

Nov 30, 2018

BUY
Unchanged

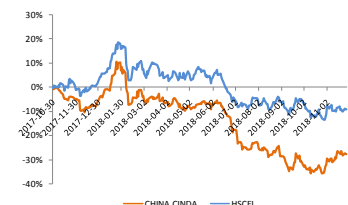
经营前景改善，安全边际凸显

中国信达 (01359 HK)

Market Data: Nov 29

Closing Price (HK\$)	2.08
Price Target (HK\$)	2.51
HSCEI	10,585
HSCCI	4,294
52-week High/Low (HK\$)	3.19/1.83
Market Cap (USD Mn)	10,162
Market Cap (HK\$ Mn)	79,764
Shares Outstanding (Mn)	38,165
Exchange Rate (RMB-HK\$)	1.13

Price Performance Chart:



Source: Bloomberg

Analyst

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The clients shall have a comprehensive understanding of the disclosure and disclaimer upon the last page.

Financial summary and valuation

	2016	2017	2018E	2019E	2020E
Revenue (Rmbm)	91,657	120,034	110,793	122,728	133,957
YoY (%)	16.40	30.96	-7.70	10.77	9.15
Net income (Rmbm)	15,512	18,122	18,385	20,089	21,601
YoY (%)	10.59	16.83	1.45	9.27	7.53
EPS (Rmb)	0.43	0.45	0.46	0.50	0.54
Diluted EPS (Rmb)	0.43	0.45	0.46	0.50	0.54
BPS (Rmb)	3.09	3.36	3.60	4.04	4.55
ROE (%)	12.88	12.56	11.93	12.02	11.66
Asset/Equity	7.94	8.24	8.60	8.76	8.76
PE (x)	4.26	4.07	4.01	3.67	3.41
PB (x)	0.59	0.55	0.51	0.45	0.40

Note: Diluted EPS is calculated as if all outstanding convertible securities, such as convertible preferred shares, convertible debentures, stock options and warrants, were exercised.

传统类不良资产管理业务将受益于不良贷款的上升以及竞争的缓解。2018 年以来，地方不良资产管理公司结束了前两年密集成立后的激进扩张，收购步伐显著放慢，缓解了传统类不良资产市场的竞争。2018 年上半年中国信达市场份额保持在 40%，且收购成本由 2017 年的 0.42 倍账面原值下降至 0.37 倍，传统类不良资产净额同比增速达到 65%，高于 2016 年 13% 和 2017 年 59% 的水平，传统类不良资产处置收益率达到 17.4%，高于 2017 年上半年 16.7% 的水平，略低于 2017 年 17.8% 的水平。展望未来，伴随着经济下行压力的加大和银行民营小微贷款敞口的扩大，银行不良贷款压力将进一步上升。对中国信达而言，一方面，可供收购的传统类不良资产规模将持续提升，另一方面，来自地方不良资产管理公司的竞争也将进一步缓解，因此我们预计公司传统类不良资产业务将保持稳健的扩张，议价能力也将进一步改善。

重组类不良资产管理业务将在政策回暖背景下触底回升。2018 年上半年，在持续的非标融资收紧和房地产调控背景下，公司重组类不良资产净额同比增速达到 10%，低于 2016 年 12% 和 2017 年 17% 的水平，重组类不良资产处置收益率也由 2016 年的 9.9% 和 2017 年的 8.6% 下降至 8.1%。截至 2018 年中期，公司重组类不良资产管理业务中，房地产行业头寸达到 50%，其中 85% 位于核心一二线城市。展望未来，为了缓解持续加大的经济下行压力，政府推出了一系列的政策来鼓励金融机构加大对实体经济的支持力度。而信达的重组类不良资产管理业务作为传统融资渠道的补充，其扩张速度和收益率都将在政策回暖背景下触底回升。

安全边际凸显。虽然我们认为信达是一个顺周期公司，在经济下行期，虽然公司不良资产收购快速增长，但是不良资产处置的速度和收益率下行，从而使得公司的资本水平和盈利能力承压，但是其低估值和高股息率依然为其提供了足够的安全边际。年初至今，公司股价下跌 22%，目前股价对应 0.45 倍 2019 年 PB，19 年股息率达到 8.2%。我们认为经济持续下行将带来的负面影响已经绝大部分反映在其估值中，如果未来经济失速下滑，那么政府将采取一系列的稳增长措施，这将缓解市场对于信达盈利能力、资产质量以及资本水平的担忧，从而推动其估值修复。

