

13 MARCH 2024

EQUITY RESEARCH - COMPANY REPORT

ASSET WORLD CORP

THAILAND / PROPERTY DEVELOPMENT

AWC TB

FINANSIA
 FSS INTERNATIONAL INVESTMENT ADVISORY

FSSIA ESG rating


BUY

UNCHANGED

TARGET PRICE	THB5.50
CLOSE	THB3.82
UP/DOWNSIDE	+44.0%
PRIOR TP	THB5.50
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	+7.2%

A year of new highs in asset size and profit

- Expect core profit to grow q-q and y-y in 1Q24, driven by strong RevPAR growth and recovery of Asiatique.
- Expect core profit to double to THB2.2b in 2024; operating assets are currently 31% above pre-Covid and should grow further.
- Maintain BUY with a DCF-based TP of THB5.5/shr.

Expect core profit to hit a new record high in 1Q24

AWC reported a strong 4Q23 core profit of THB481m, beating our estimate thanks to a better-than-expected EBITDA margin. We expect the strong earnings momentum to continue in 1Q24. We estimate RevPAR to grow by 10-15% y-y in 1Q24, driven by strong tourist arrivals. In addition, we expect Asiatique to continue ramping up, as its OCC rate gradually increased from 45% in 1Q23 to 69% in 4Q23. We forecast it to improve to 75-85% in 2024 (vs 97% in 2019). Overall, we believe 1Q24 core profit should grow both q-q and y-y.

Expect RevPAR to jump by 10-20% in 2024

We forecast core profit to double from THB1.1b in 2023 to THB2.2b in 2024, driven by the hotel business. AWC targets RevPAR to jump 20% in 2024, driven by a strong OCC rate of 75% (vs 65% in 2023) and 3% higher ADR. Note that the organic ADR should grow more than 10%, but will be diluted by new hotels opening in 2024 which have a lower ADR profile. We conservatively forecast RevPAR to grow 13% in 2024. Thus, there is an upside to our forecast, if AWC achieves its RevPAR target.

New assets to lift group EBITDA by 20% by 2026

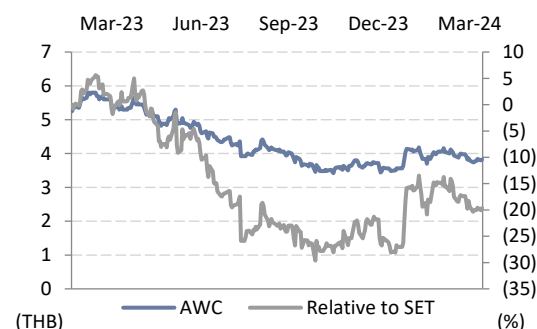
AWC's operating asset size has jumped by 31% from THB83b in 2019 to THB109b in 2023, and it should increase to THB134m by 2025. AWC targets the new assets, including Marriott Jomtien Beach, Fairmont Bangkok, Kimpton Hua Hin and Lannatique, to generate additional EBITDA of THB1.1b by 2026 (from THB5.7b EBITDA in 2023). In addition, AWC aims to shift assets from the ramping-up and repositioning class into the business as usual (BAU) class, implying assets would generate an EBITDA yield higher than 8%. BAU assets are currently valued at THB21.1b (14% of total assets), and AWC targets BAU assets to increase to THB50b in 2024 (32% of total assets). This implies that the EBITDA yield would significantly improve from 3.8% in 2023.

Trading at attractive valuation

We revise down 2024-25E core profit by 11-21% to reflect our new assumptions, and maintain our DCF-TP of THB5.5. AWC trades at 56x 2024E core profit P/E (vs peers' average of 49x). Including an estimated fair value gain of THB3.0b in 2024, it would come down to only 24x P/E.

KEY STOCK DATA

YE Dec (THB m)	2023	2024E	2025E	2026E
Revenue	13,702	17,568	19,417	27,067
Net profit	5,038	5,193	5,121	5,727
EPS (THB)	0.16	0.16	0.16	0.18
vs Consensus (%)	-	86.0	42.9	24.1
EBITDA	4,763	6,527	7,705	9,431
Recurring net profit	1,134	2,193	2,621	3,227
Core EPS (THB)	0.04	0.07	0.08	0.10
Chg. In EPS est. (%)	nm	(20.9)	(10.9)	nm
EPS growth (%)	nm	93.3	19.5	23.1
Core P/E (x)	107.8	55.8	46.6	37.9
Dividend yield (%)	1.3	0.7	0.9	1.1
EV/EBITDA (x)	40.4	31.3	28.0	23.7
Price/book (x)	1.4	1.3	1.3	1.2
Net debt/Equity (%)	80.4	90.3	97.9	101.4
ROE (%)	1.3	2.5	2.8	3.3



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(6.3)	12.2	(28.5)
Relative to country (%)	(6.0)	9.9	(18.9)
Mkt cap (USD m)	3,455		
3m avg. daily turnover (USD m)	7.2		
Free float (%)	25		
Major shareholder	TCC Business Management (45%)		
12m high/low (THB)	5.90/3.40		
Issued shares (m)	32,002.34		

Sources: Bloomberg consensus; FSSIA estimates



Teerapol Udomvej, CFA

 Fundamental Investment Analyst on Securities; License no. 080523
 teerapol.udo@fssia.com, +66 2646 9969

Investment thesis

AWC plans to aggressively expand its hotel portfolio from 18 hotels in 2022 to 37 hotels by 2027 and expand its commercial property assets with a net leasable area (NLA) of 427k sqm to 673k sqm by 2027.

AWC has a strong balance sheet with an IBD/E of only 0.8x as of 4Q23, with ample room for M&A deals. AWC also has a competitive advantage, as it has a grant of rights (GOR) agreement with its major shareholder, Thai Charoen Corporation Group (TCC, not listed). Under the GOR, AWC has the right of first offer on assets that TCC plans to sell, and the right of first refusal on assets when any third party makes an offer.

Most of AWC's assets are classified as freehold, with about half of its asset value in land located in prime areas across Thailand. We believe those assets will likely appreciate in the future, which should support its balance sheet's gearing ratio for expansion projects.

