

MAJOR MARKET INDICES

	CLOSE	1D (%)	MTD (%)	YTD (%)
FSSTI Index	3,267.5	0.3	-0.7	4.6
INDU Index	33,947.1	-1.4	-1.9	-6.6
SPX Index	3,998.8	-1.8	-2.0	-16.1
CCMP Index	11,239.9	-1.9	-2.0	-28.2
UKX Index	7,567.5	0.1	-0.1	2.5
NKY Index	27,820.4	0.2	-0.5	-3.4
HSI Index	19,518.3	4.5	5.0	-16.6
SHCOMP Index	3,211.8	1.8	1.9	-11.8
VIX Index	19.1	8.9	0.8	20.5

SG MARKET SUMMARY

Daily Market Value (\$m)	1,088.0
Daily Market Volume (mln)	1,532.5
52-week STI High	3,466.2
52-week STI Low	2,968.9

KEY INTEREST RATES

	CLOSE	1D (%)	MTD (%)	YTD (%)
3 Mth SGD SIBOR	4.2	0.0	0.0	853.5
3 Mth Swap Offer Rate	4.4	-1.2	-1.7	1107.8
SG 10 YR Bond Yield	3.0	0.6	-2.0	80.5
US 10 YR Bond Yield	3.6	2.5	-0.9	136.6

US FUTURES

As at 8.00am SG time	CLOSE	1D (%)	MTD (%)	YTD (%)
Dow Jones	34,032.0	0.1	-1.6	-6.6
S&P 500	4,010.0	0.2	-1.7	-15.5
NASDAQ	11,826.3	0.2	-1.8	-27.5

COMMODITIES

	CLOSE	1D (%)	MTD (%)	YTD (%)
Gold	1,769.3	0.0	0.0	-3.3
Crude Oil	76.9	-3.8	-4.5	-0.1
Baltic Dry	1,324.0	-1.0	-2.3	-40.3
Crude Palm Oil	3,971.0	0.1	-6.2	0.0

FSSTI INDEX


Source: Bloomberg

FINANCIAL MARKETS

- After several days of big gains, profit taking saw US stocks fall between 1.4% - 2.0%.

IDEA OF THE DAY

- According to Market Insider, several significant corporate management and investors such as Michael Burry, Elon Musk, and Mark Zuckerberg have raised the alarm on the US economy this week, as a toxic mixture of high inflation, surging interest rates and slumping global growth threaten to cause a recession. Andy Jassy, Larry Fink, and Leon Cooperman also contributed to the cacophony of dire forecasts from CEOs, investors, analysts, and academics.

Several of these experts blame the Federal Reserve, which has rapidly raised interest rates to curb soaring prices this year, leaving consumers facing both higher living expenses and borrowing costs. They've also pointed to slowing growth and ongoing lockdowns in China, as well as continued disruptions stemming from Russia's war with Ukraine. We have highlighted a few key commentaries below:

1. Michael Burry, "The Big Short" investor

"What strategy will pull us out of this real recession? What forces could pull us so? There are none. So we are really looking at an extended multi-year recession."

2. Elon Musk, CEO of Tesla, Twitter, and SpaceX

"Fed needs to cut interest rates immediately. They are massively amplifying the probability of a severe recession."

3. Mark Zuckerberg, CEO of Meta

"We thought that the economy and the business were going to go in a certain direction, and obviously it hasn't turned out that way. We've had to pull back. Our operational focus over the next few years is going to be on efficiency and discipline and rigor, and just operating in a much tighter environment."

4. Andy Jassy, CEO of Amazon

"This time last year, it looked like we were coming out of the pandemic. Then Omicron happened, and the war in Ukraine happened, and the inflationary environment that we're in happened, and now a very uncertain economy. This next year or two, the economy is going to test the long-term resolve of a lot of companies."

5. Larry Fink, CEO of BlackRock

"We're just not going to have an economy that is based on a real growth. We're going to enter a period of more what I would call malaise."

6. Leon Cooperman, CEO of Omega Advisors

"My recession thesis is the basic belief that we've borrowed from the future and we're going into a period of time where that borrowing has to be given back." (Cooperman said recessions typically last around a year, but the next one could persist for longer for that.)

