

Andrew Wong  
+65 6530 4736  
[WongVKAM@ocbc.com](mailto:WongVKAM@ocbc.com)

Ezien Hoo, CFA  
+65 6722 2215  
[EzienHoo@ocbc.com](mailto:EzienHoo@ocbc.com)

Wong Hong Wei, CFA  
+65 6722 2533  
[WongHongWei@ocbc.com](mailto:WongHongWei@ocbc.com)

## Monthly Credit View

### Monthly Themes

- 10Y UST prices fell last month amidst the release of a weaker-than-expected August consumer sentiment report, the Delta variant outbreak across US states, and signaling from the FOMC that they will taper by the end of the year. Intramonth volatility was high with yields hitting a low of 1.14% and a high of 1.37% as investors constantly repositioned their portfolio following key events. In the corporate bond market, investment grade and high yield corporate spreads remained relatively unchanged through August while total issuances for investment grade bonds fell ~6% m/m to USD92.9bn while issuances for high yield bonds rose ~27% m/m to USD36.1bn.
- Asiadollar issuance volume significantly slowed down in August, totaling USD14.3bn and falling ~54% m/m. This followed the yearly trend of issuances falling in August as the summer lull hits the bond market but also reflected rates volatility and rising regulatory risk in China. In the third week of July, China shook investors by announcing that the private tuition sector would be required to turn non-profit, leading to an immediate re-rating of the sector. With the exception of astute followers of China's macroeconomic environment, capital market participants had generally shrugged off earlier reports of impending regulatory and policy development for the sector in the months leading up to the official announcement. The market cap of the two largest listed players have declined by ~70% since 22 July 2021, with the sole USD-denominated bond issued by New Oriental Education & Technology Group Inc, the EDU 2.375% '25s falling 16 ppt to 80 before retracing to 89 cents to the dollar as at 31 August 2021.
- That said, investment grade and high yield corporate spreads tightened m/m as market liquidity remained flush and the situation in the Chinese bond market slightly improved. The investment grade market performed well, aided by a proposed capital injection from new investors led by state-owned CITIC Limited into the still-investment grade China Huarong Asset Management. The market has looked past the company's dire profit warning and potentially divergent credit rating outcomes, though the credit rating impact on CITIC Limited is less clear at this point given the lack of transaction details. High yield corporate spreads also performed despite renewed fears of liquidity stress at property giant China Evergrande Group ("EVERRE"). Regulators have met with the company while investors are paying heightened attention on the possible implications on the rest of the high yield market. EVERRE's curve continues to trade heavy hitting record lows as we entered into September. There is also some dispersion between onshore and offshore bond prices on the expectation that EVERRE's scale and systemic importance will translate into some level of government support. As of writing, the EVERRE 8.75% '25s are trading at around 29 cents while the EVERRE 8.25% '22s are trading at around 36 cents. While higher than the lows seen last week, it appears that a more significant recovery is needed to eliminate EVERRE's shadow over the Asiadollar high yield space.
- The SGD space saw a higher issuance volume with SGD2.75bn priced, ~39% above July volumes despite a lower number of issues. August saw some interesting developments that tested the SGD bond market for its appetite to take on interest rate risks. The issuance of SGD600mn Mapletree Investments Pte Ltd's fixed-for-life ("FFL") perpetual securities ("perp") was the first FFL perp priced in the SGD bond market since the redemption of Cheung Kong's FFL perp in 2016. Despite expectations that interest rates will rise, demand has held up with prices above par despite 3.7% distribution rates. Temasek Holdings Pte Ltd followed suit with the issuance of a SGD1.5bn 50Y bond with a 2.8% coupon rate, Singapore's longest ever bond sale in its credit market that has similarly traded higher. We think the firm demand is suggestive that investors are buying

because the rates are fixed despite obvious interest rate risks. Another notable deal was AIMS APAC REIT's SGD250mn perpNC5 subordinated bond, the first non-financial perpetual to be benchmarked off SORA. This could signify the start of corporate perpetuals being priced directly off SORA, as the SORA benchmark becomes increasingly well-traded. Aside from new issuance, Soilbuild Business Space REIT decided not to call its perpetual and the distribution rate will reset down from 6% to an estimated ~4.5%, based on spread of 3.79% plus 0.7% swap.

- Looking ahead, September could be another volatile month with FOMC meeting and investors expecting the Federal Reserve to make a conclusive decision on their plans to reduce its USD120bn quantitative easing program as the Delta variant spreads. One area of the market though that continues to travel in one direction is that of Sustainable Finance. As of 31 August 2021, green, social, sustainability and sustainability-linked ("GSSSL") bond sales from governments and corporates so far this year totals USD652bn, already higher than the USD480bn issued in all of 2020. This market is likely to continue to grow from both higher demand and higher supply. While climate related concerns will remain dominant following the Intergovernmental Panel on Climate Change (IPCC)'s scolding [report](#) assessing the current state of global efforts to tackle climate change and, most recently, Singapore Exchange Regulation's proposal to make climate-related disclosures for listed companies mandatory for key industries from 2023, we expect social considerations and related financing to also rise in prominence. This is given higher awareness of social issues, rising inequality and delayed progress on social goals from the pandemic. Of the total USD612bn issued up to the end of July, green bond sales totaled about USD292bn, up 152% on the same time last year, and social bonds totaled USD156bn, up 214% on last year's figures.

