

24 JULY 2020

THAILAND / CONSUMER DISCRETIONARY

CENTRAL RETAIL CORP CRC TB

HOLD

TARGET PRICE	THB31.00
CLOSE	THB28.75
UP/DOWNSIDE	+7.8%
TP vs CONSENSUS	-21.5%

รอฟื้นตัว

สินค้าฟุ่มเฟือยได้รับผลกระทบจาก COVID-19 มากที่สุด

CRC ได้รับผลกระทบอย่างรุนแรงจากการแพร่ระบาดของ COVID-19 โดยยอดขายสินค้าแฟชั่นมีสัดส่วนถึง 25% ของยอดขายรวมของบริษัทฯ ใน 1Q20 จากข้อมูลของ Robinson (not listed) สินค้าดังกล่าวมีอัตรากำไรสูงถึงประมาณ 50% ใน 1Q20 การเติบโตของยอดขายต่อสาขาลดลงในระดับสูงถึง 27.6% และเราคาดว่าตัวเลขดังกล่าวจะลดลงในอัตราสูงถึง 60% ใน 2Q20 เนื่องจาก 90% ของร้านขายสินค้าแฟชั่นถูกปิดเป็นเวลา 8 อาทิตย์ในประเทศไทย และห้างสรรพสินค้า 9 แห่งในอดีตถูกปิดเป็นระยะเวลา 10 อาทิตย์ เราคิดว่าอุตสาหกรรมการท่องเที่ยวอาจต้องใช้เวลาอย่างน้อย 12 เดือนในการฟื้นตัว ดังนั้นเราจึงคาดว่ากำไรเติบโตของยอดขายต่อสาขาสำหรับสินค้าแฟชั่นจะติดลบ 28% ใน FY20 เนื่องจาก 16% และ 30% ของยอดขายสินค้าแฟชั่นในประเทศไทยและอิตาลีมาจากนักท่องเที่ยวตามลำดับ

สินค้า Hardline ยังมีโอกาสเติบโต แต่กลุ่มอาหารได้รับผลกระทบน้อย

กลุ่มสินค้า Hardline (28.5% ของยอดขายใน 1Q20) มีการเติบโตของยอดขายต่อสาขาอยู่ที่ -10.4% ใน 1Q20 ถ้าไม่รวมผลประกอบการของ Nguyen-Kim ตัวเลขดังกล่าวจะอยู่ที่ -3.3% ซึ่งใกล้เคียงกับผู้ประกอบการรายอื่น ใน 2Q20 การเติบโตของยอดขายสินค้า Hardline มีแนวโน้มอ่อนแอที่ -20% เนื่องจากประมาณ 90% ของสาขาของไทวัสดุถูกปิดไป 4 อาทิตย์ เราเชื่อว่าตลาดดังกล่าวควรมีการฟื้นตัวที่ดีใน 2H20 โดยมีการเติบโตของยอดขายต่อสาขาที่เพียง -3.0% นอกจากนี้รายได้การเกษตรและการเบิกจ่ายงบประมาณสำหรับโครงการสาธารณสุขโลก จะช่วยให้การเติบโตของยอดขายต่อสาขาสำหรับสินค้า Hardline ติดลบ 12.1% ใน FY20 สินค้ากลุ่มอาหารจะได้รับผลกระทบน้อยที่สุด เนื่องจากซูเปอร์มาร์เก็ต (Tops) และร้านสะดวกซื้อ (FamilyMart) ไม่ได้ปิดทำการในช่วงการปิดเมืองเพื่อป้องกันการระบาดของ COVID-19 ทำให้คาดได้ว่ากำไรเติบโตของยอดขายต่อสาขาสำหรับสินค้าดังกล่าวจะติดลบเพียง 5.1% ใน FY20

