

Global Markets Research Equity: Consumer Related 23 March 2020

MYNEWS Holdings Berhad MYNE.KL MNHB MK

In-house model should help weather Covid-19

Reducing EPS outlook on slower growth outlook

1Q20 result review

MNHB reported net income of MYR4.4mn in 1Q20 which formed 22%/ 15% of our new/ Bloomberg consensus estimates for FY20. Gross profit was higher y-y by 10% in 1Q20 due to its product mix, strong performance from beverage & snacks segment and 20% improvement in current wastage. However, net income of MYR4.4mn in 1Q20 was down 47% y-y mainly due to higher selling and distribution expenses from its food processing centre (FPC).

Management briefing highlights

Detailed briefing notes are on page 3, but to sum up: 1) in 1Q20, MNHB opened 18 new stores; 2) as a result of the lockdown, ~100 of its outlets are currently closed; in the worst-case scenario, this can increase to 20% depending on govt / landlord directives; 3) mgmt keeps 100 store opening count target for FY20F, but we see downside risk to these numbers, as opening process is stalled now; 4) management's in-house FPC, delivery network, and store locations afford it flexibility in adjusting capacity dynamically to Covid-19; 5) the utilization rate of the FPC was ~50% in 1Q20 and was higher in Feb (>50%); 6) in FY19, same-store sales growth (SSSG) was 3% and there has been q-q decline in 1Q20. The company expects SSSG to remain flat in FY20F.

Action: reduce EPS estimates and TP, maintain Buy

To account for some prolonging of Covid-19 related footfall slowdown and delay in expansion plans, we cut our numbers. We reduce new store opening count in FY20F to 80 (from 90 previously), reduce SSSG forecast such that FY20F/21F revenue estimates are cut 9%/6% and EPS estimates are cut 36%/24% (also due to higher tax rate). But we believe the sharp sell-off (stock -33%, vs KLCI down 18% in last 1M) has factored this in. All in, we remain confident that the initial hiccups and earnings disappointment are temporary as management dynamically tweaks its strategy to focus on what works and rectifies what does not, thereby climbing the learning curve fast. On a 25x target P/E (reduced from 29x to account for slower growth) on FY21F EPS of 4.1 sen, our new TP of MYR1.02 implies 73% upside. Maintain Buy.

Year-end 31 Oct	FY19		FY20F		FY21F		FY22F
Currency (MYR)	Actual	Old	New	Old	New	Old	New
Revenue (mn)	529	644	583	767	718	905	852
Reported net profit (mn)	27	30	20	37	28	44	37
Normalised net profit (mn)	27	30	20	37	28	44	37
FD normalised EPS	3.93c	4.46c	2.86c	5.38c	4.09c	6.45c	5.47c
FD norm. EPS growth (%)	1.2	13.4	-27.3	20.8	43.2	19.8	33.5
FD normalised P/E (x)	15.0	-	20.6	-	14.4	-	10.8
EV/EBITDA (x)	8.9	-	10.7	-	7.9	-	6.3
Price/book (x)	1.4	-	1.4	-	1.3	-	1.1
Dividend yield (%)	1.7	-	1.2	-	1.8	-	2.4
ROE (%)	9.9	10.3	6.7	11.5	9.1	12.5	11.1
Net debt/equity (%)	3.4	20.5	20.8	17.7	22.8	13.8	20.6

Source: Company data, Nomura estimates

Rating Remains	Buy
Target price Reduced from MYR 1.56	MYR 1.02
Closing price 23 March 2020	MYR 0.59
Implied upside	+72.9%
Market Cap (USD mn) ADT (USD mn)	90.6 0.3

Research Analysts

Malaysia Consumer Related

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Key Data on MYNEWS Holdings Berhad



Performance

(%)	1M	3M	12M		
Absolute (MYR)	-33.3	-45.9	-56.0	M cap (USDmn)	90.6
Absolute (USD)	-37.1	-49.5	-59.7	Free float (%)	42.6
Rel to FTSE Bursa Malaysia KLCI Index	-18.4	-26.6	-34.2	3-mth ADT (USDmn)	0.3

