

13 May 2022

Novaland JSC (NVL)

AM Briefing: Unresolved fear of credit crunch

AM Briefing

- On May 12, we participated in NVL's analyst meetings which briefs the presale growth, sales plan and the bottlenecks in credit quota for homebuyers' mortgage.

Non-core gains acted as a warrior

- Novaland recorded its 1Q22 decelerating 56.6% yoy growth of topline (VND1,956.4bn) driven by a VND1.5bn handover value of low-rise houses in Aqua City, NovaWorld Ho Tram, NovaWorld Phan Thiet, NovaHill Mui Ne.
- Blended gross margin slid to 36.8%, -1.3%p yoy, equivalent to VND720bn.
- SGA to sales almost tripled to 28.9%, 18.7%p yoy (10.2% in 1Q21), prompting operating profit to stumble to VND154.7bn.
- However, NPATMI boomed by 101% yoy to VND1.1tn, strongly assisted by one-off other income of VND1,228bn vs a net other loss of VND115bn in 1Q21. The company attributes the goodwill income from acquiring a project in Aqua City to an extraordinary income.
- In 1Q22, NVL suffers a negative cash flow from operation of VND848.9bn vs VND1,833.8bn in 1Q21.
- Overall, the 1Q22 revenue and net profit formed 5.4%/31.4% of their annual estimates.

Sustainable presale growth in 1Q22

- They launched 1,732 (-4.7% yoy) townhouse units for sales in 1Q22, (784 units in HCMC residential projects, 774 units in NovaWorld Phan Thiet, 193 units in NovaWorld Ho Tram), translating to a VND27.8tn contract value (62.5% yoy)
- As of end-2021, the unearned revenue reached VND201.5tn (USD8.8bn), securing the revenue stream in 2022F-23F, per management.
- NVL offers an average selling price at VND70-90m/sq m in NovaWorld Phan Thiet, and VND90-120m/sq m in NovaWorld Ho Tram.

| | 2017A | 2018A | 2019A | 2020A | 2021A |
|---------------------------|--------|--------|--------|--------|--------|
| Sales (VND bn) | 11,632 | 15,290 | 10,931 | 5,026 | 14,903 |
| chg. (% YoY) | 58.1 | 31.4 | (28.5) | (54.0) | 196.5 |
| Operating profit (VND bn) | 2,322 | 4,006 | 1,660 | 379 | 3,519 |
| Net profit (VND bn) | 2,033 | 3,239 | 3,431 | 3,919 | 3,225 |
| EPS (VND) | 3,210 | 3,546 | 3,579 | 4,021 | 1,819 |
| chg. (% YoY) | (5.5) | 10.5 | 0.9 | 12.3 | (54.8) |
| EBITDA (VND bn) | 2,807 | 4,503 | -1,091 | 1,115 | 2,251 |
| PE (x) | 25.6 | 22.7 | 22.2 | 19.7 | 46.0 |
| EV/EBITDA (x) | 21.5 | 19.1 | -92.7 | 100.1 | 83.8 |
| PB (x) | 3.9 | 3.7 | 3.3 | 2.9 | 4.2 |
| ROE (%) | 17.5 | 19.5 | 15.5 | 13.9 | 8.8 |
| Dividend yield (%) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

Note: Net profit, EPS and ROE are based on figures attributed to controlling interest

Analysts who prepared this report are registered as research analysts in Vietnam but not in any other jurisdiction, including the U.S. PLEASE SEE ANALYST CERTIFICATIONS AND IMPORTANT DISCLOSURES & DISCLAIMERS AT THE END OF THIS REPORT.

12M rating **Non-rated**

12M TP **N.A**

Up/Downside *N.A*

Stock Data

| | |
|------------------------------------|---------------|
| VNIndex (13 May, pt) | 1,221 |
| Stock price (13 May, VND) | 74,600 |
| Market cap (USD mn) | 6,306 |
| Shares outstanding (mn) | 1,950 |
| 52-Week high/low (VND) | 92,367/74,600 |
| 6M avg. daily turnover (USD mn) | 14.04 |
| Free float / Foreign ownership (%) | 34.7/6.4 |
| Major shareholders (%) | |
| NovaGroup | 26.96 |
| Chairman and related | 14.16 |
| Diamond Properties JSC | 10.52 |

Performance

| | 1M | 6M | 12M |
|--------------------------|--------|-------|-------|
| Absolute (%) | (13.8) | (7.8) | (1.0) |
| Relative to VNIndex (%p) | 3.5 | 9.0 | 1.1 |

Stock price trend



Source: Bloomberg

Nhan Lai

Nhan.lai@kisvn.vn

No concern about due debt in two years, per company

- As of end-1Q22, the net debt/equity rose to 1.17x vs 1.03x as of end-4Q21.
- Total loans and bonds climbed to VND69.6tn and a 68% is due within two years from now.
- The company reassures its debt payment ability thanks to a powerful fund mobilization capacity from abroad/local investors and abundant cash flows from sales in 2022F of which they already received a VND9tn in 1Q22.