กลยุทธ์ Omni-channel เป็นปัจจัยผลักดันการเติบโตที่สำคัญในระยะยาว

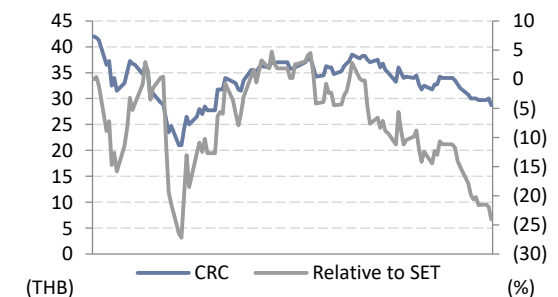
CRC เป็นผู้นำในการใช้กลยุทธ์ Omni-Channel ในประเทศไทย บริษัทฯ มียอดขายสินค้าออนไลน์เพิ่มจาก 3% ใน 2019 เป็น 4% ใน 1Q20 CRC เปิดตัวช่องทางขายใหม่ ๆ โดย 25% ของยอดขายสินค้าที่ไม่ใช่อาหารเป็นตัวผลักดันให้ยอดขายออนไลน์พุ่งเป็น 1.5 พัน ลบ. ใน เม.ย. 2020 (เทียบกับ 0.3 พัน ลบ. ในเม.ย. 2019) เรามุ่งเน้นในความสามารถของ CRC ในการใช้ประโยชน์จากช่องทางออนไลน์ที่กำลังเติบโต สำหรับแผนขยายธุรกิจดั้งเดิมของบริษัท CRC ได้ปรับลดงบการลงทุนจาก 18 พัน ลบ. เหลือ 12 พัน ลบ. แต่ยังคงแผนการขยายธุรกิจสำหรับตลาดที่มีการเติบโตสูง ประกอบด้วยไทวัสดุ 6 สาขา GO & Big C 2 สาขา และ Robinson Lifestyle 2 สาขา

รอให้อุตสาหกรรมการท่องเที่ยวกลับมาเป็นปกติ

เรากลับมาเริ่มรายงาน CRC ด้วยคำแนะนำ HOLD ที่ราคาเป้าหมาย 31 บาท (DCF, WACC 8.1%, LTG 2%) ซึ่งคิดเป็น FY21E PE ที่ 28x แม้ว่า Valuation ในปัจจุบันจะอยู่ในระดับต่ำ แต่ยังคงปัจจัยกระตุ้นในระยะสั้น เนื่องจากกำไรมีแนวโน้มอ่อนแอต่อเนื่องจนถึงครึ่งแรกของ 2021

KEY STOCK DATA

YE Dec (THB m)	2019	2020E	2021E	2022E
Revenue	219,154	192,051	212,453	232,891
Net profit	10,633	4,486	6,827	7,833
EPS (THB)	2.26	0.72	1.10	1.26
vs Consensus (%)	-	8.8	(13.6)	(18.4)
EBITDA	21,840	18,897	23,179	25,944
Core net profit	7,351	4,486	6,827	7,833
Core EPS (THB)	1.56	0.72	1.10	1.26
Chg. In EPS est. (%)	-	-	-	-
EPS growth (%)	(13.7)	(53.7)	52.2	14.7
Core P/E (x)	18.4	39.7	26.1	22.8
Dividend yield (%)	26.8	1.0	1.5	1.8
EV/EBITDA (x)	9.0	13.2	10.8	9.6
Price/book (x)	4.8	5.5	4.9	4.3
Net debt/Equity (%)	120.8	121.6	109.1	94.4
ROE (%)	17.6	14.8	19.8	20.1



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(15.4)	(17.9)	n/a
Relative to country (%)	(15.7)	(23.6)	n/a
Mkt cap (USD m)	5,490		
3m avg. daily turnover (USD m)	17.5		
Free float (%)	33		
Major shareholder	Chirathivat family (67%)		
12m high/low (THB)	42.25/20.70		
Issued shares (m)	6,200.10		

Sources: Bloomberg consensus; FSSIA estimates


Karun Intrachai

 karun.int@fssia.com
 +66 2611 3555

PREPARED BY FSS INTERNATIONAL INVESTMENT ADVISORY SECURITIES CO LTD (FSSIA). ANALYST CERTIFICATION AND IMPORTANT DISCLOSURES CAN BE FOUND AT THE END OF THIS REPORT

