

## Global Markets Research

### Fixed Income

#### Fixed Income Daily Market Snapshot

UST			
Tenure	Closing (%)	Chg (bps)	
2-yr UST	1.75	0	
5-yr UST	2.06	-2	
10-yr UST	2.33	-1	
30-yr UST	2.77	0	

MGS		GII*		
Tenure	Closing (%)	Chg (bps)	Closing (%)	Chg (bps)
3-yr	3.39	2	3.45	0
5-yr	3.64	3	3.83	-1
7-yr	3.89	2	4.09	0
10-yr	3.94	3	4.26	3
15-yr	4.49	2	4.71	0
20-yr	4.64	4	4.79	0
30-yr	4.87	0	4.97	-2

\* Market indicative levels

M YR IRS Levels			
IRS	Closing (%)	Chg (bps)	
1-yr	3.64	0	
3-yr	3.73	0	
5-yr	3.82	1	
7-yr	3.93	0	
10-yr	4.05	0	

Source : Bloomberg

#### Upcoming Government Bond Tenders

5Y reopening of RM3.0bn MGII 4/22 on 28-Nov  
(today)

#### US Treasuries

- US Treasuries traded mixed with the 5Y and the much-watched 10Y 1-2 bps lower closing at 2.06% and 2.33% respectively whereas the front-end and 30Y closed unchanged. The 5Y notes auction saw better demand averaging 2.066% amid slight improvement in BTC of 2.96x. A potential increase in supply of T-Bills going forward is expected to be well-received due to the growth of money-market funds. Powell's statements on rising interest rate as the balance sheet gradually shrinks were being digested along with his solemn promise of nurturing maximum employment and price stability. On the data front we have slew of economic data out this week including the quarterly GDP figures out tomorrow.

#### MGS/GII

- Trading in local govies skidded to a mere RM1.28b as investors and inter-bank players were sidelined on Monday in the absence of directional clues. Yields were largely unchanged across most tenures with the benchmark 7Y MGS closing at 3.89% and MGS 11/27 closing at 3.94%; ending the anomaly of similar or inversion of rates seen of late. The front-end 18's continued to see interest with yields closing 2.40-2.428% levels. Attention for today will be focused on the reopening of 5Y GII 4/22, where its tender size of RM3.0bn is within our expectations.

#### PDS/Sukuk

- Contrary to local govies, volume picked up for corporate bonds. Out of a total RM546m trades; the AAA-space saw interest reignited with TENAGA 8/37 and PLUS 1/31 closing higher at 5.18% and 4.92% respectively compared to previous-done levels. In the AA sector we saw SEB 7/24 and GAMUDA 11/22 closed 0-6 bps higher at 4.56% and 4.80%. We expect to see interest in both AAA and AA-space as investors look for both yield and liquidity.

## Daily Trades : Government Bonds

Securities		Closing YTM	Vol (RM mil)	Previous YTM	Previous Trade Date (dd/mm/yyyy)	Chg (bp)
MGS	02/18	2.428	70	2.412	43063	2
MGS	09/18	2.400	203	2.444	43063	-4
MGS	10/19	3.274	5	3.168	43063	11
MGS	11/19	3.182	40	3.211	43063	-3
MGS	07/20	3.335	1	3.358	43061	-2
MGS	02/21	3.390	40	3.374	43063	2
MGS	09/21	3.640	161	3.661	43063	-2
MGS	11/21	3.647	20	3.674	43063	-3
MGS	03/22	3.639	1	3.607	43063	3
MGS	09/22	3.806	33	3.794	43063	1
MGS	09/24	3.890	21	3.874	43062	2
MGS	09/25	4.113	170	4.144	43063	-3
MGS	04/26	4.184	3	4.199	43063	-1
MGS	04/30	4.529	57	4.503	43063	3
MGS	06/31	4.521	50	4.504	43061	2
MGS	04/33	4.488	30	4.574	43063	-9
MGS	04/37	4.643	30	4.608	43063	4
GII	05/18	3.002	57	3.029	43061	-3
GII	11/18	2.992	112	3.168	43056	-18
GII	04/19	3.107	83	3.248	43035	-14
GII	05/20	3.490	1	3.648	43060	-16
GII	04/22	3.832	20	3.835	43063	0
GII	11/22	3.923	1	3.989	43059	-7
GII	09/26	4.289	0	4.357	43052	-7
GII	07/27	4.264	71	4.238	43062	3
			<u>1279</u>			

