Key Indices

	Prev Close	1D %	1W %	1M %	YTD %
DJIA	51712.7	0.3	0.1	2.2	7.6
S&P 500	7472.8	(0.4)	(1.1)	(0.0)	9.2
FTSE 100	10437.9	0.7	0.1	(0.3)	5.1
AS30	9031.2	(0.2)	(1.1)	1.7	0.1
CSI 300	5059.7	2.4	3.4	4.4	9.3
FSSTI	5204.0	0.2	2.5	2.7	12.0
HSCEI	7914.7	(0.8)	(5.5)	(7.4)	(11.2)
HSI	23768.5	(0.7)	(4.3)	(7.2)	(7.3)
JCI	6116.7	(1.0)	(2.2)	(0.7)	(29.3)
KLCI	1700.8	(0.7)	0.6	(0.7)	1.2
KOSPI	9114.6	0.7	6.7	16.1	116.3
Nikkei 225	72354.0	1.5	4.4	14.2	43.7
SET	1574.1	0.1	(1.1)	2.3	25.0
TWSE	47741.5	2.7	5.2	12.9	64.8
BDI	2684.0	(1.4)	(1.3)	(10.3)	43.0
CPO (RM/mt)	4500.0	0.0	2.2	1.2	14.4
Brent Crude (US$/bbl)	77.9	(3.3)	(6.3)	(24.8)	28.0

Source: Bloomberg

Corporate Events

	Venue	Begin	Close
Virtual Presentation on Regional 2H26 Outlook and Strategy	Singapore	23 Jun	24 Jun
Virtual Meeting with Mr DIY Holding Thailand PCL (MRDIYT TB)	Thailand	01 Jul	01 Jul
Analyst Marketing on Singapore 2H Outlook & Strategy by Adrian Loh	Malaysia	01 Jul	03 Jul
Hybrid Post-results Luncheon with JBM (Healthcare) Ltd (2161 HK) & Jacobson Pharma (2633 HK)	Hong Kong	03 Jul	03 Jul
Small & Mid-Caps Corporate Day	Singapore	09 Jul	09 Jul

Corporate and Macro Calendar

Economic Indicator/Event	Country/Region	Date
1Q CPI Composite	Hong Kong	23 Jun
May Trade Balance, Exports, Imports	Hong Kong	25 Jun
May Industrial Profits	China	27 Jun
Jun PMI (Composite, Manufacturing, Non-manufacturing)	China	30 Jun
May Money Supply (M1, M2, M3)	Hong Kong	30 Jun

Please click on the page number to move to the relevant page

Top Stories

Sector Update | China Property Page 2

During 1-21 June, new-home sales and second-hand home transactions across core cities moderated from the previous week partly due to the impact of the Dragon Boat Festival. Tier 2 cities' new-home sales recorded their first negative yoy growth in June. While second-hand home transactions remained in positive territory, housing prices continued to trend downward. We believe the recent stabilisation in Tier 1 property markets is largely policy-driven, making it premature to call a market bottom. Maintain UNDERWEIGHT.

Sector Update | Consumer Page 5

During the Dragon Boat Festival holiday (19-21 June), consumption showed a mild recovery trend. Offline consumption remained tepid, partly due to the overlap with the FIFA World Cup. This tepid performance was reflected in the moderation of offline retail sales growth, alongside a decline in per capita spending in Hainan's duty-free consumption and domestic tourism. Maintain OVERWEIGHT. Our preferred stocks include Mengniu, Midea, Yili and Yum China.