维持买入。公司自 2018 年开始采取 IFRS9，这将带来拨备计提压力的提升和部分资产公允价值变动计入当期损益，因此我们下调公司 2018-2020 年 EPS 预测至 0.46/0.50/0.54 元，对应同比增长 2%/9%/8%。我们给予公司 0.55 倍的 2019 年 PB 和 2.51 港币的目标价。对应 21% 的上涨空间，维持买入评级。

Investment highlight :

Since 2018, local AMC NPL acquisition has decelerated, reducing competition and lowering acquisition costs in the distressed asset market. In 1H18, Cinda's market share reached 40% with an average acquisition cost of 0.37x book value vs 0.42x in 2017. Amid the current economic slowdown and rising exposure to private and micro firms, we expect to see NPLs rise, indicating increasing supply in the distressed asset market. Given Cinda's advantage in NPL disposals, competition from local AMCs is likely to diminish, and Cinda will maintain rapid distressed asset acquisitions with enhanced pricing power. Its traditional distressed assets value grew 65% YoY in 1H18 (2016: 13%, 2017: 59%), while its yield on traditional distressed asset disposal reached 17.4% in 1H18 (2016: 19.2%, 1H17: 16.7%, 2017: 17.8%). With 21% upside to our new HK\$2.51 target price (0.55x 19E PB), we maintain BUY.

Restructuring distressed asset management business to recover amid policy tuning. Given increasing macroeconomic pressure, the government is encouraging financial institutions to enhance financial support for the real economy. As Cinda's restructuring asset management business serves as a supplement for traditional financial channels, we expect it to bottom amid continuous policy fine-tunings. So far property sector accounted for 50% of its outstanding restructuring distressed assets, among which 85% are developers in top-tier cities. As such, Cinda may benefit from the improving solvency of developers and possible policy stimulus. Its restructuring distressed assets value grew 10% YoY in 1H18 (2016: 12%; 2017: 17%), while its yield on restructuring distressed assets disposal reached 8.1% (2016: 9.9%, 1H17: 8.7%, 2017: 8.6%).

Safety margin from low valuation and high yield. Though we believe Cinda is a pro-cyclical player, as in economic downturns its aggressive NPL acquisitions and slow NPL disposal impacts capital levels and earnings growth, its low valuation and high yield offer a sufficient safety margin. Cinda has corrected by 22% year to date, and is now trading at 0.45x 19E PB with a dividend yield of 8.2%. We believe the impact from the economic downturn is largely priced in. To prevent any systematic risk from the trade war and broad deceleration of economic activities, further stimulus is likely, including RRR cuts, interest rate cuts, tax cuts, credit window guidance as well as relaxed property regulations and supply-side reforms. This will alleviate the market's concerns about Cinda's decelerating distressed asset disposal speed and yield as well as deteriorating asset quality, which may lead to a valuation recovery.

Maintain BUY. Cinda adopted IFRS 9 earlier in 2018, which requires stricter provisions and equity assets to be accounted by fair value through profit or loss. In light of the accounting rules change, we revise down our EPS forecast to Rmb0.46 in 18E (+2% YoY) and Rmb0.50 in 19E (+9% YoY) and Rmb0.54 in 20E (+8% YoY). Currently the stock is trading at 0.45x 19E PB. Given its attractive risk/reward profile, we base our new HK\$2.51 target price on 0.55x 19E PB (vs our previous HK\$3.77 target) and with 21% upside, we maintain our BUY recommendation.

