

CP AXTRA CPAXT TB

THAILAND / COMMERCE

BUY

UNCHANGED

High Season & Stimulus Packages

- Management guided SSSG that would equal GDP growth + inflation.
- We have cut our 2023-25E core profit by 8-14% to reflect fierce competition, pressuring retail gross margin.
- We have slashed our 2024 TP to THB35 but retain our BUY call.

| | |
|-----------------|----------|
| TARGET PRICE | THB35.00 |
| CLOSE | THB29.50 |
| UP/DOWNSIDE | +18.6% |
| PRIOR TP | THB38.00 |
| CHANGE IN TP | -7.9% |
| TP vs CONSENSUS | -0.5% |

3Q23 core profit increased q-q and y-y due to higher sales and lower interest expenses

CPAXT reported a 3Q23 net profit of THB1,677m (+11% q-q, +5% y-y). Excluding a loss of THB39m from asset sales in China, the core profit equaled THB1,716m (+1% q-q, +7% y-y) due to higher wholesale and retail sales and lower interest expenses.

Our more conservative forecast than management reflects persistently fierce competition

Management guided a 2024 SSSG that would equal GDP growth plus inflation. It targeted wholesale and retail gross margin growth of 20 bps y-y and 100 bps y-y, respectively, from increasing the private brand mix to 25% by 2028 (from 15% of consolidated sales in 9M23). Also, it aimed for Lotus's to become a fresh destination, with a fresh food mix of 35-40% of sales by 2028 (from 27% in 3Q23).

Cut 2023-25E normalized earnings by 8-14% to factor in lower-than-expected retail gross margin

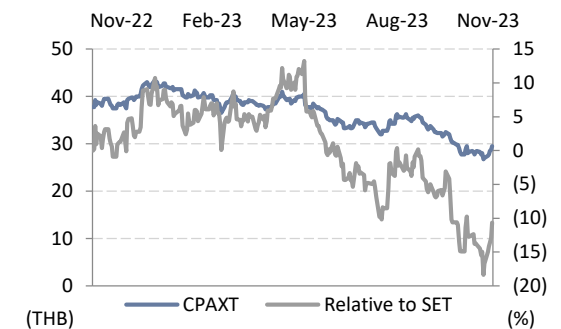
We have slashed our 2023-25E core profit by 8-14% to incorporate a lower retail gross margin estimate, reflecting fierce competition and a lower store expansion assumption in tandem with the target. In 4Q23, we believe the profit will grow q-q and y-y as CPAXT enters a high season, particularly in tourist destinations. Also, 4QTD wholesale and retail SSSG improved to 4% and 5%, respectively.

Slash our TP to THB35 but retain our BUY rating

After our estimate cut, we also slashed our 2024 TP to THB35 (from THB38), equaling an implied forward P/E of 37x. However, the 2024 core profit would jump by 22% y-y, in our view, due to the stimulus packages and lower interest and utility expenses. CPAXT is trading at a forward P/E of 31x, close to its five-year average forward P/E -1SD. Hence, we retain our BUY call on CPAXT.

KEY STOCK DATA

| YE Dec (THB m) | 2022 | 2023E | 2024E | 2025E |
|----------------------|---------|---------|---------|---------|
| Revenue | 466,082 | 485,169 | 509,925 | 537,324 |
| Net profit | 7,697 | 8,084 | 10,022 | 11,855 |
| EPS (THB) | 0.73 | 0.76 | 0.95 | 1.12 |
| vs Consensus (%) | - | (6.4) | (11.5) | (10.5) |
| EBITDA | 34,252 | 33,639 | 36,421 | 38,694 |
| Recurring net profit | 7,697 | 8,084 | 10,022 | 11,855 |
| Core EPS (THB) | 0.73 | 0.76 | 0.95 | 1.12 |
| Chg. In EPS est. (%) | - | (9.5) | (9.9) | (14.2) |
| EPS growth (%) | 10.4 | 5.0 | 24.0 | 18.3 |
| Core P/E (x) | 40.6 | 38.6 | 31.1 | 26.3 |
| Dividend yield (%) | 1.7 | 1.8 | 2.2 | 2.7 |
| EV/EBITDA (x) | 11.3 | 11.2 | 10.5 | 9.9 |
| Price/book (x) | 1.1 | 1.1 | 1.1 | 1.0 |
| Net debt/Equity (%) | 25.7 | 21.9 | 23.6 | 23.1 |
| ROE (%) | 2.7 | 2.8 | 3.4 | 4.0 |



| Share price performance | 1 Month | 3 Month | 12 Month |
|--------------------------------|--------------|---------|----------|
| Absolute (%) | (0.8) | (15.7) | (19.2) |
| Relative to country (%) | 0.4 | (9.0) | (7.8) |
| Mkt cap (USD m) | 8,901 | | |
| 3m avg. daily turnover (USD m) | 8.0 | | |
| Free float (%) | 15 | | |
| Major shareholder | CP ALL (60%) | | |
| 12m high/low (THB) | 43.50/26.00 | | |
| Issued shares (m) | 10,580.32 | | |

Sources: Bloomberg consensus; FSSIA estimates


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Investment thesis

CPAXT's strong presence in business-to-business (B2B) grocery wholesaling is coupled with Lotus's business-to-consumer (B2C) grocery retailing and consumer-centric brand in Southeast Asia. After its acquisition of Lotus's, CPAXT has become one of the leading players in grocery retailing and wholesaling in Asia (ex-Japan). In 2023-25, we forecast its revenue to grow at a c7% CAGR to reach THB572b in 2025, while its core profit should grow at a 21.5% CAGR to reach THB14b in 2025 from 1) a domestic consumption and tourism recovery; 2) synergies between Makro and Lotus's; 3) the O2O strategy targeting a 15-20% sales proportion within three years; and 4) restructuring its debt profile to mitigate the impact from interest rate hikes.

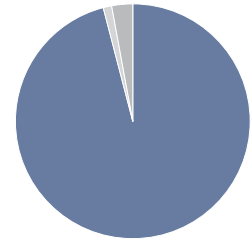
Company profile

Siam Makro Public Company Limited was established in 1988 to operate wholesale businesses throughout Thailand and overseas under the name Makro, selling food and non-food products to registered members, predominantly small and medium-sized businesses, retailers, caterers, professional sectors, and institutions. It also operates a food service that imports and trades frozen and chilled foods, and restaurants and minimarts. In addition, its subsidiaries operate retail businesses and provide mall rental services.

www.siammakro.co.th

Principal activities (revenue, 2022)

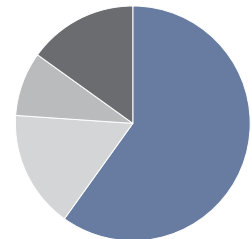
- Sales - 95.9 %
- Service income - 1.2 %
- Rental and rendering retail services - 2.9 %



Source: CP Axta

Major shareholders

- CP ALL - 59.9 %
- Charoen Pokphand Holdings - 16.2 %
- CP Merchandising - 8.9 %
- Others - 15.1 %



Source: CP Axta

Catalysts

Potential catalysts for CPAXT include: 1) a faster-than-expected domestic consumption and tourism recovery; and 2) a speedy turnaround for Lotus's.

Risks to our call

The key downside risks to our DCF-based TP include: 1) lower-than-expected SSSG; 2) a lower-than-expected GPM improvement; and 3) operational losses from its overseas business.

Event calendar

| Date | Event |
|------------|---------------------------|
| March 2024 | 4Q23 results announcement |

Key assumptions

| MAKRO | 2023E | 2024E | 2025E |
|-----------------------|-------|-------|-------|
| SSSG MAKRO (%) | 6.0 | 3.0 | 3.0 |
| SSSG Lotus-TH (%) | (0.5) | 3.0 | 3.0 |
| SSSG Lotus-ML (%) | (1.0) | 1.0 | 3.0 |
| New stores growth (%) | (3.8) | 4.6 | 4.4 |
| GPM (%) | 16.1 | 16.2 | 16.3 |
| SG&A to sales (%) | 13.5 | 13.4 | 13.3 |

Source: FSSIA estimates

Earnings sensitivity

- For every 1% increase in SSSG, we estimate 2024 EPS to rise by 0.9% and vice versa, all else being equal.
- For every 0.1% increase in GPM, we estimate 2024 EPS to rise by 3.8% and vice versa, all else being equal.
- For every 0.1% increase in SG&A to revenue, we estimate 2024 EPS to fall by 3.9% and vice versa, all else being equal.

