

# Tencent | 700 HK

# Look beyond the weak 4Q18

We expect weak 4Q18 results

Improving online game outlook for 2019F

Monetization of PUBG and rich game pipeline the key drivers

**Expect weak 4Q18 results**. Tencent will report 4Q18 earnings around mid-Mar, at which time we expect revenue to have grown 26.4% YoY to RMB83.9b, driven by robust advertising and other sales, in line with Bloomberg consensus. We expect gross margin to have declined from 47.4% in 4Q17 to 43.7% in 4Q18F due to a shift in the sales mix and lower margin from VAS. Opex-to-sales has also likely declined, we estimate from 22.3% in 4Q17 to 21.9% in 4Q18F. We look for 8.6% YoY growth in non-GAAP net profit to RMB19.0b, in line with Bloomberg consensus.

Better outlook for online games in 2019F. China has approved 538 games in six batches since it resumed game license approvals in late Dec, the suspension of which had been a major industry overhang. Tencent, which has seen three games receive new licenses since the suspension was lifted, is in our view one of the main beneficiaries of the improved industry outlook for 2019F. We expect Tencent to continue to outpace the domestic online gaming market in 2019F/20F on the back of (1) monetization of PUBG Mobile, (2) continuous overseas expansion, and (3) the company's rich game pipeline, which includes CoD Mobile and DnF Mobile.

Maintain Outperform rating and raise target price to HK\$381.00. We leave our earnings forecasts for Tencent largely unchanged as we roll over its valuation base from an average of 2018 and 2019 to 2019F. We raise our target price from HK\$355.00 to HK\$381.00, basing it on 35x 2019F non-GAAP earnings. Tencent has a number of strengths, in our view: its dominance in online games, a well-established digital content ecosystem and growth potential from cloud and mobile payments.

### Forecast and valuation

Year to 31 Dec	2016	2017	2018F	2019F	2020F
Revenue (RMB m)	151,938	237,760	311,736	402,264	495,534
YoY (%)	47.7	56.5	31.1	29.0	23.2
Non-GAAP profit (RMB m)	45,420	65,126	76,702	91,521	114,531
YoY (%)	40.1	43.4	17.8	19.3	25.1
Non-GAAP EPS (RMB)	4.78	6.83	8.01	9.54	11.92
YoY (%)	39.2	42.8	17.4	19.1	24.9
Non-GAAP P/E (x)	61.4	42.4	35.4	30.7	24.5
DPS (RMB)	0.56	0.75	0.91	0.95	1.19
Dividend yield (%)	0.2	0.2	0.3	0.3	0.4
P/B (x)	13.0	8.8	6.6	5.5	4.4
ROAE (%)	27.9	33.2	28.1	23.0	23.2
Net debt/equity (%)	Net cash				

Source: Bloomberg, CCBIS estimates

# Outperform (maintained)

Current price: Target:

нк\$333.80 ▶ нк\$381.00

(as at 15 Feb 2019) (up from HK\$355.00)

#### **Trading data**

52-week range	HK\$251.38-475.56
Market capital (b)	HK\$3,189/US\$412
Shares outstanding (m)	9,520
Free float (%)	60
3M average daily T/O (m share)	21
3M average daily T/O (US\$ m)	847
Expected 12-month return (%)	14

Source: Bloomberg, CCBIS estimates

#### Share price vs HSCEI



Source: Bloomberg

### Stock performance

Performance over	1M	3M	12M
Absolute	-1	15	-25
Relative (%) to HSCEI	-5	11	-13
Source: Bloomberg			

