

# Fortune Real Estate Investment Trust



Phillip Securities (Hong Kong) Ltd  
Phillip Securities Research

Take away from investor presentation

Bloomberg | Reuters | POEMS

778 HK | 778.HK | 778.HK

Industry: Real Estate Investment Trust

21 August 2012

## Report type: Interim Results

Rating: **BUY**

Closing Price: HK\$5.44 | Target Price HK\$6.53

### Company Overview

Fortune Real Estate Investment Trust ("Fortune REIT") is a real estate investment trust constituted by a trust deed (the "Trust Deed") entered into on 4 July 2003 (as amended) made between ARA Asset Management (Fortune) Limited, as the manager of Fortune REIT (the "Manager"), and HSBC Institutional Trust Services (Singapore) Limited, as the trustee of Fortune REIT (the "Trustee"). Listed on 12 August 2003 on the Singapore Exchange Securities Trading Limited (the "SGX-ST") with a dual primary listing on The Stock Exchange of Hong Kong Limited (the "SEHK") on 20 April 2010, Fortune REIT was Asia's first cross-border REIT and also the first REIT to hold assets in Hong Kong. Fortune REIT holds a portfolio of sixteen retail properties in Hong Kong, comprising approximately 2.45 million square feet of retail space and 1,989 car parking lots.

### Interim result highlights

Net property income: HK\$ 382.1 mn, up 19.6% y/y

Income available for distribution: HK\$268.3 mn, up 24.9% y/y

Distribution per unit: HK\$15.82 cents, up 23.6% y/y

Gearing ratio: 24.5% (1H2011: 18.8%)

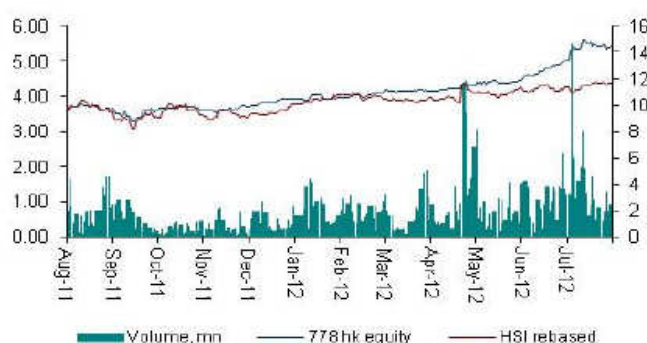
### Summary

On dividend yield basis, Fortune REIT is currently trading at approximately 24% discount to Link REIT (823 HK). As we forecast that DPS of Fortune REIT will increase at an annual rate of approximately 10% from FY2012 - FY2013, we expect the current yield spread between Fortune REIT and Link REIT to reduce further as Fortune REIT is currently undervalued.

Meanwhile, as at 30 Jun 2012, the dividend yield of HS REIT index was 5.9%. As the HS REIT index hold a diversified portfolio of REITs, it's dividend yield may proxy the required rate of return (discount rate) of Fortune REIT. By using the H-model dividend discount model, the theoretical share price of Fortune REIT is HK\$7.88.

We forecast the FY2012 leading dividend yield of Fortune REIT to be 4.7% with DPS of HK\$31 cents. The last price of HK\$5.44 implies a leading dividend yield of 5.6% and represents a approximately 20% upside potential. We upgrade our 12-month target price of Fortune REIT to HK\$6.53 with a "BUY" rating.

<b>Rating</b>	<b>1.00</b>	<b>Buy</b>
- Previous Rating	3.00	Neutral
<b>Target Price (HKD)</b>	<b>6.53</b>	
- Previous Target Price (HKD)	4.08	
Closing Price (HKD)	5.44	
Expected Capital Gains (%)	20.0%	
Expected Dividend Yield (%)	5.7%	
<b>Expected Total Return (%)</b>	<b>25.7%</b>	
Market Cap. (HKD mn)	9,223	
Enterprise Value (HKD mn)	13,387	
52 week range (HKD)	3.29 - 5.64	



### Major Shareholders

1 Focus Eagle Investments Limited <sup>1</sup>	(%)
	24.4

### Key Financial Summary

FYE	12/10	12/11	12/12F	12/13F
Revenue (HKD mn)	837	909	1,108	1,218
Net property income (HKD mn)	597	642	787	865
EPS, adj. (HKD)	1.21	2.00	1.69	1.29
P/E (X),adj.	4.5	2.7	3.2	4.2
BVPS (HKD)	6.18	7.85	9.97	10.46
P/B (X)	0.9	0.7	0.5	0.5
DPS (HKD)	0.24	0.26	0.31	0.34
Div. Yield (%)	4.5%	4.8%	5.6%	6.3%

Source: Bloomberg, PSR est.

