

THE ERAWAN GROUP

ERW TB

THAILAND / TOURISM & LEISURE

BUY

UNCHANGED

TARGET PRICE	THB4.50
CLOSE	THB3.96
UP/DOWNSIDE	+13.6%
PRIOR TP	THB4.00
CHANGE IN TP	+12.5%
TP vs CONSENSUS	+15.8%

Recovery of Thai tourism pure play

- 2Q operations should recover, driven by Bangkok luxury hotels; RevPAR of non-Hop Inn should recover to 60% of pre-Covid level.
- Expect to turn profitable in 4Q22-1Q23; plans to expand budget hotels in Thailand and Philippines with nine projects in pipeline.
- Rolling forward DCF-based TP to 2023.

Expect 2Q22 core loss to significantly reduce

The OCC rate of non-Hop Inn hotels improved from 31% in 1Q22 to 50-58% in April-May, driven by hotels in Bangkok on improving international tourist numbers. ERW's key guests are tourists from the US, UK and Singapore. 2Q22 ADR should also improve from THB1,815 in 1Q22 to cTHB1,900-2,000. As a result, we estimate non-Hop Inn RevPAR to recover to 60% of the pre-Covid level (vs 23% in 1Q22). The RevPAR of Thai Hop Inn should reach pre-Covid in 2Q22 with an OCC rate of c70% (vs 67% in 1Q22). Hop Inn Philippines should improve to c60% in 2Q22 (vs 51% in 1Q22). Overall, we estimate 2Q22 revenue to jump by c60% q-q and the core loss to reduce to THB200m from THB315m in 1Q22.

Three asset renovations and nine greenfield projects in pipeline

ERW has completed renovations at ibis Sukhumvit 4 and Courtyard Marriott Bangkok in 2Q22. This should lift the two properties' ADR going forward. Erawan Bangkok, the shopping mall located next to the Grand Hyatt Erawan Bangkok Hotel, is also undergoing renovations which are scheduled to be completed by 4Q22. This would improve the OCC rate from 60-70% previously. Note that rental revenue accounted for 4% of total revenue in 2019. In its expansion plan, ERW has nine hotel projects in the pipeline which are scheduled to open over 2022-24. This would lift the total guest room capacity by c7% by 2024.

Expect ERW to turn profitable in the next high tourism season

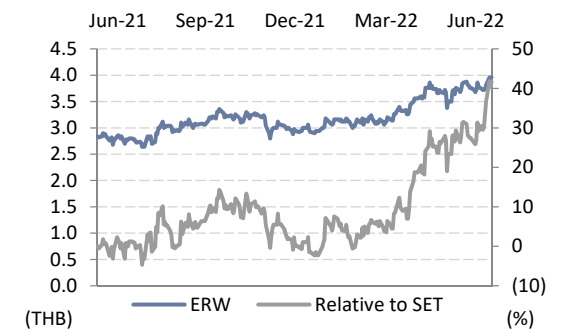
We expect non-Hop Inn RevPAR to recover to 64% of the pre-Covid level in 2022, while Thai Hop Inn RevPAR should reach the pre-Covid level. This should turn ERW's EBITDA positive. We expect to see ERW turn profitable in 4Q22 or 1Q23 when RevPAR recovers to c80% of pre-Covid.

Revising down 2022E earnings; 2023-24E earnings maintained

We revise our 2022E core loss for ERW to THB0.7b from THB0.1b to reflect our current Thailand tourist arrivals assumption of 8.5m (from 14m previously) and maintain our 2023-24E earnings. We also roll forward our valuation base to 2023 and derive a new TP of THB4.5/shr. ERW is trading at 37x 2024E P/E, lower than its 5-yr average of 38x. ERW should be a top beneficiary of Thailand's tourism recovery due to its asset-heavy model, with all of its hotels being owned hotels.

KEY STOCK DATA

YE Dec (THB m)	2021	2022E	2023E	2024E
Revenue	1,485	3,928	5,768	6,086
Net profit	(2,050)	(653)	408	530
EPS (THB)	(0.45)	(0.14)	0.09	0.11
vs Consensus (%)	-	nm	63.6	(0.9)
EBITDA	(713)	617	1,910	2,061
Core net profit	(2,040)	(653)	408	530
Core EPS (THB)	(0.45)	(0.14)	0.09	0.11
Chg. In EPS est. (%)	nm	nm	0.0	0.0
EPS growth (%)	nm	nm	nm	20.2
Core P/E (x)	(8.8)	(27.5)	44.0	36.6
Dividend yield (%)	-	-	0.9	1.1
EV/EBITDA (x)	(44.4)	49.1	15.4	14.3
Price/book (x)	3.0	3.3	3.1	2.7
Net debt/Equity (%)	227.2	229.8	199.0	138.9
ROE (%)	(41.5)	(11.5)	7.3	8.2



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	6.5	26.1	34.7
Relative to country (%)	11.6	35.6	37.5
Mkt cap (USD m)	508		
3m avg. daily turnover (USD m)	1.6		
Free float (%)	62		
Major shareholder	Chottanavat (17%)		
12m high/low (THB)	4.04/2.60		
Issued shares (m)	4,531.56		

Sources: Bloomberg consensus; FSSIA estimates


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Investment thesis

ERW is an asset-heavy business, as all of its hotels are owned hotels and it has no asset-light model. Thus, it should be one of the stocks that benefits the most from the recovery of international tourist numbers.