### **Ronnie Ho**

(852) 3911 8259 ronnieho@ccbintl.com

### **Rocky Zhang**

(852) 3911 8258 rockyz@ccbintl.com



Tencent – earnings revisions

	New forecast Old forecast					st	(	Change (%	)
RMB m	2018F	2019F	2020F	2018F	2019F	2020F	2018F	2019F	2020F
Revenue	311,736	402,264	495,534	312,102	402,611	497,013	-0.1	-0.1	-0.3
Gross profit	143,674	175,966	211,673	143,982	176,406	213,702	-0.2	-0.2	-0.9
Opex	-67,023	-81,257	-90,187	-67,102	-81,327	-90,456	-0.1	-0.1	-0.3
Operating profit	98,650	104,708	131,486	98,880	104,079	132,245	-0.2	0.6	-0.6
Net profit	83,053	86,030	107,984	83,411	85,763	108,923	-0.4	0.3	-0.9
Non-GAAP net profit	76,702	91,521	114,531	76,660	91,523	115,701	0.1	0.0	-1.0
%									
Gross margin	46.1	43.7	42.7	46.1	43.8	43.0	-	-	-
Opex to sales	-21.5	-20.2	-18.2	-21.5	-20.2	-18.2	-	-	-
Operating profit margin	31.6	26.0	26.5	31.7	25.9	26.6	-	-	-
Net margin	26.6	21.4	21.8	26.7	21.3	21.9	-	-	-
Non-GAAP net profit	24.6	22.8	23.1	24.6	22.7	23.3	-	-	-

Source: CCBIS estimates

# Tencent – gross mobile game revenue



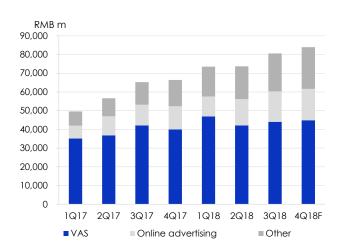
Source: Company

# **Honor of Kings**



Source: Company

# Tencent – quarterly revenue breakdown



Source: Company

# **PUBG Mobile**



Source: Company



# iOS China mobile game ranking in terms of gross revenue (Dec 2017 – Dec 2018)

	2017						2	2018					
Rank	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*	Honor of Kings 王者荣耀*
2	Fantasy Westward Journey 梦幻西游	QQ Speed QQ 飞车*	QQ Speed QQ 飞车*	QQ Speed QQ飞车*	Fantasy Westward Journey 梦幻西游	Fantasy Westward Journey 梦幻西游	Fantasy Westward Journey 梦幻西游	Fantasy Westward Journey 梦幻西游	I am MT 4 我叫 MT4**	Fantasy Westward Journey 梦幻西游	Fantasy Westward Journey 梦幻西游	Fantasy Westwar d Journey 梦幻西游	Fantasy Westward Journey 梦幻西游
3	MU Miracle 奇迹:最强者	Fantasy Westward Journey 梦幻西游	Fantasy Westward Journey 梦幻西游	Fantasy Westward Journey 梦幻西游	Chu Liuxiang 楚留香	QQ Speed QQ 飞车*	Cross Gate 魔力宝贝**	Freedom Fantasy 自由幻想*	Fantasy Westward Journey 梦幻西游	I am MT 4 我叫 MT4**	God of Night 神都夜行录	LifeAfter 明日之后	LifeAfter 明日之后
4	Ghost 倩女幽魂	MU Awakening 奇迹:觉醒	Chu Liuxiang 楚留香	Chu Liuxiang 楚留香	QQ Speed QQ 飞车*	Chu Liuxiang 楚留香	My Own Swordsma n 武林外传	QQ Speed QQ 飞车*	Saint Seiya Tencent 圣斗士星矢 腾讯*	Langrisser 梦幻模拟战	QQ Speed QQ 飞车*	Westwar d Journey Online 大 话西游	Westward Journey Online 大 话西游
5	Westward Journey Online 大话 西游	Ghost 倩女幽魂	Fate/Grand Order	Westward Journey Online 大 话西游	King Of Chaos 乱世王者*	QQ Dancer QQ 炫舞**	QQ Speed QQ飞车*	Westward Journey Online 大话 西游	Langrisser 梦幻模拟战	King of Kings 万王之王 3D**	Langrisser 梦幻模拟战	Naruto OL 火影忍者 OL	QQ Speed QQ飞车*
6	The Demi- Gods and Semi-Devils Mobile 天龙八部手游	Westward Journey Online 大话 西游	MU Awakening 奇迹:觉醒**	MU Awakening 奇迹:觉醒 **	QQ Dancer QQ 炫舞**	King Of Chaos 乱世 王者*	King Of Chaos 乱世 王者*	Chu Liuxiang 楚留香	QQ Speed QQ 飞车*	QQ Speed QQ 飞车*	Fights Break Spheres 斗破苍穹: 斗 帝之路	Onmyoji 阴阳师	Samurai Spirits 侍魂:胧 月传说
7	King Of Chaos 乱世 王者*	Love and Producer 恋 与制作人	Onmyoji 阴阳师	King Of Chaos 乱世 王者*	Westward Journey Online 大话西游	Ghost 倩女幽魂	Westward Journey Online 大话 西游	The Continent of Wind 风之大陆	Freedom Fantasy 自由幻想*	Onmyoji 阴阳师	Westward Journey Online 大话 西游	Red Alert OL 红警 OL	Onmyoji 阴阳师

Continued on next page...



