

CENTRAL PLAZA HOTEL

THAILAND / TOURISM & LEISURE

CENTEL TB

BUY

UNCHANGED

โรงแรมในไทยทำให้กลับมามีกำไร

- คาด CENTEL จะพลิกมามีกำไรใน 2Q22 จากผลขาดทุนเล็กน้อยในธุรกิจโรงแรมและการเติบโตของยอดขายจากสาขาเดิม (SSSG) ที่อยู่ในระดับสูงในธุรกิจอาหาร
- คาด RevPAR ของโรงแรมในไทยจะฟื้นตัวเป็น 80-90% ใน 2H22; ค่าห้องรายวันเฉลี่ย (ADR) ที่กำลังปรับตัวขึ้นน่าจะช่วยชดเชยต้นทุนที่สูงขึ้นจากเงินเฟ้อ
- คงแนะนำซื้อ; หุ่นมีการซื้อขายที่ 0.4 SD ต่ำกว่าค่าเฉลี่ยในอดีต

TARGET PRICE	THB49.00
CLOSE	THB39.75
UP/DOWNSIDE	+23.3%
PRIOR TP	THB49.00
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	+9.4%

KEY STOCK DATA

YE Dec (THB m)	2021	2022E	2023E	2024E
Revenue	11,211	16,758	22,049	23,569
Net profit	(1,733)	591	2,065	2,354
EPS (THB)	(1.28)	0.44	1.53	1.74
vs Consensus (%)	-	71.2	24.3	3.9
EBITDA	1,690	4,367	6,406	6,909
Core net profit	(1,778)	591	2,065	2,354
Core EPS (THB)	(1.32)	0.44	1.53	1.74
Chg. In EPS est. (%)	nm	-	-	-
EPS growth (%)	nm	nm	249.1	14.0
Core P/E (x)	(30.2)	90.7	26.0	22.8
Dividend yield (%)	-	0.4	1.5	1.8
EV/EBITDA (x)	44.3	17.2	11.5	10.4
Price/book (x)	3.0	2.9	2.6	2.4
Net debt/Equity (%)	113.3	110.8	95.1	80.9
ROE (%)	(12.7)	3.2	10.5	11.1

ผลขาดทุนปกติในธุรกิจโรงแรมจะลดลง q-q ใน 2Q22

เราคาดว่ารายได้ของธุรกิจโรงแรมจะโต 30% q-q ใน 2Q22 นำโดยโรงแรมในไทย RevPAR ของโรงแรมในไทยน่าจะฟื้นตัวจาก 23% ของระดับก่อนโควิดใน 1Q22 เป็น 64% ใน 2Q22 จากโรงแรมในกรุงเทพซึ่งน่าจะบันทึกอัตราการเข้าพัก (OCC rate) ที่ 50-55% ตามการฟื้นตัวของลูกค้าในกลุ่ม MICE ในขณะที่โรงแรมในต่างจังหวัดน่าจะบันทึก OCC rate ที่ประมาณ 40% อย่างไรก็ดี RevPAR ของโรงแรมในมัลดีฟส์น่าจะลดลง 35-40% q-q ใน 2Q22 เนื่องจากอยู่นอกฤดูกาล เราคาดว่า EBITDA margin ของธุรกิจโรงแรมจะเพิ่มจาก 26% ใน 1Q22 เป็น 28% ใน 2Q22 ปัจจัยดังกล่าวจะทำให้ธุรกิจโรงแรมรายงานผลขาดทุนปกติลดลงเหลือ 42 ลบ. ใน 2Q22 (เทียบกับที่เคยขาดทุนปกติ 149 ลบ. ใน 1Q22)

คาดการณ์ได้จากธุรกิจอาหารจะอยู่ในระดับสูงใน 2Q22

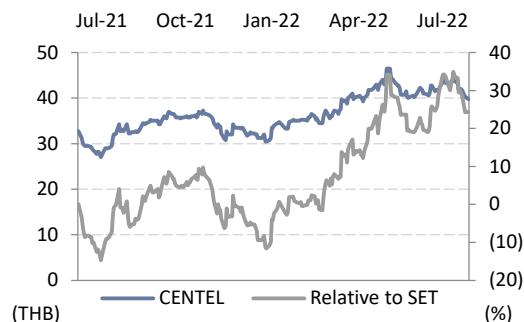
เราคาดว่ารายได้จากธุรกิจอาหารจะโต 7% q-q เป็น 2.8 พัน ลบ. ใน 2Q22 ทำสถิติสูงเป็นประวัติการณ์นับตั้งแต่การระบาดโควิดเริ่มต้นขึ้น โดยน่าจะคิดเป็น 87% ของระดับก่อนโควิด SSSG และการเติบโตของยอดขายจากสาขาเดิม (TSSG) น่าจะเพิ่ม 16% y-y และ 22% y-y ตามลำดับจากการฟื้นตัวของยอดขายจากการรับประทานอาหารในร้านและสถานที่ต่าง ๆ ใน 2Q21 อย่างไรก็ดีเราคาดว่า EBITDA margin ของธุรกิจอาหารจะลดลงเล็กน้อยจาก 23.8% ใน 1Q22 เป็น 23.5% ใน 2Q22 จากแรงกดดันของต้นทุนวัตถุดิบที่กำลังปรับตัวสูงขึ้น กำไรปกติของธุรกิจอาหารน่าจะยังโต 23% q-q เป็น 129 ลบ. ในภาพรวมเราคาดว่าผลประกอบการ 2Q22 จะพลิกเป็นกำไรที่ 88 ลบ. (เทียบกับที่เคยขาดทุน 44 ลบ. ใน 1Q22)