The shining signal from land payment duty of Lake View

- The Tax Bureau of HCMC voids its compulsory execution order about the additional land payment duty up to VND5.1tn of Lake View project while waiting for the company to escalate the conflict to the National government.

Contracted credit quota for both developers and buyers

- In the meeting, the company admits the bottlenecks from unavailable credit quota from their banks allocated to both developers and homebuyers.
- The tightening credit room for the property sector is hurting 40% of total NVL's homebuyers who are leveraging their payment by a mortgage.

The valuation looks expensive; investors seem bullish

- NVL is trading at 39x TTM PE, and 4.1x PB, significantly higher than the 1-year median PE of 35.5x but slightly lower than PB of 4.5x.
- While we are still upbeat about the unrivaled monetization of NVL's blockbuster land bank in satellite cities, we could not be relieved of its relentlessly rising net debt. Furthermore, the credit unavailability allocated to developers and homebuyers not only hinders the homebuyers' purchase decisions but also jeopardise NVL's fund demand to pay due debts. Given those pros and cons, we recommend a conservative approach toward NVL.

Table 1. 1Q22 earnings

(VND bn, %, %p)

| | 1Q21 | 2Q20 | 3Q21 | 4Q21 | 1Q22 | QoQ | YoY | Consensus |
|--------------|---------|---------|---------|---------|---------|--------|--------|-----------|
| Sales | 4,506.6 | 2,543.7 | 3,261.9 | 4,590.6 | 1,956.4 | (57.4) | (56.6) | N.A |
| Gross profit | 1,717.2 | 858.2 | 1,501.4 | 2,057.9 | 719.6 | (65.0) | (58.1) | N.A |
| Gross margin | 38.1 | 33.7 | 46.0 | 44.8 | 36.8 | (8.0) | (1.3) | N.A |
| OP | 1,258.8 | 383.0 | 648.5 | 1,126.9 | 154.7 | (86.3) | (87.7) | N.A |
| OP margin | 27.9 | 15.1 | 19.9 | 24.5 | 7.9 | (67.8) | (71.7) | N.A |
| EBT | 1,261.0 | 1,496.6 | 895.5 | 1,440.3 | 1,351.4 | (6.2) | 7.2 | N.A |
| NPATMI | 536.8 | 1,320.5 | 555.6 | 817.2 | 1,079.0 | 32.0 | 101.0 | N.A |

Source: Company data, KIS

■ **Guide to KIS Vietnam Securities Corp. stock ratings based on 12-month forward performance**

- BUY: Expected total return will be 15%p or more
- Hold: Expected total return will be between -5%p and 15%p
- Sell: Expected total return will be -5%p or less
- KIS Vietnam Securities Corp. does not offer target prices for stocks with Hold or Sell ratings.

■ **Guide to KIS Vietnam Securities Corp. sector ratings for the next 12 months**

- Overweight: Recommend increasing the sector's weighting in the portfolio compared to its respective weighting in the VNIndex based on market capitalization.
- Neutral: Recommend maintaining the sector's weighting in the portfolio in line with its respective weighting in the VNIndex based on market capitalization.
- Underweight: Recommend reducing the sector's weighting in the portfolio compared to its respective weighting in the VNIndex based on market capitalization.

■ **Analyst Certification**

I/We, as the research analyst/analysts who prepared this report, do hereby certify that the views expressed in this research report accurately reflect my/our personal views about the subject securities and issuers discussed in this report. I/We do hereby also certify that no part of my/our compensation was, is, or will be directly or indirectly related to the specific recommendations or views contained in this research report.

■ **Important compliance notice**

As of the end of the month immediately preceding the date of publication of the research report or the public appearance (or the end of the second most recent month if the publication date is less than 10 calendar days after the end of the most recent month), KIS Vietnam Securities Corp. or its affiliates does not own 1% or more of any class of common equity securities of the companies mentioned in this report.

There is no actual, material conflict of interest of the research analyst or KIS Vietnam Securities Corp. or its affiliates known at the time of publication of the research report or at the time of the public appearance.

KIS Vietnam Securities Corp. or its affiliates has not managed or co-managed a public offering of securities for the companies mentioned in this report in the past 12 months;

KIS Vietnam Securities Corp. or its affiliates has not received compensation for investment banking services from the companies mentioned in this report in the past 12 months; KIS Vietnam Securities Corp. or its affiliates does not expect to receive or intend to seek compensation for investment banking services from the companies mentioned in this report in the next 3 months.

KIS Vietnam Securities Corp. or its affiliates was not making a market in securities of the companies mentioned in this report at the time that the research report was published.

KIS Vietnam Securities Corp. does not own over 1% of shares of the companies mentioned in this report as of 13 May 2022.

KIS Vietnam Securities Corp. has not provided this report to various third parties.

Neither the analyst/analysts who prepared this report nor their associates own any shares of the company/companies mentioned in this report as of 13 May 2022.

KIS Vietnam Securities Corp. has issued CW with underlying stocks of Novaland JSC (NVL) and is not the liquidity provider.