Traditional distressed asset management to benefit

We believe Cinda's traditional distressed asset management business will benefit from rising NPLs and relieving competition. In terms of NPL acquisition, now there are 60 local AMCs and these local AMCs were aggressive in NPL acquisition during 2016 and 2017, but it was not sustainable without efficient NPL disposal. Since 2018, local AMC' NPL acquisition has decelerated, which lead to relieving competition and lower NPL acquisition cost in the distressed assets market. In 1H18, Cinda's market share reached 40% and average acquisition cost is 0.37x book value as compared to 0.42x in 2017. Looking forward, amid the economic slowdown and rising exposure to private and micro firms, we expect to see rising NPLs in the banking system, which indicates increasing NPL supply in the distressed asset market. And given Cinda enjoys leading advantage in NPL disposal backed by their full-licensed financial services, experienced workforce, capital strength and disposal expertise, the competition from local AMCs will be gradually relieved, and Cinda will maintain its rapid traditional distressed assets acquisition with enhancing pricing power. Its traditional distressed assets value grew 65% YoY in 1H18 (2016: 13%, 2017: 59%), while its traditional distressed assets disposal income grew 28% YoY in 1H18 (2016: 42%, 2017: 51%). Its yield on traditional distressed assets disposal reached 17.4% in 1H18 (2016: 19.2%, 1H17: 16.7%, 2017: 17.8%).

Fig 1::Traditional distressed asset management to benefit

Traditional distressed asset management	2010	2011	2012	2013	1H14	2014	1H15	2015	1H16	2016	1H17	2017	1H18
Net asset value of traditional distressed assets(RMB mn)	8,030	7,919	8,022	16,784	22,855	42,169	59,922	83,264	84,778	93,764	107,606	148,802	177,524
Newly acquired restructuring distressed assets	3,532	2,867	2,942	12,279	7,186	30,796	26,204	85,139	28,073	72,655	26,414	86,691	45,874
Newly disposed traditional distressed assets	4,261	3,189	3,206	3,810	1,832	5,871	8,531	44,350	26,660	61,861	13,304	31,356	16,893
Unrealized fair value change	116	211	368	293	717	460	80	549	468	142	1,072	-102	-6
Income from asset disposal	5,396	4,851	3,974	4,534	2,311	4,106	1,501	4,123	2,222	5,836	4,212	8,796	5,402
Disposal yield				19.30%		18.60%	19.20%	20.40%	16.20%	19.20%	16.70%	17.80%	17.40%

Source: Wind, SWS Research

Restructuring distressed asset management to recover

We believe its restructuring distressed asset management business will recover amid tightening social financing and policy fine-tunings. Since 2018, shadow banking regulation kept strengthening amid financial de-leverage, which had led to declining financing availability and rising funding cost for the real economy. Given the rising economic downward pressure, the government started to encourage financial institutions to enhance their financial support to the real economy. As Cinda's restructuring asset management business involves acquiring accounts receivables from the creditor and enters into a repayment agreement with the debtor, it serves as a supplement and substitute for traditional financial channels. So we believe its restructuring distressed asset growth could bottom out amid continuous policy fine-tunings. So far property sector accounted for 50% of its outstanding restructuring distressed assets, among which 85% are developers in top tier cities. So Cinda may benefit from improving solvency of developers and possible policy stimulus. Its restructuring distressed assets value grew 10% YoY in 1H18 (2016: 12%; 2017: 17%), while its restructuring distressed assets income grew 5% YoY in 1H18 (2016: -18%, 2017: 14%). Its yield on restructuring distressed assets disposal reached 8.1%

(2016: 9.9%, 1H17: 8.7%, 2017: 8.6%). The impaired ratio of restructuring assets was 2.23% (2016: 1.78%, 1H17: 2.13%; 2017: 1.88%), while its coverage ratio was 210% (2016: 205%, 1H17: 203%, 2017: 209%).

Fig 2::Restructuring distressed asset management to recover

Restructuring distressed asset management	2010	2011	2012	2013	1H14	2014E	1H15	2015	1H16	2016	1H17	2017	1H18
Net asset value of restructuring distressed assets		9,681	48,068	97,971	157,765	164,635	153,117	164,804	145,534	184,474	195,184	215,183	214,919
Newly acquired restructuring distressed assets		9,593	49,250	76,534	78,193	118,703	31,535	82,193	41,120	134,225	46,437	115,363	48,894
Income from asset disposal		181	3,518	10,144	7,577	18,243	9,491	19,147	8,559	15,657	8,645	17,773	9,107
Average return yield		17.20%	16.00%	13.5%	12.20%	12.20%	11.20%	11.70%	10.60%	9.90%	8.70%	8.60%	8.10%
Impaired asset		73	597	1,011	1,760	2,037	2,416	3,040	2,759	3,416	4,353	4,221	5,017
Impaired ratio		0.76%	1.24%	1.03%	1.08%	1.24%	1.52%	1.78%	1.82%	1.78%	2.13%	1.88%	2.23%
Provision for restructuring distressed assets		20	1,482	2,943	4,684	5,432	5,803	6,385	5,799	7,010	8,853	8,802	10,547
Provision coverage ratio		27.36%	248.37%	291.14%	266.10%	266.65%	240.20%	210.00%	210.20%	205.20%	203.40%	208.50%	210.20%