บทความฉบับนี้แปลมาจากบทวิเคราะห์ของ FSSIA ฉบับวันที่ 24 กรกฎาคม 2020

Financial Statements

Central Retail Corp

Profit and Loss (THB m) Year Ending Dec	2018	2019	2020E	2021E	2022E
Revenue	203,425	219,154	192,051	212,453	232,891
Cost of goods sold	(121,580)	(134,663)	(118,996)	(130,212)	(142,669)
Gross profit	81,845	84,491	73,056	82,241	90,222
Other operating income	0	0	0	0	0
Operating costs	(59,295)	(62,652)	(54,158)	(59,062)	(64,278)
Operating EBITDA	22,549	21,840	18,897	23,179	25,944
Depreciation	(11,107)	(9,874)	(11,317)	(12,226)	(13,699)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	11,442	11,966	7,580	10,952	12,245
Net financing costs	(1,179)	(1,036)	(870)	(1,262)	(1,239)
Associates	(785)	391	410	431	452
Recurring non operating income	(53)	642	420	442	464
Non recurring items	2,411	3,282	0	0	0
Profit before tax	12,621	14,854	7,129	10,132	11,470
Tax	(2,588)	(2,495)	(1,344)	(1,940)	(2,204)
Profit after tax	10,033	12,359	5,786	8,192	9,267
Minority interests	899	(1,726)	(1,300)	(1,365)	(1,433)
Preferred dividends	0	0	0	0	0
Other items	0	0	0	0	0
Reported net profit	10,932	10,633	4,486	6,827	7,833
Non recurring items & goodwill (net)	(2,411)	(3,282)	0	-	-
Recurring net profit	8,520	7,351	4,486	6,827	7,833
Per share (THB)					
Recurring EPS *	1.81	1.56	0.72	1.10	1.26
Reported EPS	2.33	2.26	0.72	1.10	1.26
DPS	0.49	7.71	0.29	0.44	0.51
Diluted shares (used to calculate per share data)	4,700	4,700	6,200	6,200	6,200
Growth					
Revenue (%)	8.5	7.7	(12.4)	10.6	9.6
Operating EBITDA (%)	8.3	(3.1)	(13.5)	22.7	11.9
Operating EBIT (%)	32.3	4.6	(36.7)	44.5	11.8
Recurring EPS (%)	(60.9)	(13.7)	(53.7)	52.2	14.7
Reported EPS (%)	(49.8)	(2.7)	(68.0)	52.2	14.7
Operating performance					
Gross margin inc depreciation (%)	34.8	34.0	32.1	33.0	32.9
Gross margin of key business (%)	28.3	27.1	25.1	26.0	25.9
Operating EBITDA margin (%)	11.1	10.0	9.8	10.9	11.1
Operating EBIT margin (%)	5.6	5.5	3.9	5.2	5.3
Net margin (%)	4.2	3.4	2.3	3.2	3.4
Effective tax rate (%)	23.5	22.3	20.0	20.0	20.0
Dividend payout on recurring profit (%)	27.2	493.0	40.0	40.0	40.0
Interest cover (X)	9.7	12.2	9.2	9.0	10.3
Inventory days	99.0	94.4	109.2	99.0	99.0
Debtor days	8.5	7.5	8.0	7.1	7.1
Creditor days	113.6	101.4	108.2	98.1	98.1
Operating ROIC (%)	16.3	30.2	19.9	26.9	31.3
ROIC (%)	7.4	8.9	5.7	7.5	8.0
ROE (%)	15.5	17.6	14.8	19.8	20.1
ROA (%)	4.0	5.4	3.4	4.7	4.9
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue By Division (THB m)					
Sales of goods	180,614	195,355	170,258	188,178	206,463
Rental services	6,842	6,980	6,640	7,527	8,052
Rendering services	1,574	1,674	1,532	1,694	1,858
Other income	14,394	15,145	13,621	15,054	16,517

Sources: Central Retail Corp; FSSIA estimates

Financial Statements

Central Retail Corp

Cash Flow (THB m) Year Ending Dec	2018	2019	2020E	2021E	2022E
Recurring net profit	8,520	7,351	4,486	6,827	7,833
Depreciation	11,107	9,874	11,317	12,226	13,699
Associates & minorities	985	(987)	0	0	0
Other non-cash items	(166)	1,323	1,409	1,350	1,596
Change in working capital	60,068	10,174	(3,060)	2,300	2,300
Cash flow from operations	80,515	27,735	14,152	22,704	25,429
Capex - maintenance	-	(12,595)	(13,225)	(13,886)	(14,163)
Capex - new investment	-	0	0	0	0
Net acquisitions & disposals	(662)	2,530	(7,639)	(6,253)	(6,264)
Other investments (net)	0	0	0	0	0
Cash flow from investing	(662)	(10,065)	(20,864)	(20,139)	(20,428)
Dividends paid	(2,321)	(36,237)	(1,794)	(2,731)	(3,133)
Equity finance	(7,920)	(1,503)	1,500	0	0
Debt finance	(70,999)	18,945	7,565	78	(1,010)
Other financing cash flows	0	0	0	0	0
Cash flow from Financing	(81,240)	(18,795)	7,271	(2,653)	(4,143)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	(1,388)	(1,125)	559	(88)	858
Free cash flow to firm (FCFF)	81,038.60	18,754.92	(5,347.96)	4,009.28	6,435.36
Free cash flow to equity (FCFE)	8,852.99	36,614.89	853.38	2,642.78	3,991.34