#### Issuer Profile Changes / Updates:

- Please note that due to OCBC's engagement in other business activities, we have suspended our coverage on the following names until these activities are completed: **City Development Limited, AIMS APAC REIT, Frasers Property Limited, Standard Chartered PLC.**
- Please note that due to the completion of OCBC's engagement in other business activities, we have resumed our coverage on the following names: **Mapletree Investments Pte Ltd.**

#### Trade Ideas

- **LBBW 3.75% '27c22s:** Landesbank Baden-Württemberg's ("LBBW") 1H2021 results showed a strong y/y improvement as expected on a recovery in operating income and a fall in allowances for losses on loans and securities. With an improved capital position, we remain overweight on LBBW's SGD tier 2 paper on both a fundamental and technical basis.
- **WINGTA 3.68% '30c25:** Wing Tai Holdings Ltd ("WTH") delivered a good set of results for 2HFY2021, which saw revenue rising 16% y/y to SGD218.0mn and overall reported EBIT growing from SGD1.6mn to SGD15.4mn. With strong property sales driving the monetisation of inventory, WTH has turned into a net cash position. Given that the outlook of the property market remains strong, sales should continue to be supported for its projects including Garden Residences and Le Nouvel Ardmore. We think the bond look interesting trading at over 3% YTC.
- **MAPLSP 3.95%-PERP:** This perpetual is trading at a yield to call of 2.68%, with first call

date in November 2022. Unlike the perpetuals issued by its Sponsored REITs, the reset date of the MAPLSP 3.95%-PERP would only occur in November 2027 (ie: call date and reset date do not coincide). However, given the successful pricing of MAPLSP 3.7%-PERP which is FFL and has since traded up to 100.79, we think the chances of Mapletree Investments Pte Ltd's ("MAPL") exercising the call option on the MAPLSP 3.95%-PERP in November 2022 is good, as the issuer is likely able to replace this perpetual at lower distribution rates for cost savings.

- **SGREIT 3.85%-PERP:** Among the REIT perpetual space, this Starhill Global REIT perpetual was priced with an initial margin of ~329bps which is fairly wide for a high-grade issuer versus its REIT peers, thus reducing the risk of a non-call despite the lack of step-up margins on REIT perpetuals. The SGREIT 3.85%-PERP is trading at a yield to call of 3.89%, with first call in December 2025.
- **SUNSP 2.85% '23s:** While Suntec REIT's ("SUN") results have been negatively impacted in 1H2021 by the restrictions imposed on COVID-19, footfall at the Suntec City shopping mall have observably picked up post gradual opening. This short-dated bond is trading at an ask yield to maturity of 1.67%. We think the 70-90bps pick up versus other short-dated REIT bonds more than compensates for SUN's weaker credit metrics.

### Model Portfolio

- **Portfolio performance (+0.31% m/m):** Portfolio gains were decent in 6 Aug 2021 – 1 Sep 2021, which lifted our YTD returns to 4.3%. The biggest gainer was ESRCAY 5.65% PERP and OLAMSP 5.375% PERP though AAREIT 5.65% PERP was the biggest drag on the portfolio while returns from straight bonds have moderated as prices inched down as a result of increase in rates. Overall, perpetuals are carrying the portfolio in returns with higher yield and lower sensitivity to rates.
- **Continue to keep positions the same:** We believe that the current positioning with a mix of (1) short dated/short call, (2) high yield and (3) long-dated maturity papers allow us to capture returns from higher yielding papers while riding through volatility in rates.

Issue Name	OCBC Issuer Profile Rating	Yield to Worst	Maturity / First Call Date	Cost of investment (incl. acc. interest)	Current Value (incl. acc. interest)	Total coupons received	Total Gain/Loss
<b>Property Developers</b>							
WINGTA 3.68 01/16/30	4	3.23%	16/01/2025	\$256,613	\$260,737	\$9,276	\$13,399
METRO 4.3 04/02/24	4	3.30%	02/04/2024	\$254,397	\$258,296	\$5,390	\$9,289
SPHSP 3.2 01/22/30	Unrated	3.16%	22/01/2030	\$250,194	\$250,194	\$4,033	\$4,033
OHLSP 5.7 01/31/22	6	4.51%	31/01/2022	\$234,590	\$252,552	\$14,367	\$32,329
GUOLSP 4.6 PERP	5	3.99%	23/01/2023	\$253,989	\$257,550	\$5,750	\$9,311
GUOLSP 3.4 08/10/25	5	2.57%	10/08/2025	\$261,304	\$261,304	\$4,285	\$4,285
HFCSP 4.2 03/28/22	5	3.21%	28/03/2022	\$254,502	\$254,502	\$0	\$0
<b>REITs</b>							
AAREIT 5.65 PERP	4	4.66%	14/08/2025	\$258,838	\$267,274	\$7,063	\$15,499
SUNSP 3.8 PERP	4	3.96%	27/10/2025	\$253,046	\$249,843	\$4,750	\$1,546
OUECT 3.95 06/02/26	Unrated	3.63%	02/06/2026	\$253,562	\$253,562	\$0	\$0
<b>Financial Institutions</b>							
UBS 5 7/8 PERP	3	3.31%	28/11/2023	\$265,397	\$265,031	\$7,344	\$6,978
SOCGEN 6 1/8 PERP	4	3.85%	16/04/2024	\$264,948	\$266,370	\$7,656	\$9,079
CS 5 5/8 PERP	4	4.33%	06/06/2024	\$264,341	\$258,353	\$7,031	\$1,043
STANLN 5 3/8 PERP	4	3.85%	03/10/2024	\$262,020	\$264,957	\$6,719	\$9,656
CMZB 4 7/8 03/01/27	4	3.26%	01/03/2022	\$256,551	\$256,020	\$12,188	\$11,656

### Others

SIASP 3 1/2 12/02/30	5	3.16%	02/12/2030	\$257,057	\$257,057	\$0	\$0
OLAMSP 4 02/24/26	5	3.73%	24/02/2026	\$253,341	\$251,613	\$10,082	\$8,354
OLAMSP 5 3/8 PERP	5	4.73%	18/07/2026	\$255,125	\$256,947	\$6,719	\$8,540
ESRCAY 5.65 PERP	Unrated	5.06%	02/03/2026	\$255,577	\$254,960	\$7,063	\$6,446
ARASP 5.2 PERP	Unrated	4.57%	19/07/2022	\$255,839	\$257,352	\$6,500	\$8,013

