

S HOTELS AND RESORTS

THAILAND / TOURISM & LEISURE

SHR TB

BUY

UNCHANGED

ผลประกอบการ 4Q21 เริ่มมีความหวัง

- คาดผลขาดทุนปกติใน 4Q21 จะต่ำที่สุดนับตั้งแต่โรคระบาด Covid เริ่มต้นขึ้น
- คาดผลประกอบการจะพลิกฟื้นต่อเนื่องในปี 2022 โรงแรมไทยน่าจะฟื้นตัวตามโรงแรมในสหราชอาณาจักรและมัลดีฟส์
- คงแนะนำซื้อ การประเมินมูลค่าอยู่ในระดับต่ำกว่ามูลค่าทางบัญชี โดยเฉพาะอย่างยิ่งเมื่อพิจารณาถึงการพลิกกลับมาทำกำไรที่อาจรออยู่ข้างหน้า

TARGET PRICE	THB4.60
CLOSE	THB3.26
UP/DOWNSIDE	+41.1%
PRIOR TP	THB4.60
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	-6.0%

KEY STOCK DATA

YE Dec (THB m)	2020	2021E	2022E	2023E
Revenue	1,563	3,707	6,989	8,231
Net profit	(2,371)	(1,310)	99	410
EPS (THB)	(0.66)	(0.36)	0.03	0.11
vs Consensus (%)	-	nm	50.0	(8.3)
EBITDA	(600)	547	2,278	2,694
Core net profit	(1,908)	(1,310)	99	410
Core EPS (THB)	(0.53)	(0.36)	0.03	0.11
Chg. In EPS est. (%)	nm	nm	-	-
EPS growth (%)	nm	nm	nm	315.1
Core P/E (x)	(6.1)	(8.9)	118.7	28.6
Dividend yield (%)	-	-	0.3	1.4
EV/EBITDA (x)	(31.4)	51.5	12.1	9.8
Price/book (x)	0.7	0.8	0.8	0.7
Net debt/Equity (%)	45.4	107.4	102.1	92.4
ROE (%)	(11.4)	(8.4)	0.6	2.6

คาดผลขาดทุนปกติจะลดลงเหลือ 150 ลบ. ใน 4Q21

เราคาดว่า SHR จะฟื้นตัวต่อเนื่องใน 4Q21 จากโรงแรมในมัลดีฟส์ โดยเราคาดว่า RevPAR ของโรงแรมในมัลดีฟส์จะแตะระดับสูงสุดนับตั้งแต่เปิดดำเนินการใน 3Q19 ด้วยอัตราการเข้าพัก (OCC rate) ที่ประมาณ 63% และอัตราค่าห้องเฉลี่ยต่อวัน (ADR) ที่ประมาณ 14,000 บาท (+6% เทียบกับระดับก่อน Covid) ในขณะที่โรงแรม Outrigger ในฟิจิและมอริเชียสน่าจะฟื้นตัวมี OCC rate ที่ประมาณ 31% ใน 4Q21 จาก 7% ใน 3Q21 หลังทั้งสองประเทศกลับมาเปิดพรมแดนใน 4Q21 อย่างไรก็ตาม OCC rate ของโรงแรมในสหราชอาณาจักรน่าจะชะลอตัวลดลงเหลือ 57% ใน 4Q21 จาก 68% ใน 3Q21 จากปัจจัยด้านฤดูกาลและแรงกดดันจาก Omicron ในภาพรวมเราคาดว่ารายได้จะโต 15% q-q และผลขาดทุนปกติจะปรับตัวดีขึ้นเป็น 150 ลบ. ใน 4Q21 จากที่เคยขาดทุน 291 ลบ. ใน 3Q21

การระบาด Omicron น่าจะกดดันผลประกอบการชั่วคราว

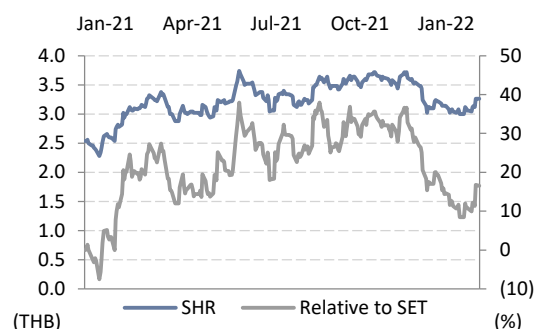
คลื่นการระบาด Omicron น่าจะกดดันผลประกอบการของ SHR ใน 1Q22 อยู่เล็กน้อย พอร์ตสหราชอาณาจักรของบริษัท กำลังเข้าสู่ช่วงที่ไม่ใช่ฤดูการท่องเที่ยว ในขณะที่ตัวเลขผู้ติดเชื้อ Covid ได้ปรับตัวขึ้นสูงสุดสูงสุดในเดือน ม.ค. 22 นอกจากนี้นักท่องเที่ยวยุโรปบางประเทศอาจยกเลิกการเดินทาง ซึ่งจะทำให้ OCC rate ลดลงเล็กน้อยในมัลดีฟส์และมอริเชียส ซึ่งยังพึ่งพานักท่องเที่ยวจากยุโรป การฟื้นตัวของโรงแรมในไทยน่าจะหยุดชะงักจากการระงับมาตรการ Test & Go และความกังวลเกี่ยวกับสายพันธุ์ Omicron ดังนั้นเราจึงคาดว่าผลขาดทุนปกติใน 1Q22 จะสูงกว่าที่คาดใน 4Q21 อยู่เล็กน้อย

คาดผลประกอบการจะพลิกเป็นกำไรในปี 2022

แม้ว่าการฟื้นตัวอาจชะลอใน 1Q22 เราเชื่อว่าการดำเนินงานได้ผ่านจุดต่ำสุดไปแล้วและบริษัทฯ น่าจะสามารถพลิกฟื้นได้สำเร็จ โดย RevPAR ของพอร์ตในมัลดีฟส์และสหราชอาณาจักรได้ปรับตัวขึ้นสูงกว่าระดับก่อน Covid ไปแล้วใน 4Q21 ในขณะที่โรงแรม Outrigger มีความต้องการที่น้อยอยู่เป็นจำนวนมาก เนื่องจาก OCC rate ของโรงแรมในมอริเชียสได้กระโดดเพิ่มเป็นกว่า 70% ในเดือน พ.ย. และโรงแรมในฟิจิได้กระโดดเป็นเกือบ 50 ในเดือน ธ.ค. เพราะฉะนั้นการพลิกฟื้นจะขึ้นอยู่กับพอร์ตโรงแรมในไทย ซึ่งเราคาดว่าตัวเลขนักท่องเที่ยวต่างชาติจะฟื้นตัวเป็น 16 ล้านในปี 2022 (ประมาณ 40% ของระดับก่อน Covid)