## Daily Trades: PDS / Sukuk

Securities	Rating	Closing YTM	Vol (RM mil)	Previous YTM	Previous Trade Date (dd/mm/yyyy)	Chg (bp)	Spread Against MGS*	
Cagamas Berhad	08/18	AAA	3.650	20	3.824	28/06/2017	-17	100
Cagamas Berhad	12/18	AAA	3.699	10	3.732	21/11/2017	-3	105
Tenaga Nasional Berhad	08/37	AAA	5.179	141	5.170	22/11/2017	1	54
Projek Lebuhraya Usahasama Berhad	01/31	AAA	4.919	10	4.788	28/09/2017	13	43
Public Bank Berhad	09/23	AA1	4.330	25	4.704	24/11/2017	-37	52
Malayan Banking Berhad	01/24	AA1	4.653	1	4.618	22/11/2017	3	84
Hong Leong Bank Berhad	06/24	AA1	4.968	1	4.484	19/10/2017	48	106
Sarawak Energy Berhad	07/24	AA1	4.556	20	4.499	05/09/2017	6	65
CIMB Bank Berhad	08/26	AA+	4.716	10	5.501	10/11/2017	-79	76
CIMB Bank Berhad	11/27	AA	4.900	30	-	-	-	-
Jimah Energy Ventures Sdn Berhad	11/19	AA3	4.267	3	4.245	20/10/2017	2	107
Gamuda Berhad	11/22	AA3	4.800	75	0.000	-	-	-
BGSM Management Sdn Berhad	12/23	AA3	4.707	1	4.709	23/11/2017	0	89
RHB Bank Berhad	07/24	AA3	4.563	10	4.496	03/11/2017	7	66
RHB Bank Berhad	04/25	AA3	4.591	30	4.596	13/11/2017	0	69
Malakoff Power Berhad	12/18	AA-	4.185	1	4.204	10/11/2017	-2	154
WCT Holdings Berhad	05/22	AA-	5.119	20	5.152	21/11/2017	-3	157
Jimah East Power Sdn Berhad	06/26	AA-	4.746	1	4.753	23/11/2017	-1	79
Southern Power Generation Sdn Berhad	10/26	AA-	4.958	20	-	-	-	-
Malakoff Power Berhad	12/29	AA-	4.990	1	4.962	13/10/2017	3	104
Tan Chong Motor Holdings Berhad	11/19	A1	5.838	1	5.910	25/10/2017	-7	264
Affin Bank Berhad	09/27	A1	4.782	1	4.876	23/11/2017	-9	83
Projek Lintasan Sungai Besi-Ulu Klang Sdn Bhd	11/27	A+	6.633	115	-	-	-	-
			<u>546</u>					

\*spread against nearest indicative tenured MGS (Source : BPAM)