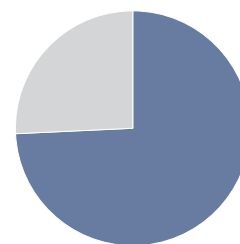
Company profile

AWC is the pure-play leader in the Thai hospitality and commercial property business.

assetworldcorp-th.com

Principal activities (revenue, 2023)

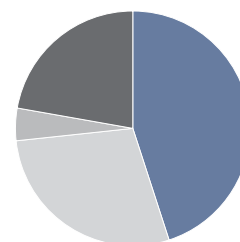
- Hotel revenue - 74.3 %
- Retail and office revenue - 25.7 %



Source: Asset World Corp

Major shareholders

- TCC Business Management - 45.0 %
- TCC Group International Limited - 28.3 %
- NOMURA SINGAPORE LIMITED - 4.5 %
- Others - 22.2 %



Source: Asset World Corp

Catalysts

Key growth drivers include 1) a faster OCC ramp-up rate following a global tourism recovery; 2) improving consumption and economic growth resulting in a strong retail business; and 3) pent-up demand from Chinese tourists.

Risks to our call

Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.

Event calendar

Date	Event
May 2024	1Q24 results announcement

Key assumptions

	2024E	2025E	2026E
Hotel - Number of rooms (no.)	6,956	7,190	9,139
Hotel - Occupancy rate (OCC %)	69.8	71.3	70.7
Hotel - RevPAR growth (%)	13.1	5.6	16.3
Retail - NLA ('000 sqm)	377.6	377.6	377.6
Retail - Occupancy rate (OCC %)	47.4	59.1	66.6
Retail - Rental rate growth (%)	(20.4)	6.8	10.9
Office - NLA ('000 sqm)	270.6	270.6	270.6
Office - Occupancy rate (OCC %)	69.0	69.5	70.0
Office - Rental rate growth (%)	3.0	3.0	3.0

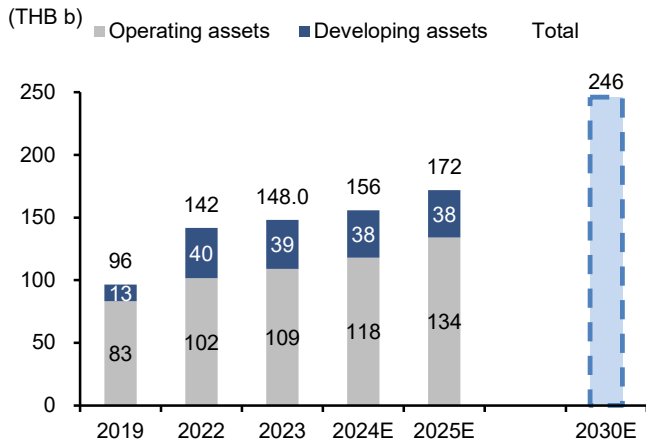
Source: FSSIA estimates

Earnings sensitivity

- For every 1% increase in hotel OCC, we project a 2024 profit increase of 4%, and vice versa, all else being equal.
- For every 1% increase in retail OCC, we project a 2024 profit increase of 5%, and vice versa, all else being equal.

Source: FSSIA estimates

Exhibit 1: AWC's asset size



Sources: AWC; FSSIA estimates

Exhibit 2: BU EBITDA and EBITDA yield (rate of return)

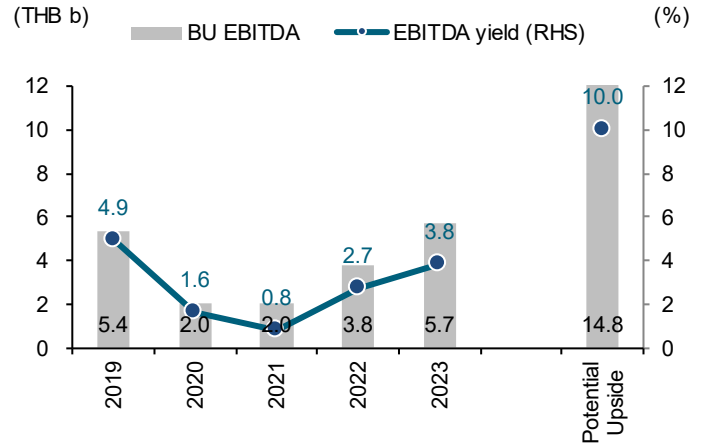
Note: BU EBITDA (business unit EBITDA) is EBITDA before corporate expenses
Sources: AWC; FSSIA estimates

Exhibit 3: BU EBITDA forecast

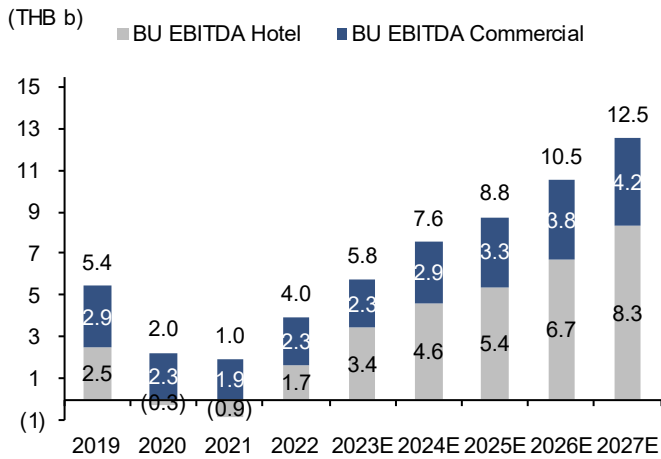
Note: BU EBITDA (business unit EBITDA) is EBITDA before corporate expenses
Sources: AWC; FSSIA estimates

