

Equity Research Education/ China

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Company Update

BUY

UNCHANGED

Close price: HK\$8.51

Target Price: HK\$11.20(+31.6%)

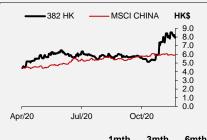
Prior TP: HK\$11.21

Key Data

HKEx code			382 HK
12 Months High	(HK\$)		10.68
12 Month Low	(HK\$)		4.42
3M Avg Dail Vol.	(mn)		4.01
Issue Share	(mn)		1,071.66
Market Cap	(HK\$mn)		9,119.84
Fiscal Year			8/2020
Major shareholder	(s)	Director	Liu& Family

Source: Company data, Bloomberg, OP Research Closing price are as of 21/4/2021

Price Chart



	imtn	əmtn	omtn
Absolute %	+9.7	-13.1	+55.9
Rel. MSCI CHINA %	+14.2	-2.9	+49.9

PΕ



Company Profile

Edvantage Group is the largest private higher education group in the Greater Bay Area in terms of total student enrolment of business majors. It currently operates four private higher education institutions in the PRC.

Edvantage Group (382 HK)

Fascinating growth story set to take off

- 1H20 reported 32.5% yoy growth in both rev/adjusted net profit to RMB554 mn/RMB200 mn, with Interim DPS of HK\$ 5.5 cents
- Robust outlook on student growth while M&A just kicked off
- Maintain BUY with TP of HK\$11.2 on 23.2x/16.4x FY21E/22E PE.

1H21 results met expectation mainly thanks to contributions from the newly acquired Sichuan Schools (contributed net profit of RMB11.4mn since Jan 21), the organic growth of Huashang Schools, plus GPM improvement (+1.2p.p. to 50.0%). We are confident that Edvantage's earnings growth could accelerate to >80% YoY in 2H21 and it could meet FY21E revenue target of RMB1.25 bn mainly attributable to full contribution from Sichuan Schools (~RMB150mn/RMB34mn revenue/net profit) in 2H21.

Robust outlook on student growth. We see: (1) campuses expansion of Huashang Schools and (2) the inclusion and expansion of Sichuan Schools will bring student enrolments to grow at a CAGR of 34.3% between FY20-23, which will be the major growth driver for Edvantage. We also see Edvantage and its peers will benefit from the concessionary policies on vocational education, including relaxation of top-up degree enrolment quota. It is understood Huashang College is allowed to enrol up to 3,834 students for top-up degree in SY21/22, up 113% yoy.

M&A story just started. We are impressed by Edvantage's strong execution to complete its first M&A deal (51% equity stakes in Sichuan Vocational College and Sichuan Technician College) within 2 months. We see Edvantage may acquire more equity stake of Sichuan Schools from minority shareholders in future. Moreover, we reckon Edvantage has strong free cash flow (>RMB700mn from FY22E) to support more schools M&A in the next few years.

Maintain BUY with TP of HK\$11.2 on 23.2x/16.4x FY21E/FY22E PE. We fine-tuned our earnings forecast, seeing a 32.4% EPS CAGR between FY20-23E thanks to organic growth and better profit margins on the successful conversion of Huashang College into private University in Jan 21. We believe Edvantage deserves valuation premium to small mid cap high education peers given the visible and sizable expansion pathway. We also see more M&A will come in the near future which will act as re-rating catalyst.

Risks: (1) execution risk in new program/new campus expansion, (2) slower than expected ramp-up of student enrolments (3) policy/regulation updates

Exhibit 1: Forecast and Valuation												
Year to Aug (RMB mn)	FY19	FY20	FY21E	FY22E	FY23E							
Revenue	704.2	800.1	1,248.9	1,701.1	1,994.7							
Growth (%)	10.7	13.6	56.1	36.2	17.3							
Adj. net profit	231.2	309.1	432.6	614.0	755.4							
Growth (%)	37.8	33.7	40.0	41.9	23.0							
Adj. diluted EPS (HK\$)	0.261	0.349	0.482	0.684	0.842							
Adj. EPS growth (%)	26.8	33.7	38.1	41.9	23.0							
Change to previous EPS (%)			(1.2)	(1.0)	(6.5)							
Consensus EPS (HK\$)			0.502	0.692	0.863							
ROE (%)	18.2	16.9	17.3	17.8	18.6							
P/E (x)	32.6	24.4	17.6	12.4	10.1							
P/B (x)	4.7	4.1	2.9	2.4	2.0							
Yield (%)	0.1	1.2	1.6	2.3	2.8							
DPS (HK\$)	0.010	0.098	0.135	0.192	0.236							