ERW raised capital through a rights offering leading to a lower D/E, which is currently lower than its debt covenant of 2.5x.

ERW plans to use the proceeds from the capital increase to expand its Hop Inn portfolio to more than 100 hotels by 2025 from 52 hotels currently (47 in Thailand, 5 in the Philippines). Hop Inn is ERW's flagship budget hotel brand focusing on domestic travellers, and has resilient performance.

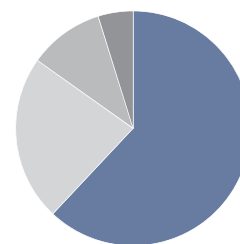
Company profile

ERW is a hotel operator and developer with a focus on Thailand and ASEAN.

www.theerawan.com

Principal activities (revenue, 2021)

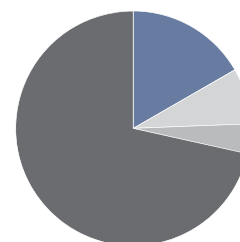
- Non-Hop Inn hotel - 62.0 %
- Hop Inn Thailand - 22.8 %
- Hop Inn Philippines - 10.4 %
- Others - 4.8 %



Source: The Erawan Group

Major shareholders

- Chottanavat - 16.7 %
- Mitr Siam Capital Limited - 7.7 %
- Kasikorn Asset Management - 4.1 %
- Others - 71.5 %



Source: The Erawan Group

Catalysts

Key potential growth drivers include 1) a faster OCC ramp-up rate following a global tourism recovery; 2) the easing of travel restrictions between countries; and 3) the recovery of domestic business activities.

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	2Q22 results announcement

Key assumptions

	2022E	2023E	2024E
Number of hotels (no.)	75	78	84
Number of rooms (no.)	9,353	9,738	10,464
All hotels excl. Hop Inn			
Occupancy rate (OCC %)	55	72	73
RevPAR growth (y-y %)	414	61	4
Thailand Hop Inn			
Occupancy rate (OCC %)	70	71	71
RevPAR growth (y-y %)	75	4	3

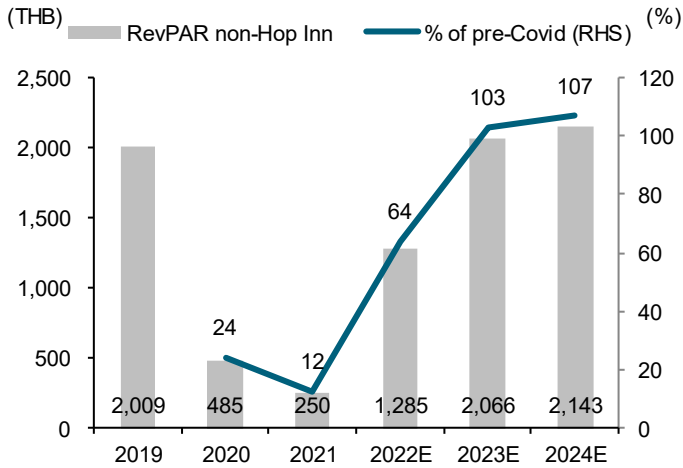
Source: FSSIA estimates

Earnings sensitivity

- For every 1% increase in OCC, we project a 2023 profit increase of 7%, and vice versa, all else being equal.
- For every 1% increase in EBITDA margin, we project a 2023 profit increase of 9%, and vice versa, all else being equal.

