

# CENTRAL PATTANA CPN TB

## THAILAND / PROPERTY DEVELOPMENT

# BUY

## Full recovery to 2019 levels

- 4Q22 net profit was slightly lower by 2% q-q but up 55% y-y, in line with our estimate and the Bloomberg consensus.
- Revenue and margins recovered to 2019 levels.
- BUY call is maintained with the same TP of THB82.

TARGET PRICE	THB82.00
CLOSE	THB70.75
UP/DOWNSIDE	+15.9%
PRIOR TP	THB82.00
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	+2.5%

### KEY STOCK DATA

YE Dec (THB m)	2022	2023E	2024E	2025E
Revenue	35,575	41,462	44,890	47,661
Net profit	10,760	12,898	14,064	14,927
EPS (THB)	2.40	2.87	3.13	3.33
vs Consensus (%)	-	22.5	14.3	8.8
EBITDA	19,608	23,096	25,387	27,208
Core net profit	10,945	12,898	14,064	14,927
Core EPS (THB)	2.44	2.87	3.13	3.33
Chg. In EPS est. (%)	nm	0.0	1.2	nm
EPS growth (%)	114.6	17.8	9.0	6.1
Core P/E (x)	29.0	24.6	22.6	21.3
Dividend yield (%)	1.3	1.5	1.7	1.7
EV/EBITDA (x)	22.7	18.4	17.1	16.3
Price/book (x)	3.9	3.5	3.2	3.0
Net debt/Equity (%)	133.7	100.4	101.4	100.1
ROE (%)	14.2	15.1	15.0	14.5

### Profit in line with expectations

CPN reported a net profit of THB2.8b in 4Q22, in line with our estimate and the Bloomberg consensus. Net profit was slightly lower by 2% q-q but up 55% y-y from the low base in 4Q21. The slight q-q decline in 4Q22 net profit was due to seasonally higher SG&A expenses in 4Q22 and higher marketing expenses to support its tenants. This brought CPN's full-year 2022 net profit to THB10.8b, +51% y-y, and only 8% lower than the pre-pandemic level.

### Revenue improvements across all units

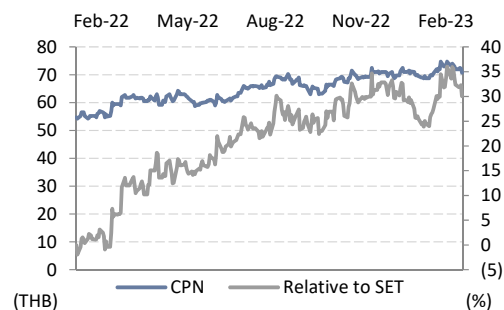
During the quarter, CPN launched its first GO! Hotel, a new premium budget hotel, in Bowin, Chonburi. It also added five more residential projects and arranged a major marketing event, Bangkok Countdown Celebration, to promote customer traffic and tenant sales. 4Q22 revenue was up 13% q-q and 33% y-y, with improvements seen across all business units. Rental and service income, which contributed 84% of total revenue, increased by 7% q-q and 31% y-y, with rental rate discounts averaging 7% for shopping malls and no discounts for community malls. As a result, the gross margin from its rental and service business rose to 52.0%, very close to the pre-Covid level.

### Full recovery to 2019 levels

CPN's overall operations in 2022 fully recovered to 2019 levels. The company's operating revenue jumped 43% y-y to THB35.6b, equal to its average revenue during 2018-19, with a blended gross margin of 49.3%, very close to 2019. Furthermore, the company has been keen to control costs efficiently, which helped its SG&A to revenue ratio drop to 18.2% in 2022 from 21.8% a year earlier.

### Maintain BUY, TP unchanged

We maintain our forecast and 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. A BUY rating is maintained.