กระแสการฟื้นตัวที่ดีในช่วง 2H22

เราคาดว่ากำไรจะปรับตัวดีและเร่งขึ้นในช่วง 2H22 จากธุรกิจโรงแรม RevPAR ของโรงแรมในไทยน่าจะปรับตัวขึ้นเป็น 80-90% ของระดับก่อนโควิดในช่วง 2H22 (จาก 64% ที่คาดว่าจะได้ใน 2Q22) โดยมีสมมติฐานจากการฟื้นตัวของตัวเลขนักท่องเที่ยวต่างประเทศ นอกจากนี้ ADR ของโรงแรมในไทยน่าจะแตะระดับก่อนโควิดใน 2Q22 ปัจจัยดังกล่าวน่าจะช่วยชดเชยผลกระทบของต้นทุนที่กำลังปรับตัวเพิ่มสูงขึ้นจากเงินเฟ้อ เราคาดว่าธุรกิจโรงแรมจะพลิกมามีกำไรใน 3Q22 และมีโมเมนตัมที่ดีใน 4Q22-1Q23 จากฤดูกาลท่องเที่ยวในไทย มัลดีฟส์ และดูไบ

ราคาหุ้นที่อ่อนแอเป็นโอกาสในการซื้อหุ้น

CENTEL มีการซื้อขายในระดับที่ต่ำกว่าที่ 26x ของค่า 2023E P/E ซึ่งต่ำกว่าค่าเฉลี่ย 5 ปีย้อนหลังที่ 31x เราเห็นราคาหุ้นที่อ่อนแอในช่วง 2 อาทิตย์ที่ผ่านมาจากความกังวลเกี่ยวกับเงินเฟ้อที่กำลังปรับตัวขึ้นทั่วโลกเป็นโอกาสในการสะสมหุ้นเพื่อจับการฟื้นตัวในธุรกิจท่องเที่ยวที่อยู่ในระดับสูงใน 2H22



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(4.8)	(4.8)	20.5
Relative to country (%)	(0.9)	3.7	23.1
Mkt cap (USD m)	1,466		
3m avg. daily turnover (USD m)	5.0		
Free float (%)	72		
Major shareholder	The Chirathivat group (63%)		
12m high/low (THB)	46.50/26.75		
Issued shares (m)	1,350.00		

Sources: Bloomberg consensus; FSSIA estimates



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บทวิเคราะห์ฉบับนี้แปลมาจากบทวิเคราะห์ของ FSSIA ฉบับวันที่ 15 กรกฎาคม 2022

Investment thesis

CENTEL conservatively invested over the past five years, resulting in lower leverage with a D/E of only 0.9x in 1Q22. Its strong balance sheet has become its strength during the Covid-19 crisis. We see CENTEL as the hospitality provider with the lowest risk profile under our sector coverage.

After the Covid crisis has subsided, we expect CENTEL to be in an expansion mode from the completion of renovations on two of its hotels (Samui and Central World) and the openings of four big hotel projects: one in Dubai (opened in 2021), two in Maldives (2025), and one in Japan (2023).

With the uncertainties surrounding the hotel business, its food business should support its earnings, with the potential to benefit from the new normal post Covid-19, including the growth of food delivery services and its Cloud Kitchen model.

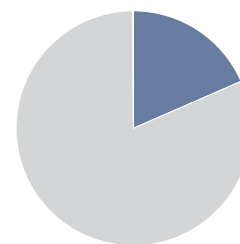
Company profile

CENTEL owns and operates 18 hotels in Thailand and the Maldives, and more than 1,000 restaurant outlets in Thailand.

www.centarahotelsresorts.com

Principal activities (revenue, 2021)

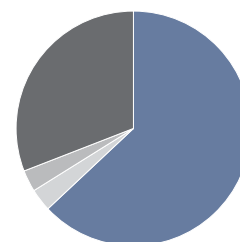
- Hotel revenue - 18.5 %
- F&B revenue - 81.4 %
- Rental income - 0.1 %



Source: Central Plaza Hotel

Major shareholders

- The Chirathivat group - 63.0 %
- Niti Osathanugrah - 3.1 %
- Thai NVDR - 3.0 %
- Others - 30.9 %



Source: Central Plaza Hotel

Catalysts

Key growth drivers include 1) a faster OCC ramp-up rate following a recovery in global tourism; 2) improving consumption and economic growth resulting in strong SSSG; and 3) the easing of travel restrictions between countries

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 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.