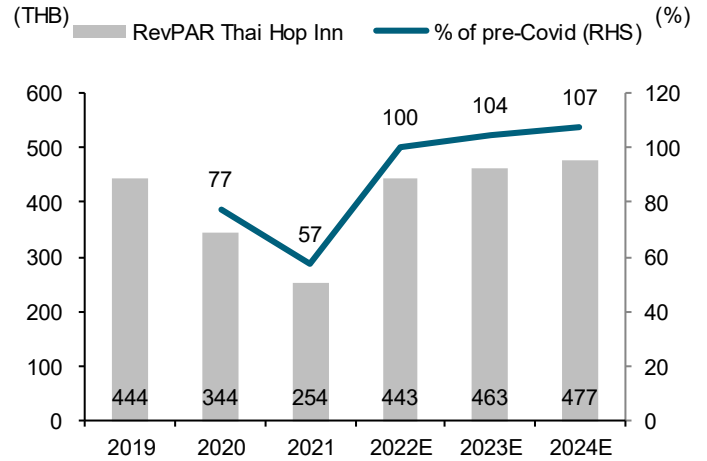
Source: FSSIA estimates

Exhibit 1: RevPAR non-Hop Inn hotels, yearly



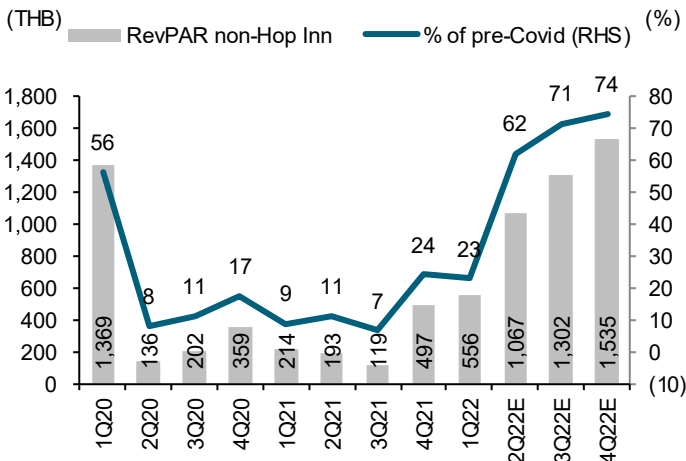
Sources: ERW; FSSIA estimates

Exhibit 2: RevPAR Thai Hop Inn hotels, yearly



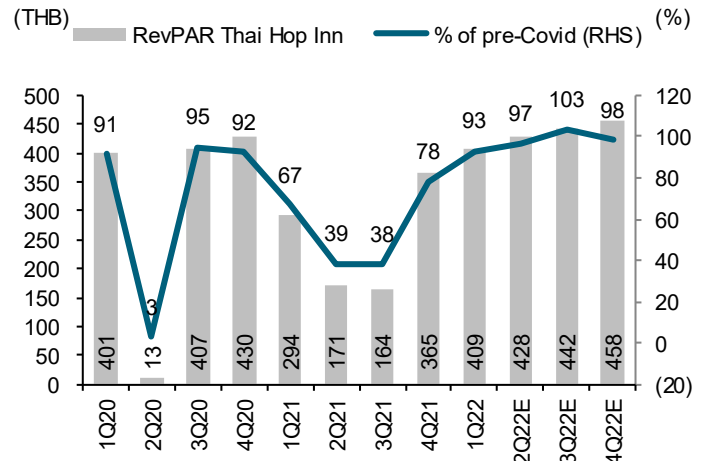
Sources: ERW; FSSIA estimates

Exhibit 3: RevPAR non-Hop Inn hotels, quarterly



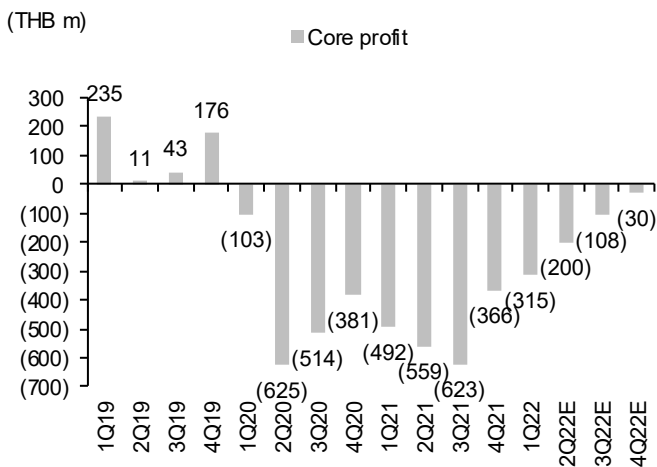
Sources: ERW; FSSIA estimates

Exhibit 4: RevPAR Thai Hop Inn hotels, quarterly



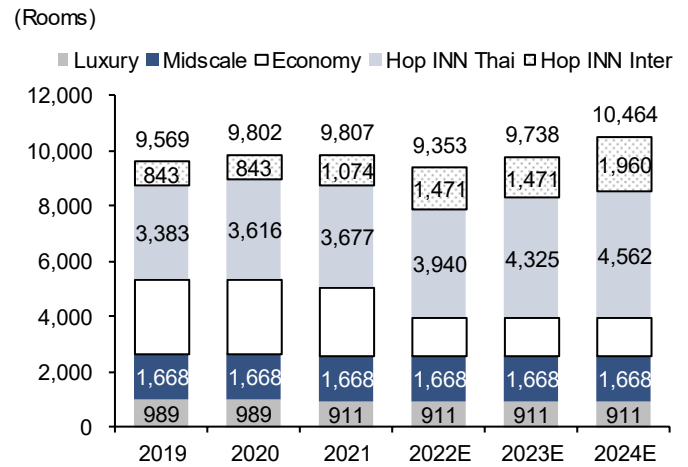
Sources: ERW; FSSIA estimates

Exhibit 5: Core profit, quarterly



Sources: ERW; FSSIA estimates

Exhibit 6: Number of hotel rooms



Sources: ERW; FSSIA estimates

Exhibit 7: 2Q22 results preview

	2Q21	3Q21	4Q21	1Q22	2Q22E	Change		2021	2022E
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)	(THB m)	(THB m)
Sales	262	226	619	638	1,030	61	293	1,485	3,928
- Thailand excl. Hop Inn	150	106	434	431	809	88	439		
- Hop Inn Thailand	64	55	124	134	146	9	129		
- Hop Inn Phil	37	49	41	51	54	6	46		
- Rental	11	16	19	21	21	0	86		
COGS (Incl. depreciation)	(529)	(515)	(617)	(618)	(865)	40	64	(2,220)	(3,064)
Gross profit	(267)	(289)	2	20	165	723	162	(734)	864
SG&A	(213)	(210)	(283)	(255)	(280)	10	32	(915)	(1,139)
Operating profit	(480)	(499)	(281)	(235)	(116)	51	76	(1,649)	(275)
Other income	6.7	27	14	8	7	(11)	4	61	65
Interest	(136)	(126)	(121)	(112)	(112)	0	(18)	(521)	(493)
Pretax profit	(609)	(598)	(388)	(339)	(220)	35	64	(2,109)	(703)
Income Tax	25	(73)	4	8	7	(22)	(74)	(46)	30
Associates	(3)	3	5	3	3	0	(226)	9	10
Minority interest	27	45	12	12	10	(15)	(63)	105	10
Core profit	(559)	(623)	(366)	(315)	(200)	36	64	(2,040)	(653)
Extraordinaries, GW & FX	(130)	0	120	2				(10)	0
Reported net profit	(690)	(623)	(246)	(313)	(200)	36	71	(2,050)	(653)