Income statement (MYRmn)

income statement (WYR	mn)				
Year-end 31 Oct	FY18	FY19	FY20F	FY21F	FY22F
Revenue	392	529	583	718	852
Cost of goods sold	-244	-341	-384	-466	-548
Gross profit	148	188	199	253	304
SG&A	-112	-143	-158	-195	-231
Employee share	-6	-11	-14	-16	-17
expense					
Operating profit	30	33	27	42	56
EBITDA	38	45	42	59	74
Depreciation	-8	-12	-15	-16	-18
Amortisation	0	0	0	0	0
EBIT	30	33	27	42	56
Net interest expense	0	-3	-5	-5	-5
Associates & JCEs	2	3	3	3	3
Other income	0	0	0	0	0
Earnings before tax	32	33	25	40	54
Income tax	-6	-9	-7	-11	-14
Net profit after tax	26	24	19	30	40
Minority interests	0	3	1	-2	-3
Other items					
Preferred dividends					
Normalised NPAT	27	27	20	28	37
Extraordinary items	0	0	0	0	0
Reported NPAT	27	27	20	28	37
Dividends	-7	-7	-5	-7	-9
Transfer to reserves	20	20	15	21	28
Valuations and ratios					
Reported P/E (x)	15.2	15.0	20.6	14.4	10.8
Normalised P/E (x)	15.2	15.0	20.6	14.4	10.8
FD normalised P/E (x)	15.2	15.0	20.6	14.4	10.8
Dividend yield (%)	1.7	1.7	1.2	1.8	2.4
Price/cashflow (x)	32.1	4.6	10.9	10.0	7.8
Price/book (x)	1.5	1.4	1.4	1.3	1.1
EV/EBITDA (x)	9.8	8.9	10.7	7.9	6.3
EV/EBIT (x)	12.2	11.9	16.0	10.8	8.2
Gross margin (%)	37.7	35.5	34.1	35.2	35.7
EBITDA margin (%)	9.8	8.5	7.2	8.2	8.7
EBIT margin (%)	7.7	6.2	4.6	5.9	6.6
Net margin (%)	6.8	5.1	3.3	3.9	4.4
Effective tax rate (%)	19.3	26.9	26.0	26.0	26.0
Dividend payout (%)	25.7	25.4	25.4	25.4	25.4
ROE (%)	10.5	9.9	6.7	9.1	11.1
ROA (pretax %)	11.3	9.5	6.2	8.4	10.3
Growth (%)					
Revenue	19.5	35.0	10.3	23.3	18.5
EBITDA	9.4	17.2	-7.1	40.4	26.1
Normalised EPS	10.3	1.2	-27.3	43.2	33.5
Normalised FDEPS	10.3	1.2	-27.3	43.2	33.5
Source: Company data N					

