

CENTRAL RETAIL CORP
THAILAND / CONSUMER DISCRETIONARY

CRC TB

BUY

การเติบโตในด้านสาขาใหม่และรูปแบบร้าน

- ผู้บริหารได้นำเสนอปัจจัยหนุนสำคัญที่จะทำให้การเติบโตในปี 2022-24 อันประกอบด้วย: 1) พอร์ตที่มีความยืดหยุ่นและมีการกระจายความเสี่ยง; 2) การขยายและการปรับพื้นที่สาขาและการใช้งานในเวลาที่เหมาะสมและอย่างชาญฉลาด; 3) การควบคุมต้นทุนอย่างมีประสิทธิภาพ
- เวียดนามกำลังกลายเป็นตลาดที่มีการเติบโตสำคัญของ CRC ในปัจจุบัน
- คงแนะนำซื้อที่ราคาเป้าหมาย 45 บาท

TARGET PRICE	THB45.00
CLOSE	THB39.75
UP/DOWNSIDE	+13.2%
TP vs CONSENSUS	+1.6%

KEY STOCK DATA

YE Dec (THB m)	2021	2022E	2023E	2024E
Revenue	195,433	223,841	249,570	269,267
Net profit	59	5,568	7,616	11,030
EPS (THB)	0.01	0.92	1.26	1.83
vs Consensus (%)	-	(1.4)	(4.4)	8.2
EBITDA	19,559	22,064	27,528	34,478
Core net profit	59	5,568	7,616	11,030
Core EPS (THB)	0.01	0.92	1.26	1.83
EPS growth (%)	28.3	9,278.7	36.8	44.8
Core P/E (x)	4,038.0	43.1	31.5	21.7
Dividend yield (%)	0.8	1.2	1.6	2.3
EV/EBITDA (x)	18.4	17.2	14.4	11.7
Price/book (x)	4.3	4.1	3.9	3.6
Net debt/Equity (%)	198.4	222.4	234.5	230.6
ROE (%)	0.1	9.7	12.7	17.2

วิสัยทัศน์ที่ชัดเจนและพันธกิจในการเติบโตสูง

ในระหว่างการประชุมนักวิเคราะห์หลังผลประกอบการ 2Q22 ผู้บริหารได้ชี้แจงถึง 3 ปัจจัยหนุนการเติบโตของกำไรที่สำคัญในช่วงปี 2022-24 ข้อแรกพอร์ตธุรกิจที่มีความยืดหยุ่นและมีการกระจายความเสี่ยงของ CRC น่าจะให้รายได้ที่โตอย่างต่อเนื่องจากการขยายสาขา รูปแบบร้าน และสัดส่วนผลิตภัณฑ์ที่เหมาะสมกับความต้องการของลูกค้าในตลาดที่ CRC ดำเนินงานอยู่ (ประเทศไทย เวียดนามและอินเดีย) ข้อสองการขยายและการปรับสาขาในเวลาที่เหมาะสมและอย่างชาญฉลาด รวมถึงแพลตฟอร์มและแอปทั้งในด้านกายภาพและดิจิทัลจะทำให้เกิดการเติบโตในทุกผลิตภัณฑ์และทุกตลาด ข้อสามการควบคุมต้นทุนอย่างมีประสิทธิภาพผ่านสัดส่วนค่าใช้จ่ายการขายและการบริหารต่อยอดขายจะช่วยเสริมการขยายอัตรากำไรและการเติบโตของกำไรของ CRC ให้สูงขึ้น

