

Company Note

Malaysia

ADD (no change)

Consensus ratings*: Buy 1	Hold 0 Sell 0
Current price:	RM0.70
Target price:	RM1.13
Previous target:	RM1.13
Up/downside:	60.9%
CIMB / Consensus:	-0.3%
Reuters:	AWCF.KL
Bloomberg:	AWCF MK
Market cap:	US\$43.35m
	RM179.7m
Average daily turnover:	US\$1.37m
	RM5.51m
Current shares o/s:	256.0m
Free float:	66.0%
* Source: Bloomberg	

Key changes in this note

No changes



Price performance Absolute (%)	<i>1M</i> 13.8	<i>3M</i> 60.9	<i>12M</i> 81.8
Relative (%)	14.7	64	88.3

Major shareholders	% held
Dato' Ahmad Kabeer	34.0

AWC Berhad

Singapore loves STREAM

- We organised a non-deal roadshow (NDR) in Singapore where AWC management met with 10 fund managers.
- We sense that clients were impressed by STREAM's global competitiveness in winning and executing projects for the Singapore government.
- Management is bullish on earnings visibility in FY16-18.
- We maintain our Add rating with an unchanged SOP-based target price.

Flying to the Lion City

We organised a non-deal roadshow (NDR) in Singapore for AWC management to meet with institutional investors. We met with 10 fund managers, all of whom were meeting AWC for the first time. AWC was represented by its CFO, Mr Randy Chitty.

Clients impressed by STREAM's global competitiveness

Compared to our domestic meetings, we sensed that Singapore-based clients had a better appreciation of AWC's STREAM division as STREAM is being implemented in HDB developments, Changi General Hospital (CGH), Changi Airport T3 and T4, and the Singapore Ministry of Home Affairs. They were impressed that STREAM was a globally competitive product that could even beat Envac for Singapore government projects, where stringent quality control and security are paramount considerations.

NDR questions focused on margins and growth potential

The questions from participants centered on: 1) margins for the three businesses – facilities, environment and engineering and their various sub-segments; and 2) the growth potential of the various divisions.

Long-term structural story

We believe that the long-term structural story for AWC is positive. As land becomes scarcer in the Klang Valley, high-end and high-rise office/residential buildings will widen STREAM's and QDT's addressable markets. Regulatory requirements for new and refurbished HDB developments to use pneumatic waste collection systems will also expand STREAM's opportunities. In Malaysia, the Signature Tower win opens up ample opportunities for QDT to win plumbing jobs for other high-rise buildings at TRX.

STREAM for hospitals

Following a site visit to CGH, we believe that hospitals are a new potential growth area for STREAM as our visit revealed that pneumatic linen collection is an overlooked area by most hospitals. Under the conventional system, there is a risk of cross-infection between patients when soiled and infected linen are transported manually through hospital corridors using open trolleys.

Maintain Add

We maintain our EPS forecasts and SOP-based target price. Management remains bullish about AWC's earnings visibility for FY16-18. The stock is attractively valued at 9.3x FY17 P/E and FY17F ex-cash P/E of 6.1x. Key risks to the achievement of our target price include project execution and delays. Potential re-rating catalysts are contract wins and special dividends.

Analyst(s)



Financial Summary	Jun-14A	Jun-15A	Jun-16F	Jun-17F	Jun-18F
Revenue (RMm)	119.5	128.0	221.0	256.5	268.8
Operating EBITDA (RMm)	14.86	14.15	28.95	35.15	38.87
Net Profit (RMm)	6.95	8.03	15.05	19.34	21.56
Core EPS (RM)	0.031	0.036	0.063	0.076	0.084
Core EPS Growth	52.6%	15.5%	75.6%	20.8%	11.5%
FD Core P/E (x)	22.69	19.66	11.19	9.27	8.31
DPS (RM)	-	-	0.020	0.025	0.030
Dividend Yield	0.00%	0.00%	2.86%	3.57%	4.29%
EV/EBITDA (x)	9.77	9.31	4.84	4.20	3.53
P/FCFE (x)	NA	9.91	14.10	11.38	7.11
Net Gearing	(37.8%)	(43.9%)	(45.0%)	(45.6%)	(50.4%)
P/BV (x)	2.00	1.72	1.77	1.57	1.40
ROE	9.3%	9.4%	15.6%	17.9%	17.8%
CIMB/consensus EPS (x)			0.99	0.99	1.00

SOURCE: COMPANY DATA, CIMB FORECASTS



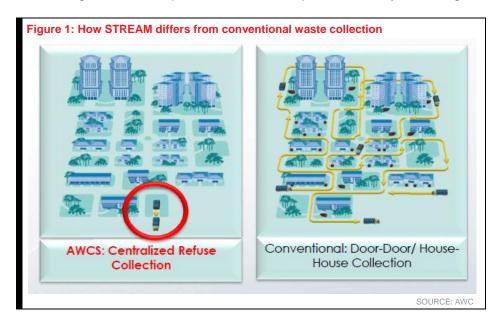
Frequently-asked questions at the NDR meetings