Shares out (end Q, m)	2,518	4,532	4,532	4,532	4,532	0	80	4,532	4,532
Core EPS	(0.22)	(0.14)	(0.08)	(0.07)	(0.04)	36	80	(0.45)	(0.14)
EPS	(0.27)	(0.14)	(0.05)	(0.07)	(0.04)	36	84	(0.45)	(0.14)
COGS (Excl. depreciation)	(285)	(287)	(398)	(405)	(650)	61	128	(1,284)	(2,172)
Depreciation	(244)	(229)	(220)	(213)	(216)	1	(12)	(936)	(892)
EBITDA	(229)	(243)	(47)	(14)	107	882	147	(653)	682
Key ratios	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)	(%)
Gross margin	(102)	(128)	0	3	16	13	118	(49)	22
SG&A/Revenue	81	93	46	40	27	(13)	(54)	62	29
EBITDA margin	(85)	(96)	(7)	(2)	10	12	95	(42)	17
Net profit margin	(263)	(275)	(40)	(49)	(19)	30	243	(138)	(17)
Operating stats									
Hotels Excl. Hop Inn									
OCC (%)	13	10	30	31					
OCC growth (y-y %)	12	(4)	5	14					
RevPAR (THB)	193	119	497	556					
RevPAR growth (y-y %)	42	(41)	38	160					
Thailand Hop Inn									
OCC (%)	31	27	59	67					
OCC growth (y-y %)	8	(40)	(10)	19					
RevPAR (THB)	171	164	365	409					
RevPAR growth (y-y %)	1,215	(60)	(15)	39					
Philippines Hop Inn									
OCC (%)	46	60	49	51					
OCC growth (y-y %)	46	33	16	12					
RevPAR (THB)	392	513	423	473					
RevPAR growth (y-y %)	n/a	(4)	0	14					

Sources: ERW; FSSIA estimates

Exhibit 8: Forecast revisions

	Current			Previous			Change (%)		
	2022E	2023E	2024E	2022E	2023E	2024E	2022E	2023E	2024E
All hotels excl. Hop Inn - OCC (%)	55.0	72.1	72.6	45.0	71.9	72.4	10.0	0.2	0.2
All hotels excl. Hop Inn - RevPAR (THB)	1,285	2,066	2,143	1,033	1,844	1,894	24.5	12.1	13.2
Thailand Hop Inn - OCC (%)	70.0	71.0	71.0	70.0	71.0	71.0	0.0	0.0	0.0
Thailand Hop Inn - RevPAR (THB)	443	463	477	452	472	486	(1.9)	(1.9)	(1.9)
Revenue (THB b)	3.93	5.77	6.09	3.75	5.74	6.07	4.7	0.5	0.2
EBITDA margin (%)	15.7	33.1	0.0	30.3	33.2	0.0	(14.6)	(0.1)	0.0
Core earnings (THB m)	(653)	408	530	(100)	408	530	(552.2)	0.0	0.0