Source: Bloomberg, OP Research



(RMB mn)	1H19	2H19	1H20	2H20	1H21	YoY%	OP Comments
Revenue	352	352	418	382	554	33%	Due to 17% yoy growth of Huashang
							Schools and 2 months contribution
							(RMB 48mn) from newly acquired
							Sichuan Schools
COGS	(186)	(176)	(214)	(190)	(277)	29%	
Gross profit	166	177	204	192	277	36%	
Other income & gains	26	26	15	11	(7)	-146%	
Selling exp	(3)	(4)	(4)	(3)	(6)	47%	
Admin exp	(33)	(49)	(59)	(51)	(77)	29%	
Other opex	(21)	(18)	0	0	0	n.a.	
Operating profit (EBIT)	135	132	156	149	187	20%	
Provisions or other items	0	0	0	0	0	n.a.	
Interest income	0	4	11	9	9	-17%	
Finance costs	(14)	(13)	(12)	(4)	(11)	-11%	
Profit after financing costs	121	123	155	153	186	20%	
Associated cos	0	0	0	0	0	n.a	
Jointly controlled cos	0	0	0	0	0	n.a	
Pre-tax profit	121	123	155	153	186	20%	
Tax	(29)	1	(7)	(9)	(10)	21%	
Minority interests	(6)	0	0	0	(11)	n.a.	Due to 49% minority shareholding of
							Sichuan Schools
Net profit	86	124	147	144	165	12%	
Listing expenses	(21)	(18)	0	0		n.a.	
Net exchange gain/loss	1	16	(2)	(6)	(28)	1095%	
Share-based payments	0	0	(1)	(8)	(7)	412%	
Adjusted net profit	106	125	151	158	200	32.5%	
Key ratios							
GPM	47.0%	50.2%	48.8%	50.3%	50.0%	+1.2p.p.	
Selling exp	0.8%	1.2%	1.0%	0.8%	1.1%	+0.1p.p.	
Admin exp	9.4%	13.8%	14.2%	13.3%	13.8%	-0.4p.p	
EIT	24.4%	-1.0%	4.8%	5.9%	5.3%		
Adjusted net margin	30.0%	35.6%	36.1%	41.4%	36.1%	-	
Source: OP Research							

Source: OP Research

Exhibit 3: Earnings Revision

FY21E					FY22E		OP Comments		
(RMB mn)	New	Old	% Chg	New	Old	% Chg			
Revenue	1,249	1,218	2.5	1,701	1,599	6.4	To reflect the increase in revenue from		
							vocational education and student admission for		
							Sichuan School		
Gross profit	629	620	1.5	900	865	4.0			
Gross margin	50.4%	50.9%	(0.5)	52.9%	54.1%	(1.2)			
Opex	(161)	(152)	6.0	(211)	(192)	9.9			
EBIT	507	528	(4.0)	737	753	(2.2)			
Adj. net profits	433	432	0.1	614	612	0.3			
Diluted EPS (HK\$)	0.482	0.488	(1.2)	0.684	0.691	(1.0)	To reflect the share placement in Jan 21		

Source: OP Research



Exhibit 4: Key assumptions on students and tuition fee											
	Unit	FY19	FY20	FY21E	FY22E	FY23E					
Student enrollments	Student	33,043	35,408	62,564	74,630	85,790					
Huashang College		22,665	24,127	24,988	29,500	33,000					
Huashang Vocational College		9,541	10,656	13,336	16,500	18,500					
Sichuan School - Diploma				14,300	15,500	17,000					
Sichuan School - Technician				6,140	8,390	11,740					
Overseas Schools and other vocational education services		837	625	3,800	4,740	5,550					
Average tuition fee	RMB/yr										
Huashang College		21,831	24,315	26,603	28,575	29,458					
Huashang Vocational College		15,057	15,597	16,355	17,000	17,600					
Sichuan School - Diploma				14,340	15,300	16,200					
Sichuan School - Technician				9,901	9,900	10,000					
Overseas Schools and other vocational education services		10,467	15,169	15,169	15,169	15,169					

Source: Company, OP Research

Edvantage expects its campuses in Greater Bay Area could accommodate more than 80,000 students after the completion of Sihui and Xinhui new campuses

Exhibit 5: Campuses expansion of Huashang College and Huashang	j
Vocational College	

	Huashang College – Sihui Campus	Huashang Vocational College – Xinhui Campus
Location	Sihui District, Zhaoqing City	Xinhui District, Jiangmen City
Area	1 st phase: 248Mu 2 nd phase: 234Mu	683 Mu
Capacity	16,000 students	20,000 students
Commencement	from Sep 20	from Sep 21

