

MINOR INTERNATIONAL

THAILAND / FOOD & BEVERAGE

MINT TB

BUY

UNCHANGED

TARGET PRICE	THB44.00
CLOSE	THB33.25
UP/DOWNSIDE	+32.3%
PRIOR TP	THB44.00
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	+10.2%

Safe and sound in low season

- Expect a lower loss of THB0.1b in 1Q24 (vs a THB0.6b loss in 1Q23), led by a strong RevPAR of Thai and European hotels.
- Core profit to hit a new record high in 2Q24, driven by major events in Europe and strong growth from Thai hotels.
- Maintain BUY with a DCF-TP of THB44/shr.

Expect a lesser core loss from NH Hotel (NHH)

We expect NHH's 1Q24 RevPAR to grow by 11% y-y and exceed pre-Covid by 23%, premised on an OCC rate of 61% (vs 59% in 1Q23 and 65% in 1Q19) and an ADR of EUR135 (+7% y-y and +32% vs 1Q19). The EBITDA margin should be relatively flat y-y at 14%, pressured by higher personnel costs and lease payments. This should lead to a smaller core loss of EUR37m in 1Q24 (vs a EUR40m loss in 1Q23), implying a cTHB1.4b loss contribution to MINT.

Non-NHH core profit should jump in 1Q24

Thai hotels' RevPAR should grow by 23-25% y-y and exceed pre-Covid by 23% in 1Q24. On a negative note, Maldives hotels' RevPAR should drop 9-10% y-y. We expect the hotel business' EBITDA margin to improve to 23% (vs 21% in 1Q23). For the food business, we expect SSSG to decline by 2% y-y due to a slowdown at its Chinese restaurants (-25-30% y-y), while SSSG of Thai and CLMV restaurants should be relatively flat y-y. The EBITDA margin of its food business should slightly improve by 0.1ppts y-y to 21.9%. We expect non-NHH to contribute a profit of cTHB1.2-1.3b to MINT (vs THB0.7b in 1Q23). Net-net, this should result in MINT's 1Q24 core loss of THB0.1b (vs a THB0.6b loss in 1Q23).

Expect MINT's quarterly profit to hit a record high in 2Q24

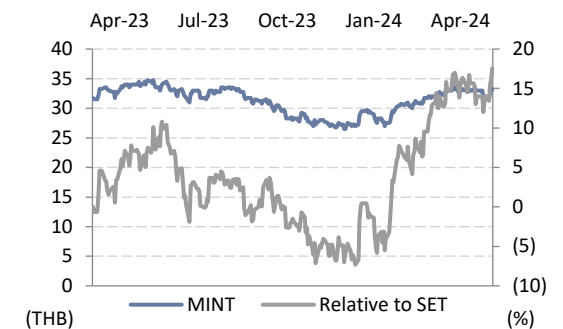
We expect core profit to hit a new record high in 2Q24 (vs current record high of THB3.0b in 2Q23). NHH's core profit should grow y-y, led by 5-10% y-y higher RevPAR due to a high tourism season and major events in Europe, including UEFA Euro 2024 in Germany in June and the Taylor Swift Europe tour from May to July. In addition, Thai hotels should see continued growth momentum, with a RevPAR growth of up to 10-20% y-y in 2Q24.

Trading below historical and peers' average

We maintain our forecast, expecting a 16% core profit growth to THB8.3b in 2024, driven by RevPAR growth of 5-10% and an improved EBITDA margin of 32-33% (vs 30% in 2023). MINT is trading at an attractive valuation of 22x 2024E P/E compared to its five-year average of 25x, Thai hotel peers of 50x, and global hotel peers of 28x.

KEY STOCK DATA

YE Dec (THB m)	2023	2024E	2025E	2026E
Revenue	149,196	157,405	164,734	169,990
Net profit	5,407	8,294	9,262	10,293
EPS (THB)	1.03	1.53	1.71	1.90
vs Consensus (%)	-	16.4	10.5	5.9
EBITDA	38,595	45,312	47,574	48,954
Recurring net profit	7,132	8,294	9,262	10,293
Core EPS (THB)	1.32	1.53	1.71	1.90
Chg. In EPS est. (%)	-	-	-	-
EPS growth (%)	253.2	16.3	11.7	11.1
Core P/E (x)	25.2	21.7	19.4	17.5
Dividend yield (%)	0.8	1.6	1.8	1.9
EV/EBITDA (x)	9.5	8.3	7.6	7.4
Price/book (x)	2.3	2.6	2.4	2.9
Net debt/Equity (%)	208.6	233.8	191.5	225.9
ROE (%)	9.7	11.5	13.0	15.1



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	1.5	12.7	8.1
Relative to country (%)	2.1	13.7	22.1
Mkt cap (USD m)	5,091		
3m avg. daily turnover (USD m)	13.0		
Free float (%)	63		
Major shareholder	Minor Holdings (Thai) (16%)		
12m high/low (THB)	35.00/25.75		
Issued shares (m)	5,409.23		

Sources: Bloomberg consensus; FSSIA estimates



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Investment thesis

MINT’s earnings are now in recovery mode. We expect continued core profit growth in 2024, led by Thai and European hotels and the food business.

