**EQUITY RESEARCH - RESULTS FLASH** 

# STARFLEX SFLEX TB

THAILAND / PACKAGING





TARGET PRICE	THB5.50
CLOSE	THB3.60
UP/DOWNSIDE	+52.8%
TP vs CONSENSUS	-0.7%

## 3Q23 results at first glance

กำไรปกติ +1,112% y-y สูงเป็นอันดับ 2 รองจาก 2Q23

#### **Highlights**

- SFLEX รายงานกำไรสุทธิ 48.9 ล้านบาทใน 3Q23 ถ้าหักกำไรจากอัตรา แลกเปลี่ยน จะเป็นกำไรปกติ 48.5 ล้านบาท (-4% q-q, +1,112% y-y) ดีกว่าคาด 4% แม้กำไรจะลดลงเล็กน้อย q-q แต่ถือเป็นกำไรต่อไตรมาสที่สูงมาก สูงเป็นอันดับ 2 รองจาก 2Q23
- กำไรที่สูงเกิดจากอัตรากำไรขั้นต้นที่เพิ่มสูงขึ้นเป็น 25.4% สูงสุดในรอบ 22 ไตร มาสนับตั้งแต่ 2Q18 ราคาน้ำมันดิบในไตรมาสนี้ที่ปรับขึ้นเล็กน้อยมีผลกระทบ จำกัดมากต่อต้นทุนของบริษัทเพราะบริษัทได้ทยอยล็อคต้นทุนวัตถุดิบสำคัญไป แล้วในช่วงก่อนหน้านี้ บวกกับการบริหารจัดการวัตถุดิบ การปรับปรุงกระบวนการ ผลิตและปรับเปลี่ยนเครื่องจักรให้ทันสมัย
- รายได้ในไตรมาสนี้ที่ -9% q-q, +1% y-y เป็น 421.3 ล้านบาท แม้ว่าจะต่ำกว่า 1Q23 และ 2Q23 แต่ไม่ถือเป็นลบ ยอดขายของ SFLEX อยู่ในระดับเฉลี่ย 420-430 ล้านบาทต่อไตรมาสมาตั้งแต่ปี 2021 แต่กำไรทยอยปรับเพิ่มขึ้นต่อเนื่องจาก 39 ล้านบาทใน 1Q21 เป็น 49 ล้านบาทในไตรมาสนี้ ยกเว้นช่วง 2Q22-3Q22 ที่ประสบ ปัญหาตันทุนเม็ดพลาสติกสูงผิดปกติ สะท้อนถึงประสิทธิภาพของกระบวนการผลิต และการบริหารจัดการภายในองค์กรที่ดีขึ้น
- ค่าใช้จ่ายในการขายและบริหารยังสามารถควบคุมได้ดี ดอกเบี้ยจ่ายเพิ่มเล็กน้อย บริษัทมีหนี้ที่จ่ายดอกเบี้ย 262 ล้านบาท มี IBD/E อยู่ในระดับต่ำเพียง 0.3 เท่า
- SFLEX ประกาศจ่ายเงินปันผลสำหรับผลการดำเนินงานงวด 1H23 ที่ 0.045 บาท ต่อหุ้น (yield 1.25%) XD 22 พ.ย. 2023

#### Outlook

- กำไรปกติงวด 9M23 เท่ากับ 139.2 ล้านบาท +491% y-y คิดเป็น 75% ของ ประมาณการทั้งปี ในขณะที่แนวโน้ม 4Q23 น่าจะดีต่อเนื่องและเริ่มรับรู้ส่วนแบ่ง กำไรจาก SPV ในเวียดนาม เราจึงมีแนวโน้มปรับประมาณการปี 2023
- ราคาหุ้นปัจจุบันเทรดที่ 2024P/E 13.7 เท่า -1.5SD ของค่า P/E เฉลี่ยย้อนหลัง 4
   ปี ขณะที่กำไรใน 3 ปีข้างหน้าก่อนปรับประมาณการ คาดโตเฉลี่ย 17% CAGR จึง ยังคงแนะนำซื้อ ยังคงอิงราคาเป้าหมายปี 2023 ที่ 5.50 บาท (P/E 24 เท่า) และจะ ปรับไปใช้ราคาเป้าหมายปี 2024 ภายหลังการปรับประมาณการในระยะถัดไป