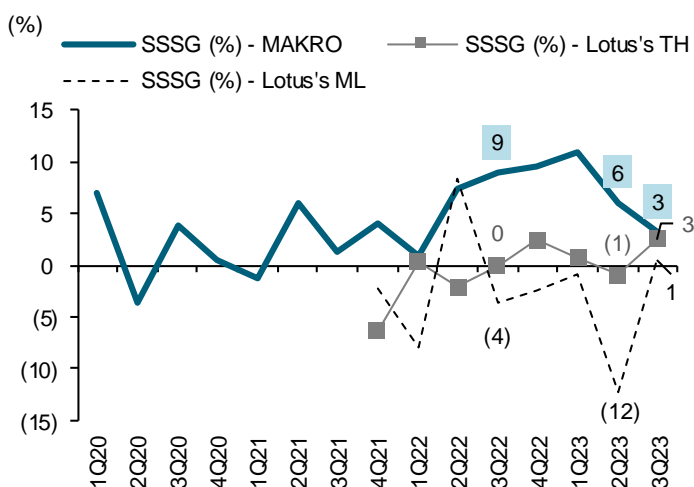
Source: FSSIA estimates

Exhibit 1: 3Q23 results summary

| Year to Dec 31 | 3Q22 | 4Q22 | 1Q23 | 2Q23 | 3Q23 | Change | | 9M23 | | | 2023E | Change |
|--|------------|------------|------------|------------|------------|--------------|--------------|------------|--------------|--------|------------|--------------|
| | (THB m) | (THB m) | (THB m) | (THB m) | (THB m) | (q-q%) | (y-y%) | (THB m) | (y-y%) | (%23E) | (THB m) | (y-y %) |
| Total revenue | 114,963 | 121,995 | 119,089 | 120,909 | 118,837 | (2) | 3 | 358,835 | 4 | 74 | 485,169 | 4 |
| - Retail sales | 110,162 | 117,389 | 114,044 | 115,980 | 113,838 | (2) | 3 | 343,863 | 4 | 74 | 464,893 | 4 |
| - Service income | 1,354 | 1,165 | 1,487 | 1,445 | 1,405 | (3) | 4 | 4,336 | 2 | 73 | 5,955 | 10 |
| - Rental and rendering retail services | 3,447 | 3,952 | 3,558 | 3,484 | 3,594 | 3 | 4 | 10,636 | 12 | 74 | 14,322 | 6 |
| Gross profit | 19,232 | 20,332 | 19,473 | 19,001 | 18,930 | (0) | (2) | 57,405 | 2 | 73 | 78,252 | 2 |
| Operating costs | (16,031) | (16,419) | (16,106) | (16,306) | (16,263) | (0) | 1 | (48,676) | 5 | 74 | (65,371) | 4 |
| Operating profit | 3,201 | 3,913 | 3,367 | 2,695 | 2,667 | (1) | (17) | 8,729 | (10) | 68 | 12,880 | (6) |
| Other income | 597 | 1,386 | 1,133 | 703 | 665 | (5) | 11 | 2,501 | 50 | 77 | 3,257 | 7 |
| EBIT | 3,798 | 5,299 | 4,500 | 3,398 | 3,332 | (2) | (12) | 11,230 | n/a | 70 | 16,138 | (3) |
| Interest expense | (1,826) | (2,204) | (1,895) | (1,570) | (1,403) | (11) | (23) | (4,868) | (1) | 77 | (6,294) | (12) |
| Profit before tax | 1,972 | 3,095 | 2,605 | 1,828 | 1,929 | 6 | (2) | 6,362 | (2) | 65 | 9,843 | 3 |
| Tax | (603) | (810) | (647) | (527) | (448) | (15) | (26) | (1,622) | (15) | 66 | (2,461) | (10) |
| Associates | 230 | 175 | 193 | 201 | 185 | (8) | (20) | 579 | (12) | 74 | 787 | (5) |
| Minority interests | 3 | 11 | 15 | 14 | 11 | (19) | 231 | 40 | 837 | 78 | 51 | 239 |
| Non-recurring items | 0 | (225) | 87 | (185) | (39) | (79) | n/a | (137) | n/a | 100 | (137) | 0 |
| Reported net profit | 1,602 | 2,471 | 2,166 | 1,516 | 1,677 | 11 | 5 | 5,358 | 3 | 66 | 8,084 | 5 |
| Recurring net profit | 1,602 | 2,696 | 2,079 | 1,701 | 1,716 | 1 | 7 | 5,495 | 5 | 67 | 8,221 | 7 |
| EPS (THB) | 0.15 | 0.23 | 0.20 | 0.14 | 0.16 | 11 | 5 | 0.51 | 3 | 66 | 0.76 | 5 |
| Recurring EPS (THB) | 0.15 | 0.25 | 0.20 | 0.16 | 0.16 | 1 | 7 | 0.52 | 5 | 67 | 0.78 | 7 |
| Key Ratios (%) | (%) | (%) | (%) | (%) | (%) | (ppt) | (ppt) | (%) | (ppt) | | (%) | (ppt) |
| Gross profit margin from sales | 14.5 | 14.2 | 14.0 | 13.5 | 13.7 | 0.2 | (0.8) | 13.7 | (0.5) | | 13.9 | (0.3) |
| Gross profit margin | 16.7 | 16.6 | 16.4 | 15.7 | 15.9 | 0.2 | (0.8) | 16.0 | (0.3) | | 16.1 | (0.3) |
| Operating margin | 2.8 | 3.2 | 2.8 | 2.2 | 2.2 | 0.0 | (0.5) | 2.4 | (0.4) | | 2.7 | (0.3) |
| Recurring net margin | 1.4 | 2.2 | 1.7 | 1.4 | 1.4 | 0.0 | 0.1 | 1.5 | 0.0 | | 1.7 | 0.0 |
| SG&A / Revenue | 13.9 | 13.3 | 13.4 | 13.4 | 13.6 | 0.2 | (0.3) | 13.5 | (0.6) | | 13.4 | (0.7) |
| Operating statistics | (%) | (%) | (%) | (%) | (%) | (ppt) | (ppt) | | | | (%) | (ppt) |
| SSSG (%) - MAKRO | 8.9 | 9.6 | 10.9 | 6.0 | 3.2 | (2.8) | (5.7) | | | | 6.0 | (0.9) |
| SSSG (%) - Lotus's TH | 0.0 | 2.4 | 0.8 | (0.9) | 2.5 | 3.4 | 2.5 | | | | (0.5) | (0.7) |
| SSSG (%) - Lotus's ML | (3.7) | (2.4) | (0.9) | (12.2) | 0.6 | 12.8 | 4.3 | | | | (1.0) | 0.8 |
| No. of stores (Wholesales) (no.) | 154 | 162 | 163 | 163 | 164 | | | | | | 170 | |
| No. of stores (Lotus) (no.) | 2,644 | 2,643 | 2,654 | 2,565 | 2,525 | | | | | | 2,528 | |

