

LPN DEVELOPMENT

LPN TB

THAILAND / REAL ESTATE

HOLD

 UNCHANGED

No excitement in 2Q22

- LPN reported a weak 2Q22 net profit of THB147m, down 23% q-q but up 22% y-y.
- In 2022, LPN maintains its gross sales volume target at THB13b and aims to launch 16 new projects worth THB11b.
- Maintain HOLD at TP THB4.6.

TARGET PRICE	THB4.60
CLOSE	THB4.50
UP/DOWNSIDE	+2.2%
TP vs CONSENSUS	+6.7%

KEY STOCK DATA

YE Dec (THB m)	2021	2022E	2023E	2024E
Revenue	5,570	8,072	8,330	8,598
Net profit	302	703	737	815
EPS (THB)	0.20	0.48	0.50	0.55
vs Consensus (%)	-	9.6	(2.2)	(0.2)
EBITDA	658	1,178	1,272	1,396
Core net profit	302	703	737	815
Core EPS (THB)	0.20	0.48	0.50	0.55
EPS growth (%)	(57.8)	132.4	4.8	10.6
Core P/E (x)	22.0	9.5	9.0	8.1
Dividend yield (%)	31.1	7.4	7.8	8.6
EV/EBITDA (x)	24.0	16.1	15.2	14.1
Price/book (x)	0.6	0.6	0.6	0.6
Net debt/Equity (%)	80.4	106.5	107.8	107.8
ROE (%)	2.6	6.1	6.3	6.8

Weak 2Q22 earnings missed consensus estimate

LPN reported a weak 2Q22 net profit of THB147m, down 23% q-q but up 22% y-y – 5% below Bloomberg's consensus forecast and 9% below our estimate. Revenue dropped q-q to THB2b, down 10% q-q but up 46% y-y. The key culprit for the q-q weaker performance was the lower revenue recognised from residential condominium projects, but the y-y improvement was driven by significant growth in the sales volume (presales) of residential condominiums to THB1.84b, up 11% q-q and 48% y-y, while low-rise single house revenue grew 32% q-q to 740m, but slid 11% y-y. The gross margin dipped to 25.8%, down from 26.2% in 1Q22 and 31.7% in 2Q21, due to the lower gross margins across three business segments: residential sales (22%), rental & service (31.5%), and service and management (42.3%).

Challenging outlook ahead

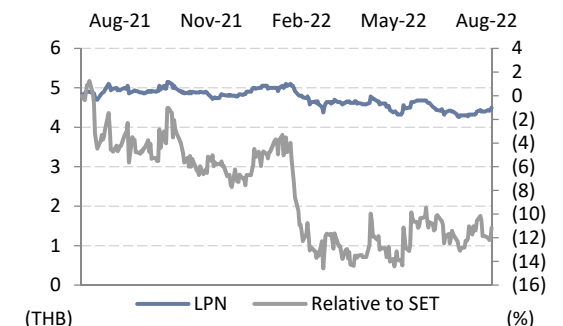
In 2Q22, real estate sales were at THB1.5b, down 14% q-q but up 57% y-y, dragged down by 22% q-q weaker sales from the high-rise condominium segment that was partly offset by a 4% q-q rise in revenue from the low-rise segment. LPN's presales rose from THB2.2b in 1Q22 to THB2.6b in 2Q22, driven by the increase in the high-rise sector (+11% q-q, +48% y-y). In 2022, LPN maintains its gross sales volume target at THB13b and aims to launch 16 new projects worth THB11b, comprising 5 residential condominium projects worth THB7b, 10 single house projects worth THB3.3b, and one premium single house project worth THB700m.

Cost control remained a key risk

Given the rising prices of steel and other construction materials, LPN faced a higher SG&A to sales ratio, which rose from 13.8% in 1Q22 to 14.8% in 2Q22. The weaker gross margin and higher SG&A to sales ratio resulted in a lower net profit margin at 7.4% in 2Q22, down from 8.7% in 1Q22 and 8.9% in 2Q21. We expect the SG&A to sales ratio to remain high in 2H22 and expect the net profit margin to stay below 8%.

Maintain HOLD; cost pressure remains key

We think LPN will continue to see a challenging earnings outlook in 2H22-2023, given the interest rate uptrend, high material cost, and demand slowdown.