Note: Change of items in percentage terms is represented in ppt change
 Source: FSSIA estimates

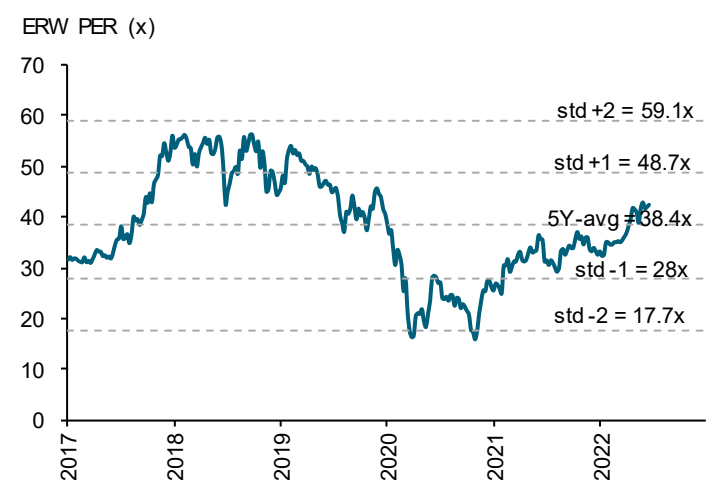
Exhibit 9: DCF valuation

Cost of equity assumptions	(%)	Cost of debt assumptions	(%)
Risk-free rate	3.0	Pre-tax cost of debt	3.5
Market risk premium	8.0	Marginal tax rate	20.0
Stock beta	1.2		
Cost of equity, Ke	12.6	Net cost of debt, Kd	3.2
Weight applied	55.0	Weight applied	45.0
WACC	8.2		

DCF valuation estimate	(THB b)	(THB/share)	Comments
NPV	11.2	2.3	WACC 8.2%, risk-free rate 3%, risk premium 8%
Terminal value	18.9	3.9	Terminal growth 2.5%
Cash & liquid assets	1.9	0.4	At end-2023E
Investments	0.0	0.0	At end-2023E
Debt	(9.9)	(2.0)	At end-2023E
Minorities	(0.0)	(0.0)	At end-2023E
Residual ordinary equity	22.2	4.5	

Source: FSSIA estimates

Exhibit 10: Historical P/E band



Sources: Bloomberg; FSSIA estimates

Exhibit 11: Historical EV/EBITDA band



Sources: Bloomberg; FSSIA estimates

Exhibit 12: Peer comparisons as of 22 Jun-22

Company	BBG	Rec	Share price			Market Cap (USD m)	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	4.88	6.00	23	4,421	534.8	74.9	0.4	2.6	1.9	1.9	68.0	34.9
Minor International	MINT TB	BUY	34.25	45.00	31	5,098	68.4	28.9	4.2	10.0	2.5	2.9	13.0	11.2
Central Plaza Hotel	CENDEL TB	BUY	43.50	49.00	13	1,662	99.3	28.4	3.2	10.5	3.1	2.9	18.4	12.3
Erawan Group	ERW TB	BUY	3.96	4.50	14	508	(27.5)	44.0	(11.5)	7.3	3.3	3.1	49.1	15.4
S Hotels & Resorts	SHR TB	BUY	4.36	5.20	19	444	134.4	30.6	0.7	3.2	1.0	1.0	14.4	10.3
Dusit Thani	DUSIT TB	BUY	12.00	18.00	50	289	(15.2)	93.9	(22.3)	3.9	3.7	3.6	165.4	32.6
Thailand average						12,421	132.4	50.1	(4.2)	6.3	2.6	2.6	54.7	19.5
Regional*														
Btg Hotels Group	600258 CH	n/a	22.54	n/a	n/a	3,772	81.4	26.2	1.9	7.8	2.2	2.1	27.0	14.6
Sh Jinjiang Intl Hotels	900934 CH	n/a	1.81	n/a	n/a	7,851	28.9	7.4	2.9	9.7	0.8	0.7	33.6	17.7
Huangshan Tourism Develop	900942 CH	n/a	0.74	n/a	n/a	958	34.0	12.4	0.9	6.4	0.8	0.8	23.7	9.1
Genting Bhd	GENT MK	n/a	4.50	n/a	n/a	3,958	18.0	10.9	2.8	4.5	0.5	0.5	8.0	6.7
Greentree Hospitality	GHG US	n/a	3.97	n/a	n/a	409	13.8	7.9	9.8	14.9	1.2	1.0	7.3	4.1
Huazhu Group	HTHT US	n/a	32.61	n/a	n/a	10,495	950.2	34.6	0.8	17.3	6.1	5.2	46.9	15.5
Indian Hotels	IH IN	n/a	215.10	n/a	n/a	3,992	n/a	50.6	(4.5)	8.3	5.3	4.1	62.7	25.8
Lemon Tree Hotels	LEMONTRE IN	n/a	59.35	n/a	n/a	594	n/a	72.1	(6.2)	7.0	5.4	5.3	45.7	20.3
Lippo Karawaci	LPKR IJ	n/a	109.00	n/a	n/a	526	31.4	21.0	1.2	1.8	0.4	0.4	8.9	7.9
Regional average						32,554	165.4	27.0	1.1	8.6	2.5	2.2	29.3	13.5
Overall average						44,975	150.1	36.2	(1.0)	7.7	2.6	2.4	39.5	15.9

