

Dijaya Corporation

Recommendation: **HOLD**

Stock Code: 5401 Bloomberg: DJC MK Price: MYR1.04 12-Month Target Price: MYR1.10 Date: November 19, 2009

Board: Main

Sector: Property

GICS: Financials/Real Estate Development

Market Value - Total: MYR270.0 mln

Summary: Dijaya is one of the largest developers in Petaling Jaya with two major golf resort-based residential township development projects: (i) Tropicana Golf and Country Resort and (ii) Damansara Indah. This stock is a component of FBM EMAS.

Analyst: Ching Wah Tam



Results Review & Earnings Outlook

- Dijaya's 3Q09 results exceeded our expectations with its 9M09 cumulative net profit of MYR46.4 mln exceeding our original full-year 2009 net profit forecast of MYR19.3 mln. The variance was due mainly to a MYR19.9 mln reversal of provision for diminution in value of its portfolio of quoted investments in 3Q09.
- 3Q09 net profit jumped to MYR32.4 mln from MYR1.4 mln in 3Q08. The strong performance was due mainly to: (i) a reversal of provision for diminution in value of its quoted investments; and (ii) lower effective tax rate and minority interest.
- Meanwhile, its core property operations saw a 16.8% YoY decline and a 288% QoQ rise in operating profit to MYR20.6 mln from MYR24.8 mln in 3Q08 and MYR7.2 mln in 2Q09, respectively. Contributions came mainly from its two projects: (i) Tropics Suites at Tropicana City; and (ii) TSB Sungei Buloh Commercial Centre. Dijaya sold about MYR300 mln worth of properties YTD.
- Going forward, it plans to launch its high-end condominium project, Tropicana Grande, and shop-offices, Tropicana Avenue, in late 2009 or early 2010, with a combined GDV of over MYR600 mln. Dijaya also recently acquired a 76.8 mln sq ft piece of commercial land near the Sunway Menteri area in Petaling Jaya, which it can develop commercial properties in the near future. Due to the better-than-expected 3Q09, we raise 2009 and 2010 net profit forecasts by 195% and 100% respectively.

Recommendation & Investment Risks

- We maintain our Hold recommendation but raise our 12-month target price to MYR1.10 from MYR1.03 (ex-rights issue).
- Our 12-month target price of MYR1.10 is pegged to a 50% (55% previously) discount to Dijaya's NTA and includes projected net DPS. Our target multiples are in line with our valuation metrics (0.4x-1.0x P/NTA) for small- and mid-cap property companies within our coverage. We have narrowed the discount to NTA in our valuation to reflect the turnaround in Dijaya's 3Q09 earnings and also the good YTD property sales.
- Dijaya recently went ex a 3-for-4 rights issue of up to 214.11 mln new shares with up to 142.74 mln free warrants. The rights issue enables it to raise MYR171 mln to be utilized as working capital for its various projects.
- Risks to our recommendations and target price are: (i) a drastic and prolonged slowdown in property demand in Malaysia; (ii) an unexpected rise in interest rates, which would depress sentiment; and (iii) an unexpected delay in construction of properties sold, which, in turn, will affect progressive recognition of income.

Key Stock Statistics

FY Dec.	2008	2009E
Reported EPS (sen)	9.5	16.5
PER (x)	11.0	6.3
Dividend/Share (sen)	1.5	0.8
NTA/Share (MYR)	1.82	1.98
Book Value/Share (MYR)	1.83	1.99
No. of Outstanding Shares (mln)	259.6	
52-week Share Price Range (MYR)	0.74 - 1.29	
Major Shareholders:	%	
Tan Sri Danny Tan	63.4	
Permodalan Nasional Bhd	4.0	

* Stock deemed Shariah compliant by the Securities Commission

Per Share Data

FY Dec.	2006	2007	2008	2009E
Book Value (MYR)	1.63	1.75	1.83	1.99
Cash Flow (sen)	13.4	15.9	11.4	18.4
Reported Earnings (sen)	11.7	14.0	9.5	16.5
Dividend (sen)	3.0	3.0	1.5	0.8
Payout Ratio (%)	7.2	6.1	4.6	1.3
PER (x)	8.9	7.4	11.0	6.3
P/Cash Flow (x)	7.8	6.5	9.1	5.7
P/Book Value (x)	0.6	0.6	0.6	0.5
Dividend Yield (%)	2.9	2.9	1.4	0.7
ROE (%)	7.5	8.3	5.3	8.6
Net Gearing (%)	0.0	0.0	0.0	0.0

All required disclosures and analyst certification appear on the last two pages of this report. Additional information is available upon request.