Source: Company data, Nomura estimates

Year-end 31 Oct	FY18	FY19	FY20F	FY21F	FY22F
EBITDA	38	45	42	59	74
Change in working capital	44	73	-1	-11	-11
Other operating cashflow	-70	-30	-4	-8	-11
Cashflow from operations	13	88	37	40	52
Capital expenditure	-86	-116	-80	-38	-34
Free cashflow	-74	-28	-43	3	18
Reduction in investments					
Net acquisitions					
Dec in other LT assets Inc in other LT liabilities					
Adjustments	68	32	0	0	(
CF after investing acts	-5	4	-43	3	18
Cash dividends	-7	-7	-5	<u> </u>	-(
Equity issue	0	0	0	0	(
Debt issue	-3	-4	60	0	(
Convertible debt issue		•			
Others	16	-1	-4	-7	-8
CF from financial acts	6	-11	51	-14	-18
Net cashflow	1	-7	8	-11	
Beginning cash	23	24	16	24	13
Ending cash	24	17	24	13	14
Ending net debt	-20	10	62	73	72
Balance sheet (MYRmn)		-			-
As at 31 Oct	FY18	FY19	FY20F	FY21F	FY22F
Cash & equivalents	24	16	24	13	14
Marketable securities					
Accounts receivable	11	13	12	15	20
Inventories	44	62	67	83	9
Other current assets	93	46	47	47	4
Total current assets	172	138	150	158	178
LT investments	154	251	316	337	353
Fixed assets	0	12	12	12	12
Goodwill					
Other intangible assets	0	0	0	0	(
Other LT assets	8	67	67	67	6
Total assets	333	468	545	575	610
Short-term debt	2	11	11	11	1
Accounts payable	33	33	36	45	52
Other current liabilities	15	63	63 110	63	63
Total current liabilities	51 2	107 15	75	118 75	120
Long-term debt Convertible debt		15	75	75	7:
Other LT liabilities	4	44	44	44	4
Total liabilities	56	166	228	237	24
Minority interest	16	19	20	18	1:
Preferred stock	10	10		10	
Common stock	202	202	202	202	202
Retained earnings	100	118	132	154	18
Proposed dividends					
Other equity and reserves	-40	-36	-36	-36	-30
Total shareholders' equity	261	283	297	319	350
Total equity & liabilities	333	468	545	575	61
Liquidity (x)					
Current ratio	3.36	1.29	1.37	1.34	1.4
Interest cover	84.5	10.4	5.2	8.2	10.
Leverage					
Net debt/EBITDA (x)	net cash	0.22	1.47	1.24	0.9
Net debt/equity (%)	net cash	3.4	20.8	22.8	20.
Per share					
Reported EPS (MYR)	3.89c	3.93c	2.86c	4.09c	5.47
Norm EPS (MYR)	3.89c	3.93c	2.86c	4.09c	5.47
FD norm EPS (MYR)	3.89c	3.93c	2.86c	4.09c	5.47
BVPS (MYR)	0.38	0.42	0.43	0.47	0.5
DPS (MYR)	0.01	0.01	0.01	0.01	0.0

Source: Company data, Nomura estimates

10.0

56.8

42.2

24.5

DPS (MYR)

Activity (days)

Days receivable

Days inventory

Days payable

Cash cycle

7.8

61.6

33.1

36.3

0.01

8.3

56.8

35.6

29.5

6.8

58.9

31.8

34.0

0.01

7.6 60.0

32.4 35.2

1Q20 result review

- MNHB reported net income of MYR4.4mn in 1Q20, which formed 22%/ 15% of our new/ Bloomberg consensus estimates for FY20.
- Gross profit was higher y-y by 10% in 1Q20 due to its product mix, strong
 performance from beverage & snacks segment and 20% improvement in current
 wastage. However, net income of MYR4.4mn in 1Q20 was down 47% y-y, mainly due
 to higher selling and distribution expenses from its food processing centre (FPC).