\*All multiples & yields based on current market price

### Research Analyst

**Philip Mok**

philipmok@phillip.com.hk

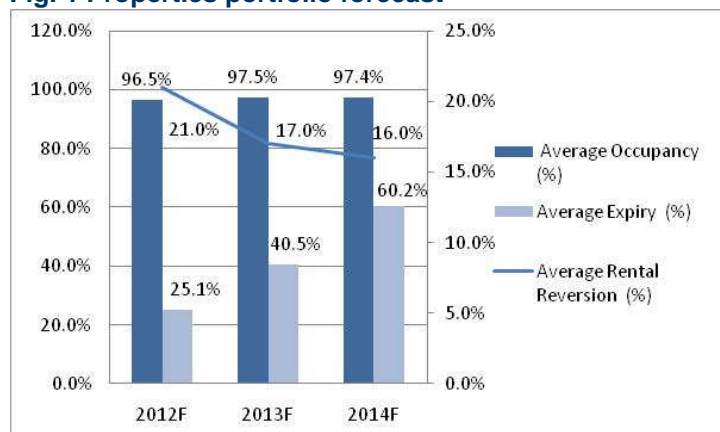
+852 2277 6609

### Properties portfolio analysis

After the acquisition of two new properties, Fortune REIT holds a portfolio of sixteen retail properties in Hong Kong, comprising approximately 2.45 million square feet of retail space and 1,989 car parking lots. The retail properties are Fortune City One, Ma On Shan Plaza, Metro Town, Fortune Metropolis, Belvedere Square, Waldorf Avenue, Provident Square, Caribbean Square, Jubilee Square, Smartland, Tsing Yi Square, Nob Hill Square, Centre de Laguna, Hampton Loft, Lido Avenue and Rhine Avenue.

The 1H2012 results is encouraging. Net property income came in HK\$ 382.1 mn, up 19.6% y/y. Portfolio occupancy came in 96.5% (FY2011: 97.0%); average rental reversion was 20.6% (FY2011: 15.2%), among the highest level in years; average passing rent was HK\$31.0 psf. (FY2011: HK\$32.2 psf.). In our forecast, we remain optimistic to the short-term prospect of the properties portfolio. It is mainly due to the strong resilience of retail properties in Hong Kong real estate.

Fig. 1 Properties portfolio forecast



Sources: Company, PSR Est.

### Organic growth driver - AElS

AEIs has always been the major organic growth engine for Fortune REIT. AEIs at Fortune City One is the largest scale in portfolio. Total CAPEX amounted HK\$100 mn. It was commenced at 3Q2011 and expected to be completed by 4Q 2012. As of 30 Jun 2012, over 70% of the project has already completed. Another AEIs at Jubilee Square was commenced at 2Q 2012 and expected to be completed by 1H 2013. Total CAPEX came in HK\$15 mn.

Most gross revenue of Fortune REIT stemmed from Fortune City One, accounting of 28.4% of total gross revenue in FY2011. We believe the AEIs at Fortune City One will have a material impact for the revenue growth of Fortune REIT. We forecast the rental expiry and the rental reversion of Fortune City One to be 20.2% (1H2012), 48.0% (FY2013) and 31.8% (FY2014) and 35.9% (1H2012), 29.1% (FY2013) and 27.4% (FY2014) respectively. Although the AEIs at Jubilee Square is much smaller in scale, we expected an improvement in occupancy and a higher ROI from the AEIs. Although management stated the no AEIs is scheduled for

newly acquired Belvedere Square and Provident Square, a CAPEX of HK\$50mn to HK\$100mn per year is expected for Fortune REIT.

