

CENTRAL PATTANA CPN TB

THAILAND / PROPERTY DEVELOPMENT

BUY

UNCHANGED

ตอกย้ำความเป็นผู้นำอสังหาฯ Mixed-use

- ตอกย้ำความเป็นผู้นำอสังหาฯ Mixed-use projects concrete five-year plan.
- แผนลงทุน 1.21 แสนล้านบาทในระยะ 5 ปีข้างหน้า อยู่ภายใต้การบริหารจัดการที่ดี ฐานะการเงินแกร่ง ไร้กังวลเรื่องเงินทุน
- CPN ซื้อขายที่ P/E 17.2x และ 16.1x ในปี 2024E-25E ต่ำกว่าค่าเฉลี่ยอุตสาหกรรมราว 30% และถูกที่สุดในกลุ่ม Retail sector

เตรียมเปิดเซ็นทรัลกระบี่ 3Q25 และปรับโฉมครั้งใหญ่ 4 ศูนย์การค้า (2025-26)

CPN เปิดเผยแผนการลงทุนปี 2024-26 มูลค่า 1.5 หมื่นล้านบาทในการเปิดโครงการเซ็นทรัลกระบี่ใน 3Q25 และปรับโฉมครั้งใหญ่ ใน 4 ศูนย์การค้า เซ็นทรัล กระบี่จะตั้งอยู่บนพื้นที่ประมาณ 114 ไร่ (พื้นที่ใช้สอย 47,500 ตร.ม.) ซึ่งจะประกอบด้วยศูนย์การค้า ที่อยู่อาศัย (บ้านและคอนโด) และโรงแรม ทั้งนี้ กระบี่เป็นจังหวัดท่องเที่ยวที่มีศักยภาพสูง สร้างรายได้จากการท่องเที่ยวสูงเป็นอันดับ 6 ของประเทศ และอันดับ 3 ของภาคใต้ กระบี่ยังเป็นจังหวัดที่มีกำลังซื้อสูง มี GPP 1.90 แสนบาทต่อคนต่อปี สูงเป็นอันดับ 4 ของภาคใต้ นอกจากนี้ CPN ยังเตรียมปรับปรุงศูนย์การค้าที่เซ็นทรัล บางนา เซ็นทรัล ปิ่นเกล้า เซ็นทรัล แจ้งวัฒนะ และเซ็นทรัล เชียงใหม่แอร์พอร์ต ซึ่งจะทยอยปรับโฉมแล้วเสร็จและเปิดใหม่ในช่วงปี 2025-26

ตอกย้ำความเป็นผู้นำอสังหาฯ Mixed-use projects

เซ็นทรัล บางนา และเซ็นทรัล ปิ่นเกล้าเปิดดำเนินการมาแล้ว 36 ปีและ 29 ปี ตามลำดับ ทั้งสองศูนย์นี้เป็นศูนย์ที่สร้างรายได้สูงเป็นอันดับต้นๆ ของกลุ่ม โครงการทั้งหมดนี้เป็นส่วนหนึ่งของแผนขยายงาน 5 ปี (ปี 2024-28) ของ CPN เพื่อผลักดันการเติบโตของรายได้ให้ได้เฉลี่ยปีละ 10% CAGR ด้วยส่วนผสมของรายได้จาก Retail property 75%-80% และอีก 20%-25% มาจาก Non-retail property ภายในปี 2028 เทียบกับในงวด 1H24 ที่ 81% ของรายได้รวมมาจาก Retail property มูลค่าการลงทุนครั้งนี้ 1.5 หมื่นล้านบาท เป็นส่วนหนึ่งของการลงทุน 5 ปีของบริษัทที่ 1.21 แสนล้านบาท (รวมโครงการ Dusit Central Park แล้ว)

กระแสเงินสดแข็งแกร่ง ขยายการลงทุนได้โดยไม่เพิ่มทุน

แหล่งของเงินลงทุนในระยะ 5 ปีข้างหน้าจะมาจากกระแสเงินสดจากกิจการ การกู้ยืม และการขายสินทรัพย์เข้ากองทรัสต์ CPNREIT ด้วยเงื่อนไขการกู้ไม่เกิน 1.75 เท่าของทุน CPN มีโอกาสในการกู้ยืมเพิ่มถึงเท่าตัวจากระดับปัจจุบันหรือราว 8.0 หมื่นล้านบาท และเมื่อรวมกับกระแสเงินสดจากการดำเนินงานปีละประมาณ 2.0 หมื่นล้านบาทต่อปี เราเชื่อว่า CPN สามารถขยายการลงทุนได้โดยไม่ต้องเพิ่มทุนอย่างน้อยในระยะ 5 ปีข้างหน้า

