

MAJOR CINEPLEX GROUP

THAILAND / RECREATION FACILITIES & SVCS

MAJOR TB

BUY

UNCHANGED

Great movies = great earnings

- We still believe MAJOR's earnings should improve continuously thanks to strong blockbusters.
- 1Q22 earnings remained weak, dropping to THB2m due to higher expenses.
- Maintain BUY with a new TP of THB24 from THB25.

TARGET PRICE	THB24.00
CLOSE	THB20.10
UP/DOWNSIDE	+19.4%
PRIOR TP	THB25.00
CHANGE IN TP	-4.0%
TP vs CONSENSUS	-4.5%

KEY STOCK DATA

YE Dec (THB m)	2021	2022E	2023E	2024E
Revenue	3,010	8,085	8,813	9,240
Net profit	1,581	729	1,028	1,199
EPS (THB)	1.77	0.81	1.15	1.34
vs Consensus (%)	-	5.9	(0.7)	(0.8)
EBITDA	(99)	1,954	2,269	2,424
Core net profit	(528)	729	1,028	1,199
Core EPS (THB)	(0.59)	0.81	1.15	1.34
Chg. In EPS est. (%)	nm	(15.4)	(0.6)	(1.2)
EPS growth (%)	nm	nm	41.0	16.7
Core P/E (x)	(34.0)	24.7	17.5	15.0
Dividend yield (%)	8.0	3.6	5.1	6.0
EV/EBITDA (x)	(192.8)	9.1	7.7	7.2
Price/book (x)	2.5	2.6	2.5	2.5
Net debt/Equity (%)	12.7	(3.7)	(7.5)	(9.2)
ROE (%)	(7.7)	10.4	14.7	16.7

Higher cost hurt earnings

MAJOR reported a 1Q22 core profit of THB2m, lower than THB84m in 4Q21 but better than 1Q21's THB113m loss. 1Q22 revenue reached THB1,129m (-27% q-q, +32% y-y) thanks to a better movie lineup. Its GPM in 1Q22 fell to 11.1% vs 12.1% and 27.7% in 1Q21 and 4Q21, respectively. This was due to the company resuming employee salary payments at 100% along with lower retail discounts. MAJOR indicated that its SG&A of THB190m in 1Q22 included the re-valuation of Major Cineplex Lifestyle Leasehold Property Fund in accordance with the IAS 40 accounting standard for THB113m, plus extra cost savings of THB40m. Its normalised SG&A expense in 1Q22 would be around THB342m. Therefore, if we exclude these items, the company would remain loss-making in 1Q22.

Hope remains on movie lineup

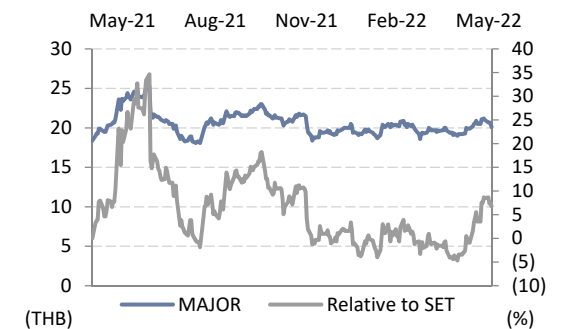
Although blockbusters have continued to perform very well, e.g. *Doctor Strange* had THB164m in gross box office revenue for the first seven days which is similar to other Marvel movies during the pre-Covid level, B-grade movies are still underperforming. We believe this is due to consumers being more selective with movies, given the weak economy and higher cost of living due to inflation. However, there are still a lot of blockbusters waiting in the future, such as *Jurassic World*, *Thor*, *Black Panther*, and *Avatar*, which should perform strongly.

Earnings revision on lower guest count and higher OPEX

Due to the factors above, we trim our cinema guest count forecast in 2022 from 30m to 28m. Moreover, with the expectation of higher operating expenses from 1Q22 onward, we revise our 2022 GPM forecast to 30.1% vs our previous expectation of 31.7%. As a result, we cut our earnings estimate on MAJOR in 2022 by 15% to THB729m.