Source: Wind, SWS Research

Safety margin from low valuation and high yield

Though we believe Cinda is a pro-cyclical player, as in economic downturn its fast NPL acquisition and slow NPL disposal hurt its capital levels and earnings growth, while in economic upturn its moderate NPL acquisition and accelerating NPL disposal will significantly boost its capital position and earnings momentum, its low valuation and high yield has already given it sufficient safety margin. Cinda corrected by 22% since year to date, and now it is trading at only 0.45x 19E PB with dividend yield of 8.2%. We believe the impact from economic downturn is largely priced in. Looking forward, to prevent any systematic risk from the trade war and broad deceleration of economic activities, further stimulus is likely, including RRR cuts, interest rate cuts, tax cuts, credit window guidance as well as relaxed property regulation and supply side reform. This will alleviate the market concern about Cinda's decelerating distressed asset disposal speed and yield as well as deteriorating asset quality, which may lead to a valuation recovery.

Fig 3::Distressed asset management breakdown

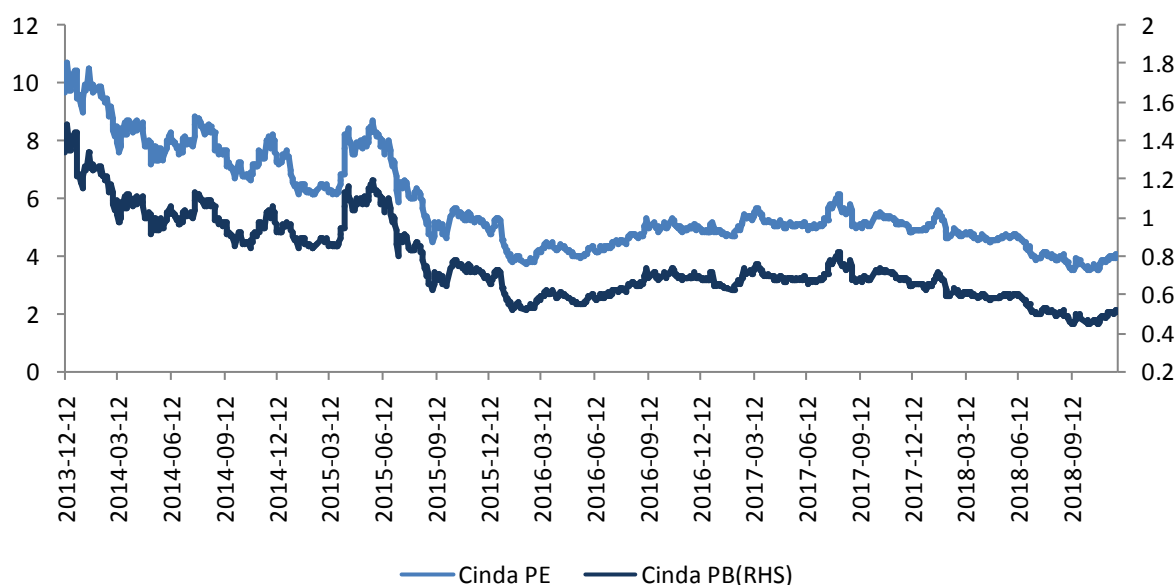
Net asset value (RMB m)	2010	2011	2012	2013	1H14	2014	1H15	2015	1H16	2016	1H17	2017	1H18
Traditional distressed asset management	8,030	7,919	8,022	16,784	22,855	42,169	59,922	83,264	84,778	93,764	107,606	148,802	177,524
Restructuring distressed asset management	0	9,681	48,068	97,971	157,765	164,635	153,117	164,804	145,534	184,474	195,184	215,183	214,919