### Inorganic growth driver – Acquisitions

The rosy 2012 interim results is partly fueled by the acquisition of Belvedere Square and Provident Square. According to the management, this acquisition contributed about 10% revenue growth to the interim results. We believe this success can be replicated in FY2013/14. There are three vital factors for the success of acquisitions. i). A low interest rate environment that is expected to persist till 2014 ii). The property market boom iii) A robust Hong Kong retail sector.

The total consideration for the acquisition of Belvedere Square and Provident Square was HK\$1.9 billion. HK\$830mn was funded by revolver of existing facilities at 0.91% over HIBOR. Another HK\$1100mn will be funded by term loan of new facilities at 2.0% over HIBOR. With the currently 12M HIBOR of 0.871%, the estimated effective interest rate for the acquisition will be approximately 2.41%. The 2010 annualized net property income yield for the new properties is 4.2%. This implies Fortune REIT could immediately enjoy a yield spread of 1.79% upon completion.

Meanwhile, the booming property market buoyed the valuation of the properties portfolio. From FY2009 to FY2011, portfolio valuation surged from HK\$11,500 mn to HK\$16,388 mn, representing a CAGR of 21.1%. The soaring valuation reduced the gearing ratio of Fortune REIT. As at 30 Jun 2012, the gearing ratio of Fortune REIT was 24.5%. Debt headroom was HK\$3 billion before the 35% gearing limited, which paving the way for future acquisitions. As a result, we expected further acquisition to be announced by Fortune REIT in FY2013/14.

### Solid fundamentals

As at 30 Jun 2012, gearing ratio of Fortune REIT came in 24.5% (FY2011 industrial average: 22.8%), 10.5% below the 35% gearing limited. The available liquidity totaled HK\$975 mn; in which HK\$310 mn from committed RCF and HK\$665 mn from cash on hand. Meanwhile, effective interest cost reduced to 2.77%. (FY2011:3.65%) The growth of net property income and cash flow was robust from FY2009 – 1H2012. It is worth noticing that the both growth rate were in the same pace, which ensure the distribution ability of Fortune REIT. Furthermore, market cap of Fortune REIT exceeded US\$1 billion in July 2012. This will allow more international institutional investors to invest in Fortune REIT. As Hong Kong dollar is currently pegged to U.S dollar, it reduced the currency risk for foreign investors and made Fortune REIT an ideal save heaven for global capital.

Fig. 2 Peers comparison

Company Name	Ticker	Price (HK\$)	Market Cap. (HK\$M)	Dividend Yield (%)	Total Gearing Ratio (%)	P/B (X)	ROE (%)	Revenue Growth (%)
FY2011								
Fortune REIT	778 HK	5.44	9,222.64	4.80	18.56	0.70	24.20	8.60
Link REIT	823 HK	33.60	76,755.92	3.85	15.90	1.21	16.31	10.73
Champion REIT	2778 HK	3.33	16,561.01	7.08	26.70	0.42	18.06	3.43
Regal Real Estat	1881 HK	1.95	6,351.99	6.15	26.63	0.50	26.56	(18.31)
Sunlight REIT	435 HK	2.90	4,656.19	6.00	30.63	0.54	22.09	8.97
GZI REIT	405 HK	3.65	3,890.80	7.25	26.82	0.63	29.47	7.76
Prosperity REIT	808 HK	2.12	2,916.62	5.67	25.07	0.65	24.34	3.07
<b>Average</b>				<b>5.83</b>		<b>0.66</b>		

\*All data based on the closing price as of 20/8/2012 (Sources: Bloomberg, Company, Phillip Securities)

Sources: Company, Bloomberg, PSR Est.

### Valuation

On dividend yield basis, Fortune REIT is currently trading at approximately 24% discount to Link REIT (823 HK). As we forecast that DPS of Fortune REIT will increase at an annual rate of approximately 10% from FY2012 - FY2013, we expect the current yield spread between Fortune REIT and Link REIT to reduce further.

Meanwhile, as at 30 Jun 2012, the dividend yield of HS REIT index was 5.9%. As the HS REIT index hold a diversified portfolio of REITs, it's dividend yield may proxy the required rate of return (discount rate) of Fortune REIT. By using the H-model dividend discount model, the theoretical share price of Fortune REIT is HK\$7.88.