การพลิกฟื้นอาจผลักดันราคาหุ้นขึ้นสู่ระดับเหนือมูลค่าทางบัญชี

ปัจจุบัน SHR มีการซื้อขายในระดับการประเมินมูลค่าที่ต่ำเพียง 0.8x ของค่า 2022E P/BV ค่าดังกล่าวต่ำกว่าค่าเฉลี่ยของกลุ่ม ที่ 2.1x ซึ่งหมายความว่าความเสี่ยงขาดทุนมีจำกัด การพลิกกลับมาทำกำไรอาจช่วยหนุนราคาหุ้นให้กลับสู่ราคา IPO ที่ 5.2 บาท/หุ้น ในระยะสั้นปัจจัยบวกจะอยู่ที่การชะลอตัวของตัวเลขผู้ติดเชื้อ Covid ในประเทศไทย



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	3.8	(10.9)	25.4
Relative to country (%)	1.6	(13.0)	13.6
Mkt cap (USD m)	354		
3m avg. daily turnover (USD m)	0.8		
Free float (%)	38		
Major shareholder	S Hotels and Resorts Inter (49%)		
12m high/low (THB)	3.96/2.26		
Issued shares (m)	3,593.64		

Sources: Bloomberg consensus; FSSIA estimates



Teerapol Udomvej, CFA

teerapol.udo@fssia.com

+66 2611 3535

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

บทวิเคราะห์ฉบับนี้แปลมาจากบทวิเคราะห์ของ FSSIA ฉบับวันที่ 18 มกราคม 2022

Investment thesis

SHR raised THB7.5b at THB5.20/shr during its IPO in Nov-19. Its share price has fallen since then, mainly due to operating losses from the two hotels under the Crossroads Maldives project and the impact from the Covid-19 pandemic.

Maldives has reopened its borders to international tourists since 15 Jul-20. SHR's two hotels in Maldives (40% of total revenue as of 2020) should capture the strong tourism recovery. Its UK portfolio has also recovered after travel restrictions were eased.

SHR's share price is attractive as it has been trading at a deep discount to its THB4.5/shr book value as of 3Q21 and has a potential upside from M&A deals, considering that it has a strong balance sheet with only 0.9x IBD/E as of 3Q21.

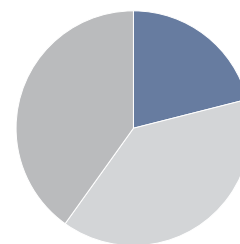
Company profile

SHR is the holding company of all of the resorts and hotels under the Singha Estate (S TB, not rated) group.

www.shotelsresorts.com

Principal activities (revenue, 2020)

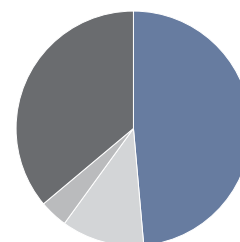
- Self-managed - 21.0 %
- Outrigger - 38.8 %
- Crossroads Ph1 (Maldives hotels) - 40.1 %



Source: S Hotels and Resorts

Major shareholders

- S Hotels and Resorts Inter - 48.6 %
- S Hotels and Resorts (SG) - 11.4 %
- Thai NVDR - 3.9 %
- Others - 36.1 %



Source: S Hotels and Resorts

Catalysts

Key potential growth drivers include 1) a faster OCC ramp-up rate following a global tourism recovery; 2) the rollout of Covid-19 vaccines; and 3) M&A deals.

Risks to our call

Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.

Event calendar

Date	Event
Feb 2022	4Q21 results announcement

Key assumptions

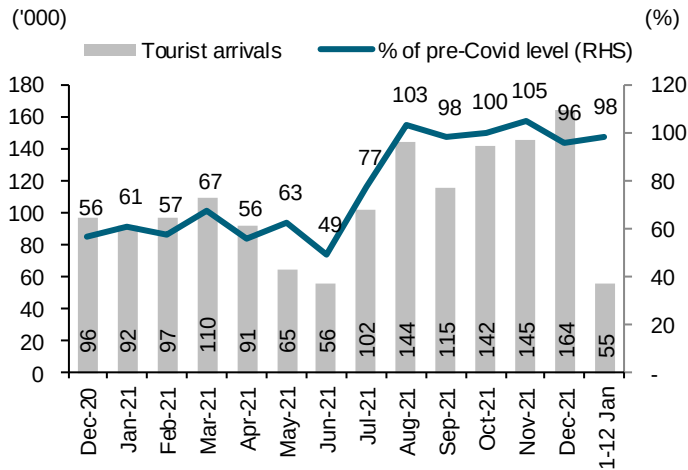
	2021E	2022E	2023E
	(%)	(%)	(%)
Self-Managed - Number of rooms (no.)	657	657	657
Self-Managed - Occupancy rate (OCC)	25.0	55.0	72.9
Self-Managed - RevPAR growth	(47.1)	242.2	40.8
Project Crossroads - Number of rooms (no.)	376	376	376
Project Crossroads - Occupancy rate (OCC)	65.0	65.0	66.0
Project Crossroads - RevPAR growth	118.7	37.7	4.6
UK - Number of rooms (no.)	3,042	3,042	3,042
UK - Occupancy rate (OCC)	48.0	63.0	68.5
UK - RevPAR growth	76.7	48.3	9.8

Source: FSSIA estimates

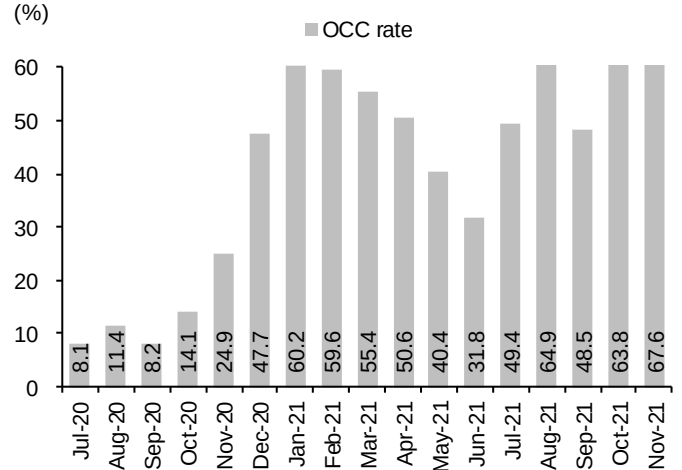
Earnings sensitivity

- For every 1% increase in OCC rate, we project a 2023 profit increase of 23%, and vice versa, all else being equal.
- For every 1% increase in EBITDA margin, we project a 2023 profit increase of 14%, and vice versa, all else being equal.