# IOS China mobile game ranking in terms of gross revenue (Dec 2017 – Dec 2018) (continued)

	2017						2	2018					
Ranki	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
8	King Of Chaos 乱 世王者*	Fate/Gran d Order	The Demi- Gods and Semi-Devils Mobile 天龙八部手游	Onmyoji 阴阳师	King Of Chaos 乱 世王者*	CrossFire**	QQ Dancer QQ 炫舞**	Onmyoji 阴阳师	Westward Journey Online 大 话西游	FIFA Soccer**	Onmyoji 阴阳师	Langrisser 梦幻模拟战	Red Alert OL 红警 OL
9	Westward Journey Online 大 话西游	King Of Chaos 乱 世王者*	JX Online 剑侠情缘**	Contra: Return 魂斗罗:归 来**	Fate/Gra nd Order	Knives Out 荒野行动	Ghost 倩女幽魂	MU Awakening 奇迹:觉醒 **	Onmyoji 阴阳师	QQ Dancer QQ 炫舞**	One Piece Burning Will 航海王:燃烧 意志	QQ Speed QQ 飞车*	Naruto OL 火影忍者 OL
10	Contra: Return 魂斗罗:归 来**	Contra: Return 魂斗罗:归来 **	Vitality God 元气封神	Archangel Sword H5 大天使之剑 H5	CrossFire	Westward Journey Online 大话 西游	Onmyoji 阴阳师	Ghost 倩女幽魂	The Demi- Gods and Semi-Devils Mobile 天龙八部手 游**	Chu Liuxiang 楚留香	Fate/Grand Order	King Of Chaos 乱世王者*	Ghost 倩女幽魂
No. of top-	10 games fro	m Tencent											
Total	4	5	4	5	5	5	6	5	5	6	4	5	4
In-house	2	2	2	3	3	3	3	4	4	4	2	2	2
Licensed	2	3	2	2	2	2	3	1	1	2	2	3	2

<sup>\*</sup> In-house game from Tencent

Source: App Annie

<sup>\*\*</sup> Licensed game from Tencent



# China internet sector valuation matrix

		CCBIS	Share price*	Market cap	Non-G	AAP EPS	growth	Non-GAAP P/E (x)		
Company	Stock code	rating	(LC)	(US\$ m)	CY18F	CY19F	CY20F	CY18F	CY19F	CY20F
Mobile internet										
Baidu	BIDU US	Neutral	174.08	59,276	6.6	9.4	6.1	17.0	16.0	15.1
TME	TME US	Not Rated	16.99	26,442	N/A	27.6	40.6	N/A	N/A	N/A
Weibo	WB US	Outperform	65.53	14,344	51.2	18.3	19.1	24.1	20.4	17.1
iQiyi	IQ US	Not Rated	22.00	15,776	N/A	-24.1	-40.4	N/A	N/A	N/A
Momo	MOMO US	Outperform	31.23	6,206	31.1	16.7	16.0	13.4	11.7	10.1
Bilibili	BILI US	Not Rated	18.92	5,385	N/A	N/A	N/A	N/A	N/M	N/M
Sina	SINA US	Not Rated	61.04	4,317	51.2	9.7	30.2	19.8	18.1	13.9
YY	YY US	Outperform	68.87	4,365	15.6	0.6	9.3	8.8	9.0	8.2
Ниуа	HUYA US	Not Rated	19.80	3,962	N/A	75.1	72.4	75.9	43.3	25.1
Sogou	SOGO US	Not Rated	6.06	2,371	N/A	17.3	28.0	N/A	25.7	20.1
Meitu	1357 HK	Neutral	2.98	1,631	N/A	N/A	N/A	N/A	N/A	N/A
Cheetah Mobile	CMCM US	Not Rated	7.24	1,007	-57.5	-68.7	N/A	10.3	32.9	N/A
Average								24.2	22.1	15.7
Online games										
Tencent	700 HK	Outperform	333.80	410,996	17.4	19.1	24.9	35.4	30.7	24.5
NetEase	NTES US	Outperform	227.62	29,893	-32.2	20.1	16.6	23.1	19.8	17.0
Kingsoft	3888 HK	Outperform	14.90	2,689	-86.0	108.3	23.4	34.7	16.3	13.2
IGG	799 HK	Neutral	11.58	1,957	23.9	10.1	19.7	10.8	9.8	8.2
Netdragon	777 HK	Outperform	15.40	1,072	N/A	31.0	23.0	N/A	25.3	20.9
iDreamsky	1119 HK	Not Rated	6.03	987	N/A	N/A	N/A	N/A	N/A	N/A
Changyou	CYOU US	Not Rated	18.85	1,018	-43.2	-2.4	N/A	10.2	10.4	N/A
Average								23.1	18.9	17.0