Newly acquired distressed assets	2010	2011	2012	2013	1H14	2014	1H15	2015	1H16	2016	1H17	2017	1H18
Traditional distressed asset management	3,532	2,867	2,942	12,279	7,186	30,796	26,204	85,139	28,073	72,655	26,414	86,691	45,874
Restructuring distressed asset management	0	9,593	49,250	76,534	78,193	118,703	31,535	82,193	41,120	134,225	46,437	115,363	48,894

Income from asset disposal	2010	2011	2012	2013	1H14	2014	1H15	2015	1H16	2016	1H17	2017	1H18
Traditional distressed asset management	5,396	4,851	3,974	4,534	2,311	4,106	1,501	4,123	2,222	5,836	4,212	8,796	5,402
Restructuring distressed asset management	0	181	3,518	10,144	7,577	18,243	9,491	19,147	8,559	15,657	8,645	17,773	9,107

Source: Wind, SWS Research

Fig 4::Safty margin from low valuation and high yield



Source: Wind, SWS Research

Maintain BUY

Cinda adopted IFRS 9 earlier in 2018, which requires stricter provisions and equity assets to be accounted by fair value through profit or loss. In light of the accounting rules change, we revise down our EPS forecast to Rmb0.46 in 18E (+2% YoY) and Rmb0.50 in 19E (+9% YoY) and Rmb0.54 in 20E (+8% YoY). Currently the stock is trading at 0.45x 19E PB. Given its attractive risk/reward profile, we base our new HK\$2.51 target price on 0.55x 19E PB (vs our previous HK\$3.77 target) and with 21% upside, we maintain our BUY recommendation.

APPENDIX

Figure 1: Forecast Income Statement

RMB Mn	2010	2011	2012	2013	2014	2015	2016	2017	2018E	2019E	2020E
Income from distressed debt assets classified as receivables	-	181	3,518	10,144	18,113	18,883	15,539	17,773			
Income from distressed debt assets at amortized cost									20,753	23,025	26,734
Fair value changes on distressed debt assets	5,851	4,463	3,878	4,618	4,077	4,420	5,716	8,266	9,024	9,533	10,075
Fair value changes on other financial assets	426	41	399	539	2,180	1,971	2,656	2,582	23,448	25,340	26,550
Investment income	4,835	5,779	6,529	7,044	9,116	13,552	17,991	29,465	5,842	6,718	7,726
Net Insurance premiums earned	4,584	5,698	5,325	5,772	7,443	12,912	16,636	19,266	13,454	13,454	13,454
Interest income	849	1,479	2,493	5,059	8,810	13,516	14,507	20,640	21,500	25,800	30,960
Revenue from sales of inventories	4,148	3,237	3,924	4,322	4,340	7,637	10,955	14,425	9,758	9,758	9,758
Commission and fee income	2,083	1,902	2,226	2,520	3,008	4,329	3,848	4,218	3,500	5,000	5,000