NH Hotels (NHH) should continue to deliver a strong performance. We expect a recovery in business travel and pent-up demand from long-haul travelers to be crucial growth drivers in 2024. They should offset rising personnel costs and the potential for further interest rate hikes.

We expect MINT’s core profit to exceed the pre-Covid level in 2024, driven by an improved EBITDA margin and lower interest expenses.

There is a potential upside from a wider EBITDA margin following cost-saving measures, which should permanently reduce some expenses.

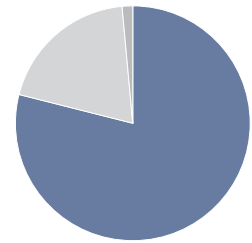
Company profile

MINT is one of the largest hospitality and leisure companies in the Asia-Pacific region.

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Principal activities (revenue, 2023)

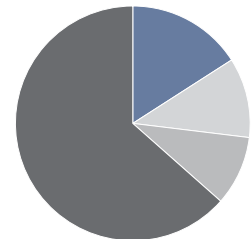
- Hotel & Mixed-use - 78.9 %
- F&B revenue - 19.6 %
- Retail revenue - 1.5 %



Source: Minor International

Major shareholders

- Minor Holdings (Thai) - 15.9 %
- Thai NVDR - 11.0 %
- Niti Osathanugrah - 9.6 %
- Others - 63.5 %



Source: Minor International

Catalysts

Key potential growth drivers include 1) a faster occupancy rate ramp-up following global tourism recovery; 2) improving consumption and economic growth resulting in strong SSSG; and 3) the return of Chinese tourists which should drive demand for Thai and Maldives hotels.

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 and increased competition in the F&B business, which may result in price competition; and 3) a slower-than-expected recovery of international tourist numbers.

Event calendar

Date	Event
May 2024	1Q24 results announcement

Key assumptions

	2024E (%)	2025E (%)	2026E (%)
Owned & leased hotels			
- Number of rooms (no.)	55,345	55,883	55,883
- Occupancy rate (OCC)	69	70	70
- RevPAR growth	6	3	3
Food business			
- Number of outlets (no.)	2,724	2,806	2,890
- Same-Store Sales Growth (SSSG)	2	2	2
- Total System Sales Growth (TSSG)	5	5	5