Source: Company



Financial Summary

Year to Aug					
Income Otatamant (DMD	FY19	FY20	FY21E	FY22E	FY23E
Income Statement (RMB m	in) 534	611	728	918	1 061
Huashang College Huashang Vocational College		178	726 251	322	1,061 375
Sichuan Schools	0	0	201	373	456
Overseas Schools and other	_	U	201	373	730
vocational education services		12	70	87	103
Turnover	704	800	1,249	1,701	1,995
YoY%	11	14	56	36	17
COGS	(362)	(404)	(620)	(801)	(905)
Gross profit	342	397	629	900	1,090
Gross margin	48.6%	49.5%	50.4%	52.9%	54.6%
Other income	52	26	39	48	54
Selling & distribution	(7)	(8)	(11)	(15)	(18)
Admin	(82)	(110)	(150)	(196)	(229)
R&D	Ò	Ó	Ó	Ó	Ó
Other opex	(39)	0	0	0	0
Total opex	(128)	(118)	(161)	(211)	(247)
Operating profit (EBIT)	266	305	507	737	897
Operating margin	37.8%	38.1%	40.6%	43.3%	45.0%
Provisions	0	0	0	0	0
Interest Income	5	20	19	24	33
Finance costs	(28)	(16)	(26)	(33)	(36)
Profit after financing costs	243	308	499	727	894
Associated companies & JVs	0	0	0	0	0
Pre-tax profit	243	308	499	727	894
Tax	(28)	(16)	(27)	(40)	(49)
Minority interests	(6)	0	(39)	(73)	(89)
Net profit	209	292	433	614	755
YoY%	28	39	48	42	_23
Adjusted net profit	231	309	433	614	755
YoY%	38	34	40	42	23
Adjusted net margin	32.8%	38.6%	34.6%	36.1%	37.9%
EBITDA	338	377	628	874	1,041
EBITDA margin	48.0%	47.1%	50.3%	51.4%	52.2%
EPS (RMB) YoY%	0.227	0.303	0.404	0.573 42	0.705 23
	07				
	27	34	38		
DPS (HK\$)	27 0.010	34 0.098	0.135	0.192	0.236
DPS (HK\$)					
DPS (HK\$) Year to Aug.	0.010	0.098	0.135	0.192	0.236
DPS (HK\$)	0.010	0.098	0.135	0.192	0.236
DPS (HK\$) Year to Aug. Cash Flow (RMB mn)	0.010 FY19	0.098 FY20 377	0.135 FY21E	0.192 FY22E	0.236 FY23E
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA	0.010 FY19 338	0.098 FY20	0.135 FY21E 628	0.192 FY22E 874	0.236 FY23E 1,041
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others	0.010 FY19 338 130	0.098 FY20 377 (83)	0.135 FY21E 628 573	0.192 FY22E 874 256	0.236 FY23E 1,041 193
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap	0.010 FY19 338 130 (35)	0.098 FY20 377 (83) 12	0.135 FY21E 628 573 0	0.192 FY22E 874 256 0	0.236 FY23E 1,041 193 0
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation	0.010 FY19 338 130 (35) 434	0.098 FY20 377 (83) 12 306	0.135 FY21E 628 573 0 1,201	0.192 FY22E 874 256 0 1,131	0.236 FY23E 1,041 193 0 1,233
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received	0.010 FY19 338 130 (35) 434 0	0.098 FY20 377 (83) 12 306 0	0.135 FY21E 628 573 0 1,201	0.192 FY22E 874 256 0 1,131 0	0.236 FY23E 1,041 193 0 1,233 0
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax	0.010 FY19 338 130 (35) 434 0 (11)	0.098 FY20 377 (83) 12 306 0 (1)	0.135 FY21E 628 573 0 1,201 0 (48)	0.192 FY22E 874 256 0 1,131 0 (16)	0.236 FY23E 1,041 193 0 1,233 0 (27)
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations	0.010 FY19 338 130 (35) 434 0 (11) 423	0.098 FY20 377 (83) 12 306 0 (1) 305 (770)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153	0.192 FY22E 874 256 0 1,131 0 (16) 1,114	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex	0.010 FY19 338 130 (35) 434 0 (11) 423 (255)	0.098 FY20 377 (83) 12 306 0 (1) 305	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700)	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400)	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300)
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750)	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 19	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430)	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 19 0 (381)	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24 0 0 (276)
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 0	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 19 0 0	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24 0 0
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430)	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 19 0 (381)	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24 0 0 (276)
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278)	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 19 0 (381) 733	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24 0 0 (276) 930
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back Minority interests	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856 672 0 0	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236) 0 (17) 0	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278) 460 0	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 0 (381) 733 0 0 0	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24 0 0 (276) 930 0 0
Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back Minority interests Interest paid	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856 672 0 0 (37)	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236) 0 (17) 0 (25)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278) 460 0 0 (26)	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 0 (381) 733 0 0 0 (33)	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 (276) 930 0 0 (36)
Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back Minority interests Interest paid Dividends paid	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856 672 0 0 (37) (9)	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236) 0 (17) 0 (25) (63)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278) 460 0 0 (26) (50)	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 0 (381) 733 0 0 0 (33) (121)	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 (276) 930 0 0 (36) (172)
Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back Minority interests Interest paid Dividends paid Net change in bank loans	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856 672 0 0 (37) (9) (227)	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236) 0 (17) 0 (25) (63) 191	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278) 460 0 0 (26) (50) 0	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 0 (381) 733 0 0 0 (33) (121) 0	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 (276) 930 0 0 (36) (172) 0
Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back Minority interests Interest paid Dividends paid Net change in bank loans Others	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856 672 0 0 (37) (9) (227) (67)	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236) 0 (17) 0 (25) (63) 191 (8)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278) 460 0 (26) (50) 0	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 0 (381) 733 0 0 0 (33) (121) 0 0	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24 0 0 (276) 930 0 0 (36) (172) 0 0
Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back Minority interests Interest paid Dividends paid Net change in bank loans Others Financing cash	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856 672 0 0 (37) (9) (227) (67) 332	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236) 0 (17) 0 (25) (63) 191 (8) 78	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278) 460 0 (26) (50) 0 384	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 0 (381) 733 0 0 (33) (121) 0 0 (155)	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24 0 0 (276) 930 0 (36) (172) 0 (209)
Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back Minority interests Interest paid Dividends paid Net change in bank loans Others Financing cash Net change in cash	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856 672 0 0 (37) (9) (227) (67) 332 1,188	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236) 0 (17) 0 (25) (63) 191 (8) 78 (158)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278) 460 0 (26) (50) 0 384 106	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 (381) 733 0 0 (33) (121) 0 (155) 578	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24 0 0 (276) 930 0 (36) (172) 0 (209) 721
Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back Minority interests Interest paid Dividends paid Net change in bank loans Others Financing cash Net change rate or other Adj	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856 672 0 0 (37) (9) (227) (67) 332 1,188 16	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236) 0 (17) 0 (25) (63) 191 (8) 78 (158) (8)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278) 460 0 (26) (50) 0 384 106 0	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 (381) 733 0 0 (333) (121) 0 0 (155) 578	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24 0 0 (276) 930 0 (36) (172) 0 (209) 721
PPS (HK\$) Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back Minority interests Interest paid Dividends paid Net change in bank loans Others Financing cash Net change rate or other Adj Opening cash	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856 672 0 0 (37) (9) (227) (97) 332 1,188 16 149	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236) 0 (17) 0 (25) (63) 191 (8) 78 (158) (8) 1,352	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278) 460 0 (26) (50) 0 384 106 0 1,186	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 0 (381) 733 0 0 (33) (121) 0 0 (155) 578 0 1,292	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 0 (276) 930 0 (36) (172) 0 (209) 721 0 1,870
Year to Aug. Cash Flow (RMB mn) EBITDA Chg in working cap Others Cash flows from operation Interest received Tax Net cash from operations Capex Investments Interests received Sales of assets Others Investing cash FCF Issue of shares Buy-back Minority interests Interest paid Dividends paid Net change in bank loans Others Financing cash Net change rate or other Adj	0.010 FY19 338 130 (35) 434 0 (11) 423 (255) 4 5 0 679 433 856 672 0 0 (37) (9) (227) (67) 332 1,188 16	0.098 FY20 377 (83) 12 306 0 (1) 305 (770) (9) 20 1 219 (541) (236) 0 (17) 0 (25) (63) 191 (8) 78 (158) (8)	0.135 FY21E 628 573 0 1,201 0 (48) 1,153 (700) (750) 20 0 (1,430) (278) 460 0 (26) (50) 0 384 106 0	0.192 FY22E 874 256 0 1,131 0 (16) 1,114 (400) 0 (381) 733 0 0 (333) (121) 0 0 (155) 578	0.236 FY23E 1,041 193 0 1,233 0 (27) 1,206 (300) 0 24 0 0 (276) 930 0 (36) (172) 0 (209) 721 0