#### **KEY STOCK DATA**

YE Dec (THB m)	2022	2023E	2024E	2025E
Revenue	1,669	1,922	2,080	2,234
Net profit	55	185	229	255
EPS (THB)	0.07	0.23	0.28	0.31
vs Consensus (%)	-	2.7	2.9	1.0
EBITDA	124	287	313	340
Recurring net profit	55	185	229	255
Core EPS (THB)	0.07	0.23	0.28	0.31
EPS growth (%)	(63.1)	236.7	23.7	11.1
Core P/E (x)	53.6	15.9	12.9	11.6
Dividend yield (%)	8.0	1.9	2.3	2.6
EV/EBITDA (x)	25.1	11.9	10.6	9.6
Price/book (x)	3.0	2.8	2.6	2.4
Net debt/Equity (%)	16.3	44.5	33.4	26.2
ROE (%)	5.7	18.2	21.0	21.8



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	13.2	(14.7)	9.8
Relative to country (%)	15.3	(8.2)	26.9
Mkt cap (USD m)			80
3m avg. daily turnover (USI	O m)		0.5
Free float (%)			0
Major shareholder	Mr. Printhorn A	Apithanasriw	ong (24%)
12m high/low (THB)			4.50/2.76
Issued shares (m)			820.00

Sources: Bloomberg consensus; FSSIA estimates



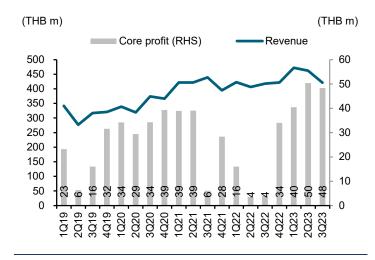
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Exhibit 1: 3Q23 results summary

Year to Dec 31	3Q22	4Q22	1Q23	2Q23	3Q23	Cha	nge	9M23	Change	% of	2023E	Change
	(THB m)	(q-q %)	(y-y %)	(THB m)	(y-y %)	2023E	(THB m)	(y-y %)				
Sales	418	422	472	462	421	(9)	1	1,356	9	71	1,922	15
Cost of sales	(372)	(357)	(375)	(347)	(314)	(10)	(16)	(1,037)	(6)	68	(1,528)	5
Gross profit	45	64	97	115	107	(7)	136	319	118	81	394	87
Other income	6	10	5	6	8	29	28	19	14	65	29	7
Operating costs	(45)	(34)	(51)	(57)	(52)	(8)	15	(160)	17	82	(194)	14
Operating profit	6	40	51	64	63	(2)	926	178	562	30	588	54
Operating EBITDA	23	54	66	78	77	(1)	230	221	204	77	287	131
Interest expense	(1)	1	(1)	(1)	(2)	19	5	(4)	(9)	43	(9)	202
Profit before tax	6	41	50	63	62	(2)	997	175	636	80	220	240
Tax	(1)	(8)	(10)	(13)	(13)	1	1,839	(35)	1,687	80	(44)	356
Reported net profit	5	33	41	50	49	(3)	885	140	542	75	185	237
Core profit	4	34	40	50	48	(4)	1,112	139	491	75	185	239
Reported EPS (THB)	0.006	0.041	0.050	0.064	0.062	(4)	929	0.176	542	78	0.23	237
Core EPS (THB)	0.005	0.041	0.049	0.061	0.059	(4)	1,112	0.170	491	75	0.23	239
Key Ratios (%)	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)	(ppt)		(%)	(ppt)
Gross margin	10.8	15.3	20.5	24.9	25.4	0.6	14.6	23.5	11.8		20.5	7.9
Operating margin	1.7	9.4	10.9	13.9	15.0	1.1	13.3	13.1	11.0		11.9	7.9
EBITDA margin	5.6	12.9	13.9	16.9	18.4	1.5	12.7	16.3	10.5		14.9	7.5
Recurring net margin	1.0	8.1	8.6	10.9	11.5	0.6	10.5	10.3	8.4		9.7	6.4
SG&A / Sales	10.8	8.1	10.8	12.3	12.4	0.1	1.6	11.8	0.9		10.1	(0.1)