Redistribution or reproduction is prohibited without written permission. Copyright © 2009 The McGraw-Hill Companies, Inc.

Page 1 of 4

Quarterly Performance

FY Dec. / MYR mln	3Q09	3Q08	% Change
Reported Revenue	97.3	87.4	11.4
Reported Operating Profit	40.4	18.8	>100
Depreciation & Amortization	NA	NA	NA
Net Interest Income / (Expense)	NA	NA	NA
Reported Pre-tax Profit	41.2	19.4	>100
Reported Net Profit	32.4	1.4	>100
Reported Operating Margin (%)	41.5	21.5	-
Reported Pre-tax Margin (%)	42.4	22.2	-
Reported Net Margin (%)	33.3	1.6	-

Source: Company data

Profit & Loss

FY Dec. / MYR mln	2007	2008	2009E	2010E
Reported Revenue	270.4	247.1	263.0	324.9
Reported Operating Profit	70.5	71.7	95.6	86.5
Depreciation & Amortization	-2.9	-2.4	-1.4	-0.4
Net Interest Income / (Expense)	-0.9	-0.9	-3.2	-3.6
Reported Pre-tax Profit	70.3	73.6	95.5	86.3
Effective Tax Rate (%)	20.7	33.6	30.0	27.0
Reported Net Profit	48.6	32.8	57.0	52.8
Reported Operating Margin (%)	26.1	29.0	36.4	26.6
Reported Pre-tax Margin (%)	26.0	29.8	36.3	26.6
Reported Net Margin (%)	18.0	13.3	21.7	16.2

Source: Company data, S&P Equity Research

Standard & Poor's Equity Research Services

Standard & Poor's Equity Research Services U.S. includes Standard & Poor's Investment Advisory Services LLC; Standard & Poor's Equity Research Services Europe includes Standard & Poor's LLC- London; Standard & Poor's Equity Research Services Asia includes Standard & Poor's LLC's offices in Hong Kong and Singapore, Standard & Poor's Malaysia Sdn Bhd, and Standard & Poor's Information Services (Australia) Pty Ltd.

Glossary

Strong Buy: Total return is expected to outperform the total return of the KLCI or KL Emas Index respectively, by a wide margin over the coming 12 months, with shares rising in price on an absolute basis.

Buy: Total return is expected to outperform the total return of the KLCI or KL Emas Index respectively, over the coming 12 months, with shares rising in price on an absolute basis.

Hold: Total return is expected to closely approximate the total return of the KLCI or KL Emas Index respectively, over the coming 12 months with shares generally rising in price on an absolute basis.

Sell: Total return is expected to underperform the total return of the KLCI or KL Emas Index respectively, over the coming 12 months and share price is not anticipated to show a gain.

Strong Sell: Total return is expected to underperform the total return of the KLCI or KL Emas Index respectively, over the coming 12 months by a wide margin, with shares falling in price on an absolute basis.

S&P 12 Month Target Price – The S&P equity analyst's projection of the market price a given security will command 12 months hence, based on a combination of intrinsic, relative, and private market valuation metrics.

Shariah-compliant stock - As defined by the Shariah Advisory Council of Malaysia's Securities Commission

Required Disclosures

All of the views expressed in this research report accurately reflect the research analyst's personal views regarding any and all of the subject securities or issuers. No part of analyst compensation was, is, or will be, directly or indirectly, related to the specific recommendations or views expressed in this research report.

Additional information is available upon request.

Other Disclosures

This report has been prepared and issued by Standard & Poor's and/or one of its affiliates. In the United States, research reports are prepared by Standard & Poor's Investment Advisory Services LLC ("SPIAS"). In the United States, research reports are issued by Standard & Poor's ("S&P"); in the United Kingdom by Standard & Poor's LLC ("S&P LLC"), which is authorized and regulated by the Financial Services Authority; in Hong Kong by Standard & Poor's LLC, which is regulated by the Hong Kong Securities Futures Commission; in Singapore by Standard & Poor's LLC, which is regulated by the Monetary Authority of Singapore; in Malaysia by Standard & Poor's Malaysia Sdn Bhd ("S&PM"), which is regulated by the Securities Commission; in Australia by Standard & Poor's Information Services (Australia) Pty Ltd ("SPIS"), which is regulated by the Australian Securities & Investments Commission; and in Korea by SPIAS, which is also registered in Korea as a cross-border investment advisory company.