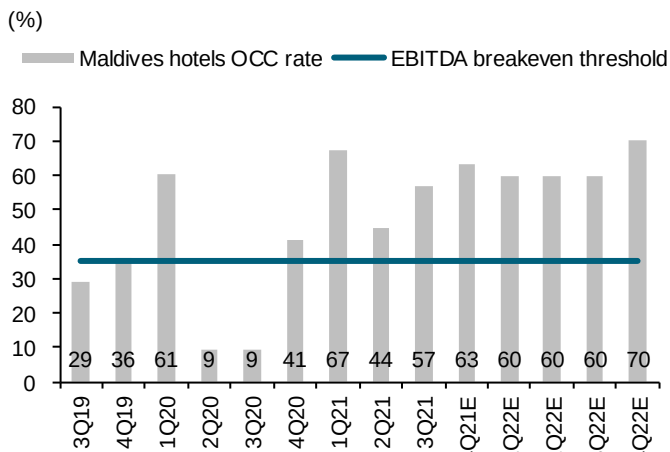
Source: FSSIA estimates

Exhibit 1: Maldives industry – tourist arrivals

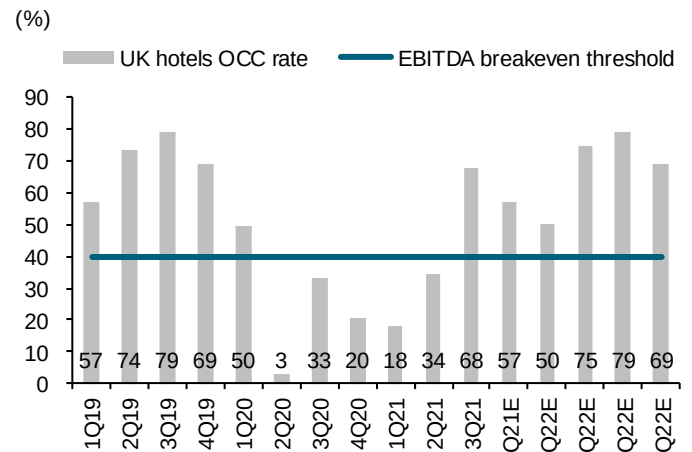
Source: Ministry of Tourism, Republic of Maldives

Exhibit 2: Maldives industry – average OCC rate of Maldives hotels

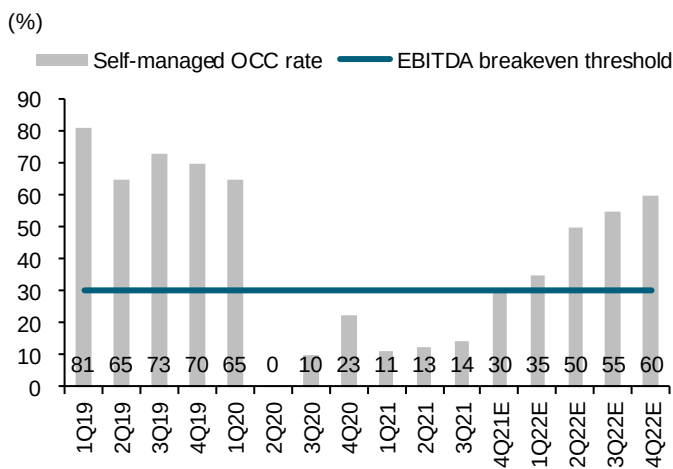
Source: Ministry of Tourism, Republic of Maldives