Ratios Gross margin (%)						
Gross margin (%)	Year to Aug	FY19	FY20	FY21E	FY22E	FY23E
Operating margin (%) 37.8 38.1 40.6 43.3 45.0 Net margin (%) 29.7 36.4 34.6 36.1 37.9 Selling & dist'n exp/Sales (%) 1.0 0.9 0.9 0.9 0.9 Admin exp/Sales (%) 11.6 13.8 12.0 11.5 11.5 Effective tax (%) 11.6 5.4 5.5 5.5 5.5 Total debt/equity (%) 77.3 74.7 66.6 62.8 57.1 Net debt/equity (%) Net cash 10.1 25.8 12.7 Net cash Current ratio (x) 1.7 1.2 0.8 1.0 1.2 Inventory T/O (days) 0 1 2 2 2 ART T/O (days) 16 26 26 26 26 AP T/O (days) 7 4 4 4 4 Cash conversion cycle (days) 10 23 24 24 24 Asset turn cover (x) 0.3 0.2 0.3	Ratios					
Net margin (%) 29.7 36.4 34.6 36.1 37.9 Selling & dist'n exp/Sales (%) 1.0 0.9 0.9 0.9 0.9 Admin exp/Sales (%) 11.6 13.8 12.0 11.5 11.5 Payout ratio (%) 3.8 28.1 28.1 28.1 28.1 Effective tax (%) 77.3 74.7 66.6 62.8 57.1 Net debt/equity (%) Net cash 10.1 25.8 12.7 Net cash Current ratio (x) 1.7 1.2 0.8 1.0 1.2 Current ratio (x) 1.7 1.2 0.8 1.0 1.2 Current ratio (x) 1.7 1.2 0.8 1.0 1.2 All Tyr (days) 16 26	Gross margin (%)	48.6	49.5	50.4	52.9	54.6
Selling & dist'n exp/Sales (%) 1.0 0.9 0.9 0.9 0.9 0.9 Admin exp/Sales (%) 11.6 13.8 12.0 11.5 11.5 Payout ratio (%) 3.8 28.1 28.1 28.1 28.1 28.1 28.1 Effective tax (%) 11.6 5.4 5.5 5.5 5.5 5.5 15.5 Total debt/equity (%) 77.3 74.7 66.6 62.8 57.1 Net debt/equity (%) Net cash 10.1 25.8 12.7 Net cash Current ratio (x) 1.7 1.2 0.8 1.0 1.2 Quick ratio (x) 1.7 1.2 0.8 1.0 1.2 AR T/O (days) 16 26 26 26 26 26 26 AP T/O (days) 16 26 26 26 26 26 AP T/O (days) 17 4 4 4 4 4 4 AP T/O (days) 17 4 5 4 4 4 4 4 AP T/O (days) 17 4 5 4 5 4 5 4 5 4 5 4 5 4 5 4 5 4 5 4	Operating margin (%)		38.1	40.6	43.3	45.0
Admin exp/Sales (%)	Net margin (%)	29.7	36.4	34.6	36.1	37.9
Payout ratio (%)	Selling & dist'n exp/Sales (%)					
Effective tax (%)	Admin exp/Sales (%)		13.8			11.5
Total debt/equity (%)	Payout ratio (%)	3.8	28.1			28.1
Net debt/equity (%)	Effective tax (%)	11.6	5.4	5.5	5.5	5.5
Current ratio (x)	Total debt/equity (%)	77.3	74.7	66.6	62.8	57.1
Quick ratio (x) 1.7 1.2 0.8 1.0 1.2 Inventory T/O (days) 0 1 2 2 2 AR T/O (days) 16 26 26 26 26 AP T/O (days) 7 4 4 4 4 4 Cash conversion cycle (days) 10 23 24 24 24 Asset turnover (x) 0.3 0.2 0.3 0.3 0.3 Financial leverage (x) 2.4 1.9 1.8 1.8 1.7 EBIT margin (%) 37.8 38.1 40.6 43.3 45.0 Interest burden (x) 0.9 0.9 0.9 0.8 0.8 Return on equity (%) 18.2 16.9 17.3 17.8 18.6 Year to Aug FY19 FY20 FY21E FY22E FY23E Balance Sheet (RMB mn) Fried assets 1,180 1,660 2,973 3,236 3,392 Investment properties 45 <	Net debt/equity (%)	Net cash	10.1	25.8	12.7	Net cash
Inventory T/O (days) AR T/O (day) AR T/O (da	Current ratio (x)	1.7	1.2	0.8	1.0	1.2
AR T/O (days) AR T/O (days) AP T/O (days) AP T/O (days) AP T/O (days) AR Cash conversion cycle (days) AR Cash conversion cycle (days) ASSet turnover (x) ASSET turnove	Quick ratio (x)	1.7	1.2	0.8	1.0	1.2
AP T/O (days) 7 4 4 4 24 Cash conversion cycle (days) 10 23 24 24 24 Asset turnover (x) 0.3 0.2 0.3 0.3 0.3 Financial leverage (x) 2.4 1.9 1.8 1.8 1.7 EBIT margin (%) 37.8 38.1 40.6 43.3 45.0 Interest burden (x) 0.9 1.0 1.0 1.0 1.0 Tax burden (x) 0.9 0.9 0.9 0.8 0.8 Return on equity (%) 18.2 16.9 17.3 17.8 18.6 Year to Aug FY19 FY20 FY21E FY22E FY23E Balance Sheet (RMB mn) Fixed assets 1,180 1,660 2,973 3,236 3,392 Investment properties 45 46 77 77 77 Intangible assets & Goodwills 0 9 182 182 182 Right of use assets 199 459 825 825 Deposits paid 2 14 14 14 14 14 Other non-current assets 1,432 2,193 4,138 4,400 4,556 Inventories 0 1 3 3 4 AR 32 58 90 123 144 Prepayments & deposits 0 1,336 1,488 2,099 2,841 AP Repayments & deposits 0 9 19 19 1 91 Cash 1,352 1,186 1,292 1,870 2,590 Current assets 1,695 1,336 1,488 2,099 2,841 AP 7 5 7 9 10 Tax 40 48 16 27 40 Accruals & other payables 166 290 290 290 Contracted liabilities 18 21 21 21 Current liabilities 682 623 1,361 1,596 1,769 Other current liabilities 18 21 21 21 Current liabilities 190 0 0 0 0 0 0 Current assets 1,606 1,835 3,165 3,731 4,405 Share capital 70 70 73 73 73 73 Reserves 1,536 1,765 2,604 3,097 3,681 MI 0 0 0 487 560 650		0	1	2	2	2
Cash conversion cycle (days) Asset turnover (x) Cash turnover (x)		16	26	26	26	26
Asset turnover (x)		7	4	4	4	
Financial leverage (x)	Cash conversion cycle (days)		23	24	24	24