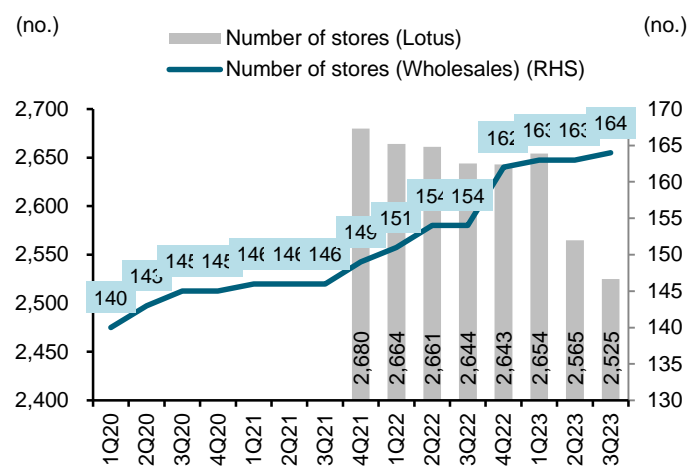
Sources: CPAXT; FSSIA estimates

Exhibit 2: Same-store sales growth by business unit



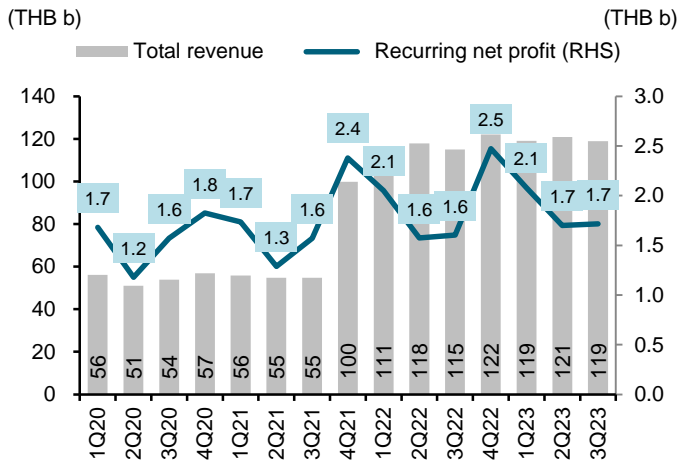
Source: CPAXT

Exhibit 3: Number of stores



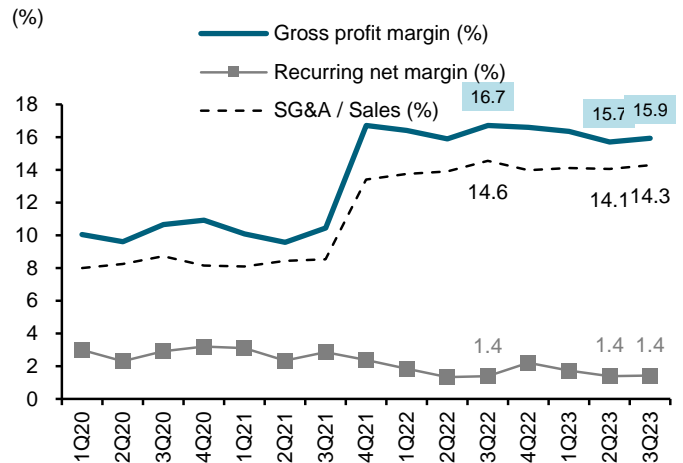
Source: CPAXT

Exhibit 4: Quarterly earnings



Source: CPAXT

Exhibit 5: Profitability



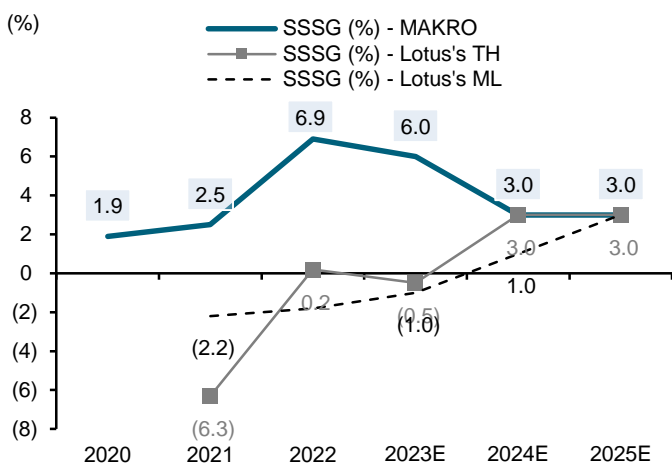
Source: CPAXT

Exhibit 6: Key assumption for CPAXT

| | Current | | | Previous | | | Change | | |
|-------------------------------------|---------|---------|---------|----------|---------|---------|--------|-------|--------|
| | 2023E | 2024E | 2025E | 2023E | 2024E | 2025E | 2023E | 2024E | 2025E |
| Retail sales (THB m) | 485,169 | 509,925 | 537,324 | 508,344 | 545,268 | 589,262 | (4.6) | (6.5) | (8.8) |
| SSSG MAKRO (%) | 6.0 | 3.0 | 3.0 | 6.0 | 3.0 | 3.0 | 0.0 | 0.0 | 0.0 |
| SSSG Lotus-TH (%) | (0.5) | 3.0 | 3.0 | (0.5) | 2.0 | 3.0 | 0.0 | 1.0 | 0.0 |
| SSSG Lotus-ML (%) | (1.0) | 1.0 | 3.0 | (1.0) | 1.0 | 3.0 | 0.0 | 0.0 | 0.0 |
| New stores growth - MAKRO (%) | 4.9 | 4.7 | 4.5 | 9.9 | 6.7 | 5.8 | (5) | (2) | (1) |
| New stores growth - Lotus's (%) | (4.4) | 4.5 | 4.4 | 4.7 | 4.2 | 3.9 | (9) | 0 | 0 |
| Gross margin (%) | 16.1 | 16.2 | 16.3 | 16.5 | 16.6 | 16.7 | (0.3) | (0.3) | (0.3) |
| Gross margin - MAKRO (%) | 10.7 | 10.8 | 10.9 | 10.6 | 10.7 | 10.9 | 0.1 | 0.1 | 0.0 |
| Gross margin - Lotus's (%) | 18.0 | 18.3 | 18.4 | 18.3 | 18.5 | 18.6 | (0.3) | (0.2) | (0.2) |
| SG&A expenses to total revenues (%) | 13.4 | 13.3 | 13.2 | 13.7 | 13.5 | 13.2 | (0.3) | (0.2) | (0.1) |
| Core profit (THB m) | 8,221 | 10,022 | 11,855 | 8,933 | 11,126 | 13,810 | (8.0) | (9.9) | (14.2) |