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	3.7	(0.4)	(8.2)
Relative to country (%)	0.0	2.3	(12.2)
Mkt cap (USD m)	182		
3m avg. daily turnover (USD m)	15.0		
Free float (%)	94		
Major shareholder	Techakraisri family (6%)		
12m high/low (THB)	5.30/4.20		
Issued shares (m)	1,475.74		

Sources: Bloomberg consensus; FSSIA estimates


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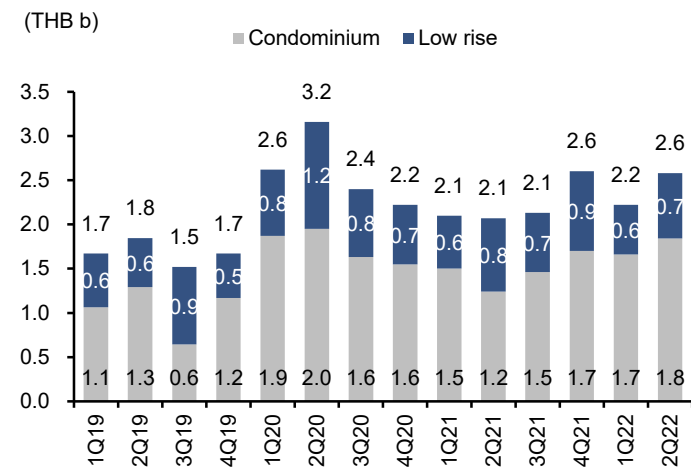
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Exhibit 1: LPN - 2Q22/1H22 operations summary

Year to Dec 31	2Q21	1Q22	2Q22	Change		2Q22	1H22			2022E	Change
	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)	%22E	(THB m)	(y-y%)	%22E	(THB m)	(y-y%)
Sales	1,361	2,205	1,986	(10)	46	25	4,191	51	52	8,072	45
Gross profit	431	577	513	(11)	19	22	1,090	24	46	2,383	48
Operating costs	(235)	(305)	(294)	(4)	25	22	(599)	24	46	(1,316)	24
Operating profit	196	272	220	(19)	12	21	491	24	46	1,067	94
Operating EBITDA	223	298	246	(17)	10	21	544	22	46	1,178	79
Other income	8	10	6	(42)	(33)	18	15	27	49	31	9
Other expense	0	0	0	n/a	n/a	n/a	0	-	-	0	-
Interest expense	(54)	(37)	(41)	10	(24)	20	(78)	(21)	39	(199)	5
Profit before tax	151	244	184	(24)	22	21	429	39	48	898	130
Tax	(29)	(52)	(37)	(29)	27	19	(88)	44	46	(191)	130
Associates	(1)	(1)	(0)	n/a	n/a	3	(1)	(46)	27	(5)	0
Minority interests	(0)	(0)	(0)	n/a	(48)	17	(0)	(37)	44	(0)	45
Non-recurring items	0	0	0	n/a	n/a	n/a	0	-	-	0	-
Reported net profit	121	191	147	(23)	22	21	339	39	48	703	132
Recurring net profit	121	191	147	(23)	22	21	339	39	48	703	132
EPS (THB)	0.08	0.13	0.10	(23)	22	20.98	0.23	39	48	0.48	132
Recurring EPS (THB)	0.08	0.13	0.10	(23)	22	20.98	0.23	39	48	0.48	132
BV/share (THB)	7.78	7.80	7.90	1	2		15.71			7.87	2
Key Ratios	(%)	(%)	(%)	(ppt)	(ppt)		(%)	(ppt)		(%)	(ppt)
Gross margin	31.7	26.2	25.8	(0)	(6)		26.0	(6)		29.5	(3)
GM of residential sales	25.8	22.0	22.0	(0)	(4)						
GM of rental & service	37.3	35.5	31.5	(4)	(6)						
GM of service & management	48.8	47.0	42.3	(5)	(7)						
Operating margin	14.4	12.3	11.1	(1)	(3)		11.7			13.2	(1)
EBITDA margin	16.4	13.5	12.4	(1)	(4)		13.0			14.6	(1)
Recurring net margin	8.9	8.7	7.4	(1)	(1)		8.1			8.7	(1)
SG&A / Sales	17.3	13.8	14.8	1	(2)		14.3			16.3	(2)
Effective tax rate	19.1	21.2	19.9	(1)	1		20.6			21.2	0
Key operating statistics	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)		(THB m)	(y-y%)			
Presales	2,070	2,220	2,580	16	25		4,800	15			
High-rise	1,240	1,660	1,840	11	48		3,500	28			
Low-rise	830	560	740	32	(11)		1,300	(9)			
% High-rise	60	75	71				73				
% Low-rise	40	25	29				27				
Sales of real estate	977	1,785	1,539	(14)	57		3,324	63			
High-rise	532	1,230	960	(22)	80		2,189	81			
Low-rise	445	555	580	4	30		1,135	37			
% High-rise	54	69	62				66				
% Low-rise	46	31	38				34				
Backlog	2,700	2,450	2,480	1	(8)						

