Company Note

Singapore

ADD (no change)

Consensus ratings*:	Buy 2	Hold 1	Sell 0
Current price:			S\$1.40
Target price:			S\$1.90
Previous target:			S\$1.35
Up/downside:			35.7%
CGS-CIMB / Consens	sus:		na
Reuters:		E	BRCA.SI
Bloomberg:			BRC SP
Market cap:		USS	\$244.3m
		S	\$327.5m
Average daily turnove	r:	US	S\$0.10m
		5	S\$0.13m
Current shares o/s:			233.3m
Free float:			28.3%
*Source: Bloomberg			

Key changes in this note

> FY21-22F EPS raised by 4.9%-11.4%.



		Source: Bi	loomberg
Price performance	1M	ЗМ	12M
Absolute (%)	17.6	23.9	-6.1
Relative (%)	2.4	13.1	5.6

Major shareholders% heldEsteel Enterprise71.7

BRC Asia Ltd

Out of the woods

- BRC Asia posted a core net profit of S\$7m in 4QFY9/20, which was above expectations as we previously expected losses in 4Q.
- Construction activities have returned to c.70% of pre-Covid-19 level. We see strong recovery in FY21F, with its healthy order book and stronger margins.
- Its leadership position in the reinforced steel industry makes it a good proxy to the construction sector recovery. Reiterate Add with a higher TP of S\$1.90.

4QFY9/20 profit surprise on higher GPM

With the progressive resumption of construction works in Singapore, BRC posted a core net profit of S\$7m in 4Q (-36% yoy), which was above expectations as we previously forecasted a loss-making quarter. Key surprise was a stronger-than-expected GPM, as BRC enjoyed lower costs in its bulk raw material purchases post its acquisition of Lee Metal. A final dividend of 6 Scts was declared, representing dividend payout ratio of 70%.

Entering a new normal until vaccines are widely available

As construction works gradually restarted, BRC was able to return to breakeven levels by the second half of Aug 20. Currently, we estimate that its project run-rate has returned to c.70% of pre-Covid-19 levels. With lower worker availability and the safe distancing measures in place, we expect a new normal in the near future, with construction activities capped at c.80% of pre-Covid-19 levels till vaccines are widely available.

Nevertheless, we expect a strong recovery in FY21F

Recall that CY20 was supposed to be a good year for BRC as construction companies entered the year with strong order books, and the Building and Construction Authority (BCA) projected construction output in Singapore to grow 7%-14% yoy in 2020. While Covid-19 effectively halted construction works in Singapore for four months this year, the projects were merely delayed — hence we expect healthy levels of construction activity to be sustained into 2021F. BRC's order book stood at c.S\$1bn as of end-Sep; we expect this to underpin revenue growth of 30% yoy for FY21F. We also expect stronger GPM as BRC continues to reap benefits from stronger procurement power and forecast BRC to see a 47% yoy core net profit growth to S\$40m in FY21F.

Reiterate Add, with a higher TP of S\$1.90

In our view, BRC is a good proxy to Singapore's construction sector recovery, given its market leadership in the reinforced steel industry. Reiterate Add, as we anticipate earnings recovery in FY21F with further resumption of construction activities. Our TP is raised to \$\$1.90 as we roll forward our valuation, now based on 1.57x CY21F P/BV (GGM: ROE 14.9%, cost of equity 9.7%, terminal growth 0.5%). Downside risks include counterparty credit risk and further tightening of social distancing measures, which could hamper resumption of construction activities.

Analyst(s)



ONG Khang Chuen, CFA

T (65) 6210 8685

E khangchuen.ong@cgs-cimb.com

Financial Summary	Sep-19A	Sep-20A	Sep-21F	Sep-22F	Sep-23F
Revenue (S\$m)	913.3	612.4	793.9	851.1	855.8
Operating EBITDA (S\$m)	64.80	66.81	76.48	80.74	80.81
Net Profit (S\$m)	31.56	20.35	40.00	45.01	46.46
Core EPS (S\$)	0.14	0.12	0.17	0.19	0.20
Core EPS Growth	143%	(14%)	47%	13%	3%
FD Core P/E (x)	10.35	12.03	8.17	7.26	7.03
DPS (S\$)	0.080	0.060	0.080	0.080	0.080
Dividend Yield	5.71%	4.29%	5.71%	5.71%	5.71%
EV/EBITDA (x)	8.46	7.54	6.36	5.96	5.13
P/FCFE (x)	12.19	12.18	NA	23.49	4.28
Net Gearing	91.6%	68.6%	57.2%	50.7%	26.6%
P/BV (x)	1.24	1.23	1.14	1.05	0.96
ROE	12.6%	10.3%	14.5%	15.0%	14.2%
% Change In Core EPS Estimates			11.4%	4.9%	
CGS-CIMB/Consensus EPS (x)			1.37	1.33	