Exhibit 4: Corporate EBITDA margin

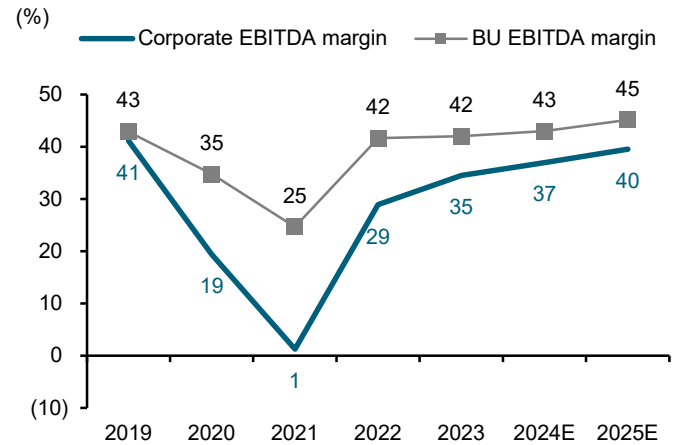
Note: Includes corporate expenses
Sources: AWC; FSSIA estimates

Exhibit 5: Asset rate of return

Unit: THB m

ASSETS	ASSET VALUE			RATE OF RETURN FROM OPERATING PERFORMANCE AS AT 30 SEP 23 (PAST 12 MONTHS)	RATE OF RETURN FROM OPERATING PERFORMANCE FOR 2022	RATE OF RETURN FROM OPERATING PERFORMANCE FOR 2019	RATE OF RETURN FROM FINANCIAL STATEMENT AS AT 30 SEP 23 (PAST 12 MONTHS)	RATE OF RETURN FROM FINANCIAL STATEMENT FOR 2022
	NET OPERATING PROFIT	AMOUNT	%					
ASSET IN BUSINESS AS MATURE PERIOD (MATURE)	2,012	21,116	14.3%	9.5%	13.3%	8.3%	12.4%	26.6%
ASSET IN INITIAL PERIOD (RAMP UP)	3,565	81,871	73.7%	5.3%	4.4%	3.2%	5.8%	7.9%
ASSET UNDER REPOSITIONING (REPOSITIONING)	178	6,000	4.1%	3.0%	1.2%	6.0%	2.4%	4.7%
ASSET UNDER DEVELOPMENT (DEVELOPMENT)	(85)	38,986	26.3%	-0.2%	0.0%	-1.4%	3.3%	0.0%
GRAND TOTAL	5,670	147,973	100.0%	3.8%	2.7%	5.6%	7.2%	6.2%

Source: AWC

Exhibit 6: Asset breakdown

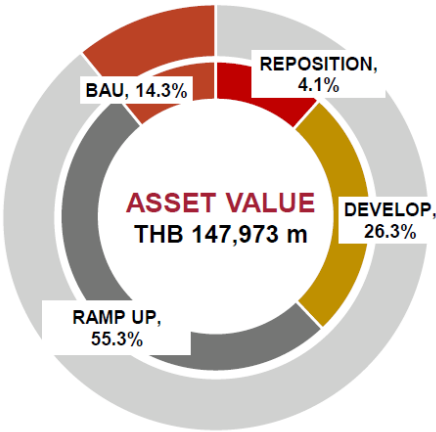
HIGH-QUALITY AND BALANCED ASSET PORTFOLIO
WITH POTENTIAL TO GENERATE CASHFLOW GROWTH WITH TARGETED EBITDA YIELD OVER 15% P.A.

BAU ASSETS

- LASALLE'S AVENUE PHASE 1
- ATHENEE TOWER BUILDING
- INTERLINK TOWER BANGNA
- THE ATHENEE HOTEL BANGKOK
- THE OKURA PRESTIGE BANGKOK HOTEL
- HUA HIN MARRIOTT RESORT AND SPA
- MELIA KOH SAMUI
- BANYAN TREE KRABI

RAMP UP ASSETS

- HILTON SUKHUMVIT
- VANA BELLE A LUXURY KOH SAMUI
- BANYAN TREE SAMUI
- MARRIOTT MARQUIS QUEEN'S PARK
- BANGKOK MARRIOTT HOTEL THE SURAWONGSE
- PHUKET MARRIOTT RESORT & SPA, NAI YANG BEACH
- DOUBLETREE BY HILTON SUKHUMVIT
- COURTYARD BY MARRIOTT PHUKET TOWN
- MELIA CHIANG MAI
- CHIANG MAI MARRIOTT
- LÉ MÉRIDIEN BANGKOK HOTEL
- INTERCONTINENTAL CHIANG MAI THE MAE PING
- INNSIDE BANGKOK SUKHUMVIT
- EMPIRE TOWER BUILDING
- 208 WIRELESS ROAD BUILDING
- GATEWAY AT BANGSUE
- LASALLE'S AVENUE PHASE 2
- ASIATIQUE THE RIVERFRONT
- TORYOD ONLINE



REPOSITIONING ASSETS

- HOLIDAY INN EXPRESS SATHORN
- WESTIN SIRAY BAY RESORT AND SPA PHUKET
- SHERATON SAMUI
- THE PANTIP LIFESTYLE HUB
- THE PANTIP AT NGAMWONGWAN
- GATEWAY EKAMAI

DEVELOPING ASSETS

- EMPIRE TOWER ROOFTOP
- THE RITZ-CARLTON BANGKOK, THE RIVERSIDE
- GRAND MERCURE BANGKOK WINDSOR
- DUSITD2 CHIANG MAI
- A RITZ-CARLTON RESERVE HOTEL AT ASIATIQUE
- IMPERIAL GOLDEN TRIANGLE
- PATTAYA MARRIOTT RESORT & SPA AT JOMTIEN BEACH
- KIMPTON HUAHIN BEACHFRONT
- VIGNETTE COLLECTION HOTEL
- BANYAN TREE JOMTIEN PATTAYA
- PATTAYA MARRIOTT MARQUIS HOTEL
- JW MARRIOTT MARQUIS HOTEL ASIATIQUE BANGKOK
- EAC PROJECT + OP Place
- SONGWAD
- SWAN
- TAWANNA BANGKAPI
- COMMUNITY MARKET BANGKAPI
- AEC TRADE CENTER
- AEC TRADE CENTER – PANTIP WHOLESALE DESTINATION

Source: AWC

Recap: 4Q23 results review

AWC reported a 4Q23 core profit of THB481m (+23% y-y, +280% q-q), beating Bloomberg's consensus estimate by 10% due to lower-than-expected SG&A. Including a THB0.9b gain on changes in the fair value of investment properties, AWC booked a net profit of THB1.4b.