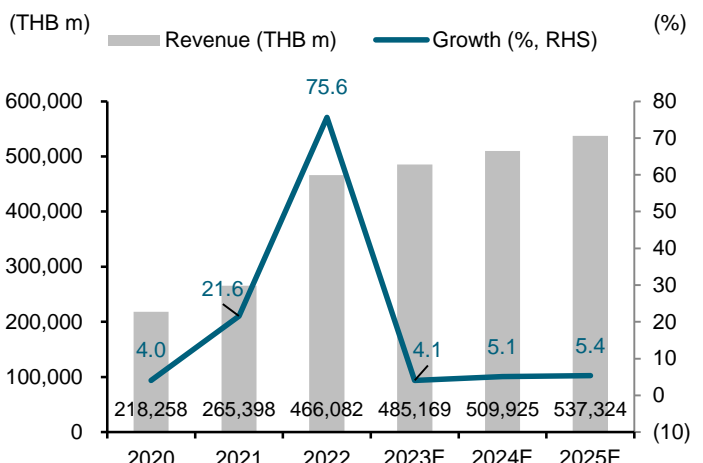
Source: FSSIA estimates

Exhibit 7: Yearly Same-store sales growth by business unit



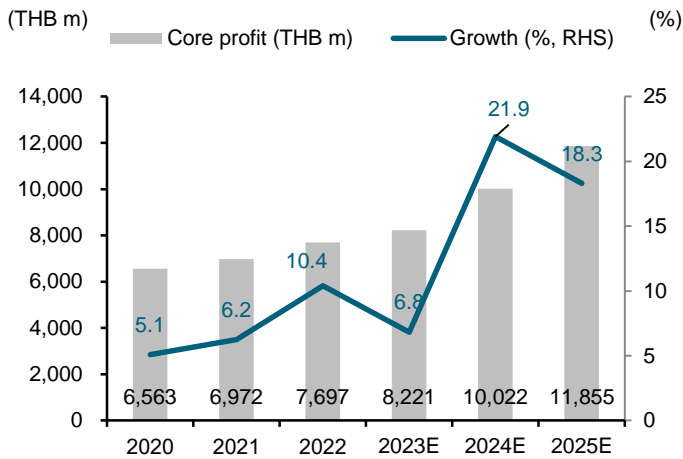
Sources: CPAXT; FSSIA estimates

Exhibit 8: Yearly revenue



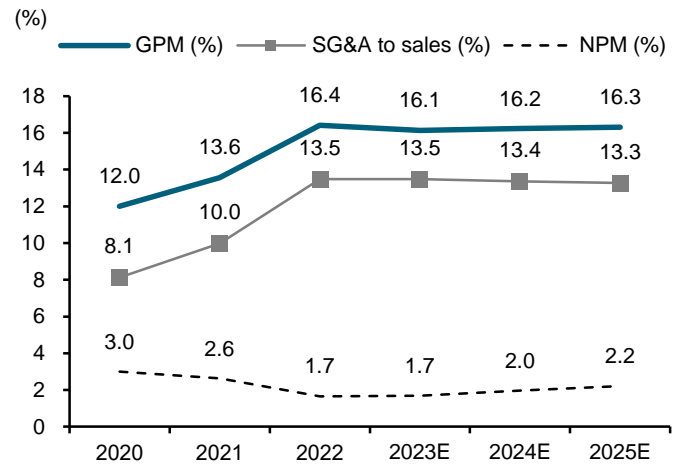
Sources: CPAXT; FSSIA estimates

Exhibit 9: Yearly earnings



Sources: CPAXT; FSSIA estimates

Exhibit 10: Profitability



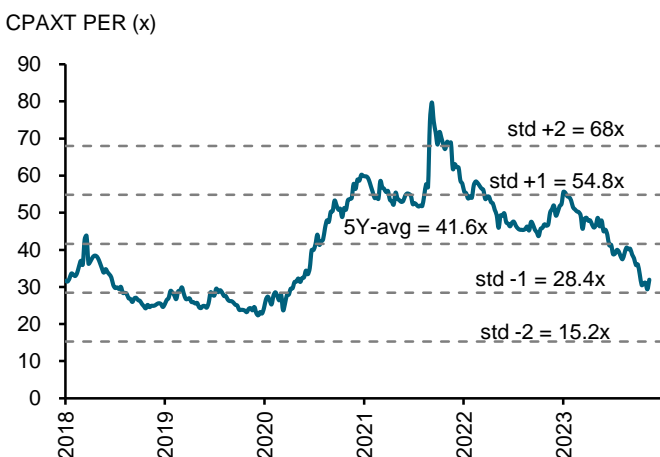
Sources: CPAXT; FSSIA estimates

Exhibit 11: 2024 DCF-based valuation

| DCF-derived TP | (%) | (THB b) |
|---|-----|-------------|
| Discount rate (WACC) | 7.1 | |
| Terminal growth | 2.0 | |
| NPV | | 85 |
| Add: terminal value | | 358 |
| Sum of PV | | 443 |
| Add: investment | | 0 |
| Less: debt | | 70 |
| Less: minorities | | 0.5 |
| Residual ordinary equity | | 372 |
| No. of shares (m) | | 10,580 |
| Residual ordinary equity (THB/share) | | 35.0 |

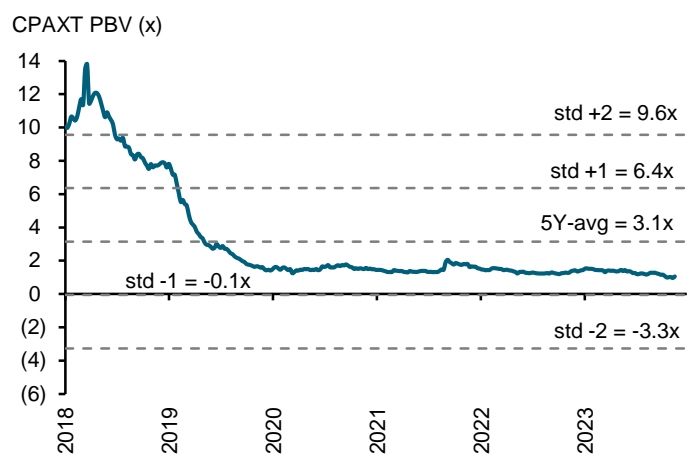
Sources: FSSIA estimates

Exhibit 12: Rolling one-year forward P/E band



Sources: Bloomberg; FSSIA estimates

Exhibit 13: Rolling one-year forward P/BV band



Sources: Bloomberg; FSSIA estimates

Exhibit 14: Commerce peers as of 17 November 2023

| Company | BBG | Rec | Share price | | | Market Cap (USD m) | PE | | ROE | | PBV | | EV/EBITDA | |
|------------------------------------|-----------|-----|------------------|-----------------|---------------|-----------------------|-------------|-------------|-------------|-------------|------------|------------|-------------|-------------|
| | | | Current (LCY) | Target (LCY) | Upside (%) | | 23E (x) | 24E (x) | 23E (%) | 24E (%) | 23E (x) | 24E (x) | 23E (x) | 24E (x) |
| Consumer Staple | | | | | | | | | | | | | | |
| CP All | CPALL TB | BUY | 56.75 | 77.00 | 36 | 14,538 | 30.3 | 25.4 | 16.0 | 17.5 | 5.1 | 4.6 | 21.1 | 18.2 |
| CP Axtra | CPAXT TB | BUY | 29.50 | 35.00 | 19 | 8,901 | 38.6 | 31.1 | 2.8 | 3.4 | 1.1 | 1.1 | 11.2 | 10.5 |
| Berli Jucker* | BJC TB | n/a | 27.75 | n/a | n/a | 3,138 | 21.3 | 18.4 | 4.3 | 4.8 | 0.9 | 0.9 | 13.2 | 12.5 |
| Consumer Staple average | | | | | | 26,577 | 30.1 | 25.0 | 7.7 | 8.6 | 2.4 | 2.2 | 15.2 | 13.8 |
| Consumer Discretionary | | | | | | | | | | | | | | |
| Com7 | COM7 TB | BUY | 23.00 | 30.00 | 30 | 1,564 | 17.5 | 15.8 | 41.6 | 41.7 | 7.0 | 6.2 | 12.4 | 11.3 |
| Central Retail Corp* | CRC TB | n/a | 39.50 | n/a | n/a | 6,697 | 28.9 | 23.8 | 12.6 | 13.9 | 3.5 | 3.2 | 11.7 | 10.7 |
| Home Improvement | | | | | | | | | | | | | | |
| Index Living Mall | ILM TB | BUY | 23.70 | 26.70 | 13 | 341 | 17.2 | 15.5 | 12.0 | 12.7 | 2.0 | 1.9 | 8.1 | 7.4 |
| Home Product Center | HMPRO TB | BUY | 12.20 | 16.00 | 31 | 4,575 | 24.4 | 22.1 | 26.4 | 27.7 | 6.3 | 6.0 | 14.3 | 13.2 |
| Siam Global House | GLOBAL TB | BUY | 17.10 | 18.00 | 5 | 2,439 | 31.1 | 28.3 | 12.1 | 12.2 | 3.6 | 3.3 | 23.1 | 21.1 |
| Dohome | DOHOME TB | BUY | 12.20 | 13.00 | 7 | 1,075 | 63.4 | 33.9 | 4.9 | 8.5 | 3.0 | 2.8 | 26.9 | 19.7 |
| Home Improvement avg. | | | | | | 8,430 | 34.0 | 24.9 | 13.8 | 15.3 | 3.7 | 3.5 | 18.1 | 15.3 |
| Consumer Discretionary avg. | | | | | | 16,692 | 30.4 | 23.2 | 18.3 | 19.4 | 4.2 | 3.9 | 16.1 | 13.9 |
| Total average | | | | | | 43,269 | 30.3 | 23.8 | 14.7 | 15.8 | 3.6 | 3.3 | 15.8 | 13.8 |

