

CENTRAL PATTANA CPN TB

THAILAND / REAL ESTATE

BUY

More than a reopening play

- Despite solid recovery momentum in revenue, we expect CPN's 4Q22 net profit to dip 1% q-q due to seasonally high SG&A.
- CPN is more than a reopening play, with its committed 5-yr plan to develop projects under its retail-led mixed-use development theme.
- Re-initiate coverage with a BUY call with a DCF-TP of THB82.

TARGET PRICE	THB82.00
CLOSE	THB69.00
UP/DOWNSIDE	+18.8%
TP vs CONSENSUS	+7.2%

Seasonally high SG&A to slightly pressure 4Q22 net profit

We believe CPN's solid recovery momentum will continue into 4Q22. The festive season in December, together with the strong tourism revival, should outweigh the mild impact from the flood at its Ubon Ratchathani branch in October 2022. We project its 4Q22 operating revenue to rise 3% q-q and 20% y-y to THB9.5b, driven by rental and service revenue from shopping malls due to fewer discounts provided to support tenants. The growth is also reflected in the opening of three new shopping malls: Central Sri Racha, Central Ayutthaya, and Central Chanthaburi during 9M22. However, seasonally high SG&A expenses in 4Q and more marketing expenses this year should put its earnings under pressure. We, therefore, expect CPN to post a net profit of THB2.8b in 4Q22, slightly decreasing by 1% q-q but up 57% y-y from the low base in 4Q21. We forecast CPN's full-year net profit to jump 51% y-y to THB10.8b – 8% lower than the pre-Covid level in 2019.

More than a reopening play

CPN is more than a reopening play. The company has announced its five-year (2022-2026) investment plan to develop several projects under the theme of "Retail-led mixed-use development", with a total investment of THB120b, 70% of which will be used to expand its retail business. The remaining will be used for residential projects, hotels, and office buildings. By 2026, CPN plans to reach 50 shopping malls in Thailand and overseas from the current 38; 37 hotel projects from the current 3; and 13 office buildings from the current 10.

High growth potential for the longer term

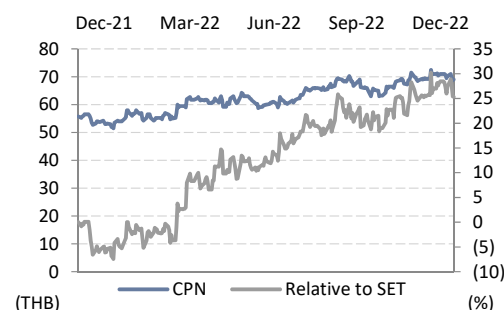
With this commitment, we believe the company will deliver strong growth momentum over the longer term. We expect its net profit to reach THB12.9b in 2023, up 19% y-y and surpassing the 2019 pre-Covid level, and post a 13% CAGR over 2022-24.

Re-initiating coverage with BUY

We derive our DCF-based TP of THB82 with a 7.0% WACC. We believe CPN is attractive as a domestic play benefiting from Thailand's reopening, the return of tourism, and its solid position as a scalable mixed-use developer. We re-initiate coverage of CPN with a BUY call.

KEY STOCK DATA

YE Dec (THB m)	2021	2022E	2023E	2024E
Revenue	24,515	35,325	41,462	44,890
Net profit	7,148	10,800	12,904	13,899
EPS (THB)	1.59	2.41	2.88	3.10
vs Consensus (%)	-	5.2	7.8	3.9
EBITDA	12,356	20,319	23,409	25,700
Core net profit	3,380	10,800	12,904	13,899
Core EPS (THB)	0.75	2.41	2.88	3.10
Chg. In EPS est. (%)	-	(7.1)	(16.3)	(17.9)
EPS growth (%)	(39.9)	219.5	19.5	7.7
Core P/E (x)	91.6	28.7	24.0	22.3
Dividend yield (%)	0.9	1.3	1.6	1.7
EV/EBITDA (x)	35.3	23.2	21.5	20.7
Price/book (x)	4.2	3.9	3.5	3.2
Net debt/Equity (%)	143.7	171.2	190.7	200.2
ROE (%)	4.8	14.1	15.4	15.1