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	2.9	2.2	24.1
Relative to country (%)	4.9	0.4	27.4
Mkt cap (USD m)	9,107		
3m avg. daily turnover (USD m)	14.9		
Free float (%)	66		
Major shareholder	Chirathivat Family (37%)		
12m high/low (THB)	75.50/52.75		
Issued shares (m)	4,488.00		

Sources: Bloomberg consensus; FSSIA estimates



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## Exhibit 1: 4Q22/2022 results summary

Year to Dec 31	4Q21	3Q22	4Q22	----- Change -----		2021	2022	Change
	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)	(THB m)	(THB m)	(y-y %)
Sales	7,672	9,011	10,209	13	33	24,840	35,575	43
Cost of sales	4,330	4,523	5,047	12	17	14,784	18,033	22
Gross profit	3,341	4,489	5,162	15	54	10,056	17,542	74
Operating costs	1,534	1,537	2,159	40	41	5,414	6,483	20
Operating profit	1,807	2,951	3,003	2	66	4,642	11,058	138
Operating EBITDA	4,000	5,073	5,194	2	30	12,766	19,608	54
Other income	683	737	374	(49)	(45)	1,470	1,580	8
Interest expense	540	551	601	9	11	1,790	2,204	23
Profit before tax	1,950	3,137	3,183	1	63	5,743	11,987	109
Tax	291	642	391	(39)	34	1,265	2,487	97
Associates	307	399	434	9	41	704	1,560	122
Minority interests	89	(22)	(27)	(22)	130	(81)	(114)	40
Reported net profit	1,816	2,872	2,806	(2)	55	7,148	10,760	51
Core profit	2,055	2,872	2,806	(2)	37	5,100	10,945	115
Reported EPS (THB)	0.40	0.64	0.63	(2)	55	1.59	2.40	51
Recurring EPS (THB)	0.46	0.64	0.63	(2)	37	1.14	2.44	115
<b>Key Ratios (%)</b>	<b>(%)</b>	<b>(%)</b>	<b>(%)</b>	<b>(ppt)</b>	<b>(ppt)</b>	<b>(%)</b>	<b>(%)</b>	<b>(ppt)</b>
Gross margin	43.6	49.8	50.6	0.8	7.0	40.5	49.3	8.8
Operating margin	23.6	32.7	29.4	(3.3)	5.9	18.7	31.1	12.4
EBITDA margin	52.1	56.3	50.9	(5.4)	(1.3)	51.4	55.1	3.7
Recurring net margin	26.8	31.9	27.5	(4.4)	0.7	20.5	30.8	10.2
SG&A / Sales	20.0	17.1	21.1	4.1	1.2	21.8	18.2	(3.6)
<b>Revenue breakdown</b>	<b>(THB m)</b>	<b>(THB m)</b>	<b>(THB m)</b>	<b>(q-q %)</b>	<b>(y-y %)</b>	<b>(THB m)</b>	<b>(THB m)</b>	<b>(y-y %)</b>
Rental and services	6,513	7,951	8,531	7	31	22,073	31,131	41.0
Hotel operations	115	182	198	9	72	325	655	101.8
Food center services	136	252	337	34	148	286	918	220.5
Real estate sales	907	627	1,143	82	26	2,156	2,870	33.1
<b>Gross margin by business</b>	<b>(%)</b>	<b>(%)</b>	<b>(%)</b>	<b>(ppt)</b>	<b>(ppt)</b>	<b>(%)</b>	<b>(%)</b>	<b>(ppt)</b>
Rental and services	44.8	50.6	52.0	1.4	7.2	41.7	50.4	8.7
Hotel operations	33.8	44.6	47.6	2.9	13.8	16.7	42.2	25.5
Food center services	88.0	69.4	69.8	0.4	(18.1)	52.3	69.8	17.6
Real estate sales	29.1	32.8	34.5	1.6	5.4	30.1	32.8	2.6