Sources: *Bloomberg; FSSIA estimates

Financial Statements

The Erawan Group

Profit and Loss (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Revenue	2,306	1,485	3,928	5,768	6,086
Cost of goods sold	(1,465)	(1,284)	(2,172)	(2,560)	(2,674)
Gross profit	841	201	1,756	3,208	3,412
Other operating income	-	-	-	-	-
Operating costs	(1,043)	(915)	(1,139)	(1,298)	(1,351)
Operating EBITDA	(201)	(713)	617	1,910	2,061
Depreciation	(1,012)	(936)	(892)	(919)	(922)
Goodwill amortisation	-	-	-	-	-
Operating EBIT	(1,213)	(1,649)	(275)	991	1,138
Net financing costs	(526)	(518)	(487)	(485)	(464)
Associates	(18)	9	10	0	0
Recurring non-operating income	14	67	69	63	63
Non-recurring items	(92)	(10)	0	0	0
Profit before tax	(1,818)	(2,109)	(693)	569	737
Tax	39	(46)	30	(104)	(147)
Profit after tax	(1,778)	(2,155)	(663)	465	590
Minority interests	63	105	10	(57)	(60)
Preferred dividends	-	-	-	-	-
Other items	-	-	-	-	-
Reported net profit	(1,715)	(2,050)	(653)	408	530
Non-recurring items & goodwill (net)	92	10	0	0	0
Recurring net profit	(1,623)	(2,040)	(653)	408	530
Per share (THB)					
Recurring EPS *	(0.36)	(0.45)	(0.14)	0.09	0.11
Reported EPS	(0.38)	(0.45)	(0.14)	0.09	0.11
DPS	0.00	0.00	0.00	0.04	0.04
Diluted shares (used to calculate per share data)	4,532	4,532	4,532	4,532	4,891
Growth					
Revenue (%)	(63.9)	(35.6)	164.4	46.8	5.5
Operating EBITDA (%)	nm	nm	nm	209.8	7.9
Operating EBIT (%)	nm	nm	nm	nm	14.8
Recurring EPS (%)	nm	nm	nm	nm	20.2
Reported EPS (%)	nm	nm	nm	nm	20.2
Operating performance					
Gross margin inc. depreciation (%)	(7.4)	(49.4)	22.0	39.7	40.9
Gross margin of key business (%)	(7.4)	(49.4)	22.0	39.7	40.9
Operating EBITDA margin (%)	(8.7)	(48.0)	15.7	33.1	33.9
Operating EBIT margin (%)	(52.6)	(111.0)	(7.0)	17.2	18.7
Net margin (%)	(70.4)	(137.4)	(16.6)	7.1	8.7
Effective tax rate (%)	2.3	(2.2)	15.0	18.2	20.0
Dividend payout on recurring profit (%)	-	-	-	40.0	40.0
Interest cover (X)	(2.3)	(3.1)	(0.4)	2.2	2.6
Inventory days	12.3	12.2	8.9	10.3	10.9
Debtor days	20.7	21.7	9.3	6.3	6.0
Creditor days	47.2	40.8	32.3	37.5	39.7
Operating ROIC (%)	(7.4)	(8.7)	(1.2)	4.5	5.1
ROIC (%)	(6.8)	(8.2)	(0.9)	4.7	5.3
ROE (%)	(33.9)	(41.5)	(11.5)	7.3	8.2
ROA (%)	(6.0)	(7.4)	(1.1)	3.9	4.2
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Non-Hop Inn hotel	1,661	921	2,942	4,454	4,619
Hop Inn Thailand	431	339	616	699	774
Hop Inn Philippines	90	154	253	359	432
Others	124	71	116	256	261

