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## Hua Yang Bhd (-ve)

Shares in Hua Yang Bhd (fundamental: 0.45/3, valuation: 2.4/3) triggered our momentum algorithm for the first time on Oct 27, after seeing trading volume of 460,100 shares compared with its 200-day average trading volume of 286,005 shares.

On Nov 1, the counter closed unchanged at 78 sen, giving it a market capitalisation of RM274.56 million.

The property developer recently launched

its latest development in Johor Baru, comprising 64 cluster homes and two link bungalows with an estimated gross development value of RM41.72 million. The project forms Parcel 1 of Oval, which makes up Phase 1 of its eight-phase mixed-use development, Elementence, located in Taman Denai Alam, Johor Baru.

Hua Yang has a total undeveloped land bank of 468 acres, with a potential GDV of RM4.5 billion. It trades at 0.49 times its net book value.



Valuation score*	2.40
Fundamental score**	0.45
TTM P/E (x)	12.38
TTM PEG (x)	(0.16)
P/NAV (x)	0.46
TTM Dividend yield (%)	5.13
Market capitalisation (mil)	274.56
Shares outstanding (ex-treasury) mil	352.00
Beta	0.48
12-month price range	0.78-1.18

\*Valuation score - Composite measure of historical return & valuation  
 \*\*Fundamental score - Composite measure of balance sheet strength & profitability  
 Note: A score of 3.0 is the best to have and 0.0 is the worst to have

BY AHMAD NAQIB IDRIS

HUA YANG BHD (ALL FIGURES IN MYR MIL)	FY15 31/3/2015	FY16 31/3/2016	FY17 31/3/2017	FY2018Q2 30/9/2017
<b>Financials</b>				
Turnover	583.6	575.7	385.4	45.2
EBITDA	154.7	145.7	81.6	5.0
Interest expense	1.5	0.7	1.6	3.1
Pre-tax profit	153.5	144.7	80.6	2.1
Net profit - owners of company	110.6	110.1	60.9	0.6
Fixed assets - PPE	21.2	20.2	18.3	18.0
Total assets	677.1	731.5	820.1	914.4
Shareholders' fund	465.9	541.6	595.4	590.7
Gross borrowings	270.7	228.7	278.4	429.4
Net debt/(cash)	229.9	181.9	233.8	412.0

HUA YANG BHD	FY15 31/3/2015	FY16 31/3/2016	FY17 31/3/2017	ROLLING 12-MTH
<b>RATIOS</b>				
DPS (\$)	0.13	0.05	0.04	0.04
Net asset per share (\$)	1.76	2.05	1.69	1.68
ROE (%)	25.93	21.85	10.72	3.86
Turnover growth (%)	14.45	(1.34)	(33.07)	(51.72)
Net profit growth (%)	34.57	(0.45)	(44.65)	(75.98)
Net margin (%)	18.95	19.12	15.81	8.95
ROA (%)	17.46	15.63	7.85	2.70
Current ratio (x)	1.99	2.30	2.09	1.69
Gearing (%)	49.34	33.58	39.26	69.74
Interest cover (x)	103.68	205.65	52.61	6.95