Per share (THB)

FCFF per share	13.07	3.02	(0.86)	0.65	1.04
FCFE per share	1.43	5.91	0.14	0.43	0.64
Recurring cash flow per share	4.35	3.74	2.78	3.29	3.73

Balance Sheet (THB m) Year Ending Dec	2018	2019	2020E	2021E	2022E
Tangible fixed asset (gross)	96,274	96,274	109,499	123,384	137,548
Less: Accumulated depreciation	(57,133)	(54,412)	(65,730)	(77,956)	(91,655)
Tangible fixed assets (Net)	39,141	41,862	43,769	45,428	45,893
Intangible fixed assets (Net)	0	0	0	0	0
Long-term financial assets	0	0	0	0	0
Invest. In associates & subsidiaries	17,120	12,056	11,192	11,192	11,192
Cash & equivalents	12,801	11,676	12,235	12,147	13,005
A/C receivable	14,710	16,198	15,647	16,062	16,478
Inventories	32,249	37,436	33,752	36,892	40,500
Other current assets	482	551	483	534	586
Current assets	60,242	65,861	62,116	65,635	70,568
Other assets	61,057	67,243	73,658	81,483	89,322
Total assets	177,560	187,022	190,736	203,739	216,975
Common equity	55,357	28,250	32,441	36,538	41,238
Minorities etc.	11,970	12,709	14,009	15,374	16,807
Total Shareholders' equity	67,327	40,959	46,450	51,912	58,045
Long term debt	7,885	1,749	1,634	1,395	1,083
Other long-term liabilities	14,924	16,882	14,794	16,365	17,940
Long-term liabilities	22,810	18,631	16,428	17,760	19,023
A/C payable	37,738	37,101	33,450	36,563	40,138
Short term debt	34,324	59,406	67,086	67,403	66,705
Other current liabilities	15,361	30,925	27,322	30,102	33,065
Current liabilities	87,423	127,432	127,858	134,067	139,908
Total liabilities and shareholders' equity	177,560	187,022	190,736	203,739	216,975
Net working capital	(5,659)	(13,842)	(10,890)	(13,176)	(15,639)
Invested capital	111,659	107,319	117,729	124,928	130,768

* Includes convertibles and preferred stock which is being treated as debt

Per share (THB)

Book value per share	11.78	6.01	5.23	5.89	6.65
Tangible book value per share	11.78	6.01	5.23	5.89	6.65

Financial strength

Net debt/Equity (%)	43.7	120.8	121.6	109.1	94.4
Net debt/total assets (%)	16.6	26.5	29.6	27.8	25.2
Current ratio (x)	0.7	0.5	0.5	0.5	0.5
CF interest cover (x)	8.5	36.4	2.0	3.1	4.2

Valuation	2018	2019	2020E	2021E	2022E
Recurring P/E (x) *	15.9	18.4	39.7	26.1	22.8
Recurring P/E @ target price (x) *	17.1	19.8	42.8	28.2	24.5
Reported P/E (x)	12.4	12.7	39.7	26.1	22.8
Dividend yield (%)	1.7	26.8	1.0	1.5	1.8
Price/book (x)	2.4	4.8	5.5	4.9	4.3
Price/tangible book (x)	2.4	4.8	5.5	4.9	4.3
EV/EBITDA (x) **	7.8	9.0	13.2	10.8	9.6
EV/EBITDA @ target price (x) **	8.3	9.5	13.9	11.4	10.2
EV/invested capital (x)	1.6	1.8	2.1	2.0	1.9

* Pre-exceptional & pre-goodwill are fully diluted ** EBITDA includes associate income and recurring non operating income

