01	1,680	7.9 x	7.4 x	7.0 x	7.6	6.6	5.7	43%	5.0%	5.4%	1.0
China Merchant PO	001914.SZ	9.93	1,516	10.7 x	9.8 x	9.2 x	50.2	8.8	6.9	42%	2.6%	3.7%	0.2
Greentown Services	2869.HK	4.31	1,734	11.7 x	10.3 x	9.1 x	16.2	13.4	14.0	77%	5.6%	5.8%	0.7
Sunac Services	1516.HK	0.85	332	10.8 x	10.4 x	6.8 x	4.1	3.6	53.8	15%	1.3%	1.4%	2.7
Binjiang Services	3316.HK	23.22	819	8.7 x	8.0 x	7.4 x	9.2	9.1	7.7	76%	7.8%	8.5%	0.9
Yuxiu Services	6626.HK	1.74	333	8.0 x	7.4 x	6.8 x	5.4	7.8	8.5	63%	7.2%	7.6%	1.5
C&D PM	2156.HK	2.70	485	8.2 x	7.2 x	6.5 x	13.9	13.1	12.0	52%	5.6%	6.3%	0.6
Jinmao Services	0816.HK	2.49	287	5.3 x	4.8 x	4.5 x	19.8	11.0	7.5	63%	9.5%	11.4%	0.3
E-star CM	6668.HK	1.35	175	7.7 x	7.5 x	7.3 x	10.1	1.9	3.1	87%	10.0%	11.0%	0.8
Average				16.2 x	14.7 x	14.2 x	24.3	9.4	9.9	111%	5.2%	5.2%	0.7

Source: Company data, Wind, CMBIGM estimates (data as of 1 Apr 2026)

Financial Summary

INCOME STATEMENT	2023A	2024A	2025A	2026E	2027E	2028E
YE 31 Dec (RMB mn)						
Revenue	14,767	17,043	18,022	19,661	21,308	22,937
Cost of goods sold	(10,073)	(11,433)	(11,616)	(12,669)	(13,628)	(14,572)
Gross profit	4,694	5,609	6,406	6,992	7,680	8,364
Operating expenses	(668)	(602)	(944)	(882)	(1,045)	(1,143)
Selling expense	(285)	(291)	(296)	(321)	(345)	(369)
Admin expense	(950)	(975)	(1,063)	(1,150)	(1,235)	(1,318)
Others	567	664	414	588	536	545
Operating profit	4,027	5,008	5,461	6,110	6,636	7,222
Other income	577	705	338	588	536	545
Other gains/(losses)	(10)	(40)	76	0	0	0
Share of (losses)/profits of associates/JV	3	3	3	3	3	3
Net Interest income/(expense)	(117)	(116)	(111)	(109)	(104)	(102)
Others	3,460	4,344	5,047	5,522	6,100	6,677
Pre-tax profit	3,912	4,895	5,353	6,005	6,535	7,123
Income tax	(969)	(1,165)	(1,270)	(1,424)	(1,550)	(1,689)
After tax profit	2,943	3,730	4,084	4,581	4,985	5,434
Minority interest	(14)	(101)	(115)	(129)	(140)	(153)
Net profit	2,929	3,629	3,969	4,452	4,845	5,281
Gross dividends	1,098	1,468	1,162	4,433	4,826	5,262
BALANCE SHEET						
YE 31 Dec (RMB mn)						
Current assets	19,518	16,482	14,616	15,675	16,906	18,149
Cash & equivalents	11,580	9,600	5,538	6,161	6,957	7,769
Restricted cash	67	2,707	3,861	3,861	3,861	3,861
Account receivables	1,996	2,382	2,736	2,985	3,235	3,482
Inventories	203	242	248	271	291	311
Prepayment	1,621	1,450	1,810	1,975	2,140	2,304
Financial assets at FVTPL	0	0	0	0	0	0
Non-current assets	8,265	12,660	14,435	14,835	14,915	14,995
PP&E	552	616	590	1,074	1,304	1,534
Right-of-use assets	112	87	78	78	78	78
Deferred income tax	117	143	280	280	280	280
Investment in JVs & assos	4	7	8	8	8	8
Intangibles	1,574	1,364	1,148	1,064	914	764
Other non-current assets	3,804	4,161	4,716	4,716	4,716	4,716
Total assets	27,783	29,142	29,051	30,510	31,822	33,145
Current liabilities	8,340	9,061	10,197	11,077	11,899	12,710
Short-term borrowings	0	0	0	0	0	0
Account payables	1,546	1,733	2,157	2,352	2,530	2,706
Tax payable	235	331	364	364	364	364
Lease liabilities	152	133	131	131	131	131
Contract liabilities	2,172	2,302	2,387	2,605	2,823	3,038
Accrued expenses	4,121	4,528	5,158	5,626	6,051	6,471
Non-current liabilities	3,408	3,386	3,160	3,160	3,160	3,160
Obligations under finance leases	2,267	2,175	2,084	2,084	2,084	2,084
Deferred income	13	10	9	9	9	9
Other non-current liabilities	906	1,024	1,048	1,048	1,048	1,048
Total liabilities	11,747	12,447	13,357	14,238	15,059	15,870
Total shareholders equity	15,948	16,500	15,462	16,040	16,531	17,043
Minority interest	88	196	232	232	232	232
Total equity and liabilities	27,783	29,142	29,051	30,510	31,822	33,145