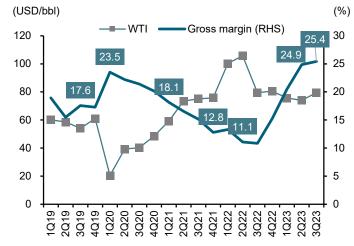
Sources: SFLEX, FSSIA's compilation

Exhibit 2: Sales revenue and core profit



 $Sources: SFLEX, \,FSSIA's \,\, compilation$ 

Exhibit 3: Gross margin vs crude oil price



Sources: SFLEX, FSSIA's compilation

#### **Financial Statements**

Starflex

Profit and Loss (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Revenue	1,677	1,669	1,922	2,080	2,234
Cost of goods sold	(1,414)	(1,458)	(1,528)	(1,643)	(1,765)
Gross profit	263	211	394	437	469
Other operating income	50	27	29	27	29
Operating costs	(152)	(170)	(194)	(210)	(218)
Operating EBITDA	223	124	287	313	340
Depreciation	(62)	(57)	(58)	(59)	(60)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	161	67	229	254	280
Net financing costs	(4)	(3)	(9)	(9)	(7)
Associates	-	-	10	34	36
Recurring non-operating income	0	0	10	34	36
Non-recurring items	0	0	0	0	0
Profit before tax	157	65	229	278	310
Tax	(7)	(10)	(44)	(49)	(55)
Profit after tax	149	55	185	229	255
Minority interests	0	0	0	0	0
Preferred dividends	0	0	0	0	0
Other items	-	-	-	-	-
Reported net profit	149	55	185	229	255
Non-recurring items & goodwill (net)	0	0	0	0	0
Recurring net profit	149	55	185	229	255
Per share (THB)					
Recurring EPS *	0.18	0.07	0.23	0.28	0.31
Reported EPS	0.18	0.07	0.23	0.28	0.31
DPS	0.05	0.03	0.07	0.08	0.09
Diluted shares (used to calculate per share data)	820	820	820	820	820
Growth					
Revenue (%)	20.0	(0.5)	15.1	8.3	7.4
Operating EBITDA (%)	(4.2)	(44.4)	131.7	9.2	8.7
Operating EBIT (%)	(7.4)	(58.2)	239.8	11.0	10.5
Recurring EPS (%)	4.6	(63.1)	236.7	23.7	11.1
Reported EPS (%)	4.6	(63.1)	236.7	23.7	11.1
Operating performance					
Gross margin inc. depreciation (%)	15.7	12.6	20.5	21.0	21.0
Gross margin exc. depreciation (%)	19.4	16.0	23.5	23.9	23.7
Operating EBITDA margin (%)	13.3	7.4	14.9	15.1	15.2
Operating EBIT margin (%)	9.6	4.0	11.9	12.2	12.6
Net margin (%)	8.9	3.3	9.7	11.0	11.4
Effective tax rate (%)	4.8	14.9	19.2	17.6	17.6
Dividend payout on recurring profit (%)	24.7	44.7	30.0	30.0	30.0
Interest cover (X)	40.7	26.0	27.0	31.1	43.2
Inventory days	75.9	86.9	91.3	94.9	92.3
Debtor days	66.1	66.6	60.1	66.2	65.9
Creditor days	78.2	74.3	72.2	73.1	70.8
Operating ROIC (%)	18.1	5.4	15.0	14.2	(3.7)
ROIC (%)	15.7	4.8	14.3	14.8	(3.8)
ROE (%)	16.2	5.7	18.2	21.0	21.8
ROA (%) * Pro exceptional pro goodwill and fully diluted	11.0	3.7	10.7	11.7	12.4
* Pre exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)	2021	2022	2023E	2024E	2025E
Non-food packaging	1,309	1,258	1,449	1,560	1,676
Food packaging	365	393	465	512	550
Others	3	18	8	8	9

