Shariah Compliant

Malaysia

REDUCE (no change)

Consensus ratings*:	Buy 0	Hold 0	Sell 1
Current price:			RM0.20
Target price:			RM0.19
Previous target:			RM0.20
Up/downside:			-2.6%
CGS-CIMB / Consens	SUS:		na
Reuters:		S	LCN.KL
Bloomberg:		S	ALC MK
Market cap:		USS	\$37.74m
		RM	1159.5m
Average daily turnove	r:	US	S\$0.10m
		R	M0.41m
Current shares o/s:			665.4m
Free float:			89.0%
*Source: Bloomberg			

Key changes in this note

> No change



Analyst(s)



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Salcon

Still in the red despite revenue surge

- FY19 results were below expectations. Full-year core net loss of RM8.6m was higher than our core net loss forecast of RM5m.
- 4Q19 was boosted by VO claims, while the property segment remains in the red. We are still cautious on earnings outlook due to its depleting order book.
- Reiterate Reduce with a lower TP. Weaker earnings as de-rating catalyst.

FY19 core net loss of RM8.6m was below expectations

Salcon's reported core net loss of RM8.6m for FY19 was higher than our core net loss forecast of RM5m. The results were below expectations due to the slower progress of newly-secured contracts, higher cost incurred due to delays in certain ongoing contracts, and continued losses in its property development division. FY19 revenue surged 47.2% due to stronger billings for its ongoing order book. However, FY19's core net loss of RM8.6m was weighed by higher operating cost (+51% yoy). No dividend was declared.

4Q19 was profitable due mainly to VO claims

It booked a RM2.2m core net profit for 4Q19, boosted mainly by variation order (VO) claims, which we estimated to be c.RM7m. We believe the VO claim, which led to over a four-fold increase in associate earnings from RM2.8m in 4Q18 to RM12.4m in 4Q19, was related to a water treatment plant (WTP) project that is nearing completion. Other undisclosed items driving 4Q19's profitability included a recovery in bad debts, the sum of which was not disclosed.

Property division remains in the red; construction profitable

Salcon's property development division continued to be in the red. FY19 operating loss stood at RM2m, though significantly lower than the RM7.2m operating loss in FY18. The losses continued to be dragged by weak property sales, which was in line with the tough property market. We understand that as at end-FY19, total unsold units for Res 280 in Selayang was 50, which was relatively unchanged since end-3Q19, compared to the total 288 units for the entire project. Salcon's construction unit reported FY19 operating profit of RM10m (FY18: RM8.8m), which included the associates' share of the VO. There is downside risk to associate earnings given the depleting works of Langat 2 WTP and Langat STP's JV profit in FY20F.

Reiterate Reduce with a lower TP

We remain cautious on Salcon's earnings outlook in view of the depleting construction order book (c.RM500m as at end-3Q19 with no new larger value contracts secured since end-Sep 19) and losses for the property segment. No changes to our FY20-21F EPS and we introduce FY22F numbers. Reiterate a Reduce call with a lower RM0.19 TP (based on an unchanged 60% RNAV discount) as we update its balance sheet items. Key upside risks to our call are a resurgence of water contract flows and stronger-than-expected quarterly earnings. Potential de-rating catalysts are weaker property sales, lack of contract wins and higher losses.

Financial Summary	Dec-18A	Dec-19A	Dec-20F	Dec-21F	Dec-22F
Revenue (RMm)	130.4	191.7	108.9	114.5	119.8
Operating EBITDA (RMm)	(18.39)	(32.51)	8.82	10.42	13.30
Net Profit (RMm)	2.14	(8.62)	1.79	1.36	1.90
Core EPS (RM)	0.003	(0.011)	0.002	0.002	0.002
Core EPS Growth		(539%)		(24%)	39%
FD Core P/E (x)	92.4	NA	129.0	169.7	121.8
DPS (RM)	-	-	-	-	-
Dividend Yield	0%	0%	0%	0%	0%
EV/EBITDA (x)	NA	NA	11.25	9.31	7.15
P/FCFE (x)	NA	NA	NA	NA	NA
Net Gearing	(6.30%)	(7.01%)	(7.23%)	(7.35%)	(7.43%)
P/BV (x)	0.39	0.40	0.39	0.37	0.36
ROE	0.49%	(2.26%)	0.43%	0.31%	0.42%
% Change In Core EPS Estimates			0%	0%	
CGS-CIMB/Consensus EPS (x)			1.06	0.80	