Maintain BUY with the new TP of THB24

We change our valuation methodology on MAJOR from DCF to SOTP by including MAJOR's investment in Workpoint Entertainment (WORK TB, HOLD, TP THB24) and Taokaenoi Food & Marketing (TKN TB, NR). Maintain BUY with a new SOTP-TP of THB24 from THB25. MAJOR's earnings in 1Q22 should be the bottom, and we expect it to post strong earnings starting from 2Q22 onward, driven by strong blockbusters.



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	4.7	(1.0)	5.2
Relative to country (%)	10.6	6.2	4.4
Mkt cap (USD m)	518		
3m avg. daily turnover (USD m)	2.5		
Free float (%)	49		
Major shareholder	Vicha Poolvaraluk (30%)		
12m high/low (THB)	26.25/17.90		
Issued shares (m)	894.67		

Sources: Bloomberg consensus; FSSIA estimates


Naruedom Mujjalinkool

 naruedom.muj@fssia.com
 +66 2611 3566

Investment thesis

Major Cineplex (MAJOR) is Thailand's leading lifestyle entertainment company and was established in 1995 with cinema ownership and operations as its core business. The company is the biggest cinema operator in Thailand, with a total of 833 screens and 177 locations nationwide and internationally.

We expect MAJOR to turn a solid profit starting from 2Q22 onward – most of the blockbusters should start to show in cinemas in that quarter thanks to the global vaccination rollout and a decline in the number of Covid-19 cases. MAJOR is a dividend play company that typically pays 90% of its payout ratio, reflecting a 4-6% dividend yield p.a.

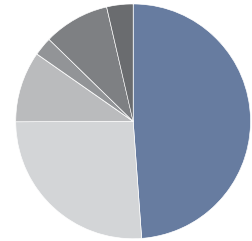
Company profile

MAJOR operates five core businesses, namely 1) cinemas; 2) entertainment; 3) retail space bowling; 4) film distribution; and 5) advertising media.

www.majorcineplex.com

Principal activities (revenue, 2021)

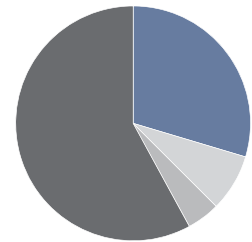
- Cinema - 48.8 %
- Concession - 26.1 %
- Advertisement - 9.8 %
- Entertainment - 2.6 %
- Rental - 9.1 %
- Movie content - 3.6 %



Source: Major Cineplex Group

Major shareholders

- Vicha Poolvaraluk - 29.6 %
- Nortrust Nominees LTD-CL AC - 7.9 %
- GIC Private Limited - 4.6 %
- Others - 58.0 %



Source: Major Cineplex Group

Catalysts

- Its financial results should improve significantly in 2022;
- A lot of blockbusters in 2022;
- Solid dividend yield track record at 4-6% p.a.

Risks to our call

The key downside risks to our SoTP-based TP are a slower-than-expected recovery in domestic consumption, the growing popularity of online movies, a delay in the Covid-19 vaccine rollout, and a new wave of Covid.

Event calendar

Date	Event
Aug-22	2Q22 results announcement

Key assumptions

	2021	2022E	2023E	2024E
Average ticket price (THB)	166	165	167	168
Guest count (m)	10.1	28.0	29.1	29.7

Source: FSSIA estimates

Earnings sensitivity

- For every 1 million increase in cinema guest count, we project 2022 earnings to rise by 0.8%, and vice versa, all else being equal;
- For every 1% increase in cinema profit margin, we project 2022 earnings to rise by 5.1%, and vice versa, all else being equal.