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	0.0	0.0	25.5
Relative to country (%)	0.5	0.9	27.4
Mkt cap (USD m)	8,862		
3m avg. daily turnover (USD m)	17.5		
Free float (%)	66		
Major shareholder	Chirathivat Family (37%)		
12m high/low (THB)	72.50/50.50		
Issued shares (m)	4,488.00		

Sources: Bloomberg consensus; FSSIA estimates


Jitra Amornthum

 jitra.a@fssia.com
 +66 2646 9964

Investment thesis

We think CPN stands as one of the most attractive domestic plays with its solid five-year investment plan to develop mixed-use projects including shopping malls, office buildings, residential properties, and hotels, in addition to the acquisition of Siam Future Development (SF, not rated). CPN has a low exposure to the high energy prices and rising interest rates. The company also has a long-term plan to achieve net-zero carbon emissions by reducing energy consumption by 50% and increasing the use of clean energy by 50%.

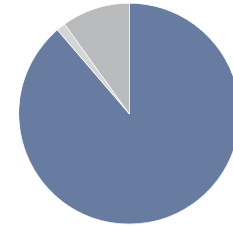
Company profile

Central Pattana PCL is the largest retail property developer in Thailand with over 40 years of experience. At end-3Q22, CPN managed 38 shopping centres, 17 community malls and 1 super-regional mall in Malaysia; 10 office buildings, 3 hotels and 25 residential projects. Its retail net leasable area stands at 2.3m sq.m. with an average 90% occupancy rate.

www.centralpattana.co.th

Principal activities (revenue, 2021)

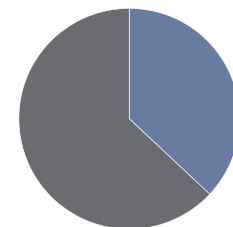
- Revenue from rent and services - 88.7 %
- Revenue from food and beverage - 1.3 %
- Revenue from hotel operation - 10.0 %



Source: Central Pattana

Major shareholders

- Chirathivat Family - 37.0 %
- Others - 63.0 %



Source: Central Pattana

Catalysts

We see three drivers for CPN's net profit growth that we estimate at a 13% CAGR in 2022-24: 1) stronger earnings growth from retail rents driven by the NLA expansion with new shopping malls, improving margins on gradually lower rental rate discounts, and higher occupancy rates for offices and hotels; 2) effective cost control to lower the variable cost portion; and 3) the acquisition of SF, which we expect will boost CPN's net profit by 10-20%, annually.

Risks to our call

Key downside risks to our DCF-derived TP are deviations to our estimates on rental rate, occupancy rate, returns on its new investments, capex and interest rate.

Event calendar

Date	Event
February 2023	4Q22 results announcement

Key assumptions

	2022E	2023E	2024E
NLA (sqm m)	2.29	2.38	2.52
Retail rental rate (THB/sqm)	1,447	1,635	1,684
Occupancy rate (%)	90.0	92.0	93.0
Residential sales (THB m)	2,355	2,500	2,500
Blended GPM (%)	50.3	49.6	50.5
SG&A to sales (%)	17.3	15.7	15.8

Source: FSSIA estimates

Earnings sensitivity

- For every 5% increase in rental rate, we project 2022 earnings to rise by 3%, and vice versa, all else being equal.
- For every 1% increase in SG&A to sales, we project 2022 earnings to drop by 2.8%, and vice versa, all else being equal.