Management briefing takeaways

- In 1Q20, MNHB opened 18 new stores, which implies >520 touch points and >300 stores are selling bakery and ready-to-eat (RTE) products. A total of 105 stores of MNHB operate 24x7. As a result of movement control order (MCO) in Malaysia, ~100 stores are currently affected and are closed. The company is evaluating the condition on an hour-to-hour basis in the current MCO. In the worst-case scenario, it is possible that the percentage of stores closed could increase to 20% later, but a lot depends on outside factors such as landlord directives.
- In FY20F, MNHB plans to open 100 more stores and renovate 100 others, however, we now see downside risk to these numbers. Work has stopped on new outlets that were supposed to be opened in the immediate future, as the contractors are not working, and as a result the new stores may be affected. While the company is sticking to its old plan of 100 new stores and is not scaling back for now, we have downgraded our store count forecast for the year.
- As a result of MCO, there was a surge in sales at some outlets as customers stocked up, but the sales trajectory since has been volatile. The food processing centre (FPC) was activated to anticipate such surge in sales and although the company has enough supply, it has talked to the suppliers and ramped-up raw material orders.
 Sales from FPC have been fluctuating and the company continues to monitor the situation. There has been no disruption in the supply chain for MNHB and the company is quite comfortable on the supply side.
- Due to the MCO, online delivery (orders which MNHB delivers till doorstep) increased by 5% on an average, as per management.
- All of MNHB stores are 100% corporate owned and operated and therefore it is easier to close and open these outlets, depending on the situation.
- During the MCO, the company has closed about 100 stores, while the remaining ones
 are operating according to restriction of the local council and the landlord. The
 situation is dynamically changing on a daily basis e.g. the window of opening stores in
 Kuala Lumpur and Pahang etc. is narrowing and most stores are not allowed to open
 in the night. The net impact of MCO on sales is currently difficult to assess as the
 situation keeps changing and it has only been few days since MCO.
- The appeal on rental discount on ~100 stores closed is in progress but so far there is
 no decision on that front as landlords have been quiet on the discount on rents for
 the outlets affected due to MCO. MNHB expects that landlords may take some action
 when more tenants start to request.
- Sales at tourist hubs have been affected but mgmt cannot currently comment on how
 it will impact in the future as it is still unclear how the rental discount etc come in. The
 company does not expect any decline in marketing income due to MCO.
- A few days into the MCO, no staff has been affected in terms of salary cut etc, and the company is mobilizing staff to stores that are open and to use them in the most efficient manner.
- Store traffic in 1Q20 was ~5mn per month and average ticket size was ~MYR 7.50-7.60. The company is hoping that online orders will continue (these are still quite small).
- The utilization rate of the food processing centre was ~50% in 1Q20 and was higher in Feb (>50%). It expects the FPC to break even by year-end, assuming Covid-19 is brought under control by then.
- The company's guidance for tax rate for the group is at 26-27%, which is similar to manufacturing companies' tax rate, as per management.
- The company currently has about 4-5 months of stock in its warehouse. The outlets in shopping malls and office complexes are closed and the company will try its best to keep the outlets open, but it will depend on the location.

- Their bank facility has not been fully utilized. There was a drawdown of MYR3mn last year and MYR70mn lines are still available. As per management, cashflows are still strong and they have enough funds for outlet expansion in FY20.
- In FY19, same-store sales growth (SSSG) was 3% and there has been q-q decline in 1Q20. The company expects SSSG to remain flat in FY20.

Fig. 1: MNHB: 1Q20 result summary

Year ended 31 Oct (RM mn)	1Q20	1Q19	% у-у	4Q19	% q-q	FY20F new	% of FY20F new
Income Statement							
Total Revenue	140.6	123.5	13.8%	139.8	0.5%	582.9	24%
Cost of sales	90.6	78.0	16.2%	91.6	-1.0%	383.9	24%
Gross Profit	49.9	45.5	9.8%	48.2	3.5%	198.9	25%
Gross Margins (%)	35.5%	36.8%		34.5%			
Total Expenses	40.3	33.4	20.9%	41.0	-1.7%		
Other operating income	0.6	0.7	-18.0%	0.3	73.1%		
EBITDA	10.2	12.8	-20.5%	7.5	35.5%	41.4	25%
EBITDA Margins (%)	7.3%	10.4%		5.4%			
Depreciation & Amortization	4.6	2.5	86.2%	3.4	36.4%		
EBIT	5.6	10.4	-46.1%	4.1	34.7%	26.5	21%
EBIT Margins (%)	4.0%	8.4%		3.0%			
Net interest (expense)/income	-1.3	-0.8	62.1%	-0.8	53.0%		
Share of profit of associate	0.8	0.7	4.4%	0.8	-7.0%		
PBT	5.1	10.3	-50.7%	4.1	22.9%	25.0	20%
PBT Margins (%)	3.6%	8.3%		3.0%			
Tax	-2.1	-2.1	-3.9%	-2.0	0.2%	-6.5	32%
Minority interest	-1.3	-0.1	>100%	-1.1	20.8%	-1.0	
Reported NPAT to common shareholders	4.4	8.2	-47.2%	3.2	36.7%	19.5	22%
NPAT Margins (%)	3.1%	6.7%		2.3%			
One offs	0	0	NM	0	NM		
Normalisd NPAT	4.4	8.2	-47.2%	3.2	36.7%	19.5	22%
Normalised NPAT Margins (%)	3%	7%		2%			