Fig. 3 H-model dividend discount model

Discount rate (%)	5.90%
Div (FY2011)	0.26
Initial growth rate (%), g1	8%
Terminal growth rate (%), g2	2.00%
High growth period (n)	5.0
<b>Share Price (HK\$)</b>	<b>7.88</b>

Discount rate (%)	Terminal growth rate (%), g2					
	0.5%	1.0%	1.5%	2.0%	2.5%	3.0%
4.0%	8.95	10.37	12.37	15.36	20.35	30.33
4.5%	7.83	8.89	10.31	12.29	15.27	20.22
5.0%	6.96	7.78	8.84	10.24	12.21	15.17
5.5%	6.26	6.92	7.73	8.78	10.18	12.13
6.0%	5.69	6.22	6.87	7.68	8.72	10.11
6.5%	5.22	5.66	6.19	6.83	7.63	8.67

Sources: Company, PSR Est.

We forecast the FY2012 leading dividend yield of Fortune REIT to be 4.7% with DPS of HK\$31 cents. The last price of HK\$5.44 implies a leading dividend yield of 5.6% and represents a approximately 20% upside potential. We upgrade our 12-month target price of Fortune REIT to HK\$6.53 with a "BUY" rating.

	12/10	12/11	12/12F	12/13F
<b>Valuation Ratios</b>				
P/E (X), reported	5.5	3.2	3.2	4.2
P/E (X), Basic income	4.5	2.7	3.2	4.2
P/B (X)	0.9	0.7	0.5	0.5
EV/EBITDA (X), adj.	0.1	0.0	0.0	0.1
Dividend Yield (%)	4.5%	4.8%	5.6%	6.3%
<b>Per share data (HKD)</b>				
EPS, reported	0.98	1.69	1.69	1.29
EPS, adj.	1.21	2.00	1.69	1.29
DPS	0.24	0.26	0.31	0.34
BVPS	6.18	7.85	9.97	10.46
<b>Growth &amp; Margins (%)</b>				
<b>Growth</b>				
Revenue	19.4%	8.6%	21.8%	10.0%
EBITDA	75.9%	62.5%	-29.9%	-29.2%
EBIT	75.9%	62.5%	-29.9%	-29.2%
Basic income	81.4%	66.5%	-14.7%	-22.9%
<b>Margins</b>				
Net property income margin	71.3%	70.6%	71.0%	71.0%
EBITDA margin	266.1%	398.2%	229.3%	147.6%
EBIT margin	266.1%	398.2%	229.3%	147.6%
Net Profit Margin	241.2%	369.8%	211.8%	133.1%
<b>Key Ratios</b>				
ROE (%)	17.1%	24.2%	19.0%	12.7%
ROA (%)	12.6%	18.3%	14.9%	10.1%
Net Debt/(Cash)	3,029.55	3,210.04	3,365.73	3,462.38
Net Gearing (X)	0.29	0.24	0.20	0.19
<b>Income Statement (HKD mn)</b>				
<b>Revenue</b>	<b>837.3</b>	<b>909.4</b>	<b>1,107.8</b>	<b>1,218.3</b>
Property operating expenses	(240.4)	(267.3)	(321.3)	(352.8)
<b>Net property income</b>	<b>596.8</b>	<b>642.1</b>	<b>786.5</b>	<b>865.4</b>
Other revenue/(expenses)	(54.7)	3.1	6.6	12.8
Manager's base fee	(37.2)	(45.8)	(57.1)	(64.2)
Trust expenses	(37.5)	(22.0)	(48.3)	(35.1)
Change in fair value of invest. Prop.	1,761.0	3,043.8	1,852.3	1,018.8
<b>EBITDA</b>	<b>2,228.4</b>	<b>3,621.2</b>	<b>2,540.1</b>	<b>1,797.7</b>
Depreciation & Amortisation	(0.0)	(0.0)	0.0	0.0
<b>EBIT</b>	<b>2,228.3</b>	<b>3,621.1</b>	<b>2,540.1</b>	<b>1,797.7</b>
Net Finance (Expense)/Income	(131.0)	(165.7)	(130.6)	(132.7)
Other items	0.0	0.0	0.0	0.0
Associates & JVs	0.0	0.0	0.0	0.0
<b>Profit Before Tax</b>	<b>2,097.3</b>	<b>3,455.5</b>	<b>2,409.4</b>	<b>1,665.0</b>
Taxation	(78.1)	(92.4)	(62.6)	(43.3)
<b>Profit After Tax</b>	<b>2,019.3</b>	<b>3,363.1</b>	<b>2,346.8</b>	<b>1,621.7</b>
Distributions to unitholders	(406.5)	(442.3)	(521.4)	(590.2)
Other comprehensive income	27.1	(72.6)	0.0	0.0
<b>Net Income, reported</b>	<b>1,639.9</b>	<b>2,848.2</b>	<b>2,868.2</b>	<b>2,212.0</b>
<b>Basic income</b>	<b>2,019.3</b>	<b>3,363.1</b>	<b>2,868.2</b>	<b>2,212.0</b>
Income available for distribution	406.5	442.3	521.4	590.2
Source: Company, PSR Est				

