EQUITY RESEARCH - COMPANY REPORT

CP AXTRA CPAXT TB

THAILAND / COMMERCE

คาดการเติบโตของกำไรไม่น่าตื่นเต้น

- เราคาดกำไร 2Q25 อยู่ที่ 2.3พัน ลบ. สูงขึ้น 6.5% y-y จากรายได้และความสามารถใน การทำกำไรที่ดีขึ้น
- คงประมาณการกำไรปี 2025 ของเราแต่คาดประมาณการของตลาดจะมี Downside 5% และยังต้องติดตามความเสี่ยงจากการแข่งขันที่รนแรงยิ่งขึ้น
- แนะนำซื้อเมื่ออ่อนตัวที่ราคาเป้าหมาย 23 บาท

คาดกำไรจะโตอย่างมั่นคงใน 2Q25

เราคาดว่า CPAXT จะรายงานกำไรสุทธิ์ 2Q25 อยู่ที่ 2.3พัน ลบ. สูงขึ้น 6.5% y-y แต่ลดลง 12.3% q-q จากปัจจัยด้านฤดูกาล กำไรที่คาดว่าจะสูงขึ้น y-y มีปัจจัยผลักดันจาก: 1) รายได้ที่ ปรับตัวดีขึ้น 2) อัตรากำไรขั้นต้นที่สูงขึ้นในธุรกิจค้าส่งและ 3) สัดส่วนค่าใช้จ่ายการขายและ บริหารต่อยอดขายที่ลดลง ในภาพรวมเราคาดว่ายอดขายใน 2Q25 จะสูงขึ้น 2.5% y-y จาก ยอดขายสาขาใหม่และธุรกิจต่างประเทศ ธุรกิจค้าส่งและค้าปลีกน่าจะรายงานอัตราการเติบโต ของยอดขายสาขาเดิม (SSSG) ทรงตัว y-y ทั้งนี้เมื่อหักผลกระทบจากฝนที่ตกชุกขึ้น y-y ต่อ สินค้าประเภทเครื่องดื่มและเครื่องไฟฟ้าที่ใช้ทำความเย็น SSSG ในธุรกิจค้าส่งและค้าปลีก น่าจะบวกในระดับราว 1-2% yoy

คงประมาณการกำไรปี 2025 ของเรา

เราคาดว่าทั้งอัตรากำไรขั้นต้นและสัดส่วนค่าใช้จ่ายการขายและบริหารต่อยอดขายจะดีขึ้น y-y ในงบรวมโดยคาดว่าอัตรากำไรขั้นต้นจากยอดขายจะอยู่ที่ 14.3% สูงขึ้นจาก 14.1% ใน 2Q24 โดยมีปัจจัยผลักดันจากธุรกิจค้าส่งที่ดีขึ้นซึ่งช่วยชดเชยอัตรากำไรขั้นต้นที่ลดลงในธุรกิจค้าปลีกจากสัดส่วนสินค้าที่ไม่ใช่อาหารที่ลดลงและการแข่งขันที่รุนแรง สำหรับสัดส่วนค่าใช้จ่ายการขายและบริหารต่อยอดขายเราคาดว่าตัวเลขจะลดลงเล็กน้อย y-y จากการประหยัดต้นทุนที่ได้จากการควบรวมกิจการและการควบคุมต้นทุนอย่างมีประสิทธิภาพ จากประมาณการของเรากำไรในช่วง 1H25 น่าจะคิดเป็น 43% ของทั้งปีใกล้เคียงกับตัวเลขในอดีต เราคงประมาณการกำไรปี 2025 ของเราที่คาดว่าจะโต 6.8% y-y เราคาดว่าประมาณการกำไรปี 2025 ของตลาดจะมี Downside 5%