SOURCES: CGS-CIMB RESEARCH, COMPANY REPORTS

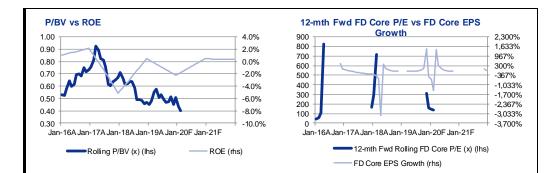


FYE Dec (RM m)	4QFY19	4QFY18	vov %	3QFY19	aoa %	4QFY19	4QFY18	yoy %	Prev.	
			chg		chg	Cum	Cum	chg	FY19F	Comments
Revenue	59.5	43.6	36.5	41.7	42.6	191.7	130.2	47.2	104.8	Driven mainly by construction
Operating costs	(65.0)	(43.0)	51.1	(42.6)	52.5	(207.8)	(137.4)	51.2	(96.3)	
EBITDA	(5.5)	0.5	>100	(0.9)	>100	(16.1)	(7.2)	122.5	8.5	
EBITDA margin (%)	(9.3)	1.2	>100	(2.2)	>100	(8.4)	(5.5)	51.1	8.1	
Depn & amort.	(1.5)	(1.7)	(10.8)	(1.1)	35.4	(4.9)	(5.0)	(3.3)	(6.3)	
EBIT	(7.1)	(1.2)	>100	(2.0)	245.6	(20.9)	(12.2)	70.9	2.2	
Interest expense	(1.6)	0.1	>100	(0.4)	299.5	(3.3)	(3.9)	(14.1)	(5.1)	RM19m total borrowings at end-4Q19
Interest & invt inc	0.6	1.5	(59.3)	0.9	(30.4)	2.9	3.7	(21.9)	2.8	Cash stood at RM121m at end-4Q19
Associates' contrib	12.4	2.8	347.8	(1.2)	>100	14.1	10.9	29.3	8.9	
Exceptionals	-	-	nm	(1.8)	(100.0)	-	-	nm	-	
Pretax profit	4.4	3.2	37.9	(4.6)	194.1	(7.3)	(1.6)	368.0	4.6	Losses for property development
Тах	(0.3)	(0.2)	96.4	(0.3)	(0.6)	(2.5)	(2.2)	10.6	(2.3)	
Tax rate (%)	7.4	5.2	42.4	(7.0)	205.6	(33.7)	(142.4)	(76.4)	48.8	
Minority interests	(1.8)	4.3	>100	0.2	>100	0.4	6.5	(94.4)	(7.4)	
Net profit	2.2	7.3	(70.0)	(4.8)	145.9	(8.6)	2.1	(507.5)	(5.0)	FY19 core net loss exceeded our
Core net profit	2.2	7.3	(70.0)	(3.0)	174.3	(8.6)	2.1	(507.5)	(5.0)	full-year core net loss forecast
EPS (sen)	0.3	0.9	(69.7)	(0.6)	147.4	(1.0)	0.3	(496.2)	(0.0)	
Core EPS (sen)	0.3	1.1	(70.0)	(0.4)	174.3	(1.0)	0.3	(496.2)	(0.0)	

Figure 2: RNAV					
	FY21F	P/E		Stake	Value
	RM m	(x)		(%)	(RM m)
Construction net proft	4.5	15		100%	68.0
	DCF value	WACC		Stake	
	(RM m)	(%)		(%)	
10-year contract (VBT, RM4-5m revenue per telco)	37.1	7%		50.1%	14.9
Land bank	Acres	m sq ft	RM psf	Stake	
Eco Mid Town - Johor	12.5	0.54	150	50%	40.8
Belfield Crest	5.35	0.23	100	70%	16.3
Cash (4Q19)					121.4
Borrowings (4Q19)					(19.1)
Property investments (4Q19)					9.9
Net current asset less property dev. Cost (4Q19)					213.9
RNAV					466.2
No. of shares (m)					847.1
1-for-2 warrants (2018/2024) - free warrants (m)					338.8
FD no. of shares (m)					1,186.0
Proceeds from warrants @RM0.30 strike price					101.7
FD RNAV					567.8
FD RNAV/share (RM)					0.48
RNAV discount (%)					60%
Target price (RM)					0.19
	SOURCES:	CGS-CIMB	RESEARCH	, COMPANY	REPORTS