Total Gain/Loss m/m

\$0

Total Gain/Loss since portfolio inception

\$213,531

Statistics	Simple Avg, Issuer Profile	Simple Avg, Yield	Simple Avg, Tenor	Total, Invested Amount	Cash Balance	Unrealised Profit	Portfolio Value
	4.4	3.80%	3.4Y (7.3Y*)	\$5,121,231	\$68,823	\$23,477	\$5,213,531

### Upcoming Bond Maturities – September 2021

Issuer Name	Ticker	Amount (SGDmn)	Maturity / Call Date*
Lippo Malls Indonesia Retail Trust	LMRTSP	140	27/09/2021*^
AusNet Service Holdings Pty Ltd	ANVAU	200	07/09/2021*

Source: OCBC Credit Research, Bloomberg

^Lippo Malls Indonesia Retail Trust [announced it will not call](#) on first call date and will reset the distribution rate

### Current / Recent Reports from OCBC Credit Research

Click [HERE](#) to access the latest reports from OCBC Credit Research

- Keppel Corp Ltd / Keppel REIT / SPH REIT / Singapore Press Holdings Ltd: Special Interest Commentary (2 August 2021)
- Julius Baer Group Ltd: Credit Update (30 July 2021)
- Expanding the Green Conversation: Special Interest Commentary (16 July 2021)
- Transition Finance – A Bigger Hole to Fill in the World's Transformation: Special Interest Commentary (5 July 2021)
- The Path to a Greener Singapore: Special Interest Commentary (5 July 2021)
- Implications of Stranded Assets: Special Interest Commentary (5 July 2021)
- Financial Institutions – Stable with Limited Upside and Downside: Industry Outlook (5 July 2021)
- Singapore Mid-Year 2021 Outlook (30 June 2021)
- United Overseas Bank: New Issue View (15 June 2021)
- OUE Ltd: Credit Update (11 June 2021)
- Keppel Corporation Ltd and KrisEnergy Ltd: Special Interest Commentary (10 June 2021)
- Suntec Real Estate Investment Trust: New Issue View (7 June 2021)
- Singapore Airlines Ltd: Credit Update (03 June 2021)
- Sembcorp Industries Ltd: New Issue View (02 June 2021)
- ARA LOGOS Logistics Trust: Credit Update (19 May 2021)
- Keppel Corporation Ltd: Credit Update (4 May 2021)
- Suntec REIT: Credit Update (28 April 2021)
- China Huarong Asset Management Co., Ltd: Special Interest Commentary (15 April 2021)
- Ascendas REIT: Credit Update (12 April 2021)
- Landesbank Baden-Württemberg: Credit Update (1 April 2021)
- SPH REIT: SGD Credit Initiation (1 April 2021)
- Credit Suisse Group AG: Credit Update (31 March 2021)
- Singapore Capital Markets Update: Special Interest Commentary (30 March 2021)
- Perpetual Series 7: Special Interest Commentary (25 March 2021)
- Capitaland Ltd and its Sponsored REITs: Credit Update (23 March 2021)
- Hongkong Land Holdings Ltd: Credit Update (15 March 2021)
- City Developments Ltd: New Issue View (12 March 2021)

- Olam International Ltd: Credit Update (11 March 2021)
- HSBC Holdings Plc: Credit Update (11 March 2021)
- Sembcorp Industries Ltd: Credit Update (9 March 2021)
- Standard Chartered Plc: Credit Update (5 March 2021)
- United Overseas Bank Ltd: Credit Update (4 March 2021)
- ESR Cayman Ltd: New Issue View (23 February 2021)
- Frasers Property Ltd: Credit Update (17 February 2021)
- DBS Group Holdings Limited: Credit Update (11 February 2021)
- Capitaland China Trust: Credit Update (11 February 2021)
- Ascott Residence Trust: Credit Update (10 February 2021)
- BNP Paribas SA: Credit Update (10 February 2021)
- Julius Baer Group Ltd: Credit Update (4 February 2021)
- Keppel Infrastructure Trust: Credit Update (3 February 2021)
- Capitaland Integrated Commercial Trust: Credit Update (2 February 2021)
- UBS Group AG: Credit Update (1 February 2021)
- Singapore Airlines Limited: Recent Issue View (15 January 2021)
- Olam International Limited: Recent Issue View (14 January 2021)
- Singapore Airlines Limited: New Issue View (13 January 2021)
- Olam International Limited: New Issue View (11 January 2021)
- Singapore Credit Outlook 2021 (4 January 2021)

### Links to other OCBC Resources and OCBC Insights Podcast

Media	Link
OCBC Bank Website	<a href="http://www.ocbc.com">www.ocbc.com</a>
Facebook	<a href="https://facebook.com/OCBC.Singapore">facebook.com/OCBC.Singapore</a>
LinkedIn	<a href="https://linkedin.com/company/ocbc-bank">linkedin.com/company/ocbc-bank</a>
Twitter	<a href="https://twitter.com/OCBCBank">twitter.com/OCBCBank</a>
Instagram	<a href="https://instagram.com/OCBCBank">instagram.com/OCBCBank</a>
Anchor	<a href="https://anchor.fm/ocbc">anchor.fm/ocbc</a>
Spotify	<a href="https://sptfy.com/ocbc">sptfy.com/ocbc</a>

