

S HOTELS AND RESORTS
THAILAND / TOURISM & LEISURE

SHR TB

BUY

UNCHANGED

ที่พักในช่วงตลาดผันผวน

- ผลลัพธ์เชิงบวกจากงาน Singapore Property Days
- โรงแรมของไทย อังกฤษ พิจิ และมอริเชียสรายงานอัตราการเข้าพักที่ดีในเดือน เม.ย.; คาดผลประกอบการจะพลิกเป็นกำไรในปีนี้
- คงแนะนำซื้อที่ราคาเป้าหมาย 5.2 บาท/หุ้น (DCF); การประเมินมูลค่าอยู่ในระดับต่ำเพียง 0.9x ของค่า 2023E P/BV

TARGET PRICE	THB5.20
CLOSE	THB4.06
UP/DOWNSIDE	+28.1%
PRIOR TP	THB5.20
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	-0.4%

KEY STOCK DATA

YE Dec (THB m)	2021	2022E	2023E	2024E
Revenue	4,512	8,155	9,598	10,196
Net profit	(1,234)	117	512	709
EPS (THB)	(0.34)	0.03	0.14	0.20
vs Consensus (%)	-	66.7	40.0	14.3
EBITDA	363	1,937	2,508	2,757
Core net profit	(1,229)	117	512	709
Core EPS (THB)	(0.34)	0.03	0.14	0.20
Chg. In EPS est. (%)	nm	-	-	-
EPS growth (%)	nm	nm	339.1	38.6
Core P/E (x)	(11.9)	125.2	28.5	20.6
Dividend yield (%)	-	0.3	1.4	1.9
EV/EBITDA (x)	84.7	13.8	9.9	8.5
Price/book (x)	0.9	0.9	0.9	0.9
Net debt/Equity (%)	101.9	76.2	62.4	52.4
ROE (%)	(7.8)	0.7	3.2	4.3

อัตราการเข้าพักเดือน เม.ย. ปรับตัวดีขึ้นในทุกพอร์ตเมื่อเทียบกับ 1Q22

SHR เข้าร่วมงาน Singapore Property Days ที่จัดขึ้นโดย BNP Paribas เมื่อวันที่ 19 พ.ค. เราเองก็ได้เข้าร่วมและได้รับผลลัพธ์เชิงบวกจากงานดังกล่าว การฟื้นตัวต่อเนื่องใน 2Q22 อัตราการเข้าพักของโรงแรมในไทยปรับตัวขึ้นเป็น 59% ในเดือน เม.ย. (เทียบกับ 38% ใน 1Q22) จากการกลับมาเปิดพรมแดน โรงแรมในอังกฤษเข้าสู่ช่วงฤดูท่องเที่ยวพร้อมอัตราการเข้าพักที่ 60% ในเดือน เม.ย. และน่าจะแตะระดับ 80% ในช่วงเดือน มิ.ย. ถึง ก.ย. ในขณะที่พอร์ต Outrigger ปรับตัวดีขึ้นอย่างมีนัยสำคัญในเดือน เม.ย. พร้อมอัตราการเข้าพักที่ 60% สำหรับพิจิ (เทียบกับ 36% ใน 1Q22) และ 62% สำหรับมอริเชียส (เทียบกับ 27% ใน 1Q22) จากการผ่อนคลายข้อบังคับในด้านการเดินทาง อัตราการเข้าพักของโรงแรมในมัลดีฟส์ยังดีที่ 77% (เทียบกับ 74% ใน 1Q22) แม้ว่าจะเข้าสู่ช่วงนอกฤดู

อัตราค่าห้องพักรายวันเฉลี่ย (ADR) ที่อยู่ในระดับสูงมีผลมากกว่าต้นทุนที่เพิ่มขึ้น

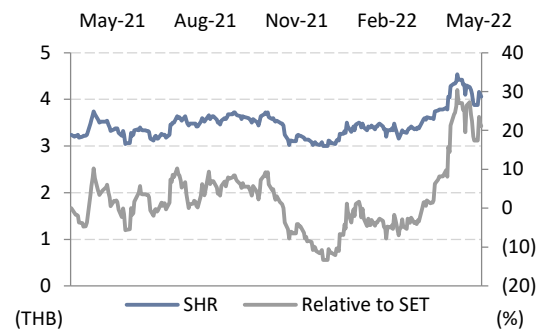
แม้ว่าต้นทุนดำเนินงานจะเพิ่มเล็กน้อยใน 1Q22 จากเงินเพื่อปรับตัวสูงขึ้น เราเชื่อว่าการฟื้นตัวของรายได้ตั้งแต่ 2Q22 เป็นต้นไปน่าจะจะมีผลมากกว่าต้นทุนที่เพิ่มขึ้น ADR ของโรงแรมในมัลดีฟส์และอังกฤษได้ปรับขึ้นสูงกว่าระดับก่อน Covid และ ADR ของโรงแรมในไทยน่าจะแตะระดับก่อน Covid ในช่วง 2H22 ปัจจัยดังกล่าวจะช่วยหนุน EBITDA margin ให้ปรับตัวขึ้นตลอดปีนี้ เพราะฉะนั้นเราจึงคาดว่า SHR จะพลิกเป็นมีกำไรในปี 2022 เราคาดว่ารายได้จะกระโดดเพิ่ม 81% ต่ำกว่าเล็กน้อยเมื่อเทียบกับเป้าของผู้บริหารที่ 100% และ EBITDA margin จะปรับตัวขึ้นเป็น 26% ในปี 2022 (เทียบกับ 12% ในปี 2021 และ 15% ใน 1Q22)