Source: CPN

## Financial Statements

### Central Pattana

Profit and Loss (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Revenue	24,840	35,575	41,462	44,890	47,661
Cost of goods sold	(6,660)	(9,483)	(11,857)	(12,410)	(12,732)
<b>Gross profit</b>	<b>18,180</b>	<b>26,092</b>	<b>29,606</b>	<b>32,479</b>	<b>34,929</b>
Other operating income	-	-	-	-	-
Operating costs	(5,414)	(6,483)	(6,510)	(7,093)	(7,721)
<b>Operating EBITDA</b>	<b>12,766</b>	<b>19,608</b>	<b>23,096</b>	<b>25,387</b>	<b>27,208</b>
Depreciation	(8,124)	(8,550)	(9,059)	(9,825)	(10,594)
Goodwill amortisation	0	0	0	0	0
<b>Operating EBIT</b>	<b>4,642</b>	<b>11,058</b>	<b>14,037</b>	<b>15,562</b>	<b>16,614</b>
Net financing costs	(1,790)	(2,204)	(2,137)	(2,286)	(2,486)
Associates	704	1,560	1,658	1,749	1,860
Recurring non-operating income	3,594	4,692	4,084	4,163	4,310
Non-recurring items	2,048	(186)	0	0	0
<b>Profit before tax</b>	<b>8,495</b>	<b>13,361</b>	<b>15,984</b>	<b>17,439</b>	<b>18,438</b>
Tax	(1,265)	(2,487)	(2,965)	(3,248)	(3,383)
<b>Profit after tax</b>	<b>7,230</b>	<b>10,874</b>	<b>13,019</b>	<b>14,191</b>	<b>15,055</b>
Minority interests	(81)	(114)	(120)	(127)	(127)
Preferred dividends	0	0	0	0	0
Other items	0	0	0	0	0
<b>Reported net profit</b>	<b>7,148</b>	<b>10,760</b>	<b>12,898</b>	<b>14,064</b>	<b>14,927</b>
<b>Non-recurring items &amp; goodwill (net)</b>	<b>(2,048)</b>	<b>186</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Recurring net profit</b>	<b>5,100</b>	<b>10,945</b>	<b>12,898</b>	<b>14,064</b>	<b>14,927</b>
<b>Per share (THB)</b>					
Recurring EPS *	1.14	2.44	2.87	3.13	3.33
Reported EPS	1.59	2.40	2.87	3.13	3.33
DPS	0.60	0.90	1.08	1.18	1.23
Diluted shares (used to calculate per share data)	4,488	4,488	4,488	4,488	4,488
<b>Growth</b>					
Revenue (%)	(7.1)	43.2	16.6	8.3	6.2
Operating EBITDA (%)	(5.7)	53.6	17.8	9.9	7.2
Operating EBIT (%)	(17.5)	138.2	26.9	10.9	6.8
Recurring EPS (%)	(9.3)	114.6	17.8	9.0	6.1
Reported EPS (%)	(25.2)	50.5	19.9	9.0	6.1
<b>Operating performance</b>					
Gross margin inc. depreciation (%)	40.5	49.3	49.6	50.5	51.1
Gross margin of key business (%)	40.5	50.3	49.6	50.5	51.1
Operating EBITDA margin (%)	51.4	55.1	55.7	56.6	57.1
Operating EBIT margin (%)	18.7	31.1	33.9	34.7	34.9
Net margin (%)	20.5	30.8	31.1	31.3	31.3
Effective tax rate (%)	22.0	20.7	20.7	20.7	20.7
Dividend payout on recurring profit (%)	52.8	37.0	37.7	37.7	37.1
Interest cover (X)	4.6	7.1	8.5	8.6	8.4
Inventory days	-	-	-	-	-
Debtor days	94.8	65.9	52.0	53.8	54.3
Creditor days	319.5	267.0	253.1	267.9	275.8
Operating ROIC (%)	2.1	5.0	6.1	6.2	6.2
ROIC (%)	2.9	5.0	5.5	5.6	5.7
ROE (%)	7.2	14.2	15.1	15.0	14.5
ROA (%)	2.7	4.8	5.2	5.3	5.4
* Pre-exceptional, pre-goodwill and fully diluted					
<b>Revenue by Division (THB m)</b>					
Revenue from rent and services	22,073	31,131	36,988	40,236	42,847
Revenue from food and beverage	325	655	725	762	800
Revenue from hotel operation	2,443	3,788	3,749	3,892	4,014