Sources: Central Retail Corp; FSSIA estimates

Corporate Governance report of Thai listed companies 2019

EXCELLENT LEVEL										
AAV	ADVANC	AIRA	AKP	AKR	AMA	AMATA	AMATAV	ANAN	AOT	AP
ARROW	BAFS	BANPU	BAY	BCP	BCPG	BOL	BRR	BTS	BTW	BWG
CFRESH	CHEWA	CHO	CK	CKP	CM	CNT	COL	COMAN	CPALL	CPF
CPI	CPN	CSS	DELTA	DEMCO	DRT	DTAC	DTC	EA	EASTW	ECF
EGCO	GBX	GC	GCAP	GEL	GGP	GGC	GOLD	GPSC	GRAMMY	GUNKUL
HANA	HARN	HMPRO	ICC	ICHI	III	ILINK	INTUCH	IRPC	IVL	JKN
JSP	K	KBANK	KCE	KKP	KSL	KTB	KTC	KTIS	LH	LHFG
LIT	LPN	MAKRO	MALEE	MBK	MBKET	MC	MCOT	MFEC	MINT	MONO*
MTC	NCH	NCL	NKI	NSI	NVD	NYT	OISHI	OTO	PAP	PCSGH
PDJ	PG	PHOL	PJW	PLANB	PLANET	PORT	PPS	PR9	PREB	PRG
PRM	PSH	PSL	PTG	PTT	PTTEP	PTTGC	PYLON	Q-CON	QH	QTC
RATCH	ROBINS**	RS	S	S & J	SABINA	SAMART	SAMTEL	SAT	SC	SCB
SCC	SCCC	SCN	SDC	SEAFCO	SEAOL	SE-ED	SELIC	SENA	SIS	SITHAI
SNC	SORKON	SPALI	SPI	SPRC	SSSC	STA	STEC	SVI	SYNTEC	TASCO
TCAP	THAI	THANA	THANI	THCOM	THIP	THREL	TIP	TISCO	TK	TKT
TMB	TMILL	TNDT	TOA	TOP	TRC	TRU	TRUE	TSC	TSR	TSTH
TTA	TTCL	TTW	TU	TVD	TVO	U	UAC	UV	VGI	VIH
WACOAL	WAVE	WHA	WHAUP	WICE	WINNER					
VERY GOOD LEVEL										
2S	ABM	ADB	AF	AGE	AH	AHC	AIT	ALLA	ALT	AMANA
AMARIN	APCO	APCS	AQUA	ARIP	ASAP	ASIA	ASIAN	ASIMAR	ASK	ASN
ASP	ATP30	AUCT	AYUD	B	BA	BBL	BDMS	BEC	BEM	BFIT
BGC	BGRIM	BIZ	BJC	BJCHI	BLA	BPP	BROOK	CBG	CEN	CENDEL
CGH	CHG	CHOTI	CHOW	CI	CIMBT	CNS	COLOR	COM7	COTTO	CRD
CSC	CSP	DCC	DCON	DDD	DOD	EASON	ECL	EE	EPG	ERW
ESTAR	ETE	FLOYD	FN	FNS	FORTH	FPI	FPT	FSMART	FSS	FVC
GENCO	GJS	GL	GLOBAL	GLOW**	GULF	HPT	HTC	HYDRO	ICN	IFS
INET	INSURE	IRC	IRCP	IT	ITD***	ITEL	J	JAS*	JCK	JCKH
JMART	JMT	JWD	KBS	KCAR	KGI	KIAT	KOOL	KWC	KWM	L&E