Margins and orderbook >

Clients were interested to know the margin differentials among the three businesses – facilities, environment and engineering and their various subsegments. In facilities, the highest gross profit margin (GPM) was in healthcare at 15-18%, while the lowest was the concession at 12-15%; commercial margins were in between these two. Management did not reveal the margins for the environmental division (STREAM), but we gather that some projects could be enjoying GPM in excess of 30%. QDT, the plumbing subsidiary, earns a GPM of at least 15%. Its orderbook breakdown is as follows: 1) STREAM at RM105m, 2) QDT at RM130m, and 3) M&E/Air-conditioning at RM35m. Management also highlighted that STREAM's orderbook does not include RM150m worth of potential contracts in the Al-Raha development in Abu Dhabi as it had already laid the infrastructure back in 2011. Any new developments at Al-Raha that chooses to install a pneumatic system will need to use STREAM.

Growth potential: STREAM >

The various divisions have different growth drivers. The most exciting are STREAM, QDT and DDT (rainwater harvesting). From a macro standpoint, the scarcity of land in the Klang Valley augurs well for both STREAM and QDT. As more high-end residential and office towers are built, STREAM and QDT's addressable market widens. Using the example in Singapore, regulatory requirements demand that new and refurbished HDB developments use pneumatic waste collection systems. Many Singapore-based clients were unaware of this, and were impressed by STREAM as many of them had previously lived on the lower floors of HDB developments where they regularly experienced unpleasant odours from conventionally-collected waste. AWC is currently in talks with PEMANDU to push for similar regulations in Malaysia, but acknowledged that this required awareness and political will may be lacking.



Management explained that while most utilities such as water, sewerage, gas and power have evolved to become underground infrastructure over time, waste collection methods remain fairly ancient, continuing to use the 'bucket' system. Urban authorities continue to face two problems: 1) irregular collection schedules due to the high number of separate collection points coupled with frequent delays due to road congestion; and 2) leachate (a.k.a "rubbish juice") spillage into the streets caused by conventional rear loader garbage trucks not being adequately sealed. The STREAM container is completely sealed, thus



guaranteeing that no leachate spillage occurs during loading and transportation to the transfer station. In addition, there is only a single collection point.

We also found that compared to our domestic meetings, Singapore clients had a better appreciation of AWC's STREAM division as STREAM is being implemented in HDB developments, Changi General Hospital (CGH), Changi Airport T3 and T4, and the Singapore Ministry of Home Affairs. They were impressed that STREAM was a globally competitive product that could even beat Envac (the global market leader) for Singapore government projects, where stringent quality control and security are paramount considerations. STREAM and Envac have an equal market share, and between them control 70-80% of the pneumatic waste collection market in Singapore.

Following a site visit to CGH, we believe that hospitals are a new potential growth area for STREAM as our visit revealed that pneumatic linen collection is an overlooked area by most hospitals. Under the conventional system, there is a risk of cross-infection between patients when soiled and infected linen are transported manually through hospital corridors using open trolleys.

Growth potential: QDT >

For QDT, management is bullish about the prospects in the Tun Razak Exchange (TRX). This 70-acre site should see at least 10-15 new high-rise buildings over the next decade. With QDT winning the plumbing contract for the maiden and tallest office building (Signature Tower) last week, AWC is confident of securing more plumbing jobs at TRX. However, QDT's capacity is almost full, having seen its orderbook treble in the past year, from high-profile job wins at KL119 and the MAS building earlier.

Growth potential: DDT >

For DDT, rainwater harvesting has become mandatory since 2011 in various states (Perak, Selangor, Johor, Melaka, Kelantan and Perlis) as a component of building plans for commercial and industrial buildings, semi-detached houses and bungalows with roof areas exceeding 100 sq. m. As other states start to follow suit in requiring the mandatory incorporation of rainwater harvesting systems, DDT is poised to capture an even greater market share. Management believes that while there are 4-5 players in this industry, many of its competitors are merely equipment traders, unlike DDT which provides a one-stop-shop solution that includes design, supply and installation services. DDT's financials demonstrate this very clearly. It turned profitable within a year of operation and revenues and pretax margins have been climbing sharply since 2013.