Net gains on disposal of subsidiaries and associates	12	174	2,585	201	647	262	997	3,659	1,652	2,100	1,700
Other income and other net gains or losses	1,473	1,427	1,456	2,195	2,056	1,258	2,812	(260)	1,862	2,000	2,000
Total Income	24,260	24,382	32,335	42,413	59,790	78,740	91,657	120,034	110,793	122,728	133,957
Interest expense	(1,366)	(1,807)	(3,698)	(7,804)	(15,961)	(20,185)	(23,223)	(35,911)	(45,002)	(49,502)	(54,452)
Insurance costs	(4,434)	(5,337)	(4,690)	(5,019)	(6,865)	(13,766)	(17,550)	(20,913)	(14,680)	(16,882)	(18,570)
Employee benefits	(2,367)	(2,672)	(3,418)	(3,797)	(4,601)	(5,192)	(6,110)	(7,411)	(6,500)	(7,150)	(7,865)
Purchases and changes in inventories	(2,655)	(1,844)	(2,392)	(2,720)	(2,824)	(5,587)	(8,455)	(10,355)	(6,301)	(6,931)	(7,624)
Commission and fee expense	(697)	(803)	(901)	(869)	(1,034)	(1,471)	(2,122)	(2,404)	(2,885)	(3,462)	(3,981)
Business tax and surcharges	(504)	(562)	(786)	(1,234)	(1,981)	(2,806)	(1,303)	(687)	(824)	(989)	(1,138)
Depreciation and amortization expenses	(500)	(429)	(449)	(444)	(456)	(408)	(740)	(853)	(853)	(853)	(853)
Other expenses	(1,784)	(2,035)	(2,267)	(2,560)	(2,872)	(3,406)	(4,040)	(4,293)	(4,214)	(5,000)	(4,999)
Impairment losses on assets	(496)	(536)	(4,601)	(6,153)	(5,439)	(4,376)	(4,814)	(11,409)	(6,041)	(6,074)	(6,668)
Total expense	(14,803)	(16,027)	(23,200)	(30,601)	(42,033)	(57,197)	(68,357)	(94,236)	(87,300)	(96,843)	(106,150)
Change in net assets attributable to other holders of consolidated structured entities	(6)	50	(152)	(540)	(1,910)	(2,557)	(2,331)	(1,284)	(500)	(500)	(500)
Profit before share of results of associates and tax	9,452	8,405	8,984	11,272	15,847	18,985	20,967	24,513	22,993	25,385	27,307
Share of results of associates	505	653	612	500	460	312	797	1,617	2,100	2,100	2,100
Profit before tax	9,956	9,058	9,596	11,772	16,306	19,297	21,765	26,130	25,093	27,485	29,407
Income tax expense	(2,454)	(2,272)	(2,379)	(2,671)	(4,163)	(4,594)	(5,783)	(7,372)	(6,273)	(6,871)	(7,352)
Profit for the year/period	7,503	6,786	7,217	9,101	12,143	14,703	15,982	18,758	18,820	20,614	22,055
Profit attributable to:	-	-	-	-	-	-	-	-	-	-	-
Net Profit attributable to shareholders	7,399	6,763	7,306	9,027	11,896	14,027	15,512	18,122	18,385	20,089	21,601
Non-controlling interests	104	24	(89)	74	247	676	470	636	435	525	454