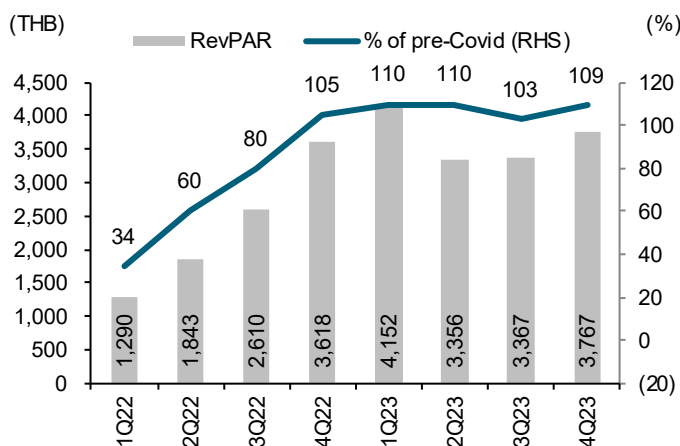
Hospitality business: Hotel revenue grew 14% y-y in 4Q23. RevPAR grew by 4% y-y with an OCC rate of 65% (64% in 4Q22). Non-Bangkok hotels were the key driver in this quarter, with revenue growth of 31% y-y, backed by the strong performance of Marriott Phuket Town.

Retail and commercial business: Revenue fell by 10% y-y in 4Q23. Office building revenue dropped by 3% y-y.

EBITDA of operating assets (BU EBITDA) improved to THB1.6b (vs THB1.4b in 4Q22), consisting of THB1.0b for the hotel business, THB0.2b for the retail business, and THB0.4b for office properties. The hotel business' EBITDA margin improved to 34.5% (vs 33.9% in 4Q22), while the EBITDA margin of the retail and commercial business declined to 68% (vs 71% in 4Q22).

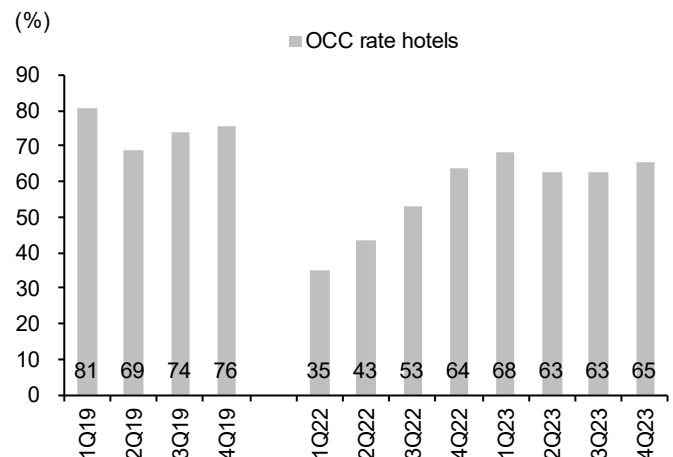
Including corporate expenses, group EBITDA improved from THB1.2b in 4Q22 to THB1.5b in 4Q23, with an EBITDA margin of 39% (vs 35% in 4Q22).

