CMB International Securities | Equity Research | Company Update

Yum China (9987 HK)

Robust Pizza Hut and accelerated expansion

Maintain BUY on YUMC, as 2Q21 result was still inline despite mini COVID-19 outbreaks and weak sales in transportation hubs. Robust Pizza Hut performance and accelerated store expansion plan reinforced our positive view for FY21E. We raised our TP to HK\$ 597.92, based on 32x FY22E P/E (down from 33x). YUMC's valuation is not demanding at 26x FY22E P/E, vs HDL's 26x and JMJ's 39x.

- An inline 2Q21 result. YUMC's 2Q21 sales/ net profit grew by 29%/ 37% YoY to US\$ 2,451mn/ US\$ 181mn, inline with both BBG and CMBI est. However, group SSSG was a slight miss but offset by greater new store sales. Also, the better-than-expected GP margin was offset by greater staff costs and lower other income and investment gains. But this is still an resilient result given drags by mini COVID-19 outbreak in Jun 2020 and subdued transportation hub demand.
- Cautiously optimistic for KFC in 3Q21E. Even though SSS for KFC/ Pizza Hut recovered to 93%/ 97%, vs 2Q19, fairly similar to 94%/ 95% in 1Q21, but system sales growth should have accelerated in 2Q21, aided by strong digital growth and faster new store expansion. We remain positive on 3Q21E.
- Pizza Hut can become a resilient growth driver onward. Management was delighted about Pizza Hut's reform since 2017, where the traffic, sales and profit margin turned around one by one, supported by: 1) return of great food with great values, 2) store remodelling, 3) digitalization and 4) delivery. They also believed the new store expansion format (one parent store and a few satellite stores) not only can increase store density but also enhance overall productivity and profitability, as the payback period of those satellite stores is only at ~2 years (vs 3-4 years for a typical Pizza Hut store).
- But management highlighted more headwinds on margins. Management continued to flag about the costs pressure in 2H21E, such as: 1) less favorable raw material prices, 2) surge in staff costs since Jun 2021 (~7% YoY increase), 3) absence of government subsidies and 4) higher business travel expenses.
- Store expansion plan revised up. Number of stores for KFC/ Pizza Hut increased by 443/70 to 7,609/ 2,425 in 1H21, up 12.7%/ 7.4% YoY, speeded up a lot from 9.7%/ 3.2% in 4Q20. The Company had revised up its gross openings target to 1,300 in FY21E (from 1,000), supported by accelerated expansions of both Chinese restaurants and coffee shops.
- Maintain BUY and raised TP to HK\$ 597.92, based on 32x FY22E P/E (down from 33x). We fine-tuned FY21E/ 22E/ 23E NP forecast by -2%/ +4%/ +3%, to factor in: 1) faster delivery growth, 2) faster store expansion, and 3) higher staff costs. YUMC is trading at 26x FY22E P/E, not demanding vs HDL's 26x and JMJ's 39x, given a 17% EBIT CAGR in FY20-23E.

Earnings Summary

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(YE 31 Dec)	FY19A	FY20A	FY21E	FY22E	FY23E
Revenue (USD mn)	8,776	8,263	10,182	11,481	12,696
YoY growth (%)	4.3	(5.8)	23.2	12.8	10.6
Net income (USD mn)	713	784	846	1,062	1,211
Diluted EPS (USD)	1.81	1.89	1.93	2.41	2.74
YoY growth (%)	1.8	4.5	2.2	24.8	13.4
Consensus EPS (USD)	n/a	n/a	2.02	2.36	2.67
P/E (x)	33.8	32.5	31.8	25.5	22.5
P/B (x)	7.2	4.3	3.8	3.4	3.0
Yield (%)	0.8	0.4	0.8	1.0	1.1
ROE (%)	22.5	13.0	12.4	13.8	13.9
Net gearing (%)	Net cash				

Source: Company data, Bloomberg, CMBIS estimates



BUY (Maintain)

Target Price	HK\$597.92
(Previous TP	HK\$595.39)
Up/Downside	+25.5%
Current Price	HK\$476.60

China Catering Sector

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Stock Data

Mkt Cap (HK\$ mn)	200,457
Avg 3 mths t/o (HK\$ mn)	72.28
52w High/Low (HK\$)	544/385.6
Total Issued Shares (mn)	420.6
Source: Bloomberg	