7. David Rosenberg, founder of Rosenberg Research

"The Fed is obviously concerned that inflation is going to stay elevated for longer and so they're not taking any prisoners. What's going to end up in jail is the economy, which is going to have a very rough ride in the next 12 months." "We're going to have a recession of some sort. Whether it's mild, medium, or hot, no asset class is fully priced for it."

8. Christopher Smart, chief global strategist at Barings

"We're headed towards a much slower economy next year. Our best guess is that we're going to be in a period of stagflation for several months through maybe most of next year."

OTHER HIGHLIGHTS

A Yangzijiang Financial Holding Ltd (\$0.345, unchanged) (YZJFH) has provided an update on its performance for the third quarter ended 30 September 2022.

Total income in 3Q2022 was lower year-on-year largely due to:
A higher percentage of assets being held in cash and yield enhancement products, due to the uncertain short-term outlook of the Chinese economy. With assets being held in the cash portfolio as well as such yield enhancement products having a lower interest yield than debt investments, the Group is looking to reallocate funds to other asset classes.

A decline in income from property-related debt investments. The property sector in China has faced substantial challenges with developers encountering financial and liquidity setbacks, as widely reported in the media. This has affected the ability of some of our borrowers to make repayments on time.

Non-interest income decreased year-on-year during 3Q2022, following fair value changes in financial assets through profits or losses from the Group's equity portfolio. Global sentiment for risk assets continued to be weak for the most part of 3Q2022, especially in the Chinese equity market. In 3Q2022, the Shanghai Shenzhen CSI 300 Index dropped by 15% from 30 June 2022. While the Group's equity portfolio, which consists of some listed shares within private equity funds in China, is well-diversified across sectors, it has not been immune to the persistent volatility in the market.

An increase in non-performing loans ("NPL"). In 3Q2022, the Group recorded a significant increase in NPLs from 30 June 2022. Gross NPL rose from S\$52.9m to S\$777.5m, representing 2.0% and 30.8% of debt investments respectively. The increase in NPLs arose because of interest and principal repayment delays from borrowers impacted by the struggling property sector in China. However, as most of the affected loans are still adequately collateralized, the Group has made the provision for loan losses of \$14.8 million.

In response to the challenges faced by the property sector, the Chinese government has pledged strong policy support and banks have taken steps to make additional funding more readily available.

The effectiveness of such support will in turn determine whether the property sector in China will improve.

As of 30 September 2022, the Group reduced its debt investments in China to approximately 56.0% of its total portfolio. Cash and yield enhancement products and equity investments form approximately 27.6% and 15.0% of the Group total portfolio as of 30 September 2022 respectively. A total of S\$511 million, representing 12% of the Group's assets as of 30 September, has been committed for deployment outside of China.

Frequently asked questions raised by stakeholders:
What's the Group's unaudited net asset value ("NAV") per share as of 30 September 2022?

· The Group's unaudited NAV per share is 109.23 Singapore cents as of 30 September 2022 as compared to 107.45 Singapore cents as of 30 June 2022. The Group remains profitable in 3Q2022.

How has the Group's equity portfolio been affected in the recent China rout?

· As at 3Q2022, the Group's equity portfolio represents about 15% of the Group's total assets, and is well diversified across various sectors, from machinery and mining to financial services. The fair value of the equity portfolio is likely to be affected by the recent volatility in the market.

Is there any estimated split in terms of portfolio allocation by 2023 by asset classes?

· The Group expects to reduce its debt investments in China to 30% of its total portfolio by the end of 2023, while reallocating its funds into other asset classes and diversifying outside of China. However, the timing of these investments will depend on the opportunities available, so that we can effectively maximise returns for our shareholders over the long term.

At 34.5 cents, YZJFH is capitalized at S\$1.27b and trades at Forward P/E of 5.8x and 0.32x P/B (based on Bloomberg consensus estimates). Based on the company's policy of a 40% dividend payout ratio, estimated yield stands at 6.8%. Bloomberg consensus target price stands at S\$0.74, representing 114% upside from current share price.