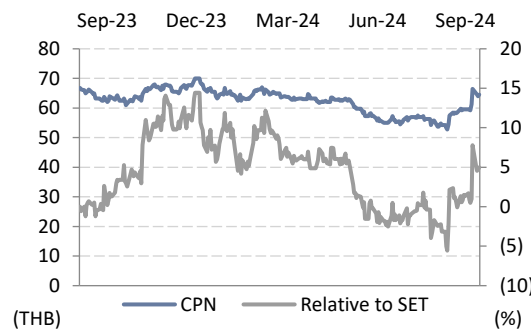
ถูกที่สุดในกลุ่ม Retail คงคำแนะนำซื้อ

ประมาณการการเติบโตของรายได้เฉลี่ย +5% CAGR ในช่วงปี 2024-28 ที่เราคาดการณ์ ต่ำกว่าเป้าของบริษัทมาก เราคงประมาณการการรายได้และกำไร (คาดกำไร +7% CAGR ในปี 2024-28) และราคาเป้าหมาย 83 บาท (DCF, 7.5% WACC, 3% LTG) ซึ่งคิดเป็น 2024E P/E ที่ 22.2x และ 2025E P/E ที่ 20.7x ปัจจุบันหุ้น CPN ซื้อขายที่ P/E ปี 2024E-25E ที่ 17.2x และ 16.1x ตามลำดับ (-0.8SD และ -1.0SD ของค่าเฉลี่ย 3 ปีหลังโควิด) คงคำแนะนำซื้อ

TARGET PRICE	THB83.00
CLOSE	THB64.50
UP/DOWNSIDE	+28.7%
PRIOR TP	THB83.00
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	+4.0%

KEY STOCK DATA

YE Aug (THB m)	2023	2024E	2025E	2026E
Revenue	45,613	49,716	52,923	55,254
Net profit	15,062	16,807	17,997	18,908
EPS (THB)	3.36	3.74	4.01	4.21
vs Consensus (%)	-	2.3	2.0	0.2
EBITDA	24,924	27,837	29,764	31,283
Recurring net profit	14,991	16,807	17,997	18,908
Core EPS (THB)	3.34	3.74	4.01	4.21
Chg. In EPS est. (%)	-	-	-	-
EPS growth (%)	37.0	12.1	7.1	5.1
Core P/E (x)	19.3	17.2	16.1	15.3
Dividend yield (%)	2.8	2.9	3.1	3.3
EV/EBITDA (x)	16.7	15.3	14.2	13.5
Price/book (x)	3.1	2.9	2.6	2.4
Net debt/Equity (%)	117.1	117.7	107.1	99.6
ROE (%)	17.3	17.4	17.1	16.5



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	18.9	14.2	(2.3)
Relative to country (%)	8.5	5.7	6.2
Mkt cap (USD m)	8,576		
3m avg. daily turnover (USD m)	11.6		
Free float (%)	66		
Major shareholder	Chirathivat Family (37%)		
12m high/low (THB)	70.00/52.50		
Issued shares (m)	4,488.00		

Sources: Bloomberg consensus; FSSIA estimates



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PREPARED BY FSS INTERNATIONAL INVESTMENT ADVISORY SECURITIES CO LTD (FSSIA). ANALYST CERTIFICATION AND IMPORTANT DISCLOSURES CAN BE FOUND AT THE END OF THIS REPORT

บทวิเคราะห์ฉบับนี้แปลมาจากต้นฉบับภาษาอังกฤษ ที่ออกรายงานเมื่อวันที่ 13 กันยายน 2024

Investment thesis

CPN has unveiled its plans during 2024-26 to invest THB15b in opening Central Krabi in 3Q25 and a major renovation of four shopping malls. They are part of CPN's 5-year plan (2024-28) to drive revenue growth to a CAGR of 10% with a revenue mix where 75%-80% comes from retail property and 20%-25% from non-retail property by 2028, compared to 81% from retail property in 1H24. This investment of THB15b is part of the company's THB121b five-year investment plan, including the Dusit Central Park project.

Our revenue estimate, with a conservative +5% CAGR in 2024-28, is significantly below the company's target. We maintain our 2024-28 revenue and profit projection, with a +7% CAGR in profit growth, and our TP of THB83 (DCF, 7.5% WACC, 3% LTG).