แนวโห้มกำไรใกล้เคียงคาดแต่ระวังเกี่ยวกับการแข่งขันมากขึ้น

แนวโน้มกำไร 2Q25 ใกล้เคียงกับที่เราคาด อย่างไรก็ดีเรามีความระมัดระวังมากขึ้นเกี่ยวกับ การแข่งขันที่รุนแรงซึ่งสะท้อนในอัตรากำไรขั้นดันที่ลดลง y-y ในธุรกิจค้าปลีกท่ามกลางการ เติบโตของรายได้ที่ชะลอตัว เรายังคาดว่ากำไร 2H25 จะโต y-y ในอัตราเดียวกันกับในช่วง 1H25 ทั้งนี้มีข่าวว่า SCB จะเป็นธนาคารหลักในการให้การสนับสนุนทางการเงินแก่ MQDC ซึ่ง เราคาดว่าจะช่วยคลี่คลายประเด็นคงค้างให้แก่ CPAXT

ซื้อเมื่ออ่อนตัว

บัจจุบัน CPAXT มีการซื้อขายที่ 17.6x 2025E P/E เทียบเท่า -1.75SD ของค่า P/E เฉลี่ย 5 ปี ย้อนหลังพร้อมผลตอบแทนในรูปเงินปันผลที่ 4% ในปี 2025 อย่างไรก็ดีราคาหุ้นในปัจจุบันมี Premium 18% เมื่อเทียบกับค่า 2025 P/E เฉลี่ยของกลุ่ม Consumer staples ดังนั้นเราจึง แนะนำซื้อเมื่ออ่อนตัวที่ราคาเป้าหมาย 23 บาท (DCF)



BUY

UNCHANGE

 TARGET PRICE
 THB23.00

 CLOSE
 THB19.50

 UP/DOWNSIDE
 +17.9%

 PRIOR TP
 THB23.00

 CHANGE IN TP
 UNCHANGED

 TP vs CONSENSUS
 -18.4%

KEY STOCK DATA

YE Dec (THB m)	2024	2025E	2026E	2027E
Revenue	508,745	520,300	539,722	558,509
Net profit	10,569	11,573	12,504	13,349
EPS (THB)	1.01	1.11	1.20	1.28
vs Consensus (%)	-	(4.8)	(9.4)	(13.6)
EBITDA	36,522	39,237	43,232	46,281
Recurring net profit	10,837	11,573	12,504	13,349
Core EPS (THB)	1.04	1.11	1.20	1.28
Chg. In EPS est. (%)	-	-	-	-
EPS growth (%)	23.5	6.8	8.1	6.8
Core P/E (x)	18.8	17.6	16.3	15.2
Dividend yield (%)	3.6	4.0	4.3	4.6
EV/EBITDA (x)	7.7	7.3	6.4	5.8
Price/book (x)	0.7	0.7	0.7	0.7
Net debt/Equity (%)	26.3	26.7	23.7	20.4
ROE (%)	3.7	3.9	4.1	4.3



Share price performance	1 Month	3 Month	12 Month		
Absolute (%)	2.6	(25.7)	(31.4)		
Relative to country (%)	3.9	(25.6)	(19.8)		
Mkt cap (USD m)			6,244		
3m avg. daily turnover (USD m)			6.4		
Free float (%)			15		
Major shareholder		CP ALL (60%)			
12m high/low (THB)		3	5.50/16.10		
Issued shares (m)			10,427.66		

Sources: Bloomberg consensus; FSSIA estimates



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Investment thesis

CPAXT is the leading wholesale and hypermarket operator. The company is also one of the largest retail mall lessors in Thailand. Management guided that the company expects to realize THB2.5b and THB2.7b in synergistic value in 2025-26, respectively. 52% of this benefit would come from OPEX savings and another 48% from GPM uplift.

In our view, CPAXT should maintain its leading position in the wholesale and hypermarket segments over the long term. However, we foresee a more challenging growth expansion given the intensifying competition among conventional competitors in a slow-growth market, such as Go Wholesale and Big C hypermarket. We foresee an upside from the mispricing of CPAXT's share price following investors' concerns over the financial support for MQDC.