Source: FSSIA estimates

Exhibit 1: 4Q22 results preview

Year to Dec 31	4Q21	3Q22	4Q22E	Change		2021	2022E	Change
	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)	(THB m)	(THB m)	(y-y %)
Sales	7,859	9,221	9,459	3	20	24,515	35,325	44
Cost of sales	4,320	4,523	4,565	1	6	14,784	17,551	19
Gross profit	3,539	4,699	4,893	4	38	9,731	17,774	83
Operating costs	1,621	1,538	1,741	13	7	5,499	6,118	11
Operating profit	1,918	3,161	3,153	(0)	64	4,231	11,656	175
Operating EBITDA	4,111	5,282	5,457	3	33	12,356	20,319	64
Other income	342	356	345	(3)	1	1,043	1,205	16
Interest expense	540	551	531	(3)	(2)	1,790	2,134	19
Profit before tax	1,719	2,966	2,910	(2)	69	3,564	11,913	234
Tax	259	608	556	(8)	114	807	2,466	206
Associates	307	399	337	(15)	10	704	1,463	108
Minority interests	(74)	(22)	(21)	3	71	(81)	(109)	34
Reported net profit	1,816	2,872	2,847	(1)	57	7,148	10,800	51
Core profit	1,693	2,735	2,847	4	68	3,380	10,800	220
Reported EPS (THB)	0.40	0.64	0.63	(1)	57	1.59	2.41	51
Recurring EPS (THB)	0.38	0.61	0.63	4	68	0.75	2.41	220
Key Ratios (%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)	(%)	(ppt)
Gross margin	45.0	51.0	51.7	0.8	6.7	39.7	50.3	10.6
Operating margin	24.4	34.3	33.3	(0.9)	8.9	17.3	33.0	15.7
EBITDA margin	52.3	57.3	57.7	0.4	5.4	50.4	57.5	7.1
Recurring net margin	21.5	29.7	30.1	0.4	8.6	13.8	30.6	16.8
SG&A / Sales	20.6	16.7	18.4	1.7	(2.2)	22.4	17.3	(5.1)
Revenue breakdown	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)			
Rental and services	6,513	7,951	8,345	5	28			
Hotel operations	136	252	283	13	109			
Food center services	115	182	202	11	75			
Real estate sales	907	627	628	0	(31)			
Gross margin by business	(%)	(%)	(%)	(ppt)	(ppt)			
Rental and services	45.6	50.6	52.7	2.1	7.1			
Hotel operations	56.7	69.4	69.5	0.1	12.8			
Food center services	33.8	44.6	45.2	0.5	11.4			
Real estate sales	29.1	32.8	32.4	(0.4)	3.4			

Sources: CPN; FSSIA estimates

Exhibit 2: DCF valuation

	2022E	2023E	2024E	2025E	2026E	2027E	2028E	2029E	2030E	2031E	2032E
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)
EBITDA	20,319	23,409	25,700	27,521	29,349	30,663	32,135	33,274	34,401	35,520	36,618
(less) tax on EBIT	(2,466)	(2,965)	(3,203)	(4,715)	(4,824)	(5,024)	(5,242)	(5,451)	(5,676)	(5,916)	(6,174)
decrease in working cap	(2,090)	(427)	(475)	(374)	(375)	(186)	(239)	(156)	(160)	(165)	(171)
(less) capex & investments	(20,700)	(21,400)	(24,000)	(21,600)	(19,440)	(18,468)	(17,545)	(16,667)	(15,834)	(15,042)	(13,538)
extraordinary cash											
Free cash flow	(4,937)	(1,383)	(1,979)	7,381	10,552	12,684	14,848	16,924	18,936	20,914	23,507
WACC (%)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Terminal growth (%)	3.0										
PV of FCF	(4,937)	(1,292)	(1,727)	6,202	8,367	9,491	10,482	11,275	11,905	12,408	13,158
EV - add investments	531,189										
Net debt	152,192										
Minority interest	9,082										
Equity value	369,915										
No. of shares (m)	4,488										
Equity value / share (THB)	82										