FSSTI STOCK SELECTION

HIGHEST CONSENSUS FORWARD DIV YIELD (%)

1 FRASERS LOGISTICS TRUST	6.49
2 MAPLETREE INDUSTRIAL TRUST	6.18
3 MAPLETREE PAN ASIA COMM TRUST	5.71
4 CAPITALAND ASCENDAS TRUST	5.66
5 MAPLETREE LOGISTICS TRUST	5.46

LOWEST TRAILING P/B (X)

1 HONGKONG LAND	0.28
2 JARDINE MATHESON	0.47
3 UOL GROUP	0.54
4 CITY DEVELOPMENTS	0.84
5 FRASERS LOGISTICS TRUST	0.87

LOWEST CONSENSUS FORWARD P/E (X)

1 SEMCORP INDUSTRIES	7.08
2 CITY DEVELOPMENTS	8.08
3 JARDINE CYCLE & CARRIAGE	8.54
4 JARDINE MATHESON	8.66
5 WILMAR INTL	8.91

LOWEST TRAILING EV/EBITDA (X)

1 YANGZIJANG SHIPBUILDING	5.16
2 JARDINE CYCLE & CARRIAGE	5.37
3 DFI RETAIL GROUP	6.38
4 CITY DEVELOPMENTS	7.89
5 SEMCORP INDUSTRIES	9.25

Source: Bloomberg Estimates (FSSTI Universe)

SHARE TRANSACTIONS

02 DECEMBER - 05 DECEMBER

Company	Party	Buy	AsianSell	Transacted Price (\$)	Market Price (\$)	New Balance	Stake (%)
ACQUISITIONS							
Trans China Auto Holdings Ltd	Octo Holdings Ltd	7,000,100	-	0.181	-	438,709,884	74.41
Wilmar International Ltd	Kuok Khoon Hong	700,000	-	4.10	-	814,623,135	13.05

DISPOSALS

SHARE BUYBACK

Company	No. of shares	Price (\$)	Cumulative Purchases	Of Mandate (%)
China Sunshin Chemical Holdings	100,000	0.405	4,470,500	4.6
Digital Core REIT	470,000	US\$0.606	2,240,000	1.99
Global Investments	300,000	0.133	42,927,700	27.31
HRNetGroup	191,400	0.797	11,030,200	11.1
OUE Ltd	66,000	1.35	22,287,400	25.63
SIA Engineering	33,600	2.26	1,293,600	11.51
Valuetronics Holdings	159,700	0.5081	8,870,600	20.77
Food Empire Holdings Ltd	54,400	0.644	4,227,900	7.86
G.K.GOH Holdings Ltd	87,400	0.91	6,739,900	20.99
Silverlake Axis Ltd	75,000	0.375	1,431,900	0.57
Sembcorp Industries Ltd	500,000	3.28	7,947,300	44.5
UOB Kay Hian Holdings Ltd	46,200	1.40	922,800	1.07

FUND FLOW DATA

Top 10 Institution Net Buy (+) Stocks (\$M)	Week of 28 Nov	Top 10 Institution Net Sell (-) Stocks (\$M)	Week of 28 Nov
Jardine Cycle & Carriage	104.6	DBS	(59.2)
UOB	91.4	Singtel	(37.9)
CapitaLand Investment	12.4	OCBC	(31.4)
Genting Singapore	11.3	ST Engineering	(24.9)
Thai Beverage	10.6	SGX	(13.6)
Keppel Corporation	10.3	Mapletree Pan Asia Commercial Trust	(13.2)
City Developments	9.9	ComfortDelGro	(11.1)
SIA	9.8	Wilmar International	(9.3)
CapitaLand China Trust	7.7	Haw Par Corporation	(6.9)
Sembcorp Industries	7.7	Mapletree Industrial Trust	(5.9)

Top 10 Retail Net Buy (+) Stocks (\$M)	Week of 28 Nov	Top 10 Retail Net Sell (-) Stocks (\$M)	Week of 28 Nov
DBS	29.4	UOB	(82.5)
ST Engineering	20.5	SIA	(20.2)
OCBC	11.7	Keppel Corporation	(14.3)
Jardine Cycle & Carriage	7.9	Genting Singapore	(11.9)
Mapletree Pan Asia Commercial Trust	7.2	CapitaLand Investment	(10.0)
ComfortDelGro	6.4	Thai Beverage	(9.6)
First Resources	5.6	City Developments	(8.7)
Mapletree Industrial Trust	4.8	Singtel	(8.5)
Frencken Group	4.4	Sembcorp Industries	(7.1)
Frasers Centrepoint Trust	4.3	Chip Eng Seng Corporation	(6.8)

Definition: Institutional fund flow is derived by subtracting retail account flow and MMAT flow from TOTAL ST markets flows.