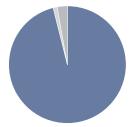
Company profile

CPAXT operates a wholesale unit under Makro to distribute consumer products to SMEs, retailers, restaurant operators, freelancers, and various institutions. Also, it is in the food service business to import and distribute frozen and chilled food to restaurants and small retailers. Finally, it has retail and rental subsidiaries under Lotus's.

www.cpaxtra.com

Principal activities (revenue, 2024)

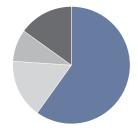
- Sales 96.1 %
- Service income 1.1 %
- Rental and rendering retail services - 2.8 %



Source: CP Axtra

Major shareholders

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



Source: CP Axtra

Catalysts

Key potential growth catalysts for CPAXT in 2025-27 include: 1) better consumer confidence in the nationwide market; 2) a rise in international tourist arrivals; 3) government economic stimulus packages; and 4) a greater realization of synergy value, supporting profitability improvement.

Risks to our call

Downside risks to our DCF-based TP include 1) a decline in domestic purchasing power; 2) lower-than-expected tourist arrivals; 3) the absence of government stimulus; 4) a lower-than-expected y-y gross profit margin improvement; and 5) a higher-than-expected loss contribution from the Happitat project.

Event calendar

Date	Event
Aug 2025	2Q25 earnings release

Key assumptions

	Actual			
CPAXT	2024	2025E	2026E	2027E
SSSG MAKRO (%)	2.8	1.0	2.5	2.5
SSSG Lotus-TH (%)	3.6	1.0	2.5	2.5
SSSG Lotus-ML (%)	3.7	3.5	3.5	3.5
Makro stores growth (%)	4.6	2.7	2.7	1.6
Lotus's stores growth (%)	1.2	4.2	3.9	3.8
GPM from sales (%)	14.4	14.8	14.9	15.0
GPM (%)	55.2	55.0	55.0	55.0
SG&A to revenue (%)	13.3	13.3	13.4	13.4

Source: FSSIA estimates, *we made an adjustment of some service income to COGS which impacted to GPM by +30bps a year (based on 1Q25). There is no impact on NPAT.

Earnings sensitivity

- For every 1% increase in SSSG, we estimate 2025 EPS would rise 0.9%, and vice versa, all else being equal.
- For every 0.1% increase in GPM, we estimate 2025 EPS would rise 3.0%, and vice versa, all else being equal.
- For every 0.1% increase in SG&A to revenue, we estimate 2025 EPS would fall 3.0%, and vice versa, all else being equal.