Technical Analysis

JF SmartInvest | 9636 HK Page 7

Support levels: HK$25.08/HK$24.04
Resistance levels: HK$31.00/HK$39.62

Wasion | 3393 HK Page 7

Support levels: HK$20.32/HK$18.80
Resistance levels: HK$23.88/HK$27.32

Disclaimer: *In Traders' Corner, technical analysis is carried out purely based on charting patterns, price movements and trends, and is thus independent of the fundamental research views of our analysts. As a result, and from time to time, we may make a technical recommendation that is opposite to our fundamental BUY/HOLD/SELL rating.*

China Property

UNDERWEIGHT
(Maintained)

Property Sales Momentum Softens In Late-Jun 26 On Dragon Boat Festival Impact

Analyst(s)
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Highlights

- During 1-21 June, new-home sales and second-hand home transactions across core cities moderated from the previous week partly due to the impact of the Dragon Boat Festival. Tier 2 cities recorded their first negative yoy growth in new-home sales in Jun 26.
- Second-hand home transactions remained in positive territory yoy. Meanwhile, overall housing prices continued to trend downward.
- Maintain UNDERWEIGHT. Our top picks are COLI and CR Mixc.

Analysis

- **High-frequency data for the first 21 days of Jun 26** showed that growth in new-home sales and second-hand home transactions across core cities moderated from the previous week partly due to the impact of the Dragon Boat Festival. Tier 2 cities recorded their first negative yoy growth in new-home sales in June, while second-hand home transactions remained in positive yoy territory. Meanwhile, overall housing prices continued to trend downward.
  a) New-home sales in 19 major cities grew 12% yoy and decreased 9% mom in Jun 26. In Tier 1/2/3 cities, average daily sales changed by +15%/-3%/+2% yoy, respectively. Growth momentum across all city tiers slowed from the previous week, with Tier 2 cities recording their first negative yoy growth in June, partly due to the impact of the Dragon Boat Festival. Beijing/Shanghai/Guangzhou/Shenzhen saw their new-home sales change by -9%/+20%/+2%/+91% yoy respectively, in Jun 26.
  b) Average daily sales of second-hand homes (by number of units) in three Tier 1 cities and nine Tier 2 cities rose 12% and 2% yoy respectively. Growth in both city tiers moderated noticeably from the previous week, partly due to the impact of the Dragon Boat Festival holiday. Beijing/Shanghai/Shenzhen saw their average daily second-hand home sales jump 7%/15%/13% yoy respectively in Jun 26.
  c) According to the ICE Index updated on 21 June, average listing prices of second-hand homes in 100 major cities fell 0.1% wow and 0.4% mom. Among the four Tier 1 cities, the listing price index of Beijing/Shanghai/Guangzhou/Shenzhen fell 0.1%/0.0%/0.1%/0.0% wow, changed by -0.4%/+0.4%/-0.4%/-0.0% mom, and has changed by -1.9%/+1.5%/-2.2%/-0.6% ytd respectively. Shanghai continues to lead in second-hand home listing prices.

Segmental Rating

Segment	Rating
China Property	UNDERWEIGHT (Maintained)
Property Management	UNDERWEIGHT (Maintained)

Source: UOB Kay Hian

Sector Picks

Company	Ticker	Rec	Share Price (HK$)	Target Price (HK$)
COLI	688HK	BUY	13.13	19.57
CR Mixc	1209 HK	BUY	38.48	55.00

Source: Bloomberg, UOB Kay Hian

Peer Comparison

Company	Ticker	Rec	Price 22 Jun 26 (HK$)	Target Price (HK$)	Upside To TP (%)	Last Year End	PE 2025 (x)	PE 2026F (x)	PE 2027F (x)	Yield 2027F (%)	ROE 2026F (%)	Market Cap. (HK$m)	Price/ NAV ps (x)
China Resources Land Ltd	1109 HK	BUY	31.18	42.40	36.0	12/25	9.0	8.8	8.3	4.4	5.2	222,342.7	0.67
China Overseas Land	688 HK	BUY	13.13	19.57	49.0	12/25	10.1	10.2	9.8	4.0	3.2	143,706.3	0.33
Longfor Properties	960 HK	BUY	6.60	10.95	65.9	12/25	5.7	N.A.	N.A.	3.5	-0.9	46,842.9	0.26
Yuexiu Property	123 HK	BUY	3.71	4.80	29.4	12/25	51.9	32.2	32.5	1.2	0.3	14,934.2	0.25
CR Mixc Lifestyle	1209 HK	BUY	38.48	55.00	42.9	12/25	20.1	18.1	16.3	6.1	26.6	87,830.6	4.9
China Overseas Property Holdings	2669 HK	BUY	3.44	4.60	33.7	12/25	7.5	7.4	7.3	5.9	20.5	11,296.8	1.5