Prepared by: Nhan Lai

Global Disclaimer

■ General

This research report and marketing materials for Vietnamese securities are originally prepared and issued by the Research Center of KIS Vietnam Securities Corp., an organization licensed with the State Securities Commission of Vietnam. The analyst(s) who participated in preparing and issuing this research report and marketing materials is/are licensed and regulated by the State Securities Commission of Vietnam in Vietnam only. This report and marketing materials are copyrighted and may not be copied, redistributed, forwarded or altered in any way without the consent of KIS Vietnam Securities Corp..

This research report and marketing materials are for information purposes only. They are not and should not be construed as an offer or solicitation of an offer to purchase or sell any securities or other financial instruments or to participate in any trading strategy. This research report and marketing materials do not provide individually tailored investment advice. This research report and marketing materials do not take into account individual investor circumstances, objectives or needs, and are not intended as recommendations of particular securities, financial instruments or strategies to any particular investor. The securities and other financial instruments discussed in this research report and marketing materials may not be suitable for all investors. The recipient of this research report and marketing materials must make their own independent decisions regarding any securities or financial instruments mentioned herein and investors should seek the advice of a financial adviser. KIS Vietnam Securities Corp. does not undertake that investors will obtain any profits, nor will it share with investors any investment profits. KIS Vietnam Securities Corp., its affiliates, or their affiliates and directors, officers, employees or agents of each of them disclaim any and all responsibility or liability whatsoever for any loss (director consequential) or damage arising out of the use of all or any part of this report or its contents or otherwise arising in connection therewith. Information and opinions contained herein are subject to change without notice and may differ or be contrary to opinions expressed by other business areas or KIS Vietnam Securities Corp. The final investment decision is based on the client's judgment, and this research report and marketing materials cannot be used as evidence in any legal dispute related to investment decisions.

■ Country-specific disclaimer

United States: This report is distributed in the U.S. by Korea Investment & Securities America, Inc., a member of FINRA/SIPC, and is only intended for major U.S. institutional investors as defined in Rule 15a-6(a)(2) under the U.S. Securities Exchange Act of 1934. All U.S. persons that receive this document by their acceptance thereof represent and warrant that they are a major U.S. institutional investor and have not received this report under any express or implied understanding that they will direct commission income to Korea Investment & Securities, Co., Ltd. or its affiliates. Pursuant to Rule 15a-6(a)(3), any U.S. recipient of this document wishing to effect a transaction in any securities discussed herein should contact and place orders with Korea Investment & Securities America, Inc., which accepts responsibility for the contents of this report in the U.S. The securities described in this report may not have been registered under the U.S. Securities Act of 1933, as amended, and, in such case, may not be offered or sold in the U.S. or to U.S. person absent registration or an applicable exemption from the registration requirement.

United Kingdom: This report is not an invitation nor is it intended to be an inducement to engage in investment activity for the purpose of section 21 of the Financial Services and Markets Act 2000 of the United Kingdom ("FSMA"). To the extent that this report does constitute such an invitation or inducement, it is directed only at (i) persons who are investment professionals within the meaning of Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended) of the United Kingdom (the "Financial Promotion Order"); (ii) persons who fall within Articles 49(2)(a) to (d) ("high net worth companies, unincorporated associations etc.") of the Financial Promotion Order; and (iii) any other persons to whom this report can, for the purposes of section 21 of FSMA, otherwise lawfully be made (all such persons together being referred to as "relevant persons"). Any investment or investment activity to which this report relates is available only to relevant persons and will be engaged in only with relevant persons. Persons who are not relevant persons must not act or rely on this report.

Hong Kong: This research report and marketing materials may be distributed in Hong Kong to institutional clients by Korea Investment & Securities Asia Limited (KISA), a Hong Kong representative subsidiary of Korea Investment & Securities Co., Ltd., and may not otherwise be distributed to any other party. KISA provides equity sales service to institutional clients in Hong Kong for Korean securities under its sole discretion, and is thus solely responsible for provision of the aforementioned equity selling activities in Hong Kong. All requests by and correspondence with Hong Kong investors involving securities discussed in this report and marketing materials must be effected through KISA, which is registered with The Securities & Futures Commission (SFC) of Hong Kong. Korea Investment & Securities Co., Ltd. is not a registered financial institution under Hong Kong's SFC.

Singapore: This report is provided pursuant to the financial advisory licensing exemption under Regulation 27(1)(e) of the Financial Advisers Regulation of Singapore and accordingly may only be provided to persons in Singapore who are "institutional investors" as defined in Section 4A of the Securities and Futures Act, Chapter 289 of Singapore. This report is intended only for the person to whom Korea Investment & Securities Co., Ltd. has provided this report and such person may not send, forward or transmit in any way this report or any copy of this report to any other person. Please contact Korea Investment & Securities Singapore Pte Ltd in respect of any matters arising from, or in connection with, the analysis or report (Contact Number: 65 6501 5600).

Copyright © 2022 KIS Vietnam Securities Corp.. All rights reserved. No part of this report may be reproduced or distributed in any manner without permission of KIS Vietnam Securities Corp..