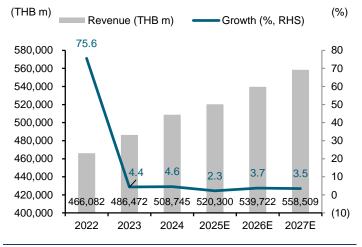
Source: FSSIA estimates

Exhibit 1: CPAXT – 2Q25 earnings preview

	2Q24	3Q24	4Q24	1Q25	2Q25E	Cha	nge	2024	2025E	Change	1H25E
Year to Dec 31	(THB m)	(q-q%)	(y-y%)	(THB m)	(THB m)	(y-y %)	(%25E)				
Total revenue	126,223	123,727	132,638	129,300	128,869	(0.3)	2.1	508,745	520,300	2.3	49.6
- Retail sales	121,374	118,864	127,441	124,749	124,408	(0.3)	2.5	488,862	501,907	2.7	49.6
- Service income	1,275	1,265	1,570	1,063	887	(16.6)	(30.5)	5,563	4,266	(23.3)	45.7
- Rental income	3,574	3,598	3,627	3,488	3,574	2.5	0.0	14,321	14,127	(1.4)	50.0
Gross profit	20,316	20,371	22,534	21,068	20,608	(2.2)	1.4	83,675	86,427	3.3	48.2
Operating costs	(16,919)	(17,127)	(17,115)	(17,073)	(17,080)	0.0	1.0	(68,339)	(69,788)	2.1	48.9
Operating EBITDA	7,674	7,688	9,958	8,293	7,826	(5.6)	2.0	36,254	39,237	8.2	41.1
Other income	733	714	987	649	648	(0.3)	(11.6)	3,297	3,112	(5.6)	41.7
EBIT	4,130	3,958	6,406	4,645	4,176	(10.1)	1.1	18,633	19,751	6.0	44.7
Interest expense	(1,449)	(1,434)	(1,438)	(1,404)	(1,411)	0.5	(2.6)	(5,735)	(5,623)	(2.0)	50.1
Profit before tax	2,681	2,525	4,968	3,241	2,765	(14.7)	3.1	12,898	14,128	9.5	42.5
Tax	(663)	(537)	(1,134)	(708)	(608)	(14.1)	(8.3)	(3,026)	(3,108)	2.7	42.3
Associates	149	173	177	106	156	47.9	5.0	673	529	(21.4)	49.6
Minority interests	9	4	3	5	5	0.0	(50.9)	24	24	0.0	38.1
Non recurring items	0	(213)	(55)	0	0	nm	nm	(268)	0	nm	nm
Reported net profit	2,176	1,952	3,960	2,643	2,318	(12.3)	6.5	10,569	11,573	9.5	42.9
Core profit	2,176	2,165	4,015	2,643	2,318	(12.3)	6.5	10,837	11,573	6.8	42.9
EPS (THB)	0.21	0.19	0.38	0.25	0.22	(12.3)	6.5	1.01	1.11	9.5	42.9
Core EPS (THB)	0.21	0.21	0.39	0.25	0.22	(12.3)	6.5	1.04	1.11	6.8	42.9
Key ratios (%)	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)	(%)	(ppt)	
GPM	16.1	16.5	17.0	16.3	16.0	(0.3)	(0.1)	16.4	16.6	0.2	
GPM - Sales	14.1	14.4	14.9	14.5	14.3	(0.2)	0.2	14.4	14.8	0.5	
GPM - Rental	53.8	55.6	55.4	55.1	55.1	0.0	1.3	55.2	55.0	(0.1)	
Operating margin	3.3	3.2	4.8	3.6	3.2	(0.4)	(0.0)	3.0	3.2	0.2	
Recurring net margin	1.7	1.7	3.0	2.0	1.8	(0.2)	0.1	2.1	2.2	0.1	
SG&A / Revenue	13.3	13.8	12.8	13.1	13.2	0.0	(0.1)	13.3	13.3	(0.0)	
Operating statistics	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)	(%)		
SSSG (%) - MAKRO	1.8	1.5	3.0	1.0	0.0	(1.0)	(1.8)	2.8	1.0		
SSSG (%) - Retail	3.5	2.3	1.9	0.5	0.0	(0.5)	(3.5)	3.6	1.0		
Number of stores (Wholesales) (no.)	170	172	175	176	179			175	183		
Number of stores (Lotus) (no.)	2,520	2,498	2,553	2,560	2,572			2,553	2,661		