Source : Company data, SWS Research

Figure 2: Balance sheet forecast

RMB Mn	2010	2011	2012	2013	2014	2015	2016	2017	2018E	2019E	2020E
Assets											
Cash and balances with central banks	33,773	27,187	42,726	57,059	43,891	58,069	93,168	21,511	12,926	14,219	15,640
Deposits with banks and financial institutions	1,415	1,286	1,526	1,708	5,145	6,567		54,429	104,397	79,413	
Deposits with exchanges and others	877	779	907	831	918	1,364	2,047	1,125	1,254	900	900
Placements with banks and financial institutions	0	0	2,000	290	3,000	300	26,277	18,160	10,715	500	500
Financial assets at fair value through profit or loss	10,102	13,402	16,923	25,178	57,220	117,287	149,045	213,796	520,661	637,545	670,900
Financial assets held under resale agreements	369	561	57	1,054	11,454	30,982	41,973	60,109	37,669	503	504
Financial assets at fair value through other comprehensive income									89,983		
Available-for-sale financial assets	62,156	64,382	64,377	72,747	85,794	120,604	212,495	273,182		0	0
Financial assets at amortized cost									574,818		
Financial assets classified as receivables	0	12,150	51,195	116,663	180,913	181,058	198,787	234,226		277,038	304,461
Loans and advances to customers	2,508	9,448	25,042	48,636	80,225	104,738	294,936	312,118		0	0
Accounts receivable	6,418	4,063	5,257	6,449	7,022	3,434	3,522	3,729	6,077	6,077	6,077
Held-to-maturity investments	3,776	6,262	7,343	7,592	7,042	6,703	12,635	13,227		0	0
Properties held for sale	11,537	13,092	13,815	17,790	29,932	31,085	44,476	37,284	61,168	559,971	749,331
Investment properties	2,364	2,339	2,100	1,858	1,606	1,901	1,616	3,298	4,119	4,119	4,119
Interests in associates	5,971	6,713	7,476	8,962	10,079	13,270	19,563	69,851	71,951	71,951	71,951
Property and equipment	3,734	3,732	3,467	3,620	3,687	3,918	10,352	9,658	9,492	9,492	9,492
Goodwill	368	362	362	324	324	392	23,524	22,002	22,189	22,189	22,189
Other intangible assets	91	103	137	160	183	190	4,511	4,085	4,056	4,056	4,056
Deferred tax assets	334	1,400	2,623	3,937	3,442	5,029	5,877	5,151	4,747	4,747	4,747
Other assets	4,907	5,864	7,281	8,928	12,550	27,075	29,677	29,996	28,756	28,756	28,756
Total assets	150,701	173,124	254,614	383,785	544,427	713,974	1,174,481	1,386,937	1,564,978	1,721,476	1,893,623
37%											
Liabilities											
Borrowings from central bank	16,465	11,311	7,053	4,913	986	986	986	986	986	2,003	2,004
Accounts payable to brokerage clients	13,677	8,150	6,630	6,481	11,663	21,533	16,272	12,393	12,279	12,279	12,279
Financial liabilities at fair value through profit or loss	0	1	53	48	37	2,779	6,511	6,794	6,818	50	50
Financial assets sold under repurchase agreements	880	6,921	11,994	9,443	9,939	10,949	7,872	6,630	7,640	10,000	10,000
Due to customers							217,933	226,220	237,304		
Deposits from banks and financial institutions								19,259	30,005		
Placements from a bank and a financial institution	0	0	0	10,477	11,827	1,807	23,581	16,431	4,333	20,000	20,000
Borrowings	7,826	25,179	76,099	173,835	263,452	317,070	450,514	580,352	620,452	244,048	0
Accounts payable	47,220	47,995	39,539	22,814	13,891	4,970	3,053	3,220	4,940	10,003	0
Investment contract liabilities for policyholders	2,697	3,618	3,213	3,244	6,251	20,057	27,193	19,961	12,565	12,565	12,565
Tax payable	2,860	3,325	2,132	2,061	1,742	2,373	2,391	3,397	3,805	3,805	3,805
Insurance contract liabilities	7,633	12,301	17,586	20,722	25,219	28,275	31,186	39,566	33,350	33,350	33,350
Bonds issued	0	495	12,535	13,285	43,694	111,773	152,497	206,482	295,246	13,285	0
Deferred tax liabilities	678	349	357	451	666	886	2,272	2,104	2,288	2,288	2,288
Other liabilities	8,264	10,638	16,539	33,249	53,197	79,618	84,250	74,878	111,086	1,161,347	1,581,185
Total liabilities	108,200	130,281	193,730	301,023	442,564	603,080	1,026,511	1,218,673	1,383,097	1,525,023	1,677,526

Equity											
Share capital	25,155	25,155	30,140	35,459	36,256	36,256	38,164	38,165	38164.535	38,165	38,165
Capital reserve	1,229	1,192	6,521	15,904	17,328	17,666	21,230	21,236	21224	21,224	21,224
Other equity instruments and other comprehensive income	3,402	(739)	406	731	3,971	1,587	21,843	19,596	20520	27,000	27,000
Surplus reserve	620	1,222	1,760	2,483	3,396	4,292	5,548	6,942	6942	3,000	3,000
General reserve	0	502	912	2,968	4,461	6,739	9,744	12506	17540	6000	6,000
Retained earnings	6,928	10,875	15,427	18,875	28,366	35,646	42,688	50,949	54327	69,393	85,594
Foreign currency translation reserve	(309)	(395)	(392)	(420)	(409)	(478)					
Equity attributable to equity holders of the Company	37,025	37,813	54,774	75,998	93,369	101,710	139,217	149,394	158,718	175,453	195,098
Non-controlling interests	5,476	5,030	6,111	6,764	8,494	9,183	8,753	18,870	23,183	21,000	21,000
Total equity	42,502	42,843	60,885	82,762	101,863	110,893	147,970	168,264	181,901	196,453	216,098
Total equity and liabilities	150,701	173,124	254,614	383,785	544,427	713,973	1,174,481	1,386,937	1,564,998	1,721,476	1,893,623

Source : Company data, SWS Research

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