Source: FSSIA estimates

Exhibit 1: 1Q22 results review

	1Q21	4Q21	1Q22	----- Change -----		2022E
	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)	(THB m)
Admissions	419	890	537	(40)	28	4,120
Concession sales	195	358	295	(17)	51	1,936
Advertisement	98	142	135	(5)	38	1,100
Bowling	32	37	50	35	54	267
Rental fee	87	63	59	(7)	(32)	412
Movie content	22	66	52	(21)	138	250
Revenue	853	1,556	1,129	(27)	32	8,085
Operating costs	(750)	(1,125)	(1,003)	(11)	34	(5,655)
Gross profit	103	431	126	n.a.	22	2,430
SG&A expenses	(361)	(444)	(190)	(57)	(47)	(1,981)
EBIT	(259)	(13)	(64)	375	(685)	449
Depreciation & amortisation	302	360	341	(5)	13	-
Other income	92	100	63	(37)	(31)	310
EBITDA	135	447	340	n.a.	152	-
<i>EBITDA margin (%)</i>	16	29	30	<i>nm</i>	<i>nm</i>	-
Interest expense	(70)	(53)	(50)	(6)	(29)	(90)
Associates	94	42	18	(57)	(81)	162
Extra items	(9)	17	22	31	<i>n.a.</i>	-
Pretax profit	(151)	93	(11)	(112)	(93)	832
Tax	23	8	37	<i>n.a.</i>	58	(134)
<i>Tax rate (%)</i>	(15)	9	(336)	<i>nm</i>	<i>nm</i>	(16)
Minority interests	8	(0)	(2)	<i>n.a.</i>	<i>n.a.</i>	31
Net profit	(120)	100	24	(76)	n.a.	729
Core net profit	(113)	84	2	(97)	n.a.	729
EPS (THB)	(0.13)	0.11	0.03	(76)	(120)	0.81
Core EPS (THB)	(0.13)	0.09	0.00	(97)	(102)	0.81

Sources: MAJOR; FSSIA estimates

Exhibit 2: Gross box office revenue (GBO) comparison

2018	7 Days GBO (THB m)	Total GBO (THB m)
Aquaman	167	310
Black Panther	141	211
2019		
Spider-Man: Far from home	214	298
Captain Marvel	210	291
2021		
Spider-Man: No way home	176	284
2022		
Doctor Strange	164	n.a.

Source: MAJOR

Exhibit 3: MAJOR's investment portfolio

Investment	% share (%)	Cost per share (THB)	Total cost (THB m)	Current price (THB)	Unrealised gain (loss) (THB m)
WORK	6.68	24.68	728	23.9	(23)
TKN	8.81	7.91	962	7.25	(80)
Total					(103)

Source: MAJOR

Exhibit 4: Key assumption change

	----- Current -----		----- Previous -----		----- Change -----	
	2022E	2023E	2022E	2023E	2022E	2023E
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)
Guest count (m)	28	29	30	31	(7)	(6)
Revenue	8,085	8,813	8,570	9,327	(6)	(6)
Gross profit	2,430	2,961	2,715	3,095	(10)	(4)
EBIT	921	1,294	1,088	1,303	(15)	(1)
Net profit	729	1,028	862	1,034	(15)	(1)
Margin	(%)	(%)	(%)	(%)	(ppt)	(ppt)
GPM	30.1	33.6	31.7	33.2	(1.6)	0.4
NPM	9.0	11.7	40.1	42.1	(31.1)	(30.4)

Source: FSSIA estimates

Exhibit 5: DCF valuation

		2022E	2023E	2024E	2025E	2026E	2027E
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)
EBITDA		1,954	2,269	2,424	2,470	2,496	2,517
(less) tax on EBIT		(134)	(211)	(255)	(274)	(288)	(301)
decrease in working cap		(84)	(87)	(91)	(95)	(99)	(103)
(less) capex & investments		(600)	(750)	(800)	(800)	(800)	(930)
Free cash flow		1,304	1,396	1,460	1,491	1,506	1,388
WACC (%)		9					
Terminal growth (%)		1					
PV of FCF		1,304	1,281	1,229	1,152	1,067	903
Total PV of FCF		6,935					
Terminal value		17,555					
Enterprise value		18,351					
No. of shares (m)		895					
Enterprise value / share (THB)		20.51					