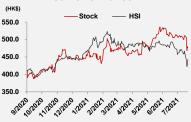
Shareholding Structure

Primavera Capital	5.7%
BlackRock	7.1%
Invesco	9.0%
Management	0.2%
Free Float	78.0%
Source: HKEx	

Share Performance

-	Absolute	Relative
	Absolute	Relative
1-mth	-5.9%	8.1%
3-mth	-1.2%	12.7%
6-mth	7.4%	20.4%
12-mth	n/a	n/a
Source: Bloomberg	3	

12-mth Price Performance



Source: Bloomberg

Auditor: KPMG

Related Reports

- 1. Yum China (9987 HK, BUY) A good start in FY21E despite a few
- headwinds 29 Apr 2021
 China Catering Sector (OUTPERFORM) - Leaders to benefit even more during recovery – 12 Mar 2021

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Earnings revision

Figure 1: Earnings revision

		New			Old			Diff (%)	
US\$ mn	FY21E	FY22E	FY23E	FY21E	FY22E	FY23E	FY21E	FY22E	FY23E
Revenue	10,182	11,481	12,696	9,931	11,202	12,399	2.5%	2.5%	2.4%
Gross profit	7,313	8,213	9,059	7,117	8,058	8,907	2.7%	1.9%	1.7%
Operating Profit	1,091	1,369	1,550	1,046	1,309	1,495	4.3%	4.6%	3.7%
Net profit	846	1,062	1,211	861	1,025	1,180	-1.8%	3.6%	2.7%
EPS (US\$ cents)	1.933	2.412	2.736	1.968	2.329	2.665	-1.8%	3.6%	2.7%
Gross margin	71.8%	71.5%	71.4%	71.7%	71.9%	71.8%	0.1ppt	-0.4ppt	-0.5ppt
EBIT margin	10.7%	11.9%	12.2%	10.5%	11.7%	12.1%	0.2ppt	0.2ppt	0.2ppt
Net profit att. margin	8.3%	9.2%	9.5%	8.7%	9.2%	9.5%	-0.4ppt	0.1ppt	0ppt

Source: Company data, CMBIS estimates

Figure 2: CMBIS estimates vs consensus

		CMBIS			Consensus			Diff (%)	
US\$ mn	FY21E	FY22E	FY23E	FY21E	FY22E	FY23E	FY21E	FY22E	FY23E
Revenue	10,182	11,481	12,696	10,169	11,206	12,292	0.1%	2.5%	3.3%
Gross profit	7,313	8,213	9,059	7,307	8,045	8,835	0.1%	2.1%	2.5%
Operating Profit	1,091	1,369	1,550	1,155	1,337	1,446	-5.6%	2.4%	7.2%
Net profit	846	1,062	1,211	873	1,015	1,147	-3.1%	4.6%	5.7%
EPS (US\$ cents)	1.933	2.412	2.736	2.022	2.357	2.665	-4.4%	2.3%	2.7%
Gross Margin	71.8%	71.5%	71.4%	71.9%	71.8%	71.9%	0ppt	-0.3ppt	-0.5ppt
Operating Margin	10.7%	11.9%	12.2%	11.4%	11.9%	11.8%	-0.6ppt	0ppt	0.4ppt
Net Margin	8.3%	9.2%	9.5%	8.6%	9.1%	9.3%	-0.3ppt	0.2ppt	0.2ppt

Source: Company data, CMBIS estimates

Focus Charts

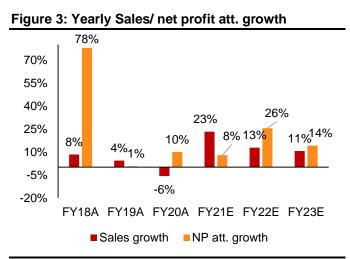
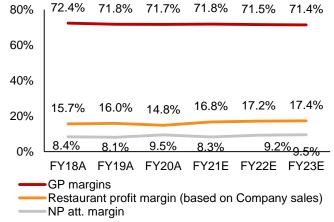


Figure 4: Yearly GP/ restaurant OP/ NP att. margin



Source: Company data, CMBIS estimates

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Figure 6: KFC/ Pizza Hut/ Group's SSSG