Sources: Starflex; FSSIA estimates

#### **Financial Statements**

Starflex

ash Flow (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Recurring net profit	149	55	185	229	25
Depreciation	62	57	58	59	60
ssociates & minorities	0	0	0	0	(
Other non-cash items	- (404)	-	(0.47)	- (00)	(400
Change in working capital	(134)	50	(317)	(26)	(106
cash flow from operations	78	162	(74)	263	209
Capex - maintenance Capex - new investment	(196)	(144)	(226)	(7)	(19
let acquisitions & disposals	(190)	(144)	(220)	(7)	(19
Other investments (net)	- -	-	_	-	
ash flow from investing	(196)	(144)	(226)	(7)	(19
Dividends paid	(70)	(37)	(56)	(69)	(76
quity finance	0	0	0	0	(
Debt finance	128	66	302	(98)	(101
Other financing cash flows	- -	-	-	-	
ash flow from financing	58	29	246	(167)	(177
lon-recurring cash flows	-	-	-	-	
Other adjustments	0	7	48	0	(
let other adjustments	(34)	7	48	(71)	(50
lovement in cash	(94)	54	(6)	18	(37
ree cash flow to firm (FCFF)	(114.34)	20.98	(291.17)	265.66	198.0
ree cash flow to equity (FCFE)	(23.95)	91.15	49.81	87.00	39.3
er share (THB)					
CFF per share	(0.14)	0.03	(0.36)	0.32	0.24
CFE per share	(0.03)	0.11	0.06	0.11	0.05
Recurring cash flow per share	0.26	0.14	0.30	0.35	0.38
Indiana Chart (THE m) Very Ending Dec	2024	2022	20225	20245	2025
Balance Sheet (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
angible fixed assets (gross)	859	1,046	1,346	1,376	1,406
ess: Accumulated depreciation	(428)	(307)	(365)	(424)	(484
angible fixed assets (net)	431	739	981	952	92
ntangible fixed assets (net)	47	54	55	56	5
ong-term financial assets	-	-	-	-	
nvest. in associates & subsidiaries	0	32	32	32	3
Cash & equivalents	75	129	123	142	10
/C receivable	346	263	370	385	42
nventories	334	333	402	421	44
Other current assets	185 <b>939</b>	22 <b>747</b>	23 <b>918</b>	24 <b>972</b>	2 <b>99</b>
current assets	89	7 <b>4</b> 7 29	<b>918</b> 30	<b>972</b> 31	3
other assets otal assets	1,507	1, <b>602</b>	2,016	2,042	2, <b>03</b>
Common equity	960	985	1,058	1,130	1,20
Minorities etc.	0	0	0	0	1,20
otal shareholders' equity	960	985	1,058	1,130	1,20
ong term debt	84	175	477	379	27
Other long-term liabilities	43	43	49	56	6
ong-term liabilities	127	218	526	435	34
/C payable	295	276	306	329	33
Short term debt	121	114	117	139	14
Other current liabilities	4	8	9	9	1
current liabilities	419	398	432	477	48
otal liabilities and shareholders' equity	1,507	1,602	2,016	2,042	2,03
let working capital	566	334	480	492	54
vested capital	1,133	1,188	1,578	1,563	1,58
Includes convertibles and preferred stock which is bein	g treated as debt				
er share (THB)					
ook value per share	1.17	1.20	1.29	1.38	1.4
angible book value per share	1.17	1.14	1.29	1.31	1.4
	1.11	1.14	1.22	1.31	1.4
inancial strength	40.5	40.0	44.5	22.4	00
let debt/equity (%)	13.5	16.3	44.5	33.4	26.
let debt/total assets (%)	8.6	10.0	23.4	18.4	15
current ratio (x)	2.2	1.9	2.1	2.0	2.
F interest cover (x)	44.5	91.9	32.2	11.1	8.
aluation	2021	2022	2023E	2024E	2025
ecurring P/E (x) *	19.8	53.6	15.9	12.9	11
ecurring P/E @ target price (x) *	30.2	81.9	24.3	19.7	17.
Reported P/E (x)	19.8	53.6	15.9	12.9	11
lividend yield (%)	1.3	8.0	1.9	2.3	2
	3.1	3.0	2.8	2.6	2
rice/book (x)		3.2	2.9	2.8	2
rice/book (x) rice/tangible book (x)	3.2	3.2	2.5	=.0	
	3.2 13.8	25.1	11.9	10.6	9
rice/tangible book (x)					