Source: UOB Kay Hian

1-21 Jun 26 Daily New-Home Sales (GFA) Of 19 Cities We Monitor - Tier 1 & Tier 2 Cities

(Cities with relatively better yoy performance are highlighted in yellow)

GFA	---------------- T1 cities ----------------			------------------------------------- T2 cities -------------------------------------					
(000 sqm)	BJ	SH	GZ	SZ	Wuhan	Qingdao	Suzhou	Fuzhou	Chengdu	Nanning
Jun 25	16	27	18	7	36	39	9	4	26	12
May 26	16	34	26	11	35	37	8	5	24	12
Jun 26	14	32	18	13	32	34	10	6	22	12
YoY	-9%	20%	2%	91%	-12%	-12%	5%	40%	-16%	0%
MoM	-13%	-6%	-29%	14%	-10%	-7%	20%	11%	-11%	3%

Source: iFind, UOB Kay Hian

1-21 Jun 26 Daily Secondary-Home Transactions (In Units) Of 12 cities We Monitor

(Cities with relatively better yoy performance are highlighted in yellow)

Units	SH	BJ	SZ	HZ	NJ	QD	Suzhou	Wuxi	DG	XM	CD	FS
Jun 25	710	512	184	183	326	174	175	124	120	90	811	225
May 26	904	568	221	213	416	192	208	135	138	102	692	267
Jun 26	819	547	209	171	316	180	217	136	143	99	707	256
YoY	15%	7%	13%	-7%	-3%	3%	24%	10%	19%	9%	-13%	14%
MoM	-9%	-4%	-6%	-20%	-24%	-7%	4%	0%	3%	-3%	2%	-4%

Source: iFind, UOB Kay Hian

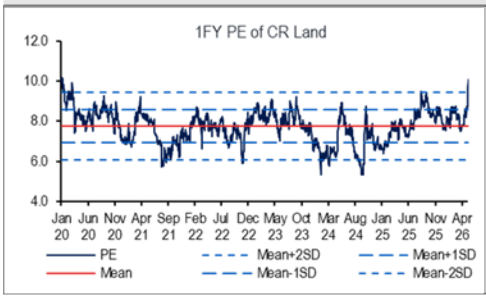
- **The impact of the latest policy round on property prices started to soften marginally in May.** According to NBS, Tier 1 cities' second-hand price index rose 0.4% mom in May, bringing the cumulative recovery to 1.2% since Mar 26. In May 26, second-hand home prices increased 0.1%/0.6%/0.1%/ 0.6% mom in Beijing/Shanghai/Guangzhou/Shenzhen, respectively. However, mom price growth moderated in Beijing, Shanghai, and Guangzhou compared with Apr 26 (0.4%/0.7%/0.2% mom). While the latest policy round still drove a more visible rebound in secondary-home prices than the Sep 24 package, the recent moderation in momentum across Shanghai, Beijing, and Guangzhou suggests that underlying fundamentals may still be relatively weak.
- **Maintain UNDERWEIGHT on China's property sector.** We think that the recent stabilisation in the property markets of Tier 1 cities is still policy-driven, and that it is a bit too early to conclude that the market has already reached a definitive bottom. The unchanged five-year loan prime rates and continued tight fiscal policy for the property sector reinforce expectations that additional broad-based policy easing is unlikely in the near term. We will continue to closely monitor market developments.
- **Our top pick for the property sector is COLI,** an SOE developer with a strong pipeline and 5M26 sales growing 14% yoy. It is trading at a low valuation of 0.31x 2026F P/B (1SD below mean) and 9.45x 2026F PE (0.6SD above mean).
- **Our top pick for the property management segment is CR Mixc,** for its strong recurring cash flow and margin resilience supported by high-end commercial properties. It is trading at 16.3x 2026F PE (0.9SD below mean) with a 6.1% dividend yield (1SD above mean).