Figure 2: Qudotech Group						
RMm	2012	2013	2014	2015		
Revenue	15.11	15.658	19.96	11.891		
Pretax profit	1.451	1.616	2.338	1.873		
Net profit	1.069	1.185	1.719	1.43		
Pretax margin	9.6%	10.3%	11.7%	15.8%		
Net margin	7.1%	7.6%	8.6%	12.0%		
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RMm	2012	2013	2014	2015
Revenue	0.621	2.341	3.511	4.74
Pretax profit	(0.12)	0.391	0.589	1.185
Net profit	(0.12)	0.377	0.455	0.914
Pretax margin	-19.2%	16.7%	16.8%	25.0%
Net margin	-19.2%	16.1%	13.0%	19.3%

Valuation and recommendation

Trading at ex-cash FY17F P/E of only 4.7x

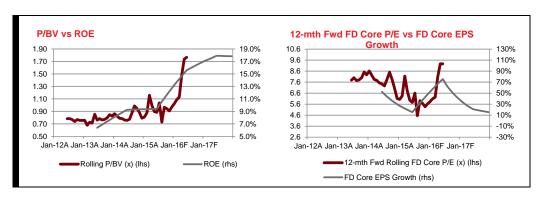
We maintain our EPS forecasts and SOP-based target price. Management remains bullish about AWC's earnings visibility for FY16-18. The stock is attractively valued at 9.3x FY17 P/E and FY17F ex-cash P/E of 6.1x. We value AWC's business at a CY17F P/E of 11x, a 10% discount (on account of its smaller cap and lack of liquidity) to its only other larger-cap listed peer in a similar segment, UEM Edgenta. Key risks to the achievement of our target price include project execution and delays.



Figure 4: SOP-based target price	
Share capital (m)	256
CY17 EPS (sen)	8.0
Target P/E	11.2
Value of business (RM/share)	0.89
Net cash per share	0.24
Target price	1.13
	SOURCES: CIMB, COMPANY REPORTS



BY THE NUMBERS



(RMm)	Jun-14A	Jun-15A	Jun-16F	Jun-17F	Jun-18F
Total Net Revenues	119.5	128.0	221.0	256.5	268.8
Gross Profit	41.4	40.9	66.8	76.8	84.9
Operating EBITDA	14.9	14.1	29.0	35.1	38.9
Depreciation And Amortisation	(1.6)	(1.5)	(1.6)	(1.7)	(1.8)
Operating EBIT	13.2	12.7	27.4	33.4	37.1
Financial Income/(Expense)	0.5	0.1	0.2	0.4	0.5
Pretax Income/(Loss) from Assoc.	0.0	0.0	0.0	0.0	0.0
Non-Operating Income/(Expense)	0.0	0.0	0.0	0.0	0.0
Profit Before Tax (pre-EI)	13.8	12.8	27.5	33.9	37.6
Exceptional Items					
Pre-tax Profit	13.8	12.8	27.5	33.9	37.6
Taxation	(3.8)	(1.1)	(6.3)	(7.8)	(8.7)
Exceptional Income - post-tax					
Profit After Tax	10.0	11.7	21.2	26.1	29.0
Minority Interests	(3.0)	(3.6)	(6.1)	(6.7)	(7.4)
Preferred Dividends					
FX Gain/(Loss) - post tax					
Other Adjustments - post-tax					
Net Profit	7.0	8.0	15.1	19.3	21.6
Recurring Net Profit	7.0	8.0	15.1	19.3	21.6
Fully Diluted Recurring Net Profit	7.0	8.0	15.1	19.3	21.6

Cash Flow					
(RMm)	Jun-14A	Jun-15A	Jun-16F	Jun-17F	Jun-18F
EBITDA	14.86	14.15	28.95	35.15	38.87
Cash Flow from Invt. & Assoc.					
Change In Working Capital	-32.98	5.83	-6.67	-10.11	-3.51
(Incr)/Decr in Total Provisions					
Other Non-Cash (Income)/Expense					
Other Operating Cashflow	0.90	-2.40	0.00	0.00	0.00
Net Interest (Paid)/Received	0.00	0.00	0.00	0.00	0.00
Tax Paid	-3.66	-2.59	-6.33	-7.79	-8.65
Cashflow From Operations	-20.87	14.99	15.96	17.25	26.71
Capex	-0.76	-1.46	-2.50	-1.50	-1.50
Disposals Of FAs/subsidiaries					
Acq. Of Subsidiaries/investments					
Other Investing Cashflow	0.53	3.24	0.00	0.00	0.00
Cash Flow From Investing	-0.23	1.78	-2.50	-1.50	-1.50
Debt Raised/(repaid)	-2.07	-0.86	-1.51	0.00	0.00
Proceeds From Issue Of Shares					
Shares Repurchased	0.00	0.00			
Dividends Paid	0.00	-7.35	-5.12	-6.40	-7.68
Preferred Dividends					
Other Financing Cashflow	0.00	0.00	0.15	0.45	0.60
Cash Flow From Financing	-2.07	-8.21	-6.48	-5.95	-7.08
Total Cash Generated	-23.17	8.57	6.98	9.80	18.13
Free Cashflow To Equity	-23.17	15.92	11.95	15.75	25.21
Free Cashflow To Firm	-21.10	16.77	13.46	15.75	25.21



