

27 Jan 2023

Dat Xanh Group (DXG)

The 4Q22 miss trailed the consensus

4Q22: Operating profit made loss

- DXG introduces 4Q22 results with a VND984bn revenue featuring -21.6% qoq and -56.6% yoy. We attribute the weak 4Q22 revenue growth to the booking timing of property revenue (VND368bn, -46.7% qoq, -74.3% yoy). The management could not deliver the first batch of Opal Skyline (1,500 units) in 4Q22, which is the key catalyst growth of the property segment. The brokerage division saw dim result with a VND395bn revenue, +9% qoq, -46% yoy. since it missed the launch of Gem Riverside project with an expected VND6.9-7tn presale value to DXG in 4Q22.
- Gross margin contracted at 44.1%, -10.2%p qoq, -5.1%p yoy, resulting in operating loss of VND264bn in 4Q22.
- Lacking of non-core transfer income recorded in 3Q22, the profit before tax loss went up to VND424bn.

2022: Missed the guidance

- In 2022, DXG earned a VND5,581bn revenue, -44.7% yoy, and a VND743bn profit before tax, -70.5% yoy, translating to fulfillment of 50.7/42.5% of revenue and PBT guidance.
- The tepid 2022 performance was a result of the slower-than-expected of sales activities which prompted a sluggish property revenue (VND2,818bn, -60.9% yoy, completing 80% of guidance) and brokerage revenue (VND2,018bn, -20.5% yoy, fulfilling 44.8% of their estimate). The property development revenue was derived mainly from the handover of Opal Boulevard condo, St. Moritz condo projects, and Gem Sky World townhouse project.
- Net gearing expanded to 32.3% as of end-4Q22 vs 10.9% as of end-4Q21. The company decreased a due 1-year payment of VND1,035.4bn, accounting for 22.1% of net debt vs VND1,933.8bn as of end-4Q21
- Considering the credit quota scarcity available to the mortgage loan segment, we are wary of the sales activities of Gem Riverside project in 1H23F.

12M rating **Non-rated**

12M TP **N.A**

Up/Downside **N.A**

Stock Data

VNIndex (27 Jan, pt)	1,117
Stock price (27 Jan, VND)	14,100
Market cap (USD mn)	367
Shares outstanding (mn)	610
52-Week high/low (VND)	46,750/8,530
6M avg. daily turnover (USD mn)	8.25
Free float / Foreign ownership (%)	72.9/27.6
Major shareholders (%)	
Luong Tri Thin (Chairman)	19.58
DC related funds	28.17
NAV Investment JSC	4.49

Performance

	1M	6M	12M
Absolute (%)	8.9	(41.0)	(59.4)
Relative to VNIndex (%p)	(2.3)	(35.4)	(36.4)

Stock price trend



Source: Bloomberg

	2018A	2019A	2020A	2021A	2022E
Sales (VND bn)	4,645	5,814	2,891	10,089	5,581
chg. (% YoY)	61.3	25.1	(50.3)	249.0	(44.7)
Operating profit (VND bn)	1,835	2,099	792	2,713	806
Net profit (VND bn)	1,178	1,217	(496)	1,157	469
EPS (VND)	3,427	2,645	(953.0)	1,878	245
chg. (% YoY)	61.1	(22.8)	(136.0)	(297.1)	(87.0)
EBITDA (VND bn)	1,859	2,138	849	2,782	919
PE (x)	6.6	4.7	N.M	16.4	57.6
EV/EBITDA (x)	4.96	5.17	39.17	8.91	9.46
PB (x)	1.3	0.8	0.9	1.6	0.6
ROE (%)	26.7	20.3	(5.4)	10.3	1.1
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

Table 4. Earnings summary

(VND bn, %, % p)

	2021				2022				2021		2022		4Q22		Consensus (BB)
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q			QoQ	YoY			
Net sales	2,954	3,563	1,303	2,270	1,792	1,550	1,255.1	984	10,089	5,581	(21.6)	(56.6)	N.A		
Property sales	2,146	2,515	1,068	1,435	984	775	691	368	7,206	2,818	(46.7)	(74.3)			
Brokerage	733	868	209	732	710	551	362	395	2,541	2,018	9.0	(46.0)			
Construction	49	133	3	90	75	129	123	163	276	490	31.9	80.0			
Other	26	47	23	13	23	95	79	59		255	(25.4)	368.3			
Gross profit	1,736	1,956	783	1,117	1,037	793	681	434	5,598	2,945	(36.3)	(61.2)	N.A		
Gross margin	58.8	54.9	60.1	49.2	57.8	51.2	54.3	44.1	55.5	52.8	(10.2)	(5.1)			
SG&A	711	890	433	844	433	547	461	698	2,885	2,139	51.5	(17.3)			
Operating profit	1,025	1,065	350	273	604	246	221	(264)	2,713	806	(219.7)	(196.8)			
Associate's income	0	0	0	0	1	1	0	(1)	55	1					
Financial income	11	35	47	260	22	196	212	34	353	464	(177.1)	(86.7)			
Financial expense	118	145	146	135	109	116	129	167	544	521	38.7	24.5			
Net other income	7	24	1	(38)	19	(11)	12	(27)	0	(7)	(39.1)	(28.1)			
EBT	925	979	251	361	536	316	316.0	(424)	2,516	743	(740.4)	(217.6)			
Net profit	712	478	160	245	408	262	259	(460)	1,595	469	(718.6)	(287.4)			
NP of controlling interest	531	299	52	275	270	133	153	408	1,157	964	254.5	48.1	N.A		
EBITDA	1,039	1,079	364	287	632	274	249	(236)	2,782	919	(485.0)	(182.2)			
EBITDA margin	35.2	30.3	27.9	12.6	35.3	17.7	19.8	(24.0)	27.6	16.5	(43.8)	(36.6)			
OP margin	34.7	29.9	26.8	12.0	33.7	15.9	17.6	(26.8)	26.9	14.4	(44.4)	(38.9)			

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 27 Jan 2023.

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 27 Jan 2023.

KIS Vietnam Securities Corp. has not issued CW with underlying stocks of Dat Xanh Group (DXG) 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 © 2023 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..