Sector Catalyst/Risk

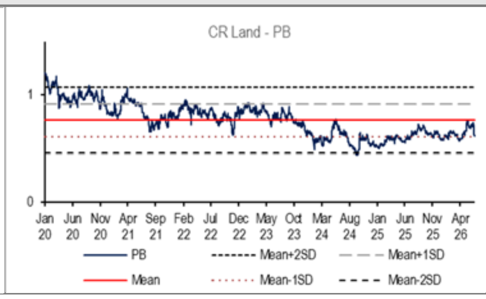
- Stronger-than-expected fiscal and monetary easing.

One-Year Forward Valuation

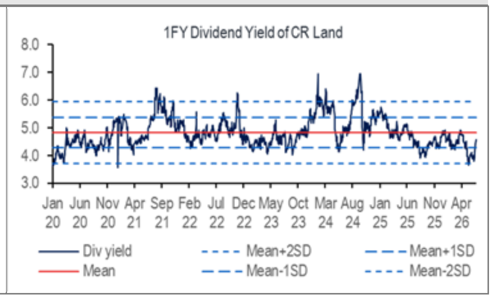
CR Land-PE



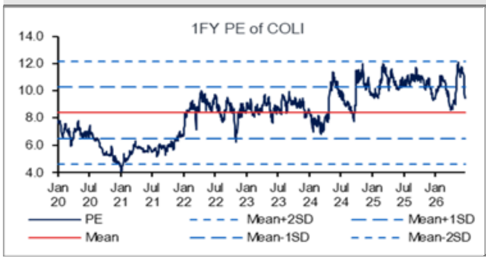
CR Land-PB



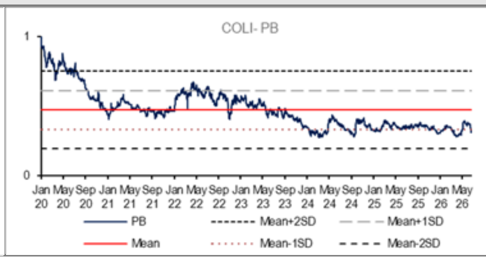
CR Land-Dividend Yield



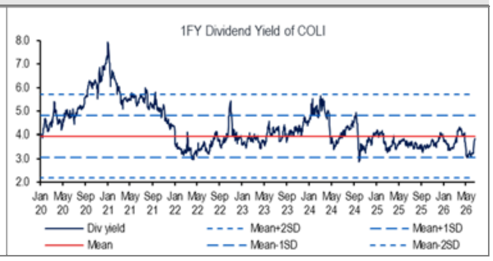
COLI-PE



COLI-PB



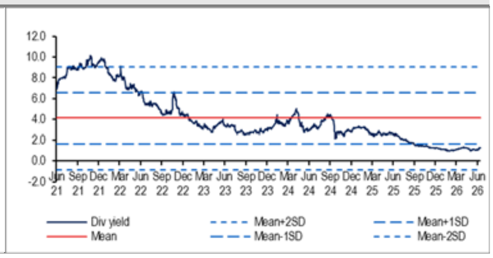
COLI-Dividend Yield



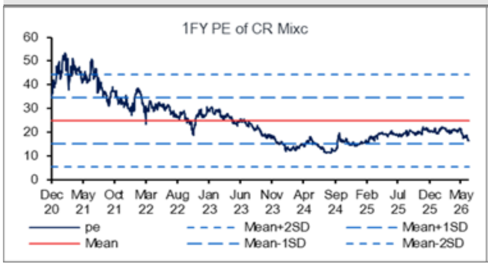
Longfor-PB

Yuexiu Property-PB

Yuexiu Property-Dividend Yield

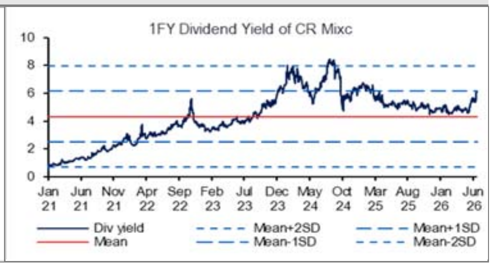


CR Mixc-PE

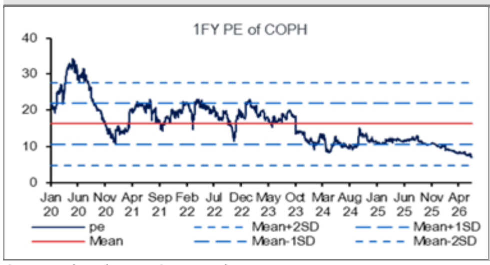


CR Mixc-PB

CR Mixc-Dividend Yield

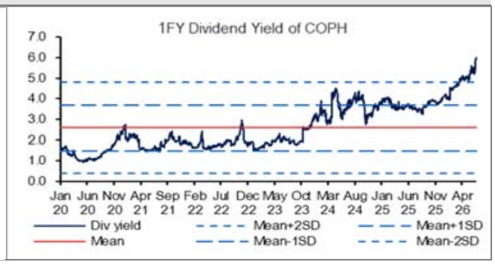


COPH-PE



COPH-PB

COPH-Dividend Yield



Source: Bloomberg, UOB Kay Hian

Consumer

OVERWEIGHT
(Maintained)

China Consumer: 2026 Dragon Boat Festival Consumption – Mild Recovery As Expected

Analyst(s)
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Highlights

- During the Dragon Boat Festival holiday (19-21 June), consumption showed a mild recovery trend.
- Offline consumption remained tepid, partly due to the overlap with the FIFA World Cup. This tepid performance was reflected in the moderation of offline retail sales growth, alongside a decline in per capita spending in Hainan's duty-free consumption and domestic tourism.
- Maintain OVERWEIGHT. Our preferred stocks are Mengniu, Midea, Yili and Yum China.

Analysis