Sources: Central Pattana; FSSIA estimates

## Financial Statements

### Central Pattana

Cash Flow (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Recurring net profit	5,100	10,945	12,898	14,064	14,927
Depreciation	8,124	8,550	9,059	9,825	10,594
Associates & minorities	558	(942)	0	0	0
Other non-cash items	81	2,150	120	127	127
Change in working capital	(1,750)	(4,317)	(706)	(653)	(458)
<b>Cash flow from operations</b>	<b>12,114</b>	<b>16,387</b>	<b>21,372</b>	<b>23,364</b>	<b>25,191</b>
Capex - maintenance	(14,748)	(11,409)	(21,400)	(24,000)	(21,600)
Capex - new investment	0	0	0	0	0
Net acquisitions & disposals	(32,648)	(6,029)	(3,464)	(1,051)	888
Other investments (net)	0	10,001	15,001	15,001	15,001
<b>Cash flow from investing</b>	<b>(47,396)</b>	<b>(7,438)</b>	<b>(9,863)</b>	<b>(10,050)</b>	<b>(5,711)</b>
Dividends paid	(2,693)	(2,709)	(4,859)	(5,298)	(5,535)
Equity finance	(144)	293	0	0	0
Debt finance	34,951	1,991	(21,812)	37,838	8,800
Other financing cash flows	0	(8,445)	0	0	0
<b>Cash flow from financing</b>	<b>32,114</b>	<b>(8,871)</b>	<b>(26,671)</b>	<b>32,540</b>	<b>3,265</b>
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	14,999	0	0
<b>Net other adjustments</b>	<b>0</b>	<b>(15)</b>	<b>14,999</b>	<b>(46,008)</b>	<b>(22,891)</b>
<b>Movement in cash</b>	<b>(3,168)</b>	<b>63</b>	<b>(162)</b>	<b>(154)</b>	<b>(147)</b>
Free cash flow to firm (FCFF)	(33,492.06)	11,152.76	13,646.37	15,600.00	21,965.76
Free cash flow to equity (FCFE)	(331.39)	2,479.58	4,696.33	5,143.93	5,388.82

#### Per share (THB)

FCFF per share	(7.46)	2.49	3.04	3.48	4.89
FCFE per share	(0.07)	0.55	1.05	1.15	1.20
Recurring cash flow per share	3.09	4.61	4.92	5.35	5.72

Balance Sheet (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Tangible fixed assets (gross)	246,508	257,917	279,317	303,317	324,917
Less: Accumulated depreciation	(76,660)	(85,210)	(94,270)	(104,095)	(114,689)
<b>Tangible fixed assets (net)</b>	<b>169,848</b>	<b>172,707</b>	<b>185,048</b>	<b>199,223</b>	<b>210,229</b>
<b>Intangible fixed assets (net)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Long-term financial assets	0	0	0	0	0
Invest. in associates & subsidiaries	42,381	41,306	41,306	42,316	43,306
Cash & equivalents	6,057	6,121	5,958	5,804	5,658
A/C receivable	7,395	5,455	6,358	6,883	7,308
Inventories	0	0	0	0	0
Other current assets	10,062	13,667	15,928	17,245	18,310
<b>Current assets</b>	<b>23,515</b>	<b>25,242</b>	<b>28,245</b>	<b>29,933</b>	<b>31,276</b>
Other assets	27,677	33,436	38,970	37,972	34,269
<b>Total assets</b>	<b>263,421</b>	<b>272,692</b>	<b>293,568</b>	<b>309,443</b>	<b>319,079</b>
Common equity	73,102	81,475	89,514	98,280	107,440
Minorities etc.	8,973	8,145	8,266	8,393	8,521
<b>Total shareholders' equity</b>	<b>82,075</b>	<b>89,620</b>	<b>97,780</b>	<b>106,674</b>	<b>115,960</b>
Long term debt	94,176	98,522	79,119	87,863	94,548
Other long-term liabilities	43,677	42,517	74,588	70,541	62,059
<b>Long-term liabilities</b>	<b>137,853</b>	<b>141,040</b>	<b>153,707</b>	<b>158,404</b>	<b>156,606</b>
A/C payable	6,259	7,614	8,832	9,389	9,849
Short term debt	29,796	27,441	25,032	26,126	27,241
Other current liabilities	7,437	6,976	8,218	8,851	9,421
<b>Current liabilities</b>	<b>43,492</b>	<b>42,032</b>	<b>42,082</b>	<b>44,366</b>	<b>46,512</b>
<b>Total liabilities and shareholders' equity</b>	<b>263,420</b>	<b>272,691</b>	<b>293,569</b>	<b>309,443</b>	<b>319,078</b>
Net working capital	3,762	4,531	5,237	5,889	6,347
Invested capital	243,668	251,981	270,560	285,399	294,150