Exhibit 7: RevPAR trend, quarterly



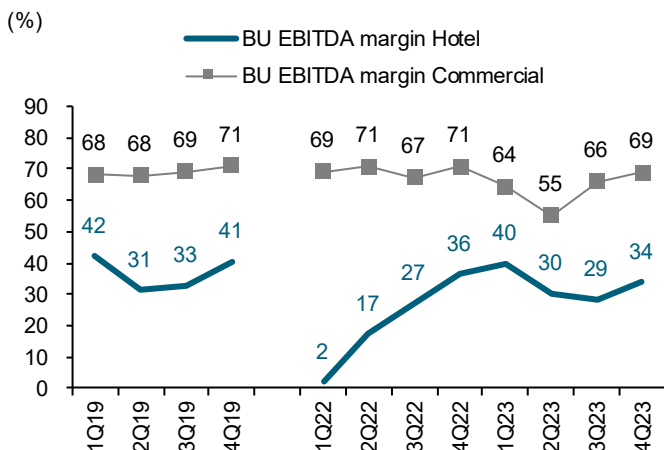
Sources: AWC; FSSIA's compilation

Exhibit 8: OCC rate trend, quarterly



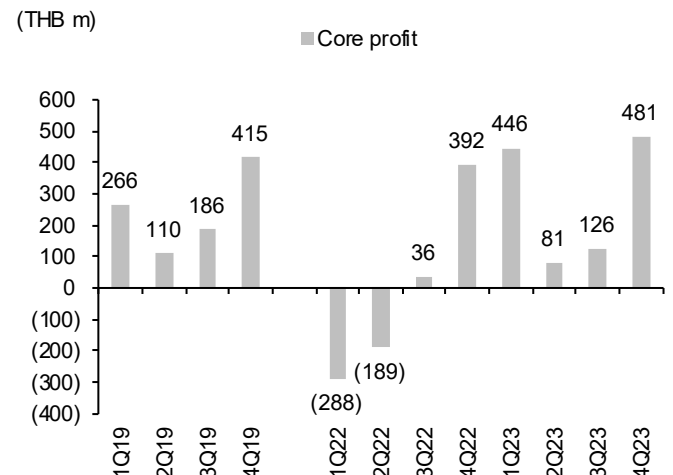
Source: AWC; FSSIA's compilation

Exhibit 9: EBITDA margin



Sources: AWC; FSSIA's compilation

Exhibit 10: Core profit, quarterly



Sources: AWC; FSSIA's compilation

Exhibit 11: AWC – 4Q23 results review

	4Q22	1Q23	2Q23	3Q23	4Q23	Change		2023
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)	(THB m)
Sales	3,450	3,547	3,186	3,267	3,702	13	7	13,702
- Hotel	2,465	2,715	2,269	2,373	2,818	19	14	10,175
- Commercial	985	832	917	894	884	(1)	(10)	3,526
COGS (Incl. depreciation)	(1,586)	(1,554)	(1,630)	(1,601)	(1,723)	8	9	(6,509)
Gross profit	1,864	1,994	1,556	1,665	1,978	19	6	7,193
SG&A	(1,039)	(1,064)	(1,080)	(1,128)	(975)	(14)	(6)	(4,247)
Net management income	5	1	7	45	49	10	991	102
Operating profit	830	930	482	582	1,053	81	27	3,048
Other income	36	12	9	7	19	163	(48)	47
Interest income	0	0	1	1	2	132	330	4
Interest expenses	(375)	(377)	(398)	(435)	(476)	9	27	(1,686)
Pretax profit	492	566	95	155	598	286	22	1,413
Income Tax	(100)	(120)	(14)	(19)	(90)			(243)
Associates	0	0	0	(9)	(26)			(35)
Minority interest	0	0						
Core profit	392	446	81	126	481	280	23	1,134
Extraordinaries, GW & FX	1,014	976	1,041	1,010	877	(13)	(14)	3,904
Reported net profit	1,406	1,422	1,122	1,136	1,358	20	(3)	5,038
Shares out (end Q, m)	32,000	32,000	32,000	32,000	32,000	0	0	32,002
Core EPS (THB)	0.01	0.01	0.00	0.00	0.02	280	23	0.04
EPS (THB)	0.04	0.04	0.04	0.04	0.04	20	(3)	0.16
COGS (Excl. depreciation)	(1,176)	(1,144)	(1,197)	(1,174)	(1,276)	9	8	(4,840)
Depreciation	(410)	(410)	(433)	(427)	(448)	5	9	(1,669)
EBITDA	1,276	1,353	924	1,017	1,519	49	19	4,763
Key ratios	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)
Gross margin	54	56	49	51	53	2	(1)	52
SG&A/Revenue	30	30	34	35	26	(8)	(4)	31
EBITDA margin	37	38	29	31	41	10	4	35
Hotel	36	40	30	29	34			
Retail	57	47	29	52	58			
Office	78	75	75	76	77			
Net profit margin	41	40	35	35	37	2	(4)	37
Operating stats								
MICE								
OCC (%)	67	67	64	64	63			
ADR (THB)	5,630	5,689	5,342	5,146	5,428			
RevPar (THB)	3,744	3,786	3,401	3,278	3,437			
Bangkok City								
OCC (%)	72	72	70	64	73			
ADR (THB)	3,936	4,208	3,937	3,843	4,043			
RevPar (THB)	2,823	3,021	2,762	2,459	2,955			
Luxury Resorts								
OCC (%)	66	79	65	72	66			
ADR (THB)	16,079	19,983	17,062	17,050	19,330			
RevPar (THB)	10,611	15,760	11,102	12,351	12,835			
Non-Bangkok								
OCC (%)	55	67	57	60	63			
ADR (THB)	5,043	5,546	4,616	4,865	5,671			
RevPar (THB)	2,762	3,704	2,648	2,902	3,572			
Tourist Lifestyle								
OCC (%)	37	45	66	60	69			
Rental rate (THB)	1,157	1,343	1,264	1,321	1,233			
Community Shopping Malls								
OCC (%)	65	65	65	66	66			
Rental rate (THB)	589	622	643	629	663			
Community Market								
OCC (%)	40	40	40	75	76			
Rental rate (THB)	701	708	629	492	488			
Commercial (Office)								
OCC (%)	69	69	69	68	68			
Rental rate (THB)	815	817	817	802	808			

Sources: AWC; FSSIA estimates

Exhibit 12: Forecast revisions

	Current			Previous			Change		
	2024E	2025E	2026E	2024E	2025E	2026E	2024E	2025E	2026E
Hotel - OCC (%)	69.8	71.3	70.7	70.0	71.5	n/a	(0.2)	(0.2)	n/a
Hotel - RevPar (THB)	4,082	4,312	5,015	3,810	4,031	n/a	7.1	7.0	n/a
Retail - OCC (%)	47.4	59.1	66.6	57.5	58.6	n/a	(10.0)	0.5	n/a
Retail - Rental rate (THB/sqm/month)	588	628	696	677	727	n/a	(13.1)	(13.7)	n/a
Office - OCC (%)	69.0	69.5	70.0	70.0	70.5	n/a	(1.0)	(1.0)	n/a
Office - Rental rate (THB/sqm/month)	828	853	879	819	836	n/a	1.1	2.0	n/a
Revenue (THB b)	17.6	19.4	27.1	18.3	19.9	n/a	(4.2)	(2.6)	n/a
EBITDA margin (%)	37.0	39.5	34.7	38.9	39.9	n/a	(2.0)	(0.4)	n/a
Core earnings (THB m)	2,193	2,621	3,227	2,771	2,942	n/a	(20.9)	(10.9)	n/a

Note: Change of items in % terms are represented in ppt

Source: FSSIA estimates

Exhibit 13: DCF valuation

Cost of equity assumptions	(%)	Cost of debt assumptions	(%)
Risk-free rate	3.0	Pre-tax cost of debt	3.8
Market risk premium	8.0	Marginal tax rate	20.0
Stock beta	1.0		
Cost of equity, Ke	11.0	Net cost of debt, Kd	2.1
Weight applied	60.0	Weight applied	40.0
WACC	7.8		

DCF valuation estimate	(THB b)	(THB/share)	Comments
NPV	38.1	1.2	WACC 7.8%, risk-free rate 3%, risk premium 8%
Terminal value	219.0	6.8	Terminal growth 2.5%
Cash & liquid assets	0.6	0.0	At end-2023E
Investments	1.4	0.0	At end-2023E
Debt	(82.8)	(2.6)	At end-2023E
Minorities	0.0	0.0	At end-2023E
Residual ordinary equity	176.2	5.5	