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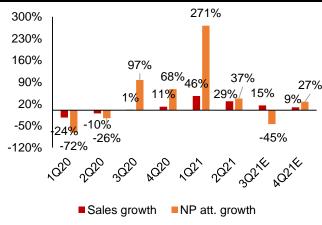
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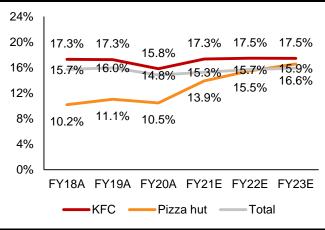


Figure 5: Quarterly sales/ net profit att. growth



Source: Company data, CMBIS estimates

Figure 7: KFC/ Pizza Hut/ Group's restaurant OP margin



Source: Company data, CMBIS estimates

Source: Company data, CMBIS estimates

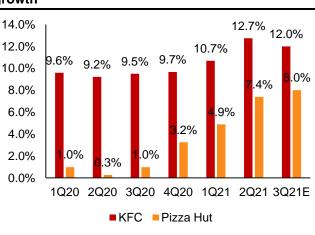


Figure 8: KFC/ Pizza Hut's number of restaurants growth

Group KFC Pizza Hut

Source: Company data, CMBIS estimates





Assumptions

Figure 9: CMBIS' assumptions

Major assumptions	FY18A	FY19A	FY20A	FY21E	FY22E	FY23E
Sales by segment (RMB mn)						
KFC - eat in sales	4,882	4,911	4,137	5,163	5,649	6,027
KFC - delivery sales	808	1,129	1,617	2,021	2,485	3,007
PH - eat in sales	1,611	1,527	1,146	1,483	1,619	1,750
PH- delivery sales	500	527	642	745	850	952
Others	614	682	721	770	878	960
Total	8,415	8,776	8,263	10,182	11,481	12,696
Sales by segment growth (%)						
KFC - eat in sales	9.2%	0.6%	-15.8%	24.8%	9.4%	6.7%
KFC - delivery sales	35.8%	39.7%	43.2%	25.0%	23.0%	21.0%
PH - eat in sales	-3.5%	-5.2%	-25.0%	29.5%	9.2%	8.0%
PH- delivery sales	18.1%	5.4%	21.7%	16.1%	14.0%	12.0%
Others	0.7%	11.1%	5.8%	6.8%	14.0%	9.4%
Total	8.3%	4.3%	-5.8%	23.2%	12.8%	10.6%
Sales network by brand						
KFC	5,910	6,534	7,166	8,066	8,756	9,336
Pizza Hut	2,240	2,281	2,355	2,545	2,685	2,825
Others	334	385	985	1,111	1,191	1,271
Total	8,484	9,200	10,506	11,722	12,632	13,432
Restaurant profit margin by brand						
KFC	17.3%	17.3%	15.8%	17.3%	17.5%	17.5%
Pizza hut	10.2%	11.1%	10.5%	13.9%	15.5%	16.6%
Others	0.0%	-0.4%	-0.4%	-0.2%	-0.2%	-0.2%
Total	15.7%	16.0%	14.8%	15.3%	15.7%	15.9%
Costs breakdown						
Food and paper/ sales	27.6%	28.2%	28.3%	28.2%	28.5%	28.6%
Payroll and employee benefits/ sales	20.4%	20.6%	20.9%	21.2%	20.8%	20.7%
Rental and other operating expenses/ sales	28.4%	27.0%	26.9%	26.2%	26.3%	26.3%
G & A expenses/ sales	5.4%	5.5%	5.8%	5.5%	5.3%	5.2%
Franchisees expenses/ sales	7.1%	7.3%	7.7%	6.3%	6.1%	5.9%
Effective tax rate	22.5%	25.9%	26.6%	26.0%	25.5%	25.0%
NP att. margin	8.4%	8.1%	9.5%	8.3%	9.2%	9.5%
NP att. growth (%)	77.9%	0.7%	10.0%	7.9%	25.5%	14.1%