Issuer	Issuer Profile	Issue	Maturity	Ask Price	Ask YTW	Recommendation	
						Current	Previous
<b><u>China/HK property</u></b>							
Hongkong Land Holdings Ltd	Pos (2)	HKLSP 3.45 '39	3/12/2039	105.58	3.05	UW	UW
Metro Holdings Ltd	N (4)	METRO 4.3 '24	2/4/2024	102.80	3.16	OW	OW
Wing Tai Properties Ltd	N (4)	WINGTP 4.25 '22	29/11/2022	102.985	1.78	OW	OW
<b><u>Singapore property developers</u></b>							
CapitaLand Ltd	N (3)	CAPLSP 3.8 '24	28/8/2024	107.03	1.39	UW	UW
CapitaLand Ltd	N (3)	CAPLSP 3.08 '27	19/10/2027	105.18	2.17	UW	UW
CapitaLand Ltd	N (3)	CAPLSP 3.15 '29	29/8/2029	104.94	2.47	UW	UW
CapitaLand Ltd	N (3)	CAPLSP 2.9 '32	21/9/2032	100.95	2.80	UW	UW
GuocoLand Ltd	N (5)	GUOLSP 4 '22	31/1/2022	101.41	0.63	UW	UW
GuocoLand Ltd	N (5)	GUOLSP 3.85 '23	15/2/2023	102.90	1.82	N	N
GuocoLand Ltd	N (5)	GUOLSP 3.4 '25	10/8/2025	103.00	2.59	N	N
Hong Fok Corp Ltd	N (5)	HFCSP 4.2 '22	28/3/2022	100.56	3.22	OW	OW
Hotel Properties Ltd	N (5)	HPLSP 3.8 '25	2/6/2025	102.06	3.21	N	N
Hotel Properties Ltd	N (5)	HPLSP 3.75 '28	31/5/2028	99.96	3.76	N	N
Mapletree Investments Pte Ltd	N (4)	MAPLSP 2.85 '25	29/8/2025	104.41	1.70	OW	
Mapletree Investments Pte Ltd	N (4)	MAPLSP 3.4 '26	3/9/2026	107.18	1.89	OW	
Mapletree Investments Pte Ltd	N (4)	MAPLSP 3.58 '29	13/3/2029	108.66	2.32	OW	
Mapletree Investments Pte Ltd	N (4)	MAPLSP 3.15 '31	3/9/2031	104.70	2.61	OW	
OUE Ltd	N (5)	OUESP 3.75 '22	17/4/2022	101.30	1.64	UW	UW
OUE Ltd	N (5)	OUESP 3.55 '23	10/5/2023	101.80	2.45	UW	UW
Oxley Holdings Ltd	Neg (6)	OHLSP 5.7 '22	31/1/2022	100.47	4.51	OW	OW
Oxley Holdings Ltd	Neg (6)	OHLSP 6.5 '23	28/2/2023	99.85	6.61	OW	OW
Oxley Holdings Ltd	Neg (6)	OHLSP 6.9 '24	8/7/2024	100.78	6.59	OW	OW
Wing Tai Holdings Ltd	N (4)	WINGTA 4.5 '22	26/09/2022	103.60	1.06	N	N
Wing Tai Holdings Ltd	N (4)	WINGTA 4.25 '23	15/03/2023	104.70	1.12	N	N
Wing Tai Holdings Ltd	N (4)	WINGTA 4.7 '24	28/02/2024	106.92	1.83	OW	N
Wing Tai Holdings Ltd	N (4)	WINGTA 3.68 '30	16/01/2025	102.90	3.23	OW	OW