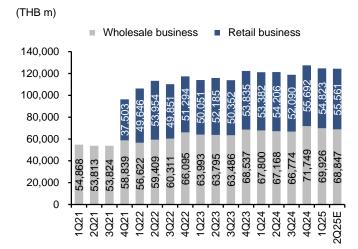
Sources: CPAXT, FSSIA estimates

Exhibit 2: Revenue and growth



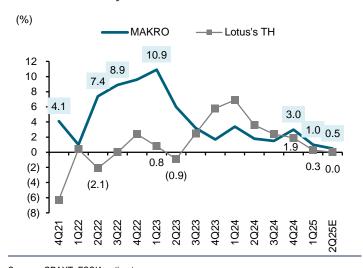
Sources: CPAXT, FSSIA estimates

Exhibit 3: Wholesale and Retail sales



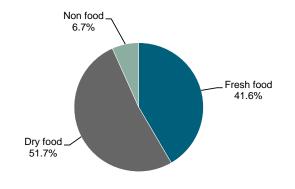
Source: CPAXT

Exhibit 4: Quarterly SSSG trend



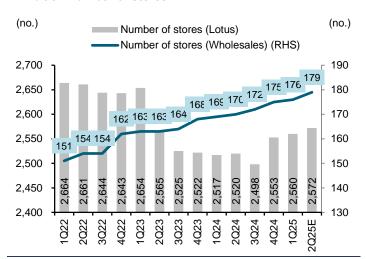
Sources: CPAXT, FSSIA estimates

Exhibit 6: MAKRO sales breakdown



Source: CPAXT

Exhibit 8: Number of stores



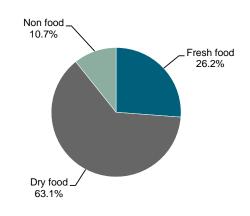
Source: CPAXT

Exhibit 5: Yearly SSSG trend



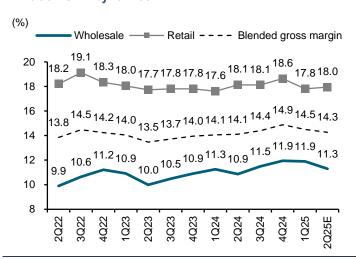
Sources: CPAXT, FSSIA estimates

Exhibit 7: Lotus's sales breakdown



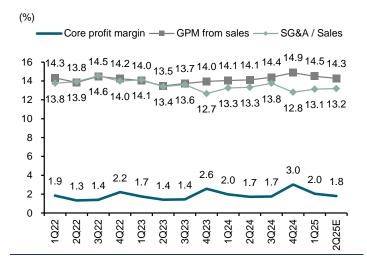
Source: CPAXT

Exhibit 9: GPM by format



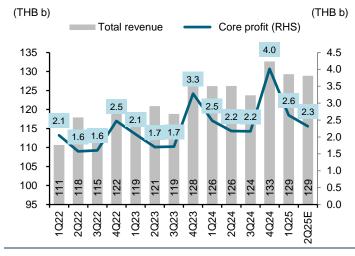
Source: CPAXT *Excluding adjustment of service income to COGS, we expect blended GPM of 14.2% in 1Q25.

Exhibit 10: CPAXT's quarterly operating margins



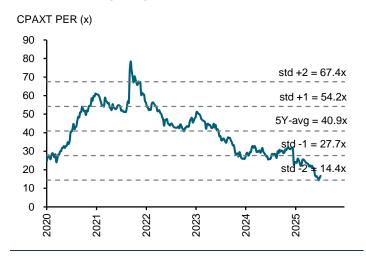
Source: CPAXT

Exhibit 12: Quarterly revenue and core profit



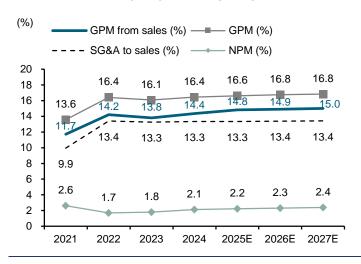
Source: CPAXT

Exhibit 14: Rolling one-year forward P/E band



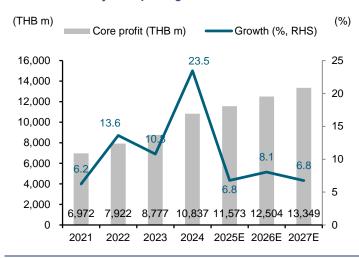
Sources: Bloomberg, FSSIA estimates

Exhibit 11: CPAXT's yearly operating margins



Source: CPAXT, FSSIA estimates *We made an adjustment of some service income to COGS which impacted GPM by +30bps a year (based on 1Q25). There is no impact on NPAT.