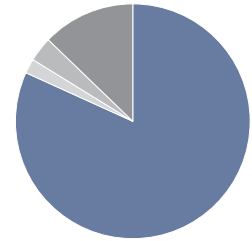
Company profile

Central Pattana PCL is Thailand's largest retail property developer, with over 40 years of experience. At the end of 2Q24, CPN managed 42 shopping centers and 17 community malls, seven office buildings, nine hotels, and 35 residential projects. It has a net retail leasable area of 2.3m SQM., with an average 90% occupancy rate.

www.centralpattana.co.th

Principal activities (revenue, 2023)

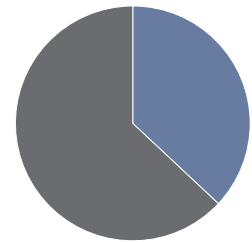
- Revenue from rent and services - 81.8 %
- Revenue from food and beverage - 2.0 %
- Revenue from hotel operation - 3.4 %
- Revenue from residential project - 12.8 %



Source: Central Pattana

Major shareholders

- Chirathivat Family - 37.0 %
- Others - 63.0 %



Source: Central Pattana

Catalysts

Key potential catalysts include 1) NLA expansions with new shopping malls; 2) effective cost control or the ability to pass through increased costs to tenants; and 3) the success of its housing projects.

Risks to our call

Key downside risks to our DCF-derived TP are deviations from our estimates on rental and occupancy rates, returns on its new investments, capex, and interest rates.

Event calendar

Date	Event
November 2024	3Q24 earnings announcement

Key assumptions

	2024E	2025E	2026E
NLA (sqm m)	2.60	2.69	2.75
Retail rental rate (THB/sqm/month)	1,416	1,473	1,532
Rental revenue (THB m)	39,900	43,086	45,912
Hotel revenue (THB m)	1,803	1,983	2,156
Residential revenue (THB m)	6,968	6,736	6,000
Total revenue (THB m)	49,716	52,923	55,254
Blended GPM (%)	53.9	54.2	54.7
SG&A to sales (%)	16.7	16.6	16.9

Source: FSSIA estimates

Earnings sensitivity

- For every 5% increase in rental rates, we project 2024 earnings to rise by 3%, and vice versa, all else being equal.
- For every 1% increase in occupancy rate, we project 2024 earnings to rise by 1%, and vice versa, all else being equal.
- For every 1% increase in SG&A to sales, we project 2024 earnings to drop by 2.8%, and vice versa, all else being equal.

Source: FSSIA estimates

CENTRAL KRABI

New Haven of Life

DESTINATION | NATURE | LIFESTYLE

Open Q3/2025 | Land Area 114 Rais | The First Complete Mixed-Use Development in Krabi

• Shopping Centre (GFA: 47,500 sq.m.) • Housing • Condominium • Hotel

The Landmark

- **Fully-Integration with Nature & Semi-Outdoor Space:** Nature integration design with semi-outdoor shopping experience.
- **Sustainability:** Aiming to be the first project to reduce carbon footprint and achieve EDGE Certification.

The Potential

- **The World's Leading Tourist Destination:** Tourism revenue ranks sixth in Thailand..
- **Airport Expansion Plan:** Tourist Influx

The Rising Spending Power

- **"Biocultural":** Diversity in terms of race and religion leads to a variety of needs and lifestyles.
- **Catchment Area:** 480,000 people
- **GPP per capita:** The 4th highest GPP in the South
- **High Quality Residential Projects:** +1,000 Units

Exhibit 2: Asset enhancement plans

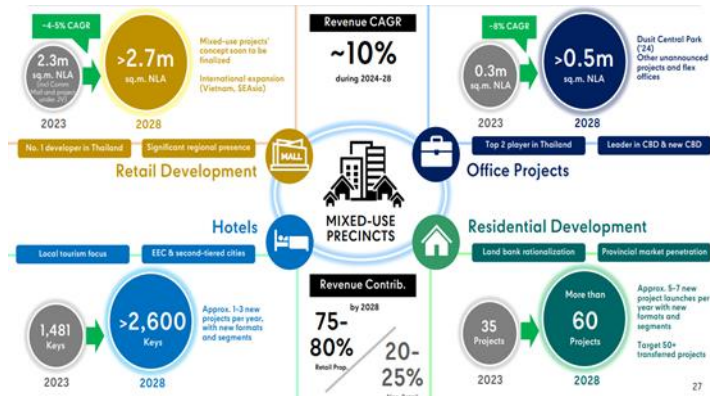
TOTAL TRANSFORMATION & NEW MASTERPLANNING