EBIT margin (%) 37.8 38.1 40.6 43.3 45.0 Interest burden (x) 0.9 1.0 1.0 1.0 1.0 1.0 Tax burden (x) 0.9 0.9 0.9 0.9 0.8 0.8 Return on equity (%) 18.2 16.9 17.3 17.8 18.6 Year to Aug FY19 FY20 FY21E FY22E FY23E Balance Sheet (RMB mn) Fixed assets 1,180 1,660 2,973 3,236 3,392 Investment properties 45 46 77 77 77 77 Intangible assets & Goodwills 0 9 182 182 182 Right of use assets 199 459 825 825 825 Deposits paid 2 14 14 14 14 Other non-current assets 5 5 66 66 66 66 Non-current assets 1,432 2,193 4,138 4,400 4,556 Inventories 30 1 3 3 3 4 4,800 4,556 Inventories 30 1 3 3 3 4 4,400 Prepayments & deposits 305 91 91 91 91 91 Cash 1,352 1,186 1,292 1,870 2,590 Current assets 1,695 1,336 1,488 2,099 2,841 AP 7 5 7 9 10 Tax 40 48 16 27 40 Accruals & other payables 106 105 164 223 261 Bank loans & leases 166 290 290 290 290 Cother current liabilities 682 623 1,361 1,596 1,769 Other current liabilities 18 21 21 21 21 Current liabilities 1,019 1,092 1,850 2,167 2,392 Bank loans & leases 390 457 457 457 457 457 CB & othe debts 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Asset turnover (x)	0.3	0.2	0.3	0.3	0.3
Interest burden (x)		2.4		1.8		
Tax burden (x) 0.9 0.9 0.9 0.8 0.8 Return on equity (%) 18.2 16.9 17.3 17.8 18.6 Year to Aug FY19 FY20 FY21E FY22E FY23E Balance Sheet (RMB mn) Fixed assets 1,180 1,660 2,973 3,236 3,392 Investment properties 45 46 77 77 77 77 Intangible assets & Goodwills 0 9 182 182 182 Right of use assets 199 459 825 825 825 Right of use assets 199 459 825 825 825 Right of use assets 199 459 825 825 825 Right of use assets 199 459 825 825 825 Right of use assets 199 459 825 825 825 Right of use assets 199 459 825 825 825 Right of use assets	3 ()	37.8				
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Page	Return on equity (%)		16.9	17.3	17.0	10.0
Tixed assets		FY19	FY20	FY21E	FY22E	FY23E
Investment properties	,					
Intangible assets & Goodwills 199 459 825 82		-	-	-	-	-
Right of use assets 199 459 825 825 825 Deposits paid 2 14 14 14 14 Other non-current assets 5 5 66 66 66 Non-current assets 1,432 2,193 4,138 4,400 4,556 Inventories 0 1 3 3 4 AR 32 58 90 123 144 Prepayments & deposits 5 0 12 12 12 Other current assets 305 91 91 91 91 Cash 1,352 1,186 1,292 1,870 2,590 Current assets 1,695 1,336 1,488 2,099 2,841 AP 7 5 7 9 10 Tax 40 48 16 27 40 Accruals & other payables 106 105 164 223 261 Bank loans & leases 166 290 290 290 290 Cother current liabi			-			
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Non-current assets 1,432 2,193 4,138 4,400 4,556 Inventories 0 1 3 3 4 AR 32 58 90 123 144 Prepayments & deposits 5 0 12 12 12 Other current assets 305 91 91 91 91 91 Cash 1,352 1,186 1,292 1,870 2,590 2590 2590 2590 2,590 2590 2,90 2,90 2,90 2,90 2,90 2,90 2,90 2,90 2,90<						
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Other current assets 305 91 91 91 91 91 91 91 91 91 91 91 91 91 91 91 91 91 91 91 92 2,590 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900 2,900		_				
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Tax 40 48 16 27 40 Accruals & other payables 106 105 164 223 261 Bank loans & leases 166 290 290 290 290 Contracted liabilities 682 623 1,361 1,596 1,769 Other current liabilities 18 21 21 21 21 Current liabilities 1,019 1,092 1,859 2,167 2,392 Bank loans & leases 390 457 457 457 457 CB & othe debts 0 0 0 0 0 0 Deferred tax & others 113 145 145 145 145 Non-current liabilities 502 601 601 601 601 Total net assets 1,606 1,835 3,165 3,731 4,405 Shareholder's equity 1,606 1,835 2,677 3,171 3,755 Reserves 1,536 1,765 <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>•</td>					-	•
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Bank loans & leases 166 290 290 290 290 Contracted liabilities 682 623 1,361 1,596 1,769 Other current liabilities 18 21 21 21 21 Current liabilities 1,019 1,092 1,859 2,167 2,392 Bank loans & leases 390 457 457 457 457 CB & othe debts 0 0 0 0 0 Deferred tax & others 113 145 145 145 145 Non-current liabilities 502 601 601 601 601 Total net assets 1,606 1,835 3,165 3,731 4,405 Shareholder's equity 1,606 1,835 2,677 3,171 3,755 Share capital 70 70 73 73 73 Reserves 1,536 1,765 2,604 3,097 3,681 MI 0 0 487 560 650						
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CB & othe debts 0 145						
Deferred tax & others 113 145						
Non-current liabilities 502 601 601 601 601 Total net assets 1,606 1,835 3,165 3,731 4,405 Shareholder's equity 1,606 1,835 2,677 3,171 3,755 Share capital 70 70 73 73 73 Reserves 1,536 1,765 2,604 3,097 3,681 MI 0 0 487 560 650						
Total net assets 1,606 1,835 3,165 3,731 4,405 Shareholder's equity 1,606 1,835 2,677 3,171 3,755 Share capital 70 70 73 73 73 Reserves 1,536 1,765 2,604 3,097 3,681 MI 0 0 487 560 650						
Shareholder's equity 1,606 1,835 2,677 3,171 3,755 Share capital 70 70 73 73 73 Reserves 1,536 1,765 2,604 3,097 3,681 MI 0 0 487 560 650	Total net assets					
Share capital 70 70 73 73 73 Reserves 1,536 1,765 2,604 3,097 3,681 MI 0 0 487 560 650	Shareholder's equity	,			•	,
Reserves 1,536 1,765 2,604 3,097 3,681 MI 0 0 487 560 650						
MI 0 0 487 560 650	Reserves					
BVPS (HK\$) 1.81 2.07 2.98 3.53 4.19	MI					
	BVPS (HK\$)	1.81	2.07	2.98	3.53	4.19