Indicative prices from Bloomberg as of 1 September 2021

Issuer	Issuer Profile	Issue	Maturity	Ask Price	Ask YTW	Recommendation	
						Current	Previous
REITS							
Ascendas REIT	N (3)	AREIT 3.2 '22	3/6/2022	101.95	0.60	UW	UW
Ascendas REIT	N (3)	AREIT 2.47 '23	10/8/2023	103.09	0.86	UW	N
Ascendas REIT	N (3)	AREIT 3.14 '25	2/3/2025	106.32	1.29	N	N
Ascendas REIT	N (3)	AREIT 2.65 '30	26/8/2030	104.30	2.12	UW	UW
Ascott Residence Trust	N (5)	ARTSP 4.205 '22	23/11/2022	104.10	0.83	UW	UW
Ascott Residence Trust	N (5)	ARTSP 3.523 '23	9/11/2023	104.01	1.65	UW	UW
Ascott Residence Trust	N (5)	ARTSP 4 '24	22/3/2024	105.76	1.69	UW	UW
CapitaLand Integrated Commercial Trust	N (3)	CCTSP 2.77 '22	4/7/2022	101.85	0.55	UW	N
CapitaLand Integrated Commercial Trust	N (3)	CAPITA 2.8 '23	13/3/2023	103.14	0.73	UW	N
CapitaLand Integrated Commercial Trust	N (3)	CAPITA 3.2115 '23	9/11/2023	105.12	0.85	UW	N
CapitaLand Integrated Commercial Trust	N (3)	CCTSP 3.17 '24	5/3/2024	105.32	1.02	UW	N
CapitaLand Integrated Commercial Trust	N (3)	CAPITA 3.48 '24	6/8/2024	106.88	1.09	UW	UW
CapitaLand Integrated Commercial Trust	N (3)	CCTSP 3.327 '25	21/3/2025	107.23	1.26	UW	UW
CapitaLand Integrated Commercial Trust	N (3)	CAPITA 3.2 '25	21/8/2025	107.28	1.31	UW	UW
CapitaLand Integrated Commercial Trust	N (3)	CAPITA 3.15 '26	11/2/2026	107.35	1.44	UW	UW
CapitaLand Integrated Commercial Trust	N (3)	CAPITA 3.5 '26	25/2/2026	108.85	1.47	UW	UW
CapitaLand Integrated Commercial Trust	N (3)	CAPITA 2.88 '27	10/11/2027	106.75	1.73	UW	UW
CapitaLand Integrated Commercial Trust	N (3)	CAPITA 2.1 '28	8/3/2028	101.49	1.86	UW	N
CapitaLand Integrated Commercial Trust	N (3)	CAPITA 3.35 '31	7/7/2031	110.64	2.15	UW	UW
CapitaLand Integrated Commercial Trust	N (3)	CAPITA 2.15 '32	7/12/2032	99.43	2.21	UW	UW
CapitaLand Retail China Trust	N (4)	CRCTSP 3.25 '22	4/7/2022	102.12	0.73	UW	UW
CapitaLand Retail China Trust	N (4)	CRCTSP 2.4 '28	29/6/2028	100.20	2.35	N	N
Frasers Centrepoint Trust	N (4)	FCTSP 3.2 '23	11/5/2023	103.76	0.95	UW	N
Frasers Centrepoint Trust	N (4)	FCTSP 2.77 '24	8/11/2024	103.72	1.57	N	OW
Frasers Hospitality Trust	N (5)	FHREIT 2.63 '22	6/7/2022	100.70	1.79	UW	UW
Frasers Hospitality Trust	N (5)	FHREIT 3.08 '24	8/11/2024	101.70	2.52	N	N
Keppel REIT	N (4)	KREITS 3.275 '24	8/4/2024	103.45	1.91	OW	OW
Mapletree Commercial Trust	N (3)	MCTSP 3.25 '23	3/2/2023	103.54	0.74	N	N
Mapletree Commercial Trust	N (3)	MCTSP 3.28 '24	23/9/2024	106.60	1.08	N	N
Mapletree Commercial Trust	N (3)	MCTSP 3.11 '26	24/8/2026	107.02	1.64	N	N
Mapletree Commercial Trust	N (3)	MCTSP 3.045 '27	27/8/2027	106.88	1.83	N	N
Mapletree Commercial Trust	N (3)	MCTSP 3.05 '29	22/11/2029	106.60	2.17	N	N
Mapletree Industrial Trust	N (3)	MINTSP 3.65 '22	7/9/2022	103.07	0.61	UW	N
Mapletree Industrial Trust	N (3)	MINTSP 3.02 '23	11/5/2023	103.55	0.89	OW	N
Mapletree Industrial Trust	N (3)	MINTSP 3.16 '24	28/3/2024	105.34	1.05	N	N
Mapletree Industrial Trust	N (3)	MINTSP 3.58 '29	26/3/2029	109.20	2.25	N	N
Mapletree North Asia Commercial Trust	N (4)	MAGIC 3.43 '22	9/3/2022	101.46	0.58	UW	UW
Starhill Global REIT	N (4)	SGREIT 3.4 '23	26/5/2023	104.15	0.97	UW	UW
Starhill Global REIT	N (4)	SGREIT 3.15 '25	5/6/2025	105.70	1.58	N	N
Starhill Global REIT	N (4)	SGREIT 3.14 '26	3/10/2026	100.80	2.97	OW	OW
Suntec REIT	N (4)	SUNSP 3.025 '22	16/3/2022	101.13	0.90	N	UW
Suntec REIT	N (4)	SUNSP 3.4 '23	10/5/2023	102.98	1.60	OW	N
Suntec REIT	N (4)	SUNSP 2.85 '23	2/8/2023	102.21	1.67	OW	N
Suntec REIT	N (4)	SUNSP 3.355 '25	7/2/2025	103.25	2.36	OW	N
Suntec REIT	N (4)	SUNSP 2.95 '27	5/2/2027	101.30	2.69	N	N

Indicative prices from Bloomberg as of 1 September 2021



Issuer	Issuer Profile	Issue	Maturity	Ask Price	Ask YTW	Recommendation	
						Current	Previous
Others							
Fraser and Neave Ltd	N (4)	FNNSP 3.09 '22	23/3/2022	101.28	0.77	UW	UW
Fraser and Neave Ltd	N (4)	FNNSP 2.8 '22	22/8/2022	101.92	0.81	UW	UW
Fraser and Neave Ltd	N (4)	FNNSP 2 '26	16/6/2026	100.40	1.91	UW	UW
Fraser and Neave Ltd	N (4)	FNNSP 3.8 '27	21/4/2027	109.21	2.06	UW	UW
Keppel Corp Ltd	N (5)	KEPSP 3.8 '27	23/4/2022	102.00	0.66	UW	UW
Keppel Corp Ltd	N (5)	KEPSP 3.725 '23	30/11/2023	105.43	1.26	N	N
Keppel Corp Ltd	N (5)	KEPSP 3 '24	7/5/2024	104.03	1.46	OW	N
Keppel Corp Ltd	N (5)	KEPSP 3 '26	1/10/2026	104.55	2.05	N	N
Keppel Corp Ltd	N (5)	KEPSP 3.66 '29	7/5/2029	108.45	2.45	N	N
Keppel Corp Ltd	N (5)	KEPSP 4 '42	7/9/2032	105.45	3.40	OW	OW
Lendlease Group	N (3)	LLCAU 3.9 '27	27/4/2027	107.84	2.41	OW	OW
Olam International Ltd	N (5)	OLAMSP 6 '22	25/10/2022	104.61	1.92	N	N
Olam International Ltd	N (5)	OLAMSP 4 '26	24/2/2026	101.12	3.73	OW	OW
Sembcorp Industries Ltd	N (4)	SCISP 3.64 '24	27/5/2024	106.30	1.29	N	N
Sembcorp Industries Ltd	N (4)	SCISP 4.25 '25	30/8/2025	110.05	1.64	N	N
Sembcorp Industries Ltd	N (4)	SCISP 3.593 '26	26/11/2026	108.50	1.88	N	N
Sembcorp Industries Ltd	N (4)	SCISP 2.45 '31	9/6/2031	100.10	2.44	UW	UW
Shangri-La Asia Ltd	N (4)	SLHSP 4.5 '25	12/11/2025	107.50	2.60	OW	OW
Shangri-La Asia Ltd	N (4)	SLHSP 3.5 '30	29/1/2030	99.85	3.52	OW	OW
Singapore Airlines	N (5)	SIASP 3.16 '23	25/10/2023	104.20	1.17	UW	UW
Singapore Airlines	N (5)	SIASP 3.03 '24	28/3/2024	103.77	1.53	N	N
Singapore Airlines	N (5)	SIASP 3.75 '24	8/4/2024	105.67	1.52	N	N
Singapore Airlines	N (5)	SIASP 3.035 '25	11/4/2025	103.85	1.93	OW	OW
Singapore Airlines	N (5)	SIASP 3.13 '26	17/11/2026	104.25	2.26	N	OW
Singapore Airlines	N (5)	SIASP 3.13 '27	23/8/2027	103.54	2.49	N	OW
Singapore Airlines	N (5)	SIASP 3.5 '30	2/12/2030	102.72	3.16	N	OW
Singapore Post Ltd	N (3)	SPOST 2.53 '30	19/11/2030	102.42	2.24	N	N
Singapore Telecommunications Ltd	Pos (2)	STSP 2.895 '23	3/7/2023	103.24	0.74	N	N
StarHub Ltd	N (3)	STHSP 3.08 '22	12/9/2022	102.25	0.88	N	UW
StarHub Ltd	N (3)	STHSP 3.55 '26	8/6/2026	107.69	1.86	N	UW
StarHub Ltd	N (3)	STHSP 2.48 '31	8/1/2031	100.05	2.47	UW	UW