BY THE NUMBERS



Profit & Loss

(RMm)	Dec-18A	Dec-19A	Dec-20F	Dec-21F	Dec-22F
Total Net Revenues	130.4	191.7	108.9	114.5	119.8
Gross Profit	27.9	26.7	13.1	14.9	18.0
Operating EBITDA	(18.4)	(32.5)	8.8	10.4	13.3
Depreciation And Amortisation	(5.0)	(4.9)	(6.8)	(7.2)	(7.8)
Operating EBIT	(23.4)	(37.4)	2.0	3.2	5.5
Financial Income/(Expense)	(0.5)	(0.3)	(2.0)	(1.8)	(1.7)
Pretax Income/(Loss) from Assoc.	10.9	14.1	8.0	7.2	6.5
Non-Operating Income/(Expense)	11.0	16.3	0.0	0.0	0.0
Profit Before Tax (pre-El)	(2.0)	(7.3)	8.0	8.5	10.4
Exceptional Items					
Pre-tax Profit	(2.0)	(7.3)	8.0	8.5	10.4
Taxation	(2.4)	(2.5)	(2.8)	(3.2)	(3.9)
Exceptional Income - post-tax		0.8			
Profit After Tax	(4.4)	(9.0)	5.2	5.3	6.4
Minority Interests	6.6	0.4	(3.4)	(3.9)	(4.5)
Preferred Dividends					
FX Gain/(Loss) - post tax					
Other Adjustments - post-tax					
Net Profit	2.1	(8.6)	1.8	1.4	1.9
Recurring Net Profit	2.1	(9.4)	1.8	1.4	1.9
Fully Diluted Recurring Net Profit	2.1	(9.4)	1.8	1.4	1.9

Cash Flow

(RMm)	Dec-18A	Dec-19A	Dec-20F	Dec-21F	Dec-22F
EBITDA	(18.4)	(32.5)	8.8	10.4	13.3
Cash Flow from Invt. & Assoc.					
Change In Working Capital	(33.4)	(21.5)	9.0	12.7	12.8
(Incr)/Decr in Total Provisions					
Other Non-Cash (Income)/Expense	(38.2)	(42.1)	(46.3)	(50.9)	(56.0)
Other Operating Cashflow	14.9	17.9	21.5	25.8	30.9
Net Interest (Paid)/Received	(0.5)	(0.3)	(2.0)	(1.8)	(1.7)
Tax Paid	(2.4)	(2.5)	(2.8)	(3.2)	(3.9)
Cashflow From Operations	(78.0)	(81.0)	(11.9)	(7.1)	(4.6)
Сарех	(2.8)	(2.9)	(3.0)	(3.1)	(3.2)
Disposals Of FAs/subsidiaries	0.0	0.0	0.0	0.0	0.0
Acq. Of Subsidiaries/investments	(2.6)	(2.7)	(2.8)	(1.9)	(1.0)
Other Investing Cashflow	3.5	3.5	3.5	6.5	9.5
Cash Flow From Investing	(1.8)	(2.0)	(2.2)	1.6	5.3
Debt Raised/(repaid)	(8.9)	(8.0)	(9.0)	(8.0)	(7.0)
Proceeds From Issue Of Shares	0.0	0.0	0.0	0.0	0.0
Shares Repurchased	0.0	0.0	0.0	0.0	0.0
Dividends Paid	(6.8)	(5.8)	(6.8)	(5.8)	(4.8)
Preferred Dividends	0.0	0.0	0.0	0.0	0.0
Other Financing Cashflow	(116.8)	124.7	162.7	162.7	162.7
Cash Flow From Financing	(132.5)	111.0	146.9	148.9	150.9
Total Cash Generated	(212.3)	28.0	132.8	143.4	151.7
Free Cashflow To Equity	(88.7)	(91.0)	(23.1)	(13.5)	(6.3)
Free Cashflow To Firm	(75.9)	(79.7)	(9.3)	(0.9)	5.2