Transforming and Building on Success in High-Potential Locations

CENTRAL BANGNA	CENTRAL PINGLAO	CENTRAL CHAENGWATTANA	CENTRAL CHIANGMAI AIRPORT
Live Life Xponentially LUXE LUSH LIFESTYLE	New Soul of the District CREATIVE MOMENT MAGNETIC	The Life Extraordinaire AUTHENTIC ATTRACTION CULTURE	Reimagining Lanna AFFLUENT VIBRANT ART
Luxury Residential Area with High Purchasing Power <ul style="list-style-type: none"> Expanding 55-rai mixed-use development Curated Brand Mix: Accessible & Upper Lifestyle Brands Central Department Store New Concept Tops Food Hall: Top sales performer at Central shopping malls 	Central Thonburi: Expanding City with Growing Population and Purchasing Power <ul style="list-style-type: none"> The most complete gastronomy hub featuring over 200 brands New Zone: Family Food Destination & Hangout Space Comprehensive offerings: Fashion, Sports, and Affordable Luxury Brands Premier Education & Family Destination in the area 	'New CBD' of Nonthaburi: Hub for Offices and Expat Community <ul style="list-style-type: none"> New brands offering comprehensive solutions Upcoming international anchors catering to all lifestyles New Family Magnet: Bounce, HarbourLand and JOYLODAY spanning over 3,000 sqm 	Tourist Influx and Growing Purchasing Power with Government's Mega Projects <ul style="list-style-type: none"> The Most Complete Mixed-Use Development in the North Over 50% new brands MUJI : Thailand's Largest Flagship Expanding "Kad Luang Airport" to 9,000 sqm with Local Food Market, Hug Craft
Q1/2026	Q2/2025	Q2/2025	Q1/2026