Exhibit 6: Peer Group Comparison

																		Net	Gross	Net				
				3-mth				EPS	EPS			Div yld				EV/	EV/	gearing	margin	margin	ROE		Sh px	Sh px
			Mkt cap	avg t/o	PER	PER	PER	FY1	FY2 3	-Yr EPS	PEG	Hist	Div yld	P/B	P/B	Ebitda	Ebitda	Hist	Hist	Hist	Hist	ROE	1-mth	3-mth
Company	Ticker	Price	(US\$m)	(US\$m)	Hist (x)	FY1 (x)	FY2 (x)	YoY%	YoY% (Cagr (%)	(x)	(%) I	FY1 (%)	Hist (x)	FY1 (x)	Hist	Cur Yr	(%)	(%)	(%)	(%) F	Y1 (%)	%	%
Edvantage Group	382 HK	8.51	1,175	4.3	24.4	17.6	12.4	38.1	41.9	32.4	0.52	1.2	1.6	4.11	2.85	23.5	15.8	10.1	49.5	36.4	16.9	17.3	9.7	(13.1)
HSI		28,621.92			14.8	12.9	11.4	14.5	14.0	13.7	0.94	2.4	2.8	1.20	1.25						8.1	9.6	(1.3)	(4.4)
HSCEI		10,888.52			15.3	10.8	9.6	42.2	12.5	21.9	0.49	2.4	2.9	1.25	1.29						8.2	12.0	(3.5)	(8.4)
CSI300		5,098.75			18.8	14.2	13.2	32.3	7.4	16.6	0.9	1.7	2.1	2.3	1.8						12.2	12.8	1.8	(8.4)
Adjusted sector avg*					26.0	14.7	12.1	47.4	23.6	31.7	0.5	1.9	2.4	2.2	2.2	11.4	9.1	13.2	53.8	34.5	10.9	15.5	5.0	(2.2)
China Education	839 HK	17.44	5,105	20.3	46.6	24.3	19.4	91.8	25.5	40.0	0.6	1.6	1.8	3.4	3.2	31.8	18.8	10.7	59.8	23.6	8.3	13.7	16.0	2.1
Hope Education G	1765 HK	3.04	3,122	23.0	40.3	22.5	18.2	79.1	23.9	41.3	0.5	0.3	1.4	3.0	2.9	N/A	15.7	6.4	49.6	29.1	8.9	13.6	7.4	7.0
China Kepei Educ	1890 HK	5.80	1,506	1.7	17.2	12.7	10.5	35.7	20.6	25.1	0.5	1.7	2.9	3.1	2.6	13.9	10.0	0.0	69.9	65.1	18.9	21.2	11.3	(3.2)
China New Higher	2001 HK	5.08	1,038	2.7	16.3	11.4	8.7	43.8	31.3	31.4	0.4	1.6	2.5	2.6	2.3	11.8	8.7	40.7	49.8	35.5	17.5	19.8	12.6	(10.9)
Minsheng Educati	1569 HK	1.36	739	0.8	35.8	8.2	6.9	337.1	19.4	85.5	0.1	2.1	3.6	1.2	1.0	12.1	5.0	0.0	51.2	11.9	3.4	13.4	0.0	(19.0)
China Xinhua Edu	2779 HK	2.28	472	0.1	9.4	7.9	6.5	19.7	20.7	20.6	0.4	2.4	3.8	1.1	0.9	6.7	5.6	0.0	65.0	67.9	12.0	12.3	0.9	(2.6)
Jh Educational T	1935 HK	3.65	753	0.8	18.4	16.1	14.5	14.4	10.5	N/A	N/A	2.1	0.6	2.7	2.2	11.3	9.7	0.0	59.6	47.4	15.5	14.4	(0.8)	(8.3)
China Chunlai Ed	1969 HK	1.45	224	0.2	10.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.0	N/A	8.0	N/A	110.2	52.6	20.1	10.4	N/A	(0.7)	6.6
China Gingko Edu	1851 HK	1.44	93	0.0	40.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.2	N/A	15.9	N/A	48.2	43.0	9.6	3.4	N/A	(2.0)	(8.3)