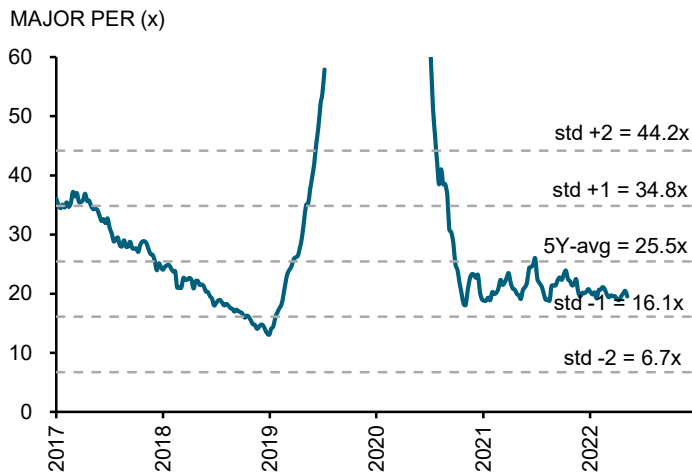
Sources: MAJOR; FSSIA estimates

Exhibit 6: SOTP valuation

Cost of Equity assumptions	(%)	Cost of debt assumption	(%)
Risk free rate	3.00	Pretax cost of debt	4.2
Market risk premium	8.0	Marginal tax rate	20.0
Stock beta	1.05		
Cost of equity, Ke	11.40	Net cost of debt, Kd	3.36
Weight applied	70.0	Weight applied	30
WACC	9.0		
	(THB m)	(THB/share)	Comments
MAJOR	18,351	20.51	WACC 9%, beta 1.05, 1% terminal growth
WORK	708	0.79	FSSIA TP of THB24
TKN	882	0.99	Market price of THB7.5 as of 12 May-22
Net cash - Net debt	1,494	1.67	At end-FY22E
MI	(117)	(0.13)	
Total	21,435		
Share base (m)	895		
TP (THB)	24.0		