Sources: The Erawan Group; FSSIA estimates

Financial Statements

The Erawan Group

Cash Flow (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Recurring net profit	(1,623)	(2,040)	(653)	408	530
Depreciation	1,012	936	892	919	922
Associates & minorities	-	-	-	-	-
Other non-cash items	917	701	(50)	17	20
Change in working capital	(572)	(1,056)	1,905	517	93
Cash flow from operations	(266)	(1,460)	2,093	1,862	1,565
Capex - maintenance	(5,269)	(1,588)	(760)	(960)	(960)
Capex - new investment	-	-	-	-	-
Net acquisitions & disposals	32	0	0	0	0
Other investments (net)	-	-	-	-	-
Cash flow from investing	(5,237)	(1,588)	(760)	(960)	(960)
Dividends paid	(176)	0	0	0	(163)
Equity finance	0	2,014	0	0	1,079
Debt finance	6,302	(1,538)	(1,000)	(500)	(500)
Other financing cash flows	31	2,192	10	(57)	(60)
Cash flow from financing	6,156	2,667	(990)	(557)	356
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	654	(380)	344	345	961
Free cash flow to firm (FCFF)	(4,966.55)	(2,526.87)	1,826.89	1,395.06	1,079.12
Free cash flow to equity (FCFE)	829.91	(2,394.52)	343.50	344.89	45.59

Per share (THB)	2020	2021	2022E	2023E	2024E
FCFF per share	(1.10)	(0.56)	0.40	0.31	0.24
FCFE per share	0.18	(0.53)	0.08	0.08	0.01
Recurring cash flow per share	0.07	(0.09)	0.04	0.30	0.30

Balance Sheet (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Tangible fixed assets (gross)	26,684	25,682	26,482	27,482	28,482
Less: Accumulated depreciation	(7,963)	(6,274)	(7,165)	(8,084)	(9,007)
Tangible fixed assets (net)	18,721	19,409	19,317	19,398	19,475
Intangible fixed assets (net)	0	0	0	0	0
Long-term financial assets	-	-	-	-	-
Invest. in associates & subsidiaries	48	48	48	48	48
Cash & equivalents	1,623	1,242	1,586	1,930	2,892
A/C receivable	77	100	100	100	100
Inventories	46	39	66	78	82
Other current assets	217	1,274	227	333	351
Current assets	1,962	2,655	1,979	2,441	3,425
Other assets	483	338	338	338	338
Total assets	21,215	22,450	21,682	22,226	23,286
Common equity	3,813	6,012	5,359	5,767	7,212
Minorities etc.	116	11	11	11	11
Total shareholders' equity	3,929	6,023	5,369	5,778	7,223
Long term debt	15,055	14,237	13,737	13,237	12,737
Other long-term liabilities	218	880	880	880	880
Long-term liabilities	15,273	15,117	14,617	14,117	13,617
A/C payable	145	143	241	284	297
Short term debt	1,410	690	190	190	190
Other current liabilities	458	478	1,264	1,857	1,959
Current liabilities	2,013	1,311	1,696	2,331	2,446
Total liabilities and shareholders' equity	21,215	22,450	21,682	22,226	23,286
Net working capital	(263)	793	(1,113)	(1,630)	(1,723)
Invested capital	18,989	20,587	18,590	18,154	18,138

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

Per share (THB)	2020	2021	2022E	2023E	2024E
Book value per share	1.51	1.33	1.18	1.27	1.47
Tangible book value per share	1.51	1.33	1.18	1.27	1.47

Financial strength	2020	2021	2022E	2023E	2024E
Net debt/equity (%)	377.8	227.2	229.8	199.0	138.9
Net debt/total assets (%)	70.0	61.0	56.9	51.7	43.1
Current ratio (x)	1.0	2.0	1.2	1.0	1.4
CF interest cover (x)	2.6	(3.6)	1.7	1.7	1.1

Valuation	2020	2021	2022E	2023E	2024E
Recurring P/E (x) *	(11.1)	(8.8)	(27.5)	44.0	36.6
Recurring P/E @ target price (x) *	(12.6)	(10.0)	(31.2)	50.0	41.5
Reported P/E (x)	(10.5)	(8.8)	(27.5)	44.0	36.6
Dividend yield (%)	-	-	-	0.9	1.1
Price/book (x)	2.6	3.0	3.3	3.1	2.7
Price/tangible book (x)	2.6	3.0	3.3	3.1	2.7
EV/EBITDA (x) **	(123.9)	(44.4)	49.1	15.4	14.3
EV/EBITDA @ target price (x) **	(130.7)	(47.8)	53.1	16.7	15.6
EV/invested capital (x)	1.3	1.5	1.6	1.6	1.6