Source: FSSIA estimates

Financial Statements

Central Pattana

Profit and Loss (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Revenue	26,730	24,515	35,325	41,462	44,890
Cost of goods sold	(8,063)	(6,660)	(8,888)	(11,543)	(12,097)
Gross profit	18,667	17,855	26,437	29,919	32,793
Other operating income	-	-	-	-	-
Operating costs	(5,137)	(5,499)	(6,118)	(6,510)	(7,093)
Operating EBITDA	13,531	12,356	20,319	23,409	25,700
Depreciation	(7,906)	(8,124)	(8,663)	(9,373)	(10,138)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	5,624	4,231	11,656	14,037	15,562
Net financing costs	(696)	(1,790)	(2,134)	(2,137)	(2,501)
Associates	772	704	1,463	1,658	1,749
Recurring non-operating income	1,976	1,827	3,853	4,084	4,163
Non-recurring items	3,936	3,769	0	0	0
Profit before tax	10,840	8,037	13,375	15,984	17,225
Tax	(1,223)	(807)	(2,466)	(2,965)	(3,203)
Profit after tax	9,617	7,230	10,909	13,019	14,021
Minority interests	(60)	(81)	(109)	(115)	(122)
Preferred dividends	0	0	0	0	0
Other items	0	0	0	0	0
Reported net profit	9,557	7,148	10,800	12,904	13,899
Non-recurring items & goodwill (net)	(3,936)	(3,769)	0	0	0
Recurring net profit	5,621	3,380	10,800	12,904	13,899
Per share (THB)					
Recurring EPS *	1.25	0.75	2.41	2.88	3.10
Reported EPS	2.13	1.59	2.41	2.88	3.10
DPS	0.70	0.60	0.91	1.08	1.17
Diluted shares (used to calculate per share data)	4,488	4,488	4,488	4,488	4,488
Growth					
Revenue (%)	(27.2)	(8.3)	44.1	17.4	8.3
Operating EBITDA (%)	(28.9)	(8.7)	64.5	15.2	9.8
Operating EBIT (%)	(52.8)	(24.8)	175.5	20.4	10.9
Recurring EPS (%)	(51.7)	(39.9)	219.5	19.5	7.7
Reported EPS (%)	(18.6)	(25.2)	51.1	19.5	7.7
Operating performance					
Gross margin inc. depreciation (%)	40.3	39.7	50.3	49.6	50.5
Gross margin of key business (%)	45.1	40.5	50.3	49.6	50.5
Operating EBITDA margin (%)	50.6	50.4	57.5	56.5	57.3
Operating EBIT margin (%)	21.0	17.3	33.0	33.9	34.7
Net margin (%)	21.0	13.8	30.6	31.1	31.0
Effective tax rate (%)	19.9	22.6	20.7	20.7	20.7
Dividend payout on recurring profit (%)	55.9	79.7	37.7	37.7	37.7
Interest cover (X)	10.9	3.4	7.3	8.5	7.9
Inventory days	-	-	-	-	-
Debtor days	71.5	96.1	93.3	102.0	105.9
Creditor days	286.5	319.5	281.1	257.5	275.6
Operating ROIC (%)	3.3	1.9	5.1	5.7	5.9
ROIC (%)	3.4	2.1	4.5	4.4	4.1
ROE (%)	8.0	4.8	14.1	15.4	15.1
ROA (%)	3.2	2.0	4.3	4.1	3.9
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Revenue from rent and services	23,716	21,748	31,446	36,988	40,236
Revenue from food and beverage	446	325	659	725	762
Revenue from hotel operation	2,568	2,443	3,220	3,749	3,892