LALIN	LANNA	LDC	LHK	LOXLEY	LRH	LST	M	MACO	MAJOR	MBAX
MEGA	METCO	MFC	MK	MODERN	MOONG	MPG	MSC	MTI	NEP	NETBAY
NEX	NINE	NOBLE	NOK	NTV	NWR	OCC	OGC	ORI	OSP	PATO
PB	PDG	PDI	PL	PLAT	PNR	PPP	PRECHA	PRIN	PRINC	PSTC
PT	QLT	RCL	RICHY	RML	RWI	S11	SAAM	SALEE	SAMCO	SANKO
SAPPE	SAWAD	SCG	SCI	SCP	SE	SFP	SIAM	SINGER	SIRI	SKE
SKR	SKY	SMIT	SMK	SMP	SMT	SNP	SONIC	SPA	SPC	SPCG
SPVI	SR	SRICHA	SSC	SSF	SST	STANLY	STPI	SUC	SUN	SUSCO
SUTHA	SWC	SYMC	SYNEX	T	TACC	TAE	TAKUNI	TBSP	TCC	TCMC
TEAM	TEAMG	TFG	TFMAMA	THG	THRE	TIPCO	TITLE	TIW	TKN	TKS
TM	TMC	TMD	TMI	TMT	TNITY	TNL	TNP	TNR	TOG	TPA
TPAC	TPBI	TPCORP	TPOLY	TRITN	TRT	TSE	TSTE	TVI	TVT	TWP
TWPC	UBIS	UEC	UMI	UOBKH	UP	UPF	UPOIC	UT	UWC	VNT
WIIK	XO	YUASA	ZEN	ZMICO						
GOOD LEVEL										
A	ABICO	ACAP***	AEC	AEONTS	AJ	ALUCON	AMC	APURE	AS	ASEFA
AU	B52	BCH	BEAUTY	BGT	BH	BIG	BLAND	BM	BR	BROCK
BSBM	BSM	BTNC	CCET	CCP	CGD	CHARAN	CHAYO	CITY	CMAN	CMC
CMO	CMR	CPL	CPT	CSR	CTW	CWT	D	DIMET	EKH	EMC
EPCO	ESSO	FE	FTE	GIFT	GLAND	GLOCON	GPI	GREEN	GTB	GYT
HTECH	HUMAN	IHL	INGRS	INOX	JTS	JUBILE	KASET	KCM	KKC	KWG
KYE	LEE	LPH	MATCH	MATI	M-CHAI	MCS	MDX	META	MGT	MJD
MM	MVP	NC	NDR	NER	NNCL	NPK	NUSA	OCEAN	PAF	PF
PICO	PIMO	PK	PLE	PMTA	POST	PPM	PROUD	PTL	RCI	RJH
ROJNA	RPC	RPH	SF	SGF	SGP	SKN	SLP	SMART	SOLAR	SPG
SQ	SSP	STI	SUPER	SVOA	TCCC	THE	THMUI	TIC	TIGER	TNH
TOPP	TPCH	TPIPP	TPLAS	TQM	TTI	TYCN	UTP	VCOM	VIBHA	VPO
WIN	WORK	WP	WPH	ZIGA						
Score Range	Number of Logo					Description				
90-100						Excellent				
80-89						Very Good				
70-79						Good				
60-69						Satisfactory				
50-59						Pass				
Less than 50	No logo given					-				