BY THE NUMBERS

Balance Sheet					
(RMm)	Jun-14A	Jun-15A	Jun-16F	Jun-17F	Jun-18F
Total Cash And Equivalents	43.4	53.6	60.5	70.3	88.4
Total Debtors	74.0	59.5	72.7	84.3	88.4
Inventories	11.4	17.5	30.3	35.1	36.8
Total Other Current Assets	2.9	2.5	2.5	2.5	2.5
Total Current Assets	131.6	133.1	165.9	192.2	216.0
Fixed Assets	6.8	8.2	9.1	8.9	8.6
Total Investments	1.9	2.8	2.8	2.8	2.8
Intangible Assets	5.9	5.9	5.9	5.9	5.9
Total Other Non-Current Assets	2.1	3.0	3.0	3.0	3.0
Total Non-current Assets	16.7	19.9	20.8	20.6	20.3
Short-term Debt	1.1	1.8	0.3	0.3	0.3
Current Portion of Long-Term Debt					
Total Creditors	32.9	30.4	49.7	56.1	58.3
Other Current Liabilities	2.9	0.6	0.6	0.6	0.6
Total Current Liabilities	36.9	32.8	50.5	57.0	59.2
Total Long-term Debt	1.9	0.3	0.3	0.3	0.3
Hybrid Debt - Debt Component					
Total Other Non-Current Liabilities	2.5	2.5	2.5	2.5	2.5
Total Non-current Liabilities	4.4	2.8	2.8	2.8	2.8
Total Provisions	0.2	0.4	0.4	0.4	0.4
Total Liabilities	41.5	36.0	53.8	60.2	62.4
Shareholders' Equity	79.0	91.6	101.5	114.5	128.3
Minority Interests	27.8	25.4	31.5	38.2	45.6
Total Equity	106.8	117.0	133.0	152.7	174.0

Key Ratios					
	Jun-14A	Jun-15A	Jun-16F	Jun-17F	Jun-18F
Revenue Growth	(17.6%)	7.1%	72.7%	16.1%	4.8%
Operating EBITDA Growth	30%	(5%)	105%	21%	11%
Operating EBITDA Margin	12.4%	11.0%	13.1%	13.7%	14.5%
Net Cash Per Share (RM)	0.18	0.23	0.23	0.27	0.34
BVPS (RM)	0.35	0.41	0.40	0.45	0.50
Gross Interest Cover	N/A	N/A	N/A	N/A	N/A
Effective Tax Rate	27.6%	8.7%	23.0%	23.0%	23.0%
Net Dividend Payout Ratio	NA	NA	24.0%	23.6%	25.4%
Accounts Receivables Days	193.9	190.3	109.4	111.7	117.2
Inventory Days	53.05	60.56	56.71	66.45	71.39
Accounts Payables Days	90.70	89.65	71.98	87.71	94.23
ROIC (%)	35.6%	18.9%	41.7%	45.7%	44.6%
ROCE (%)	13.1%	11.1%	21.7%	23.5%	22.9%
Return On Average Assets	8.7%	8.4%	16.1%	16.7%	16.5%

Key Drivers					
	Jun-14A	Jun-15A	Jun-16F	Jun-17F	Jun-18F
ASP (% chg, main prod./serv.)	0.0%	0.0%	6.5%	13.0%	0.0%
Unit sales grth (%, main prod./serv.)	-17.6%	7.1%	52.1%	19.1%	7.0%
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
Unit raw mat ASP (%chg,main)	N/A	N/A	N/A	N/A	N/A
Unit raw mat ASP (%chg,2ndary)	N/A	N/A	N/A	N/A	N/A

SOURCE: CIMB RESEARCH, COMPANY DATA



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1539 companies under coverage for quarter ended on 31 March 2016				
	Rating Distribution (%)	Investment Banking clients (%)		
Add	59.2%	6.9%		
Hold	30.9%	3.1%		
Reduce	8.7%	0.5%		

Spitzer Chart for stock being researched (2 year data)

AWC Berhad (AWCF MK)





Corporate Governance Report of Thai Listed Companies (CGR). CG Rating by the Thai Institute of Directors Association (Thai IOD) in 2015, Anti-Corruption Progress Indicator 2015.

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Definition:

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The total expected return of a stock is defined as the sum of the: (i) percentage difference between the target price and the current price and (ii) the forward net dividend yields of the stock. Stock price targets have an investment horizon of 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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Underweight	An Underweight rating means investors should be positioned with a below-market weight in this country relative to benchmark.