^{*} Outliners and "N/A" entries are excl. from the calculation of averages

Source: Bloomberg, OP Research

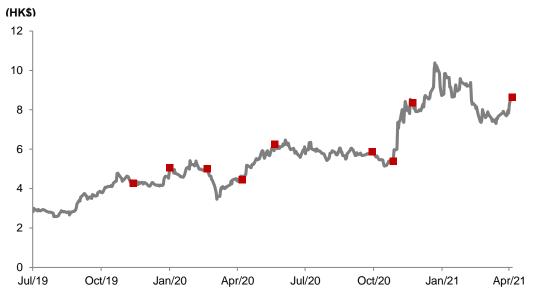


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Date	Company / Sector	Ticker	Title	Rating	Analyst
22/04/2021	Innovent Bio	1801	More convincing pipeline development	BUY	Kevin Tam
15/04/2021	AAC Tech	2018	Optical segment beginning to shine	BUY	John Siah
31/03/2021	HKTV	1137	FY20 bottom line fell short on fulfillment cost	BUY	Kevin Tam
29/03/2021	361 Degrees	1361	Encouraging recovery in 2H20, visible growth for FY21E	BUY	Kevin Tam
25/03/2021	Greentown Mgmt	9979	Pure cash cow with surprise on dividend	BUY	John Siah
23/03/2021	Yeahka	9923	Payment driven growth thesis remains compelling	BUY	Kevin Tam
17/03/2021	Yidu Tech	2158	Digging the healthcare big data goldmine	BUY	Kevin Tam
22/02/2021	Razer	1337	A year of harvest	NR	John Siah
04/02/2021	HKTV	1137	Flat Jan GMV, but still upbeat on growth prospect	BUY	Kevin Tam
19/01/2021	Yeahka	9923	More conviction on marketing services driven growth	BUY	Kevin Tam
18/01/2021	Xtep Intl	1368	Channel inventory improvement on track	BUY	Megan Jin
15/01/2021	New Higher Edu	2001	More visible and stellar growth	BUY	John Siah
15/01/2021	Anta Sports	2020	More positive Anta brand FY21E outlook	HOLD	Megan Jin
06/01/2021	HKTV	1137	E commerce solution business moving forward	BUY	Kevin Tam/Megan Jin
30/12/2020	New Oriental Edu	9901	Tutoring elephant continues to fly	BUY	Kevin Tam
23/12/2020	Anta Sports	2020	Precor disposal in plan of Amer brands restructuring	HOLD	Megan Jin
21/12/2020	Scholar Edu	1769	Extraordinary growth expected to continue	NR	John Siah
14/12/2020	CG Services	6098	Placement for strategic deployment	BUY	Megan Jin
09/12/2020	Edvantage Group	382	Expansion begins	BUY	Megan Jin
08/12/2020	HKTV	1137	Satisfactory November GMV	BUY	Kevin Tam/Megan Jin
26/11/2020	China Edu Group	839	Robust growth outlook on surging new students	BUY	John Siah
20/11/2020	China Edu Group	839	A fast rising education giant grabbing ample opportunities in China education market	BUY	John Siah
19/11/2020	Ausnutria Dairy	1717	More to expect from FY21E	BUY	Megan Jin
11/11/2020	Edvantage Group	382	Robust organic growth with more boosters ahead	BUY	Megan Jin
10/11/2020	HKTV	1137	All fronts speeding up	BUY	Kevin Tam/Megan Jin
05/11/2020	TCL Electronics	1070	Falcom Network as a cream on top	BUY	Kevin Tam
02/11/2020	Razer	1337	Winner from"stay-at-home" life	NR	John Siah

Historical recommendations and target price: Edvantage (382 HK)

(as of 21/4/2021)



	Date	Rating	TP	Close		Date	Rating	TP	Close
1	28 Nov 2019	BUY	HKD 5.70	HKD 4.28	6	14 Oct 2020	BUY	HKD 8.57	HKD 5.86
2	16 Jan 2020	BUY	HKD 6.45	HKD 5.06	7	11 Nov 2020	BUY	HKD 8.60	HKD 5.39
3	06 Mar 2020	BUY	HKD 6.45	HKD 5.00	8	07 Dec 2020	BUY	HKD 11.21	HKD 8.35
4	22 Apr 2020	BUY	HKD 6.45	HKD 4.46	9	21 Apr 2021	BUY	HKD 11.20	HKD 8.63
5	05 Jun 2020	BUY	HKD 8.38	HKD 6.25					



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We expect this stock to underperform the relevant benchmark greater than 15% over the next 12 month. Sell (S)

Relevant Benchmark Represents the stock closing price as at the date quoted in this report.

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