Disclaimer:

The disclosure of the survey results of the Thai Institute of Directors Association ("IOD") regarding corporate governance is made pursuant to the policy of the Office of the Securities and Exchange Commission. The survey of the IOD is based on the information of a company listed on the Stock Exchange of Thailand and the Market for Alternative Investment disclosed to the public and able to be accessed by a general public investor. The result, therefore, is from the perspective of a third party. It is not an evaluation of operation and is not based on inside information.

The survey result is as of the date appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey results may be changed after that date. FSS International Investment Advisory Company Limited does not confirm nor certify the accuracy of such survey results.

* CGR scoring should be considered with news regarding wrong doing of the company or director or executive of the company such unfair practice on securities trading, fraud, and corruption SEC imposed a civil sanction against insider trading of director and executive; ** delisted

Source: Thai Institute of Directors Association (IOD); FSSIA's compilation

Anti-corruption Progress Indicator

CERTIFIED										
ADVANC	AIE	AKP	AMANAHA	AP	APCS	AQUA	ARROW	ASK	ASP	AYUD
BAFS	BANPU	BAY	BBL	BCH	BCP	BCPG	BGRIM	BJCHI	BKI	BLA
BROOK	BRR	BSBM	BTS	BWG	CEN	CENTEL	CFRESH	CGH	CHEWA	CIG
CIMBT	CM	COM7	CPALL	CPF	CPI	CPN	CSC	DCC	DEMCO	DIMET
DRT	DTAC	DTC	EASTW	ECL	EGCO	FE	FNS	FSS	GBX	GC
GCAP	GEL	GFPT	GGC	GJS	GOLD	GPSC	GSTEEL	GUNKUL	HANA	HARN
HMPRO	HTC	ICC	IFS	INET	INSURE	INTUCH	IRPC	IVL	K	KASET
KBANK	KBS	KCAR	KCE	KGI	KKP	KSL	KTB	KTC	KWC	L&E
LANNA	LHK	LPN	LRH	M	MAKRO	MALEE	MBAX	MBK	MBKET	MC
MCOT	MFC	MINT	MONO	MOONG	MSC	MTI	NBC	NINE	NKI	NMG
NNCL	NSI	OCC	OCEAN	OGC	PAP	PATO	PB	PCSGH	PDG	PDI
PDJ	PE	PG	PHOL	PL	PLANB	PLANET	PLAT	PM	PPP	PPS
PREB	PRG	PRINC	PSH	PSTC	PT	PTG	PTT	PTTEP	PTTGC	PYLON
Q-CON	QH	QLT	QTC	RATCH	RML	S & J	SABINA	SAT	SC	SCB
SCC	SCCC	SCG	SCN	SE-ED	SELIC	SENA	SGP	SIRI	SIS	SITHAI
SMIT	SMK	SMPC	SNC	SNP	SORKON	SPACK	SPC	SPI	SPRC	SRICHA
SSF	SSI	SSSC	SST	STA	SUSCO	SVI	SYNTEC	TASCO	TCAP	TFG
TFI	TFMAMA	THANI	THCOM	THIP	THRE	THREL	TIP	TIPCO	TISCO	TKT
TMB	TMD	TMILL	TMT	TNITY	TNL	TNP	TNR	TOG	TOP	TPA
TPCORP	TRU	TRUE	TSC	TSTH	TTCL	TU	TVD	TVI	TWPC	U
UBIS	UEC	UKEM	UOBKH	VGI	VIH	VNT	WACOAL	WHA	WICE	WIIK
DECLARED										
2S	ABICO	AF	AI	AIRA	ALT	AMA	AMARIN	AMATA	ANAN	B
BM	BPP	BUI	CHG	CHO	CHOTI	CHOW	CI	CMC	COL	DDD
DELTA	EFORL	EPCO	ESTAR	ETE	FPI	FTE	ICHI	INOX	IRC	ITEL
JAS	JSP	JTS	KWG	LDC	LIT	META	MFEC	MPG	NEP	NOK
NWR	ORI	PRM	PSL	ROJNA	RWI	SAAM	SAPPE	SCI	SEOIL	SHANG
SKR	SPALI	STANLY	SYNEX	TAE	TAKUNI	TMC	TOPP	TPP	TRITN	TVO
UV	UWC	WHAUP	XO	YUASA	ZEN					

Level	
Certified	This level indicates practical participation with thoroughly examination in relation to the recommended procedures from the audit committee or the SEC's certified auditor, being a certified member of Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) or already passed examination to ensure independence from external parties.
Declared	This level indicates determination to participate in the Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC)

Disclaimer:

The disclosure of the Anti-Corruption Progress Indicators of a listed company on the Stock Exchange of Thailand, which is assessed by Thaipat Institute, is made in order to comply with the policy and sustainable development plan for the listed companies of the Office of the Securities and Exchange Commission. Thaipat Institute made this assessment based on the information received from the listed company, as stipulated in the form for the assessment of Anti-corruption which refers to the Annual Registration Statement (Form 56-1), Annual Report (Form 56-2), or other relevant documents or reports of such listed company. The assessment result is therefore made from the perspective of Thaipat Institute that is a third party. It is not an assessment of operation and is not based on any inside information. Since this assessment is only the assessment result as of the date appearing in the assessment result, it may be changed after that date or when there is any change to the relevant information. Nevertheless, FSS International Investment Advisory Company Limited does not confirm, verify, or certify the accuracy and completeness of the assessment results.

Note: Companies participating in Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) under Thai Institute of Directors (as of June 24, 2019) are categorised into: 1) companies that have declared their intention to join CAC, and; 2) companies certified by CAC.