คาดการณ์รายได้จะเพิ่ม 3 เท่าภายในปี 2025

SHR คาดว่ารายได้จะเพิ่ม 3 เท่าในช่วง 3 ปีข้างหน้าจากความสามารถในการทำกำไรที่ดีขึ้นของสินทรัพย์ในปัจจุบัน การสลับพอร์ตสินทรัพย์ในอังกฤษเพื่อเพิ่ม ADR และการเปิดโรงแรมแห่งที่สามในมัลดีฟส์ในปี 2023 นอกจากนี้ SHR ยังวางแผนโตจากภายนอกประกอบด้วย การควบรวมและซื้อกิจการ บริษัทฯ มีงบประมาณอยู่ที่ 4.5 พัน ลบ. โดยมุ่งไปที่สินทรัพย์ชายฝั่งของ APAC ทะเลเมดิเตอร์เรเนียน และมหาสมุทรอินเดียที่มี IRR ที่ 12-14% นอกจากนี้ SHR ยังวางแผนเปิดตัวแพลตฟอร์มที่ใช้ทุนต่ำเพื่อเพิ่มพอร์ตโรงแรม

การประเมินมูลค่าอยู่ในระดับต่ำพร้อมการดำเนินงานที่จะปรับตัวดีขึ้นตลอดปี

SHR มีการซื้อขายในระดับการประเมินมูลค่าที่น่าสนใจที่ 0.9x ของค่า 2023E P/BV (เทียบกับค่าเฉลี่ยของกลุ่มฯ ที่ 2.2x) และ 10x ของค่า 2023E EV/EBITDA (เทียบกับค่าเฉลี่ยของกลุ่มฯ ที่ 16x) เราเห็นว่าปัจจัยบวกในระยะสั้นอยู่ที่กระแสการฟื้นตัวของภาคการท่องเที่ยวในช่วง 2Q-4Q22



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	7.4	16.7	31.0
Relative to country (%)	12.4	24.5	26.8
Mkt cap (USD m)	424		
3m avg. daily turnover (USD m)	2.1		
Free float (%)	38		
Major shareholder	S Hotels and Resorts Inter (49%)		
12m high/low (THB)	4.64/2.94		
Issued shares (m)	3,593.64		

Sources: Bloomberg consensus; FSSIA estimates



Teerapol Udomvej, CFA

teerapol.udo@fssia.com

+66 2611 3535

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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 THB4.4/shr book value as of 4Q21 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 1Q22.

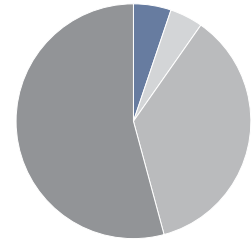
Company profile

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, 2021)

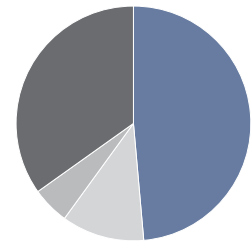
- Self-managed - 5.2 %
- Outrigger - 4.5 %
- Crossroads Ph1 (Maldives hotels) - 36.1 %
- UK - 54.2 %



Source: S Hotels and Resorts

Major shareholders

- S Hotels and Resorts Inter - 48.6 %
- S Hotels and Resorts (SG) - 11.4 %
- Thai NVDR - 5.2 %
- Others - 34.9 %



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 easing of global travel restrictions; 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
Aug 2022	1Q22 results announcement

Key assumptions

	2022E	2023E	2024E
	(%)	(%)	(%)
Self-Managed - Number of rooms (no.)	657	657	657
Self-Managed - Occupancy rate (OCC)	50.0	70.0	71.9
Self-Managed - RevPAR growth	346.9	67.2	5.8
Project Crossroads - Number of rooms (no.)	376	376	376
Project Crossroads - Occupancy rate (OCC)	70.0	71.0	72.0
Project Crossroads - RevPAR growth	57.4	4.5	5.5
UK - Number of rooms (no.)	2,790	2,690	2,690
UK - Occupancy rate (OCC)	65.0	70.0	71.0
UK - RevPAR growth	34.8	13.6	7.0

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

1Q22 results recap

SHR reported a 1Q22 core loss of THB199m, missing Bloomberg's consensus estimate of a THB168m core loss, mainly due to slightly higher-than-expected COGS. SHR's 1Q22 core loss was weaker than its 4Q21 core profit of THB31m due to lower tax income and a lower EBITDA margin.

Revenue dropped by 3% q-q in 1Q22 due to the low season for UK hotels whose OCC rate dropped to 46% in 1Q22 from 57% in 4Q21. The other portfolios' performance improved q-q. The RevPAR of Maldives, Thai and Outrigger hotels improved by 25% q-q, 66% q-q and 8% q-q, respectively.