เปิดสาขาและแนะนำรูปแบบสาขาใหม่ในปี 2022

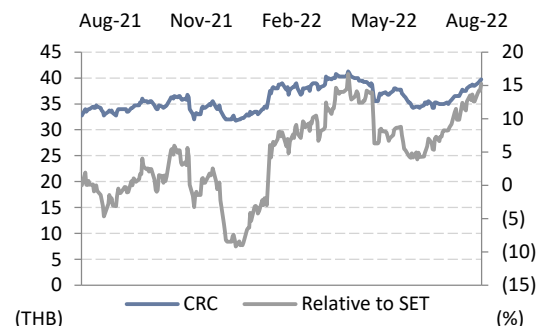
จากศูนย์การค้า 25 แห่งพร้อมอัตราการเช่าที่สูงถึง 94.7% ณ สิ้นไตรมาส 2Q22 เราคิดว่าธุรกิจหลักของ CRC อันประกอบด้วยห้างสรรพสินค้า Central และ Robinson รวมถึงศูนย์การค้า Robinson Lifestyle (RBSL) จะขยายตัวอย่างต่อเนื่องจากการขยายธุรกิจในปี 2022 โดยมีศูนย์การค้า RBSL ใหม่ 3 แห่ง, ห้างสรรพสินค้า (แฟชัน) ใหม่ 3 แห่ง, ร้านไทยวัสดุ (วัสดุก่อสร้าง) ใหม่ 10 สาขา, และศูนย์อาหารใหม่ 40 แห่ง (มี Tops markets 5 แห่ง, Tops Food Hall 1 แห่ง, และ Tops Daily 8 แห่ง) นอกจากนี้ CRC ยังจะเปิดให้บริการ "Tops CLUB" บนถนนพระราม 3 ในเดือน ก.ย. 22 คลับดังกล่าวซึ่งจะให้บริการเฉพาะสมาชิกจะมีรูปแบบธุรกิจคล้ายกับ Costco หรือ Sam's Club ในสหรัฐฯ ใน 2H22 CRC จะเปิดให้บริการร้าน "GO!" ใหม่ 4 แห่งในภาคใต้ของประเทศไทยเนื่องจากบริษัท ตั้งเป้าเพิ่มส่วนแบ่งตลาดในพื้นที่ต่างจังหวัด

เวียดนามเป็นปัจจัยหนุนการเติบโตที่สำคัญของ CRC

ด้วยอัตราการเติบโตทางเศรษฐกิจที่ 6.4% ใน 2Q22 ปัจจุบันเวียดนามกำลังจะกลายเป็นตลาดที่มีการเติบโตสำคัญของ CRC ด้วย Hypermarket 38 แห่ง, Supermarket 34 แห่ง, ร้านอิเล็กทรอนิกส์ 51 แห่ง, และศูนย์การค้า 39 แห่งพร้อมพื้นที่ให้เช่ารวม 209,781 ตรม. ณ สิ้นไตรมาส 2Q22 โดยเราคาดว่ากำไรของรายได้ของ CRC ในเวียดนามจะอยู่ที่ 1.5-2.0x y-y ในปี 2022-23 (+169% y-y ในช่วง 1H22)

โตสม่ำเสมอในขณะที่ความต้องการค่อย ๆ ปรับขึ้น

เราแนะนำซื้อที่ราคาเป้าหมาย 45 บาท เรามองว่า CRC เป็นหนึ่งในหุ้นที่น่าสนใจที่สุดของไทยในกลุ่มค้าปลีกด้วยการเติบโตของกำไรที่อยู่ในเกณฑ์ดีและมีความชัดเจนสูงในประเทศไทย เวียดนาม และอินโดนีเซียตามการฟื้นตัวของห่วงโซ่อุปทานและการบริโภคภายในประเทศ รวมถึงยุทธศาสตร์การเติบโตในท้องถิ่น



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	12.8	7.4	24.2
Relative to country (%)	6.5	6.4	17.8
Mkt cap (USD m)	6,729		
3m avg. daily turnover (USD m)	14.1		
Free float (%)	33		
Major shareholder	Chirathivat family (67%)		
12m high/low (THB)	41.75/31.25		
Issued shares (m)	6,031.00		