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

Sources: The Erawan Group; FSSIA estimates

Corporate Governance report of Thai listed companies 2021

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

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

Sources: Thai Institute of Directors Association (IOD); FSSIA's compilation; data as of 26 October 2021

Anti-corruption Progress Indicator

CERTIFIED										
2S	BCH	CPALL	GC	K	MFC	PE	QLT	SNP	THCOM	TU
7UP	BCP	CPF	GCAP	KASET	MFEC	PG	QTC	SORKON	THIP	TVD
ADVANC	BCPG	CPI	GEL	KBANK	MILL	PHOL	RATCH	SPACK	THRE	TVI
AF	BE8	CPN	GFPT	KBS	MINT	PK	RML	SPALI	THREL	TVO
AI	BEYOND	CSC	GGC	KCAR	MONO	PL	RWI	SPC	TIDLOR	TWPC
AIE	BGC	DCC	GJS	KCE	MOONG	PLANB	S & J	SPI	TIPCO	U
AIRA	BGRIM	DELTA	GPI	KGI	MSC	PLANET	SAAM	SPRC	TISCO	UBE
AKP	BJCHI	DEMCO	GPSC	KKP	MST	PLAT	SABINA	SRICHA	TKS	UBIS
ALPHAX	BKI	DIMET	GSTEEL	KSL	MTC	PM	SAPPE	SSF	TKT	UEC
AMA	BLA	DRT	GUNKUL	KTB	MTI	PPP	SAT	SSP	TMD	UKEM
AMANAHA	BPP	DTAC	HANA	KTC	NBC	PPPM	SC	SSSC	TMILL	UOBKH
AMATA	BROOK	DUSIT	HARN	KWC	NEP	PPS	SCB	SST	TMT	UPF
AMATAV	BRR	EA	HEMP	KWI	NINE	PR9	SCC	STA	TNITY	UV
AP	BSBM	EASTW	HENG	L&E	NKI	PREB	SCCC	STOWER	TNL	VGI
APCS	BTS	ECL	HMPRO	LANNA	NMG	PRG	SCG	SUSCO	TNP	VIH
AQUA	BWG	EGCO	HTC	LH	NNCL	PRINC	SCN	SVI	TNR	WACOAL
ARROW	CEN	EP	ICC	LHFG	NOBLE	PRM	SEAOIL	SYMC	TOG	WHA
AS	CENTEL	EPG	ICHI	LHK	NOK	PROS	SE-ED	SYNTEC	TOP	WHAUP
ASIAN	CFRESH	ERW	IFEC	LPN	NSI	PSH	SELIC	TAE	TOPP	WICE
ASK	CGH	ESTAR	IFS	LRH	NWR	PSL	SENA	TAKUNI	TPA	WIJK
ASP	CHEWA	ETE	ILINK	M	OCC	PSTC	SGP	TASCO	TPP	XO
AWC	CHOTI	FE	INET	MAKRO	OGC	PT	SINGER	TBSP	TRU	ZEN
AYUD	CHOW	FNS	INSURE	MALEE	ORI	PTG	SIRI	TCAP	TRUE	
B	CIG	FPI	INTUCH	MATCH	PAP	PTT	SITHAI	TCMC	TSC	
BAFS	CIMBT	FPT	IRC	MBAX	PATO	PTTEP	SKR	TFG	TSTE	
BAM	CM	FSMART	IRPC	MBK	PB	PTTGC	SMIT	TFI	TSTH	
BANPU	CMC	FSS	ITEL	MC	PCSGH	PYLON	SMK	TFMAMA	TTA	
BAY	COM7	FTE	IVL	MCOT	PDG	Q-CON	SMPC	TGH	TTB	
BBL	COTTO	GBX	JKN	META	PDJ	QH	SNC	THANI	TTCL	
DECLARED										
AJ	CHG	DDD	ETC	JR	MAJOR	NUSA	RS	SSS	TQM	YUASA
ALT	CPL	DHOUSE	FLOYD	JTS	NCAP	NYT	SAK	STECH	TSI	ZIGA
APCO	CPR	DOHOME	GULF	KEX	NCL	OR	SCGP	STGT	VARO	
B52	CPW	ECF	III	KUMWEL	NOVA	PIMO	SCM	TKN	VCOM	
BEC	CRC	EKH	INOX	LDC	NRF	PLE	SIS	TMI	VIBHA	

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 26 October 2021) are categorised into: 1) companies that have declared their intention to join CAC, and; 2) companies certified by CAC.

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

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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.

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Company	Ticker	Price	Rating	Valuation & Risks
The Erawan Group	ERW TB	THB 3.96	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 4.88	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 34.25	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 43.50	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.
S Hotels and Resorts	SHR TB	THB 4.36	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.
Dusit Thani	DUSIT TB	THB 12.00	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 22-Jun-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.