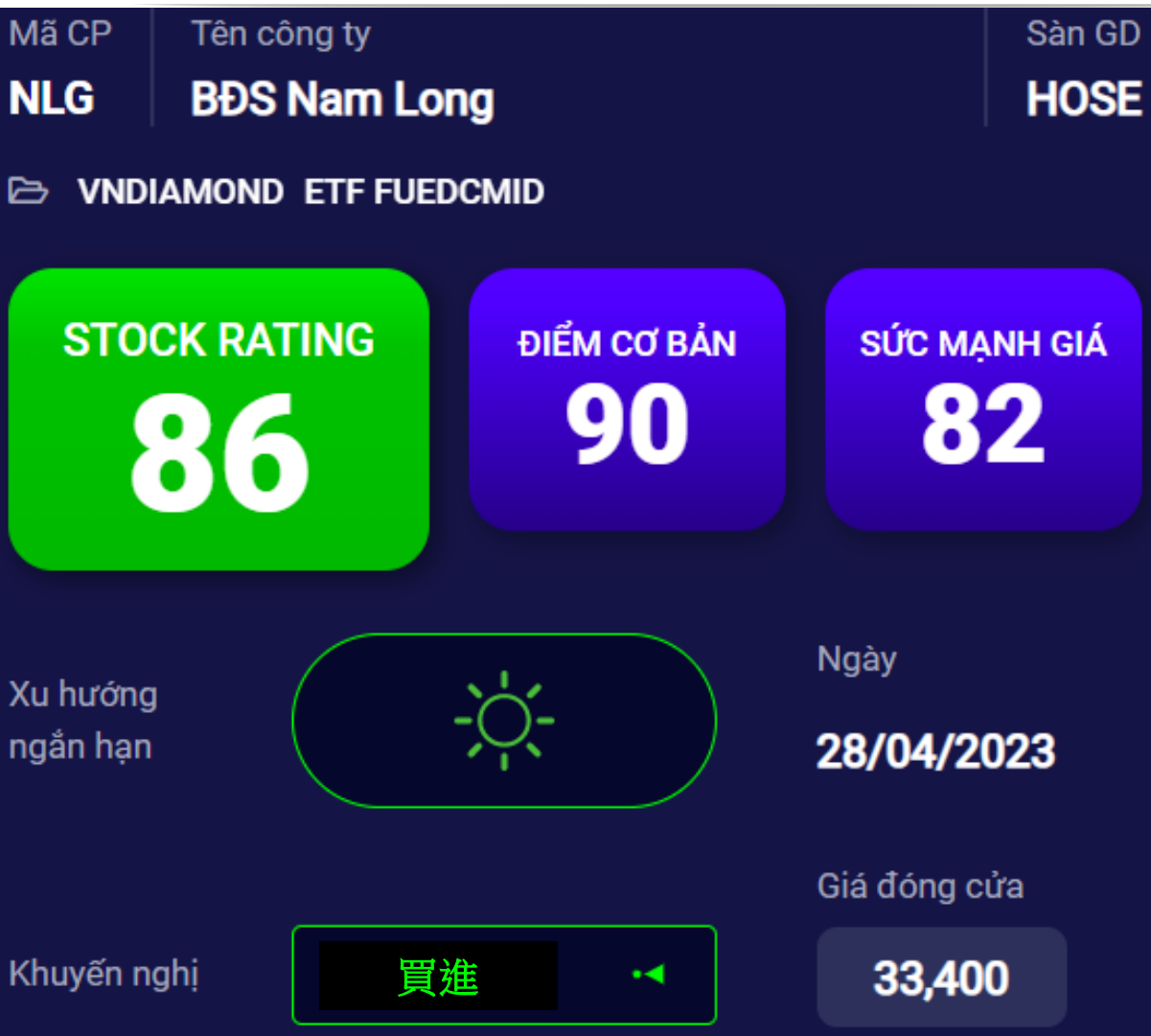


個股焦點

NLG



# NLG — 淨利潤改善更為積極



短期阻力關卡: 32.40

短期支撐關卡: 28.60

短期趨勢 (5-10 天): 上漲

中期阻力關卡: 44.30

中期支撐關卡: 22.80

中期趨勢 (1-3 月): 上漲

# NLG — 淨利潤改善更為積極



- NLG 已公佈 2023 年第一季度的業務業績，淨收入為 2,350 億越南盾（-60% YoY），扣除股東利益後的稅後利潤為 70 億越南盾（+10.8 倍 YoY）。
- NLG 在 2023 年第一季度的核心房地產總收入（包括合資項目的收入）達到 1 兆 5,000 億越南盾（+2.7 倍 YoY），這主要得益於 Mizuki Park 第二期和三期（413 套）的移交 — 從聯營公司和 Southgate 的合資企業（107 套 Valora 和 27 套 Ehome）中獲利。
- 2023 年第一季度的回報率從 2022 年第一季度的 42.6% 增加至 67.9%，這主要得益於 Southgate 項目高利潤 Valora 公寓的交付，抵消了 2023 年第一季度建築和租賃服務的毛虧損。然而，在收入低的情況下高昂的 SG&A 費用導致 2023 年第一季度的經營活動虧損 (EBIT) 為 190 億越南盾，而 2022 年第一季度的 EBIT 為 560 億越南盾。
- NLG 在 2023 年第一季度的銷售額較低為 2,380 億越南盾（-91% YoY，但 5% QoQ），其中 72% 的銷售額來自胡志明市的兩個項目。HCM：Mizuki Park 第二期和三期以及 Akari City 第二期。4 月前兩周的銷售額微有增長，達到 1,960 億越南盾 — 相當於 2023 年第一季度銷售額的 82%。
- NLG 的股票評級為 86 點，因此我們將該股評級為積極。與此同時，NLG 的價格走勢圖收盤上漲 7%，並突破 32.40 的短期阻力位，成交量強勁增加至 20 日均線以上。此外，價格走勢圖仍處於短期調整階段，因此在完全突破該阻力位之前，價格走勢圖可能會在 32.40 附近波動。
- NLG 的短期趨勢調整至上漲。因此，我們建議短期投資者可以考慮以 5% 的低比例買進，並在市場的短期趨勢轉好時逐步增加股票比例。