- **Duty-free – Implied per capita spending experienced a slight decline.** According to Haikou Customs, total offline duty-free sales in Hainan during the Dragon Boat Festival was Rmb202m, up 8.6% yoy, with the total number of shoppers rising 11.2% yoy to 34,700. This implies that per capita spending decreased approximately 2.3% yoy.
- **Hotel – OCC declined due to the World Cup impact.** According to Smart Order, during the holiday period (18-20 June), hotel occupancy (OCC) fell to 37.7%, down 18.8ppt yoy. However, average daily room rates edged up 0.9% yoy to Rmb318. We believe the sharp drop in OCC was likely due to the diversion impact of the World Cup.
- **Macau – Visitations declined slightly.** Macau welcomed about 380,000 visitor arrivals during the Dragon Boat Festival holiday, representing a 2.5% yoy fall.
- **Retail – Both traffic and sales growth moderated.** According to the Ministry of Commerce, during the first two days of the Dragon Boat Festival holiday (19-20 June), foot traffic and sales for the 78 key monitored commercial areas increased by 4.0% and 3.5% yoy, respectively (vs 5.0% and 5.3% during the first four days of the Labour Day holiday and 6.7% and 7.5% during the Chinese New Year holiday).
- **Tourism – Domestic per capita spending declined slightly.** According to the Ministry of Culture and Tourism, during the Dragon Boat Festival holiday, total domestic tourism traffic reached 124m, up 4.4% yoy, and domestic tourism receipts amounted to Rmb44.5b, up 4.0% yoy. This implies that per capita spending slightly decreased by 0.4% yoy.