<sup>\*</sup> Price as at close on 15 Feb 2019 Source: Bloomberg, CCBIS estimates



Tencent – income statement

FYE 31 Dec (RMB m)	2016	2017	2018F	2019F	2020F	1Q18	2Q18	3Q18	4Q18F
Revenue	151,938	237,760	311,736	402,264	495,534	73,528	73,675	80,595	83,938
VAS	107,810	153,983	177,850	206,306	229,000	46,877	42,069	44,049	44,855
Online advertising	26,970	40,439	57,828	78,067	101,488	10,689	14,110	16,247	16,782
Other	17,158	43,338	76,058	117,890	165,046	15,962	17,496	20,299	22,301
Cost of revenue	-67,439	-120,835	-168,063	-226,298	-283,861	-36,486	-39,229	-45,115	-47,233
Gross profit	84,499	116,925	143,674	175,966	211,673	37,042	34,446	35,480	36,706
Gross profit margin (%)	55.6	49.2	46.1	43.7	42.7	50.4	46.8	44.0	43.7
Other gains	3,594	20,140	22,000	10,000	10,000	7,585	2,506	8,762	3,147
Selling & marketing expense	-12,136	-17,652	-26,186	-29,768	-33,696	-5,570	-6,360	-6,573	-7,683
General and admin expense	-22,459	-33,051	-40,837	-51,490	-56,491	-9,430	-9,857	-10,890	-10,660
Operating profit	53,498	86,362	98,650	104,708	131,486	29,627	20,735	26,779	21,509
Operating margin (%)	35.2	36.3	31.6	26.0	26.5	40.3	28.1	33.2	25.6
Net financing cost	664	1,032	-470	-50	250	411	-79	-410	-392
Share of results of associates/JCEs	-2,522	821	3,200	3,650	3,800	-319	1,526	264	1,729
Profit before tax	51,640	88,215	101,380	108,308	135,536	29,719	22,182	26,633	22,846
Tax expense	-10,193	-15,744	-16,728	-20,579	-25,752	-5,746	-3,602	-3,228	-4,152
Minority interests	-352	-961	-1,600	-1,700	-1,800	-683	-713	-72	-132
Profit to shareholders	41,095	71,510	83,053	86,030	107,984	23,290	17,867	23,333	18,563
Net profit margin (%)	27.0	30.1	26.6	21.4	21.8	31.7	24.3	29.0	22.1
Non-GAAP net profit	45,420	65,126	76,702	91,521	114,531	18,313	19,716	19,710	18,963
Non-GAAP net profit margin	29.9	27.4	24.6	22.8	23.1	24.9	26.8	24.5	22.6
Earnings per share (RMB)	4.33	7.50	8.68	8.97	11.24	2.44	1.87	2.44	1.94
Earnings per share (HK\$)	4.92	8.64	10.20	10.24	12.82	2.86	2.20	2.87	2.28
Non GAAP EPS (RMB)	4.78	6.83	8.01	9.54	11.92	1.91	2.06	2.06	1.98
Non GAAP EPS (HK\$)	5.43	7.87	9.42	10.89	13.60	2.25	2.42	2.42	2.33
Revenue growth (%)	47.7	56.5	31.1	29.0	23.2	48.4	30.2	23.6	26.4
EPS growth (%)	39.2	42.8	17.4	19.1	24.9	60.0	-2.4	29.1	-10.8
Gross profit margin (%)	55.6	49.2	46.1	43.7	42.7	50.4	46.8	44.0	43.7
Opex to sales (%)	-22.8	-21.3	-21.5	-20.2	-18.2	-20.4	-22.0	-21.7	-21.9
Operating profit margin (%)	35.2	36.3	31.6	26.0	26.5	40.3	28.1	33.2	25.6
Net profit margin (%)	27.0	30.1	26.6	21.4	21.8	31.7	24.3	29.0	22.1
Return on equity (%)	22.1	25.8	23.3	19.6	19.9	-	-	-	-
Net debt/equity (%)	Net cash	-	-	-	-				