Source: FSSIA estimates

Exhibit 14: Peers comparison as of 12 Mar 2024

Company	BBG	Rec	Share price			Market Cap	PE			ROE		PBV		EV/ EBITDA	
			Current	Target	Upside		24E	25E	26E	24E	25E	24E	25E	24E	25E
			(LCY)	(LCY)	(%)	(USD m)	(x)	(x)	(x)	(%)	(%)	(x)	(x)	(x)	(x)
Thailand															
Asset World Corp	AWC TB	BUY	3.82	5.50	44	3,455	55.8	46.6	37.9	2.5	2.8	1.3	1.3	31.3	28.0
Minor International	MINT TB	BUY	32.25	44.00	36	5,194	21.0	18.8	16.9	11.5	13.0	2.6	2.3	8.2	7.4
Central Plaza Hotel	CENTEL TB	BUY	43.00	50.00	16	1,652	37.9	30.3	22.3	7.6	9.0	2.8	2.6	16.9	15.1
Erawan Group	ERW TB	BUY	4.58	6.30	38	591	30.0	26.0	22.2	10.4	10.4	2.8	2.6	14.9	13.1
S Hotels & Resorts	SHR TB	BUY	2.68	4.00	49	277	31.3	18.3	16.0	1.9	3.2	0.6	0.6	9.2	8.3
Dusit Thani	DUSIT TB	BUY	9.05	15.00	66	215	143.9	7.0	4.8	1.5	25.9	2.1	1.6	44.9	10.5
Bound and Beyond	BEYOND TB	BUY	11.30	22.00	95	93	23.3	14.6	10.9	2.3	3.6	0.5	0.5	9.2	8.1
Thailand average						11,477	49.0	23.1	18.7	5.4	9.7	1.8	1.7	19.2	12.9
Regional															
Btg Hotels Group	600258 CH	n/a	15.06	n/a	n/a	2,338	21.5	17.4	14.8	7.2	8.2	1.5	1.4	9.5	8.6
Sh Jinjiang Intl Hotels	900934 CH	n/a	1.61	n/a	n/a	4,044	11.0	7.5	6.0	6.5	8.8	0.7	0.7	13.2	11.1
Huangshan Tourism Develop	900942 CH	n/a	0.78	n/a	n/a	1,001	11.1	9.4	8.6	8.1	9.3	0.9	0.9	10.3	8.5
Genting Bhd	GENT MK	n/a	5.02	n/a	n/a	4,122	18.8	11.6	10.3	3.9	4.8	0.6	0.6	6.4	6.0
Huazhu Group	HTHT US	n/a	38.02	n/a	n/a	12,120	21.9	20.3	17.6	34.4	27.6	6.5	5.2	13.0	12.0
Indian Hotels	IH IN	n/a	568.25	n/a	n/a	9,508	85.4	61.3	48.0	12.6	14.7	10.0	8.6	45.3	36.8
Lemon Tree Hotels	LEMONTRE IN	n/a	137.55	n/a	n/a	1,266	91.1	68.8	37.9	12.3	14.7	11.5	10.7	31.1	25.7
Regional average						34,399	37.3	28.0	20.5	12.1	12.6	4.5	4.0	18.4	15.5
Overall average						45,876	43.1	25.6	19.6	8.7	11.1	3.2	2.8	18.8	14.2

Sources: Bloomberg; FSSIA estimates

Financial Statements

Asset World Corp

Profit and Loss (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Revenue	9,508	13,702	17,568	19,417	27,067
Cost of goods sold	(5,182)	(6,509)	(7,715)	(8,054)	(12,131)
Gross profit	4,326	7,193	9,852	11,364	14,937
Other operating income	77	149	243	250	257
Operating costs	(3,254)	(4,247)	(5,428)	(5,980)	(8,309)
Operating EBITDA	2,750	4,763	6,527	7,705	9,431
Depreciation	(1,600)	(1,669)	(1,860)	(2,072)	(2,546)
Goodwill amortisation	-	-	-	-	-
Operating EBIT	1,150	3,095	4,667	5,634	6,885
Net financing costs	(1,225)	(1,682)	(1,950)	(2,313)	(2,803)
Associates	(1)	(35)	(35)	(35)	(39)
Recurring non-operating income	(1)	(35)	(35)	(35)	(39)
Non-recurring items	3,903	3,904	3,000	2,500	2,500
Profit before tax	3,827	5,281	5,682	5,785	6,543
Tax	27	(243)	(489)	(664)	(816)
Profit after tax	3,854	5,038	5,193	5,121	5,727
Minority interests	0	0	0	0	0
Preferred dividends	-	-	-	-	-
Other items	-	-	-	-	-
Reported net profit	3,854	5,038	5,193	5,121	5,727
Non-recurring items & goodwill (net)	(3,903)	(3,904)	(3,000)	(2,500)	(2,500)
Recurring net profit	(49)	1,134	2,193	2,621	3,227
Per share (THB)					
Recurring EPS *	0.00	0.04	0.07	0.08	0.10
Reported EPS	0.12	0.16	0.16	0.16	0.18
DPS	0.03	0.05	0.03	0.03	0.04
Diluted shares (used to calculate per share data)	32,001	32,002	32,002	32,002	32,002
Growth					
Revenue (%)	124.0	44.1	28.2	10.5	39.4
Operating EBITDA (%)	4,930.5	73.2	37.0	18.0	22.4
Operating EBIT (%)	nm	169.2	50.8	20.7	22.2
Recurring EPS (%)	nm	nm	93.3	19.5	23.1
Reported EPS (%)	347.3	30.7	3.1	(1.4)	11.8
Operating performance					
Gross margin inc. depreciation (%)	45.5	52.5	56.1	58.5	55.2
Gross margin exc. depreciation (%)	62.3	64.7	66.7	69.2	64.6
Operating EBITDA margin (%)	28.9	34.8	37.2	39.7	34.8
Operating EBIT margin (%)	12.1	22.6	26.6	29.0	25.4
Net margin (%)	(0.5)	8.3	12.5	13.5	11.9
Effective tax rate (%)	35.5	17.2	18.0	20.0	20.0
Dividend payout on recurring profit (%)	(2,073.3)	141.1	40.0	40.0	40.0
Interest cover (X)	0.9	1.8	2.4	2.4	2.4
Inventory days	5.4	5.1	5.1	5.5	4.5
Debtor days	29.4	24.4	20.2	18.2	13.1
Creditor days	182.3	181.2	191.3	207.3	170.1
Operating ROIC (%)	0.5	1.6	2.2	2.4	2.7
ROIC (%)	0.5	1.6	2.2	2.3	2.7
ROE (%)	(0.1)	1.3	2.5	2.8	3.3
ROA (%)	0.5	1.5	2.1	2.3	2.5