Source: Company data, Nomura estimates

Fig. 2: MNHB: Key estimates summary and changes

	Old estimates			Nev	w estimates		% change		
MYR mn	FY20F	FY21F	FY22F	FY20F	FY21F	FY22F	FY20F	FY21F	FY22F
Revenues	644	767	905	583	718	852	-9%	-6%	-6%
% Chg y-y	22%	19%	18%	10%	23%	19%	J /0	0 /0	0 /6
70 Ong y y	ZZ /0	1370	1070	1070	2070	1370			
Gross Profit	227	274	323	199	253	304	-12%	-8%	-6%
Gross Margins (%)	35.3%	35.7%	35.7%	34.1%	35.2%	35.7%			
% Chg y-y	21.1%	20.7%	17.9%	6.1%	27.0%	20.4%			
PBT	37	49	60	25	40	54	-33%	-17%	-8%
PBT Margins (%)	5.8%	6.4%	6.6%	4.3%	5.6%	6.4%	00 70	1770	070
% Chg y-y	12.7%	31.7%	21.4%	-24.3%	61.7%	34.6%			
% Ong y y	12.770	01.770	21.470	24.070	01.770	04.070			
Normalised NPAT	30	37	44	20	28	37	-36%	-24%	-15%
Norm. NPAT Margins (%)	4.7%	4.8%	4.9%	3.3%	3.9%	4.4%			
% Chg y-y	13.4%	20.8%	19.8%	-27.3%	43.2%	33.5%			
Costs of sales	417	493	582	384	466	548	-8%	-6%	-6%
% Chg y-y	22.2%	18.4%	18.0%	12.6%	21.3%	17.6%		• / •	
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Total Administration expenses	174	208	245	158	195	231	-9%	-6%	-6%
% Chg y-y	21.8%	19.2%	17.9%	10.3%	23.3%	18.5%			
Capex	80	30	30	80	38	34	0%	25%	13%
% of total revenue									
Tobacco	32%	31%	30%	34%	33%	32%			
Food and Beverages	46%	48%	50%	46%	47%	48%			
Print Media	1%	1%	0%	1%	1%	0%			
Non-food	5%	5%	5%	5%	5%	5%			
Consumer services	1%	1%	1%	1%	1%	1%			
Retail Sales	85%	86%	86%	87%	87%	86%			
Advertising and promotions	12%	12%	12%	12%	12%	12%			
Others	3%	2%	2%	1%	2%	2%			
Complementary income	16%	17%	17%	12%	13%	14%			
Sales to related companies	0%	0%	0%	0%	0%	0%			
Total non-retail sales	16%	17%	17%	12%	13%	14%			
Outlets									
Beginning Outlets	513	593	673	513	583	673			
Total outlets opened	90	90	90	80	100	90			
Total outlets closed	10	10	10	10	10	10			
Ending Outlets	593	673	753	583	673	753			

Source: Nomura estimates

Appendix A-1

Analyst Certification

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Materially mentioned issuers

Issuer	Ticker	Price	Price date	Stock rating	Sector rating	Disclosures
MYNEWS Holdings						
Berhad	MNHB MK	MYR 0.59	23-Mar-2020	Buy	N/A	



For explanation of ratings refer to the stock rating keys located after $\mathsf{chart}(s)$

Valuation Methodology Our TP of MYR1.02 is based on 25x FY21F P/E (on our EPS forecast of 4.1sen). The benchmark index for this stock is FBMKLCI.

Risks that may impede the achievement of the target price 1) Inability to secure optimal outlet locations; 2) negative changes to tenancy rules; 3) negative consumer sentiment in Malaysia, 4) competition reducing same store sales growth, 5) prolonged gestation period for the food processing centre.

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45% have been assigned a Neutral rating which, for purposes of mandatory disclosures, is classified as a Hold rating; 56% of companies with this rating are investment banking clients of the Nomura Group*. 0% of companies (which are admitted to trading on a regulated market in the EEA) with this rating were supplied material services by the Nomura Group

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As at 31 December 2019.

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STOCKS

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SECTORS

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