### Market/Corporate News: What's Brewing

**Moody's Investors Service expects a material decline in property prices in Malaysia** in the event of a protracted period of supply overhang as market valuation adjusts. In its credit outlook issued on Monday, it pointed out that in such a scenario, the quality of housing loans with high loan-to-value (LTV) ratios are most at risk. "We understand from our rated banks in Malaysia that 20%-30% of mortgages booked each year have LTV ratios of 90% or higher at the time of origination. "Furthermore, we believe that suspending new property development will not correct the oversupply situation over the next five years, when property projects now in development enter the market," it said. To recap, on Nov 20, Second Finance Minister Johari Abdul Ghani was quoted saying the government had since Nov 1, frozen approvals of luxury property developments indefinitely and temporarily halted the development of shopping malls, commercial complexes and condominiums priced above RM1mil to address oversupply in the property market. The following day, Works Minister Datuk Fadillah Yusof said the freeze would be applied on a case-by-case basis. The freeze followed Bank Negara Malaysia's report earlier this month that suggests the oversupply in Malaysia's property market is worsening. Moody's noted the volume of Malaysia's unsold and vacant properties has risen substantially over the past three years and is likely to increase, raising the risk of a material decline in property prices that would diminish bank asset quality. "These developments are credit negative for Malaysian banks," it said. BNM had pointed out earlier the banking system's total loan exposures to property segments with acute oversupply (that is, commercial property and high-end high-rise residential) account for 8% of total bank lending, and the impaired loan ratios for the segments are low at 1.1%-1.2%. Moody's pointed out that suspending new property development would not correct the oversupply situation over the next five years, when property projects now in development enter the market. Much of the new supply is in Malaysia's key states, where supply-demand imbalances in various segments of the property market, including residential housing, commercial office and retail shopping complex, have occurred since 2015. These states include Kuala Lumpur, Penang and Johor, which the central bank has warned will likely have the largest property market imbalances in the country. Johor has the largest share of unsold residential units in Malaysia (27%), followed by Selangor (21%), Kuala Lumpur (14%) and Penang (8%). According to BNM, the large volume of unsold properties reflects that the majority of newly completed properties were priced above RM250,000 (the barometer for affordable housing in Malaysia) and do not cater to households' demand for affordable new housing. In the commercial office segment, vacancy rates have risen steadily since 2015. BNM estimates that office vacancy rates could rise to 32% by 2021, from 24% in first-quarter 2017, considering the large development projects such as Tun Razak Exchange and Bukit Bintang City Centre in Kuala Lumpur that are underway. In the retail shopping complex segment, total retail space per capita has increased sharply in key Malaysian states over the years, and now surpasses regional markets such as Hong Kong and Shanghai. The large incoming supply of retail space will exacerbate the oversupply situation and raise the vacancy rates across Kuala Lumpur, Penang and Johor from current levels of 13%-30%. "Other than the recent government measure targeted to limit new property developments, it remains unclear what additional measures the Malaysian authorities would take to ensure the existing excess supply in various property segments and new supply entering the market can be effectively deployed and utilised. "In our view, the increasing oversupply and the prospects of a material property price correction will continue to build as new supply enters the market and poses a risk to Malaysian banks' asset quality," it said. (Source: The Edge)

The Johore state assembly today debated that water supply services company, **SAJ Ranhill Sdn Bhd, might supply water to the developer of the Forest City project** in Gelang Patah. Forest City is a 1,386 hectare mixed development project, which includes a smart city on man-made islands along the Johor Straits. Datuk Tengku Putra Haron Aminurrashid Tengku Haamid Jumat (BN-Kempas) said such a move would be against the state's government's decision that the developer source its own water supply for the project. "I understand that the state government has conveyed this decision to the developer. Forest City has to draw water from a desalination process or through other mechanisms deemed fit. "This will allow the state government to accord priority to domestic households," he said, adding that rumours were rife

that Forest City would obtain water supply from SAJ Ranhill. "If there is truth in the rumour, then this just goes to show the developer's irresponsible attitude and total disregard for the state's government's clear directive to source its own water supply," he said in the Johore state assembly here today. He also said Johoreans should not suffer at the expense of the developer's profit-oriented motive which could spark a water crisis in the state. Tengku Putra Haron revealed that the Forest City project, when completed, required more than 600 million cubic meters of water, daily, which was almost equal to Johor Bahru and Pasir Gudang's daily water supply. Based on the high demand for water supply, he was concerned that SAJ Ranhill Sdn Bhd may compromise on domestic household supply. "I am worried that this can create a very serious water crisis if the issue is not delved into deeply," he added. Tengku Putra Haron Aminurrashid also urged the state government to take control of SAJ Ranhill Sdn Bhd via a mandatory takeover for fear that it may fall into the hands of a foreign party. He suggested that the state government, which had cash reserves close to RM4 billion, acquire SAJ Ranhill Sdn Bhd from its majority shareholder, Ranhill Holdings Bhd. "It's possible that the major shareholder may sell SAJ Ranhill Sdn Bhd to a foreign party. If that happens, we will lose control of not only our water industry but our national sovereign asset," he pointed out. Tengku Putra suggested that the state government make a bid for the water supply company and if it is rejected, it should then make a mandatory takeover of SAJ Ranhill Sdn Bhd under the Water Services Industry Act 2006.- Bernama. (Source: The Star Online)