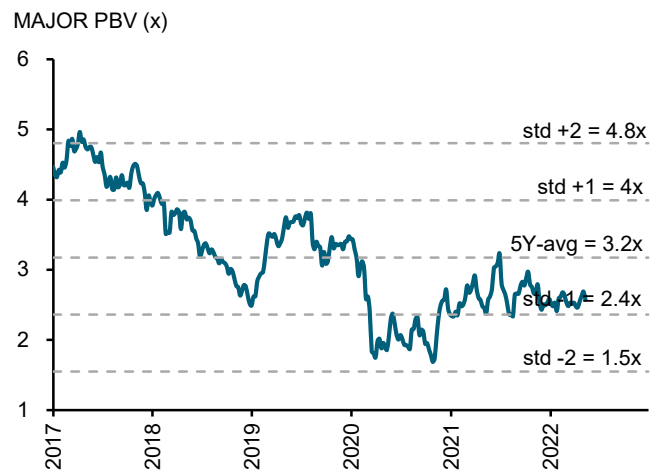
Sources: MAJOR; FSSIA estimates

Exhibit 7: Rolling one-year forward P/E band



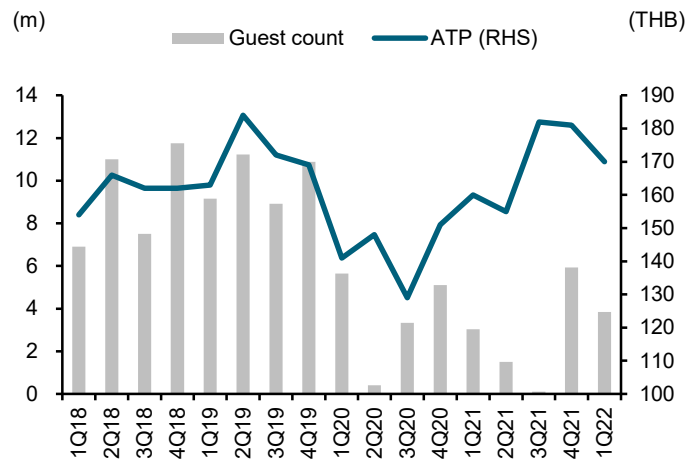
Sources: Bloomberg; FSSIA estimates

Exhibit 8: Rolling one-year forward P/BV band



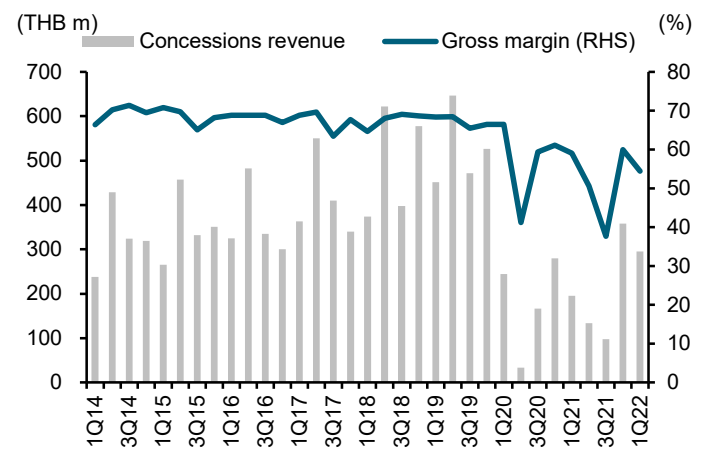
Sources: Bloomberg; FSSIA estimates

Exhibit 9: Quarterly cinema guest count and average ticket price (ATP)



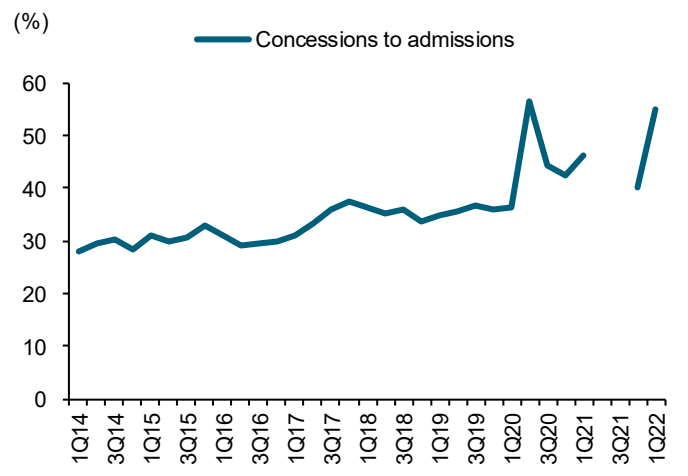
Sources: MAJOR; FSSIA's compilation

Exhibit 10: Quarterly concession revenue and GPM



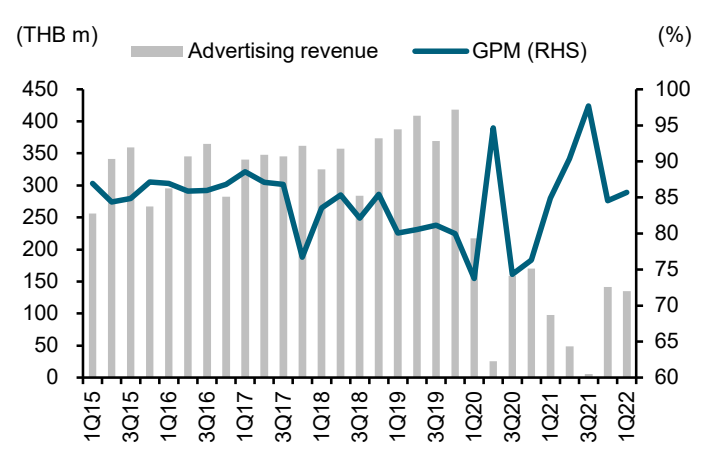
Sources: MAJOR; FSSIA's compilation

Exhibit 11: Concession to admission revenue



Note: Excludes abnormal levels in 2Q21 and 3Q21 due to cinema closures
Sources: MAJOR; FSSIA's compilation