Source: Company data, CCBIS estimates



# Tencent | 700 HK – financial summary

# **Profit and loss**

FYE 31 Dec (RMB m)	2016	2017	2018F	2019F	2020F
Revenue	151,938	237,760	311,736	402,264	495,534
COGS	(67,439)	(120,835)	(168,063)	(226,298)	(283,861)
Gross profit	84,499	116,925	143,674	175,966	211,673
Other income	3,594	20,140	22,000	10,000	10,000
Operating expenses	(34,595)	(50,703)	(67,023)	(81,257)	(90,187)
EBIT	53,498	86,362	98,650	104,708	131,486
Net financial income (exp.)	664	1,032	(470)	(50)	250
JVs and associates	(2,522)	821	3,200	3,650	3,800
Profit before tax	51,640	88,215	101,380	108,308	135,536
Tax	(10,193)	(15,744)	(16,728)	(20,579)	(25,752)
Total profit	41,447	72,471	84,653	87,730	109,784
Minority interest	(352)	(961)	(1,600)	(1,700)	(1,800)
Net profit attributable to shareholders	41,095	71,510	83,053	86,030	107,984
Non-GAAP net profit	45,420	65,126	76,702	91,521	114,531
Reported EPS (RMB)	4.33	7.50	8.68	8.97	11.24
Diluted EPS (RMB)	4.33	7.50	8.68	8.97	11.24
Non-GAAP EPS (RMB)	4.78	6.83	8.01	9.54	11.92
Dividend (RMB m)	5,061	6,788	8,305	8,603	10,798
Dividend per share (RMB)	0.56	0.75	0.91	0.95	1.19

# **Cash flow**

					<del></del>
FYE 31 Dec (RMB m)	2016	2017	2018F	2019F	2020F
Profit before tax	51,640	88,215	101,380	108,308	135,536
Amortization & depreciation	12,741	23,611	22,280	21,647	22,013
Net financial charge adj.	(2,619)	(3,940)	(4,280)	(4,450)	(4,550)
Non-cash items adjusted	3,305	(6,885)	(1,099)	(1,549)	(1,699)
Change in working capital	2,490	9,695	17,387	22,105	21,786
Tax paid	(10,516)	(13,862)	(16,728)	(20,579)	(25,752)
Other	8,477	9,306	6,616	2,704	2,811
Operating cash flow	65,518	106,140	125,557	128,187	150,146
Disposal of fixed assets	650	25	_	_	_
Capex	(17,248)	(31,958)	(15,000)	(14,000)	(14,000)
Investment	(12,317)	(40,994)	(13,000)	, ,	(6,000)
Net interest received (paid)	1.718	3,529	4.280	4,450	4,550
Other	(43,726)	(26,994)	4,200	-,-00	4,550
Investment cash flow	(70,923)	( -, - ,	(23,720)	(17 550)	(15.450)
invesiment cash now	(70,723)	(70,372)	(23,720)	(17,550)	(13,430)
Change in borrowings	37,464	29,012	_	_	_
Equity issues	(1,711)	(2,061)	_	_	_
Dividend paid	(4,606)	(5,998)	(6,788)	(8,305)	(8,603)
Other	296	5,645	_	_	-
Financing cash flow	31,443	26,598	(6,788)	(8,305)	(8,603)
Change in cash flow	26,038	36,346	95,049	102,331	126,093
Cash & equivalents, begin	43,438	71.902	105,697	200.746	303.077
Forex	2,426	(2,551)	_	_	_
Cash & equivalents, end	71,902	105,697	200,746	303,077	429,171
Free cash flow	48,270	74,182	110,557	114,187	136,146