CASH FLOW	2023A	2024A	2025A	2026E	2027E	2028E
YE 31 Dec (RMB mn)						
Operating						
Profit before taxation	3,912	4,895	5,353	6,005	6,535	7,123
Depreciation & amortization	275	356	300	300	300	300
Tax paid	(735)	(974)	(1,270)	(1,424)	(1,550)	(1,689)
Change in working capital	(120)	468	420	444	386	380
Others	(291)	(486)	(723)	0	0	0
Net cash from operations	3,042	4,259	4,080	5,325	5,671	6,113
Investing						
Capital expenditure	(582)	(392)	(380)	(380)	(380)	(380)
Others	0	(2,541)	(3,671)	0	0	0
Net cash from investing	(1,827)	(2,964)	(4,051)	4	(49)	(40)
Financing						
Dividend paid	(2,090)	(3,052)	(3,951)	(4,433)	(4,826)	(5,262)
Net borrowings	0	0	0	0	0	0
Proceeds from share issues	0	0	0	0	0	0
Others	0	28	(135)	0	0	0
Net cash from financing	(2,228)	(3,277)	(4,180)	(4,433)	(4,826)	(5,262)
Net change in cash						
Cash at the beginning of the year	12,593	11,580	9,571	5,265	6,161	6,957
Exchange difference	1	2	(155)	0	0	0
Cash at the end of the year	11,580	9,600	5,265	6,161	6,957	7,769
GROWTH	2023A	2024A	2025A	2026E	2027E	2028E
YE 31 Dec						
Revenue	22.9%	15.4%	5.7%	9.1%	8.4%	7.6%
Gross profit	30.0%	19.5%	14.2%	9.2%	9.8%	8.9%
Operating profit	34.6%	24.4%	9.1%	11.9%	8.6%	8.8%
Net profit	32.8%	23.9%	9.4%	12.2%	8.8%	9.0%
PROFITABILITY	2023A	2024A	2025A	2026E	2027E	2028E
YE 31 Dec						
Gross profit margin	31.8%	32.9%	35.5%	35.6%	36.0%	36.5%
Operating margin	27.3%	29.4%	30.3%	31.1%	31.1%	31.5%
Return on equity (ROE)	19.4%	22.4%	24.8%	28.3%	29.7%	31.5%
GEARING/LIQUIDITY/ACTIVITIES	2023A	2024A	2025A	2026E	2027E	2028E
YE 31 Dec						
Current ratio (x)	2.3	1.8	1.4	1.4	1.4	1.4
Receivable turnover days	7.3	7.7	7.8	7.8	7.8	7.8
Inventory turnover days	49.3	50.7	55.4	55.4	55.4	55.4
Payable turnover days	56.0	52.9	67.8	67.8	67.8	67.8
VALUATION	2023A	2024A	2025A	2026E	2027E	2028E
YE 31 Dec						
P/E	31.9	25.7	23.5	21.0	19.3	17.7
P/B	5.9	5.7	6.0	5.8	5.6	5.5
Div yield (%)	1.2	1.6	1.2	4.7	5.2	5.6
EV	15,948.2	16,499.5	15,461.9	16,040.5	16,530.8	17,042.9
EV/Sales	1.1	1.0	0.9	0.8	0.8	0.7

Source: Company data, CMBIGM estimates. Note: The calculation of net cash includes financial assets.

Disclosures & Disclaimers

Analyst Certification

The research analyst who is primary responsible for the content of this research report, in whole or in part, certifies that with respect to the securities or issuer that the analyst covered in this report: (1) all of the views expressed accurately reflect his or her personal views about the subject securities or issuer; and (2) no part of his or her compensation was, is, or will be, directly or indirectly, related to the specific views expressed by that analyst in this report.

Besides, the analyst confirms that neither the analyst nor his/her associates (as defined in the code of conduct issued by The Hong Kong Securities and Futures Commission) (1) have dealt in or traded in the stock(s) covered in this research report within 30 calendar days prior to the date of issue of this report; (2) will deal in or trade in the stock(s) covered in this research report 3 business days after the date of issue of this report; (3) serve as an officer of any of the Hong Kong listed companies covered in this report; and (4) have any financial interests in the Hong Kong listed companies covered in this report.