Exhibit 12: Quarterly advertising revenue and GPM



Sources: MAJOR; FSSIA's compilation

Financial Statements

Major Cineplex Group

Profit and Loss (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Revenue	3,765	3,010	8,085	8,813	9,240
Cost of goods sold	(1,922)	(1,608)	(4,460)	(4,706)	(4,896)
Gross profit	1,843	1,401	3,625	4,106	4,344
Other operating income	168	355	310	313	316
Operating costs	(1,900)	(1,855)	(1,981)	(2,150)	(2,236)
Operating EBITDA	111	(99)	1,954	2,269	2,424
Depreciation	(1,242)	(1,250)	(1,195)	(1,145)	(1,098)
Goodwill amortisation	0	0	0	-	-
Operating EBIT	(1,131)	(1,349)	759	1,124	1,326
Net financing costs	(175)	(258)	(90)	(71)	(51)
Associates	740	392	162	170	179
Recurring non-operating income	740	392	162	170	179
Non-recurring items	(67)	3,109	0	0	0
Profit before tax	(633)	1,894	832	1,223	1,454
Tax	93	(354)	(134)	(211)	(255)
Profit after tax	(540)	1,539	698	1,013	1,199
Minority interests	13	42	31	15	0
Preferred dividends	0	0	-	-	-
Other items	-	-	-	-	-
Reported net profit	(527)	1,581	729	1,028	1,199
Non-recurring items & goodwill (net)	67	(2,110)	0	0	0
Recurring net profit	(460)	(528)	729	1,028	1,199
Per share (THB)					
Recurring EPS *	(0.51)	(0.59)	0.81	1.15	1.34
Reported EPS	(0.59)	1.77	0.81	1.15	1.34
DPS	0.00	1.60	0.73	1.03	1.21
Diluted shares (used to calculate per share data)	895	895	895	895	895
Growth					
Revenue (%)	(64.8)	(20.1)	168.6	9.0	4.9
Operating EBITDA (%)	(96.2)	nm	nm	16.1	6.8
Operating EBIT (%)	nm	nm	nm	48.1	18.0
Recurring EPS (%)	nm	nm	nm	41.0	16.7
Reported EPS (%)	nm	nm	(53.9)	41.0	16.7
Operating performance					
Gross margin inc. depreciation (%)	16.0	5.0	30.1	33.6	35.1
Gross margin of key business (%)	-	-	-	-	-
Operating EBITDA margin (%)	2.9	(3.3)	24.2	25.7	26.2
Operating EBIT margin (%)	(30.0)	(44.8)	9.4	12.8	14.4
Net margin (%)	(12.2)	(17.6)	9.0	11.7	13.0
Effective tax rate (%)	20.0	20.0	20.0	120.0	220.0
Dividend payout on recurring profit (%)	-	(270.9)	90.0	90.0	90.0
Interest cover (X)	(2.2)	(3.7)	10.3	18.2	29.7
Inventory days	22.7	26.0	9.1	8.6	8.3
Debtor days	79.8	57.5	16.2	15.1	14.6
Creditor days	298.1	322.0	119.5	116.1	114.4
Operating ROIC (%)	(20.8)	(21.8)	12.9	26.7	(8.2)
ROIC (%)	(2.2)	(6.1)	7.0	10.7	(3.2)
ROE (%)	(6.7)	(7.7)	10.4	14.7	16.7
ROA (%)	(1.9)	(2.1)	5.0	7.5	8.6
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Cinema	1,758	1,470	4,120	4,353	4,499
Concession	725	786	1,936	2,107	2,222
Advertisement	573	294	1,100	1,350	1,485
Entertainment	203	78	267	308	305

Sources: Major Cineplex Group; FSSIA estimates

Financial Statements

Major Cineplex Group

Cash Flow (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Recurring net profit	(460)	(528)	729	1,028	1,199
Depreciation	1,242	1,250	1,195	1,145	1,098
Associates & minorities	(740)	(392)	(162)	(170)	(179)
Other non-cash items	143	(1,818)	(16)	0	0
Change in working capital	18	944	84	87	91
Cash flow from operations	202	(543)	1,830	2,090	2,209
Capex - maintenance	(211)	(341)	(345)	(420)	(445)
Capex - new investment	(211)	(341)	(345)	(420)	(445)
Net acquisitions & disposals	-	-	-	-	-
Other investments (net)	141	4,951	1,272	(15)	(25)
Cash flow from investing	(281)	4,268	582	(855)	(915)
Dividends paid	0	(716)	(1,044)	(790)	(1,002)
Equity finance	0	0	0	0	0
Debt finance	669	(3,337)	50	(600)	(400)
Other financing cash flows	6	785	(1,872)	(166)	(450)
Cash flow from financing	675	(3,268)	(2,866)	(1,556)	(1,852)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	595	457	(454)	(321)	(557)
Free cash flow to firm (FCFF)	95.53	3,982.76	2,501.52	1,306.17	1,345.44
Free cash flow to equity (FCFE)	595.46	1,172.24	589.38	469.50	445.23

Per share (THB)	2020	2021	2022E	2023E	2024E
FCFF per share	0.11	4.45	2.80	1.46	1.50
FCFE per share	0.67	1.31	0.66	0.52	0.50
Recurring cash flow per share	0.21	(1.66)	1.95	2.24	2.37