Source: Company data, CCBIS estimates

# **Balance sheet**

FYE 31 Dec (RMB m)	2016	2017	2018F	2019F	2020F
Cash and equivalents	71,902	105,697	200,746	303,077	429,171
Pledge dep., restrict. cash	51,070	38,330	38,330	38,330	38,330
Receivables	24,270	33,659	43,785	56,501	69,601
Inventory	263	295	921	1,240	1,555
Other current assets	1,649	465	465	465	465
Total current assets	149,154	178,446	284,247	399,613	539,122
Property, plant and equip.	13,900	23,597	24,317	24,170	23,657
Intangible assets	36,467	40,266	32,266	24,766	17,266
JVs and associates	80,299	144,581	160,781	172,431	182,231
Other non-current assets	116,079	167,782	167,292	166,827	166,385
Total non-current assets	246,745	376,226	384,656	388,195	389,539
Total assets	395,899	554,672	668,904	787,807	928,661
Short-term borrowings	12,278	15,696	15,696	15,696	15,696
Trade and bills payable	48,286	79,518	107,658	142,797	177,999
Other current liabilities	40,633	56,526	62,846	65,268	67,812
Total current liabilities	101,197	151,740	186,199	223,761	261,507
Long-term borrowings	93,753	111,457	111,457	111,457	111,457
Other non-current liabilities	14,702	14,382	14,189	14,005	13,831
Total non-current liabilities	108,455	125,839	125,646	125,462	125,288
Total liabilities	209,652	277,579	311,845	349,224	386,795
Reserves & retained profits	174,624	256,074	334,439	414,265	515,747
Shareholders' equity	174,624	256,074	334,439	414,265	515,747
Minority interest	11,623	21,019	22,619	24,319	26,119
Total equity	186,247	277,093	357,058	438,584	541,866
Total equity and liabilities	395,899	554,672	668,904	787,807	928,661

### **Ratios**

Kallos					
FYE 31 Dec	2016	2017	2018F	2019F	2020F
Growth (%)					
Revenue	47.7	56.5	31.1	29.0	23.2
EBITDA	47.3	66.0	10.0	4.5	21.5
EBIT	39.7	61.4	14.2	6.1	25.6
Net profit	42.7	74.0	16.1	3.6	25.5
Non-GAAP net profit	40.1	43.4	17.8	19.3	25.1
Profitability (%)					
Gross margin	55.6	49.2	46.1	43.7	42.7
EBITDA margin	43.6	46.3	38.8	31.4	31.0
EBIT margin	35.2	36.3	31.6	26.0	26.5
Net margin	27.0	30.1	26.6	21.4	21.8
Non-GAAP net margin	29.9	27.4	24.6	22.8	23.1
Tax rate	19.7	17.8	16.5	19.0	19.0
Efficiency (days)					
Inventory turnover	1	1	1	2	2
Trades receivable	21	20	22	22	23
Trades payable	117	117	129	131	135
Returns & leverage (%)					
ROAA	11.7	15.0	13.6	11.8	12.6
ROAE	27.9	33.2	28.1	23.0	23.2
Net debt (cash)/equity	Net cash N	et cash N	let cash N	let cash N	let cash
Payout ratio	12.9	10.0	10.5	10.5	10.6
Liquidity (x)					
Current ratio	1.5	1.2	1.5	1.8	2.1
Quick ratio	1.5	1.2	1.5	1.8	2.1



#### **Rating definitions:**

Outperform (O) – expected return > 10% over the next twelve months Neutral (N) – expected return between -10% and 10% over the next twelve months Underperform (U) – expected return < -10% over the next twelve months

#### **Analyst certification:**

The author(s) of this document, hereby declare that: (i) all of the views expressed in this document accurately reflect his/her personal views about any and all of the subject securities or issuers and were prepared in an independent manner; and (ii) no part of any of his/her compensation was, is, or will be directly or indirectly related to the specific recommendations or views expressed in this document; and (iii) he/she receives no insider information/non-public price-sensitive information in relation to the subject securities or issuers which may influence the recommendations made by him.

The author(s) of this document further confirm that (i) neither he/she nor his/her respective associate(s) (as defined in the Code of Conduct for Persons Licensed by or Registered with the Securities and Futures Commission issued by the Hong Kong Securities and Futures Commission) has dealt in/traded or will deal in /trade the securities covered in this document in a manner contrary to his/her outstanding recommendation, or neither he/she nor his/her respective associate(s) has dealt in or traded in the securities covered in this document within 30 calendar days prior to the date of issue of this document or will so deal in or trade such securities within 3 business days after the date of issue of this document; (ii) neither he/she nor his/her respective associate(s) serves as an officer of any of the companies covered in this document; and (iii) neither he/she nor his/her respective associate(s) has any financial interests in the securities covered in this document.