### Financial Institutions - Senior Issues

Australia & New Zealand Banking Group Ltd	Pos (2)	ANZ 4 '25	12/2/2025	109.45	1.18	N	N
China Construction Bank	N (3)	CCB 1.073 '23	25/9/2023	100.15	1.00	N	N

Indicative prices from Bloomberg as of 1 September 2021



Issuer	Issuer Profile	Issue	Maturity	Ask Price	Ask YTW	Recommendation	
						Current	Previous
Corporate perpetuals							
ARA Logos Logistics Trust	N (4)	ALLTSP 5.5 'PERP	1/2/2023	102.00	4.01	N	N
Ascendas REIT	N (3)	AREIT 3 'PERP	17/9/2025	100.59	2.84	N	N
Ascott Residence Trust	N (5)	ARTSP 3.07 'PERP	30/12/2021	96.60	4.04	N	N
Ascott Residence Trust	N (5)	ARTSP 3.88 'PERP	4/9/2024	99.70	3.99	N	N
CapitaLand Ltd	N (3)	CAPLSP 3.65 'PERP	17/10/2024	101.68	3.08	UW	UW
CapitaLand Retail China Trust	N (4)	CRCTSP 3.375 'PERP	27/10/2025	98.51	3.76	N	N
First REIT	Neg (7)	FIRTSP 4.9817 'PERP	8/1/2022	56.00	10.00	N	N
GuocoLand Ltd	N (5)	GUOLSP 4.6 'PERP	23/1/2023	100.83	3.96	OW	OW
Hotel Properties Ltd	N (5)	HPLSP 4.65 'PERP	5/5/2022	96.07	4.61	UW	UW
Hotel Properties Ltd	N (5)	HPLSP 4.4 'PERP	22/10/2024	95.02	4.94	UW	UW
Keppel Infrastructure Trust	N (4)	KITSP 4.75 'PERP	12/6/2029	104.70	4.04	N	N
Keppel Infrastructure Trust	N (4)	KITSP 4.3 'PERP	9/6/2031	101.60	4.10	UW	UW
Keppel REIT	N (4)	KREITS 3.15 'PERP	11/9/2025	97.03	3.95	UW	N
Lippo Malls Indonesia Retail Trust	Neg (6)	LMRTSP 7 'PERP	27/9/2021	83.50	8.36	N	N
Lippo Malls Indonesia Retail Trust	Neg (6)	LMRTSP 6.6 'PERP	19/12/2022	82.77	8.03	N	N
Mapletree Industrial Trust	N (3)	MINTSP 3.15 'PERP	11/5/2026	101.52	2.80	UW	UW
Mapletree Investments Pte Ltd	N (4)	MAPLSP 3.95 'PERP	12/11/2022	101.47	2.67	OW	
Mapletree Investments Pte Ltd	N (3)	MAPLSP 3.7 'PERP	12/8/2024	100.79	3.42	N	
Mapletree Logistics Trust	N (3)	MLTSP 3.65 'PERP	28/3/2023	100.70	3.18	OW	OW
Mapletree North Asia Commercial Trust	N (4)	MAGIC 3.5 'PERP	8/6/2026	99.55	3.60	N	OW
Olam International Ltd	N (5)	OLAMSP 5.5 'PERP	11/7/2022	101.62	3.57	N	N
Olam International Ltd	N (5)	OLAMSP 5.375 'PERP	18/7/2026	102.68	4.75	N	N
Singapore Post Ltd	N (3)	SPOST 4.25 'PERP	2/3/2022	101.95	0.38	UW	UW
Singapore Telecommunications Ltd	Pos (2)	STSP 3.3 'PERP	14/7/2031	102.53	3.00	UW	UW
SPH REIT	N (4)	SPHRSP 4.1 'PERP	30/8/2024	100.43	3.95	OW	OW
Starhill Global REIT	N (4)	SGREIT 3.85 'PERP	15/12/2025	99.85	3.89	OW	OW
StarHub Ltd	N (3)	STHSP 3.95 'PERP	16/6/2022	101.14	2.52	N	N
Suntec REIT	N (4)	SUNSP 3.8 'PERP	27/10/2025	99.30	3.98	N	N
Suntec REIT	N (4)	SUNSP 4.25 'PERP	15/6/2026	101.15	3.98	UW	N
Wing Tai Holdings Ltd	N (4)	WINGTA 4.08 'PERP	28/06/2022	100.50	3.47	N	N
Wing Tai Holdings Ltd	N (4)	WINGTA 4.48 'PERP	24/05/2024	101.57	3.86	N	N
Wing Tai Properties Ltd	N (4)	WINGTP 4.35 'PERP	24/02/2022	99.70	4.96	N	N