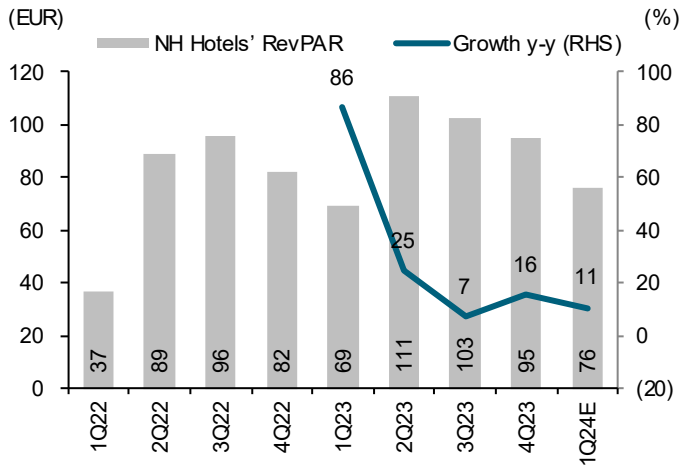
Source: FSSIA estimates

Earnings sensitivity

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

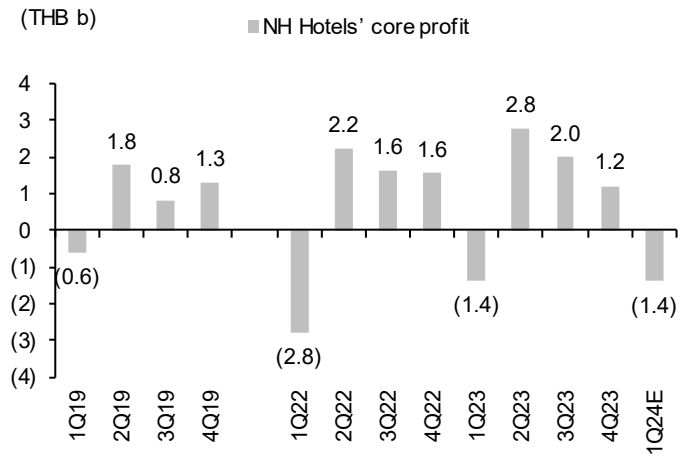
Source: FSSIA estimates

Exhibit 1: NHH's RevPAR



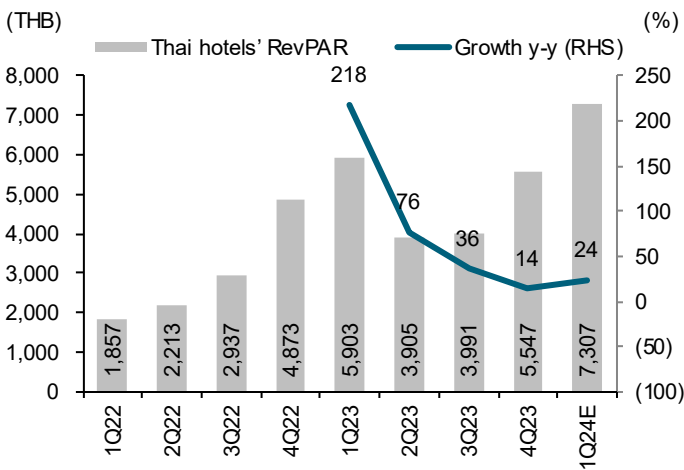
Source: NHH; MINT; FSSIA estimates

Exhibit 2: NHH's core profit contribution to MINT



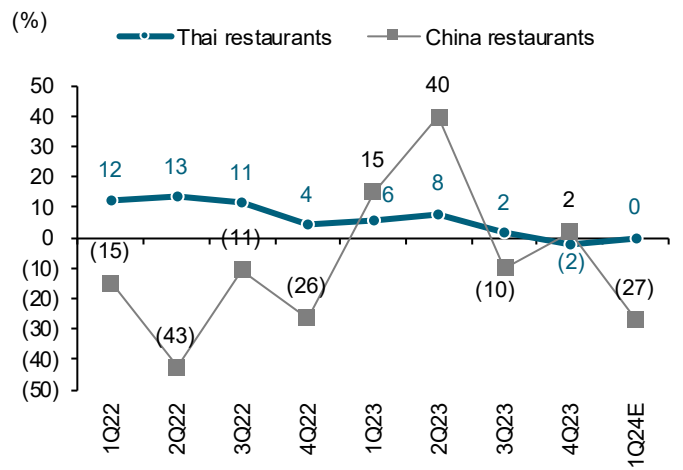
Note: Based on the 94% stake that MINT holds in NHH and 96% stake from 3Q23 onwards
Source: NHH; MINT; FSSIA estimates