#### **Disclaimers:**

This document is prepared by CCB International Securities Limited. CCB International Securities Limited is a wholly-owned subsidiary of CCB International (Holdinas) Limited ("CCBIH") and China Construction Bank Corporation ("CCB"), Information herein has been obtained from sources believed to be reliable but CCB International Securities Limited, its affiliates and/or subsidiaries (collectively "CCBIS") do not guarantee, represent and warrant (either express or implied) its completeness or accuracy or appropriateness for any purpose or any person whatsoever. Opinions and estimates constitute our judgment as of the date of this document and are subject to change without notice. CCBIS seeks to update its research as appropriate, but various regulations may prevent it from doing so. Besides certain industry reports published on a periodic basis, the large majority of reports are published at irregular intervals as appropriate according to the analyst's judgment. Forecasts, projections and valuations are inherently speculative in nature and may be based on a number of contingencies. Readers should not regard the inclusion of any forecasts, projections and valuations in this document as a representation or warranty by or on behalf of CCBIS that these forecasts, projections or valuations or their underlying assumptions will be achieved. Investment involves risk and past performance is not indicative of future results. Information in this document is not intended to constitute or be construed as legal, financial, accounting, business, investment, tax or any professional advice for any prospective investors and should not be relied upon in that regard. This document is for informational purposes only and should not be treated as an offer or solicitation for the purchase or sale of any products, investments, securities, trading strategies or financial instruments of any kind in any jurisdiction. CCBIS makes no representations on the availability of the securities covered in this document (or related investment) to the recipients. The securities described herein may not be eligible for sale in all jurisdictions or to certain categories of investors. Neither CCBIS nor any other persons accept any liability whatsoever for any loss or damages (whether direct, incidental, exemplary, compensatory, punitive, special or consequential) arising from any use of this document or its contents or otherwise arising in connection therewith. Securities, financial instruments or strategies mentioned herein may not be suitable for all investors. The opinions and recommendations herein do not take into account prospective investors' financial circumstances, investment objectives, or particular needs and are not intended as recommendations of particular securities, financial instruments or strategies to any prospective investors. The recipients of this document should consider this document as only a single factor in marking their investment decision and shall be solely responsible for making their own independent investigation of the business, financial condition and prospects of companies referred to in this document. Readers are cautioned that (i) the price and value of securities referred to in this document and the income derived from them may fluctuate; (ii) past performance is not a guide to future performance; (iii) any analysis, ratings and recommendations made in this document are intended for long-term (at least for 12 months) and is not linked to a near-term assessment of the likely performance of the securities or companies in question. In any event, future actual results may differ materially from those set forth in any forward-looking statements herein; (iv) future returns are not guaranteed, and a loss of original capital may occur; and (v) fluctuations in exchange rates may adversely affect the value, price or income of any security or related instrument referred to in this document. It should be noted that this document covers only those securities or companies as specified herein and does not extend to any derivative instruments thereof, the value of which may be affected by many factors and may not correspond with the value of the underlying securities. Trading in these instruments is considered risky and are not suitable for all investors. While all reasonable care has been taken to ensure that the facts stated herein are accurate and that the forward-looking statements, opinions and expectations contained herein are based on fair and reasonable assumptions, CCBIS has not been able to verify independently such facts or assumptions and CCBIS shall not be liable for the accuracy, completeness or correctness thereof and no representation or warranty is made, express or implied, in this regard. All pricing referred to in this document is as of the close of local market for the securities discussed, unless otherwise stated and for information purposes only. There is no representation that any transaction can or could have been effected at those prices, and any prices do not necessarily reflect CCBIS' internal books and records or theoretical model-based valuations and may be based on certain assumptions. Different assumptions could result in substantially different results. Any statements which may be contained herein attributed to a third-party represent CCBIS' interpretation of the data, information and/or opinions provided by that third party either publicly or through a subscription service, and such use and interpretation have not been reviewed or endorsed by the third party.



Reproduction and distribution of these third party contents in any form is prohibited except with the prior written consent of such third party. The recipients must make their own assessments of the relevance, accuracy and adequacy of the information contained in this document and make such independent investigation as they may consider necessary or appropriate for such

Recipients should seek independent legal, financial, accounting, business, investment and/or tax advice if they have any doubt about the contents of this document and satisfy themselves prior to making any investment decision that such investment is in line with their own investment objectives and horizons.