Source: The Securities and Exchange Commission, Thailand; * FSSIA's compilation

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Karun Intrachai FSS International Investment Advisory Securities Co., Ltd

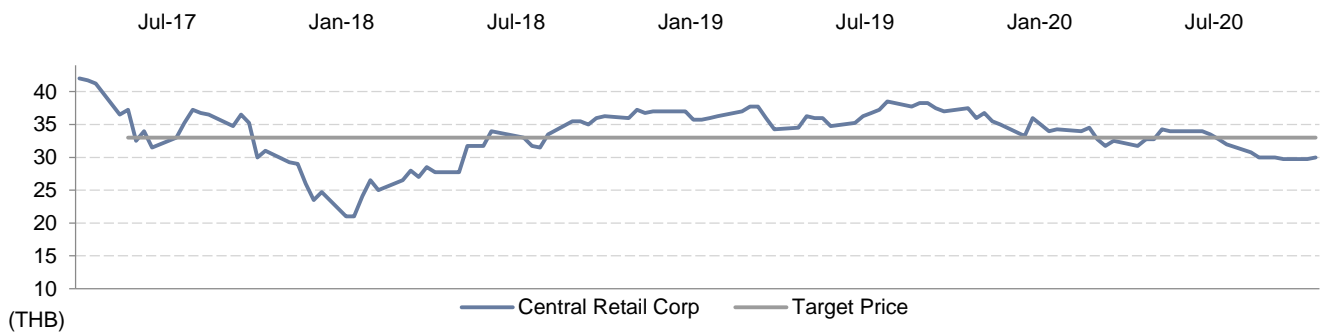
The individual(s) identified above certify(ies) that (i) all views expressed in this report accurately reflect the personal view of the analyst(s) with regard to any and all of the subject securities, companies or issuers mentioned in this report; and (ii) no part of the compensation of the analyst(s) was, is, or will be, directly or indirectly, related to the specific recommendations or views expressed herein.

This report has been prepared by FSS International Investment Advisory Company Limited (FSSIA). The information herein has been obtained from sources believed to be reliable and accurate; however FSS makes no representation as to the accuracy and completeness of such information. Information and opinions expressed herein are subject to change without notice. FSS has no intention to solicit investors to buy or sell any security in this report. In addition, FSS does not guarantee returns nor price of the securities described in the report nor accept any liability for any loss or damage of any kind arising out of the use of such information or opinions in this report. Investors should study this report carefully in making investment decisions. All rights are reserved.

This report may not be reproduced, distributed or published by any person in any manner for any purpose without permission of FSSIA. Investment in securities has risks. Investors are advised to consider carefully before making investment decisions.

History of change in investment rating and/or target price

Central Retail Corp (CRC TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
25-Feb-2020	REDUCE	33.00	-	-	-	-	-	-

Karun Intrachai started covering this stock from 24-Jul-2020

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Central Retail Corp	CRC TB	THB 28.75	HOLD	We have a DCF-based TP. The key upside risk is the better-than-expected sales of the high-margin fashion business, especially owing to higher tourist arrivals. The key downside risk is the second wave of COVID-19.

Source: FSSIA estimates

Additional Disclosures

Target price history, stock price charts, valuation and risk details, and equity rating histories applicable to each company rated in this report is available in our most recently published reports. You can contact the analyst named on the front of this note or your representative at Finansia Syrus Securities Public Company Limited

All share prices are as at market close on 22-Jul-2020 unless otherwise stated.

RECOMMENDATION STRUCTURE

Stock ratings

Stock ratings are based on absolute upside or downside, which we define as $(\text{target price}^* - \text{current price}) / \text{current price}$.

BUY (B). The upside is 10% or more.

HOLD (H). The upside or downside is less than 10%.

REDUCE (R). The downside is 10% or more.

Unless otherwise specified, these recommendations are set with a 12-month horizon. Thus, it is possible that future price volatility may cause a temporary mismatch between upside/downside for a stock based on market price and the formal recommendation.

* In most cases, the target price will equal the analyst's assessment of the current fair value of the stock. However, if the analyst doesn't think the market will reassess the stock over the specified time horizon due to a lack of events or catalysts, then the target price may differ from fair value. In most cases, therefore, our recommendation is an assessment of the mismatch between current market price and our assessment of current fair value.

Industry Recommendations

Improving. The analyst expects the fundamental conditions of the sector to be positive over the next 12 months.

Stable. The analyst expects the fundamental conditions of the sector to be maintained over the next 12 months.

Deteriorating. The analyst expects the fundamental conditions of the sector to be negative over the next 12 months.

Country (Strategy) Recommendations

Overweight (O). Over the next 12 months, the analyst expects the market to score positively on two or more of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

Neutral (N). Over the next 12 months, the analyst expects the market to score positively on one of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

Underweight (U). Over the next 12 months, the analyst does not expect the market to score positively on any of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.