Indicative prices from Bloomberg as of 1 September 2021

Issuer	Issuer Profile	Issue	Maturity	Ask Price	Ask YTW	Recommendation	
						Current	Previous
Financial Institutions - Capital Instruments							
Australia & New Zealand Banking Group Ltd	Pos (2)	ANZ 3.75 '27	23/3/2022	101.75	0.59	UW	UW
Barclays PLC	N (4)	BACR 3.75 '30	23/5/2025	104.95	2.35	N	N
BNP Paribas SA	N (3)	BNP 4.35 '29	22/1/2024	107.05	1.34	N	N
Commerzbank AG	N (4)	CMZB 4.875 '27	1/3/2022	101.10	2.67	N	N
Commerzbank AG	N (4)	CMZB 4.2 '28	18/9/2023	101.85	3.25	OW	OW
Credit Agricole AG	N (3)	ACAFP 3.8 '31	30/4/2026	108.75	1.83	N	N
Credit Suisse Group AG	N (4)	CS 5.625 'PERP	6/6/2024	103.35	4.32	OW	OW
DBS Group Holdings Ltd	Pos (2)	DBSSP 3.8 '28	20/1/2023	104.15	0.77	UW	N
DBS Group Holdings Ltd	Pos (2)	DBSSP 3.98 'PERP	12/9/2025	106.20	2.35	N	OW
HSBC Holdings PLC	N (3)	HSBC 4.7 'PERP	8/6/2022	101.50	2.72	OW	OW
HSBC Holdings PLC	N (3)	HSBC 5 'PERP	24/9/2023	103.30	3.32	OW	OW
Julius Baer Group Ltd	N (3)	BAERVX 5.75 'PERP	20/4/2022	102.65	1.53	N	N
Landesbank Baden-Wuerttemberg	N (4)	LBBW 3.75 '27	18/5/2022	100.50	3.03	OW	OW
National Australia Bank Ltd	Pos (2)	NAB 4.15 '28	19/5/2023	105.20	1.07	N	N
Societe Generale SA	N (4)	SOCGEN 6.125 'PERP	16/4/2024	105.40	3.93	OW	OW
UBS Group AG	N (3)	UBS 5.875 'PERP	28/11/2023	105.30	3.39	OW	OW
UBS Group AG	N (3)	UBS 4.85 'PERP	4/9/2024	103.45	3.62	OW	OW
United Overseas Bank Ltd	Pos (2)	UOBSP 3.5 '29	27/2/2024	105.00	1.44	N	N
United Overseas Bank Ltd	Pos (2)	UOBSP 2.25 'PERP	15/1/2026	100.20	2.20	N	N
United Overseas Bank Ltd	Pos (2)	UOBSP 3.58 'PERP	17/7/2026	105.00	2.48	N	N
United Overseas Bank Ltd	Pos (2)	UOBSP 2.55 'PERP	22/6/2028	99.80	2.58	UW	UW
Westpac Banking Corp	Pos (2)	WSTP 4 '27	12/8/2022	102.87	0.95	N	N

\* Issuer/Branch profile ratings are equal to parent issuer profile ratings

<b>Upgrades</b>
<b>Downgrades</b>
<b>New / Resume Coverage</b>

Indicative prices from Bloomberg as of 1 September 2021

## Treasury Research & Strategy

### Macro Research

**Selena Ling**

Head of Strategy & Research  
[LingSSSelena@ocbc.com](mailto:LingSSSelena@ocbc.com)

**Tommy Xie Dongming**

Head of Greater China Research  
[XieD@ocbc.com](mailto:XieD@ocbc.com)

**Wellian Wiranto**

Malaysia & Indonesia  
[WellianWiranto@ocbc.com](mailto:WellianWiranto@ocbc.com)

**Howie Lee**

Thailand, Korea &  
Commodities  
[HowieLee@ocbc.com](mailto:HowieLee@ocbc.com)

**Carie Li**

Hong Kong & Macau  
[carierli@ocbcwh.com](mailto:carierli@ocbcwh.com)

**Herbert Wong**

Hong Kong & Macau  
[herberhtwong@ocbcwh.com](mailto:herberhtwong@ocbcwh.com)

### FX/Rates Strategy

**Frances Cheung**

Rates Strategist  
[FrancesCheung@ocbc.com](mailto:FrancesCheung@ocbc.com)

**Terence Wu**

FX Strategist  
[TerenceWu@ocbc.com](mailto:TerenceWu@ocbc.com)

### Credit Research

**Andrew Wong**

Credit Research Analyst  
[WongVKAM@ocbc.com](mailto:WongVKAM@ocbc.com)

**Ezien Hoo**

Credit Research Analyst  
[EzienHoo@ocbc.com](mailto:EzienHoo@ocbc.com)

**Wong Hong Wei**

Credit Research Analyst  
[WongHongWei@ocbc.com](mailto:WongHongWei@ocbc.com)

#### Explanation of Issuer Profile Rating / Issuer Profile Score

**Positive ("Pos")** – The issuer's credit profile is either strong on an absolute basis or expected to improve to a strong position over the next six months.

**Neutral ("N")** – The issuer's credit profile is fair on an absolute basis or expected to improve / deteriorate to a fair level over the next six months.