Exhibit 3: RevPAR at Thai hotels



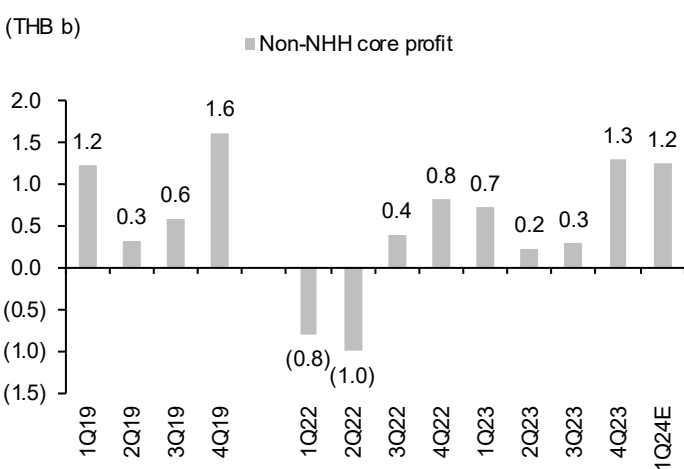
Source: MINT; FSSIA estimates

Exhibit 4: Food business SSSG in Thailand and China



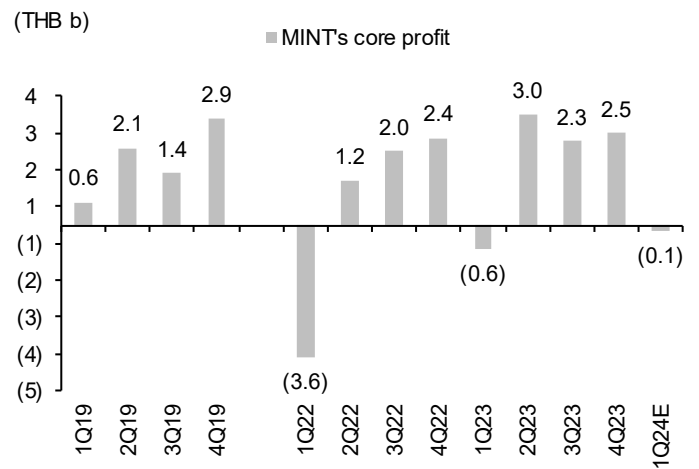
Source: MINT; FSSIA estimates

Exhibit 5: Non-NHH core profit



Source: MINT; FSSIA estimates

Exhibit 6: MINT's core profit



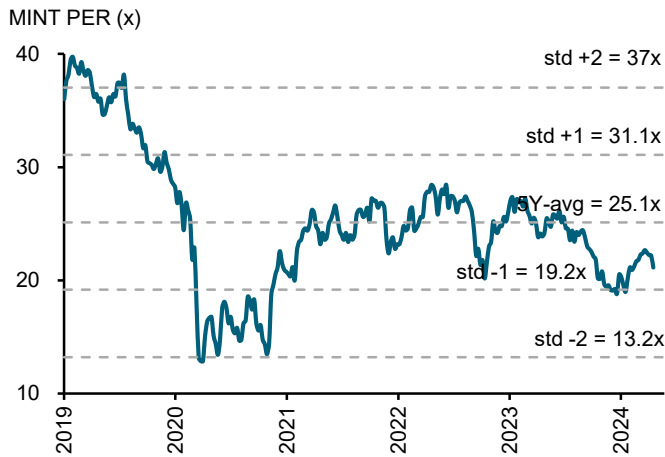
Source: MINT; FSSIA estimates

Exhibit 7: MINT - 1Q24 results preview

	1Q23	2Q23	3Q23	4Q23	1Q24E	Change		2023	2024E	Change
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)	(THB m)	(THB m)	(y-y %)
Sales	31,246	39,634	38,904	39,411	34,837	(12)	11	149,196	157,405	6
-Hotel & Mixed-use	23,357	31,806	31,094	31,522	26,744	(15)	15	117,778	124,459	6
-Restaurant	7,312	7,345	7,275	7,304	7,458	2	2	29,236	30,698	5
-Retail	577	483	536	585	635	8	10	2,182	2,249	3
COGS (incl. depreciation)	(18,483)	(20,828)	(20,688)	(22,729)	(20,324)	(11)	10	(82,728)	(85,798)	4
Gross profit	12,763	18,806	18,216	16,683	14,513	(13)	14	66,468	71,607	8
SG&A	(11,941)	(12,322)	(12,798)	(11,212)	(12,776)	14	7	(48,272)	(50,614)	5
Operating profit	822	6,485	5,419	5,470	1,737	(68)	111	18,195	20,993	15
Net other income	695	487	545	590	602	2	(13)	2,317	2,416	4
Dividend income	0	1	18	9	4			28	0	
Interest income	277	363	373	352	352	0	27	1,365	285	
Interest expense	(2,434)	(2,761)	(2,932)	(3,041)	(3,071)	1	26	(11,168)	(11,301)	1
Pretax profit	(640)	4,574	3,423	3,381	(376)	(111)	41	10,738	12,393	15
Income Tax	(232)	(1,353)	(1,017)	(903)	27	(103)	(112)	(3,505)	(3,842)	10
Associates	261	19	47	254	277	9	6	581	628	8
Minority interest	(35)	(235)	(180)	(231)	(70)	(70)	98	(681)	(885)	30
Core profit	(647)	3,005	2,273	2,501	(143)	(106)	78	7,132	8,294	16
Extraordinaries, GW & FX	(329)	250	(129)	(1,517)				(1,725)		
Reported net profit	(976)	3,255	2,144	984	(143)	(115)	85	5,407	8,294	53
								0	0	
Shares out (end Q, m)	5,259	5,259	5,259	5,259	5,259	0	0	5,259	5,754	9
Core EPS	(0.1)	0.6	0.4	0.5	(0.0)	(106)	78	1.4	1.4	6
EPS	(0.2)	0.6	0.4	0.2	(0.0)	(115)	85	1.0	1.4	40
COGS (excl. depreciation)	(13,665)	(15,909)	(15,994)	(16,760)	(15,209)	(9)	11	(62,328)	(61,479)	(1)
Depreciation	(4,818)	(4,919)	(4,695)	(5,969)	(5,115)	(14)	6	(20,400)	(24,319)	19
EBITDA	6,872	12,272	11,097	12,645	8,086	(36)	18	42,886	45,312	6
Key Ratios	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)	(%)	(ppt)
Gross margin	41	47	47	42	42	(1)	1	45	45	1
SG&A/Revenue	38	31	33	28	37	8	(2)	32	32	(0)
Hotel EBITDA margin	21	33	29	34	23	(11)	2	35	44	9
Food EBITDA margin	22	21	23	22	22	0	0	22	22	0
Retail EBITDA margin	13	10	11	14	14	0	1	12	12	0
Total EBITDA margin	21	30	28	31	23	(9)	1	26	29	3
Net profit margin	(3)	8	5	2	(0)	(3)	3	4	5	2
Operating stat	1Q23	2Q23	3Q23	4Q23	1Q24E					
Owned & leased RevPAR (y-y %)										
Total	87	28	13	18	21					
Thailand	218	76	36	14	24					
Maldives	(15)	(23)	(25)	(24)	(9)					
Europe & The Americas (NHH)	86	25	7	16	11					
SSSG (y-y %)										
Total	11	8	(2)	(2)	(2)					
Thailand	6	8	2	(2)	0					
China	15	40	(10)	2	(27)					
TSSG (y-y %)										
Total	20	18	5	3	2					
Thailand	20	17	8	5	8					
China	20	99	(9)	0	(22)					