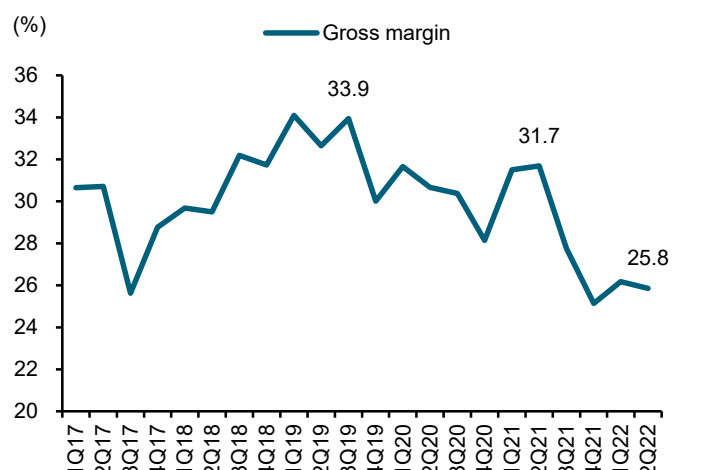
Sources: LPN; FSSIA estimates

Exhibit 2: Quarterly presales



Sources: LPN; FSSIA's compilation

Exhibit 3: Quarterly gross margin



Sources: LPN; FSSIA's compilation

Financial Statements

LPN Development

Profit and Loss (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Revenue	7,363	5,570	8,072	8,330	8,598
Cost of goods sold	(5,065)	(3,852)	(5,578)	(5,700)	(5,800)
Gross profit	2,298	1,718	2,494	2,630	2,798
Other operating income	0	0	0	0	0
Operating costs	(1,259)	(1,059)	(1,316)	(1,358)	(1,401)
Operating EBITDA	1,039	658	1,178	1,272	1,396
Depreciation	(93)	(107)	(111)	(131)	(150)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	946	551	1,067	1,142	1,246
Net financing costs	(89)	(179)	(194)	(226)	(232)
Associates	(8)	(5)	(5)	(5)	(5)
Recurring non-operating income	78	13	20	21	22
Non-recurring items	0	0	0	0	0
Profit before tax	935	385	893	937	1,036
Tax	(217)	(83)	(191)	(200)	(221)
Profit after tax	718	302	703	737	815
Minority interests	(1)	0	0	0	0
Preferred dividends	0	0	0	0	0
Other items	0	0	0	0	0
Reported net profit	716	302	703	737	815
Non-recurring items & goodwill (net)	0	0	0	0	0
Recurring net profit	716	302	703	737	815
Per share (THB)					
Recurring EPS *	0.49	0.20	0.48	0.50	0.55
Reported EPS	0.49	0.20	0.48	0.50	0.55
DPS	1.40	1.40	0.33	0.35	0.39
Diluted shares (used to calculate per share data)	1,476	1,476	1,476	1,476	1,476
Growth					
Revenue (%)	(26.0)	(24.4)	44.9	3.2	3.2
Operating EBITDA (%)	(34.6)	(36.6)	78.9	8.0	9.8
Operating EBIT (%)	(37.2)	(41.7)	93.6	7.0	9.1
Recurring EPS (%)	(43.0)	(57.8)	132.4	4.8	10.6
Reported EPS (%)	(43.0)	(57.8)	132.4	4.8	10.6
Operating performance					
Gross margin inc. depreciation (%)	29.9	28.9	29.5	30.0	30.8
Gross margin of key business (%)	28.6	23.4	25.0	25.4	25.4
Operating EBITDA margin (%)	14.1	11.8	14.6	15.3	16.2
Operating EBIT margin (%)	12.8	9.9	13.2	13.7	14.5
Net margin (%)	9.7	5.4	8.7	8.8	9.5
Effective tax rate (%)	23.1	21.2	21.2	21.2	21.2
Dividend payout on recurring profit (%)	288.4	683.3	70.0	70.0	70.0
Interest cover (X)	11.5	3.2	5.6	5.1	5.5
Inventory days	1,304.7	1,659.6	1,247.4	1,313.6	1,320.2
Debtor days	16.9	36.2	41.4	48.3	48.3
Creditor days	112.1	115.4	93.3	109.0	109.5
Operating ROIC (%)	4.2	2.5	4.4	4.4	4.7
ROIC (%)	3.7	2.0	3.5	3.4	3.6
ROE (%)	5.7	2.6	6.1	6.3	6.8
ROA (%)	3.3	1.9	3.3	3.2	3.4
* Pre exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
	2020	2021	2022E	2023E	2024E
Sales	6,001	4,044	6,500	6,711	6,930
Rental and service fees	225	273	281	289	298
Management business	1,136	1,253	1,291	1,330	1,369