Sources: Starflex; FSSIA estimates

### **Disclaimer for ESG scoring**

ESG score	Mathadalas				Pating					
ESG score	Methodolog	-	transparent and the	component and the	Rating	and in the state	a tha 10	9D CI-1-1-2	ornor-1-	
The Dow Jones Sustainability Indices ( <u>DJSI</u> ) By S&P Global	process bas from the ann	ed on the com rual S&P Glob	transparent, rules-based panies' Total Sustainabil al Corporate Sustainabili anies within each industr	ity Scores resulting ty Assessment (CSA).	Be a member and invited to the annual S&P Global Corporate Sustainability Assessment (CSA) for DJSI. Companies with an S&P Global ESG Score of less than 45% of the S&P Global ESG Score of the highest scoring company are disqualified. The constituents of the DJSI indices are selected from the Eligible Universe.					
Sustainability nvestment .ist ( <u>THSI</u> ) by The Stock Exchange of Thailand SET)	managing by Candidates conditions: 1 and 2) free f >15% of paid score of belo executives' v	usiness with transt pass the (1) no irregular loat of >150 sld-up capital. Sow 70%; 2) incorregation re	ility in Environmental and ansparency in Governan- preemptive criteria, with trading of the board mem hareholders, and combio- some key disqualifying cri- dependent directors and for lated to CG, social & env ; and 5) earnings in red for	ce, updated annually. two crucial ibers and executives; ed holding must be teria include: 1) CG ree float violation; 3) ironmental impacts; 4)	To be eligible for <u>THSI inclusion</u> , verified data must be scored at a minimum of 50% for each indicator, unless the company is a part of DJ during the assessment year. The scoring will be fairly weighted against nature of the relevant industry and materiality.  SETTHSI Index is extended from the THSI companies whose 1) market capitalization > THB5b (~USD150b); 2) free float >20%; and 3) liquidity >0.5% of paid-up capital for at least 9 out of 12 months. The SETTHSI Index is a market capitalisation-weighted index, cap 5% quarterly weighted.					f DJSI ainst th arket idity HSI
CG Score by Thai nstitute of Directors Association (Thai IOD)	annually by t Thailand (SE	the Thai IOD,	h in sustainable developr with support from the Sto ts are from the perspectiv s.	ck Exchange of	Good (80-89) and not rated equitable trea	3 for Good for scores be tment of sha (25%); 4) dis	egories: 5 for E (70-79), 2 for F elow 50. Weigh reholders (weig closure & trans	air (60-69), ′ tings include <sub>l</sub> ht 25% com	for Pass (60 : 1) the rights bined); 3) the	i-69), s; 2) an role o
AGM level By Thai Investors Association (TIA) with support from the SEC	treatment and transparent and to five the assessment the meeting advance circularights can be extransparency as	e incorporated and sufficiently e CG compon criteria cover date (45%), al ation of sufficien exercised. The si and verifiability; a	which shareholders' rights of into business operations y disclosed. All form imposents to be evaluated an AGM procedures before nd after the meeting (10% of information for voting; and 20 econd assesses 1) the ease and 3) openness for Q&A. The ontain discussion issues, rescription.	s and information is ortant elements of two ually. The the meeting (45%), at 6). (The first assesses 1) 2) facilitating how voting of attending meetings; 2) e third involves the			nto four catego air (80-89), and			
Thai CAC By Thai Private Sector Collective Action Against Corruption (CAC)	establishmen policies. The (Companies de Declaration of Certification, in managers and	nt of key contr Certification i eciding to becom Intent to kick off including risk ass	Checklist include corruptions, and the monitoring a is good for three years. The a CAC certified member store an 18-month deadline to subsessment, in place of policy and ablishment of whistleblowing all stakeholders.)	nd developing of  art by submitting a  mit the CAC Checklist for nd control, training of	passed Chec approvals wh	dist will move ose members	ewed by a coming of a granting of a granting of a granting of a granting of the second	ertification by	the CAC Co	uncil
Morningstar Sustainalytics	based on an risk is unma	assessment on naged. Sources	sk rating provides an ove of how much of a compar s to be reviewed include corp her media, NGO reports/webs	ny's exposure to ESG orate publications and			ng score is the he higher ESG		•	The
	information, co		k, ESG controversies, issuer		, NEGL Low Medium High Sever					
	.,,,	, , , , , , ,			0-10	10-20	20-30	30-40	40+	
ESG Book	positioned to the principle helps explain over-weighti	outperform o of financial m n future risk-ad	sustainable companies the over the long term. The materiality including inform djusted performance. Math higher materiality and orly basis.	ethodology considers ation that significantly teriality is applied by	scores using	materiality-ba	culated as a we ased weights. T s indicating bet	he score is	scaled betwee	
<u>MSCI</u>			measure a company's mand laggards according to							logy to
	AAA	8.571-10.00	Leader:	leading its industry in r	nanaging the most	significant ES0	G risks and opport	unities		
	AA A	7.143-8.570 5.714-7.142								
	BBB	4.286-5.713		a mixed or unexception	nal track record of	managing the r	nost significant E	SG risks and o	pportunities rela	ative to
	ВВ	2.857-4.285	_	industry peers						
	В	1.429-2.856	3							
	ccc	0.000-1.428	Laggard:	lagging its industry bas	ed on its high exp	sure and failur	e to manage sign	ificant ESG ris	ks	
Moody's ESG solutions	believes that	t a company ir	gree to which companies ntegrating ESG factors in or shareholders over the	to its business model ar						
Refinitiv ESG rating	based on pu	blicly available	and objectively measure e and auditable data. The ta publicly. (Score ratings a	e score ranges from 0 to	100 on relative	ESG perform	nance and insu	fficient degre		
S&P Global			re is a relative score mea in the same industry clas				nt of ESG risks	, opportuniti	es, and impa	cts
Bloomberg	ESG Score		Bloomberg score evaluations score is based on Bloom of Pillar Scores, where	mberg's view of ESG fin	ancial materialit	/. The score	is a weighted g	eneralized n	nean (power r	mean)
Bloomberg	ESG Disclos	0	Disclosure of a compan							