Event calendar

Date	Event
Aug-22	2Q22 results announcement

Key assumptions

	2022E	2023E	2024E
	(%)	(%)	(%)
Owned & leased hotels			
- Number of owned hotel rooms (no.)	5,050	5,565	5,695
- Occupancy rate (OCC)	42.0	77.1	79.0
- RevPAR growth	105	111	5
Food business			
- Number of outlets (no.)	1,582	1,661	1,744
- Same-Store Sales Growth (SSSG)	15	5	2
- Total System Sales Growth (TSSG)	31	10	7

Source: FSSIA estimates

Earnings sensitivity

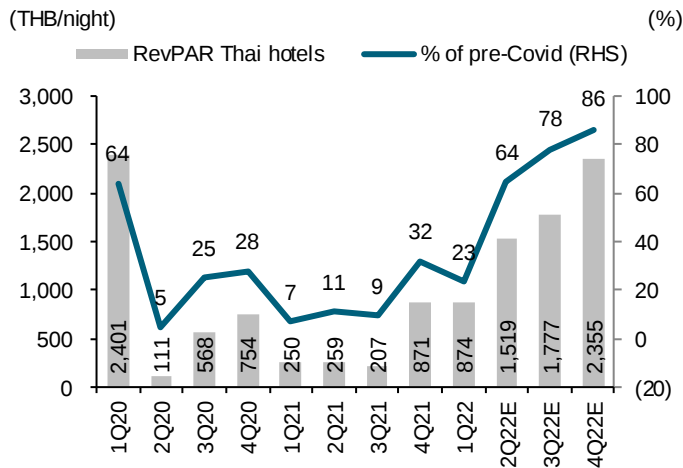
- For every 1% increase in OCC, we project a 2023 profit increase of 2%, and vice versa, all else being equal.
- For every 1% increase in SSSG, we project a 2023 profit increase of 2%, and vice versa, all else being equal.

Source: FSSIA estimates

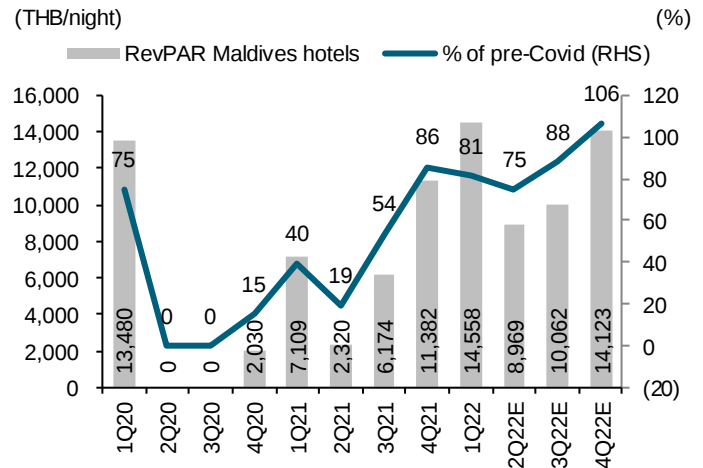
Exhibit 1: CENTEL - 2Q22 results preview