* Pre-exceptional, pre-goodwill and fully diluted

Revenue by Division (THB m)	2022	2023	2024E	2025E	2026E
Hotel revenue	6,422	10,175	13,351	14,651	21,484
Retail and office revenue	3,086	3,526	4,216	4,767	5,583

Sources: Asset World Corp; FSSIA estimates

Financial Statements

Asset World Corp

Cash Flow (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Recurring net profit	(49)	1,134	2,193	2,621	3,227
Depreciation	1,600	1,669	1,860	2,072	2,546
Associates & minorities	-	-	-	-	-
Other non-cash items	4,368	5,171	2,881	2,381	2,381
Change in working capital	173	788	646	109	2,169
Cash flow from operations	6,091	8,762	7,580	7,182	10,322
Capex - maintenance	(18,066)	(15,623)	(17,881)	(17,381)	(17,381)
Capex - new investment	-	-	-	-	-
Net acquisitions & disposals	0	(1,390)	0	0	0
Other investments (net)	-	-	-	-	-
Cash flow from investing	(18,066)	(17,013)	(17,881)	(17,381)	(17,381)
Dividends paid	(344)	(1,024)	(1,600)	(877)	(1,048)
Equity finance	11	17	0	0	0
Debt finance	12,327	8,969	12,000	15,000	9,000
Other financing cash flows	132	519	0	0	0
Cash flow from financing	12,126	8,481	10,400	14,123	7,952
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	151	230	99	3,924	893
Free cash flow to firm (FCFF)	(10,748.79)	(6,565.16)	(8,346.15)	(7,879.37)	(4,210.23)
Free cash flow to equity (FCFE)	484.10	1,237.13	1,698.81	4,801.09	1,941.58

Per share (THB)

FCFF per share	(0.34)	(0.21)	(0.26)	(0.25)	(0.13)
FCFE per share	0.02	0.04	0.05	0.15	0.06
Recurring cash flow per share	0.18	0.25	0.22	0.22	0.25

Balance Sheet (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Tangible fixed assets (gross)	163,586	179,445	194,445	209,445	224,445
Less: Accumulated depreciation	(11,003)	(12,777)	(11,638)	(11,209)	(11,255)
Tangible fixed assets (net)	152,583	166,667	182,807	198,236	213,190
Intangible fixed assets (net)	0	0	0	0	0
Long-term financial assets	-	-	-	-	-
Invest. in associates & subsidiaries	0	1,390	1,390	1,390	1,390
Cash & equivalents	279	509	608	4,532	5,425
A/C receivable	860	971	971	971	971
Inventories	60	74	90	92	147
Other current assets	82	159	204	225	314
Current assets	1,281	1,713	1,872	5,820	6,857
Other assets	2,590	2,667	2,667	2,667	2,667
Total assets	156,454	172,437	188,736	208,112	224,104
Common equity	82,860	87,476	91,069	95,312	99,991
Minorities etc.	0	0	0	0	0
Total shareholders' equity	82,860	87,476	91,069	95,312	99,991
Long term debt	56,306	64,505	76,505	91,505	100,505
Other long-term liabilities	9,511	10,919	10,919	10,919	10,919
Long-term liabilities	65,817	75,424	87,424	102,424	111,424
A/C payable	2,027	2,778	3,360	3,433	5,501
Short term debt	5,550	6,320	6,320	6,320	6,320
Other current liabilities	200	439	563	622	868
Current liabilities	7,777	9,537	10,243	10,376	12,688
Total liabilities and shareholders' equity	156,454	172,437	188,736	208,112	224,104
Net working capital	(1,225)	(2,013)	(2,659)	(2,768)	(4,937)
Invested capital	153,948	168,711	184,205	199,525	212,310

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

Per share (THB)

Book value per share	2.59	2.73	2.85	2.98	3.12
Tangible book value per share	2.59	2.73	2.85	2.98	3.12

Financial strength

Net debt/equity (%)	74.3	80.4	90.3	97.9	101.4
Net debt/total assets (%)	39.4	40.8	43.6	44.8	45.2
Current ratio (x)	0.2	0.2	0.2	0.6	0.5
CF interest cover (x)	1.4	1.7	1.9	3.1	1.7

Valuation	2022	2023	2024E	2025E	2026E
Recurring P/E (x) *	(2,475.0)	107.8	55.8	46.6	37.9
Recurring P/E @ target price (x) *	(3,563.5)	155.2	80.3	67.2	54.5
Reported P/E (x)	31.7	24.3	23.5	23.9	21.3
Dividend yield (%)	0.8	1.3	0.7	0.9	1.1
Price/book (x)	1.5	1.4	1.3	1.3	1.2
Price/tangible book (x)	1.5	1.4	1.3	1.3	1.2
EV/EBITDA (x) **	66.9	40.4	31.3	28.0	23.7
EV/EBITDA @ target price (x) **	86.4	51.7	39.6	35.0	29.4
EV/invested capital (x)	1.2	1.1	1.1	1.1	1.1

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

Sources: Asset World Corp; FSSIA estimates

Asset World Corp PCL (AWC TB)