Sources: Company, PSR Est.

	12/10	12/11	12/12F	12/13F
<b>Balance Sheet (HKD mn)</b>				
Investment properties	13,300.0	16,388.0	20,269.2	21,362.9
Intangibles	0.0	0.0	0.0	0.0
Associates & JVs	0.0	0.0	0.0	0.0
Investments	0.0	0.0	0.0	0.0
Others	0.0	0.0	0.0	0.0
<b>Total non-current assets</b>	<b>13,300.0</b>	<b>16,388.0</b>	<b>20,269.2</b>	<b>21,362.9</b>
Inventories	0.0	0.0	0.0	0.0
Accounts Receivables	63.2	49.8	65.0	66.1
Investments	0.0	0.0	0.0	0.0
Cash	506.1	881.7	905.8	969.8
Others	0.0	0.0	0.0	0.0
Other working capital	0.0	0.0	0.0	0.0
Other non-working capital	0.0	0.0	0.0	0.0
<b>Total current assets</b>	<b>569.3</b>	<b>931.5</b>	<b>970.9</b>	<b>1,036.0</b>
<b>Total Assets</b>	<b>13,869.3</b>	<b>17,319.5</b>	<b>21,240.0</b>	<b>22,398.9</b>
Short term loans	79.0	420.0	495.0	570.0
Accounts Payables	269.7	347.9	399.8	427.2
Others	211.0	234.7	258.2	284.0
Other working capital	0.0	0.0	0.0	0.0
Other non-working capital	211.0	234.7	258.2	284.0
<b>Total current liabilities</b>	<b>559.7</b>	<b>1,002.6</b>	<b>1,152.9</b>	<b>1,281.2</b>
Long term loans	2,772.4	2,794.2	2,794.2	2,794.2
Others	203.5	294.9	324.4	356.8
<b>Total non-current liabilities</b>	<b>2,975.9</b>	<b>3,089.1</b>	<b>3,118.6</b>	<b>3,151.0</b>
Non-controlling interest	0.0	0.0	0.0	0.0
<b>Shareholder Equity</b>	<b>10,333.7</b>	<b>13,227.8</b>	<b>16,968.5</b>	<b>17,966.7</b>
<b>Cashflow Statements (HKD mn)</b>				
<b>CFO</b>				
PBT	2,097.3	3,455.5	2,409.4	1,665.0
D&A add back	0.0	0.0	0.0	0.0
Net Finance Expense/(Income)	108.8	103.4	130.6	132.7
Other adjustments	(1,646.7)	(2,938.7)	(1,737.0)	(896.2)
Cash from ops before WC changes	559.5	620.2	803.1	901.5
WC changes	(22.4)	93.8	36.6	26.3
Cash generated from ops	537.2	714.0	839.7	927.8
Taxes paid, net	(61.0)	(72.3)	(92.4)	(62.6)
<b>Cashflow from ops</b>	<b>476.2</b>	<b>641.7</b>	<b>747.3</b>	<b>865.1</b>
<b>CFI</b>				
CAPEX, net	(39.0)	(44.2)	(75.0)	(75.0)
Dividends from associates & JVs	0.0	0.0	0.0	0.0
Dividends/Interest from Investments	0.0	0.0	0.0	0.0
Purchase/sale of investments	0.0	0.0	0.0	0.0
Investments in subs & associates	0.0	0.0	0.0	0.0
Others	(79.1)	(64.6)	(71.1)	(78.2)
<b>Cashflow from investments</b>	<b>(118.1)</b>	<b>(108.8)</b>	<b>(146.1)</b>	<b>(153.2)</b>
<b>CFF</b>				
Share issuance	0.0	0.0	0.0	0.0
Purchase of treasury shares	0.0	0.0	0.0	0.0
Loans, net of repayments	43.0	342.3	75.0	75.0
Dividends to minority interests	0.0	0.0	0.0	0.0
Distribution paid	(380.6)	(416.6)	(521.4)	(590.2)
Net Finance (Expense)/Income	(109.8)	(111.1)	(130.6)	(132.7)
Others	0.0	(41.8)	0.0	0.0
<b>Cashflow from financing</b>	<b>(447.4)</b>	<b>(227.2)</b>	<b>(577.1)</b>	<b>(647.9)</b>
<b>Net change in cash</b>	<b>(89.3)</b>	<b>305.6</b>	<b>24.1</b>	<b>64.0</b>
Effects of exchange rates	0.0	0.0	0.0	0.0
<b>CCE, end</b>	<b>426.1</b>	<b>731.7</b>	<b>905.8</b>	<b>969.8</b>