	2Q21	3Q21	4Q21	1Q22	2Q22E	---- Change ----		6M21	6M22E	Change	2022E	Change
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)	(THB m)	(THB m)	(y-y %)	(THB m)	(y-y %)
Sales	2,566	2,310	3,653	3,681	4,181	14	63	5,248	7,863	50	16,758	49
-Hotel operation	269	370	1,003	1,065	1,386	30	415	711	2,451	245	4,787	130
-Food and beverage	2,297	1,940	2,650	2,616	2,795	7	22	4,537	5,411	19	11,971	31
COGS (Incl. depreciation)	(1,849)	(1,758)	(2,194)	(2,285)	(2,634)	15	42	(3,662)	(4,920)	34	(8,106)	6
Gross profit	717	553	1,459	1,396	1,547	11	116	1,586	2,943	86	8,652	140
SG&A	(1,297)	(1,256)	(1,246)	(1,413)	(1,420)	1	10	(2,573)	(2,833)	10	(7,569)	49
Operating profit	(580)	(703)	214	(17)	127	851	122	(987)	110	111	1,083	173
Net other income	78	114	95	201	201	0	156	170	402	136	505	33
Interest expense	(172)	(214)	(167)	(172)	(176)	2	2	(337)	(348)	3	(770)	7
Pretax profit	(673)	(803)	142	11	152	1,232	123	(1,154)	164	114	818	145
Income Tax	7	(12)	74	(35)	(14)	(59)	(310)	16	(49)	(402)	(156)	(301)
Associates	(13)	(17)	(25)	0	(10)			(22)	(10)	(54)	(39)	(39)
Minority interest	28	29	(38)	(21)	(40)	95	(244)	33	(61)	(285)	(32)	(234)
Core profit	(651)	(803)	152	(44)	88	301	113	(1,127)	44	104	591	133
Extraordinaries, GW & FX	45	0	0	0	0			45	0		0	
Reported net profit	(606)	(803)	152	(44)	88	301	114	(1,082)	44	104	591	134
Shares out (end Q, m)	1,350	1,350	1,350	1,350	1,350	0	0	1,350	1,350	0	1,350	0
Pre-ex EPS	(0.48)	(0.60)	0.11	(0.03)	0.07	301	113	(0.83)	0.03	(104)	0.44	(133)
EPS	(0.45)	(0.60)	0.11	(0.03)	0.07	301	114	(0.80)	0.03	(104)	0.44	(134)
										0		0
COGS Excl depreciation	(1,033)	(911)	(1,500)	(1,518)	(1,867)	23	81	(2,036)	(3,385)	66	(4,822)	8
Depreciation	(816)	(847)	(694)	(767)	(767)	0	(6)	(1,626)	(1,535)	(6)	(3,284)	4
EBITDA	302	240	978	951	1,085	14	260	639	1,645	157	4,367	158
Key Ratios	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)	(%)	(ppt)	(%)	(ppt)
Gross margin	28	24	40	38	37	(1)	9	30	37	7	52	20
SG&A/Revenue	51	54	34	38	34	(4)	(17)	49	36	(13)	45	(0)
Hotel EBITDA margin	(92)	(95)	27	26	28	2	120			0		0
Food EBITDA margin	25	32	26	24	24	(0)	(2)			0		0
Total EBITDA margin	11	10	26	24	25	1	14	12	21	9	26	11
Net profit margin	(24)	(35)	4	(1)	2	3	26	(21)	1	21	4	19
Operating stats												
Hotel												
OCC -Maldives (%)	25	64	81	86	n/a							
OCC -Thailand (%)	11	13	27	26	n/a							
ARR - Maldives (THB)	9,446	9,643	14,128	17,016	n/a							
ARR - Thailand (THB)	2,343	1,592	3,227	3,378	n/a							
RevPAR - Maldives (THB)	2,320	6,174	11,382	14,558	n/a							
RevPAR Thailand (THB)	259	207	871	874	n/a							
Food												
SSSG (y-y %)	0	(30)	(2)	10	n/a							
TSSG (y-y %)	5	(25)	3	15	n/a							

Sources: CENTEL; FSSIA estimates

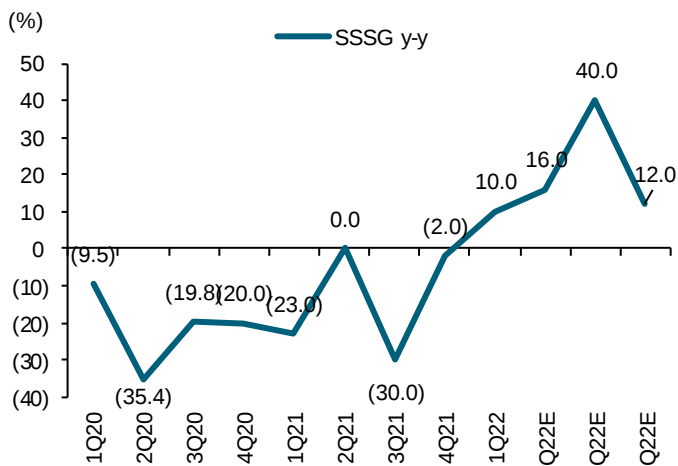
Exhibit 2: CENTEL's Thai hotels RevPAR

Sources: CENTEL; FSSIA estimates

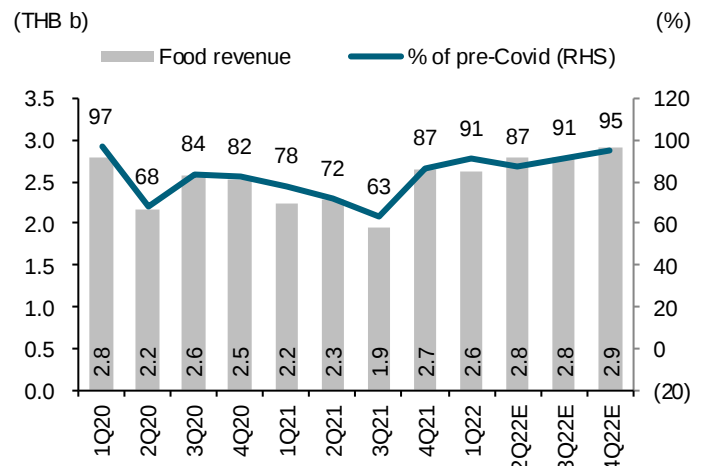
Exhibit 3: CENTEL's Maldives hotels RevPAR