Rating Actions			
Issuer	PDS Description	Rating/Outlook	Action
Hong Leong Assurance Berhad (HLA)	RM500 million Subordinated Notes Programme (2013/2025)	AA2/Stable/P1	Reaffirmed

Source: RAM Ratings; MARC

**Hong Leong Bank Berhad**

Fixed Income &amp; Economic Research, Global Markets

Level 8, Menara Hong Leong

6, Jalan Damanlela

Bukit Damansara

50490 Kuala Lumpur

Tel: 603-2081 1221

Fax: 603-2081 8936

Email: [HLMarkets@hbb.hongleong.com.my](mailto:HLMarkets@hbb.hongleong.com.my)**DISCLAIMER**

This report is for information purposes only and does not take into account the investment objectives, financial situation or particular needs of any particular recipient. The information contained herein does not constitute the provision of investment advice and is not intended as an offer or solicitation with respect to the purchase or sale of any of the financial instruments mentioned in this report and will not form the basis or a part of any contract or commitment whatsoever.

The information contained in this publication is derived from data obtained from sources believed by Hong Leong Bank Berhad ("HLBB") to be reliable and in good faith, but no warranties or guarantees, representations are made by HLBB with regard to the accuracy, completeness or suitability of the data. Any opinions expressed reflect the current judgment of the authors of the report and do not necessarily represent the opinion of HLBB or any of the companies within the Hong Leong Bank Group ("HLB Group"). The opinions reflected herein may change without notice and the opinions do not necessarily correspond to the opinions of HLBB. HLBB does not have an obligation to amend, modify or update this report or to otherwise notify a reader or recipient thereof in the event that any matter stated herein, or any opinion, projection, forecast or estimate set forth herein, changes or subsequently becomes inaccurate.

HLB Group, their directors, employees and representatives do not have any responsibility or liability to any person or recipient (whether by reason of negligence, negligent misstatement or otherwise) arising from any statement, opinion or information, expressed or implied, arising out of, contained in or derived from or omission from the reports or matter. HLBB may, to the extent permitted by law, buy, sell or hold significantly long or short positions; act as investment and/or commercial bankers; be represented on the board of the issuers; and/or engage in 'market making' of securities mentioned herein. The past performance of financial instruments is not indicative of future results. Whilst every effort is made to ensure that statements of facts made in this report are accurate, all estimates, projections, forecasts, expressions of opinion and other subjective judgments contained in this report are based on assumptions considered to be reasonable as of the date of the document in which they are contained and must not be construed as a representation that the matters referred to therein will occur. Any projections or forecasts mentioned in this report may not be achieved due to multiple risk factors including without limitation market volatility, sector volatility, corporate actions, the unavailability of complete and accurate information. No assurance can be given that any opinion described herein would yield favorable investment results. Recipients who are not market professional or institutional investor customer of HLBB should seek the advice of their independent financial advisor prior to taking any investment decision based on the recommendations in this report.

HLBB may provide hyperlinks to websites of entities mentioned in this report, however the inclusion of a link does not imply that HLBB endorses, recommends or approves any material on the linked page or accessible from it. Such linked websites are accessed entirely at your own risk. HLBB does not accept responsibility whatsoever for any such material, nor for consequences of its use.

This report is not directed to, or intended for distribution to or use by, any person or entity who is a citizen or resident of or located in any state, country or other jurisdiction where such distribution, publication, availability or use would be contrary to law or regulation. This report is for the use of the addressees only and may not be redistributed, reproduced or passed on to any other person or published, in part or in whole, for any purpose, without the prior, written consent of HLBB. The manner of distributing this report may be restricted by law or regulation in certain countries. Persons into whose possession this report may come are required to inform themselves about and to observe such restrictions. By accepting this report, a recipient hereof agrees to be bound by the foregoing limitations.