**Negative ("Neg")** – The issuer's credit profile is either weaker or highly geared on an absolute basis or expected to deteriorate to a weak or highly geared position over the next six months.

To better differentiate relative credit quality of the issuers under our coverage, we have further sub-divided our Issuer Profile Ratings into a 7-point Issuer Profile Score scale.

IPR	Positive		Neutral		Negative		
IPS	1	2	3	4	5	6	7

#### Explanation of Bond Recommendation

**Overweight ("OW")** – The bond represents **better relative value** compared to other bonds from the same issuer, or bonds of other issuers with similar tenor and comparable risk profile.

**Neutral ("N")** – The bond represents **fair relative value** compared to other bonds from the same issuer, or bonds of other issuers with similar tenor and comparable risk profile.

**Underweight ("UW")** – The bond represents **weaker relative value** compared to other bonds from the same issuer, or bonds of other issuers with similar tenor and comparable risk profile.

Please note that Bond Recommendations are dependent on a bond's price, underlying risk-free rates and an implied credit spread that reflects the strength of the issuer's credit profile. Bond Recommendations may not be relied upon if one or more of these factors change.

#### Other

**Suspension** – We may suspend our issuer rating and bond level recommendation on specific issuers from time to time when OCBC is engaged in other business activities with the issuer. Examples of such activities include acting as a joint lead manager or book runner in a new issue or as an agent in a consent solicitation exercise. We will resume our coverage once these activities are completed. We may also suspend our issuer rating and bond level recommendation in the ordinary course of business if (1) we believe the current issuer profile is incorrect and we have incomplete information to complete a review; or (2) where evolving circumstances and increasingly divergent outcomes for different investors results in less conviction on providing a bond level recommendation.

**Withdrawal ("WD")** – We may withdraw our issuer rating and bond level recommendation on specific issuers from time to time when corporate actions are announced but the outcome of these actions are highly uncertain. We will resume our coverage once there is sufficient clarity in our view on the impact of the proposed action.

#### Analyst Declaration

The analyst(s) who wrote this report and/or her or his respective connected persons held financial interests in the following above-mentioned issuers or companies as at the time of the publication of this report: Singapore Airlines Ltd, GuocoLand Ltd, Oxley Holdings Ltd, Suntec Real Estate Investment Trust, Mapletree Commercial Trust, Frasers Hospitality Trust, United Overseas Bank Ltd, CapitaLand Integrated Commercial Trust, Aims APAC REIT, and Ascott Residence Trust.

#### Disclaimer for research report

This publication is solely for information purposes only and may not be published, circulated, reproduced, or distributed in whole or in part to any other person without our prior written consent. This publication should not be construed as an offer or solicitation for the subscription, purchase or sale of the securities/instruments mentioned herein. Any forecast on the economy, stock market, bond market and economic trends of the markets provided is not necessarily indicative of the future or likely performance of the securities/instruments. Whilst the information contained herein has been compiled from sources believed to be reliable and we have taken all reasonable care to ensure that the information contained in this publication is not untrue or misleading at the time of publication, we cannot guarantee and we make no representation as to its accuracy or completeness, and you should not act on it without first independently verifying its contents. The securities/instruments mentioned in this publication may not be suitable for investment by all investors. Any opinion or estimate contained in this report is subject to change without notice. We have not given any consideration to and we have not made any investigation of the investment objectives, financial situation or particular needs of the recipient or any class of persons, and accordingly, no warranty whatsoever is given and no liability whatsoever is accepted for any loss arising whether directly or indirectly as a result of the recipient or any class of persons acting on such information or opinion or estimate.

This publication may cover a wide range of topics and is not intended to be a comprehensive study or to provide any recommendation or advice on personal investing or financial planning. Accordingly, they should not be relied on or treated as a substitute for specific advice concerning individual situations. Please seek advice from a financial adviser regarding the suitability of any investment product taking into account your specific investment objectives, financial situation, or particular needs before you make a commitment to purchase the investment product. OCBC and/or its related and affiliated corporations may at any time make markets in the securities/instruments mentioned in this publication and together with their respective directors and officers, may have or take positions in the securities/instruments mentioned in this publication and may be engaged in purchasing or selling the same for themselves or their clients, and may also perform or seek to perform broking and other investment or securities-related services for the corporations whose securities are mentioned in this publication as well as other parties generally. There may be conflicts of interest between Oversea-Chinese Banking Corporation Limited ("OCBC Bank"), Bank of Singapore Limited, OCBC Investment Research Private Limited, OCBC Securities Private Limited or other members of the OCBC Group and any of the persons or entities mentioned in this report of which OCBC Bank and its analyst(s) are not aware due to OCBC Bank's Chinese Wall arrangement.

This report is intended for your sole use and information. By accepting this report, you agree that you shall not share, communicate, distribute, deliver a copy of or otherwise disclose in any way all or any part of this report or any information contained herein (such report, part thereof and information, "Relevant Materials") to any person or entity (including, without limitation, any overseas office, affiliate, parent entity, subsidiary entity or related entity) (any such person or entity, a "Relevant Entity") in breach of any law, rule, regulation, guidance or similar. In particular, you agree not to share, communicate, distribute, deliver, or otherwise disclose any Relevant Materials to any Relevant Entity that is subject to the Markets in Financial Instruments Directive (2014/65/EU) ("MiFID") and the EU's Markets in Financial Instruments Regulation (600/2014) ("MiFIR") (together referred to as "MiFID II"), or any part thereof, as implemented in any jurisdiction. No member of the OCBC Group shall be liable or responsible for the compliance by you or any Relevant Entity with any law, rule, regulation, guidance or similar (including, without limitation, MiFID II, as implemented in any jurisdiction).

Co.Reg.no.:193200032W