Note: RevPAR excludes F&B revenue since 1Q21

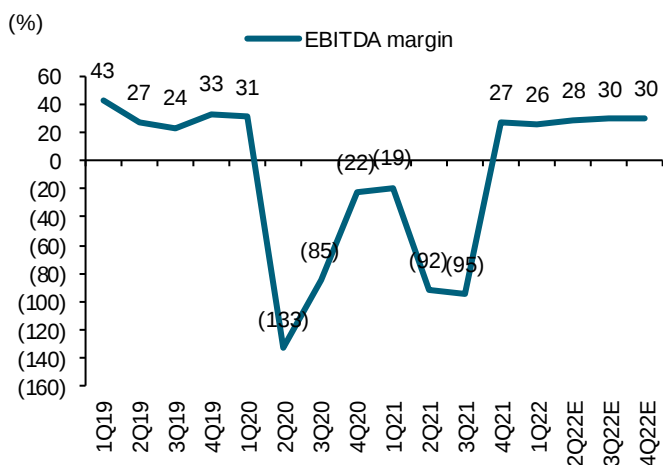
Sources: CENTEL; FSSIA estimates

Exhibit 4: SSSG

Sources: CENTEL; FSSIA estimates

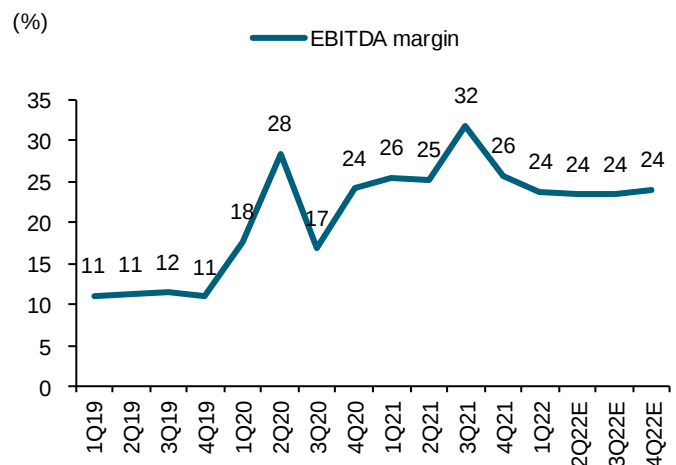
Exhibit 5: Food business revenue

Sources: CENTEL; FSSIA estimates

Exhibit 6: EBITDA margin of hotel business

Note: Adopted TFRS16 since 1Q20

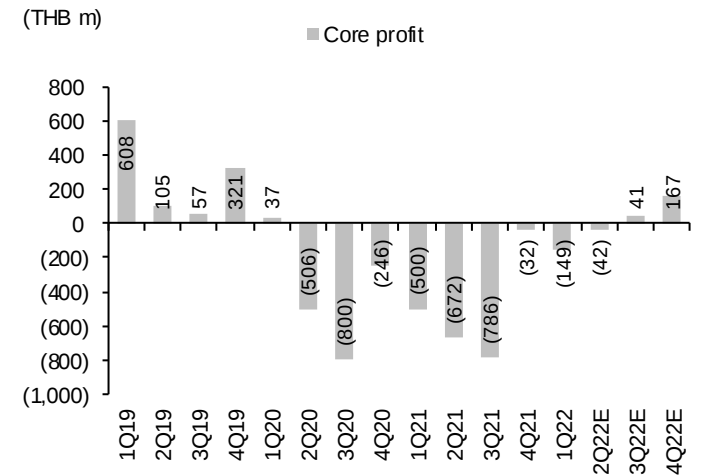
Sources: CENTEL; FSSIA estimates

Exhibit 7: EBITDA margin of food business

Adopted TFRS16 since 1Q20

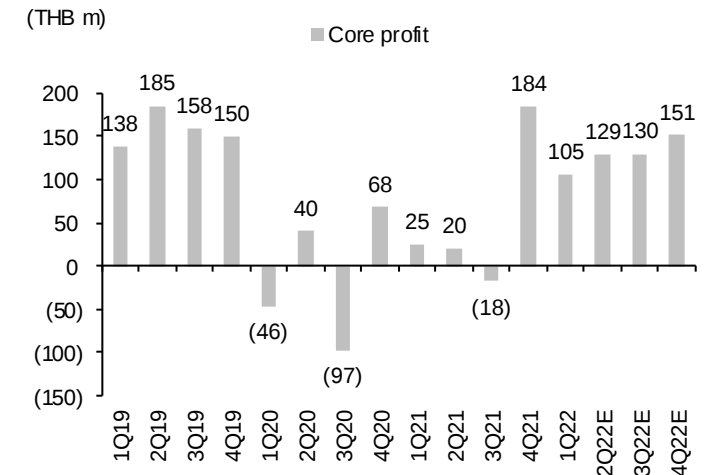
Sources: CENTEL; FSSIA estimates

Exhibit 8: Hotel business core profit



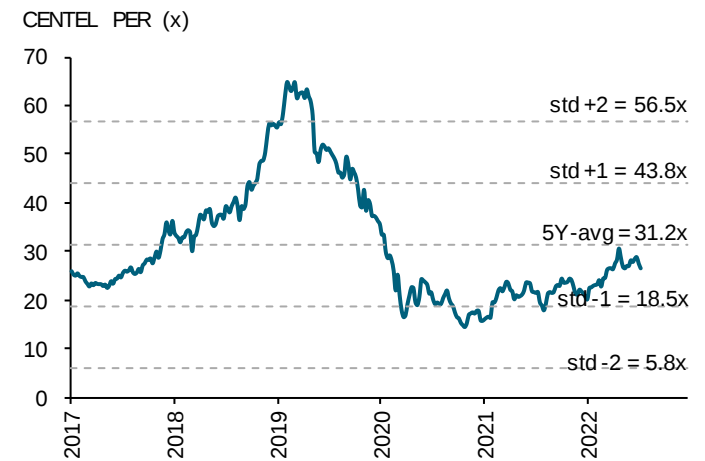
Sources: CENTEL; FSSIA estimates

Exhibit 9: Food business core profit



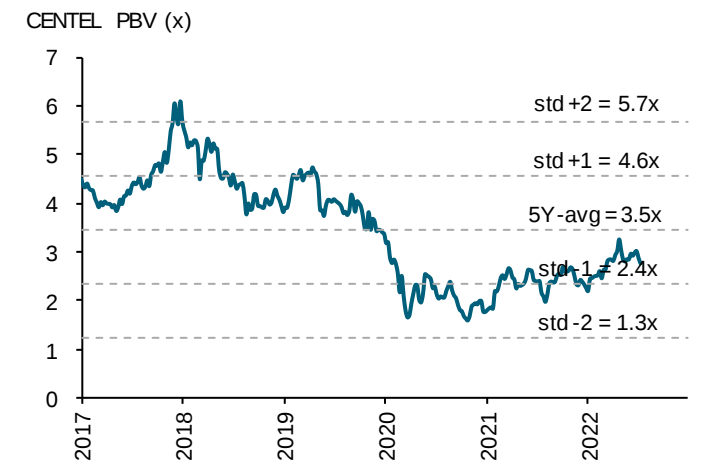
Sources: CENTEL; FSSIA estimates

Exhibit 10: Historical P/E band



Sources: Bloomberg; FSSIA estimates

Exhibit 11: Historical P/BV band



Sources: Bloomberg; FSSIA estimates

Exhibit 12: Peer comparisons as of 14 Jul-22

Company	BBG	Rec	Share price			Market Cap	PE		ROE		PBV		EV/ EBITDA	
			Current	Target	Upside		22E	23E	22E	23E	22E	23E	22E	23E
			(LCY)	(LCY)	(%)	(USD m)	(x)	(x)	(%)	(%)	(x)	(x)	(x)	(x)
Thailand														
Asset World Corp	AWC TB	BUY	4.82	6.00	24	4,213	528.2	74.0	0.4	2.6	1.9	1.9	67.4	34.6
Minor International	MINT TB	BUY	32.50	45.00	38	4,667	64.9	27.4	4.2	10.0	2.4	2.8	12.7	10.9