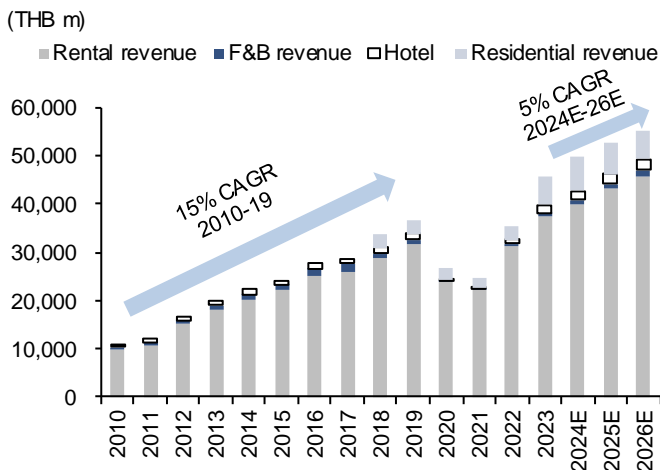
Source: CPN

Exhibit 3: Five-year financial targets



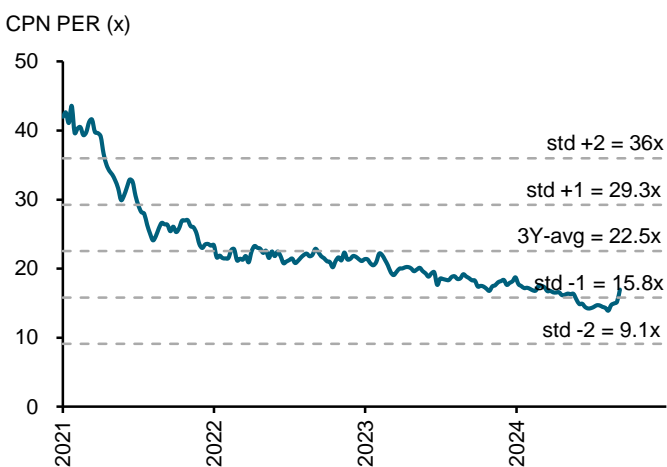
Source: CPN

Exhibit 5: Revenue structure 2010-26E



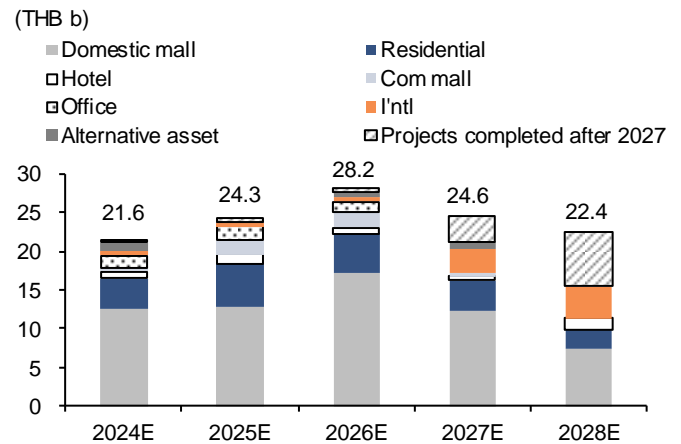
Sources: CPN, FSSIA estimates

Exhibit 7: One-year rolling forward P/E band



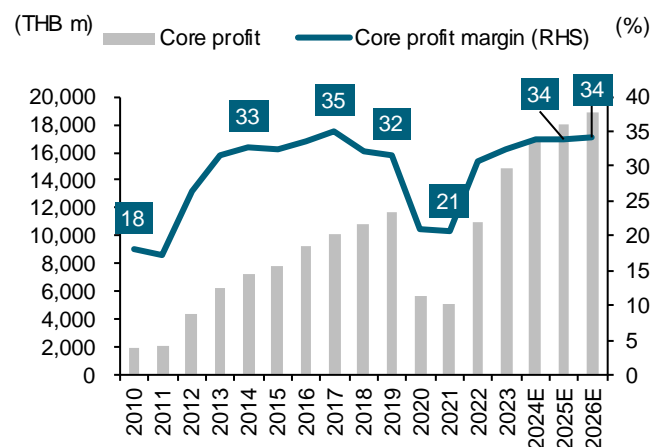
Sources: Bloomberg, FSSIA estimates

Exhibit 4: Five-year investment plan



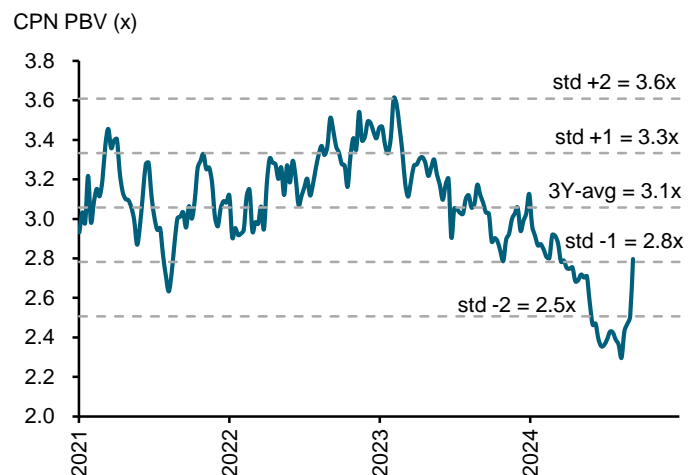
Source: CPN

Exhibit 6: Core profit and core profit margin



Sources: CPN, FSSIA estimates

Exhibit 8: One-year rolling forward P/BV band



Sources: Bloomberg, FSSIA estimates

Financial Statements

Central Pattana

Profit and Loss (THB m) Year Ending Aug	2022	2023	2024E	2025E	2026E
Revenue	35,575	45,613	49,716	52,923	55,254
Cost of goods sold	(18,033)	(21,509)	(22,924)	(24,258)	(25,043)
Gross profit	17,542	24,104	26,791	28,665	30,210
Other operating income	-	-	-	-	-
Operating costs	(6,483)	(7,726)	(8,288)	(8,801)	(9,338)
Operating EBITDA	19,608	24,924	27,837	29,764	31,283
Depreciation	(8,550)	(8,546)	(9,333)	(9,900)	(10,410)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	11,058	16,379	18,504	19,864	20,872
Net financing costs	(2,204)	(2,613)	(3,743)	(3,722)	(3,705)
Associates	1,560	2,133	2,177	2,289	2,405
Recurring non-operating income	4,692	4,857	5,481	5,559	5,643
Non-recurring items	(186)	71	0	0	0
Profit before tax	13,361	18,693	20,242	21,702	22,811
Tax	(2,487)	(3,461)	(3,613)	(3,883)	(4,081)
Profit after tax	10,874	15,233	16,629	17,819	18,730
Minority interests	(114)	(171)	177	177	177
Preferred dividends	0	0	0	0	0
Other items	0	0	0	0	0
Reported net profit	10,760	15,062	16,807	17,997	18,908
Non-recurring items & goodwill (net)	186	(71)	0	0	0
Recurring net profit	10,945	14,991	16,807	17,997	18,908
Per share (THB)					
Recurring EPS *	2.44	3.34	3.74	4.01	4.21
Reported EPS	2.40	3.36	3.74	4.01	4.21
DPS	1.15	1.80	1.87	2.00	2.11
Diluted shares (used to calculate per share data)	4,488	4,488	4,488	4,488	4,488
Growth					
Revenue (%)	43.2	28.2	9.0	6.5	4.4
Operating EBITDA (%)	53.6	27.1	11.7	6.9	5.1
Operating EBIT (%)	138.2	48.1	13.0	7.4	5.1
Recurring EPS (%)	114.6	37.0	12.1	7.1	5.1
Reported EPS (%)	50.5	40.0	11.6	7.1	5.1
Operating performance					
Gross margin inc. depreciation (%)	49.3	52.8	53.9	54.2	54.7
Gross margin exc. depreciation (%)	73.3	71.6	72.7	72.9	73.5
Operating EBITDA margin (%)	55.1	54.6	56.0	56.2	56.6
Operating EBIT margin (%)	31.1	35.9	37.2	37.5	37.8
Net margin (%)	30.8	32.9	33.8	34.0	34.2
Effective tax rate (%)	20.7	21.0	20.0	20.0	20.0
Dividend payout on recurring profit (%)	47.2	53.9	50.0	50.0	50.0
Interest cover (X)	7.1	8.1	6.4	6.8	7.2
Inventory days	-	-	-	-	-
Debtor days	65.9	37.7	30.5	30.9	31.2
Creditor days	267.0	234.2	250.1	251.4	257.8
Operating ROIC (%)	5.0	7.2	8.0	8.3	8.5
ROIC (%)	5.0	6.6	7.1	7.2	7.5
ROE (%)	14.2	17.3	17.4	17.1	16.5
ROA (%)	4.8	6.2	6.7	6.8	7.1