Net buy/sell amount is derived by subtracting total sell amount from total buy amount

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Note: Fund flow data for all SGX-listed companies only

Week of 28 November 2022

Institutional investors net **buy** (+S\$49.4m) vs. (-S\$20.8m) a week ago

Retail investors net **sell** (-S\$107.5) vs. (-S\$83.3) a week ago

Week of 28-Nov-22	SGX Sector Classification							
Institutional Investors net buy/sell (\$M)	Consumer Cyclical	Consumer Non-Cyclical	Energy/Oil & Gas	Financial Services	Health care	Industrials	Materials & Resources	Real Estate (excl. REITs)
7-Nov-22	(0.5)	5.1	(5.6)	264.7	6.5	2.6	0.2	(1.1)
14-Nov-22	9.7	0.7	1.2	71.1	(1.8)	(30.3)	(1.0)	(17.5)
21-Nov-22	13.6	(6.9)	(3.0)	(87.4)	(3.9)	69.7	0.2	36.6
28-Nov-22	117.1	6.8	(0.7)	(3.9)	(3.2)	(11.9)	0.5	12.8

Institutional Investors net buy/sell (\$M)	REITs	Technology (Hardware/Software)	Telcos	Utilities
7-Nov-22	(10.4)	31.3	40.4	(11.1)
14-Nov-22	(53.3)	2.1	24.0	(7.0)
21-Nov-22	(56.8)	1.8	1.3	14.1
28-Nov-22	(32.7)	(3.0)	(39.5)	7.3

Source: Singapore Exchange. Sectors are categorized by SGX. REITs refer to Real Estate Investment Trusts.

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Net buy/sell amount is derived by subtracting total sell amount from total buy amount

Note: Fund flow data for all SGX-listed companies only

<https://www2.sgx.com/research-education/data-reports>

FUND FLOW DATA

Week of 28-Nov-22	SGX Sector Classification							
Retail Investors net buy/sell (\$M)	Consumer Cyclicals	Consumer Non Cyclicals	Energy/ Oil & Gas	Financial Services	Health care	Industrials	Materials & Resources	Real Estate (excl. REITs)
7-Nov-22	(3.9)	(3.7)	5.9	(258.2)	(6.5)	(21.5)	(0.1)	(9.5)
14-Nov-22	(21.6)	(13.0)	(2.2)	(360.9)	2.3	(21.0)	1.0	(0.1)
21-Nov-22	(8.8)	0.9	1.3	(6.4)	2.7	(32.2)	(0.2)	(44.4)
28-Nov-22	(5.3)	(17.0)	(0.4)	(47.1)	(2.2)	(19.2)	(0.7)	(23.8)

Retail Investors net buy/sell (\$M)	REITs	Technology (Hardware/ Software)	Telcos	Utilities				
7-Nov-22	(17.9)	(34.6)	(34.8)	9.9				
14-Nov-22	1.8	(11.7)	(78.0)	1.3				
21-Nov-22	32.4	(13.3)	(6.0)	(9.2)				
28-Nov-22	24.6	(2.3)	(6.3)	(7.7)				

Source: Singapore Exchange. Sectors are categorized by SGX. REITs refer to Real Estate Investment Trusts.

Definition: Retail fund flows derived by subtracting institutional investors account flow and MMAT flow from TOTAL ST markets flows.

Net buy/sell amount derived by subtracting total sell amount from total buy amount