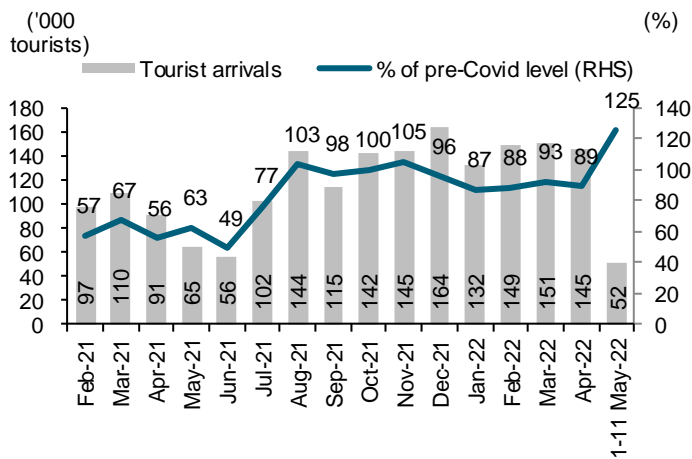
The EBITDA margin declined from 20% in 4Q21 to 15% in 1Q22 due to weaker revenue q-q and 3% q-q higher COGS due to higher fuel costs and energy prices.

Exhibit 1: 1Q22 results review

	1Q21	2Q21	3Q21	4Q21	1Q22	----- Change -----		2022E
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)	(THB m)
Sales	544	803	1,422	1,744	1,690	(3)	211	8,155
- Self-Managed Hotels	24	43	32	126	184	46	677	
- Outrigger Hotels	34	11	10	159	182	14	440	
- Project Crossroads Hotels	398	281	391	558	655	17	64	
- UK	88	468	989	900	669	(26)	660	
COGS (Incl. depreciation)	(566)	(786)	(1,019)	(1,226)	(1,259)	3	122	(5,341)
Gross Profit	(22)	18	403	518	431	(17)	(2,033)	2,814
SG&A	(306)	(418)	(498)	(519)	(459)	(12)	50	(2,091)
Operating Profit	(329)	(401)	(95)	(1)	(28)	(2,692)	91	723
Other income	46	27	12	76	10	(86)	(77)	165
- Interest income from JV	25							0
- Other income	21	27	12	76	10	(86)	(50)	165
Interest expense	(131)	(192)	(194)	(176)	(176)	(0)	34	(753)
Pretax profit	(414)	(566)	(277)	(101)	(194)	(91)	53	136
Income Tax	(1)	13	(12)	131	4	(97)	(541)	0
Associates	(6)	3	(1)	1	(9)	(821)	45	(19)
Minority interest	0	0	0	0	0			0
Core profit	(421)	(549)	(291)	31	(199)	(736)	53	117
Extraordinaries, GW & FX	110	(22)	9	(101)	(5)	(95)	(105)	0
Net unrealized (loss)/gain on FX	7	(30)	9	(7)	(5)	(28)	(172)	
Non-recurring items	103	8		(94)				
Reported net profit	(311)	(571)	(282)	(70)	(204)	(191)	34	117
Shares out (end Q, m)	3,664	3,664	3,664	3,664	3,664	0	0	3,664
Core EPS	(0.11)	(0.15)	(0.08)	0.01	(0.05)	(736)	(53)	0.03
EPS	(0.08)	(0.16)	(0.08)	(0.02)	(0.06)	191	(34)	0.03
COGS (Excl. depreciation)	(319)	(446)	(681)	(961)	(971)	1	205	(4,128)
Depreciation	(247)	(340)	(337)	(265)	(288)	9	16	(1,213)
EBITDA	(42)	(31)	253	341	261	(23)	(729)	2,083
Key ratios	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)
Gross margin	(4)	2	28	30	25	(4)	30	35
SG&A/Revenue	56	52	35	30	27	(3)	(29)	26
EBITDA margin	(8)	(4)	18	20	15	(4)	23	26
Net profit margin	(57)	(71)	(20)	(4)	(12)	(8)	45	1
Operating stats								
Self-Managed Hotels								
OCC (%)	11.1	12.6	14.2	30.4	37.7			
ADR (THB)	2,705	2,949	2,440	4,268	5,708			
RevPAR (THB)	301	372	346	1,298	2,152			
Outrigger Hotels								
OCC (%)	9.9	5.9	6.5	31.2	32.7			
ADR (THB)	2,284	2,383	1,900	6,760	6,965			
RevPAR (THB)	225	141	1,128	2,111	2,275			
Project Crossroads Hotels								
OCC (%)	67.1	44.4	56.7	63.1	74.3			
ADR (THB)	8,287	8,088	9,954	13,944	14,843			
RevPAR (THB)	5,564	3,589	5,640	8,796	11,028			
UK Hotels								
OCC (%)	18.1	34.4	67.9	57.4	46.2			
ADR (THB)	2,173	2,837	3,664	3,511	3,065			
RevPAR (THB)	394	977	2,489	2,015	1,415			