* Pre-exceptional, pre-goodwill and fully diluted

Revenue by Division (THB m)	2022	2023	2024E	2025E	2026E
Revenue from rent and services	31,131	37,303	39,900	43,086	45,912
Revenue from food and beverage	655	921	1,045	1,118	1,185
Revenue from hotel operation	918	1,554	1,803	1,983	2,156
Revenue from residential project	2,870	5,835	6,968	6,736	6,000

Sources: Central Pattana; FSSIA estimates

Financial Statements

Central Pattana

Cash Flow (THB m) Year Ending Aug	2022	2023	2024E	2025E	2026E
Recurring net profit	10,945	14,991	16,807	17,997	18,908
Depreciation	8,550	8,546	9,333	9,900	10,410
Associates & minorities	(942)	0	0	0	0
Other non-cash items	638	1,505	(177)	(177)	(177)
Change in working capital	(4,317)	(3,694)	1,058	(1,320)	115
Cash flow from operations	14,875	21,348	27,020	26,400	29,255
Capex - maintenance	(7,273)	(13,447)	(16,019)	(15,930)	(14,337)
Capex - new investment	0	0	-	0	0
Net acquisitions & disposals	(165)	3,760	(12,892)	578	(5,839)
Other investments (net)	(1,836)	-	-	-	-
Cash flow from investing	(9,274)	(9,687)	(28,911)	(15,352)	(20,176)
Dividends paid	(1,365)	(5,182)	(8,403)	(8,998)	(9,454)
Equity finance	(6,163)	(6,494)	0	0	0
Debt finance	1,991	(33,111)	29,137	8,800	232
Other financing cash flows	-	32,225	(19,000)	(11,000)	-
Cash flow from financing	(5,537)	(12,562)	1,733	(11,198)	(9,222)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	(160)	0	0	0
Movement in cash	63	(1,061)	(158)	(151)	(143)
Free cash flow to firm (FCFF)	7,804.31	14,273.65	1,851.49	14,769.22	12,783.72
Free cash flow to equity (FCFE)	7,591.13	10,614.75	8,245.26	8,847.61	9,311.01
Per share (THB)					
FCFF per share	1.74	3.18	0.41	3.29	2.85
FCFE per share	1.69	2.37	1.84	1.97	2.07
Recurring cash flow per share	4.28	5.58	5.78	6.18	6.49
Balance Sheet (THB m) Year Ending Aug	2022	2023	2024E	2025E	2026E
Tangible fixed assets (gross)	257,917	269,554	285,573	301,503	315,840
Less: Accumulated depreciation	(85,210)	(93,756)	(103,089)	(112,989)	(123,399)
Tangible fixed assets (net)	172,707	175,798	182,484	188,514	192,441
Intangible fixed assets (net)	0	0	0	0	0
Long-term financial assets	0	0	0	0	0
Invest. in associates & subsidiaries	41,306	42,282	48,253	49,363	50,473
Cash & equivalents	6,121	5,059	4,901	4,750	4,607
A/C receivable	5,455	4,027	4,385	4,665	4,868
Inventories	0	0	0	0	0
Other current assets	13,667	16,459	17,940	19,097	19,938
Current assets	25,242	25,546	27,225	28,512	29,413
Other assets	33,436	36,247	44,247	40,037	35,530
Total assets	272,692	279,873	302,209	306,426	307,857
Common equity	81,475	92,273	100,676	109,675	119,128
Minorities etc.	8,145	8,309	8,131	7,954	7,776
Total shareholders' equity	89,620	100,582	108,808	117,629	126,905
Long term debt	98,522	83,656	105,315	108,623	108,816
Other long-term liabilities	42,517	41,767	42,846	40,323	31,087
Long-term liabilities	141,040	125,423	148,160	148,946	139,903
A/C payable	7,614	9,018	9,611	10,170	10,500
Short term debt	27,441	39,196	27,674	22,166	22,205
Other current liabilities	6,976	5,654	7,956	7,515	8,344
Current liabilities	42,032	53,868	45,242	39,851	41,049
Total liabilities and shareholders' equity	272,691	279,873	302,210	306,426	307,857
Net working capital	4,531	5,815	4,757	6,076	5,962
Invested capital	251,981	260,142	279,741	283,990	284,405
* Includes convertibles and preferred stock which is being treated as debt					
Per share (THB)					
Book value per share	18.15	20.56	22.43	24.44	26.54
Tangible book value per share	18.15	20.56	22.43	24.44	26.54
Financial strength					
Net debt/equity (%)	133.7	117.1	117.7	107.1	99.6
Net debt/total assets (%)	43.9	42.1	42.4	41.1	41.1
Current ratio (x)	0.6	0.5	0.6	0.7	0.7
CF interest cover (x)	4.4	5.1	3.2	3.4	3.5
Valuation	2022	2023	2024E	2025E	2026E
Recurring P/E (x) *	26.4	19.3	17.2	16.1	15.3
Recurring P/E @ target price (x) *	34.0	24.8	22.2	20.7	19.7
Reported P/E (x)	26.9	19.2	17.2	16.1	15.3
Dividend yield (%)	1.8	2.8	2.9	3.1	3.3
Price/book (x)	3.6	3.1	2.9	2.6	2.4
Price/tangible book (x)	3.6	3.1	2.9	2.6	2.4
EV/EBITDA (x) **	21.3	16.7	15.3	14.2	13.5
EV/EBITDA @ target price (x) **	25.5	20.0	18.3	17.0	16.2
EV/invested capital (x)	1.7	1.6	1.5	1.5	1.5
* Pre-exceptional, pre-goodwill and fully diluted ** EBITDA includes associate income and recurring non-operating income					