Balance Sheet (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Tangible fixed assets (gross)	15,776	16,054	5,494	5,368	5,327
Less: Accumulated depreciation	(10,465)	(11,160)	(875)	(841)	(810)
Tangible fixed assets (net)	5,311	4,894	4,618	4,527	4,517
Intangible fixed assets (net)	2,663	2,693	2,464	2,250	2,052
Long-term financial assets	-	-	-	-	-
Invest. in associates & subsidiaries	6,809	1,969	1,969	1,969	1,969
Cash & equivalents	1,557	2,014	1,559	1,238	681
A/C receivable	592	356	362	367	373
Inventories	118	111	111	111	111
Other current assets	296	3,678	1,540	1,556	1,572
Current assets	2,563	6,160	3,572	3,272	2,737
Other assets	333	804	1,847	2,032	2,235
Total assets	17,678	16,519	14,470	14,049	13,509
Common equity	6,482	7,170	6,855	7,092	7,289
Minorities etc.	144	117	117	117	117
Total shareholders' equity	6,626	7,287	6,972	7,209	7,406
Long term debt	2,505	915	1,000	400	0
Other long-term liabilities	3,538	3,211	3,029	2,863	2,713
Long-term liabilities	6,043	4,126	4,029	3,263	2,713
A/C payable	1,395	1,443	1,479	1,516	1,553
Short term debt	2,640	2,025	300	300	0
Other current liabilities	974	1,639	1,691	1,762	1,836
Current liabilities	5,009	5,107	3,469	3,577	3,390
Total liabilities and shareholders' equity	17,678	16,519	14,470	14,049	13,509
Net working capital	(1,363)	1,064	(1,156)	(1,244)	(1,334)
Invested capital	13,752	11,424	9,741	9,534	9,438

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

Per share (THB)	2020	2021	2022E	2023E	2024E
Book value per share	7.25	8.02	7.66	7.93	8.15
Tangible book value per share	4.27	5.00	4.91	5.41	5.85

Financial strength	2020	2021	2022E	2023E	2024E
Net debt/equity (%)	54.1	12.7	(3.7)	(7.5)	(9.2)
Net debt/total assets (%)	20.3	5.6	(1.8)	(3.8)	(5.0)
Current ratio (x)	0.5	1.2	1.0	0.9	0.8
CF interest cover (x)	5.6	6.9	11.4	13.5	18.6

Valuation	2020	2021	2022E	2023E	2024E
Recurring P/E (x) *	(39.1)	(34.0)	24.7	17.5	15.0
Recurring P/E @ target price (x) *	(46.6)	(40.6)	29.5	20.9	17.9
Reported P/E (x)	(34.1)	11.4	24.7	17.5	15.0
Dividend yield (%)	-	8.0	3.6	5.1	6.0
Price/book (x)	2.8	2.5	2.6	2.5	2.5
Price/tangible book (x)	4.7	4.0	4.1	3.7	3.4
EV/EBITDA (x) **	195.7	(192.8)	9.1	7.7	7.2
EV/EBITDA @ target price (x) **	227.1	(228.2)	10.9	9.3	8.6
EV/invested capital (x)	1.6	1.7	1.8	1.8	1.8

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

Sources: Major Cineplex Group; 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	ICI	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	PAP	PCSGH	PDJ	PG	PHOL	PLANB
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	SCC	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	TRC	TSC	TSR	TSTE	TSTH
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	MITSIB	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	TIPIP	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	AMANAHA	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	SEAOIL	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	WIJK	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