Exhibit 13: Yearly core profit growth



Sources: CPAXT, FSSIA estimates

Exhibit 15: Rolling one-year forward P/BV band



Sources: Bloomberg, FSSIA estimates

Financial Statements

CP Axtra

Profit and Loss (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Revenue	486,472	508,745	520,300	539,722	558,509
Cost of goods sold	(408,274)	(425,070)	(433,873)	(449,310)	(464,456)
Gross profit	78,198	83,675	86,427	90,412	94,053
Other operating income	3,477	3,297	3,112	3,224	3,336
Operating costs	(64,831)	(68,071)	(69,788)	(72,692)	(75,426)
Operating EBITDA	34,456	36,522	39,237	43,232	46,281
Depreciation	(17,612)	(17,620)	(19,487)	(22,288)	(24,317)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	16,844	18,901	19,751	20,945	21,964
Net financing costs	(6,319)	(5,735)	(5,623)	(5,700)	(5,681)
Associates	746	673	529	581	611
Recurring non-operating income	746	673	529	581	611
Non-recurring items	(137)	(268)	0	0	0
Profit before tax	11,134	13,571	14,657	15,827	16,894
Tax	(2,535)	(3,026)	(3,108)	(3,354)	(3,582)
Profit after tax	8,599	10,545	11,548	12,473	13,311
Minority interests	41	24	24	32	37
Preferred dividends	0	0	0	0	0
Other items	0	0	0	0	0
Reported net profit	8,640	10,569	11,573	12,504	13,349
Non-recurring items & goodwill (net)	137	268	0	0	0
Recurring net profit	8,777	10,837	11,573	12,504	13,349
Per share (THB)					
Recurring EPS *	0.84	1.04	1.11	1.20	1.28
Reported EPS	0.83	1.01	1.11	1.20	1.28
DPS	0.58	0.71	0.78	0.84	0.90
Diluted shares (used to calculate per share data)	10,428	10,428	10,428	10,428	10,428
Growth					
Revenue (%)	4.4	4.6	2.3	3.7	3.5
Operating EBITDA (%)	(0.1)	6.0	7.4	10.2	7.1
Operating EBIT (%)	(0.5)	12.2	4.5	6.0	4.9
Recurring EPS (%)	10.8	23.5	6.8	8.1	6.8
Reported EPS (%)	12.3	22.3	9.5	8.1	6.8
Operating performance					
Gross margin inc. depreciation (%)	16.1	16.4	16.6	16.8	16.8
Gross margin exc. depreciation (%)	19.7	19.9	20.4	20.9	21.2
Operating EBITDA margin (%)	7.1	7.2	7.5	8.0	8.3
Operating EBIT margin (%)	3.5	3.7	3.8	3.9	3.9
Net margin (%)	1.8	2.1	2.2	2.3	2.4
Effective tax rate (%)	24.4	23.5	22.0	22.0	22.0
Dividend payout on recurring profit (%)	68.7	68.3	70.0	70.0	70.0
Interest cover (X)	2.8	3.4	3.6	3.8	4.0
Inventory days	34.4	32.4	32.9	33.2	33.3
Debtor days	1.8	1.8	1.8	1.7	1.7
Creditor days	60.2	59.8	60.7	62.1	62.3
Operating ROIC (%)	17.6	20.3	20.1	21.0	23.4
ROIC (%)	3.2	3.5	3.6	3.8	4.0
ROE (%)	3.0	3.7	3.9	4.1	4.3
ROA (%)	2.5	2.8	2.9	3.0	3.1
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)	2023	2024	2025E	2026E	2027E
Sales	466,234	488,862	501,907	520,035	538,093
Service income	5,935	5,563	4,266	4,420	4,574
Rental and rendering retail services	14,303	14,321	14,127	15,266	15,842
Sources: CP Axtra; FSSIA estimates					