SOURCES: CGS-CIMB RESEARCH, COMPANY REPORTS



Out of the woods

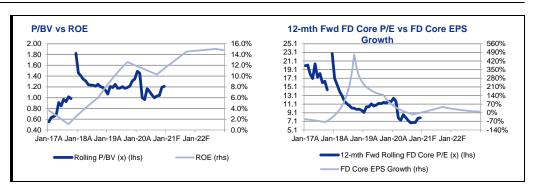
Figure 1: Results co	mparison								
FYE Sep (S\$ m)	4QFY20	4QFY19	yoy % chg	qoq % chg	4QFY20 Cum	4QFY19 Cum	yoy % chg	Prev FY20F	Comments
Revenue	117.2	234.5	-50.0%	220.6%	612.4	913.3	-32.9%	602.9	50% drop yoy in 4Q due to industry-wide stop work order during circuit breaker
Cost of goods sold	(102.2)	(209.9)	-51.3%	151.3%	(546.2)	(836.7)	-34.7%	(545.6)	
Gross profit	15.1	24.6	-38.9%	na	66.2	76.6	-13.6%	57.3	
Gross margin (%)	12.8%	10.5%	2.3% pts	24.0% pts	10.8%	8.4%	2.4% pts	9.5%	Stronger gross margin due to lower costs from bulk raw material purchases
OpEx	(0.5)	(5.5)	-90.8%	na	(18.3)	(27.7)	-34.0%	(26.9)	
Operating profit	14.5	19.1	-24.0%	na	47.9	48.9	-2.1%	30.4	
Operating margin (%)	12.4%	8.2%	4.2% pts	13.2% pts	7.8%	5.3%	2.5% pts	5.0%	
Pretax profit	2.1	13.4	-84.6%	na	27.0	38.4	-29.8%	19.4	
Tax	(1.9)	(2.5)	-25.5%	na	(6.6)	(6.9)	-3.4%	(3.4)	
Tax rate (%)	90.0%	18.6%	71.5% pts	78.8% pts	24.6%	17.9%	6.7% pts	17.5%	
Net profit	0.2	10.9	-98.1%	na	20.4	31.6	-35.5%	16.0	
Core net profit	7.0	10.9	-35.8%	na	27.2	31.6	-14.0%	16.0	4Q stronger than expected as we previously expected BRC to be loss-making
	SOURCES: CGS-CIMB RESEARCH, COMPANY REPORT								

		FY21F			FY22F	
	Old	New	% chg	Old	New	% chg
Revenue	793.9	793.9	0.0%	851.1	851.1	0.0%
Operating profit	52.5	58.0	10.4%	59.5	64.1	7.7%
Net profit	35.9	40.0	11.4%	42.9	45.0	4.9%
Core net profit	35.9	40.0	11.4%	42.9	45.0	4.9%
Basic EPS (Scts/share)	0.15	0.17	11.4%	0.18	0.19	4.9%