Sources: Bloomberg consensus; FSSIA estimates



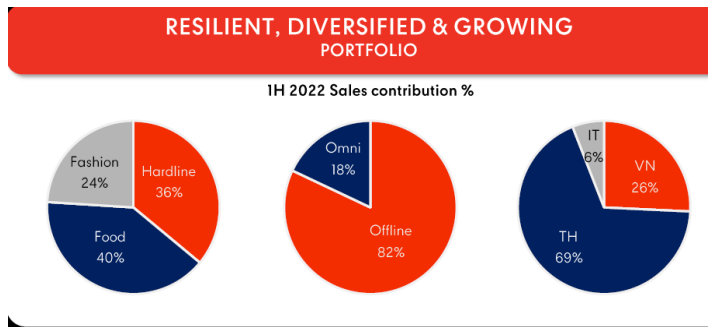
Suwat Sinsadok, CFA, FRM, ERP

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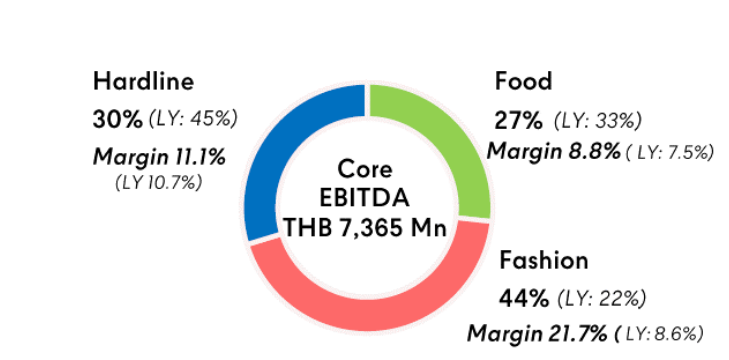
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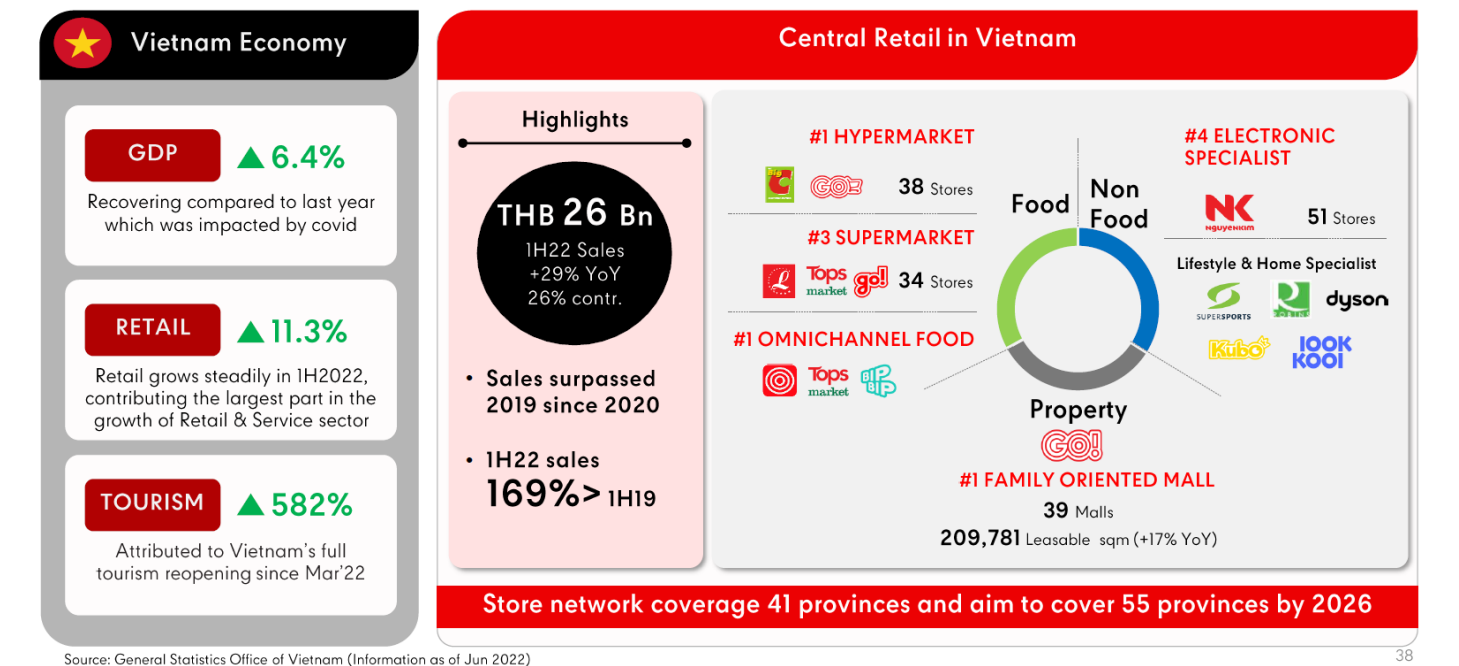
บทวิเคราะห์ฉบับนี้แปลมาจากบทวิเคราะห์ของ FSSIA ฉบับวันที่ 19 สิงหาคม 2022