The research and analytical services performed by SPIAS, S&P LLC, S&PM, and SPIS are each conducted separately from any other analytical activity of Standard & Poor's.

A reference to a particular investment or security by Standard & Poor's and/or one of its affiliates is not a recommendation to buy, sell, or hold such investment or security, nor is it considered to be investment advice.

Indexes are unmanaged, statistical composites and their returns do not include payment of any sales charges or fees an investor would pay to purchase the securities they represent. Such costs would lower performance. It is not possible to invest directly in an index.

Standard & Poor's and its affiliates provide a wide range of services to, or relating to, many organizations, including issuers of securities, investment advisers, broker-dealers, investment banks, other financial institutions and financial intermediaries, and accordingly may receive fees or other economic benefits from those organizations, including organizations whose securities or services they may recommend, rate, include in model portfolios, evaluate or otherwise address.

CMDF-Bursa Research Scheme ("CBRS")

This report has been prepared by S&PM for purposes of CBRS administered by Bursa Malaysia Berhad, independent from any influence from CBRS or the subject company. S&P will receive total compensation of RM15,000 each year for each company covered by it under CBRS. For more information about CBRS, please visit Bursa Malaysia's website at: <http://www.bursamalaysia.com/website/bm/>

Disclaimers

This material is based upon information that we consider to be reliable, but neither S&P nor its affiliates warrant its completeness, accuracy or adequacy and it should not be relied upon as such. With respect to reports issued to clients in Japan and in the case of inconsistencies between the English and Japanese version of a report, the English version prevails. Neither S&P nor its affiliates guarantee the accuracy of the translation. Assumptions, opinions and estimates constitute our judgment as of the date of this material and are subject to change without notice. Neither S&P nor its affiliates are responsible for any errors or omissions or for results obtained from the use of this information. Past performance is not necessarily indicative of future results.

This material is not intended as an offer or solicitation for the purchase or sale of any security or other financial instrument. Securities, financial instruments or strategies mentioned herein may not be suitable for all investors. Any opinions expressed herein are given in good faith, are subject to change without notice, and are only correct as of the stated date of their issue. Prices, values, or income from any securities or investments mentioned in this report may fall against the interests of the investor and the investor may get back less than the amount invested. Where an investment is described as being likely to yield income, please note that the amount of income that the investor will receive from such an investment may fluctuate. Where an investment or security is denominated in a different currency to the investor's currency of reference, changes in rates of exchange may have an adverse effect on the value, price or income of or from that investment to the investor. The information contained in this report does not constitute advice on the tax consequences of making any particular investment decision. This material is not intended for any specific investor and does not take into account your particular investment objectives, financial situations or needs and is not intended as a recommendation of particular securities, financial instruments or strategies to you. Before acting on any recommendation in this material, you should consider whether it is suitable for your particular circumstances and, if necessary, seek professional advice.

For residents of the U.K. This report is only directed at and should only be relied on by persons outside of the United Kingdom or persons who are inside the United Kingdom and who have professional experience in matters relating to investments or who are high net worth persons, as defined in Article 19(5) or Article 49(2) (a) to (d) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, respectively.

For residents of Singapore - Anything herein that may be construed as a recommendation is intended for general circulation and does not take into account the specific investment objectives, financial situation or particular needs of any particular person. Advice should be sought from a financial adviser regarding the suitability of an investment, taking into account the specific investment objectives, financial situation or particular needs of any person in receipt of the recommendation, before the person makes a commitment to purchase the investment product.

For residents of Malaysia. All queries in relation to this report should be referred to Alexander Chia, Desmond Ch'ng or Ching Wah Tam.

Recommendation and Target Price History

Date	Recommendation	Target Price
New	Hold	1.10
28-Aug-09	Hold	1.03
25-May-09	Buy	1.03
26-Nov-08	Hold	0.86
2-Sep-08	Buy	1.20
9-Jun-08	Strong Buy	1.50