Sources: *Bloomberg; FSSIA estimates

Financial Statements

CP Axtra

| Profit and Loss (THB m) Year Ending Dec | 2021 | 2022 | 2023E | 2024E | 2025E |
|---|----------------|---------------|---------------|---------------|---------------|
| Revenue | 265,398 | 466,082 | 485,169 | 509,925 | 537,324 |
| Cost of goods sold | (229,384) | (389,588) | (406,918) | (427,164) | (449,698) |
| Gross profit | 36,014 | 76,494 | 78,252 | 82,761 | 87,625 |
| Other operating income | 970 | 3,050 | 3,257 | 3,270 | 3,415 |
| Operating costs | (26,490) | (62,842) | (65,508) | (68,147) | (71,303) |
| Operating EBITDA | 16,622 | 34,252 | 33,639 | 36,421 | 38,694 |
| Depreciation | (6,128) | (17,551) | (17,638) | (18,537) | (18,957) |
| Goodwill amortisation | 0 | 0 | 0 | 0 | 0 |
| Operating EBIT | 10,494 | 16,701 | 16,001 | 17,884 | 19,737 |
| Net financing costs | (1,557) | (7,122) | (6,294) | (6,009) | (6,067) |
| Associates | (226) | 831 | 787 | 826 | 868 |
| Recurring non-operating income | (226) | 831 | 787 | 826 | 868 |
| Non-recurring items | 6,714 | 0 | 0 | 0 | 0 |
| Profit before tax | 15,425 | 10,411 | 10,493 | 12,702 | 14,538 |
| Tax | (2,128) | (2,729) | (2,461) | (2,731) | (2,734) |
| Profit after tax | 13,298 | 7,682 | 8,033 | 9,971 | 11,804 |
| Minority interests | 389 | 15 | 51 | 51 | 51 |
| Preferred dividends | 0 | 0 | 0 | 0 | 0 |
| Other items | 0 | 0 | 0 | 0 | 0 |
| Reported net profit | 13,687 | 7,697 | 8,084 | 10,022 | 11,855 |
| Non-recurring items & goodwill (net) | (6,714) | 0 | 0 | 0 | 0 |
| Recurring net profit | 6,972 | 7,697 | 8,084 | 10,022 | 11,855 |
| Per share (THB) | | | | | |
| Recurring EPS * | 0.66 | 0.73 | 0.76 | 0.95 | 1.12 |
| Reported EPS | 1.29 | 0.73 | 0.76 | 0.95 | 1.12 |
| DPS | 0.32 | 0.51 | 0.53 | 0.66 | 0.78 |
| Diluted shares (used to calculate per share data) | 10,580 | 10,580 | 10,580 | 10,580 | 10,580 |
| Growth | | | | | |
| Revenue (%) | 21.6 | 75.6 | 4.1 | 5.1 | 5.4 |
| Operating EBITDA (%) | 32.6 | 106.1 | (1.8) | 8.3 | 6.2 |
| Operating EBIT (%) | 17.2 | 59.1 | (4.2) | 11.8 | 10.4 |
| Recurring EPS (%) | (51.8) | 10.4 | 5.0 | 24.0 | 18.3 |
| Reported EPS (%) | (5.4) | (43.8) | 5.0 | 24.0 | 18.3 |
| Operating performance | | | | | |
| Gross margin inc. depreciation (%) | 13.6 | 16.4 | 16.1 | 16.2 | 16.3 |
| Gross margin exc. depreciation (%) | 15.9 | 20.2 | 19.8 | 19.9 | 19.8 |
| Operating EBITDA margin (%) | 6.3 | 7.3 | 6.9 | 7.1 | 7.2 |
| Operating EBIT margin (%) | 4.0 | 3.6 | 3.3 | 3.5 | 3.7 |
| Net margin (%) | 2.6 | 1.7 | 1.7 | 2.0 | 2.2 |
| Effective tax rate (%) | 23.8 | 28.5 | 25.0 | 23.0 | 20.0 |
| Dividend payout on recurring profit (%) | 48.6 | 70.1 | 70.0 | 70.0 | 70.0 |
| Interest cover (X) | 6.6 | 2.5 | 2.7 | 3.1 | 3.4 |
| Inventory days | 38.0 | 34.2 | 33.4 | 30.6 | 30.5 |
| Debtor days | 2.2 | 1.9 | 2.9 | 3.9 | 3.9 |
| Creditor days | 72.1 | 59.9 | 61.4 | 64.8 | 67.2 |
| Operating ROIC (%) | 17.7 | 15.4 | 16.0 | 18.4 | 19.7 |
| ROIC (%) | 2.9 | 3.0 | 3.0 | 3.4 | 3.9 |
| ROE (%) | 3.5 | 2.7 | 2.8 | 3.4 | 4.0 |
| ROA (%) | 2.1 | 2.3 | 2.3 | 2.5 | 2.8 |
| * Pre-exceptional, pre-goodwill and fully diluted | | | | | |
| Revenue by Division (THB m) | | | | | |
| Sales | 258,630 | 447,182 | 464,893 | 489,343 | 515,560 |
| Service income | 4,136 | 5,422 | 5,955 | 6,018 | 6,066 |
| Rental and rendering retail services | 2,631 | 13,477 | 14,322 | 14,564 | 15,697 |

Sources: CP Axtra; FSSIA estimates

Financial Statements

CP Axtra

| Cash Flow (THB m) Year Ending Dec | 2021 | 2022 | 2023E | 2024E | 2025E |
|-----------------------------------|------------------|-----------------|-----------------|-----------------|-----------------|
| Recurring net profit | 6,972 | 7,697 | 8,084 | 10,022 | 11,855 |
| Depreciation | 6,128 | 17,551 | 17,638 | 18,537 | 18,957 |
| Associates & minorities | 419 | 96 | 0 | 0 | 0 |
| Other non-cash items | (191) | (187) | 521 | (253) | 168 |
| Change in working capital | 13,416 | (4,400) | 8,791 | 5,015 | 4,325 |
| Cash flow from operations | 26,744 | 20,757 | 35,033 | 33,320 | 35,304 |
| Capex - maintenance | - | - | - | - | - |
| Capex - new investment | (93,470) | (15,872) | (26,080) | (26,818) | (27,459) |
| Net acquisitions & disposals | (229,281) | (5,027) | (3,130) | (3,296) | (3,459) |
| Other investments (net) | 12,662 | 815 | 9,231 | (3,205) | 3,566 |
| Cash flow from investing | (310,090) | (20,085) | (19,979) | (33,319) | (27,352) |
| Dividends paid | (3,386) | (5,396) | (5,659) | (7,015) | (8,298) |
| Equity finance | 176,619 | 50 | 185 | 185 | 185 |
| Debt finance | 168,123 | (23,753) | 1,639 | 4,878 | (1,685) |
| Other financing cash flows | 0 | 0 | 0 | 0 | 0 |
| Cash flow from financing | 341,357 | (29,099) | (3,834) | (1,952) | (9,799) |
| Non-recurring cash flows | - | - | - | - | - |
| Other adjustments | 0 | 0 | 0 | 0 | 0 |
| Net other adjustments | 0 | 0 | 0 | 0 | 0 |
| Movement in cash | 58,011 | (28,426) | 11,220 | (1,951) | (1,846) |
| Free cash flow to firm (FCFF) | (281,788.59) | 7,794.01 | 21,348.54 | 6,009.20 | 14,019.18 |
| Free cash flow to equity (FCFE) | (115,221.97) | (23,080.44) | 16,693.63 | 4,878.80 | 6,267.24 |

Per share (THB)

| | | | | | |
|-------------------------------|---------|--------|------|------|------|
| FCFF per share | (26.63) | 0.74 | 2.02 | 0.57 | 1.33 |
| FCFE per share | (10.89) | (2.18) | 1.58 | 0.46 | 0.59 |
| Recurring cash flow per share | 1.26 | 2.38 | 2.48 | 2.68 | 2.93 |