2.3% 0.64
0.64
10.0%
1.0%
9.7%
14.9%
0.5%
14.4%
9.2%
1.57
1.21
1.90
0.19
9.8



BY THE NUMBERS



(S\$m)	Sep-19A	Sep-20A	Sep-21F	Sep-22F	Sep-23F
Total Net Revenues	913.3	612.4	793.9	851.1	855.8
Gross Profit	76.6	66.2	87.3	94.9	96.7
Operating EBITDA	64.8	66.8	76.5	80.7	80.8
Depreciation And Amortisation	(15.9)	(19.0)	(18.5)	(16.6)	(15.0)
Operating EBIT	48.9	47.9	58.0	64.1	65.8
Financial Income/(Expense)	(9.6)	(6.8)	(7.0)	(7.0)	(7.0)
Pretax Income/(Loss) from Assoc.	(0.8)	(14.1)	(1.9)	(1.9)	(1.8)
Non-Operating Income/(Expense)	0.0	0.0	0.0	0.0	0.0
Profit Before Tax (pre-EI)	38.4	27.0	49.1	55.2	57.0
Exceptional Items					
Pre-tax Profit	38.4	27.0	49.1	55.2	57.0
Taxation	(6.9)	(6.6)	(9.1)	(10.2)	(10.5)
Exceptional Income - post-tax					
Profit After Tax	31.6	20.4	40.0	45.0	46.5
Minority Interests	0.0	0.0	0.0	0.0	0.0
Preferred Dividends					
FX Gain/(Loss) - post tax					
Other Adjustments - post-tax					
Net Profit	31.6	20.4	40.0	45.0	46.5
Recurring Net Profit	31.6	27.2	40.0	45.0	46.5
Fully Diluted Recurring Net Profit	31.6	27.2	40.0	45.0	46.5

Cash Flow					
(S\$m)	Sep-19A	Sep-20A	Sep-21F	Sep-22F	Sep-23F
EBITDA	64.80	66.81	76.48	80.74	80.81
Cash Flow from Invt. & Assoc.					
Change In Working Capital	25.07	61.20	(10.81)	(33.12)	29.58
(Incr)/Decr in Total Provisions					
Other Non-Cash (Income)/Expense	(6.90)	1.04	(3.01)	0.00	0.00
Other Operating Cashflow	(0.97)	(1.32)	(2.30)	(1.75)	(2.65)
Net Interest (Paid)/Received	(9.58)	(6.77)	(7.00)	(7.00)	(7.00)
Tax Paid	(2.70)	(5.62)	(9.08)	(10.22)	(10.55)
Cashflow From Operations	69.72	115.34	44.30	28.66	90.19
Capex	(2.30)	(2.54)	(5.00)	(5.00)	(5.00)
Disposals Of FAs/subsidiaries	0.16	0.80	0.00	0.00	0.00
Acq. Of Subsidiaries/investments	0.00	0.00	(1.50)	(1.50)	(1.50)
Other Investing Cashflow	(9.18)	0.33	2.30	1.75	2.65
Cash Flow From Investing	(11.31)	(1.41)	(4.20)	(4.75)	(3.85)
Debt Raised/(repaid)	(31.61)	(87.11)	(44.23)	(10.00)	(10.00)
Proceeds From Issue Of Shares	0.00	0.00	0.00	0.00	0.00
Shares Repurchased	0.00	0.00	0.00	0.00	0.00
Dividends Paid	(2.33)	(18.67)	(18.67)	(18.67)	(18.67)
Preferred Dividends					
Other Financing Cashflow	(9.41)	(6.05)	(7.00)	(7.00)	(7.00)
Cash Flow From Financing	(43.35)	(111.83)	(69.89)	(35.67)	(35.67)
Total Cash Generated	15.06	2.10	(29.80)	(11.76)	50.67
Free Cashflow To Equity	26.80	26.82	(4.13)	13.90	76.34
Free Cashflow To Firm	67.98	120.70	47.09	30.90	93.34

SOURCES: CGS-CIMB RESEARCH, COMPANY REPORTS



BY THE NUMBERS... cont'd

Balance Sheet					
(S\$m)	Sep-19A	Sep-20A	Sep-21F	Sep-22F	Sep-23F
Total Cash And Equivalents	65.8	77.9	51.6	46.9	104.5
Total Debtors	204.1	97.2	265.5	122.3	267.5
Inventories	231.9	237.2	241.3	271.7	244.1
Total Other Current Assets	30.0	33.9	33.9	33.9	33.9
Total Current Assets	531.8	446.1	592.3	474.7	650.1
Fixed Assets	136.5	157.1	147.0	135.4	125.4
Total Investments	26.3	16.7	16.3	15.9	15.6
Intangible Assets	0.0	0.0	0.0	0.0	0.0
Total Other Non-Current Assets	0.0	0.0	0.0	0.0	0.0
Total Non-current Assets	162.8	173.8	163.4	151.4	141.1
Short-term Debt	245.8	160.0	150.0	140.0	130.0
Current Portion of Long-Term Debt					
Total Creditors	94.3	69.3	231.0	85.0	232.3
Other Current Liabilities	17.7	13.5	10.5	10.5	10.5
Total Current Liabilities	357.9	242.9	391.6	235.6	372.8
Total Long-term Debt	60.7	99.2	65.0	65.0	65.0
Hybrid Debt - Debt Component					
Total Other Non-Current Liabilities	13.1	13.3	13.3	13.3	13.3
Total Non-current Liabilities	73.8	112.5	78.3	78.3	78.3
Total Provisions	0.0	0.0	0.0	0.0	0.0
Total Liabilities	431.7	355.4	469.8	313.9	451.1
Shareholders' Equity	262.9	264.5	285.9	312.2	340.0
Minority Interests	0.0	0.0	0.0	0.0	0.0
Total Equity	262.9	264.5	285.9	312.2	340.0