Exhibit 1: Revenue breakdown by product, channel, and market

Source: CRC

Exhibit 2: Core EBITDA breakdown by product in 2Q22

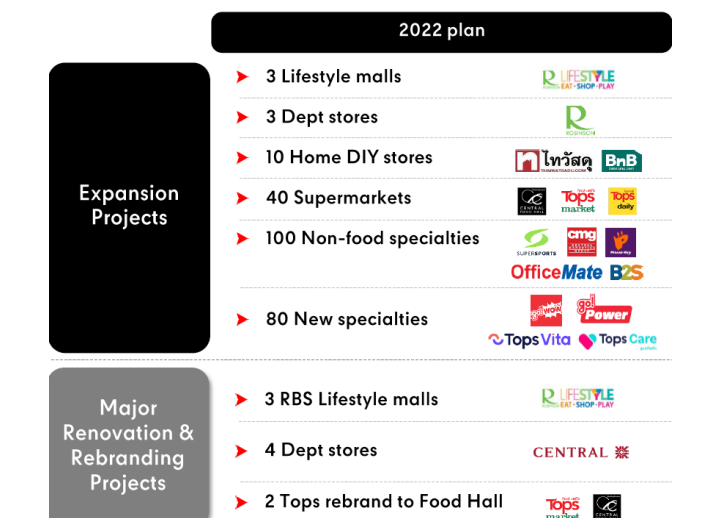
Source: CRC

Exhibit 3: CRC's assets in Vietnam

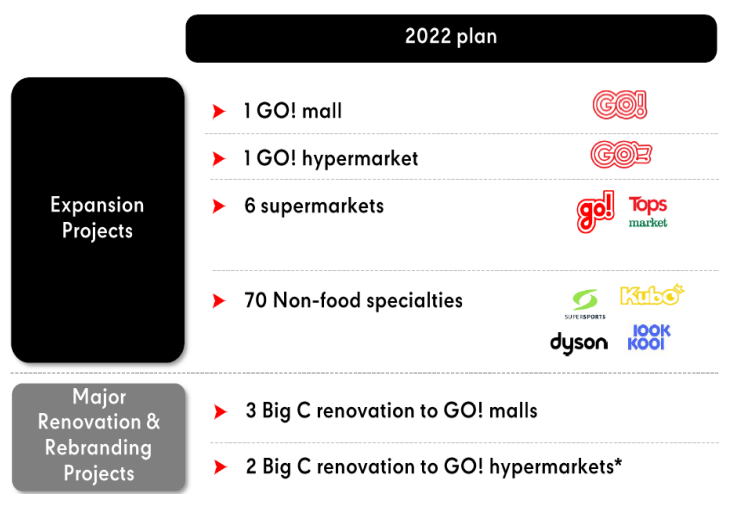
Source: General Statistics Office of Vietnam (Information as of Jun 2022)

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Source: CRC

Exhibit 4: Network expansion and renovations in Thailand

Source: CRC

Exhibit 5: Network expansion and renovations in Vietnam

Source: CRC

Financial Statements

Central Retail Corp

Profit and Loss (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Revenue	194,009	195,433	223,841	249,570	269,267
Cost of goods sold	(118,390)	(118,806)	(137,982)	(152,162)	(162,087)
Gross profit	75,619	76,626	85,858	97,408	107,180
Other operating income	0	0	0	0	0
Operating costs	(57,088)	(57,068)	(63,795)	(69,880)	(72,702)
Operating EBITDA	18,531	19,559	22,064	27,528	34,478
Depreciation	(16,558)	(17,041)	(11,716)	(13,754)	(15,853)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	1,973	2,518	10,348	13,774	18,625
Net financing costs	(2,648)	(2,892)	(3,648)	(4,582)	(5,275)
Associates	132	279	293	308	323
Recurring non-operating income	132	279	305	321	338
Non-recurring items	0	0	0	0	0
Profit before tax	(543)	(95)	7,004	9,513	13,688
Tax	884	372	(1,208)	(1,657)	(2,406)
Profit after tax	341	277	5,796	7,856	11,282
Minority interests	(295)	(217)	(228)	(240)	(252)
Preferred dividends	0	0	0	0	0
Other items	0	0	0	0	0
Reported net profit	46	59	5,568	7,616	11,030
Non-recurring items & goodwill (net)	0	-	-	-	-
Recurring net profit	46	59	5,568	7,616	11,030
Per share (THB)					
Recurring EPS *	0.01	0.01	0.92	1.26	1.83
Reported EPS	0.01	0.01	0.92	1.26	1.83
DPS	0.40	0.30	0.46	0.63	0.91
Diluted shares (used to calculate per share data)	6,031	6,031	6,031	6,031	6,031
Growth					
Revenue (%)	(11.5)	0.7	14.5	11.5	7.9
Operating EBITDA (%)	(15.3)	5.5	12.8	24.8	25.2
Operating EBIT (%)	(83.6)	27.6	310.9	33.1	35.2
Recurring EPS (%)	(99.5)	28.3	9,278.7	36.8	44.8
Reported EPS (%)	(99.7)	28.3	9,278.7	36.8	44.8
Operating performance					
Gross margin inc. depreciation (%)	30.4	30.5	33.1	33.5	33.9
Gross margin of key business (%)	23.2	23.8	26.1	26.3	26.8
Operating EBITDA margin (%)	9.6	10.0	9.9	11.0	12.8
Operating EBIT margin (%)	1.0	1.3	4.6	5.5	6.9
Net margin (%)	0.0	0.0	2.5	3.1	4.1
Effective tax rate (%)	0.0	0.0	18.0	18.0	18.0
Dividend payout on recurring profit (%)	5,214.2	3,047.5	50.0	50.0	50.0
Interest cover (X)	0.8	1.0	2.9	3.1	3.6
Inventory days	110.6	108.8	99.6	98.0	100.3
Debtor days	8.4	8.8	7.7	7.0	7.2
Creditor days	105.9	105.2	99.6	97.2	99.4
Operating ROIC (%)	5.6	6.1	19.9	23.8	29.9
ROIC (%)	1.5	1.5	4.3	5.2	6.4
ROE (%)	0.1	0.1	9.7	12.7	17.2
ROA (%)	1.4	1.3	3.2	3.8	4.8