  According to Qunar, bookings for "domestic summer retreat" cities rose more than 40% yoy, with demand concentrated in Northeast China, Inner Mongolia, Northwest China, Yunnan and Guizhou. Lower airfares served as a key catalyst, as average domestic ticket prices were 24% below the July-August peak season, making travelling more affordable to price-sensitive consumers. Longer trips also became a trend. Tuniu reported that the average length of domestic trips reached 3.2 days, up 0.5 days yoy.

Segmental Rating

Segment	Rating
Apparel & textiles	MARKET WEIGHT (Maintained)
Broadline retail	OVERWEIGHT (Maintained)
Household durables	OVERWEIGHT (Maintained)
Macau gaming	OVERWEIGHT (Maintained)
Restaurant	MARKET WEIGHT (Maintained)
Specialty retail	OVERWEIGHT (Maintained)
Baijiu	UNDERWEIGHT (Maintained)
Beer	MARKET WEIGHT (Maintained)
Dairy	MARKET WEIGHT (Maintained)

Source: UOB Kay Hian

Sector Picks

Company	Ticker	Rec	Share Price (lcy)	Target Price (lcy)
Mengniu	2319 HK	BUY	15.89	23.20
Midea	000333 CH	BUY	78.28	112.60
Yili	600887 CH	BUY	24.63	32.40
Yum China	9987 HK	BUY	329.60	494.80

Source: Bloomberg, UOB Kay Hian

- **Tourism – The cross-boundary traffic increase was driven by Hong Kong and Macau residents.** According to the National Immigration Administration, cross-boundary travel traffic totalled 6.7m during the Dragon Boat Festival holiday, averaging 2.2m per day, up 12.9% yoy. Among the travellers, Mainland Chinese, Hong Kong and Macau residents, and foreigners recorded yoy growths of 5.5%/18.4%/23.3%, respectively, with Hong Kong and Macau residents accounting for around 60% of the overall increase. Feizhu reported that outbound bookings rose nearly 20% yoy, with Thailand, South Korea, Malaysia and Singapore as the key destinations, while inbound bookings surged almost tenfold yoy.

Valuation/Recommendation

- **Maintain BUY on Mengniu (2319 HK).** Our DCF-based target price is HK$23.20, implying 15.9x 2026F PE and 14.5x 2027F PE. The stock currently trades at 10.5x 2026F PE and 9.6x 2027F PE.
- **Maintain BUY on Midea (000333 CH).** Our SOTP-based target price is Rmb112.60, implying 18.2x 2026F PE and 17.0x 2027F PE. The stock currently trades at 12.6x 2026F PE and 11.8x 2027F PE.
- **Maintain BUY on Yili (600887 CH).** Our DCF-based target price is Rmb32.40, implying 16.9x 2026F PE and 15.7x 2027F PE. The stock currently trades at 12.8x 2026F PE and 12.0x 2027F PE.
- **Maintain BUY on Yum China (9987 HK).** Our DCF-based target price is HK$494.80, implying 23.1x 2026F PE and 20.7x 2027F PE. Yum China currently trades at 15.3x 2026F PE and 13.7x 2027F PE.