Sources: LPN Development; FSSIA estimates

Financial Statements

LPN Development

Cash Flow (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Recurring net profit	716	302	703	737	815
Depreciation	93	107	111	131	150
Associates & minorities	(25)	0	0	0	0
Other non-cash items	(286)	(239)	(321)	(373)	(382)
Change in working capital	1,182	(1,354)	(2,263)	(529)	(423)
Cash flow from operations	1,680	(1,183)	(1,770)	(34)	159
Capex - maintenance	(98)	(96)	(100)	(100)	(100)
Capex - new investment	0	0	0	0	0
Net acquisitions & disposals	(556)	446	(1,159)	(120)	(124)
Other investments (net)	288	239	321	373	383
Cash flow from investing	(367)	589	(938)	153	158
Dividends paid	(2,066)	(2,066)	(492)	(516)	(570)
Equity finance	36	1,339	0	0	0
Debt finance	1,132	740	3,165	412	269
Other financing cash flows	0	0	0	0	0
Cash flow from financing	(898)	13	2,673	(104)	(302)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	415	(582)	(35)	15	16
Free cash flow to firm (FCFF)	1,410.57	(405.40)	(2,508.31)	350.71	555.38
Free cash flow to equity (FCFE)	2,445.28	145.30	456.89	530.65	586.17

Per share (THB)

FCFF per share	0.96	(0.27)	(1.70)	0.24	0.38
FCFE per share	1.66	0.10	0.31	0.36	0.40
Recurring cash flow per share	0.34	0.12	0.33	0.34	0.39

Balance Sheet (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Tangible fixed assets (gross)	496	513	613	713	813
Less: Accumulated depreciation	(205)	(233)	(343)	(474)	(624)
Tangible fixed assets (net)	291	280	269	239	189
Intangible fixed assets (net)	0	0	0	0	0
Long-term financial assets	0	0	0	0	0
Invest. in associates & subsidiaries	61	56	56	56	56
Cash & equivalents	917	335	300	315	331
A/C receivable	357	748	1,085	1,119	1,155
Inventories	17,166	17,866	20,262	20,765	21,192
Other current assets	125	202	293	302	312
Current assets	18,564	19,151	21,939	22,502	22,990
Other assets	4,703	4,289	6,216	6,415	6,621
Total assets	23,619	23,777	28,480	29,211	29,855
Common equity	11,822	11,397	11,608	11,829	12,073
Minorities etc.	0	0	0	0	0
Total shareholders' equity	11,822	11,397	11,608	11,829	12,074
Long term debt	2,168	2,391	3,188	3,292	3,359
Other long-term liabilities	1,682	1,710	2,477	2,557	2,639
Long-term liabilities	3,850	4,101	5,666	5,848	5,998
A/C payable	1,267	1,170	1,681	1,722	1,758
Short term debt	6,588	7,105	9,472	9,780	9,981
Other current liabilities	92	4	54	31	45
Current liabilities	7,947	8,279	11,207	11,534	11,783
Total liabilities and shareholders' equity	23,619	23,777	28,480	29,211	29,855
Net working capital	16,289	17,642	19,905	20,434	20,857
Invested capital	21,343	22,268	26,446	27,143	27,722

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

Per share (THB)

Book value per share	8.01	7.72	7.87	8.02	8.18
Tangible book value per share	8.01	7.72	7.87	8.02	8.18