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

#### Per share (THB)

Book value per share	16.29	18.15	19.95	21.90	23.94
Tangible book value per share	16.29	18.15	19.95	21.90	23.94

#### Financial strength

Net debt/equity (%)	143.7	133.7	100.4	101.4	100.1
Net debt/total assets (%)	44.8	43.9	33.4	35.0	36.4
Current ratio (x)	0.5	0.6	0.7	0.7	0.7
CF interest cover (x)	0.8	2.1	3.2	3.3	3.2

Valuation	2021	2022	2023E	2024E	2025E
<b>Recurring P/E (x) *</b>	<b>62.3</b>	<b>29.0</b>	<b>24.6</b>	<b>22.6</b>	<b>21.3</b>
<b>Recurring P/E @ target price (x) *</b>	<b>72.2</b>	<b>33.6</b>	<b>28.5</b>	<b>26.2</b>	<b>24.7</b>
Reported P/E (x)	44.4	29.5	24.6	22.6	21.3
Dividend yield (%)	0.8	1.3	1.5	1.7	1.7
Price/book (x)	4.3	3.9	3.5	3.2	3.0
Price/tangible book (x)	4.3	3.9	3.5	3.2	3.0
EV/EBITDA (x) **	34.8	22.7	18.4	17.1	16.3
EV/EBITDA @ target price (x) **	38.8	25.3	20.5	19.1	18.1
EV/invested capital (x)	1.8	1.8	1.6	1.5	1.5

\* 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 2022

EXCELLENT LEVEL – Score range 90-100											
AAV	BAM	CIMBT	ECL	HENG	LALIN	NEP	PRG	SCC	SPRC	THRE	TTW
ADVANC	BANPU	CK	EE	HMPRO	LANNA	NER	PRM	SCCC	SPVI	THREL	TU
AF	BAY	CKP	EGCO	ICC	LHFG	NKI	PSH	SCG	SSC	TIPCO	TVDH
AH	BBIK	CM	EPG	ICHI	LIT	NOBLE	PSL	SCGP	SSSC	TISCO	TVI
AIRA	BBL	CNT	ETC	III	LOXLEY	NSI	PTG	SCM	SST	TK	TVO
AJ	BCP	COLOR	ETE	ILINK	LPN	NVD	PTA	SCN	STA	TKN	TPWC
AKP	BCPG	COM7	FN	ILM	LRH	NYT	PTTEP	SDC	STEC	TKS	UAC
AKR	BDMS	COMAN	FNS	IND	LST	OISHI	PTTGC	SEAFCO	STGT	TKT	UBIS
ALLA	BEM	COTTO	FPI	INTUCH	MACO	OR	PYLON	SEAOIL	STI	TMILL	UPOIC
ALT	BEYOND	CPALL	FPT	IP	MAJOR	ORI	Q-CON	SE-ED	SUN	TMT	UV
AMA	BGC	CPF	FSMART	IRC	MAKRO	OSP	QH	SELIC	SUSCO	TNDT	VCOM
AMARIN	BGRIM	CPI	FVC	IRPC	MALEE	OTO	QTC	SENA	SUTHA	TNITY	VGI
AMATA	BIZ	CPN	GC	ITEL	MBK	PAP	RABBIT	SENAJ	SVI	TOA	VIH
AMATAV	BKI	CRC	GEL	IVL	MC	PCSGH	RATCH	SGF	SYMC	TOP	WACOAL
ANAN	BOL	CSS	GFPT	JTS	MCOT	PDG	RBF	SHR	SYNTEC	TPBI	WAVE
AOT	BPP	DDD	GGC	JWD	METCO	PDJ	RS	SICT	TACC	TQM	WHA
AP	BRR	DELTA	GLAND	K	MFEC	PG	S	SIRI	TASCO	TRC	WHAUP
APURE	BTS	DEMCO	GLOBAL	KBANK	MINT	PHOL	S&J	SIS	TCAP	TRUE	WICE
ARIP	BTW	DOHOME	GPI	KCE	MONO	PLANB	SAAM	SITHAI	TEAMG	TSC	WINNER
ASP	BWG	DRT	GPSC	KEX	MOONG	PLANET	SABINA	SMPC	TFMAMA	TSR	XPG
ASW	CENTEL	DTAC	GRAMMY	KGI	MSC	PLAT	SAMART	SNC	THANA	TSTE	ZEN
AUCT	CFRESH	DUSIT	GULF	KKP	MST	PORT	SAMTEL	SONIC	THANI	TSTH	
AWC	CGH	EA	GUNKUL	KSL	MTC	PPS	SAT	SORKON	THCOM	TTA	
AYUD	CHEWA	EASTW	HANA	KTB	MVP	PR9	SC	SPALI	THG	TTB	
BAFS	CHO	ECF	HARN	KTC	NCL	PREB	SCB	SPI	THIP	TTCL	