Key Ratios					
	Sep-19A	Sep-20A	Sep-21F	Sep-22F	Sep-23F
Revenue Growth	61.1%	(32.9%)	29.6%	7.2%	0.5%
Operating EBITDA Growth	99.3%	3.1%	14.5%	5.6%	0.1%
Operating EBITDA Margin	7.1%	10.9%	9.6%	9.5%	9.4%
Net Cash Per Share (S\$)	(1.03)	(0.78)	(0.70)	(0.68)	(0.39)
BVPS (S\$)	1.13	1.13	1.23	1.34	1.46
Gross Interest Cover	5.10	7.07	8.28	9.16	9.40
Effective Tax Rate	17.9%	24.6%	18.5%	18.5%	18.5%
Net Dividend Payout Ratio	59.1%	68.8%	46.7%	41.5%	40.2%
Accounts Receivables Days	75.14	85.21	80.00	80.00	80.00
Inventory Days	109.5	157.2	123.6	123.8	124.0
Accounts Payables Days	27.51	31.85	56.18	56.27	56.37
ROIC (%)	7.3%	7.4%	10.7%	11.7%	11.5%
ROCE (%)	8.5%	8.8%	11.3%	12.6%	12.5%
Return On Average Assets	5.66%	3.87%	6.64%	7.34%	7.36%

Key Drivers					
	Sep-19A	Sep-20A	Sep-21F	Sep-22F	Sep-23F
ASP (% chg, main prod./serv.)	1.0%	1.0%	1.0%	1.0%	1.0%
Unit sales grth (%, main prod./serv.)	1.0%	1.0%	1.0%	1.0%	1.0%
Util. rate (%, main prod./serv.)	N/A	N/A	N/A	N/A	N/A
ASP (% chg, 2ndary prod./serv.)	N/A	N/A	N/A	N/A	N/A
Unit sales grth (%,2ndary prod/serv)	N/A	N/A	N/A	N/A	N/A
Util. rate (%, 2ndary prod/serv)	N/A	N/A	N/A	N/A	N/A

SOURCES: CGS-CIMB RESEARCH, COMPANY REPORTS



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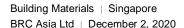
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795 companies under coverage for quarter ended on 30 September 2020					
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Add	63.0%	0.5%			
Hold	25.2%	0.1%			
Reduce	11.8%	0.3%			



Spitzer Chart for stock being researched (2 year data)

BRC Asia Ltd (BRC SP)



Corporate Governance Report of Thai Listed Companies (CGR). CG Rating by the Thai Institute of Directors Association (Thai IOD) in 2019, Anti-Corruption 2019

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- 1 CG Score 2019 from Thai Institute of Directors Association (IOD)
- 2 AGM Level 2018 from Thai Investors Association
- 3 Companies participating in Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) under Thai Institute of Directors (as of November 30, 2018) are categorised into:

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- 4 The Stock Exchange of Thailand: the record of listed companies with corporate sustainable development "Thai sustainability Investment 2018" included:
- SET and mai listed companies passed the assessment conducted by the Stock Exchange of Thailand: THSI (SET) and THSI (mai)
- SET listed companies passed the assessment conducted by the Dow Jones Sustainability Indices (DJSI)



Recommendation Framework

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Add The stock's total return is expected to exceed 10% over the next 12 months.

Hold The stock's total return is expected to be between 0% and positive 10% over the next 12 months.

Reduce The stock's total return is expected to fall below 0% or more over the next 12 months.

The total expected return of a stock is defined as the sum of the: (i) percentage difference between the target price and the current price and (ii) the forward net

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