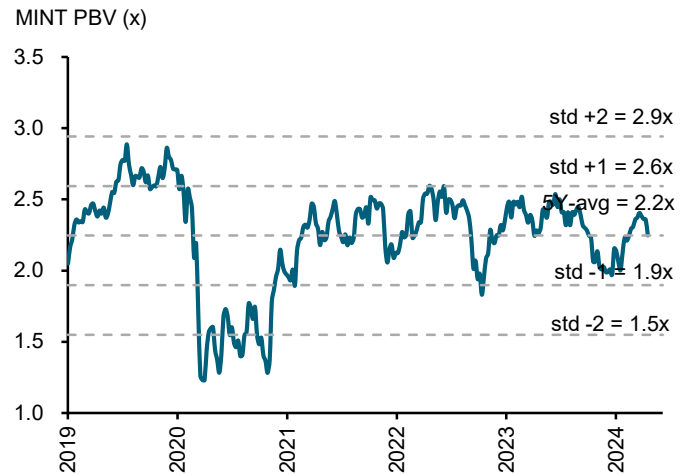
Sources: MINT; FSSIA estimates

Exhibit 8: Historical P/E band



Sources: Bloomberg; FSSIA estimates

Exhibit 9: Historical P/BV band



Sources: Bloomberg; FSSIA estimates

Exhibit 10: Peer comparisons as of 25 Apr 2024

Company	BBG	Rec	Share price			Market cap (USD m)	PE			ROE		PBV		EV/EBITDA	
			Current (LCY)	Target (LCY)	Upside (%)		24E (x)	25E (x)	26E (x)	24E (%)	25E (%)	24E (x)	25E (x)	24E (x)	25E (x)
Thailand															
Asset World Corp	AWC TB	BUY	4.36	5.50	26	3,768	63.6	53.2	43.2	2.5	2.8	1.5	1.5	34.0	30.2
Minor International	MINT TB	BUY	33.25	44.00	32	5,091	21.7	19.4	17.5	11.5	13.0	2.6	2.4	8.3	7.6
Central Plaza Hotel	CENTEL TB	BUY	44.50	50.00	12	1,622	39.2	31.3	26.7	7.5	8.8	2.8	2.7	16.8	15.4
Erawan Group	ERW TB	BUY	4.82	6.40	33	590	29.2	26.5	24.4	11.1	10.5	2.9	2.7	15.5	14.0
S Hotels & Resorts	SHR TB	BUY	2.42	4.00	65	235	28.3	16.6	14.4	1.9	3.2	0.5	0.5	8.8	8.0
Dusit Thani	DUSIT TB	BUY	9.25	15.00	62	212	147.1	7.2	0.0	1.5	25.9	2.1	1.7	45.1	10.6
Bound and Beyond	BEYOND TB	BUY	9.95	22.00	121	78	23.1	12.9	10.8	2.1	3.6	0.5	0.5	8.8	7.5
Thailand average						11,595	50.3	23.9	19.6	5.4	9.7	1.9	1.7	19.6	13.3
Regional															
Btg Hotels Group	600258 CH	n/a	14.88	n/a	n/a	2,322	21.5	18.3	15.9	7.2	7.8	1.5	1.4	9.7	9.4
Sh Jinjiang Intl Hotels	900934 CH	n/a	1.50	n/a	n/a	3,738	10.3	7.6	6.4	6.5	8.4	0.7	0.6	12.7	11.0
Huangshan Tourism Dev.	900942 CH	n/a	0.81	n/a	n/a	1,080	11.3	9.3	8.5	8.5	9.7	1.0	0.9	11.3	8.5
Genting Bhd	GENT MK	n/a	4.50	n/a	n/a	3,644	16.9	10.4	9.1	3.9	4.7	0.5	0.5	6.2	5.8
Huazhu Group	HTHT US	n/a	39.74	n/a	n/a	12,668	23.1	21.2	18.2	34.4	29.7	6.9	5.9	13.4	12.5
Indian Hotels	IH IN	n/a	577.25	n/a	n/a	9,876	89.1	63.4	49.4	12.6	14.8	10.4	9.0	46.7	37.7
Lemon Tree Hotels	LEMONTRE IN	n/a	138.20	n/a	n/a	1,316	95.0	72.9	39.9	12.3	14.6	12.0	11.1	32.1	26.6
Lippo Karawaci	LPKR IJ	n/a	60.00	n/a	n/a	267	n/a	n/a	3.6	n/a	5.2	n/a	n/a	n/a	n/a
Regional average						34,911	38.2	29.0	18.9	12.2	11.9	4.7	4.2	18.9	15.9
Global															
Nh Hotel Group	NHH SM	n/a	4.17	n/a	n/a	1,950	17.0	14.0	13.4	12.9	12.8	1.9	1.6	7.2	6.9
Melia Hotels International	MEL SM	n/a	7.37	n/a	n/a	1,743	16.0	14.6	12.5	21.4	18.9	3.2	2.6	8.9	8.5
Intercontinental Hotels G.	IHG LN	n/a	8,002	n/a	n/a	16,326	26.7	23.3	20.7	(34.6)	(30.5)	n/a	n/a	17.2	15.8
Whitbread	WTB LN	n/a	3,028	n/a	n/a	6,991	21.4	13.9	13.2	6.8	10.3	1.4	1.5	11.3	9.2
Accor	ACRFF US	n/a	46.05	n/a	n/a	11,161	23.7	18.9	16.8	11.3	12.4	2.1	2.3	12.8	11.5
Choice Hotels	CHH US	n/a	118.95	n/a	n/a	5,908	19.7	18.8	17.2	242.2	355.0	63.4	32.5	13.9	13.0
Hilton Worldwide Holdings	HLT US	n/a	203.93	n/a	n/a	50,992	33.4	28.8	24.6	(95.3)	(57.7)	n/a	n/a	19.6	17.6
Hyatt Hotels Corp	H US	n/a	151.26	n/a	n/a	15,409	68.2	38.9	33.9	6.1	12.3	4.4	4.3	17.2	14.6
Marriott International	MAR US	n/a	241.94	n/a	n/a	69,741	28.2	25.6	22.5	(914.9)	(209.5)	n/a	n/a	17.6	16.4
Global average						180,221	28.2	21.9	19.4	(82.7)	13.8	12.7	7.5	14.0	12.6
Overall average						226,728	38.0	24.7	19.3	(27.0)	11.9	6.1	4.3	17.2	13.8