Exhibit 3: SHR's Crossroads (Maldives) hotels OCC rate

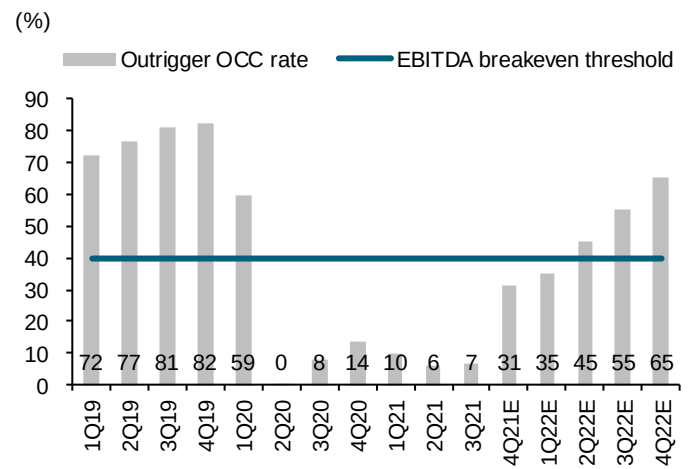
Sources: SHR; FSSIA estimates

Exhibit 4: SHR's UK hotels OCC rate

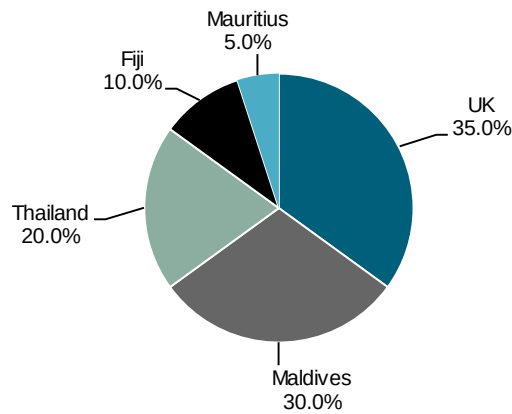
Sources: SHR; FSSIA estimates

Exhibit 5: SHR's self-managed (Thailand) hotels OCC rate

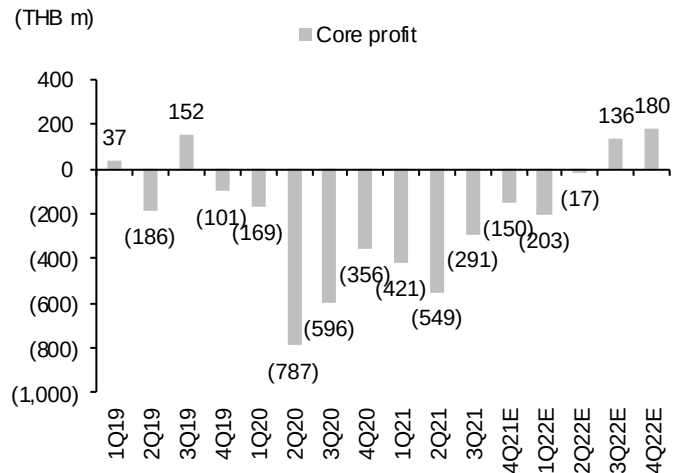
Sources: SHR; FSSIA estimates

Exhibit 6: Outrigger (Mauritius, Fiji) hotels OCC rate

Sources: SHR; FSSIA estimates

Exhibit 7: Target revenue contributions by country during stable period

Source: SHR

Exhibit 8: Core profit recovery trend, quarterly

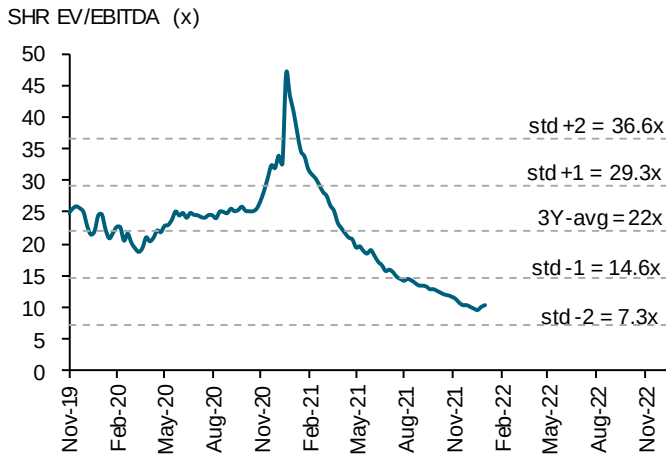
Sources: SHR; FSSIA estimates

Exhibit 9: Peers comparison as of 17 Jan 2022

Company	BBG	Rec	Share price		Up	Market	PE			PBV		EV/EBITDA	
			Current	Target	side	Cap	21E	22E	23E	21E	22E	21E	22E
			(LCY)	(LCY)	(%)	(USD m)	(x)	(x)	(x)	(%)	(%)	(x)	(x)
Thailand													
Asset World Corp Pcl	AWC TB	BUY	4.60	5.60	22	4,452	(60.1)	504.8	70.6	1.9	1.9	3,515.4	63.8
Minor International Pcl	MINT TB	BUY	29.50	42.00	42	4,651	(12.5)	63.7	26.0	2.8	2.7	48.0	13.7
Central Plaza Hotel Pcl	CENTEL TB	BUY	34.50	40.00	16	1,409	(22.7)	138.7	23.9	2.7	2.6	46.6	16.4
Erawan Group Pcl/The	ERW TB	BUY	3.00	4.00	33	411	(6.8)	(135.8)	35.5	2.3	2.3	(45.6)	19.5
S Hotels & Resorts Pcl	SHR TB	BUY	3.26	4.60	41	354	(8.9)	118.7	28.6	0.8	0.8	51.5	12.1
Thailand average						11,277	(22.2)	138.0	36.9	2.1	2.1	723.2	25.1
Regional													
Shanghai Jin Jiang Capital-H	2006 HK	n/a	2.92	n/a	n/a	2,093	n/a	36.1	76.9	1.3	1.3	n/a	n/a
Btg Hotels Group Co Ltd-A	600258 CH	n/a	25.95	n/a	n/a	4,486	79.0	25.6	19.0	2.9	2.6	33.4	17.7
Sh Jinjiang Intl Hotels - B	900934 CH	n/a	1.96	n/a	n/a	8,285	32.5	8.9	6.4	0.9	0.8	35.7	20.2
Huangshan Tourism Develop-B	900942 CH	n/a	0.72	n/a	n/a	955	45.9	12.9	9.8	0.8	0.7	26.5	8.9
Genting Bhd	GENT MK	n/a	4.61	n/a	n/a	4,243	n/a	13.7	10.4	0.5	0.5	15.8	7.6
Greentree Hospitality Gr-Adr	GHG US	n/a	7.21	n/a	n/a	743	13.9	10.4	7.9	2.0	1.7	7.7	5.5
Huazhu Group Ltd-Adr	HTHT US	n/a	34.26	n/a	n/a	11,194	186.8	31.9	20.1	6.2	5.4	42.2	15.9
Indian Hotels Co Ltd	IH IN	n/a	208.95	n/a	n/a	3,719	n/a	n/a	61.9	7.0	6.8	n/a	68.9
Lemon Tree Hotels Ltd	LEMONTRE IN	n/a	49.95	n/a	n/a	533	n/a	n/a	71.0	5.8	4.6	98.2	40.6
Lippo Karawaci Tbk Pt	LPKR IJ	n/a	132.00	n/a	n/a	649	n/a	36.0	12.0	0.5	0.5	8.2	10.1
Regional average						36,900	71.6	21.9	29.5	2.8	2.5	33.5	21.7
Overall average						48,177	24.7	66.6	32.0	2.6	2.3	298.7	22.9

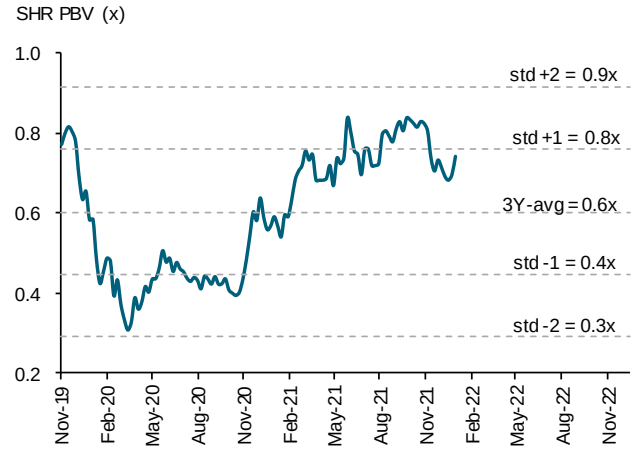
Sources: Bloomberg; FSSIA estimates

Exhibit 10: Historical EV/EBITDA band



Sources: Bloomberg; FSSIA estimates

Exhibit 11: Historical P/BV band



Sources: Bloomberg; FSSIA estimates

Exhibit 12: 4Q21E results preview

	4Q20	1Q21	2Q21	3Q21	4Q21E	----- Change -----		2020	2021E	Change
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)	(THB m)	(THB m)	(y-y %)
Sales	297	544	803	1,422	1,633	15	449	1,563	3,707	137
- Self-Managed Hotels	35	24	43	32	122	281	245	329		
- Outrigger Hotels	52	34	11	10	151	1,423	188	607		
- Project Crossroads Hotels	210	398	281	391	565	45	169	627		
- UK		88	468	989	795	(20)		0		
COGS (Incl. depreciation)	(501)	(566)	(786)	(1,019)	(1,115)	9	123	(1,914)	(2,900)	52
Gross profit	(204)	(22)	18	403	518	28	354	(351)	807	330
SG&A	(111)	(306)	(418)	(498)	(510)	2	360	(1,235)	(1,658)	34
Operating profit	(315)	(329)	(401)	(95)	8	108	102	(1,586)	(851)	46
Other income	75	46	27	12	12	0	(84)	223	81	(64)
- Interest income from JV	36	25						132	0	
- Other income	38	21	27	12	12	0	(69)	97	81	
Interest expense	(90)	(131)	(192)	(194)	(194)	0	116	(377)	(632)	67
Pretax profit	(330)	(414)	(566)	(277)	(175)	37	47	(1,740)	(1,401)	19
Income Tax	(11)	(1)	13	(12)	26	(317)	(329)	4	111	2,862
Associates	(15)	(6)	3	(1)	(1)	0	(91)	(172)	(20)	(88)
Minority interest	0	0	0	0					0	
Core profit	(356)	(421)	(549)	(291)	(150)	48	58	(1,908)	(1,310)	31
Extraordinaries, GW & FX	(840)	110	(22)	9				(462)	0	n/a
Net unrealised loss on FX	(16)	7	(30)	9				(68)		n/a
Non-recurring items	(824)	103	8					(394)		n/a
Reported net profit	(1,195)	(311)	(571)	(282)	(150)	47	87	(2,371)	(1,310)	45
Shares out (end Q, m)	3,664	3,664	3,664	3,664	3,664	0	0	3,664	3,664	0
Core EPS	(0.10)	(0.11)	(0.15)	(0.08)	(0.04)	(48)	(58)	(0.5)	(0.36)	32
EPS	(0.33)	(0.08)	(0.16)	(0.08)	(0.04)	(47)	(87)	(0.7)	(0.36)	45
COGS (Excl. depreciation)	(233)	(319)	(446)	(681)	(775)	14	233	(928)	(1,502)	62
Depreciation	(268)	(247)	(340)	(337)	(340)	1	27	(986)	(1,398)	42
EBITDA	(25)	(42)	(31)	253	358	42	(1,547)	(640)	(805)	26
Key ratios	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)	(%)	(ppt)
Gross margin	(69)	(4)	2	28	32	3	n/a	(22)	22	44
SG&A/Revenue	37	56	52	35	31	(4)	n/a	79	45	(34)
EBITDA margin	(8)	(8)	(4)	18	22	4	n/a	(36)	(21)	15
Net profit margin	(402)	(57)	(71)	(20)	(9)	11	n/a	(152)	(35)	116
Operating stats										
Self-Managed Hotels										
OCC (%)	22.7	11.1	12.6	14.2	30.0					