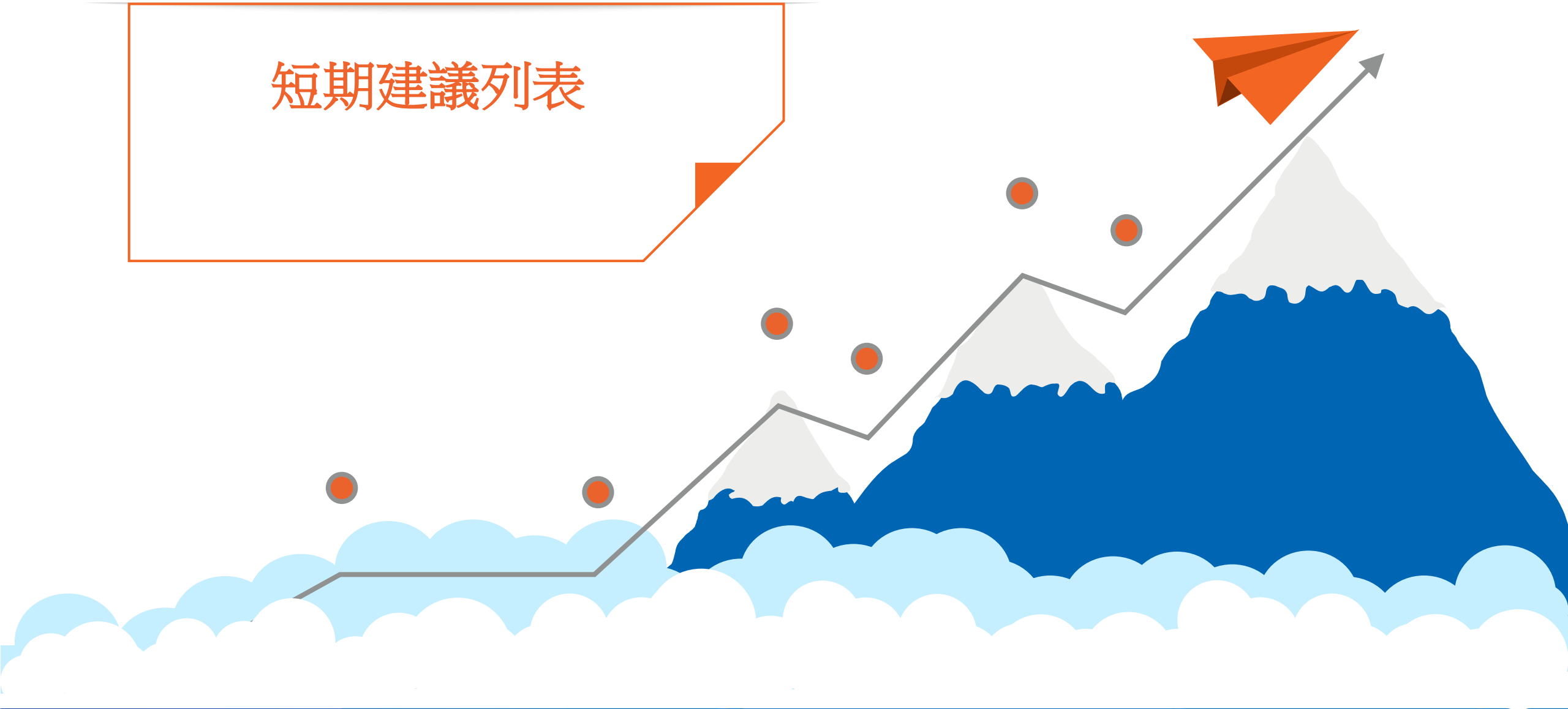
# NLG — 淨利潤改善更為積極

股票代碼	NLG
建議價格	33.40
目前價格	33.40
短期趨勢	上漲
中期趨勢	上漲
短期目標	38.32
與目前價格相比的短期上漲空間	14.73%
短期停損	29.56
Reward/ Risk	2.22
預期持有 (盤)	27
最佳分配比例	5.00%
建議	買進



源：YSVN

# 短期建議列表



# 短期建議列表

股碼	股價	短期趨勢	中期趨勢	建議買進日期	T+交易	短期買進價格	Stop loss	報酬%	建議
TCM	52.70	上漲	上漲	16/02/2023	T+55	53.00	50.14	-0.57%	持有
NT2	31.55	上漲	上漲	20/02/2023	T+53	28.39	29.66	11.12%	持有
GMD	52.60	上漲	上漲	04/04/2023	T+22	52.40	51.82	0.38%	持有
PVD	20.95	上漲	上漲	06/04/2023	T+20	21.40	20.21	-2.10%	持有
CTR	66.50	上漲	上漲	27/04/2023	T+5	66.40	62.95	0.15%	持有
NLG	33.40	上漲	上漲	04/05/2023	T+0	33.40	29.56	0.00%	買進

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