Sources: Bloomberg; FSSIA estimates

Financial Statements

Minor International

Profit and Loss (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Revenue	119,364	149,196	157,405	164,734	169,990
Cost of goods sold	(67,753)	(82,728)	(85,798)	(90,088)	(93,739)
Gross profit	51,610	66,468	71,607	74,645	76,251
Other operating income	-	-	-	-	-
Operating costs	(41,997)	(48,272)	(50,614)	(52,641)	(53,980)
Operating EBITDA	28,888	38,595	45,312	47,574	48,954
Depreciation	(19,275)	(20,400)	(24,319)	(25,569)	(26,683)
Goodwill amortisation	-	-	-	-	-
Operating EBIT	9,614	18,195	20,993	22,004	22,271
Net financing costs	(8,138)	(9,803)	(11,016)	(10,707)	(10,099)
Associates	136	581	628	675	704
Recurring non-operating income	3,133	2,925	3,043	3,163	3,268
Non-recurring items	2,267	(1,725)	0	0	0
Profit before tax	6,877	9,593	13,021	14,460	15,440
Tax	(2,354)	(3,505)	(3,842)	(4,136)	(3,979)
Profit after tax	4,523	6,088	9,179	10,325	11,462
Minority interests	(236)	(681)	(885)	(1,062)	(1,168)
Preferred dividends	-	-	-	-	-
Other items	-	-	-	-	-
Reported net profit	4,286	5,407	8,294	9,262	10,293
Non-recurring items & goodwill (net)	(2,267)	1,725	0	0	0
Recurring net profit	2,019	7,132	8,294	9,262	10,293
Per share (THB)					
Recurring EPS *	0.37	1.32	1.53	1.71	1.90
Reported EPS	0.82	1.03	1.53	1.71	1.90
DPS	0.00	0.25	0.52	0.58	0.65
Diluted shares (used to calculate per share data)	5,409	5,409	5,409	5,409	5,409
Growth					
Revenue (%)	74.9	25.0	5.5	4.7	3.2
Operating EBITDA (%)	201.3	33.6	17.4	5.0	2.9
Operating EBIT (%)	nm	89.3	15.4	4.8	1.2
Recurring EPS (%)	nm	253.2	16.3	11.7	11.1
Reported EPS (%)	nm	26.1	48.8	11.7	11.1
Operating performance					
Gross margin inc. depreciation (%)	43.2	44.6	45.5	45.3	44.9
Gross margin exc. depreciation (%)	59.4	58.2	60.9	60.8	60.6
Operating EBITDA margin (%)	24.2	25.9	28.8	28.9	28.8
Operating EBIT margin (%)	8.1	12.2	13.3	13.4	13.1
Net margin (%)	1.7	4.8	5.3	5.6	6.1
Effective tax rate (%)	52.6	32.6	31.0	30.0	27.0
Dividend payout on recurring profit (%)	-	19.0	34.0	34.0	34.0
Interest cover (X)	1.6	2.2	2.2	2.4	2.5
Inventory days	27.9	22.6	22.5	21.8	21.9
Debtor days	48.5	43.5	43.8	42.7	45.0
Creditor days	151.3	136.9	147.1	142.7	143.4
Operating ROIC (%)	1.6	4.5	5.2	5.7	6.3
ROIC (%)	1.9	4.6	5.4	5.9	6.4
ROE (%)	2.9	9.7	11.5	13.0	15.1
ROA (%)	1.7	4.0	4.7	5.1	5.5
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Hotel & Mixed-use	90,644	117,778	124,459	130,184	133,758
F&B revenue	26,213	29,236	30,698	32,233	33,845
Retail revenue	2,507	2,182	2,249	2,317	2,388