Central Plaza Hotel	CENTEL TB	BUY	39.75	49.00	23	1,466	90.7	26.0	3.2	10.5	2.9	2.6	17.2	11.5
Erawan Group	ERW TB	BUY	3.40	4.50	32	421	(23.6)	37.7	(11.5)	7.3	2.9	2.7	45.0	14.1
S Hotels & Resorts	SHR TB	BUY	3.80	5.20	37	373	117.2	26.7	0.7	3.2	0.9	0.8	13.3	9.5
Dusit Thani	DUSIT TB	BUY	10.90	18.00	65	253	(13.8)	85.3	(22.3)	3.9	3.4	3.2	160.1	31.6
Thailand average						11,394	127.3	46.2	(4.2)	6.3	2.4	2.3	52.6	18.7
Regional*														
Btg Hotels Group	600258 CH	n/a	22.22	n/a	n/a	3,793	92.3	26.7	1.8	7.7	2.3	2.1	26.5	14.6
Sh Jinjiang Intl Hotels	900934 CH	n/a	1.90	n/a	n/a	8,725	29.5	7.9	3.0	9.8	0.8	0.8	36.9	19.6
Huangshan Tourism Develop	900942 CH	n/a	0.76	n/a	n/a	957	51.4	12.9	0.9	6.4	0.9	0.8	23.9	9.2
Genting Bhd	GENT MK	n/a	4.50	n/a	n/a	3,989	18.7	11.3	2.7	4.3	0.6	0.5	8.1	6.8
Greentree Hospitality	GHG US	n/a	3.95	n/a	n/a	407	13.8	7.9	9.8	14.9	1.2	1.0	7.3	4.2
Huazhu Group	HTHT US	n/a	38.88	n/a	n/a	12,512	n/a	43.1	0.3	16.9	7.4	6.3	62.5	19.4
Indian Hotels	IH IN	n/a	244.00	n/a	n/a	4,363	n/a	56.4	(4.5)	8.3	5.9	4.6	69.5	28.5
Lemon Tree Hotels	LEMONTRE IN	n/a	64.10	n/a	n/a	646	n/a	73.3	(6.2)	6.2	6.0	5.9	48.9	21.6
Lippo Karawaci	LPKR IJ	n/a	102.00	n/a	n/a	487	n/a	48.7	(0.4)	0.7	0.4	0.4	9.9	8.5
Regional average						35,880	41.1	32.0	0.8	8.3	2.8	2.5	32.6	14.7
Overall average						47,273	88.1	37.7	(1.2)	7.5	2.6	2.4	40.6	16.3