Use of hyperlinks to other internet sites or resources (if any) as referred to in this document is at users' own risk. They are provided solely for the purpose of convenience and information and the content of these internet sites or resources does not in any way form part of this document. The contents, accuracy, opinion expressed, and other links provided at these sites are not investigated, verified, monitored, or endorsed by CCBIS. CCBIS expressly disclaims any responsibility for and does not guarantee, represent and warrant (either express or implied) the completeness, accuracy, appropriateness, availability or security of information found on these websites. Users of these websites are solely responsible for making all enquiries, investigation and risk assessment before proceeding with any online or offline access or transaction with any of these third parties. All activities conducted by users via or at these websites are at their own risk. CCBIS does not guarantee the security of any information users may forward or be requested to provide to any third parties via these websites. Users are deemed to have irrevocably waived any claims against CCBIS for any loss or damage suffered as a result of any access to or interaction with any of these websites.

Upon request CCBIS may provide specialized research products or services to certain customers focusing on the prospects for specific securities as compared with other covered securities over varying time horizons or under differing market conditions. While the views expressed in these situations may not always be directionally consistent with the long-term views expressed in the analyst's published research, CCBIS has procedures in place to prevent selective disclosure and will update the relevant readers when our views has changed. CCBIS also has procedures in place to identify and manage potential conflicts of interest that may arise in connection with its research business and services. Chinese Wall procedures are also in place to ensure that any confidential and/or price sensitive information is properly handled. CCBIS will use its best endeavors to comply with the relevant laws and regulations in this respect. Nevertheless, the recipients should be aware that CCB, CCBIS, their affiliates and/or their officers, directors and employees may do business with the issuer(s) of the securities covered in this document, including investment banking business or direct investment business or may hold interest in (and/or later add or dispose) such securities (or in any related investment) for themselves and/or on behalf of their clients from time to time. As a result, investors should be aware that CCBIS may have a conflict of interest that could affect the objectivity of this document and CCBIS will not assume any responsibility in respect thereof. Further, the information contained herein may differ or be contrary to opinions expressed by other associates of CCBIS or other members of the CCB or CCBIH group of companies.

This document is for the information of the institutional and professional customers of CCBIS only and should not be distributed to retail customers. This document is not directed at you if CCBIS is prohibited or restricted by any legislation or regulation in any jurisdiction from making it available to you. You should satisfy yourself before reading it that CCBIS is permitted to provide research material concerning investments to you and that you are permitted and entitled to receive and read the document under relevant legislation and regulations. In particular, this document is only distributed to certain US Persons to whom CCBIS is permitted to distribute according to US securities laws, but cannot otherwise be distributed or transmitted, whether directly or indirectly, into the US or to any other US person. Any U.S. person (as defined under the Exchange Act or the U.S. Internal Revenue Code of 1986, as amended) who is a recipient of this material wishing to effect any transaction to buy or sell securities or related financial instruments based on the information provided herein should direct such transaction exclusively to and such transaction shall be effected only through CCB International Overseas (USA), Inc. This document also cannot be distributed or transmitted, whether directly or indirectly, into Japan and Canada and not to the general public in the People's Republic of China (for the purpose of this document, excluding Hong Kong, Macau and Taiwan) unless under applicable laws.

Any unauthorized reproduction or redistribution by any means to any persons, in whole or in part of this document is strictly prohibited and CCBIS accepts no liability whatsoever for the actions of third parties in distributing this research report.

If this document has been distributed by electronic transmission, such as e-mail, then such transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. CCBIS therefore does not accept liability for any errors or omissions in the contents of this document, which may arise as a result of electronic transmission.

The disclosures contained in this document prepared by CCBIS shall be governed by and construed in accordance with the laws of Hong Kong.

Copyright 2019 CCBIS. The signs, logos and insignia used in this research report and the company name "CCB International Securities Limited" are the registered and unregistered trademarks of CCB, CCBIH and/or CCBIS. All rights are hereby reserved. All material presented in this document, unless indicated otherwise, is under copyright to CCBIS. This document or any portion hereof may not be reproduced, sold or redistributed without the written consent of CCBIS.

**CCB International Securities Limited** 12/F, CCB Tower, 3 Connaught Road, Central, Hong Kong Tel: (852) 3911 8000 / Fax: (852) 2537 0097