Peer Comparison

Company	Ticker	Rec	Price 22-Jun-26 (lcy)	Target Price (lcy)	Upside to TP (%)	Market Cap (US$m)	---------- PE ---------- 2026F (x)	2027F (x)	---------- P/B ---------- 2026F (x)	2027F (x)	---- EV/EBITDA ---- 2026F (x)	2027F (x)	ROE 2026F (%)	Yield 2026F (%)
Anta Sports	2020 HK	BUY	69.50	99.70	43.5	24,793.03	11.8	11.3	2.3	2.0	5.4	4.8	20.3	3.9
Bud APAC	1876 HK	BUY	6.46	10.20	57.9	10,912.85	16.5	15.6	1.1	1.1	5.2	4.8	6.5	6.6
CR Beer	291 HK	BUY	21.46	30.30	41.2	8,880.56	10.9	10.3	1.7	1.6	5.1	4.5	16.5	5.5
CTG Duty-Free	601888 CH	BUY	56.79	90.00	58.5	17,214.71	22.5	19.1	2.0	1.8	9.4	7.5	9.1	1.8
Galaxy	27 HK	BUY	29.82	48.00	61.0	16,657.60	11.9	11.1	1.5	1.4	6.6	6.2	12.8	5.6
Haidilao	6862 HK	BUY	11.40	18.30	60.5	8,105.46	12.4	11.1	5.1	4.7	6.3	5.6	42.7	7.0
Haier Smart Home	6690 HK	BUY	19.98	29.40	47.1	26,289.87	7.9	7.2	1.3	1.2	5.6	5.0	15.6	7.4
Li Ning	2331 HK	BUY	15.76	24.70	56.7	5,196.27	11.7	10.7	1.2	1.1	2.6	2.2	10.6	4.3
Mengniu	2319 HK	BUY	15.89	23.20	46.0	7,857.19	10.5	9.6	1.2	1.2	3.7	3.2	12.1	4.8
Midea	000333 CH	BUY	78.28	112.60	43.8	87,201.83	12.6	11.8	2.5	2.4	10.3	9.4	20.6	5.8
Miniso	MNSO US	BUY	11.54	22.20	92.4	3,574.40	8.0	7.0	2.0	1.8	5.9	4.9	26.8	6.2
Moutai	600519 CH	HOLD	1,241.41	1,395.00	12.4	229,086.14	18.9	18.6	5.9	5.6	11.5	11.1	34.5	4.2
Sands China	1928 HK	BUY	13.57	20.70	52.5	14,009.28	10.6	9.5	8.3	6.6	8.7	8.1	85.9	7.5
Shenzhou	2313 HK	BUY	40.70	72.50	78.1	7,802.11	8.3	7.7	1.3	1.2	5.2	4.6	16.4	7.3
Tsingtao Brewery	168 HK	BUY	44.80	66.70	48.9	9,387.81	10.9	10.3	1.6	1.6	7.3	6.8	15.4	6.6
Wuliangye	000858 CH	HOLD	76.55	92.20	20.4	43,863.38	17.6	17.1	2.5	2.6	7.3	7.1	14.2	6.7
Xtep	1368 HK	BUY	3.91	6.90	76.5	1,399.53	7.0	6.7	0.9	0.8	2.6	2.4	13.3	7.5
Yili	600887 CH	BUY	24.63	32.40	31.5	22,998.26	12.8	12.0	2.7	2.5	9.9	9.1	21.6	5.9
Yum China	9987 HK	BUY	329.60	494.80	50.1	14,594.37	15.3	13.7	2.4	2.2	7.2	6.2	17.4	2.8

Source: Bloomberg, UOB Kay Hian

JF SmartInvest (9636 HK)

Source: TradingView

Last price: HK$28.36
Support levels: HK$25.08/HK$24.04
Resistance levels: HK$31.00/HK$39.62

Technical View:

Price looks like it might be forming a bottom at HK$24.04. A potential higher low has been formed after yesterday's bullish engulfing candlestick pattern. This change is backed up by the indicators, where the MACD is turning back up and heading toward its centre line. As long as the price stays above its low, the chart looks good for a solid rebound.

Average timeframe: Around two weeks.

Wasion (3393 HK)

Source: TradingView

Last price: HK$22.56
Support levels: HK$20.32/HK$18.80
Resistance levels: HK$23.88/HK$27.32

Technical View:

Price has established a solid stepping stone with a clear higher low and is now moving to challenge its immediate resistance ceiling. At the same time, the MACD is climbing back toward zero after a bullish crossover, confirming that the downward pressure has run out of steam. Unless the price stalls at resistance, the easiest path from here is a clean break above the recent high for a fresh leg up.

Average timeframe: Around two weeks.

Analyst

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