FSSIA ESG rating

★★★★

Exhibit 15: FSSIA ESG score implication

71.74 /100

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	Domestic ratings						Global ratings						Bloomberg	
	ESG score	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
AWC	71.74	--	Y	Y	5.00	5.00	Certified	Low	55.63	AA	--	69.90	73.00	2.11	60.03
CENTEL	62.78	--	Y	Y	5.00	5.00	Certified	Medium	57.54	--	--	71.56	48.00	2.93	54.19
DUSIT	24.81	--	--	--	5.00	4.00	Certified	--	46.50	--	--	--	--	--	--
ERW	39.65	--	--	--	4.00	4.00	Certified	--	54.22	--	--	51.15	21.00	3.90	--
MINT	84.43	Y	Y	Y	5.00	4.00	Certified	Medium	57.57	AA	37.00	91.18	69.00	5.00	--

Sources: SETTRADE.com; FSSIA's compilation

Exhibit 17: ESG score by Bloomberg

FY ending Dec 31	FY 2019	FY 2020	FY 2021	FY 2022
ESG financial materiality scores - ESG score	1.85	1.81	2.01	2.11
BESG environmental pillar score	0.25	0.60	0.76	0.84
BESG social pillar score	7.50	2.56	2.54	3.03
BESG governance pillar score	3.16	3.65	3.96	3.97
ESG disclosure score	47.54	56.11	56.98	60.03
Environmental disclosure score	33.89	42.13	44.10	46.93
Social disclosure score	45.10	51.30	39.36	45.71
Governance disclosure score	63.58	74.83	87.36	87.36
Environmental				
Emissions reduction initiatives	No	No	No	No
Climate change policy	No	Yes	Yes	Yes
Climate change opportunities discussed	No	No	No	No
Risks of climate change discussed	No	Yes	Yes	Yes
GHG scope 1	7	9	10	9
GHG scope 2 location-based	111	91	70	84
GHG Scope 3	—	—	—	48
Carbon per unit of production	—	—	—	—
Biodiversity policy	No	Yes	Yes	Yes
Energy efficiency policy	No	No	No	No
Total energy consumption	241	189	344	404
Renewable energy use	—	0	0	1
Electricity used	231	186	189	208
Fuel used - natural gas	—	—	—	—

Sources: Bloomberg; FSSIA's compilation

Exhibit 18: ESG score by Bloomberg (cont.)

FY ending Dec 31	FY 2019	FY 2020	FY 2021	FY 2022
Fuel used - crude oil/diesel	No	No	No	No
Waste reduction policy	No	Yes	Yes	Yes
Hazardous waste	—	—	0	0
Total waste	8	8	11	12
Waste recycled	0	0	0	1
Waste sent to landfills	—	7	8	10
Environmental supply chain management	No	No	No	No
Water policy	No	Yes	Yes	Yes
Water consumption	2,440	1,968	1,968,460	939,337
Social				
Human rights policy	Yes	Yes	Yes	Yes
Policy against child labor	No	No	No	No
Quality assurance and recall policy	Yes	Yes	Yes	Yes
Consumer data protection policy	No	Yes	Yes	Yes
Equal opportunity policy	Yes	Yes	Yes	Yes
Gender pay gap breakout	No	No	No	Yes
Pct women in workforce	50	48	48	49
Pct disabled in workforce	—	—	—	1
Business ethics policy	Yes	Yes	Yes	Yes
Anti-bribery ethics policy	Yes	Yes	Yes	Yes
Health and safety policy	Yes	Yes	Yes	Yes
Lost time incident rate - employees	3	3	2	2
Total recordable incident rate - employees	—	—	—	2
Training policy	Yes	Yes	Yes	Yes
Fair remuneration policy	No	No	No	No
Number of employees – CSR	4,829	5,143	5,589	5,343
Employee turnover pct	25	27	19	36
Total hours spent by firm - employee training	201,997	208,308	225,164	283,179
Social supply chain management	No	Yes	Yes	Yes
Governance				
Board size	14	15	15	15
No. of independent directors (ID)	7	8	8	8
No. of women on board	3	3	3	3
No. of non-executive directors on board	13	14	14	14
Company conducts board evaluations	Yes	Yes	Yes	Yes
No. of board meetings for the year	7	10	10	8
Board meeting attendance pct	94	99	99	100
Board duration (years)	—	—	3	3
Director share ownership guidelines	No	No	No	No
Age of the youngest director	—	47	47	48
Age of the oldest director	—	78	78	79
No. of executives / company managers	11	14	10	13
No. of female executives	4	6	4	4
Executive share ownership guidelines	No	No	No	No
Size of audit committee	3	3	3	3
No. of ID on audit committee	3	3	3	3
Audit committee meetings	8	6	5	5
Audit meeting attendance %	100	100	93	100
Size of compensation committee	3	3	3	3
No. of ID on compensation committee	2	2	2	2
No. of compensation committee meetings	8	6	8	7
Compensation meeting attendance %	100	100	100	100
Size of nomination committee	3	3	3	3
No. of nomination committee meetings	8	6	8	7
Nomination meeting attendance %	100	100	100	100
Sustainability governance				
Verification type	No	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 Sustainability	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><tr><th>NEGL</th><th>Low</th><th>Medium</th><th>High</th><th>Severe</th></tr><tr><td>0-10</td><td>10-20</td><td>20-30</td><td>30-40</td><td>40+</td></tr></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><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></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

Teerapol Udomvej, CFA FSS International Investment Advisory Securities Co., Ltd

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

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

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

Company	Ticker	Price	Rating	Valuation & Risks
Asset World Corp	AWC TB	THB 3.82	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
Minor International	MINT TB	THB 32.25	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply and higher competition in the F&B business, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
Central Plaza Hotel	CENTEL TB	THB 43.00	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply and higher competition in the F&B business, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
The Erawan Group	ERW TB	THB 4.58	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
S Hotels and Resorts	SHR TB	THB 2.68	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
Dusit Thani	DUSIT TB	THB 9.05	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
Bound and Beyond	BEYOND TB	THB 11.30	BUY	Downside risks to our DCF-based target price include 1) extraordinary events such as political turmoil and natural disasters; 2) a higher hotel room supply, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.

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 12-Mar-2024 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.