ADR (THB)	4,048	2,705	2,949	2,440	4,286					
RevPAR (THB)	921	301	372	346	1,286					
Outrigger Hotels										
OCC (%)	13.7	9.9	5.9	6.5	31.0					
ADR (THB)	2,181	2,284	2,383	1,900	6,769					
RevPAR (THB)	298	225	141	1,128	2,098					
Project Crossroads Hotels										
OCC (%)	41.3	67.1	44.4	56.7	63.0					
ADR (THB)	7,149	8,287	8,088	9,954	13,949					
RevPAR (THB)	3,018	5,564	3,589	5,640	8,788					
UK Hotels										
OCC (%)	20.4	18.1	34.4	67.9	57.0					
ADR (THB)	2,248	2,173	2,837	3,664	3,508					
RevPAR (THB)	458	394	977	2,489	2,000					

Sources: SHR; FSSIA estimates

Financial Statements

S Hotels and Resorts

Profit and Loss (THB m) Year Ending Dec	2019	2020	2021E	2022E	2023E
Revenue	3,818	1,563	3,707	6,989	8,231
Cost of goods sold	(1,815)	(683)	(1,502)	(2,853)	(3,324)
Gross profit	2,004	880	2,205	4,136	4,907
Other operating income	-	-	-	-	-
Operating costs	(1,082)	(1,480)	(1,658)	(1,858)	(2,214)
Operating EBITDA	922	(600)	547	2,278	2,694
Depreciation	(676)	(986)	(1,398)	(1,425)	(1,446)
Goodwill amortisation	-	-	-	-	-
Operating EBIT	246	(1,586)	(851)	854	1,248
Net financing costs	(425)	(377)	(632)	(800)	(754)
Associates	20	(172)	(20)	(11)	(43)
Recurring non-operating income	220	51	61	73	44
Non-recurring items	(369)	(462)	0	0	0
Profit before tax	(327)	(2,374)	(1,421)	126	537
Tax	(140)	4	111	(27)	(128)
Profit after tax	(467)	(2,371)	(1,310)	99	410
Minority interests	0	0	0	0	0
Preferred dividends	-	-	-	-	-
Other items	-	-	-	-	-
Reported net profit	(467)	(2,371)	(1,310)	99	410
Non-recurring items & goodwill (net)	369	462	0	0	0
Recurring net profit	(98)	(1,908)	(1,310)	99	410
Per share (THB)					
Recurring EPS *	(0.03)	(0.53)	(0.36)	0.03	0.11
Reported EPS	(0.13)	(0.66)	(0.36)	0.03	0.11
DPS	0.00	0.00	0.00	0.01	0.05
Diluted shares (used to calculate per share data)	3,594	3,594	3,594	3,594	3,594
Growth					
Revenue (%)	48.2	(59.1)	137.2	88.5	17.8
Operating EBITDA (%)	33.5	nm	nm	316.3	18.2
Operating EBIT (%)	(20.2)	nm	nm	nm	46.2
Recurring EPS (%)	nm	nm	nm	nm	315.1
Reported EPS (%)	nm	nm	nm	nm	315.1
Operating performance					
Gross margin inc. depreciation (%)	34.8	(6.7)	21.8	38.8	42.1
Gross margin of key business (%)	34.8	(6.7)	21.8	38.8	42.1
Operating EBITDA margin (%)	24.1	(38.4)	14.8	32.6	32.7
Operating EBIT margin (%)	6.4	(101.5)	(23.0)	12.2	15.2
Net margin (%)	(2.6)	(122.1)	(35.4)	1.4	5.0
Effective tax rate (%)	658.2	0.2	20.0	20.0	22.0
Dividend payout on recurring profit (%)	-	-	-	40.0	40.0
Interest cover (X)	1.1	(4.1)	(1.2)	1.2	1.7
Inventory days	44.7	127.9	68.4	71.7	87.3
Debtor days	24.6	39.7	8.8	6.6	5.6
Creditor days	239.5	615.3	228.4	239.7	291.8
Operating ROIC (%)	(7.3)	(7.9)	(2.7)	2.3	3.3
ROIC (%)	(11.9)	(6.6)	(2.2)	2.3	3.2
ROE (%)	(0.7)	(11.4)	(8.4)	0.6	2.6
ROA (%)	(9.2)	(5.4)	(2.5)	2.0	2.6

* Pre-exceptional, pre-goodwill and fully diluted

Revenue by Division (THB m)	2019	2020	2021E	2022E	2023E
Self-managed	995	329	385	1,329	1,895
Outrigger	2,444	607	207	862	1,257
Crossroads Ph1 (Maldives hotels)	379	627	1,503	1,906	1,994
UK	0	0	1,611	2,891	3,085