Sources: Bloomberg; FSSIA estimates

Financial Statements

Central Plaza Hotel

Profit and Loss (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Revenue	12,907	11,211	16,758	22,049	23,569
Cost of goods sold	(5,416)	(4,446)	(4,822)	(5,707)	(6,062)
Gross profit	7,491	6,765	11,936	16,342	17,507
Other operating income	-	-	-	-	-
Operating costs	(5,831)	(5,075)	(7,569)	(9,937)	(10,598)
Operating EBITDA	1,660	1,690	4,367	6,406	6,909
Depreciation	(3,421)	(3,167)	(3,284)	(3,530)	(3,802)
Goodwill amortisation	-	-	-	-	-
Operating EBIT	(1,761)	(1,477)	1,083	2,876	3,107
Net financing costs	(580)	(611)	(686)	(703)	(702)
Associates	(21)	(64)	(39)	14	55
Recurring non-operating income	232	208	382	486	611
Non-recurring items	(1,225)	45	0	0	0
Profit before tax	(3,333)	(1,835)	779	2,659	3,016
Tax	435	78	(156)	(529)	(592)
Profit after tax	(2,898)	(1,757)	624	2,130	2,424
Minority interests	123	24	(32)	(65)	(69)
Preferred dividends	-	-	-	-	-
Other items	-	-	-	-	-
Reported net profit	(2,775)	(1,733)	591	2,065	2,354
Non-recurring items & goodwill (net)	1,225	(45)	0	0	0
Recurring net profit	(1,550)	(1,778)	591	2,065	2,354
Per share (THB)					
Recurring EPS *	(1.15)	(1.32)	0.44	1.53	1.74
Reported EPS	(2.06)	(1.28)	0.44	1.53	1.74
DPS	0.00	0.00	0.18	0.61	0.70
Diluted shares (used to calculate per share data)	1,350	1,350	1,350	1,350	1,350
Growth					
Revenue (%)	(37.8)	(13.1)	49.5	31.6	6.9
Operating EBITDA (%)	(56.5)	1.8	158.4	46.7	7.9
Operating EBIT (%)	nm	nm	nm	165.5	8.1
Recurring EPS (%)	nm	nm	nm	249.1	14.0
Reported EPS (%)	nm	nm	nm	249.1	14.0
Operating performance					
Gross margin inc. depreciation (%)	31.5	32.1	51.6	58.1	58.1
Gross margin of key business (%)	31.5	32.1	51.6	58.1	58.1
Operating EBITDA margin (%)	12.9	15.1	26.1	29.1	29.3
Operating EBIT margin (%)	(13.6)	(13.2)	6.5	13.0	13.2
Net margin (%)	(12.0)	(15.9)	3.5	9.4	10.0
Effective tax rate (%)	20.9	4.3	19.0	20.0	20.0
Dividend payout on recurring profit (%)	-	-	40.0	40.0	40.0
Interest cover (X)	(2.6)	(2.1)	2.1	4.8	5.3
Inventory days	55.7	62.8	54.6	37.9	30.4
Debtor days	18.1	21.4	17.5	13.3	12.4
Creditor days	152.4	186.5	164.1	102.0	94.6
Operating ROIC (%)	(6.2)	(4.6)	2.4	6.2	6.7
ROIC (%)	(4.6)	(3.3)	2.8	6.2	6.8
ROE (%)	(13.1)	(12.7)	3.2	10.5	11.1
ROA (%)	(3.9)	(2.9)	2.5	5.6	6.0

* Pre-exceptional, pre-goodwill and fully diluted

Revenue by Division (THB m)	2020	2021	2022E	2023E	2024E
Hotel revenue	2,855	2,070	4,773	8,867	9,465
F&B revenue	10,037	9,127	11,971	13,168	14,089
Rental income	14	14	14	14	14