VERY GOOD LEVEL – Score range 80-89											
2S	ASIMAR	CHOTI	ESSO	INSURE	LH	NRF	PROEN	SCI	SR	TMC	UMI
7UP	ASK	CHOW	ESTAR	IRCP	LHK	NTV	PROS	SCP	SRICHA	TMD	UOBKH
ABM	ASN	CI	FE	IT	M	NUSA	PROUD	SE	SSF	TMI	UP
ACE	ATP30	CIG	FLOYD	ITD	MATCH	NWR	PSG	SECURE	SSP	TNL	UPF
ACG	B	CITY	FORTH	J	MBAX	OCC	PSTC	SFLEX	STANLY	TNP	UTP
ADB	BA	CIVIL	FSS	JAS	MEGA	OGC	PT	SFP	STC	TNR	VIBHA
ADD	BC	CMC	FTE	JCK	META	ONEE	PTC	SFT	STPI	TOG	VL
AEONTS	BCH	CPL	GBX	JCKH	MFC	PACO	QLT	SGP	SUC	TPA	VPO
AGE	BE8	CPW	GCAP	JMT	MGT	PATO	RCL	SIAM	SVOA	TPAC	VRANDA
AHC	BEC	CRANE	GENCO	JR	MICRO	PB	RICHY	SINGER	SVT	TPCS	WGE
AIE	BH	CRD	GJS	KBS	MILL	PICO	RJH	SKE	SWC	TIPLI	WIHK
AIT	BIG	CSC	GTB	KCAR	MITSI	PIMO	ROJNA	SKN	SYNEX	TIPIP	WIN
ALUCON	BJC	CSP	GYT	KGEN	MK	PIN	RPC	SKR	TAE	TPLAS	WINMED
AMANAH	BJCHI	CV	HEMP	KIAT	MODERN	PJW	RT	SKY	TAKUNI	TPS	WORK
AMR	BLA	CWT	HPT	KISS	MTI	PL	RWI	SLP	TCC	TQR	WP
APCO	BR	DCC	HTC	KK	NATION	PLE	S11	SMART	TCCM	TRITN	XO
APCS	BRI	DHOUSE	HUMAN	KOOL	NCAP	PM	SA	SMD	TFG	TRT	YUASA
AQUA	BROOK	DITTO	HYDRO	KTIS	NCH	PMTA	SABUY	SMIT	TFI	TRU	ZIGA
ARIN	BSM	DMT	ICN	KUMWEL	NDR	PPP	SAK	SMT	TFM	TRV	
ARROW	BYD	DOD	IFS	KUN	NETBAY	PPPM	SALEE	SNNP	TGH	TSE	
AS	CBG	DPAINT	IIG	KWC	NEX	PRAPAT	SAMCO	SNP	TIDLOR	TVT	
ASAP	CEN	DV8	IMH	KWM	NINE	PRECHA	SANKO	SO	TIGER	TWP	
ASEFA	CHARAN	EASON	INET	L&E	NNCL	PRIME	SAPPE	SPA	TIPH	UBE	
ASIA	CHAYO	EFORL	INGRS	LDC	NOVA	PRIN	SAWAD	SPC	TITLE	UEC	
ASIAN	CHG	ERW	INSET	LEO	NPK	PRINC	SCAP	SPCG	TM	UKEM	