Sources: S Hotels and Resorts; FSSIA estimates

Financial Statements

S Hotels and Resorts

Cash Flow (THB m) Year Ending Dec	2019	2020	2021E	2022E	2023E
Recurring net profit	(98)	(1,908)	(1,310)	99	410
Depreciation	676	986	1,398	1,425	1,446
Associates & minorities	-	-	-	-	-
Other non-cash items	(219)	(497)	(600)	0	0
Change in working capital	644	(1,357)	(363)	(383)	(169)
Cash flow from operations	1,003	(2,776)	(875)	1,141	1,686
Capex - maintenance	(3,441)	(116)	(11,342)	(419)	(494)
Capex - new investment	-	-	-	-	-
Net acquisitions & disposals	49	(186)	1,863	0	0
Other investments (net)	-	-	-	-	-
Cash flow from investing	(3,393)	(302)	(9,479)	(419)	(494)
Dividends paid	0	0	0	0	(39)
Equity finance	7,271	26	(31)	0	0
Debt finance	(2,183)	1,769	9,013	(900)	(1,200)
Other financing cash flows	(905)	29	1,018	0	0
Cash flow from financing	4,184	1,824	10,000	(900)	(1,239)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	1,794	(1,255)	(354)	(179)	(47)
Free cash flow to firm (FCFF)	(1,965.51)	(2,701.00)	(9,722.52)	1,521.16	1,946.22
Free cash flow to equity (FCFE)	(5,477.52)	(1,280.72)	(323.50)	(178.74)	(7.49)
Per share (THB)					
FCFF per share	(0.55)	(0.75)	(2.71)	0.42	0.54
FCFE per share	(1.52)	(0.36)	(0.09)	(0.05)	0.00
Recurring cash flow per share	0.10	(0.39)	(0.14)	0.42	0.52
Balance Sheet (THB m) Year Ending Dec	2019	2020	2021E	2022E	2023E
Tangible fixed assets (gross)	23,204	25,004	36,350	36,769	37,263
Less: Accumulated depreciation	(2,247)	(4,910)	(6,309)	(7,734)	(9,180)
Tangible fixed assets (net)	20,957	20,093	30,041	29,035	28,083
Intangible fixed assets (net)	1,112	1,023	1,619	1,619	1,619
Long-term financial assets	-	-	-	-	-
Invest. in associates & subsidiaries	1,796	1,982	119	119	119
Cash & equivalents	3,747	2,493	2,138	1,960	1,913
A/C receivable	288	52	126	126	126
Inventories	303	176	387	735	856
Other current assets	789	918	2,177	4,104	4,833
Current assets	5,127	3,638	4,828	6,925	7,728
Other assets	171	381	381	381	381
Total assets	29,162	27,117	36,988	38,079	37,930
Common equity	17,923	15,676	15,353	15,451	15,822
Minorities etc.	0	0	0	0	0
Total shareholders' equity	17,923	15,676	15,353	15,451	15,822
Long term debt	7,848	9,487	18,500	17,600	16,400
Other long-term liabilities	866	890	890	890	890
Long-term liabilities	8,714	10,377	19,390	18,490	17,290
A/C payable	1,714	587	1,292	2,455	2,860
Short term debt	0	130	130	130	130
Other current liabilities	811	347	824	1,553	1,829
Current liabilities	2,525	1,064	2,245	4,138	4,819
Total liabilities and shareholders' equity	29,162	27,117	36,988	38,079	37,930
Net working capital	(1,146)	211	574	957	1,126
Invested capital	22,889	23,690	32,734	32,111	31,329
* Includes convertibles and preferred stock which is being treated as debt					
Per share (THB)					
Book value per share	4.99	4.36	4.27	4.30	4.40
Tangible book value per share	4.68	4.08	3.82	3.85	3.95
Financial strength					
Net debt/equity (%)	22.9	45.4	107.4	102.1	92.4
Net debt/total assets (%)	14.1	26.3	44.6	41.4	38.5
Current ratio (x)	2.0	3.4	2.2	1.7	1.6
CF interest cover (x)	(11.9)	(2.4)	0.5	0.8	1.0
Valuation	2019	2020	2021E	2022E	2023E
Recurring P/E (x) *	(119.1)	(6.1)	(8.9)	118.7	28.6
Recurring P/E @ target price (x) *	(168.1)	(8.7)	(12.6)	167.5	40.3
Reported P/E (x)	(25.1)	(4.9)	(8.9)	118.7	28.6
Dividend yield (%)	-	-	-	0.3	1.4
Price/book (x)	0.7	0.7	0.8	0.8	0.7
Price/tangible book (x)	0.7	0.8	0.9	0.8	0.8
EV/EBITDA (x) **	17.2	(31.4)	51.5	12.1	9.8
EV/EBITDA @ target price (x) **	22.4	(39.4)	60.3	14.2	11.6
EV/invested capital (x)	0.7	0.8	0.9	0.9	0.8
* Pre-exceptional, pre-goodwill and fully diluted ** EBITDA includes associate income and recurring non-operating income					

Sources: S Hotels and Resorts; FSSIA estimates

Corporate Governance report of Thai listed companies 2020

EXCELLENT LEVEL										
AAV	ADVANC	AF	AIRA	AKP	AKR	ALT	AMA	AMATA	AMATAV	ANAN
AOT	AP	ARIP	ARROW	ASP	BAFS	BANPU	BAY	BCP	BCPG	BDMS
BEC	BEM	BGRIM	BIZ	BKI	BLA	BOL	BPP	BRR	BTS	BWG
CENTEL	CFRESH	CHEWA	CHO	CIMBT	CK	CKP	CM	CNT	COL	COMAN
COTTO	CPALL	CPF	CPI	CPN	CSS	DELTA	DEMCO	DRT	DTAC	DTC
DV8	EA	EASTW	ECF	ECL	EGCO	EPG	ETE	FNS	FPI	FPT
FSMART	GBX	GC	GCAP	GEL	GFPT	GGC	GPSC	GRAMMY	GUNKUL	HANA
HARN	HMPRO	ICC	ICHI	III	ILINK	INTUCH	IRPC	IVL	JKN	JSP
JWD	K	KBANK	KCE	KKP	KSL	KTB	KTC	LANNA	LH	LHFG
LIT	LPN	MAKRO	MALEE	MBK	MBKET	MC	MCOT	METCO	MFEC	MINT
MONO	MOONG	MSC	MTC	NCH	NCL	NEP	NKI	NOBLE	NSI	NVD
NYT	OISHI	ORI	OTO	PAP	PCSGH	PDJ	PG	PHOL	PLANB	PLANET
PLAT	PORT	PPS	PR9	PREB	PRG	PRM	PSH	PSL	PTG	PTT
PTTEP	PTTGC	PYLON	Q-CON	QH	QTC	RATCH	RS	S	S & J	SAAM
SABINA	SAMART	SAMTEL	SAT	SC	SCB	SCC	SCCC	SCG	SCN	SDC
SEAFCO	SEOIL	SE-ED	SELIC	SENA	SIRI	SIS	SITHAI	SMK	SMPC	SNC
SONIC	SORKON	SPALI	SPI	SPRC	SPVI	SSSC	SST	STA	SUSCO	SUTHA
SVI	SYMC	SYNTEC	TACC	TASCO	TCAP	TFMAMA	THANA	THANI	THCOM	THG
THIP	THRE	THREL	TIP	TIPCO	TISCO	TK	TKT	TTB	TMILL	TNDT
TNL	TOA	TOP	TPBI	TQM	TRC	TSC	TSR	TSTE	TSTH	TTA
TTCL	TTW	TU	TVD	TVI	TVO	TWPC	U	UAC	UBIS	UV
VGI	VIH	WACOAL	WAVE	WHA	WHAUP	WICE	WINNER	TRUE		
VERY GOOD LEVEL										
2S	ABM	ACE	ACG	ADB	AEC	AEONTS	AGE	AH	AHC	AIT
ALLA	AMANAHA	AMARIN	APCO	APCS	APURE	AQUA	ASAP	ASEFA	ASIA	ASIAN
ASIMAR	ASK	ASN	ATP30	AUCT	AWC	AYUD	B	BA	BAM	BBL
BFIT	BGC	BJC	BJCHI	BROOK	BTW	CBG	CEN	CGH	CHARAN	CHAYO
CHG	CHOTI	CHOW	CI	CIG	CMC	COLOR	COM7	CPL	CRC	CRD
CSC	CSP	CWT	DCC	DCON	DDD	DOD	DOHOME	EASON	EE	ERW
ESTAR	FE	FLOYD	FN	FORTH	FSS	FTE	FVC	GENCO	GJS	GL
GLAND	GLOBAL	GLOCON	GPI	GULF	GYT	HPT	HTC	ICN	IFS	ILM
IMH	INET	INSURE	IRC	IRCP	IT	ITD	ITEL	J	JAS	JCK
JCKH	JMART	JMT	KBS	KCAR	KGI	KIAT	KOOL	KTIS	KWC	KWM
L&E	LALIN	LDC	LHK	LOXLEY	LPH	LRH	LST	M	MACO	MAJOR
MBAX	MEGA	META	MFC	MGT	MILL	MITSI	MK	MODERN	MTI	MVP
NETBAY	NEX	NINE	NTV	NWR	OCC	OGC	OSP	PATO	PB	PDG
PDI	PICO	PIMO	PJW	PL	PM	PPP	PRIN	PRINC	PSTC	PT
QLT	RCL	RICHY	RML	RPC	RWI	S11	SALEE	SAMCO	SANKO	SAPPE
SAWAD	SCI	SCP	SE	SEG	SFP	SGF	SHR	SIAM	SINGER	SKE
SKR	SKY	SMIT	SMT	SNP	SPA	SPC	SPCG	SR	SRICHA	SSC
SSF	STANLY	STI	STPI	SUC	SUN	SYNEX	T	TAE	TAKUNI	TBSP
TCC	TCMC	TEAM	TEAMG	TFG	TIGER	TITLE	TKN	TKS	TM	TMC
TMD	TMI	TMT	TNITY	TNP	TNR	TOG	TPA	TPAC	TPCORP	TPOLY
TPS	TRITN	TRT	TRU	TSE	TVT	TWP	UEC	UMI	UOBKH	UP
UPF	UPOIC	UT	UTP	UWC	VL	VNT	VPO	WIJK	WP	XO
YUASA	ZEN	ZIGA	ZMICO							
GOOD LEVEL										
7UP	A	ABICO	AJ	ALL	ALUCON	AMC	APP	ARIN	AS	AU
B52	BC	BCH	BEAUTY	BGT	BH	BIG	BKD	BLAND	BM	BR
BROCK	BSBM	BSM	BTNC	CAZ	CCP	CGD	CITY	CMAN	CMO	CMR
CPT	CPW	CRANE	CSR	D	EKH	EP	ESSO	FMT	GIFT	GREEN
GSC	GTB	HTECH	HUMAN	IHL	INOX	INSET	IP	JTS	JUBILE	KASET
KCM	KKC	KUMWEL	KUN	KWG	KYE	LEE	MATCH	MATI	M-CHAI	MCS
MDX	MJD	MM	MORE	NC	NDR	NER	NFC	NNCL	NPK	NUSA
OCEAN	PAF	PF	PK	PLE	PMTA	POST	PPM	PRAKIT	PRECHA	PRIME
PROUD	PTL	RBF	RCI	RJH	ROJNA	RP	RPH	RSP	SF	SFLEX
SGP	SISB	SKN	SLP	SMART	SOLAR	SPG	SQ	SSP	STARK	STC
SUPER	SVOA	TC	TCCC	THMUI	TIW	TNH	TOPP	TPCH	TPIPP	TPLAS
TTI	TYCN	UKEM	UMS	VCOM	VRANDA	WIN	WORK	WPH		
Description								Score Range		
Excellent								90-100		
Very Good								80-89		
Good								70-79		