Naruedom Mujjalinkool FSS International Investment Advisory Securities Co., Ltd

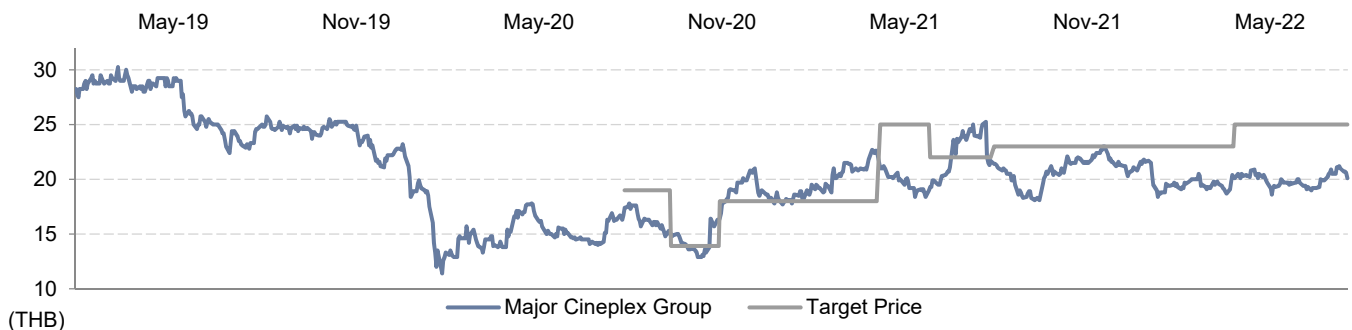
The individual(s) identified above certify(ies) that (i) all views expressed in this report accurately reflect the personal view of the analyst(s) with regard to any and all of the subject securities, companies or issuers mentioned in this report; and (ii) no part of the compensation of the analyst(s)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

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History of change in investment rating and/or target price

Major Cineplex Group (MAJOR TB)



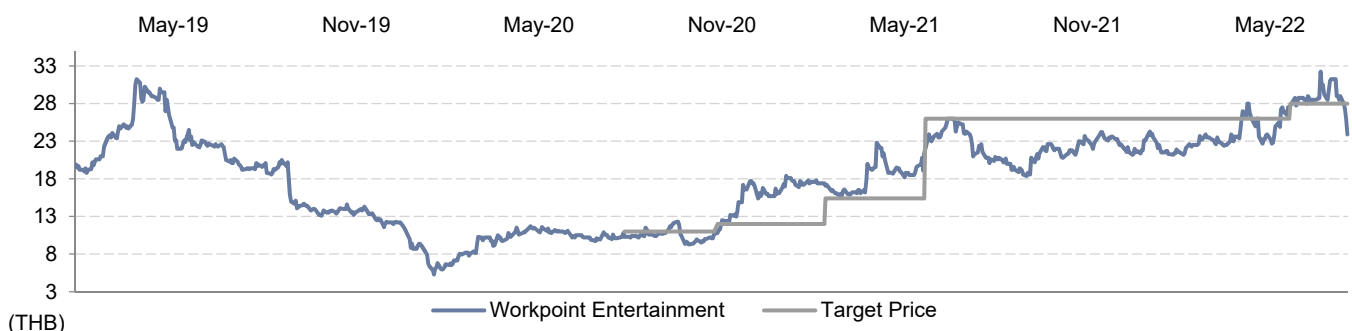
Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
27-Aug-2020	BUY	19.00	17-Nov-2020	HOLD	18.00	09-Jul-2021	HOLD	23.00
02-Sep-2020	HOLD	19.00	02-Apr-2021	BUY	25.00	24-Aug-2021	BUY	23.00
06-Oct-2020	HOLD	13.90	17-May-2021	BUY	22.00	03-Feb-2022	BUY	25.00

Naruedom Mujjalinkool started covering this stock from 27-Aug-2020

Price and TP are in local currency

Source: FSSIA estimates

Workpoint Entertainment (WORK TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
27-Aug-2020	HOLD	11.00	16-Feb-2021	HOLD	15.40	23-Mar-2022	HOLD	28.00
13-Nov-2020	BUY	12.00	13-May-2021	BUY	26.00			

Naruedom Mujjalinkool started covering this stock from 27-Aug-2020

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Major Cineplex Group	MAJOR TB	THB 20.10	BUY	The key downside risks to our SoTP-based TP are a slower-than-expected recovery in domestic consumption, the growing popularity of online movies, a delay in the Covid-19 vaccine rollout, and the new wave of Covid.
Workpoint Entertainment	WORK TB	THB 23.90	HOLD	The key downside and upside risks to our P/E-based TP are weaker or stronger-than-expected TV adex, digital advertising becoming more popular, high risks for high returns in the movie business, and competitiveness in TV ratings.

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 12-May-2022 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

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.