Source: FSSIA's compilation

#### **GENERAL DISCLAIMER**

#### ANALYST(S) CERTIFICATION

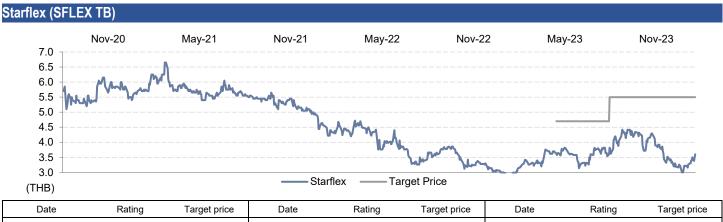
#### Jitra Amornthum FSS International Investment Advisory Securities Co., Ltd

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#### History of change in investment rating and/or target price



Jitra Amornthum started covering this stock from 10-Mar-2023

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Starflex	SFLEX TB	THB 3.60	BUY	Downside risks to our P/E-based TP include 1) a sharp rise in crude oil prices; 2) rising inflation pressuring consumers' purchasing power; and 3) baht depreciation.

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.

All share prices are as at market close on 08-Nov-2023 unless otherwise stated.

#### RECOMMENDATION STRUCTURE

#### Stock ratings

Stock ratings are based on absolute upside or downside, which we define as (target price\* - current price) / 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.