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 2020

CERTIFIED										
2S	ADVANC	AI	AIE	AIRA	AKP	AMA	AMANA	AP	AQUA	ARROW
ASK	ASP	AYUD	B	BAFS	BANPU	BAY	BBL	BCH	BCP	BCPG
BGC	BGRIM	BJCHI	BKI	BLA	BPP	BROOK	BRR	BSBM	BTS	BWG
CEN	CENTEL	CFRESH	CGH	CHEWA	CHOTI	CHOW	CIG	CIMBT	CM	CMC
COL	COM7	CPALL	CPF	CPI	CPN	CSC	DCC	DELTA	DEMCO	DIMET
DRT	DTAC	DTC	EASTW	ECL	EGCO	FE	FNS	FPI	FPT	FSS
FTE	GBX	GC	GCAP	GEL	GFPT	GGC	GJS	GPSC	GSTEEL	GUNKUL
HANA	HARN	HMPRO	HTC	ICC	ICHI	IFS	INET	INSURE	INTUCH	IRPC
ITEL	IVL	K	KASET	KBANK	KBS	KCAR	KCE	KGI	KKP	KSL
KTB	KTC	KWC	L&E	LANNA	LHFG	LHK	LPN	LRH	M	MAKRO
MALEE	MBAX	MBK	MBKET	MC	MCOT	MFC	MFEC	MINT	MONO	MOONG
MPG	MSC	MTC	MTI	NBC	NEP	NINE	NKI	NMG	NNCL	NSI
NWR	OCC	OCEAN	OGC	ORI	PAP	PATO	PB	PCSGH	PDG	PDI
PDJ	PE	PG	PHOL	PL	PLANB	PLANET	PLAT	PM	PPP	PPPM
PPS	PREB	PRG	PRINC	PRM	PSH	PSL	PSTC	PT	PTG	PTT
PTTEP	PTTGC	PYLON	Q-CON	QH	QLT	QTC	RATCH	RML	RWI	S & J
SABINA	SAT	SC	SCB	SCC	SCCC	SCG	SCN	SEAOL	SE-ED	SELIC
SENA	SGP	SIRI	SITHAI	SMIT	SMK	SMPC	SNC	SNP	SORKON	SPACK
SPC	SPI	SPRC	SRICHA	SSF	SSSC	SST	STA	SUSCO	SVI	SYNTEC
TAE	TAKUNI	TASCO	TBSP	TCAP	TCMC	TFG	TFI	TFMAMA	THANI	THCOM
THIP	THRE	THREL	TIP	TIPCO	TISCO	TKT	TTB	TMD	TMILL	TMT
TNITY	TNL	TNP	TNR	TOG	TOP	TPA	TPCORP	TPP	TRU	TSC
TSTH	TTCL	TU	TVD	TVI	TVO	TWPC	U	UBIS	UEC	UKEM
UOBKH	UWC	VGI	VIH	VNT	WACOAL	WHA	WHAUP	WICE	WIIC	XO
ZEN	TRUE									
DECLARED										
7UP	ABICO	AF	ALT	AMARIN	AMATA	AMATAV	ANAN	APURE	B52	BKD
BM	BROCK	BUI	CHO	CI	COTTO	DDD	EA	EFORL	EP	ERW
ESTAR	ETE	EVER	FSMART	GPI	ILINK	IRC	J	JKN	JMART	JMT
JSP	JTS	KWG	LDC	MAJOR	META	NCL	NOBLE	NOK	PK	PLE
ROJNA	SAAM	SAPPE	SCI	SE	SHANG	SINGER	SKR	SPALI	SSP	STANLY
SUPER	SYNEX	THAI	TKS	TOPP	TRITN	TTA	UPF	UV	WIN	ZIGA