Sources: Central Pattana; FSSIA estimates

Central Pattana PCL (CPN TB)

FSSIA ESG rating


81.38 /100

Exhibit 9: 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 10: 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
AP	53.36	--	Y	Y	5.00	5.00	Certified	Low	43.30	--	--	16.91	24.00	1.89	34.26
AWC	71.74	--	Y	Y	5.00	5.00	Certified	Low	55.63	AA	--	69.90	73.00	2.11	60.03
CPN	81.38	Y	Y	Y	5.00	5.00	Certified	Low	56.02	BBB	35.00	69.83	81.00	3.67	--
SIRI	66.14	--	Y	Y	5.00	5.00	Certified	Low	43.82	A	--	57.85	23.00	3.00	61.14
SPALI	59.80	--	Y	Y	5.00	5.00	Certified	Low	52.93	BB	--	36.30	24.00	2.19	42.36

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

Exhibit 11: 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	2.24	2.42	2.76	3.13	3.12	3.35	3.67	—
BESG environmental pillar score	0.97	1.31	1.29	1.93	1.90	2.22	2.60	—
BESG social pillar score	3.25	3.25	6.78	6.78	6.78	6.78	6.78	—
BESG governance pillar score	4.03	3.91	3.95	3.86	3.90	4.01	4.31	—
ESG disclosure score	50.21	53.42	57.94	58.14	59.45	60.66	60.66	—
Environmental disclosure score	40.65	52.85	54.82	52.85	56.78	56.78	56.78	—
Social disclosure score	28.75	26.18	31.53	34.10	34.10	37.73	37.73	—
Governance disclosure score	81.10	81.10	87.36	87.36	87.36	87.36	87.36	—
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	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
GHG scope 1	4	4	4	4	6	7	3	2
GHG scope 2 location-based	202	255	250	258	278	220	185	239
GHG Scope 3	191	270	284	300	305	246	167	365
Carbon per unit of production	0	0	0	0	0	75	54	0
Biodiversity policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Energy efficiency policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total energy consumption	846	930	909	956	1,003	810	718	1,030
Renewable energy use	0	0	1	6	9	13	19	22
Electricity used	846	923	904	951	998	806	715	922
Fuel used - natural gas	—	—	—	—	—	—	—	—