| Balance Sheet (THB m) Year Ending Dec | 2021 | 2022 | 2023E | 2024E | 2025E |
|---|----------------|----------------|----------------|----------------|----------------|
| Tangible fixed assets (gross) | 141,469 | 148,498 | 174,578 | 201,396 | 228,855 |
| Less: Accumulated depreciation | (23,025) | (30,383) | (46,537) | (63,456) | (80,666) |
| Tangible fixed assets (net) | 118,444 | 118,115 | 128,041 | 137,940 | 148,189 |
| Intangible fixed assets (net) | 0 | 0 | 0 | 0 | 0 |
| Long-term financial assets | 0 | 0 | 0 | 0 | 0 |
| Invest. in associates & subsidiaries | 14,310 | 14,961 | 14,961 | 14,961 | 14,961 |
| Cash & equivalents | 68,530 | 40,103 | 51,323 | 49,372 | 47,525 |
| A/C receivable | 2,301 | 2,431 | 5,317 | 5,588 | 5,888 |
| Inventories | 31,967 | 37,820 | 33,445 | 35,109 | 36,961 |
| Other current assets | 7,203 | 7,001 | 7,288 | 7,660 | 8,071 |
| Current assets | 110,001 | 87,355 | 97,373 | 97,729 | 98,447 |
| Other assets | 326,737 | 328,213 | 330,082 | 331,989 | 333,934 |
| Total assets | 569,491 | 548,643 | 570,457 | 582,619 | 595,530 |
| Common equity | 287,997 | 290,348 | 292,958 | 296,150 | 299,891 |
| Minorities etc. | 501 | 583 | 531 | 480 | 429 |
| Total shareholders' equity | 288,498 | 290,931 | 293,490 | 296,630 | 300,320 |
| Long term debt | 105,120 | 110,025 | 16,283 | 104,977 | 84,187 |
| Other long-term liabilities | 57,661 | 56,925 | 58,147 | 59,310 | 60,496 |
| Long-term liabilities | 162,781 | 166,949 | 74,430 | 164,287 | 144,683 |
| A/C payable | 60,236 | 61,818 | 69,120 | 76,070 | 82,547 |
| Short term debt | 34,269 | 4,796 | 99,179 | 14,429 | 32,581 |
| Other current liabilities | 23,707 | 24,148 | 34,238 | 31,202 | 35,399 |
| Current liabilities | 118,211 | 90,763 | 202,537 | 121,702 | 150,527 |
| Total liabilities and shareholders' equity | 569,490 | 548,643 | 570,457 | 582,619 | 595,530 |
| Net working capital | (42,472) | (38,715) | (57,308) | (58,916) | (67,025) |
| Invested capital | 417,018 | 422,573 | 415,775 | 425,974 | 430,059 |

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

Per share (THB)

| | | | | | |
|-------------------------------|-------|-------|-------|-------|-------|
| Book value per share | 27.22 | 27.44 | 27.69 | 27.99 | 28.34 |
| Tangible book value per share | 27.22 | 27.44 | 27.69 | 27.99 | 28.34 |

Financial strength

| | | | | | |
|---------------------------|--------|------|------|------|------|
| Net debt/equity (%) | 24.6 | 25.7 | 21.9 | 23.6 | 23.1 |
| Net debt/total assets (%) | 12.4 | 13.6 | 11.2 | 12.0 | 11.6 |
| Current ratio (x) | 0.9 | 1.0 | 0.5 | 0.8 | 0.7 |
| CF interest cover (x) | (13.0) | 0.0 | 7.8 | 6.3 | 6.6 |

| Valuation | 2021 | 2022 | 2023E | 2024E | 2025E |
|---|-------------|-------------|-------------|-------------|-------------|
| Recurring P/E (x) * | 44.8 | 40.6 | 38.6 | 31.1 | 26.3 |
| Recurring P/E @ target price (x) * | 53.1 | 48.1 | 45.8 | 37.0 | 31.2 |
| Reported P/E (x) | 22.8 | 40.6 | 38.6 | 31.1 | 26.3 |
| Dividend yield (%) | 1.1 | 1.7 | 1.8 | 2.2 | 2.7 |
| Price/book (x) | 1.1 | 1.1 | 1.1 | 1.1 | 1.0 |
| Price/tangible book (x) | 1.1 | 1.1 | 1.1 | 1.1 | 1.0 |
| EV/EBITDA (x) ** | 23.1 | 11.3 | 11.2 | 10.5 | 9.9 |
| EV/EBITDA @ target price (x) ** | 26.6 | 13.0 | 12.9 | 12.1 | 11.4 |
| EV/invested capital (x) | 0.9 | 0.9 | 0.9 | 0.9 | 0.9 |

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

Sources: CP Axtra; FSSIA estimates

CP Axtra PCL (CPAXT TB)

FSSIA ESG rating



59.46 /100

Exhibit 15: FSSIA ESG score implication

| Rating | Score | Implication |
|--------|------------------|--|
| ★★★★★ | >79-100 | Leading its industry peers in managing the most significant ESG risks which not only better cost efficiency but also lead to higher profitability. |
| ★★★★★ | >59-79 | A mixed track record of managing the most significant ESG risks and opportunities relative to industry peers. |
| ★★★ | >39-59 | Relevant ESG materiality matrix has been constructively addressed, well-managed and incorporated into day-to-day operations, in which targets and achievements are evaluated annually. |
| ★★ | >19-39 | Relevant ESG materiality matrix has been identified with key management in charge for progress to be followed up on and to provide intensive disclosure. Most targets are conventional and achievable. |
| ★ | 1-19 | The company has adopted the United Nations Sustainable Development Goals (UN SDGs), established sustainability management guidelines and fully complies with regulations or ESG suggested guidance from related organizations such as the SET and SEC. |

Sources: FSSIA estimates

Exhibit 16: ESG – peer comparison

| | FSSIA ESG score | Domestic ratings | | | | | | Global ratings | | | | | | Bloomberg | |
|----------|-----------------|------------------|----------|------|----------|-----------|-----------|----------------------|----------|------|---------|-----------|------------|-----------|------------------|
| | | DJSI | SET THSI | THSI | CG score | AGM level | Thai CAC | Morningstar ESG risk | ESG Book | MSCI | Moody's | Refinitiv | S&P Global | ESG score | Disclosure score |
| SET100 | 69.20 | 5.34 | 4.40 | 4.40 | 4.76 | 4.65 | 3.84 | Medium | 51.76 | BBB | 20.87 | 58.72 | 63.91 | 3.72 | 28.17 |
| Coverage | 67.12 | 5.11 | 4.15 | 4.17 | 4.83 | 4.71 | 3.53 | Medium | 52.04 | BB | 16.97 | 56.85 | 62.09 | 3.40 | 31.94 |
| BJC | 71.33 | Y | Y | Y | 4.00 | 4.00 | -- | Medium | 55.09 | A | -- | 65.19 | 89.00 | 2.16 | -- |
| COM7 | 61.78 | -- | Y | Y | 5.00 | 5.00 | Certified | Low | 47.75 | -- | -- | 52.68 | 21.00 | 4.40 | 43.59 |
| CPALL | 78.53 | Y | Y | Y | 5.00 | 5.00 | Certified | Medium | 47.38 | A | 34.00 | 59.95 | 82.00 | 3.74 | -- |
| CPAXT | 59.46 | -- | -- | -- | 5.00 | 5.00 | Certified | Low | 52.81 | -- | -- | 74.64 | 63.00 | 3.80 | -- |
| CRC | 64.49 | -- | Y | Y | 5.00 | 5.00 | Certified | Medium | -- | BBB | -- | 60.98 | 73.00 | 2.90 | 47.27 |

Sources: [SETTRADE.com](https://www.settrade.com); FSSIA's compilation

Exhibit 17: ESG score by Bloomberg

| FY ending Dec 31 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------|
| ESG financial materiality scores - ESG score | — | — | — | — | — | — | 3.80 | — |
| BESG environmental pillar score | — | — | — | — | — | — | 3.80 | — |
| BESG social pillar score | — | — | — | — | — | — | 3.77 | — |
| BESG governance pillar score | — | — | — | — | — | — | 3.84 | — |
| ESG disclosure score | 33.03 | 42.58 | 50.91 | 61.55 | 61.98 | 62.50 | 62.50 | — |
| Environmental disclosure score | 7.64 | 17.85 | 32.89 | 45.12 | 48.51 | 48.51 | 48.51 | — |
| Social disclosure score | 7.68 | 28.66 | 29.84 | 43.29 | 41.17 | 42.74 | 42.74 | — |
| Governance disclosure score | 83.59 | 81.10 | 89.86 | 96.12 | 96.12 | 96.12 | 96.12 | — |
| Environmental | | | | | | | | |
| Emissions reduction initiatives | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| Climate change policy | No | No | Yes | Yes | Yes | Yes | Yes | No |
| Climate change opportunities discussed | No | No | No | No | No | No | No | No |
| Risks of climate change discussed | No | No | No | No | No | No | No | No |
| GHG scope 1 | — | — | — | 50 | 43 | 50 | 66 | 147 |
| GHG scope 2 location-based | — | — | — | 209 | 220 | 184 | 186 | 571 |
| GHG Scope 3 | — | — | — | — | 5 | 58 | 59 | 136 |
| Carbon per unit of production | — | — | — | — | — | — | — | — |
| Biodiversity policy | No | No | No | Yes | Yes | Yes | Yes | No |
| Energy efficiency policy | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Total energy consumption | — | 329 | 347 | 730 | 390 | 395 | 419 | 442 |
| Renewable energy use | — | 0 | 0 | 0 | 3 | 18 | 36 | 40 |
| Electricity used | — | — | — | 360 | 377 | 367 | 371 | 390 |
| Fuel used - natural gas | — | — | — | — | — | — | — | — |