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

Teerapol Udomvej, CFA FSS International Investment Advisory Securities Co., Ltd

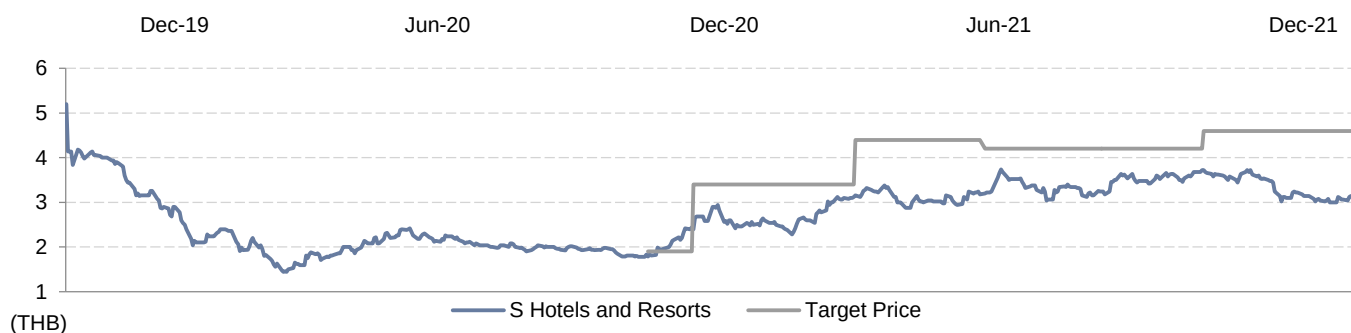
The individual(s) identified above certify(ies) that (i) all views expressed in this report accurately reflect the personal view of the analyst(s) with regard to any and all of the subject securities, companies or issuers mentioned in this report; and (ii) no part of the compensation of the analyst(s) 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

S Hotels and Resorts (SHR TB)



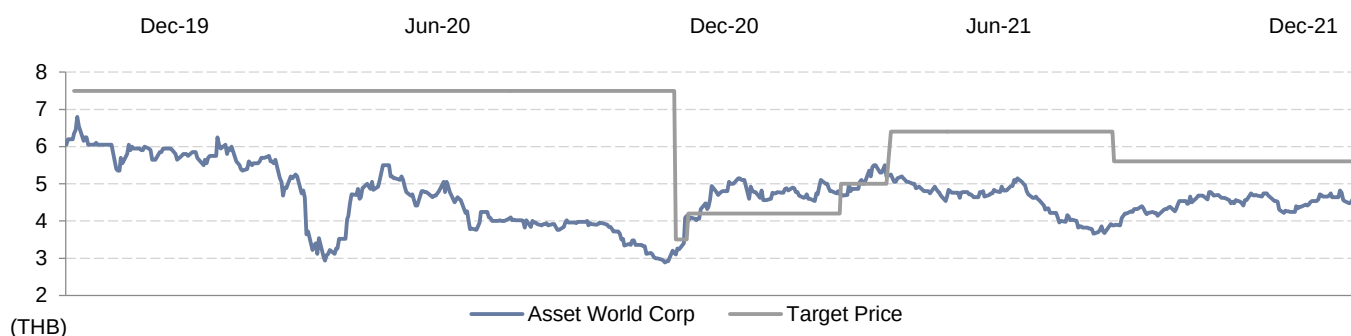
Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
03-Nov-2020	HOLD	1.90	11-Mar-2021	BUY	4.40	12-Oct-2021	BUY	4.60
01-Dec-2020	BUY	3.40	28-May-2021	BUY	4.20			

Teerapol Udomvej, CFA started covering this stock from 03-Nov-2020

Price and TP are in local currency

Source: FSSIA estimates

Asset World Corp (AWC TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
15-Oct-2019	BUY	7.50	11-Nov-2020	HOLD	4.20	19-Mar-2021	BUY	6.40
03-Nov-2020	HOLD	3.50	17-Feb-2021	HOLD	5.00	11-Aug-2021	BUY	5.60

Teerapol Udomvej, CFA started covering this stock from 03-Nov-2020

Price and TP are in local currency

Source: FSSIA estimates

Minor International (MINT TB)



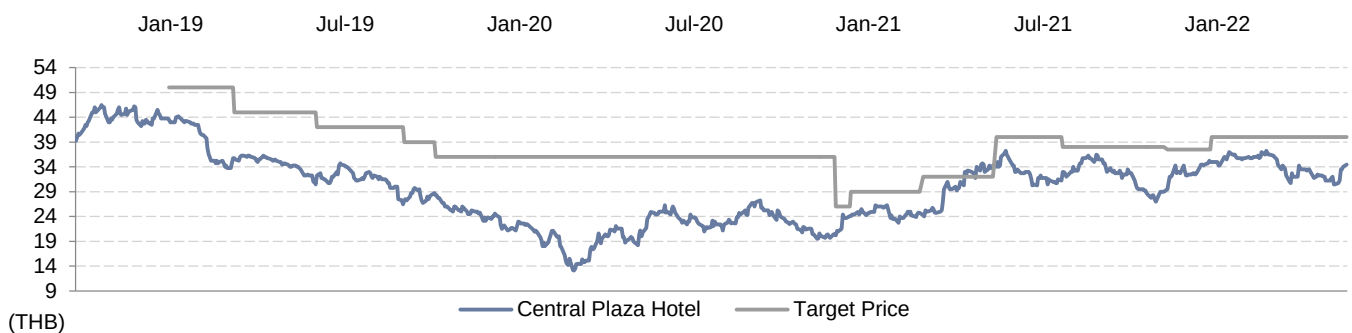
Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
08-Mar-2019	HOLD	40.00	03-Nov-2020	BUY	24.00	13-May-2021	BUY	38.00
26-Nov-2019	HOLD	38.00	18-Nov-2020	BUY	29.00	12-Oct-2021	BUY	42.00
20-Dec-2019	HOLD	37.00	08-Mar-2021	BUY	40.00			

Teerapol Udomvej, CFA started covering this stock from 03-Nov-2020

Price and TP are in local currency

Source: FSSIA estimates

Central Plaza Hotel (CENTEL TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
11-Apr-2019	BUY	50.00	26-Nov-2019	BUY	36.00	19-Mar-2021	BUY	40.00
06-Jun-2019	BUY	45.00	03-Nov-2020	BUY	26.00	17-May-2021	BUY	38.00
16-Aug-2019	BUY	42.00	16-Nov-2020	BUY	29.00	13-Aug-2021	BUY	37.50
30-Oct-2019	BUY	39.00	15-Jan-2021	BUY	32.00	22-Sep-2021	BUY	40.00

Teerapol Udomvej, CFA started covering this stock from 03-Nov-2020

Price and TP are in local currency

Source: FSSIA estimates

The Erawan Group (ERW TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
03-Nov-2020	HOLD	2.50	01-Mar-2021	BUY	5.30	17-Aug-2021	BUY	3.50
19-Nov-2020	HOLD	3.30	17-May-2021	BUY	3.60	12-Oct-2021	BUY	4.00

Teerapol Udomvej, CFA started covering this stock from 03-Nov-2020

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
S Hotels and Resorts	SHR TB	THB 3.26	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
Asset World Corp	AWC TB	THB 4.60	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
Minor International	MINT TB	THB 29.50	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply and higher competition in the F&B business, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
Central Plaza Hotel	CENTEL TB	THB 34.50	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply and higher competition in the F&B business, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
The Erawan Group	ERW TB	THB 3.00	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.

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

FSSIA may incorporate the recommendations and target prices of companies currently covered by FSS Research into equity research reports, denoted by an 'FSS' before the recommendation. FSS Research is part of Finansia Syrus Securities Public Company Limited, which is the parent company of FSSIA.

All share prices are as at market close on 17-Jan-2022 unless otherwise stated.

RECOMMENDATION STRUCTURE

Stock ratings

Stock ratings are based on absolute upside or downside, which we define as (target price* - current price) / 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

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

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

Underweight. 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.