GOOD LEVEL – Score range 70-79											
A	BEAUTY	CMAN	EMC	HL	KWI	MORE	PF	RSP	SUPER	TOPP	VARO
A5	BGT	CMO	EP	HTECH	KYE	MPIC	PK	SIMAT	TC	TPCH	W
AI	BLAND	CMR	EVER	IHL	LEE	MUD	PPM	SISB	TCCC	TPOLY	WFX
ALL	BM	CPANEL	F&D	INOX	LPH	NC	PRAKIT	SK	TCJ	TRUBB	WPH
ALPHAX	BROCK	CPT	FMT	JAK	MATI	NEWS	PTECH	SOLAR	TEAM	TTI	YGG
AMC	BSBM	CSR	GIFT	JMART	M-CHAI	NFC	PTL	SPACK	THE	TYCN	
APP	BTNC	CTW	GLOCON	JSP	MCS	NSL	RAM	SPG	THMUI	UMS	
AQ	CAZ	D	GLORY	JUBILE	MDX	NV	ROCK	SQ	TKC	UNIQ	
AU	CCP	DCON	GREEN	KASET	MENA	PAF	RP	STARK	TNH	UPA	
B52	CGD	EKH	GSC	KCM	MJD	PEACE	RPH	STECH	TNPC	UREKA	

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

### DECLARED

AH	CHG	DHOUSE	EVER	J	KUMWEL	NRF	RS	SUPER	TQM	VIBHA
ALT	CI	DOHOME	FLOYD	JMART	LDC	NUSA	SAK	SVT	TRT	W
APCO	CPR	ECF	GLOBAL	JMT	MEGA	OR	SIS	TKN	TSI	WIN
ASW	CPW	EKH	ILM	JTS	NCAP	PIMO	SSS	TMD	VARO	
B52	DDD	ETC	INOX	KEX	NOVA	PLE	STECH	TMI	VCOM	

### 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

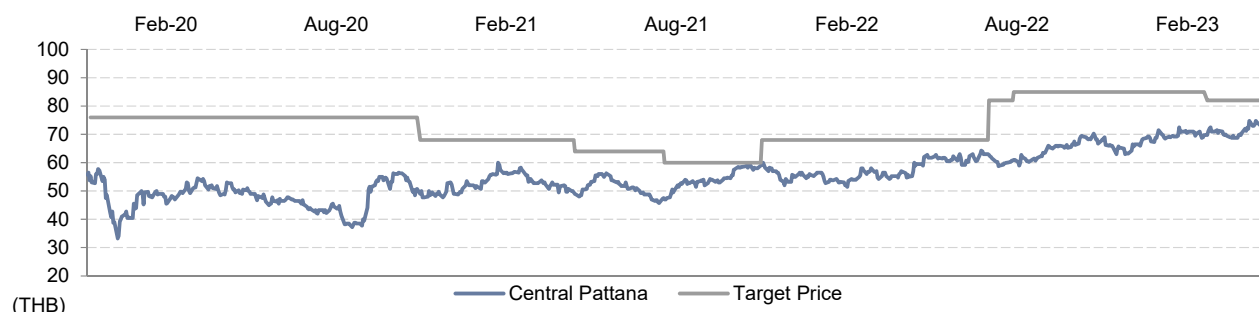
The individual(s) identified above certify(ies) that (i) all views expressed in this report accurately reflect the personal view of the analyst(s) with regard to any and all of the subject securities, companies or issuers mentioned in this report; and (ii) no part of the compensation of the analyst(s)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

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#### 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	23-Dec-2022	BUY	82.00
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 70.75	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 23-Feb-2023 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.