Sources: Bloomberg; FSSIA's compilation

Exhibit 18: ESG score by Bloomberg (cont.)

| FY ending Dec 31 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Fuel used - crude oil/diesel | No | No | No | No | No | No | No | No |
| Waste reduction policy | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Hazardous waste | — | — | — | — | 0 | 0 | 0 | 0 |
| Total waste | 40 | 52 | 61 | 62 | 91 | 62 | 68 | 85 |
| Waste recycled | 33 | 37 | 43 | 42 | 70 | 40 | 39 | 59 |
| Waste sent to landfills | 7 | 15 | 18 | 20 | 21 | 21 | 26 | 23 |
| Environmental supply chain management | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| Water policy | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Water consumption | — | — | — | — | — | — | — | 994 |
| Social | | | | | | | | |
| Human rights policy | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Policy against child labor | No | No | No | No | Yes | Yes | Yes | Yes |
| Quality assurance and recall policy | No | No | No | No | No | No | No | No |
| Consumer data protection policy | No | No | No | No | Yes | Yes | Yes | Yes |
| Equal opportunity policy | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| Gender pay gap breakout | No | No | No | No | No | No | No | No |
| Pct women in workforce | — | 55 | 55 | 55 | 55 | 55 | 55 | 52 |
| Pct disabled in workforce | — | — | — | — | — | 0 | 0 | 0 |
| Business ethics policy | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Anti-bribery ethics policy | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Health and safety policy | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Lost time incident rate - employees | — | 1 | 0 | 1 | 1 | 1 | 1 | 0 |
| Total recordable incident rate - employees | — | 1 | 0 | 1 | 1 | 1 | 1 | 1 |
| Training policy | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Fair remuneration policy | No | No | No | No | No | No | No | No |
| Number of employees – CSR | — | 13,365 | 13,786 | 14,560 | 15,212 | 16,108 | 16,920 | 23,280 |
| Employee turnover pct | — | 36 | 39 | 35 | 31 | 17 | 16 | 42 |
| Total hours spent by firm - employee training | — | — | — | 130,626 | 162,366 | 231,049 | 249,570 | 778,018 |
| Social supply chain management | No | No | Yes | Yes | Yes | Yes | Yes | Yes |
| Governance | | | | | | | | |
| Board size | 18 | 15 | 15 | 15 | 15 | 15 | 15 | 15 |
| No. of independent directors (ID) | 6 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| No. of women on board | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 2 |
| No. of non-executive directors on board | 10 | 7 | 7 | 7 | 7 | 13 | 13 | 13 |
| Company conducts board evaluations | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| No. of board meetings for the year | 4 | 4 | 5 | 7 | 6 | 9 | 13 | 7 |
| Board meeting attendance pct | 83 | 95 | 92 | 94 | 96 | 99 | 98 | 99 |
| Board duration (years) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Director share ownership guidelines | No | No | No | No | No | No | No | No |
| Age of the youngest director | 48 | 51 | 52 | 53 | 54 | 53 | 54 | — |
| Age of the oldest director | 79 | 80 | 81 | 82 | 83 | 78 | 79 | — |
| No. of executives / company managers | 12 | 12 | 13 | 11 | 11 | 6 | 6 | 7 |
| No. of female executives | 2 | 2 | 3 | 3 | 2 | 1 | 2 | 1 |
| Executive share ownership guidelines | No | No | No | No | No | No | No | No |
| Size of audit committee | 5 | 5 | 5 | 5 | 3 | 3 | 3 | 3 |
| No. of ID on audit committee | 5 | 5 | 5 | 5 | 3 | 3 | 3 | 3 |
| Audit committee meetings | 5 | 5 | 5 | 5 | 5 | 8 | 11 | 8 |
| Audit meeting attendance % | 96 | — | 92 | 96 | 100 | 100 | 100 | 100 |
| Size of compensation committee | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| No. of ID on compensation committee | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| No. of compensation committee meetings | 1 | 3 | 2 | 2 | 4 | 2 | 3 | 2 |
| Compensation meeting attendance % | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Size of nomination committee | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| No. of nomination committee meetings | 1 | 3 | 2 | 2 | 4 | 2 | 3 | 2 |
| Nomination meeting attendance % | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Sustainability governance | | | | | | | | |
| Verification type | No | No | Yes | Yes | Yes | Yes | Yes | Yes |