Financial strength

Net debt/equity (%)	66.3	80.4	106.5	107.8	107.8
Net debt/total assets (%)	33.2	38.5	43.4	43.7	43.6
Current ratio (x)	2.3	2.3	2.0	2.0	2.0
CF interest cover (x)	28.6	1.8	3.4	3.3	3.5

Valuation	2020	2021	2022E	2023E	2024E
Recurring P/E (x) *	9.3	22.0	9.5	9.0	8.1
Recurring P/E @ target price (x) *	9.5	22.5	9.7	9.2	8.3
Reported P/E (x)	9.3	22.0	9.5	9.0	8.1
Dividend yield (%)	31.1	31.1	7.4	7.8	8.6
Price/book (x)	0.6	0.6	0.6	0.6	0.6
Price/tangible book (x)	0.6	0.6	0.6	0.6	0.6
EV/EBITDA (x) **	13.9	24.0	16.1	15.2	14.1
EV/EBITDA @ target price (x) **	14.1	24.2	16.3	15.4	14.2
EV/invested capital (x)	0.7	0.7	0.7	0.7	0.7

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

Sources: LPN Development; 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	SEAFECO	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	
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	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	WIIK
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)

Disclaimer:

The disclosure of the Anti-Corruption Progress Indicators of a listed company on the Stock Exchange of Thailand, which is assessed by Thaipat Institute, is made in order to comply with the policy and sustainable development plan for the listed companies of the Office of the Securities and Exchange Commission. Thaipat Institute made this assessment based on the information received from the listed company, as stipulated in the form for the assessment of Anti-corruption which refers to the Annual Registration Statement (Form 56-1), Annual Report (Form 56-2), or other relevant documents or reports of such listed company. The assessment result is therefore made from the perspective of Thaipat Institute that is a third party. It is not an assessment of operation and is not based on any inside information. Since this assessment is only the assessment result as of the date appearing in the assessment result, it may be changed after that date or when there is any change to the relevant information. Nevertheless, FSS International Investment Advisory Company Limited does not confirm, verify, or certify the accuracy and completeness of the assessment results.

Note: Companies participating in Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) under Thai Institute of Directors (as of 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

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Suwat Sinsadok, CFA, FRM, ERP FSS International Investment Advisory Securities Co., Ltd

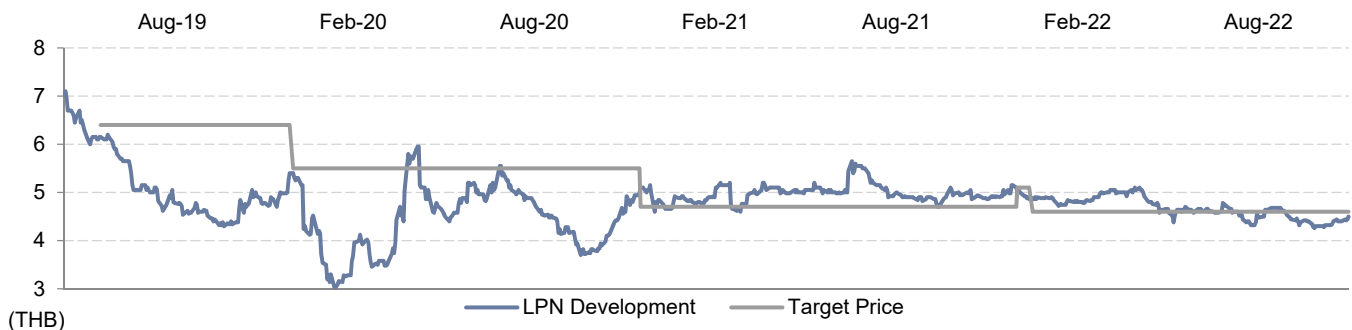
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History of change in investment rating and/or target price

LPN Development (LPN TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
06-Sep-2019	HOLD	6.40	08-Dec-2020	HOLD	4.70	05-Nov-2021	HOLD	4.60
17-Feb-2020	HOLD	5.50	25-Oct-2021	HOLD	5.10			

Suwat Sinsadok, CFA, FRM, ERP started covering this stock from 08-Dec-2020

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
LPN Development	LPN TB	THB 4.50	HOLD	Upside risks to our P/E-based TP are revivals in new launches and better-than-expected take-up rates of new launches. Downside risks to our call are lower profitability from inventory clearance and delays in new launches.

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 Finasia Syrus Securities Public Company Limited

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All share prices are as at market close on 04-Aug-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.