Note: Fund flow data for all SGX-listed companies only

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STI Constituents - Week of 28 Nov	Stock Code	Institution Net Buy (+) / Net Sell (-) (\$M)	Retail Net Buy (+) / Net Sell (-) (\$M)
CapitaLand Ascendas REIT	A17U	4.2	(1.9)
CapitaLand Integrated Commercial Trust	C38U	0.7	(3.9)
CapitaLand Investment	9CI	12.4	(10.0)
City Developments	C09	9.9	(8.7)
DFI Retail Group	D01	0.3	(0.0)
DBS	D05	(59.2)	29.4
Emperador Inc	EMI	0.01	(0.01)
Fraser's Logistics & Commercial Trust	BUOU	5.7	0.9
Genting Singapore	G13	11.3	(11.9)
Hongkong Land	H78	(1.1)	(2.9)
Jardine Cycle & Carriage	C07	104.6	7.9
Jardine Matheson	J36	(1.4)	(2.2)
Keppel Corporation	BN4	10.3	(14.3)
Keppel DC REIT	AJBU	(1.7)	(0.6)
Mapletree Commercial Trust	N2IU	(13.2)	7.2
Mapletree Industrial Trust	ME8U	(5.9)	4.8
Mapletree Logistics Trust	M44U	(0.1)	(0.2)
OCBC	O39	(31.4)	11.7
SATS	S58	(4.2)	2.3
Sembcorp Industries	U96	7.7	(7.1)
SGX	S68	(13.6)	0.4
SIA	C6L	9.8	(20.2)
Singtel	Z74	(37.9)	(8.5)
ST Engineering	S63	(24.9)	20.5
Thai Beverage	Y92	10.6	(9.6)
UOB	U11	91.4	(82.5)
UOL Group	U14	(2.3)	(2.2)
Venture Corporation	V03	(5.2)	(0.8)
Wilmar International	F34	(9.3)	(5.0)
Yangzijiang Shipbuilding	BS6	4.2	(5.3)
Overall Net Buy (+) / Net Sell (-) (\$M)		71.6	(112.9)

Source: Singapore Exchange.

<https://www2.sgx.com/research-education/data-reports>

DIVIDENDS (LIST IS NOT EXHAUSTIVE) / SPECIAL DISTRIBUTIONS

Company	Amount	Last Day Cum-Dividend	First Day Ex-Dividend	Date Payable
EC World REIT	1.364¢	05 Dec	06 Dec	29 Dec
Geo Energy Resources	1¢ interim	05 Dec	06 Dec	14 Dec
ST Engineering	4¢ interim	05 Dec	06 Dec	12 Dec
Civmec Ltd	AUD 2¢ final	06 Dec	07 Dec	19 Dec
Khong Guan	2¢ final	06 Dec	07 Dec	15 Dec
Southern Alliance Mining	0.22¢ final	06 Dec	07 Dec	15 Dec
SIA	10¢ interim	08 Dec	09 Dec	22 Dec
Azeus Systems Holdings	HK60¢ interim	30 Dec	03 Jan 2023	13 Jan 2023
Medinex	0.65¢ interim	03 Jan	04 Jan	18 Jan
Vicplas International	0.45¢ final	09 Jan	10 Jan	20 Jan
Fraser & Neave	3.5¢ final	24 Jan	25 Jan	10 Feb
Frasers Property	3¢ final	24 Jan	25 Jan	10 Feb
PNE Industries	3¢ final	25 Jan	26 Jan	17 Feb
Thai Beverage Public Co	THB0.45	02 Feb	03 Feb	24 Feb
LHN	1¢ final	03 Feb	06 Feb	21 Feb

WHAT'S AHEAD

DECEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 US Non-Farm Payrolls (Nov)	3
4	5	6	7 Del Monte Pacific	8	9 US Producer Price Index (Nov)	10
11	12	13	14	15 FOMC Interest Rate Decision	16	17
18	19	20	21	22	23 US PCE Price Index (Nov)	24
25	26	27	28 US Pending Home Sales (Nov)	29	30	31

SGX WATCH-LIST

25 Companies
Under SGX Watch-List

Entry Date
Into Watch-List

Abterra Ltd	05-Jun-18
Ascent Bridge Ltd	04-Dec-19
ASL Marine	04-Dec-19
ASTI Holdings	06-Jun-19
China ShenShan	04-Dec-19
Cosmosteel	05-Jun-18
Debao Property	04-Dec-19
Dragon Group	04-Mar-15
Eneco Energy	04-Dec-19
Full Apex (Holdings)	05-Jun-17
Informatics Education	05-Dec-17
Interra Resources	05-Dec-17
KS Energy Limited	05-Jun-18
KTL Global Limited	04-Dec-19
Manhattan Resources Ltd	05-Dec-18
Mencast Holdings Ltd	06-Jun-19
Nico Steel Holdings Limited	05-Sep-16
Ossia International Limited	05-Dec-17
Parkson Retail Asia Limited	04-Dec-19
Raffles Infrastructure	06-Jun-19
Reenova Investment	04-Dec-19
SMI Vantage	04-Dec-19
United Food Holdings Limited	06-Jun-19
USP Group Limited	04-Dec-19
XMH Holdings Ltd	04-Dec-19

Source: <https://www.sgx.com/regulation/watch-list>

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