Sources: Bloomberg; FSSIA's compilation

Disclaimer for ESG scoring

| ESG score | Methodology | Rating | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|----------------|---|-----------|-------------|----------|-------------|------------|-------------|-----------------|---|-----------|-------------|----------|-------------|------------|-------------|-----------------|---|
| The Dow Jones Sustainability Indices (DJSI) By S&P Global | The DJSI World applies a transparent, rules-based component selection process based on the companies' Total Sustainability Scores resulting from the annual S&P Global Corporate Sustainability Assessment (CSA). Only the top-ranked companies within each industry are selected for inclusion. | 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 Investment List (THSI) by The Stock Exchange of Thailand (SET) | THSI quantifies responsibility in Environmental and Social issues by managing business with transparency in Governance, updated annually. Candidates must pass the preemptive criteria, with two crucial conditions: 1) no irregular trading of the board members and executives; and 2) free float of >150 shareholders, and combined holding must be >15% of paid-up capital. Some key disqualifying criteria include: 1) CG score of below 70%; 2) independent directors and free float violation; 3) executives' wrongdoing related to CG, social & environmental impacts; 4) equity in negative territory; and 5) earnings in red for > 3 years in the last 5 years. | To be eligible for THSI inclusion , verified data must be scored at a minimum of 50% for each indicator, unless the company is a part of DJSI during the assessment year. The scoring will be fairly weighted against the 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 weight at maximum, and no cap for number of stocks. | | | | | | | | | | | | | | | | | | | |
| CG Score by Thai Institute of Directors Association (Thai IOD) | An indicator of CG strength in sustainable development, measured annually by the Thai IOD, with support from the Stock Exchange of Thailand (SET). The results are from the perspective of a third party, not an evaluation of operations. | Scores are rated in six categories: 5 for Excellent (90-100), 4 for Very Good (80-89), 3 for Good (70-79), 2 for Fair (60-69), 1 for Pass (60-69), and not rated for scores below 50. Weightings include: 1) the rights; 2) and equitable treatment of shareholders (weight 25% combined); 3) the role of stakeholders (25%); 4) disclosure & transparency (15%); and 5) board responsibilities (35%). | | | | | | | | | | | | | | | | | | | |
| AGM level By Thai Investors Association (TIA) with support from the SEC | It quantifies the extent to which shareholders' rights and equitable treatment are incorporated into business operations and information is transparent and sufficiently disclosed. All form important elements of two out of five the CG components to be evaluated annually. The assessment criteria cover AGM procedures before the meeting (45%), at the meeting date (45%), and after the meeting (10%). <i>(The first assesses 1) advance circulation of sufficient information for voting; and 2) facilitating how voting rights can be exercised. The second assesses 1) the ease of attending meetings; 2) transparency and verifiability; and 3) openness for Q&A. The third involves the meeting minutes that should contain discussion issues, resolutions and voting results.)</i> | The scores are classified into four categories: 5 for Excellent (100), 4 for Very Good (90-99), 3 for Fair (80-89), and not rated for scores below 79. | | | | | | | | | | | | | | | | | | | |
| Thai CAC By Thai Private Sector Collective Action Against Corruption (CAC) | The core elements of the Checklist include corruption risk assessment, establishment of key controls, and the monitoring and developing of policies. The Certification is good for three years. <i>(Companies deciding to become a CAC certified member start by submitting a Declaration of Intent to kick off an 18-month deadline to submit the CAC Checklist for Certification, including risk assessment, in place of policy and control, training of managers and employees, establishment of whistleblowing channels, and communication of policies to all stakeholders.)</i> | The document will be reviewed by a committee of nine professionals. A passed Checklist will move for granting certification by the CAC Council approvals whose members are twelve highly respected individuals in professionalism and ethical achievements. | | | | | | | | | | | | | | | | | | | |
| Morningstar Sustainalytics | The Sustainalytics' ESG risk rating provides an overall company score based on an assessment of how much of a company's exposure to ESG risk is unmanaged. <i>Sources to be reviewed include corporate publications and regulatory filings, news and other media, NGO reports/websites, multi-sector information, company feedback, ESG controversies, issuer feedback on draft ESG reports, and quality & peer reviews.</i> | A company's ESG risk rating score is the sum of unmanaged risk. The more risk is unmanaged, the higher ESG risk is scored. <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>NEGL</th> <th>Low</th> <th>Medium</th> <th>High</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>0-10</td> <td>10-20</td> <td>20-30</td> <td>30-40</td> <td>40+</td> </tr> </tbody> </table> | NEGL | Low | Medium | High | Severe | 0-10 | 10-20 | 20-30 | 30-40 | 40+ | | | | | | | | | |
| NEGL | Low | Medium | High | Severe | | | | | | | | | | | | | | | | | |
| 0-10 | 10-20 | 20-30 | 30-40 | 40+ | | | | | | | | | | | | | | | | | |
| ESG Book | The ESG score identifies sustainable companies that are better positioned to outperform over the long term. The methodology considers the principle of financial materiality including information that significantly helps explain future risk-adjusted performance. Materiality is applied by over-weighting features with higher materiality and rebalancing these weights on a rolling quarterly basis. | The total ESG score is calculated as a weighted sum of the features scores using materiality-based weights. The score is scaled between 0 and 100 with higher scores indicating better performance. | | | | | | | | | | | | | | | | | | | |
| MSCI | MSCI ESG ratings aim to measure a company's management of financially relevant ESG risks and opportunities. It uses a rules-based methodology to identify industry leaders and laggards according to their exposure to ESG risks and how well they manage those risks relative to peers. <table border="1" style="margin-left: auto; margin-right: auto;"> <tbody> <tr> <td>AAA</td> <td>8.571-10.000</td> <td rowspan="3">Leader:</td> <td rowspan="3">leading its industry in managing the most significant ESG risks and opportunities</td> </tr> <tr> <td>AA</td> <td>7.143-8.570</td> </tr> <tr> <td>A</td> <td>5.714-7.142</td> </tr> <tr> <td>BBB</td> <td>4.286-5.713</td> <td rowspan="3">Average:</td> <td rowspan="3">a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers</td> </tr> <tr> <td>BB</td> <td>2.857-4.285</td> </tr> <tr> <td>B</td> <td>1.429-2.856</td> </tr> <tr> <td>CCC</td> <td>0.000-1.428</td> <td>Laggard:</td> <td>lagging its industry based on its high exposure and failure to manage significant ESG risks</td> </tr> </tbody> </table> | AAA | 8.571-10.000 | Leader: | leading its industry in managing the most significant ESG risks and opportunities | AA | 7.143-8.570 | A | 5.714-7.142 | BBB | 4.286-5.713 | Average: | a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers | BB | 2.857-4.285 | B | 1.429-2.856 | CCC | 0.000-1.428 | Laggard: | lagging its industry based on its high exposure and failure to manage significant ESG risks |
| AAA | 8.571-10.000 | Leader: | leading its industry in managing the most significant ESG risks and opportunities | | | | | | | | | | | | | | | | | | |
| AA | 7.143-8.570 | | | | | | | | | | | | | | | | | | | | |
| A | 5.714-7.142 | | | | | | | | | | | | | | | | | | | | |
| BBB | 4.286-5.713 | Average: | a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers | | | | | | | | | | | | | | | | | | |
| BB | 2.857-4.285 | | | | | | | | | | | | | | | | | | | | |
| B | 1.429-2.856 | | | | | | | | | | | | | | | | | | | | |
| CCC | 0.000-1.428 | Laggard: | lagging its industry based on its high exposure and failure to manage significant ESG risks | | | | | | | | | | | | | | | | | | |
| Moody's ESG solutions | Moody's assesses the degree to which companies take into account ESG objectives in the definition and implementation of their strategy policies. It believes that a company integrating ESG factors into its business model and relatively outperforming its peers is better positioned to mitigate risks and create sustainable value for shareholders over the medium to long term. | | | | | | | | | | | | | | | | | | | | |
| Refinitiv ESG rating | Designed to transparently and objectively measure a company's relative ESG performance, commitment and effectiveness across 10 main themes, based on publicly available and auditable data. The score ranges from 0 to 100 on relative ESG performance and insufficient degree of transparency in reporting material ESG data publicly. <i>(Score ratings are 0 to 25 = poor; >25 to 50 = satisfactory; >50 to 75 = good; and >75 to 100 = excellent.)</i> | | | | | | | | | | | | | | | | | | | | |
| S&P Global | The S&P Global ESG Score is a relative score measuring a company's performance on and management of ESG risks, opportunities, and impacts compared to its peers within the same industry classification. The score ranges from 0 to 100. | | | | | | | | | | | | | | | | | | | | |
| Bloomberg | ESG Score | Bloomberg score evaluating the company's aggregated Environmental, Social and Governance (ESG) performance. The score is based on Bloomberg's view of ESG financial materiality. The score is a weighted generalized mean (power mean) of Pillar Scores, where the weights are determined by the pillar priority ranking. Values range from 0 to 10; 10 is the best. | | | | | | | | | | | | | | | | | | | |
| Bloomberg | ESG Disclosure Score | Disclosure of a company's ESG used for Bloomberg ESG score. The score ranges from 0 for none to 100 for disclosure of every data point, measuring the amount of ESG data reported publicly, and not the performance on any data point. | | | | | | | | | | | | | | | | | | | |

Rating regarding the sustainable development of Thai listed companies, both on the SET and MAI, are publicly available on the website of the Securities and Exchange Commission of Thailand (SEC). Currently, ratings available are 1) "**CG Score**"; 2) "**AGM Level**"; 3) "**Thai CAC**"; and 4) **THSI**. The ratings are updated on an annual basis. FSSIA does not confirm nor certify the accuracy of such ratings.

Source: FSSIA's compilation

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Jitra Amornthum FSS International Investment Advisory Securities Co., Ltd

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| Company | Ticker | Price | Rating | Valuation & Risks |
|---------------------|-----------|-----------|--------|--|
| CP Aextra | CPAXT TB | THB 29.50 | BUY | The key downside risks to our DCF-based TP include: 1) lower-than-expected SSSG; 2) a lower-than-expected GPM improvement; and 3) operational losses from its overseas business. |
| CP All | CPALL TB | THB 56.75 | BUY | The key downside risks to our DCF-derived TP include 1) lower-than-expected SSSG, 2) lower-than-expected gross margin, and 3) higher-than-expected SG&A to sales ratio. |
| Com7 | COM7 TB | THB 23.00 | BUY | Downside risks to our P/E-based TP include 1) lower consumption and domestic purchasing power, 2) store cannibalization, and 3) product shortages. |
| Index Living Mall | ILM TB | THB 23.70 | BUY | Downside risks to our DCF-based TP include 1) lower-than-expected SSSG; 2) a lower-than-expected GPM; and 3) higher-than-expected SG&A. |
| Home Product Center | HMPRO TB | THB 12.20 | BUY | The key downside risks to our DCF-based TP include: 1) lower-than-expected SSSG; 2) the slow recovery of tourist numbers; and 3) operating losses from its overseas business. |
| Siam Global House | GLOBAL TB | THB 17.10 | BUY | The key downside risks to our DCF-based TP are volatile farm incomes and farm prices which could negatively impact purchasing power, especially in the provinces and a larger-than-expected impact on farm income from the El Nino effect. |
| Dohome PCL | DOHOME TB | THB 12.20 | BUY | Downside risks to our DCF-based TP include 1) lower-than-expected SSSG; 2) a lower-than-expected GPM; 3) higher-than-expected SG&A; and 4) a worse-than-expected effect from El Nino. |

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 17-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.