Sources: Minor International; FSSIA estimates

Financial Statements

Minor International

Cash Flow (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Recurring net profit	2,019	7,132	8,294	9,262	10,293
Depreciation	19,275	20,400	24,319	25,569	26,683
Associates & minorities	-	-	-	-	-
Other non-cash items	(1,999)	(444)	885	1,062	1,168
Change in working capital	2,644	1,870	(821)	1,257	(2,377)
Cash flow from operations	21,939	28,957	32,677	37,151	35,768
Capex - maintenance	(5,900)	(31,270)	(20,000)	(15,000)	(16,200)
Capex - new investment	-	-	-	-	-
Net acquisitions & disposals	(1)	(597)	0	0	0
Other investments (net)	-	-	-	-	-
Cash flow from investing	(5,902)	(31,867)	(20,000)	(15,000)	(16,200)
Dividends paid	0	0	0	(2,820)	(3,149)
Equity finance	(514)	10,042	(16,831)	0	(20,000)
Debt finance	(17,932)	(10,784)	(3,000)	(6,000)	(6,000)
Other financing cash flows	278	(5,054)	0	0	0
Cash flow from financing	(18,168)	(5,797)	(19,831)	(8,820)	(29,149)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	(2,130)	(8,706)	(7,154)	13,331	(9,582)
Free cash flow to firm (FCFF)	25,040.43	8,258.13	23,977.78	33,000.45	30,075.10
Free cash flow to equity (FCFE)	(1,616.77)	(18,748.03)	9,676.96	16,150.98	13,567.62

Per share (THB)

FCFF per share	4.63	1.53	4.43	6.10	5.56
FCFE per share	(0.30)	(3.47)	1.79	2.99	2.51
Recurring cash flow per share	3.68	5.16	6.19	6.64	7.05

Balance Sheet (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Tangible fixed assets (gross)	381,640	398,108	418,108	433,108	449,308
Less: Accumulated depreciation	(107,248)	(112,757)	(137,077)	(162,646)	(189,329)
Tangible fixed assets (net)	274,392	285,351	281,032	270,462	259,979
Intangible fixed assets (net)	0	0	0	0	0
Long-term financial assets	-	-	-	-	-
Invest. in associates & subsidiaries	16,250	16,846	16,846	16,846	16,846
Cash & equivalents	22,966	14,260	7,106	20,437	10,855
A/C receivable	17,052	18,487	19,274	19,274	22,674
Inventories	3,909	3,820	3,768	3,955	4,110
Other current assets	6,369	6,008	6,339	6,634	6,846
Current assets	50,296	42,576	36,487	50,300	44,485
Other assets	17,272	14,423	14,423	14,423	14,423
Total assets	358,210	359,196	348,789	352,032	335,734
Common equity	71,059	76,637	68,100	74,543	61,687
Minorities etc.	11,550	10,657	11,543	12,605	13,773
Total shareholders' equity	82,609	87,295	79,643	87,147	75,460
Long term debt	207,126	194,242	191,242	185,242	179,242
Other long-term liabilities	35,759	39,988	39,988	39,988	39,988
Long-term liabilities	242,885	234,230	231,230	225,230	219,230
A/C payable	21,807	24,953	24,613	25,831	26,846
Short term debt	0	2,100	2,100	2,100	2,100
Other current liabilities	10,910	10,618	11,203	11,724	12,098
Current liabilities	32,716	37,672	37,916	39,655	41,044
Total liabilities and shareholders' equity	358,210	359,196	348,789	352,032	335,734
Net working capital	(5,386)	(7,256)	(6,435)	(7,692)	(5,314)
Invested capital	302,527	309,364	305,866	294,040	285,934

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

Per share (THB)

Book value per share	13.54	14.60	12.59	13.78	11.40
Tangible book value per share	13.54	14.60	12.59	13.78	11.40

Financial strength

Net debt/equity (%)	222.9	208.6	233.8	191.5	225.9
Net debt/total assets (%)	51.4	50.7	53.4	47.4	50.8
Current ratio (x)	1.5	1.1	1.0	1.3	1.1
CF interest cover (x)	0.8	(0.9)	1.9	2.5	2.3

Valuation	2022	2023	2024E	2025E	2026E
Recurring P/E (x) *	89.1	25.2	21.7	19.4	17.5
Recurring P/E @ target price (x) *	117.9	33.4	28.7	25.7	23.1
Reported P/E (x)	40.7	32.3	21.7	19.4	17.5
Dividend yield (%)	-	0.8	1.6	1.8	1.9
Price/book (x)	2.5	2.3	2.6	2.4	2.9
Price/tangible book (x)	2.5	2.3	2.6	2.4	2.9
EV/EBITDA (x) **	12.8	9.5	8.3	7.6	7.4
EV/EBITDA @ target price (x) **	14.8	11.0	9.6	8.8	8.6
EV/invested capital (x)	1.2	1.2	1.2	1.2	1.3

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

Sources: Minor International; FSSIA estimates

Minor International PCL (MINT TB)

FSSIA ESG rating

★★★★★

84.43 /100

Exhibit 11: 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 12: 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
BEYOND	24.98	--	--	--	5.00	5.00	Certified	--	39.83	--	--	--	--	--	--
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	--
SHR	25.00	--	Y	Y	5.00	5.00	--	--	--	--	--	--	--	--	--