* Pre exceptional, pre-goodwill and fully diluted

Revenue by Division (THB m)	2020	2021	2022E	2023E	2024E
Sales of goods	173,138	175,975	199,147	222,038	239,561
Rental services	5,598	4,990	6,970	7,771	8,385
Rendering services	1,212	826	1,792	1,998	2,156
Other income	14,062	13,641	15,932	17,763	19,165

Sources: Central Retail Corp; FSSIA estimates

Financial Statements

Central Retail Corp

Cash Flow (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Recurring net profit	46	59	5,568	7,616	11,030
Depreciation	16,558	17,041	11,716	13,754	15,853
Associates & minorities	(10,683)	154	0	0	0
Other non-cash items	(470)	531	115	378	235
Change in working capital	(15,932)	4,025	2,075	1,709	1,309
Cash flow from operations	(10,481)	21,810	19,475	23,457	28,427
Capex - maintenance	(16,350)	(18,745)	(19,120)	(19,694)	(20,284)
Capex - new investment	0	0	0	0	0
Net acquisitions & disposals	(56,403)	(19,032)	(16,525)	(14,868)	(11,382)
Other investments (net)	0	0	0	0	0
Cash flow from investing	(72,753)	(37,777)	(35,645)	(34,562)	(31,666)
Dividends paid	(2,412)	(1,809)	(2,784)	(3,808)	(5,515)
Equity finance	30,950	4,745	(603)	(603)	(603)
Debt finance	60,762	13,378	17,900	14,023	8,014
Other financing cash flows	0	0	0	0	0
Cash flow from financing	89,300	16,313	14,513	9,612	1,896
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	6,065	346	(1,658)	(1,492)	(1,343)
Free cash flow to firm (FCFF)	(80,284.07)	(12,853.60)	(12,276.11)	(6,298.12)	2,240.40
Free cash flow to equity (FCFE)	(22,472.08)	(2,589.13)	1,729.20	2,919.10	4,775.28

Per share (THB)

FCFF per share	(13.31)	(2.13)	(2.04)	(1.04)	0.37
FCFE per share	(3.73)	(0.43)	0.29	0.48	0.79
Recurring cash flow per share	0.90	2.95	2.88	3.61	4.50

Balance Sheet (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Tangible fixed assets (gross)	102,023	102,023	121,143	140,837	161,121
Less: Accumulated depreciation	(60,369)	(58,664)	(70,381)	(84,134)	(99,987)
Tangible fixed assets (net)	41,654	43,359	50,762	56,702	61,134
Intangible fixed assets (net)	0	0	0	0	0
Long-term financial assets	0	0	0	0	0
Invest. in associates & subsidiaries	16,441	23,461	23,461	23,461	23,461
Cash & equivalents	17,742	18,088	16,430	14,938	13,595
A/C receivable	14,699	14,727	14,423	14,946	15,347
Inventories	34,296	36,516	38,773	42,973	46,087
Other current assets	441	587	672	750	809
Current assets	67,177	69,918	70,297	73,607	75,838
Other assets	113,908	126,491	144,877	161,530	174,279
Total assets	239,180	263,228	289,398	315,300	334,711
Common equity	53,394	56,388	58,569	61,775	66,687
Minorities etc.	2,321	2,693	2,921	3,161	3,413
Total shareholders' equity	55,715	59,081	61,491	64,935	70,099
Long term debt	81,058	78,817	52,666	40,842	33,095
Other long-term liabilities	13,358	13,668	15,529	17,314	18,681
Long-term liabilities	94,416	92,485	68,195	58,156	51,775
A/C payable	31,569	36,905	38,426	42,589	45,675
Short term debt	40,859	56,478	100,529	126,377	142,138
Other current liabilities	16,620	18,279	20,757	23,243	25,023
Current liabilities	89,049	111,662	159,713	192,209	212,837
Total liabilities and shareholders' equity	239,180	263,228	289,398	315,300	334,711
Net working capital	1,246	(3,354)	(5,316)	(7,163)	(8,456)
Invested capital	173,249	189,956	213,785	234,530	250,417