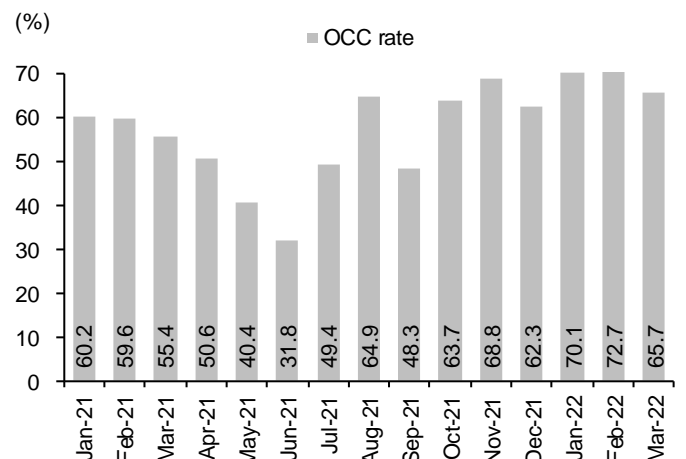
Sources: SHR; FSSIA estimates

Exhibit 2: Maldives industry – tourist arrivals



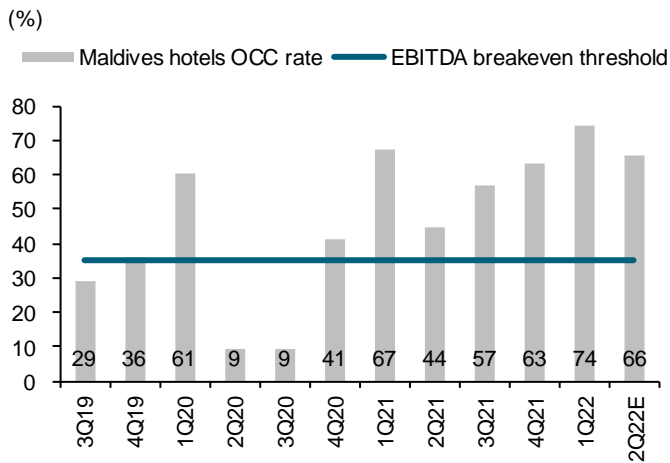
Source: Ministry of Tourism, Republic of Maldives

Exhibit 3: Maldives industry – average OCC rate of Maldives hotels



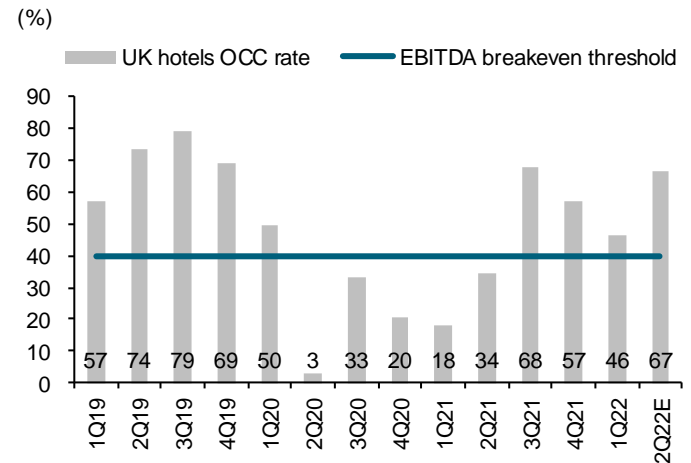
Source: Ministry of Tourism, Republic of Maldives