Sources: Central Pattana; FSSIA estimates

Financial Statements

Central Pattana

Cash Flow (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Recurring net profit	5,621	3,380	10,800	12,904	13,899
Depreciation	7,906	8,124	8,663	9,373	10,138
Associates & minorities	(60)	558	0	0	0
Other non-cash items	60	81	109	115	122
Change in working capital	(1,024)	(1,750)	(3,895)	(816)	(1,080)
Cash flow from operations	12,503	10,394	15,677	21,575	23,080
Capex - maintenance	(65,031)	(14,748)	(20,700)	(21,400)	(24,000)
Capex - new investment	0	0	0	0	0
Net acquisitions & disposals	15,781	(30,928)	(25,185)	(28,235)	(30,003)
Other investments (net)	0	0	0	0	0
Cash flow from investing	(49,249)	(45,676)	(45,885)	(49,635)	(54,003)
Dividends paid	(3,142)	(2,693)	(4,068)	(4,861)	(5,236)
Equity finance	(9,754)	(144)	0	0	0
Debt finance	55,812	34,951	34,370	32,759	26,688
Other financing cash flows	0	0	0	0	0
Cash flow from financing	42,917	32,114	30,302	27,898	21,452
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	9,318
Net other adjustments	0	0	0	0	9,318
Movement in cash	6,170	(3,168)	94	(161)	(153)
Free cash flow to firm (FCFF)	(36,050.39)	(33,492.06)	(28,073.84)	(25,922.30)	(28,422.94)
Free cash flow to equity (FCFE)	19,065.78	(331.39)	4,162.39	4,699.49	5,082.61

Per share (THB)

FCFF per share	(8.03)	(7.46)	(6.26)	(5.78)	(6.33)
FCFE per share	4.25	(0.07)	0.93	1.05	1.13
Recurring cash flow per share	3.01	2.71	4.36	4.99	5.38

Balance Sheet (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Tangible fixed assets (gross)	233,513	246,508	267,208	288,608	312,608
Less: Accumulated depreciation	(70,289)	(76,660)	(85,323)	(94,696)	(104,834)
Tangible fixed assets (net)	163,224	169,848	181,885	193,912	207,774
Intangible fixed assets (net)	0	0	0	0	0
Long-term financial assets	0	0	0	0	0
Invest. in associates & subsidiaries	10,141	42,381	74,621	106,861	139,102
Cash & equivalents	9,225	6,057	6,151	5,990	5,837
A/C receivable	5,507	7,395	10,656	12,508	13,541
Inventories	0	0	0	0	0
Other current assets	9,032	10,062	14,499	17,018	18,425
Current assets	23,765	23,515	31,307	35,516	37,803
Other assets	24,522	27,677	39,882	46,810	50,680
Total assets	221,652	263,421	327,694	383,100	435,358
Common equity	68,790	73,102	79,834	87,877	96,540
Minorities etc.	8,333	8,973	9,082	9,197	9,319
Total shareholders' equity	77,123	82,075	88,916	97,074	105,859
Long term debt	71,117	94,176	120,286	145,171	165,445
Other long-term liabilities	42,979	43,677	62,937	73,871	79,977
Long-term liabilities	114,096	137,853	183,223	219,043	245,422
A/C payable	5,400	6,259	7,430	8,855	9,413
Short term debt	17,905	29,796	38,057	45,930	52,345
Other current liabilities	7,128	7,437	10,068	12,198	13,000
Current liabilities	30,432	43,492	55,555	66,983	74,758
Total liabilities and shareholders' equity	221,652	263,420	327,694	383,099	426,040
Net working capital	2,012	3,762	7,657	8,473	9,553
Invested capital	199,900	243,668	304,045	356,058	407,108

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

Per share (THB)

Book value per share	15.33	16.29	17.79	19.58	21.51
Tangible book value per share	15.33	16.29	17.79	19.58	21.51

Financial strength

Net debt/equity (%)	103.5	143.7	171.2	190.7	200.2
Net debt/total assets (%)	36.0	44.8	46.4	48.3	48.7
Current ratio (x)	0.8	0.5	0.6	0.5	0.5
CF interest cover (x)	28.4	0.8	3.0	3.2	3.0