Source: Company data, CMBIS estimates



Valuation

Figure 10: Peers valuation table

			12m TP	Price	Up/ Down-	Mkt. Cap	Year	P/E	(x)	P/B	6 (x)	ROE (%)	3yrs PEG (x)	Yield (%)
Company	Ticker	Rating	(LC)	(LC)	side	(HK\$mn)	End	FY1E	FY2E	FY1E	FY2E	FY1E	FY1E	FY1E
Leading Great	er China C	Catering												
Yum China	9987 HK	BUY	597.92	476.60	25%	200,457	Dec-20	31.8	25.5	3.8	3.4	17.0	2.4	0.8
Jiumaojiu	9922 HK	BUY	30.74	24.45	26%	35,536	Dec-20	61.0	39.0	8.2	6.8	7.9	0.6	0.4
Haidilao	6862 HK	BUY	40.11	30.80	30%	168,137	Dec-20	40.5	26.0	10.3	7.5	3.0	0.2	0.7
Cafe De Coral	341 HK	BUY	19.05	15.24	25%	8,926	Mar-21	24.8	19.5	2.8	2.6	12.6	1.9	2.4
Xiabuxiabu	520 HK	NR	n/a	7.06	n/a	7,663	Dec-20	13.5	10.6	2.3	1.9	0.1	0.0	2.3
Yihai	1579 HK	BUY	108.52	46.90	131%	49,100	Dec-20	35.8	28.0	9.2	7.2	30.0	1.3	0.8
Gourmet Master	2723 TT	NR	n/a	150.50	n/a	7,546	Dec-20	21.2	18.4	2.2	2.1	11.4	1.0	3.0
							Avg.	32.7	23.9	5.5	4.5	11.7	1.1	1.5
							Med.	31.8	25.5	3.8	3.4	11.4	1.0	0.8
Other Greater C				47.40		0.057	Mar 21					0.2	~/~	~/0
Fairwood	52 HK	NR	n/a	17.42	n/a	2,257	Mar-21	n/a	n/a	n/a	n/a	9.3	n/a	n/a
Tai Hing Hop Hing	6811 HK 47 HK	NR NR	n/a n/a	1.78 0.05	n/a n/a	1,786 463	Dec-20 Dec-20	10.2 n/a	8.7 n/a	1.6 n/a	1.5 n/a	11.6 (17.5)	0.3 n/a	6.5 n/a
Ajisen China	538 HK	NR		1.43			Dec-20 Dec-20	n/a	n/a	n/a		· · · ·	n/a	
Ajisen China	330 HK	INIT	n/a	1.43	n/a	1,561		10.2	8.7	1.6	n/a 1.5	(2.4) 0.3	0.3	n/a 6.5
							Avg. Med.	10.2	8.7	1.6	1.5	3.5	0.3	6.5
Greater China C	atering						Micu.	10.2	0.7	1.0	1.5	0.0	0.5	0.5
<u>Oreater Orinia O</u>	atoring						Avg.	29.9	22.0	5.0	4.1	7.5	1.0	2.1
							Med.	28.3	22.5	3.3	3.0	9.3	0.8	1.6
International C	Catering													
Yum! Brands	YUMUS	NR	n/a	122.61	n/a	284,024	Dec-20	29.0	26.0	n/a	n/a	n/a	1.4	1.6
Mcdonald'S	MCD US	NR	n/a	241.78	n/a	1,402,868	Dec-20	27.2	24.9	n/a	n/a	n/a	1.4	2.2
Starbucks Corp	SBUX US	NR	n/a	122.41	n/a	1,122,338	Sep-20	38.2	33.2	n/a	n/a	n/a	0.5	1.6
Rest' Brands	QSR US	NR	n/a	64.34	n/a	232,952	Dec-20	24.4	20.8	10.2	10.6	22.9	0.8	3.3
Chipotle	CMG US	NR	n/a	1816.3	n/a	396,791	Dec-20	71.5	54.7	22.5	18.6	30.2	1.5	0.0
Darden	DRI US	NR	n/a	148.20	n/a	150,691	May-21	19.8	17.7	6.4	5.8	24.5	0.8	2.9
Domino'S Pizza	DPZ US	NR	n/a	524.57	n/a	150,330	Jan-21	38.5	33.4	n/a	n/a	n/a	3.2	0.7
Wendy'S Co	WEN US	NR	n/a	23.16	n/a	39,865	Jan-21	31.3	27.3	9.5	10.9	29.8	1.4	1.7
Shake Shack	SHAK US	NR	n/a	101.49	n/a	33,166	Dec-20	n/a	230.1	10.2	9.5	(11.2)	n/a	n/a
Wingstop Inc	WING US	NR	n/a	166.11	n/a	38,421	Dec-20	111.9	87.3	n/a	n/a	n/a	2.6	0.4
Jollibee Foods	JFC PM	NR	n/a	197.00	n/a	33,752	Dec-20	55.8	35.5	3.8	3.5	(12.7)	(0.3)	0.7
							Avg.	44.8	53.7	10.4	9.8	13.9	1.3	1.5
							Med.	34.8	33.2	9.8	10.1	23.7	1.4	1.6
H-shares Cons							_			_	_			
UPC	220 HK	NR	n/a	7.79	n/a	33,648	Dec-20	16.3	14.8	2.0	2.0	11.8	1.5	6.0
Tingyi	322 HK	NR	n/a	14.16	n/a	79,680	Dec-20	17.1	15.6	3.0	2.9	20.0	2.5	6.0
Want Want*	151 HK	HOLD	6.02	5.32	13%	63,884	Mar-21	12.7	11.9	3.3	3.1	27.6	1.8	5.2
China Mengniu*	2319 HK	BUY	50.10	42.10	19%	166,228	Dec-20	26.8	22.1	3.7	3.2	11.4	0.9	1.0
Vitasoy	345 HK	NR	n/a	22.45	n/a	23,964	Mar-21	38.1	30.4	6.2	5.7	16.3	2.1	1.7
Budweiser	1876 HK	NR	n/a	22.30	n/a	295,328	Dec-20	38.2	31.9	3.4	3.1	8.3	1.0	1.0
Tsingtao*	168 HK	BUY	85.45	65.50	30%	118,034	Dec-20	26.8	23.1	3.3	3.1	13.0	1.3	1.5
CR Beer	291 HK	NR	n/a	61.70	n/a	200,166	Dec-20	45.0	36.0	7.0	6.2	10.2	1.1	0.9
Dali Foods	3799 HK	NR	n/a	4.29	n/a	58,748	Dec-20	12.2	11.1	2.5	2.3	22.8	1.4	4.5
							Avg.	25.9 26.9	21.9	3.8	3.5	15.7	1.5	3.1
					<u> </u>	nother analys	Med.	26.8	22.1	3.3	3.1	13.0	1.4	1.7