CMBIGM Ratings

BUY : Stock with potential return of over 15% over next 12 months
HOLD : Stock with potential return of +15% to -10% over next 12 months
SELL : Stock with potential loss of over 10% over next 12 months
NOT RATED : Stock is not rated by CMBIGM

OUTPERFORM : Industry expected to outperform the relevant broad market benchmark over next 12 months
MARKET-PERFORM : Industry expected to perform in-line with the relevant broad market benchmark over next 12 months
UNDERPERFORM : Industry expected to underperform the relevant broad market benchmark over next 12 months

CMB International Global Markets Limited

Address: 45/F, Champion Tower, 3 Garden Road, Hong Kong, Tel: (852) 3900 0888 Fax: (852) 3900 0800

CMB International Global Markets Limited ("CMBIGM") is a wholly owned subsidiary of CMB International Capital Corporation Limited (a wholly owned subsidiary of China Merchants Bank)

Important Disclosures

There are risks involved in transacting in any securities. The information contained in this report may not be suitable for the purposes of all investors. CMBIGM does not provide individually tailored investment advice. This report has been prepared without regard to the individual investment objectives, financial position or special requirements. Past performance has no indication of future performance, and actual events may differ materially from that which is contained in the report. The value of, and returns from, any investments are uncertain and are not guaranteed and may fluctuate as a result of their dependence on the performance of underlying assets or other variable market factors. CMBIGM recommends that investors should independently evaluate particular investments and strategies, and encourages investors to consult with a professional financial advisor in order to make their own investment decisions.

This report or any information contained herein, have been prepared by the CMBIGM, solely for the purpose of supplying information to the clients of CMBIGM or its affiliate(s) to whom it is distributed. This report is not and should not be construed as an offer or solicitation to buy or sell any security or any interest in securities or enter into any transaction. Neither CMBIGM nor any of its affiliates, shareholders, agents, consultants, directors, officers or employees shall be liable for any loss, damage or expense whatsoever, whether direct or consequential, incurred in relying on the information contained in this report. Anyone making use of the information contained in this report does so entirely at their own risk.

The information and contents contained in this report are based on the analyses and interpretations of information believed to be publicly available and reliable. CMBIGM has exerted every effort in its capacity to ensure, but not to guarantee, their accuracy, completeness, timeliness or correctness. CMBIGM provides the information, advices and forecasts on an "AS IS" basis. The information and contents are subject to change without notice. CMBIGM may issue other publications having information and/ or conclusions different from this report. These publications reflect different assumption, point-of-view and analytical methods when compiling. CMBIGM may make investment decisions or take proprietary positions that are inconsistent with the recommendations or views in this report.

CMBIGM may have a position, make markets or act as principal or engage in transactions in securities of companies referred to in this report for itself and/or on behalf of its clients from time to time. Investors should assume that CMBIGM does or seeks to have investment banking or other business relationships with the companies in this report. As a result, recipients should be aware that CMBIGM may have a conflict of interest that could affect the objectivity of this report and CMBIGM will not assume any responsibility in respect thereof. This report is for the use of intended recipients only and this publication, may not be reproduced, reprinted, sold, redistributed or published in whole or in part for any purpose without prior written consent of CMBIGM.

Additional information on recommended securities is available upon request.

For recipients of this document in the United Kingdom

This report has been provided only to persons (I) falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended from time to time) ("The Order") or (II) are persons falling within Article 49(2) (a) to (d) ("High Net Worth Companies, Unincorporated Associations, etc.") of the Order, and may not be provided to any other person without the prior written consent of CMBIGM.

For recipients of this document in the United States

CMBIGM is not a registered broker-dealer in the United States. As a result, CMBIGM is not subject to U.S. rules regarding the preparation of research reports and the independence of research analysts. The research analyst who is primary responsible for the content of this research report is not registered or qualified as a research analyst with the Financial Industry Regulatory Authority ("FINRA"). The analyst is not subject to applicable restrictions under FINRA Rules intended to ensure that the analyst is not affected by potential conflicts of interest that could bear upon the reliability of the research report. This report is intended for distribution in the United States solely to "major US institutional investors", as defined in Rule 15a-6 under the US, Securities Exchange Act of 1934, as amended, and may not be furnished to any other person in the United States. Each major US institutional investor that receives a copy of this report by its acceptance hereof represents and agrees that it shall not distribute or provide this report to any other person. Any U.S. recipient of this report wishing to effect any transaction to buy or sell securities based on the information provided in this report should do so only through a U.S.-registered broker-dealer.

For recipients of this document in Singapore

This report is distributed in Singapore by CMBI (Singapore) Pte. Limited (CMBISG) (Company Regn. No. 201731928D), an Exempt Financial Adviser as defined in the Financial Advisers Act (Cap. 110) of Singapore and regulated by the Monetary Authority of Singapore. CMBISG may distribute reports produced by its respective foreign entities, affiliates or other foreign research houses pursuant to an arrangement under Regulation 32C of the Financial Advisers Regulations. Where the report is distributed in Singapore to a person who is not an Accredited Investor, Expert Investor or an Institutional Investor, as defined in the Securities and Futures Act (Cap. 289) of Singapore, CMBISG accepts legal responsibility for the contents of the report to such persons only to the extent required by law. Singapore recipients should contact CMBISG at +65 6350 4400 for matters arising from, or in connection with the report.