Exhibit 4: SHR's Crossroads (Maldives) hotels OCC rate



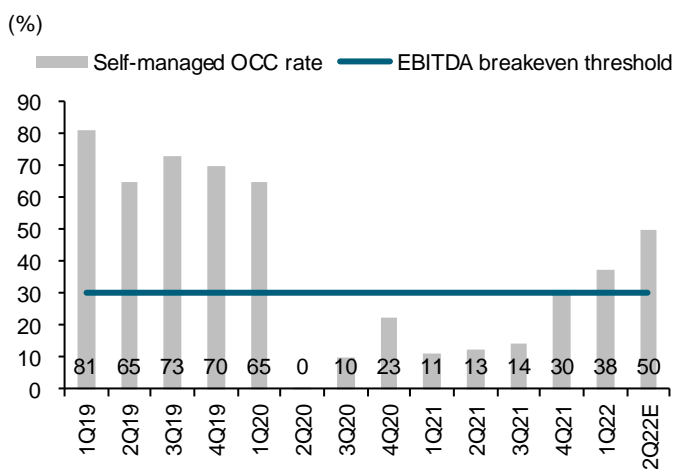
Sources: SHR; FSSIA estimates

Exhibit 5: SHR's UK hotels OCC rate



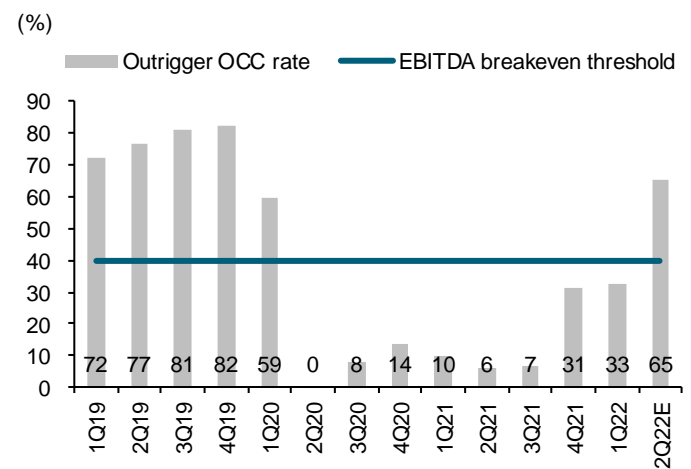
Sources: SHR; FSSIA estimates

Exhibit 6: SHR's self-managed (Thailand) hotels OCC rate



Sources: SHR; FSSIA estimates

Exhibit 7: Outrigger (Mauritius, Fiji) hotels OCC rate



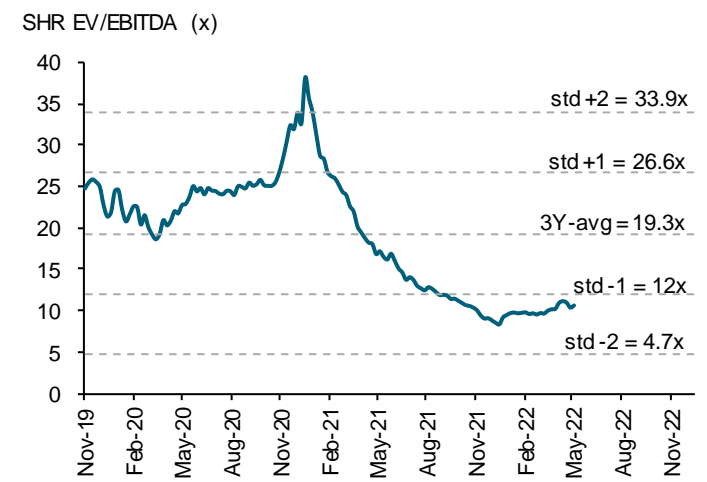
Sources: SHR; FSSIA estimates

Exhibit 8: Peers comparison as of 19 May-22

Company	BBG	Rec	Share price			Market Cap	PE		ROE		PBV		EV/ EBITDA	
			Current (LCY)	Target (LCY)	Upside (%)		22E (x)	23E (x)	22E (%)	23E (%)	22E (x)	23E (x)	22E (x)	23E (x)
Thailand														
Asset World Corp	AWC TB	BUY	4.78	6.00	26	4,441	523.9	73.3	0.4	2.6	1.9	1.8	67.0	34.4
Minor International	MINT TB	BUY	33.00	45.00	36	5,000	65.9	27.8	4.2	10.0	2.4	2.8	12.8	11.0
Central Plaza Hotel	CENDEL TB	BUY	40.00	49.00	23	1,568	91.3	26.1	3.2	10.5	2.9	2.6	17.3	11.6
Erawan Group	ERW TB	BUY	3.64	4.00	10	479	(164.6)	40.4	(1.7)	6.7	2.8	2.6	24.9	14.4
S Hotels & Resorts	SHR TB	BUY	4.06	5.20	28	424	125.2	28.5	0.7	3.2	0.9	0.9	13.8	9.9
Thailand average						11,911	128.3	39.2	1.4	6.6	2.2	2.2	27.2	16.3
Regional														
Shanghai Jin Jiang Capital	2006 HK	n/a	3.09	n/a	n/a	2,192	138.3	36.5	1.1	4.2	1.6	1.5	n/a	n/a
Btg Hotels Group	600258 CH	n/a	21.65	n/a	n/a	3,638	77.0	24.5	2.5	8.1	2.1	2.0	22.6	12.5
Sh Jinjiang Intl Hotels	900934 CH	n/a	1.93	n/a	n/a	7,219	24.2	7.6	3.8	10.0	0.8	0.8	30.5	16.6
Huangshan Tourism Develop	900942 CH	n/a	0.72	n/a	n/a	927	54.8	12.0	1.0	6.6	0.8	0.8	26.7	9.4
Genting Bhd	GENT MK	n/a	4.86	n/a	n/a	4,208	15.4	10.8	2.9	4.9	0.6	0.6	7.8	6.7
Greentree Hospitality	GHG US	n/a	4.00	n/a	n/a	412	13.6	7.8	9.8	14.9	1.2	1.0	7.2	4.1
Huazhu Group	HTHT US	n/a	28.78	n/a	n/a	9,262	212.7	29.3	3.2	17.7	5.3	4.5	32.5	13.2
Indian Hotels	IH IN	n/a	220.10	n/a	n/a	4,067	n/a	52.7	(4.5)	7.9	5.3	4.2	63.3	24.9
Lemon Tree Hotels	LEMONTRE IN	n/a	60.45	n/a	n/a	633	n/a	102.9	(6.2)	4.8	5.7	5.5	47.5	21.6
Lippo Karawaci	LPKR IJ	n/a	122.00	n/a	n/a	605	28.3	16.9	1.6	2.7	0.5	0.4	8.7	7.7
Regional average						33,163	70.6	30.1	1.5	8.2	2.4	2.1	27.4	13.0
Overall average						45,074	92.8	33.1	1.5	7.6	2.3	2.1	27.3	14.1