Source: Bloomberg, Company data, CMBIS estimates, *cover by another analyst - Albert Yip

Financial Summary

Income statement						Cash flow summary
YE 31 Dec (USD mn)	FY19A	FY20A	FY21E	FY22E	FY23E	YE 31 Dec (USD mn)
Revenue	8,776	8,263	10,182	11,481	12,696	Net income
Company sales	7,925	7,396	9,256	10,476	11,621	D&A
Franchise fees and income	148	148	179	194	212	Change in working capital
Fran. & uncol. affiliates sales	654	647	691	749	796	Income tax paid
Other revenues	49	72	56	62	67	Others
Cost of goods sold	(2,479)	(2,342)	(2,869)	(3,269)	(3,637)	Net cash from operating
Gross profit	6,297	5,921	7,313	8,213	9,059	
Other net income	60	285	10	80	89	Capex & investments
						Associated companies
Operating expenses	(5,456)	(5,245)	(6,232)	(6,924)	(7,597)	Interest received
Staff costs	(1,807)	(1,730)	(2,163)	(2,391)	(2,626)	Others
Admin	(560)	(591)	(672)	(723)	(787)	Net cash from investing
Property rent & related	(877)	(814)	(1,000)	(1,131)	(1,255)	
D & A	(428)	(404)	(448)	(501)	(558)	Equity raised
Other operating expenses	(1,784)	(1,706)	(1,949)	(2,178)	(2,371)	Change of Debts
EBIT	901	961	1,091	1,369	1,550	Dividend paid
						Others
Finance costs, net	39	43	80	92	107	Net cash from financing
JV & associates	-	-	-	-	-	
Exceptional	63	104	20	23	25	Net change in cash
Pre-tax profit	1,003	1,108	1,191	1,485	1,682	Beginning cash balance
						Exchange difference
Income tax	(260)	(295)	(310)	(379)	(421)	Cash at the end of the yea
Less: Minority interests	30	29	36	45	50	-
Net profit	713	784	846	1,062	1,211	