Valuation	2020	2021	2022E	2023E	2024E
Recurring P/E (x) *	55.1	91.6	28.7	24.0	22.3
Recurring P/E @ target price (x) *	65.5	108.9	34.1	28.5	26.5
Reported P/E (x)	32.4	43.3	28.7	24.0	22.3
Dividend yield (%)	1.0	0.9	1.3	1.6	1.7
Price/book (x)	4.5	4.2	3.9	3.5	3.2
Price/tangible book (x)	4.5	4.2	3.9	3.5	3.2
EV/EBITDA (x) **	29.4	35.3	23.2	21.5	20.7
EV/EBITDA @ target price (x) **	33.7	40.1	26.0	24.0	22.9
EV/invested capital (x)	2.0	1.8	1.5	1.4	1.3

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

Sources: Central Pattana; FSSIA estimates

Corporate Governance report of Thai listed companies 2021

EXCELLENT LEVEL – Score range 90-100										
AAV	BPCG	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	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	MITSIB	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
AMANAH	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

Jitra Amornthum FSS International Investment Advisory Securities Co., Ltd

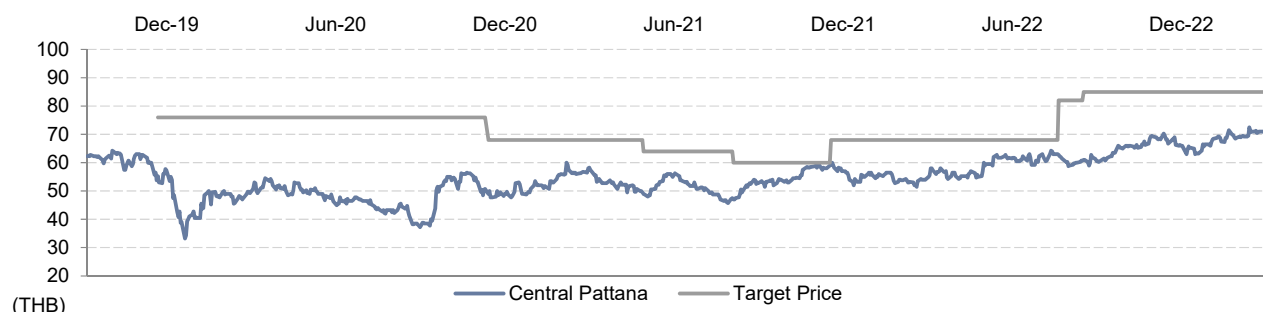
The individual(s) identified above certify(ies) that (i) all views expressed in this report accurately reflect the personal view of the analyst(s) with regard to any and all of the subject securities, companies or issuers mentioned in this report; and (ii) no part of the compensation of the analyst(s) was, is, or will be, directly or indirectly, related to the specific recommendations or views expressed herein.

This report has been prepared by FSS International Investment Advisory Company Limited (FSSIA). The information herein has been obtained from sources believed to be reliable and accurate; however FSS makes no representation as to the accuracy and completeness of such information. Information and opinions expressed herein are subject to change without notice. FSS has no intention to solicit investors to buy or sell any security in this report. In addition, FSS does not guarantee returns nor price of the securities described in the report nor accept any liability for any loss or damage of any kind arising out of the use of such information or opinions in this report. Investors should study this report carefully in making investment decisions. All rights are reserved.

This report may not be reproduced, distributed or published by any person in any manner for any purpose without permission of FSSIA. Investment in securities has risks. Investors are advised to consider carefully before making investment decisions.

History of change in investment rating and/or target price

Central Pattana (CPN TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
27-Feb-2020	BUY	76.00	10-Aug-2021	BUY	60.00	29-Jun-2022	BUY	85.00
25-Dec-2020	BUY	68.00	08-Nov-2021	BUY	68.00			
19-May-2021	BUY	64.00	06-Jun-2022	BUY	82.00			

Jitra Amornthum started covering this stock from 23-Dec-2022

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Central Pattana	CPN TB	THB 69.00	BUY	Key downside risks to our DCF-derived TP are deviations to our estimates on rental rate, occupancy rate, returns on its new investments, capex and interest rate.

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-Dec-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.