Sources: Central Plaza Hotel; FSSIA estimates

Financial Statements

Central Plaza Hotel

Cash Flow (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Recurring net profit	(1,550)	(1,778)	591	2,065	2,354
Depreciation	3,421	3,167	3,284	3,530	3,802
Associates & minorities	-	-	-	-	-
Other non-cash items	(4,715)	1,891	32	65	69
Change in working capital	(24)	109	(1,289)	392	29
Cash flow from operations	(2,869)	3,390	2,619	6,052	6,254
Capex - maintenance	(9,627)	(13,597)	(2,800)	(4,500)	(3,649)
Capex - new investment	-	-	-	-	-
Net acquisitions & disposals	(1,303)	(1,178)	0	0	0
Other investments (net)	-	-	-	-	-
Cash flow from investing	(10,930)	(14,775)	(2,800)	(4,500)	(3,649)
Dividends paid	0	0	0	(237)	(826)
Equity finance	0	0	0	0	0
Debt finance	14,537	2,032	(1,100)	(500)	500
Other financing cash flows	(28)	9,974	(29)	(61)	(66)
Cash flow from financing	14,508	12,006	(1,129)	(798)	(392)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	710	621	(1,310)	754	2,214
Free cash flow to firm (FCFF)	(13,129.64)	(10,667.15)	588.87	2,295.53	3,349.11
Free cash flow to equity (FCFE)	710.01	620.72	(1,309.77)	990.46	3,039.53
Per share (THB)					
FCFF per share	(9.73)	(7.90)	0.44	1.70	2.48
FCFE per share	0.53	0.46	(0.97)	0.73	2.25
Recurring cash flow per share	(2.11)	2.43	2.89	4.19	4.61
Balance Sheet (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Tangible fixed assets (gross)	46,402	59,581	62,381	66,881	70,530
Less: Accumulated depreciation	(20,218)	(22,898)	(26,182)	(29,712)	(33,513)
Tangible fixed assets (net)	26,184	36,683	36,199	37,169	37,016
Intangible fixed assets (net)	356	360	360	360	360
Long-term financial assets	-	-	-	-	-
Invest. in associates & subsidiaries	2,743	3,921	3,921	3,921	3,921
Cash & equivalents	2,734	3,354	2,045	2,799	5,012
A/C receivable	514	801	801	801	801
Inventories	782	748	696	490	520
Other current assets	376	829	1,239	1,065	1,138
Current assets	4,406	5,732	4,781	5,155	7,472
Other assets	1,661	1,896	1,896	1,896	1,896
Total assets	35,350	48,593	47,157	48,501	50,666
Common equity	9,923	18,076	18,668	20,496	22,025
Minorities etc.	293	355	359	362	366
Total shareholders' equity	10,216	18,432	19,027	20,859	22,391
Long term debt	20,477	22,265	21,165	20,665	21,165
Other long-term liabilities	760	2,939	2,939	2,939	2,939
Long-term liabilities	21,236	25,203	24,103	23,603	24,103
A/C payable	1,873	2,669	1,668	1,523	1,618
Short term debt	1,725	1,970	1,970	1,970	1,970
Other current liabilities	300	319	390	547	584
Current liabilities	3,898	4,958	4,027	4,039	4,172
Total liabilities and shareholders' equity	35,350	48,593	47,157	48,501	50,666
Net working capital	(501)	(611)	678	286	258
Invested capital	30,443	42,250	43,055	43,633	43,451
* Includes convertibles and preferred stock which is being treated as debt					
Per share (THB)					
Book value per share	7.35	13.39	13.83	15.18	16.31
Tangible book value per share	7.09	13.12	13.56	14.92	16.05
Financial strength					
Net debt/equity (%)	190.6	113.3	110.8	95.1	80.9
Net debt/total assets (%)	55.1	43.0	44.7	40.9	35.8
Current ratio (x)	1.1	1.2	1.2	1.3	1.8
CF interest cover (x)	2.2	2.0	(0.9)	2.4	5.3
Valuation	2020	2021	2022E	2023E	2024E
Recurring P/E (x) *	(34.6)	(30.2)	90.7	26.0	22.8
Recurring P/E @ target price (x) *	(42.7)	(37.2)	111.8	32.0	28.1
Reported P/E (x)	(19.3)	(31.0)	90.7	26.0	22.8
Dividend yield (%)	-	-	0.4	1.5	1.8
Price/book (x)	5.4	3.0	2.9	2.6	2.4
Price/tangible book (x)	5.6	3.0	2.9	2.7	2.5
EV/EBITDA (x) **	44.2	44.3	17.2	11.5	10.4
EV/EBITDA @ target price (x) **	51.7	51.7	20.1	13.5	12.3
EV/invested capital (x)	2.4	1.8	1.7	1.7	1.7
* Pre-exceptional, pre-goodwill and fully diluted ** EBITDA includes associate income and recurring non-operating income					

Sources: Central Plaza Hotel; 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	BDM5	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	PSH	SCM	SUSCO	TOA	VIH
AMATAV	BTS	DTAC	HANA	LHFG	NVD	PSL	SDC	SUTHA	TOP	WACOAL
ANAN	BTW	DUSIT	HARN	LIT	NWR	PTG	SEAFECO	SVI	TPBI	WAVE
AOT	BWG	EA	HMPRO	LPN	NYT	PTT	SEOIL	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	
BCP	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	WIJK
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	TPIPP	WIN	
B52	CCP	F&D	JAK	M-CHAI	PAF	SABUY	STARK	TPLAS	WORK	
BEAUTY	CGD	FMT	JR	MCS	PF	SF	STC	TPOLY	WPH	

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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

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

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Company	Ticker	Price	Rating	Valuation & Risks
Central Plaza Hotel	CENTEL TB	THB 39.75	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.
Asset World Corp	AWC TB	THB 4.82	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 32.50	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply and higher competition in the F&B business, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
The Erawan Group	ERW TB	THB 3.40	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.
S Hotels and Resorts	SHR TB	THB 3.80	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 10.90	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 14-Jul-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.