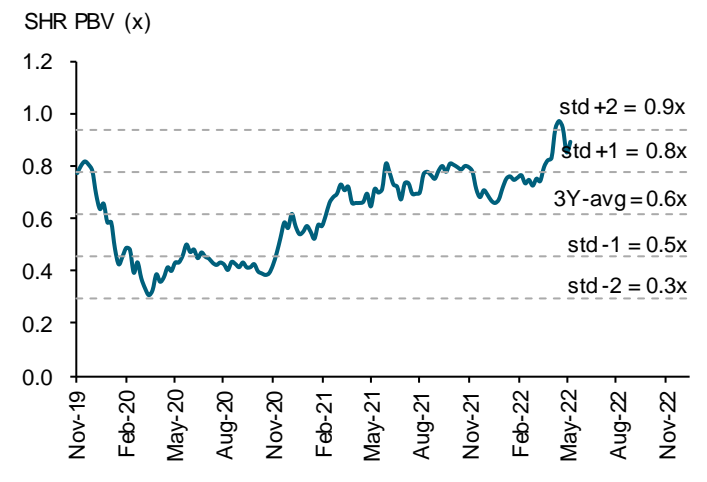
Sources: Bloomberg; FSSIA estimates

Exhibit 9: Historical EV/EBITDA band



Sources: Bloomberg; FSSIA estimates

Exhibit 10: Historical P/BV band



Sources: Bloomberg; FSSIA estimates

Financial Statements

S Hotels and Resorts

Profit and Loss (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Revenue	1,563	4,512	8,155	9,598	10,196
Cost of goods sold	(683)	(2,407)	(4,128)	(4,706)	(4,961)
Gross profit	880	2,105	4,027	4,892	5,235
Other operating income	-	-	-	-	-
Operating costs	(1,480)	(1,742)	(2,091)	(2,383)	(2,479)
Operating EBITDA	(600)	363	1,937	2,508	2,757
Depreciation	(986)	(1,189)	(1,213)	(1,263)	(1,317)
Goodwill amortisation	-	-	-	-	-
Operating EBIT	(1,586)	(826)	723	1,245	1,439
Net financing costs	(377)	(693)	(753)	(714)	(675)
Associates	(172)	(3)	(19)	(50)	(22)
Recurring non-operating income	51	158	146	121	151
Non-recurring items	(462)	(5)	0	0	0
Profit before tax	(2,374)	(1,366)	117	652	916
Tax	4	131	0	(140)	(206)
Profit after tax	(2,371)	(1,234)	117	512	709
Minority interests	0	0	0	0	0
Preferred dividends	-	-	-	-	-
Other items	-	-	-	-	-
Reported net profit	(2,371)	(1,234)	117	512	709
Non-recurring items & goodwill (net)	462	5	0	0	0
Recurring net profit	(1,908)	(1,229)	117	512	709
Per share (THB)					
Recurring EPS *	(0.53)	(0.34)	0.03	0.14	0.20
Reported EPS	(0.66)	(0.34)	0.03	0.14	0.20
DPS	0.00	0.00	0.01	0.06	0.08
Diluted shares (used to calculate per share data)	3,594	3,594	3,594	3,594	3,594
Growth					
Revenue (%)	(59.1)	188.7	80.7	17.7	6.2
Operating EBITDA (%)	nm	nm	433.1	29.5	9.9
Operating EBIT (%)	nm	nm	nm	72.2	15.6
Recurring EPS (%)	nm	nm	nm	339.1	38.6
Reported EPS (%)	nm	nm	nm	339.1	38.6
Operating performance					
Gross margin inc. depreciation (%)	(6.7)	20.3	34.5	37.8	38.4
Gross margin of key business (%)	(6.7)	20.3	34.5	37.8	38.4
Operating EBITDA margin (%)	(38.4)	8.1	23.7	26.1	27.0
Operating EBIT margin (%)	(101.5)	(18.3)	8.9	13.0	14.1
Net margin (%)	(122.1)	(27.2)	1.4	5.3	7.0
Effective tax rate (%)	0.2	9.7	20.0	20.0	22.0
Dividend payout on recurring profit (%)	-	-	40.0	40.0	40.0
Interest cover (X)	(4.1)	(1.0)	1.2	1.9	2.4
Inventory days	127.9	28.3	23.7	28.1	29.2
Debtor days	39.7	17.8	17.3	14.7	13.9
Creditor days	615.3	168.5	229.3	310.1	335.9
Operating ROIC (%)	(7.9)	(2.9)	2.0	3.8	4.5
ROIC (%)	(6.6)	(2.1)	2.2	3.8	4.5
ROE (%)	(11.4)	(7.8)	0.7	3.2	4.3
ROA (%)	(5.4)	(1.9)	1.9	2.8	3.2
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Self-managed	329	234	1,037	1,671	1,768
Outrigger	607	205	1,157	1,471	1,558
Crossroads Ph1 (Maldives hotels)	627	1,627	2,374	2,453	2,587
UK	0	2,446	3,587	4,003	4,283

Sources: S Hotels and Resorts; FSSIA estimates

Financial Statements

S Hotels and Resorts

Cash Flow (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Recurring net profit	(1,908)	(1,229)	117	512	709
Depreciation	986	1,189	1,213	1,263	1,317
Associates & minorities	-	-	-	-	-
Other non-cash items	(497)	(190)	(6)	(6)	(6)
Change in working capital	(1,357)	(750)	3,231	748	179
Cash flow from operations	(2,776)	(981)	4,555	2,517	2,200
Capex - maintenance	(116)	(11,050)	(483)	(570)	(606)
Capex - new investment	-	-	-	-	-
Net acquisitions & disposals	(186)	1,555	0	0	0
Other investments (net)	-	-	-	-	-
Cash flow from investing	(302)	(9,495)	(483)	(570)	(606)
Dividends paid	0	0	0	(47)	(205)
Equity finance	26	13	(44)	0	0
Debt finance	1,769	8,476	(900)	(900)	(900)
Other financing cash flows	29	1,408	0	0	0
Cash flow from financing	1,824	9,897	(944)	(947)	(1,105)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	(1,255)	(579)	3,128	1,000	489
Free cash flow to firm (FCFF)	(2,701.00)	(9,783.45)	4,824.41	2,660.64	2,269.20
Free cash flow to equity (FCFE)	(1,280.72)	(591.92)	3,171.83	1,046.75	694.02