Net income	901	961	1,091	1,369	1,551
D&A	419	386	436	491	556
Change in working capital	74	(7)	103	74	69
Income tax paid	16	(295)	(310)	(379)	(421)
Others	(225)	234	137	125	134
Net cash from operating	1,185	1,279	1,458	1,681	1,889
Capex & investments	(435)	(578)	(713)	(689)	(762)
Associated companies	-	-	-	-	-
Interest received	-	-	-	-	-
Others	(475)	-	-	-	-
Net cash from investing	(910)	(578)	(713)	(689)	(762)
Equity raised	(265)	2,220	-	-	-
Change of Debts	-	-	-	-	-
Dividend paid	(181)	(181)	(95)	(204)	(256)
Others	(34)	-	-	-	-
Net cash from financing	(480)	2,039	(95)	(204)	(256)
Net change in cash	(205)	2,740	650	788	872
Beginning cash balance	1,266	1,046	3,786	4,436	5,224
Exchange difference	(15)	-	-	-	-
Cash at the end of the year	1,046	3,786	4,436	5,224	6,096

Balance sheet Key ratios YE 31 Dec (USD mn) FY20A FY21E FY22E FY23E YE 31 Dec FY19A FY19A FY20A FY21E FY22E FY23E Non-current assets 4,691 4.797 5,036 5,225 5,429 Sales mix (%) 2,249 2,455 1,775 2,051 89.5 90.9 91.2 91.5 Fixed asset 1,594 Company sales 90.3 94 75 64 54 52 1.8 1.8 1.7 1.7 Intangible assets & goodwill 1.7 Franchise fees and income Prepaid lease payments 7.5 7.8 6.8 6.5 6.3 Fran, & uncol, affiliates sales 0.6 89 89 89 89 89 Other revenues 0.9 0.5 0.5 0.5 Interest in asso. & JV Others 2,914 2,858 2,832 2,833 2,833 Total 100.0 100.0 100.0 100.0 100.0 2,259 4,934 5,707 6,584 7,538 **Current assets** P&L ratios (%) 4,436 3,786 5,224 6,096 71.8 71.7 71.8 71.5 71.4 1,046 Cash and cash equivalents Gross margin 380 321 393 448 498 10.3 11.6 10.7 11.9 12.2 Operating margin Inventories Trade and other receivables 139 13.4 11.7 12.9 13.3 88 91 112 126 Pre-tax margin 11.4 134 126 155 175 194 8.1 9.5 8.3 9.2 9.5 Prepayments Net margin 611 611 611 611 611 Effective tax rate 25.9 26.6 26.0 25.5 25.0 Others 2,205 1,736 1,665 1,891 2,054 **Current liabilities Balance sheet ratios** 1.3 3.0 3.0 3.2 3.4 Borrowings Current ratio (x) ----623 577 708 806 897 1.1 2.8 2.8 3.0 3.2 Quick ratio (x) Trade payables 507 572 632 2.3 2.3 2.5 Accruals & other payables 437 411 0.6 2.8 Cash ratio (x) 45 45 45 45 45 51 50 50 50 50 Tax payables Inventory turnover days Others 631 631 631 631 631 Trade receivables days 3 4 4 4 4 91 90 90 90 90 Trade payables days 2,039 2,039 **Non-current liabilities** 2,039 2,039 2,039 0 0 0 0 0 Total debt / total equity ratio (%) Net cash Net cash Net cash Net cash Borrowings Net debt / equity ratio (%) -. Deferred income Returns (%) 136 136 136 136 136 22.5 13.0 12.4 13.8 13.9 Deferred tax ROE 1,903 1,903 1,903 1,903 1,903 10.3 8.1 7.9 9.0 9.3 Others ROA Per share 1.81 1.89 1.93 2 4 1 2.74 **Minority Interest** EPS (USD) -3.175 6,027 6,814 7,716 8,723 0 48 0.23 0 48 0.60 0.68 DPS (USD) **Total net assets** 3,175 6,027 6,814 7,716 8,723 **BVPS (USD)** 8.44 14.35 16.13 18.15 20.40 Shareholders' equity

Source: Company data, CMBIS estimates



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FY19A FY20A FY21E FY22E FY23E



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