Sources: Company, PSR Est.

#### PHILLIP RESEARCH STOCK SELECTION SYSTEMS

Total Return	Recommendation	Rating	Remarks
>+20%	Buy	1	>20% upside from the current price
+5% to +20%	Accumulate	2	+5% to +20% upside from the current price
-5% to +5%	Neutral	3	Trade within $\pm$ 5% from the current price
-5% to -20%	Reduce	4	-5% to -20% downside from the current price
<-20%	Sell	5	>20% downside from the current price

We do not base our recommendations entirely on the above quantitative return bands. We consider qualitative factors like (but not limited to) a stock's risk reward profile, market sentiment, recent rate of share price appreciation, presence or absence of stock price catalysts, and speculative undertones surrounding the stock, before making our final recommendation

#### GENERAL DISCLAIMER

This publication is prepared by Phillip Securities (Hong Kong) Ltd ("Phillip Securities"). By receiving or reading this publication, you agree to be bound by the terms and limitations set out below.

This publication shall not be reproduced in whole or in part, distributed or published by you for any purpose. Phillip Securities shall not be liable for any direct or consequential loss arising from any use of material contained in this publication.

The information contained in this publication has been obtained from public sources which Phillip Securities has no reason to believe are unreliable and any analysis, forecasts, projections, expectations and opinions (collectively the "Research") contained in this publication are based on such information and are expressions of belief only. Phillip Securities has not verified this information and no representation or warranty, express or implied, is made that such information or Research is accurate, complete or verified or should be relied upon as such. Any such information or Research contained in this publication is subject to change, and Phillip Securities shall not have any responsibility to maintain the information or Research made available or to supply any corrections, updates or releases in connection therewith. In no event will Phillip Securities be liable for any special, indirect, incidental or consequential damages which may be incurred from the use of the information or Research made available, even if it has been advised of the possibility of such damages.

Any opinions, forecasts, assumptions, estimates, valuations and prices contained in this material are as of the date indicated and are subject to change at any time without prior notice.

This material is intended for general circulation only and does not take into account the specific investment objectives, financial situation or particular needs of any particular person. The products mentioned in this material may not be suitable for all investors and a person receiving or reading this material should seek advice from a financial adviser regarding the suitability of such products, taking into account the specific investment objectives, financial situation or particular needs of that person, before making a commitment to invest in any of such products.

This publication should not be relied upon as authoritative without further being subject to the recipient's own independent verification and exercise of judgment. The fact that this publication has been made available constitutes neither a recommendation to enter into a particular transaction nor a representation that any product described in this material is suitable or appropriate for the recipient. Recipients should be aware that many of the products which may be described in this publication involve significant risks and may not be suitable for all investors, and that any decision to enter into transactions involving such products should not be made unless all such risks are understood and an independent determination has been made that such transactions would be appropriate. Any discussion of the risks contained herein with respect to any product should not be considered to be a disclosure of all risks or a complete discussion of such risks.

Nothing in this report shall be construed to be an offer or solicitation for the purchase or sale of a security. Any decision to purchase securities mentioned in this research should take into account existing public information, including any registered prospectus in respect of such security.