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

Per share (THB)

Book value per share	8.85	9.35	9.71	10.24	11.06
Tangible book value per share	8.85	9.35	9.71	10.24	11.06

Financial strength

Net debt/equity (%)	187.0	198.4	222.4	234.5	230.6
Net debt/total assets (%)	43.6	44.5	47.3	48.3	48.3
Current ratio (x)	0.8	0.6	0.4	0.4	0.4
CF interest cover (x)	(7.5)	0.1	1.5	1.6	1.9

Valuation	2020	2021	2022E	2023E	2024E
Recurring P/E (x) *	5,181.6	4,038.0	43.1	31.5	21.7
Recurring P/E @ target price (x) *	5,866.0	4,571.3	48.7	35.6	24.6
Reported P/E (x)	5,181.6	4,038.0	43.1	31.5	21.7
Dividend yield (%)	1.0	0.8	1.2	1.6	2.3
Price/book (x)	4.5	4.3	4.1	3.9	3.6
Price/tangible book (x)	4.5	4.3	4.1	3.9	3.6
EV/EBITDA (x) **	18.7	18.4	17.2	14.4	11.7
EV/EBITDA @ target price (x) **	20.4	20.0	18.6	15.5	12.7
EV/invested capital (x)	2.0	1.9	1.8	1.7	1.6

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

Sources: Central Retail Corp; 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	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	

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	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)

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

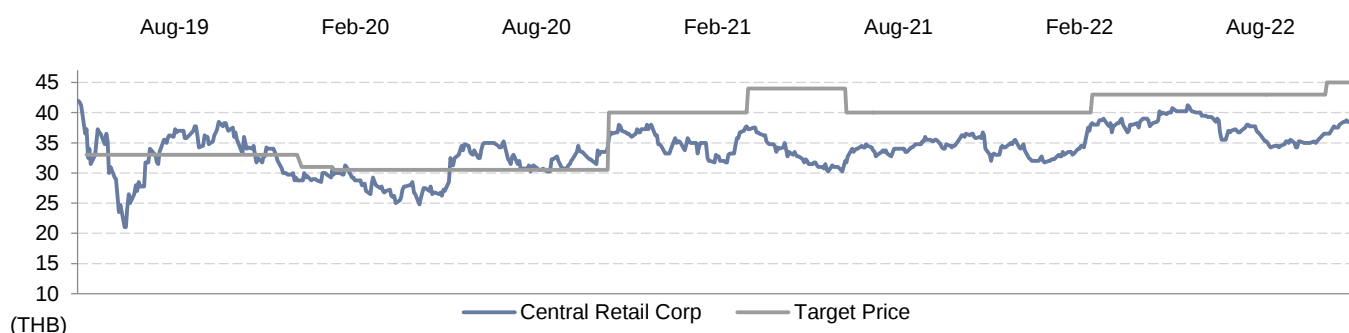
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History of change in investment rating and/or target price

Central Retail Corp (CRC TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
25-Feb-2020	REDUCE	33.00	02-Mar-2021	BUY	40.00	09-Feb-2022	BUY	43.00
24-Jul-2020	HOLD	31.00	09-Jun-2021	BUY	44.00	26-Jul-2022	BUY	45.00
18-Aug-2020	HOLD	30.50	18-Aug-2021	BUY	40.00			

Suwat Sinsadok, CFA, FRM, ERP started covering this stock from 24-Jul-2020

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Central Retail Corp	CRC TB	THB 39.75	BUY	The key downside risks to our DCF-based TP include 1) new waves of Covid-19; and 2) lower-than-expected sales from the high-margin fashion business.

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

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All share prices are as at market close on 18-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.