Sources: Bloomberg; FSSIA's compilation

Exhibit 12: 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	—	—	9	—	0	0	0	—
Total waste	67	77	107	84	70	52	45	65
Waste recycled	—	0	0	0	2	2	2	6
Waste sent to landfills	—	—	—	—	68	49	42	53
Environmental supply chain management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Water policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water consumption	—	2,536	2,489	2,573	3,071	2,475	2,378	—
Social								
Human rights policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Policy against child labor	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Quality assurance and recall policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Consumer data protection policy	No	No	No	No	No	No	No	No
Equal opportunity policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Gender pay gap breakout	No	No	Yes	Yes	Yes	Yes	Yes	No
Pct women in workforce	49	49	50	50	50	49	49	—
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	—	—	—	—	—	—	—	—
Total recordable incident rate - employees	—	—	0	0	0	0	0	—
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	4,099	4,301	4,658	4,911	5,093	4,863	4,712	4,991
Employee turnover pct	—	—	—	—	—	—	—	—
Total hours spent by firm - employee training	81,980	90,321	116,450	132,597	122,232	53,593	117,800	49,910
Social supply chain management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Governance								
Board size	12	12	11	11	11	12	12	14
No. of independent directors (ID)	4	4	4	4	4	4	4	4
No. of women on board	2	1	1	1	1	2	3	4
No. of non-executive directors on board	11	11	10	10	10	11	9	13
Company conducts board evaluations	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
No. of board meetings for the year	6	8	8	8	10	10	9	8
Board meeting attendance pct	96	86	90	99	90	96	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	53	54	55	56	57	58	59	—
Age of the oldest director	75	76	77	78	79	80	79	—
No. of executives / company managers	11	12	8	8	9	6	5	7
No. of female executives	6	5	5	5	5	2	2	2
Executive share ownership guidelines	No	No	No	No	No	No	No	No
Size of audit committee	4	4	4	4	4	4	4	3
No. of ID on audit committee	4	4	4	4	4	4	4	3
Audit committee meetings	11	11	11	11	11	11	11	8
Audit meeting attendance %	97	98	95	100	100	100	100	96
Size of compensation committee	3	3	3	3	3	3	5	3
No. of ID on compensation committee	2	2	2	2	2	2	2	2
No. of compensation committee meetings	3	3	2	3	4	3	5	4
Compensation meeting attendance %	89	88	80	100	100	100	100	100
Size of nomination committee	3	3	3	3	3	3	5	3
No. of nomination committee meetings	3	3	2	3	4	3	5	4
Nomination meeting attendance %	89	88	80	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 Sustainability	The Sustainability's 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="2">Average:</td><td rowspan="2">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><td rowspan="2">Laggard:</td><td rowspan="2">lagging its industry based on its high exposure and failure to manage significant ESG risks</td></tr><tr><td>CCC</td><td>0.000-1.428</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	Laggard:	lagging its industry based on its high exposure and failure to manage significant ESG risks	CCC	0.000-1.428
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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

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Jitra Amornthum FSS International Investment Advisory Securities Co., Ltd

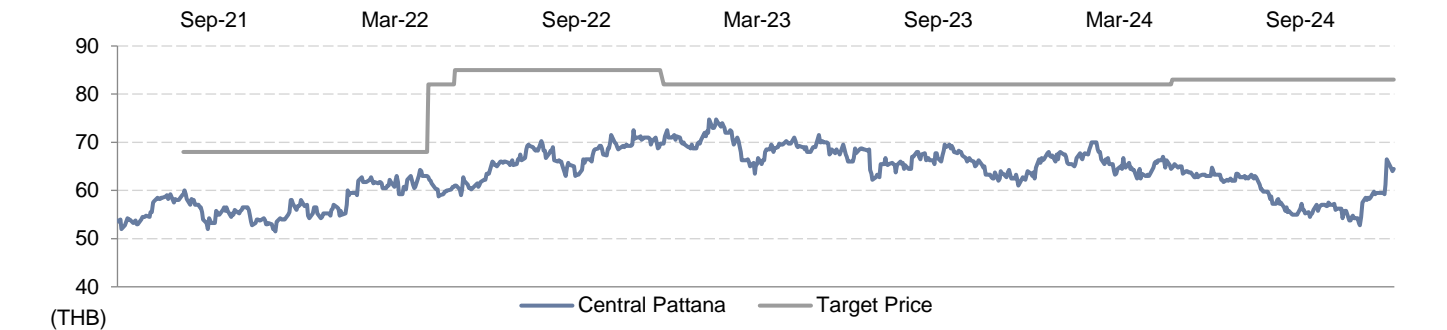
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History of change in investment rating and/or target price

Central Pattana (CPN TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
08-Nov-2021	BUY	68.00	29-Jun-2022	BUY	85.00	05-Mar-2024	BUY	83.00
06-Jun-2022	BUY	82.00	23-Dec-2022	BUY	82.00			

Jitra Amornthum started covering this stock from 23-Dec-2022

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Central Pattana	CPN TB	THB 64.50	BUY	Key downside risks to our DCF-derived TP are deviations from our estimates on rental and occupancy rates, returns on its new investments, capex, and interest rates.

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-Sep-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.