SOURCES: CGS-CIMB RESEARCH, COMPANY REPORTS



BY THE NUMBERS... cont'd

(RMm)	Dec-18A	Dec-19A	Dec-20F	Dec-21F	Dec-22F
Total Cash And Equivalents	95.0	94.1	93.1	92.2	91.3
Total Debtors	185.0	157.2	163.3	171.8	179.7
Inventories	141.5	146.7	152.4	160.3	167.7
Total Other Current Assets	2.3	2.3	2.3	2.3	3.3
Total Current Assets	423.8	400.2	411.1	426.6	442.0
Fixed Assets	66.3	69.0	71.7	74.3	76.9
Total Investments	70.7	70.7	70.7	70.7	70.7
Intangible Assets	21.9	21.9	21.9	21.9	21.9
Total Other Non-Current Assets	3.7	3.7	3.7	3.7	3.7
Total Non-current Assets	162.6	165.3	167.9	170.6	173.2
Short-term Debt	6.0	6.0	5.9	5.8	5.8
Current Portion of Long-Term Debt	0.0	0.0	0.0	0.0	0.0
Total Creditors	54.4	52.4	54.4	57.3	59.9
Other Current Liabilities	1.3	1.3	1.3	1.3	1.3
Total Current Liabilities	61.7	59.6	61.6	64.4	67.0
Total Long-term Debt	60.4	57.4	54.5	51.8	49.2
Hybrid Debt - Debt Component	0.0	0.0	0.0	0.0	0.0
Total Other Non-Current Liabilities	0.0	0.0	0.0	0.0	0.0
Total Non-current Liabilities	60.4	57.4	54.5	51.8	49.2
Total Provisions	10.6	10.6	10.6	10.6	10.6
Total Liabilities	132.7	127.6	126.7	126.7	126.7
Shareholders' Equity	424.2	408.7	423.5	441.9	460.1
Minority Interests	29.5	29.2	28.9	28.6	28.3
Total Equity	453.7	437.9	452.4	470.5	488.5

Key Ratios

	Dec-18A	Dec-19A	Dec-20F	Dec-21F	Dec-22F
Revenue Growth	(37.7%)	47.0%	(43.2%)	5.2%	4.6%
Operating EBITDA Growth	(67.3%)	76.8%	N/A	18.2%	27.6%
Operating EBITDA Margin	(14.1%)	(17.0%)	8.1%	9.1%	11.1%
Net Cash Per Share (RM)	0.034	0.036	0.039	0.041	0.043
BVPS (RM)	0.50	0.48	0.50	0.52	0.54
Gross Interest Cover	(6.07)	(11.25)	0.42	0.69	1.26
Effective Tax Rate	0.0%	0.0%	35.5%	38.0%	38.1%
Net Dividend Payout Ratio	NA	NA	NA	NA	NA
Accounts Receivables Days	383.0	325.8	538.7	534.0	535.5
Inventory Days	462.4	318.7	571.3	572.8	587.9
Accounts Payables Days	228.4	118.1	204.0	204.6	210.0
ROIC (%)	(7.89%)	(7.68%)	0.44%	0.66%	1.11%
ROCE (%)	(3.67%)	(6.60%)	0.93%	1.12%	1.52%
Return On Average Assets	(0.66%)	(1.65%)	1.17%	1.14%	1.27%

(RMm)	Dec-18A	Dec-19A	Dec-20F	Dec-21F	Dec-22F
Outstanding Orderbook	400	470	478	569	654
Order Book Depletion	130	192	109	115	120
Orderbook Replenishment	200	200	200	200	200
ASP (% chg, main prod./serv.)	N/A	N/A	N/A	N/A	N/A
Unit sales grth (%, main prod./serv.)	N/A	N/A	N/A	N/A	N/A
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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Construction | Malaysia Salcon | February 25, 2020

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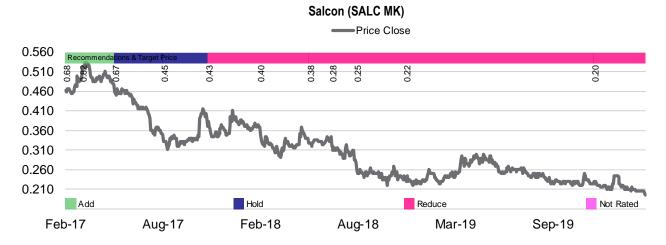
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Spitzer Chart for stock being researched (2 year data)



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)

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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.
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Neutral	A Neutral rating means stocks in the sector have, on a market cap-weighted basis, a neutral absolute recommendation.
Underweight	An Underweight rating means stocks in the sector have, on a market cap-weighted basis, a negative absolute recommendation.
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Neutral	A Neutral rating means investors should be positioned with a neutral weight in this country relative to benchmark.
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