Per share (THB)

FCFF per share	(0.75)	(2.72)	1.34	0.74	0.63
FCFE per share	(0.36)	(0.16)	0.88	0.29	0.19
Recurring cash flow per share	(0.39)	(0.06)	0.37	0.49	0.56

Balance Sheet (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Tangible fixed assets (gross)	25,004	36,405	36,894	37,470	38,082
Less: Accumulated depreciation	(4,910)	(6,444)	(7,657)	(8,920)	(10,238)
Tangible fixed assets (net)	20,093	29,961	29,237	28,550	27,844
Intangible fixed assets (net)	1,023	1,641	1,641	1,641	1,641
Long-term financial assets	-	-	-	-	-
Invest. in associates & subsidiaries	1,982	427	427	427	427
Cash & equivalents	2,493	1,914	5,042	6,042	6,531
A/C receivable	52	387	387	387	387
Inventories	176	198	339	387	408
Other current assets	918	2,224	941	1,107	1,176
Current assets	3,638	4,723	6,709	7,923	8,503
Other assets	381	463	463	463	463
Total assets	27,117	37,214	38,476	39,003	38,877
Common equity	15,676	15,882	15,955	16,420	16,924
Minorities etc.	0	0	0	0	0
Total shareholders' equity	15,676	15,882	15,955	16,420	16,924
Long term debt	9,487	18,092	17,192	16,292	15,392
Other long-term liabilities	890	1,392	1,392	1,392	1,392
Long-term liabilities	10,377	19,485	18,585	17,685	16,785
A/C payable	587	1,635	3,552	4,445	4,686
Short term debt	130	0	0	0	0
Other current liabilities	347	213	385	453	482
Current liabilities	1,064	1,848	3,937	4,899	5,168
Total liabilities and shareholders' equity	27,117	37,214	38,476	39,003	38,877
Net working capital	211	961	(2,270)	(3,018)	(3,197)
Invested capital	23,690	33,453	29,497	28,062	27,178

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

Per share (THB)

Book value per share	4.36	4.42	4.44	4.57	4.71
Tangible book value per share	4.08	3.96	3.98	4.11	4.25

Financial strength

Net debt/equity (%)	45.4	101.9	76.2	62.4	52.4
Net debt/total assets (%)	26.3	43.5	31.6	26.3	22.8
Current ratio (x)	3.4	2.6	1.7	1.6	1.6
CF interest cover (x)	(2.4)	0.1	5.2	2.5	2.0

Valuation	2020	2021	2022E	2023E	2024E
Recurring P/E (x) *	(7.6)	(11.9)	125.2	28.5	20.6
Recurring P/E @ target price (x) *	(9.8)	(15.2)	160.3	36.5	26.3
Reported P/E (x)	(6.2)	(11.8)	125.2	28.5	20.6
Dividend yield (%)	-	-	0.3	1.4	1.9
Price/book (x)	0.9	0.9	0.9	0.9	0.9
Price/tangible book (x)	1.0	1.0	1.0	1.0	1.0
EV/EBITDA (x) **	(36.2)	84.7	13.8	9.9	8.5
EV/EBITDA @ target price (x) **	(43.0)	96.0	15.9	11.5	10.0
EV/invested capital (x)	0.9	0.9	0.9	0.9	0.9

* 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	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	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	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:

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* 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)

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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

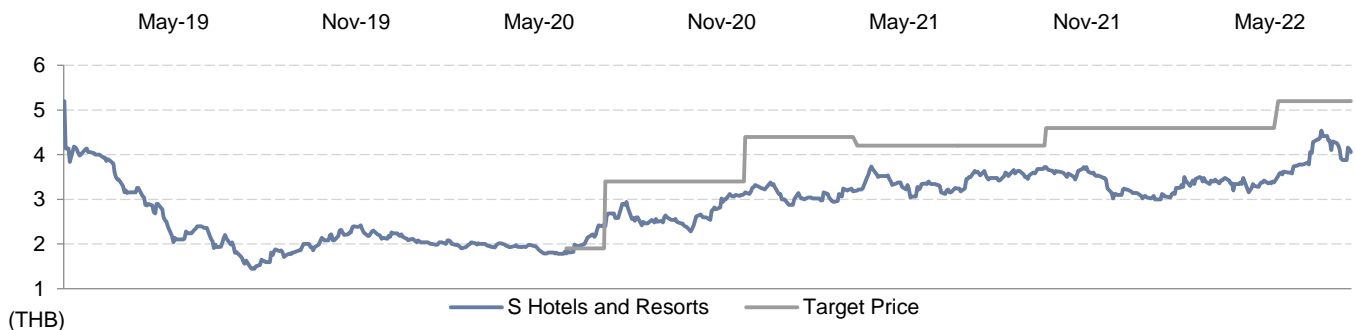
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History of change in investment rating and/or target price

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	25-Mar-2022	BUY	5.20

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)