Sources: SETTRADE.com; FSSIA's compilation

Exhibit 13: 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	5.47	5.72	5.75	5.65	5.68	4.89	5.01	5.00
BESG environmental pillar score	6.63	6.70	6.73	6.81	7.12	6.89	7.03	—
BESG social pillar score	6.36	6.38	6.38	6.38	6.14	3.70	3.78	—
BESG governance pillar score	3.35	3.95	4.01	3.62	3.61	3.73	3.87	—
ESG disclosure score	52.30	52.19	55.26	58.45	60.14	60.79	65.48	—
Environmental disclosure score	49.56	52.40	54.12	59.56	59.56	68.11	68.11	—
Social disclosure score	26.12	22.94	30.44	34.61	37.18	30.56	38.36	—
Governance disclosure score	81.10	81.10	81.10	81.10	83.59	83.59	89.86	—
Environmental								
Emissions reduction initiatives	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Climate change policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Climate change opportunities discussed	No	No	No	No	No	No	No	No
Risks of climate change discussed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
GHG scope 1	—	47	70	86	74	108	145	244
GHG scope 2 location-based	—	161	159	228	260	199	205	257
GHG Scope 3	—	—	—	27	29	26	490	811
Carbon per unit of production	—	—	—	—	—	—	—	—
Biodiversity policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Energy efficiency policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total energy consumption	450	460	480	661	666	937	1,142	1,446
Renewable energy use	—	—	—	—	—	107	135	—
Electricity used	257	274	303	479	543	366	456	585
Fuel used - natural gas	—	—	—	—	—	587,813	722,758	861,737

Sources: Bloomberg; FSSIA's compilation

Exhibit 14: 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	0	0	0	0
Total waste	1	1	4	2	1	1	5	6
Waste recycled	0	0	0	0	0	0	1	3
Waste sent to landfills	0	0	0	0	0	0	3	—
Environmental supply chain management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water consumption	—	—	—	—	—	1,218	2,423	7,122
Social								
Human rights policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Policy against child labor	No	No	Yes	Yes	Yes	Yes	Yes	No
Quality assurance and recall policy	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Consumer data protection policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Equal opportunity policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Gender pay gap breakout	No	No	No	No	No	No	No	No
Pct women in workforce	50	48	50	49	52	51	52	51
Pct disabled in workforce	—	—	—	—	—	—	—	—
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	—
Total recordable incident rate - employees	—	—	—	—	—	—	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	56,301	64,115	66,016	67,691	79,700	66,451	64,389	75,297
Employee turnover pct	—	—	—	—	46	58	51	—
Total hours spent by firm - employee training	4,053,670	6,796,190	6,931,680	6,972,170	9,165,500	1,727,730	1,738,500	2,560,100
Social supply chain management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Governance								
Board size	8	9	10	11	11	11	11	10
No. of independent directors (ID)	2	3	4	4	4	4	4	4
No. of women on board	1	2	2	2	2	2	2	2
No. of non-executive directors on board	4	5	6	7	7	8	8	7
Company conducts board evaluations	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
No. of board meetings for the year	6	8	8	10	8	9	5	6
Board meeting attendance pct	87	87	91	96	98	98	95	93
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	44	45	46	45	46	47	48	48
Age of the oldest director	70	71	72	73	74	74	75	73
No. of executives / company managers	8	8	7	7	8	8	10	9
No. of female executives	1	1	2	2	2	2	3	4
Executive share ownership guidelines	No	No	No	No	No	No	No	No
Size of audit committee	2	3	4	3	3	3	3	3
No. of ID on audit committee	2	3	4	3	3	3	3	3
Audit committee meetings	4	4	4	4	4	4	4	4
Audit meeting attendance %	83	92	93	92	100	100	100	100
Size of compensation committee	3	4	5	5	5	5	5	4
No. of ID on compensation committee	1	2	3	3	3	3	3	3
No. of compensation committee meetings	2	2	2	2	2	3	2	2
Compensation meeting attendance %	63	100	89	100	100	87	90	90
Size of nomination committee	2	3	4	4	4	4	4	3
No. of nomination committee meetings	3	3	3	4	3	2	2	3
Nomination meeting attendance %	78	100	91	100	100	88	88	83
Sustainability governance								
Verification type	No	No	No	No	No	No	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+																	
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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>Leader:</td> <td>leading its industry in managing the most significant ESG risks and opportunities</td> </tr> <tr> <td>AA</td> <td>7.143-8.570</td> <td></td> <td></td> </tr> <tr> <td>A</td> <td>5.714-7.142</td> <td></td> <td></td> </tr> <tr> <td>BBB</td> <td>4.286-5.713</td> <td>Average:</td> <td>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> <td></td> <td></td> </tr> <tr> <td>B</td> <td>1.429-2.856</td> <td></td> <td></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
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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

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

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Company	Ticker	Price	Rating	Valuation & Risks
Minor International	MINT TB	THB 33.25	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.
Asset World Corp	AWC TB	THB 4.36	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.
Central Plaza Hotel	CENTEL TB	THB 44.50	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 4.82	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.
S Hotels and Resorts	SHR TB	THB 2.42	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 9.25	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, which may result in price competition; and 3) the slower-than-expected recovery of international tourist numbers.
Bound and Beyond	BEYOND TB	THB 9.95	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 25-Apr-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.