#### Disclosure of Interest

Analyst Disclosure: Neither the analyst(s) preparing this report nor his associate has any financial interest in or serves as an officer of the listed corporation covered in this report.

Firm's Disclosure: Phillip Securities does not have any investment banking relationship with the listed corporation covered in this report nor any financial interest of 1% or more of the market capitalization in the listed corporation. In addition, no executive staff of Phillip Securities serves as an officer of the listed corporation.

#### Availability

The information, tools and material presented herein are not directed, intended for distribution to or use by, any person or entity in any jurisdiction or country where such distribution, publication, availability or use would be contrary to the applicable law or regulation or which would subject Phillip Securities to any registration or licensing or other requirement, or penalty for contravention of such requirements within such jurisdiction.

**Contact Information (Regional Member Companies)**

---

**SINGAPORE**

**Phillip Securities Pte Ltd**  
Raffles City Tower  
250, North Bridge Road #06-00  
Singapore 179101  
Tel : (65) 6533 6001  
Fax : (65) 6535 6631  
Website: [www.poems.com.sg](http://www.poems.com.sg)

**HONG KONG**

**Phillip Securities (HK) Ltd**  
Exchange Participant of the Stock Exchange of Hong Kong  
11/F United Centre 95 Queensway  
Hong Kong  
Tel (852) 22776600  
Fax (852) 28685307  
Websites: [www.phillip.com.hk](http://www.phillip.com.hk)

**INDONESIA**

**PT Phillip Securities Indonesia**  
ANZ Tower Level 23B,  
Jl Jend Sudirman Kav 33A  
Jakarta 10220 – Indonesia  
Tel (62-21) 57900800  
Fax (62-21) 57900809  
Website: [www.phillip.co.id](http://www.phillip.co.id)

**THAILAND**

**Phillip Securities (Thailand) Public Co. Ltd**  
15th Floor, Vorawat Building,  
849 Silom Road, Silom, Bangrak,  
Bangkok 10500 Thailand  
Tel (66-2) 6351700 / 22680999  
Fax (66-2) 22680921  
Website [www.phillip.co.th](http://www.phillip.co.th)

**UNITED KINGDOM**

**King & Shaxson Capital Limited**  
6th Floor, Candlewick House,  
120 Cannon Street,  
London, EC4N 6AS  
Tel (44-20) 7426 5950  
Fax (44-20) 7626 1757  
Website: [www.kingandshaxson.com](http://www.kingandshaxson.com)

**AUSTRALIA**

**PhillipCapital Australia**  
Level 37, 530 Collins Street,  
Melbourne, Victoria 3000, Australia  
Tel (613) 96298380  
Fax (613) 96148309  
Website: [www.phillipcapital.com.au](http://www.phillipcapital.com.au)

**MALAYSIA**

**Phillip Capital Management Sdn Bhd**  
B-3-6 Block B Level 3 Megan Avenue II,  
No. 12, Jalan Yap Kwan Seng, 50450  
Kuala Lumpur  
Tel (603) 21628841  
Fax (603) 21665099  
Website: [www.poems.com.my](http://www.poems.com.my)

**JAPAN**

**PhillipCapital Japan K.K.**  
Nagata-cho Bldg.,  
8F, 2-4-3 Nagata-cho,  
Chiyoda-ku, Tokyo 100-0014  
Tel (81-3) 35953631  
Fax (81-3) 35953630  
Website: [www.phillip.co.jp](http://www.phillip.co.jp)

**CHINA**

**Phillip Financial Advisory (Shanghai) Co. Ltd**  
No 550 Yan An East Road,  
Ocean Tower Unit 2318,  
Postal code 200001  
Tel (86-21) 51699200  
Fax (86-21) 63512940  
Website: [www.phillip.com.cn](http://www.phillip.com.cn)

**FRANCE**

**King & Shaxson Capital Limited**  
3rd Floor, 35 Rue de la Bienfaisance 75008  
Paris France  
Tel (33-1) 45633100  
Fax (33-1) 45636017  
Website: [www.kingandshaxson.com](http://www.kingandshaxson.com)

**UNITED STATES**

**Phillip Futures Inc**  
141 W Jackson Blvd Ste 3050  
The Chicago Board of Trade Building  
Chicago, IL 60604 USA  
Tel +1.312.356.9000  
Fax +1.312.356.9005