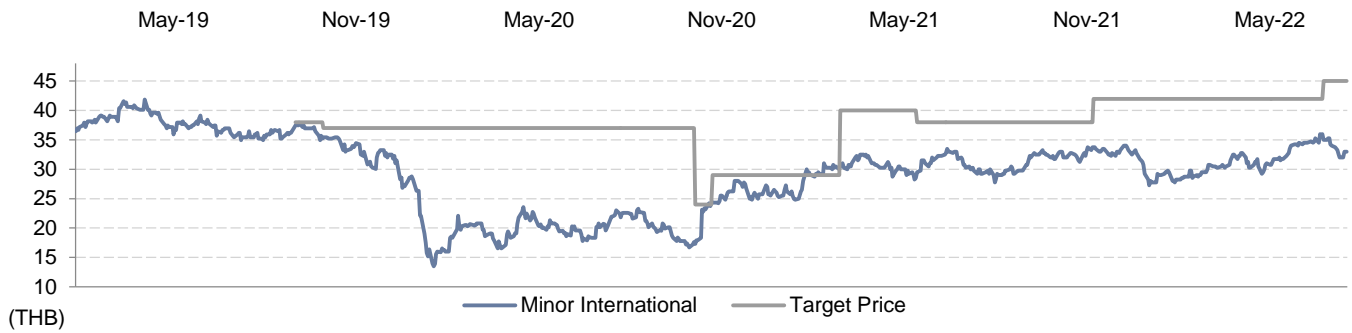
Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
15-Oct-2019	BUY	7.50	17-Feb-2021	HOLD	5.00	22-Feb-2022	BUY	6.00
03-Nov-2020	HOLD	3.50	19-Mar-2021	BUY	6.40			
11-Nov-2020	HOLD	4.20	11-Aug-2021	BUY	5.60			

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)



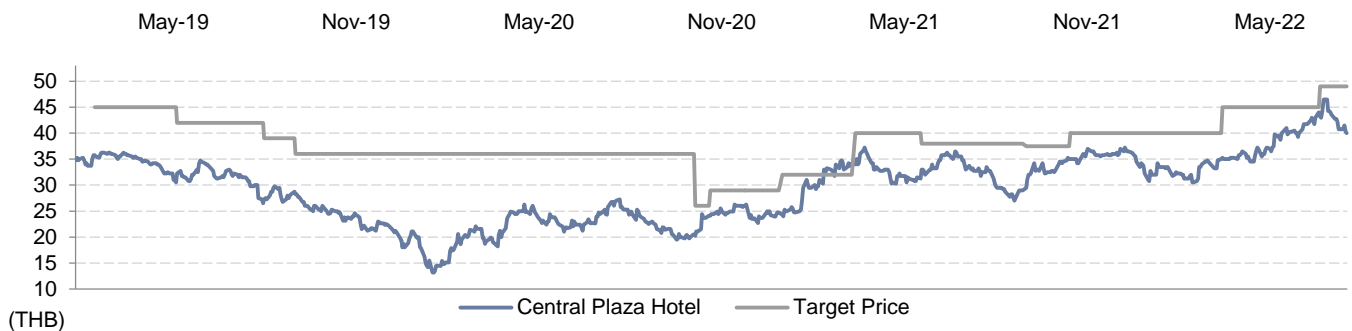
Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
26-Nov-2019	HOLD	38.00	18-Nov-2020	BUY	29.00	12-Oct-2021	BUY	42.00
20-Dec-2019	HOLD	37.00	08-Mar-2021	BUY	40.00	28-Apr-2022	BUY	45.00
03-Nov-2020	BUY	24.00	13-May-2021	BUY	38.00			

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)



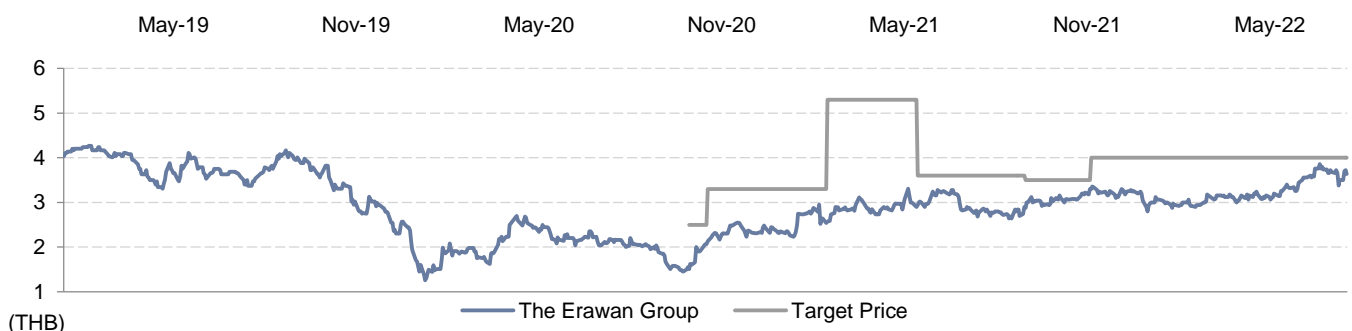
Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
06-Jun-2019	BUY	45.00	16-Nov-2020	BUY	29.00	22-Sep-2021	BUY	40.00
16-Aug-2019	BUY	42.00	15-Jan-2021	BUY	32.00	31-Jan-2022	BUY	45.00
30-Oct-2019	BUY	39.00	19-Mar-2021	BUY	40.00	25-Apr-2022	BUY	49.00
26-Nov-2019	BUY	36.00	17-May-2021	BUY	38.00			
03-Nov-2020	BUY	26.00	13-Aug-2021	BUY	37.50			

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 4.06	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 4.78	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 33.00	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 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	CEN TEL TB	THB 40.00	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 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 3.64	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 19-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.