Sources: CP Axtra; FSSIA estimates

Financial Statements

CP Axtra

CP Axtra					
Cash Flow (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Recurring net profit	8,777	10,837	11,573	12,504	13,349
Depreciation	17,612	17,620	19,487	22,288	24,317
Associates & minorities	13	413	0	0	0
Other non-cash items	(160)	(186)	(32)	25	(7)
Change in working capital	7,381	(1,682)	3,481	1,090	1,070
Cash flow from operations	33,624	27,003	34,509	35,907	38,730
Capex - maintenance	- (12 210)	(17.946)	(27 695)	(17 500)	(18,500)
Capex - new investment Net acquisitions & disposals	(13,319) (6,765)	(17,846) (22,523)	(27,685) (4,112)	(17,500) (4,361)	(4,632)
Other investments (net)	(2,166)	(1,570)	955	307	749
Cash flow from investing	(22,250)	(41,938)	(30,842)	(21,554)	(22,383)
Dividends paid	(6,031)	(7,404)	(8,101)	(8,753)	(9,344)
Equity finance	(35)	1,586	1,246	1,246	1,246
Debt finance	(13,704)	2,868	3,358	(656)	(364)
Other financing cash flows	0	0	0	0	0
Cash flow from financing	(19,770)	(2,949)	(3,497)	(8,163)	(8,462)
Non-recurring cash flows	-	- E CE1	-	-	-
Other adjustments Net other adjustments	0 0	5,651 5,651	0 0	0 0	0 0
Movement in cash	(8,396)	(12,233)	170	6,190	7,884
Free cash flow to firm (FCFF)	17,693.27	(9,199.86)	9,289.70	20,052.19	22,027.21
Free cash flow to equity (FCFE)	(2,330.45)	(6,415.41)	7,025.03	13,696.78	15,982.58
Por chara (TUP)	, , , , , , , , , , , , , , , , , , , ,		<u> </u>	<u> </u>	
Per share (THB) FCFF per share	1.70	(0.88)	0.89	1.92	2.11
FCFE per share	(0.22)	(0.62)	0.67	1.31	1.53
Recurring cash flow per share	2.52	2.75	2.98	3.34	3.61
Balance Sheet (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Tangible fixed assets (gross)	150,596	160,169	187,854	205,354	223,854
Less: Accumulated depreciation	(35,022)	(42,474)	(59,875)	(79,869)	(101,663)
Tangible fixed assets (net)	115,574	117,695	127,979	125,485	122,191
Intangible fixed assets (net)	0	0	0	0	0
Long-term financial assets	0	0	0	0	0
Invest. in associates & subsidiaries	14,783	15,895	15,895	15,895	15,895
Cash & equivalents	31,707	19,474	19,645	25,834	33,719
A/C receivable	2,304	2,625	2,464	2,556	2,645
Inventories Other current assets	35,884 6,844	36,484 8,339	38,134 8,529	39,491 8,847	40,822 9,155
Current assets	76,739	66,923	68,771	76,728	86,340
Other assets	333,275	346,018	348,244	350,514	352,830
Total assets	540,371	546,531	560,888	568,621	577,256
Common equity	292,923	297,674	302,392	307,389	312,640
Minorities etc.	555	943	919	887	850
Total shareholders' equity	293,477	298,617	303,311	308,276	313,489
Long term debt	70,180	66,732	75,364	84,059	77,383
Other long-term liabilities	58,569	58,344	59,511	60,702	61,916
Long-term liabilities	128,749	125,076	134,875	144,761	139,298
A/C payable	67,136	66,376	71,346	73,884	76,375
Short term debt Other current liabilities	26,005 25,003	31,425 25,036	25,183 26,173	14,845 26,855	20,151 27,943
Current liabilities	118,145	122,838	122,702	115,585	124,468
Total liabilities and shareholders' equity	540,371	546,531	560,888	568,622	577,256
Net working capital	(47,108)	(43,964)	(48,393)	(49,846)	(51,696)
Invested capital	416,524	435,644	443,725	442,048	439,220
* Includes convertibles and preferred stock which is be	eing treated as debt				
Per share (THB)					
Book value per share	28.09	28.55	29.00	29.48	29.98
Tangible book value per share	28.09	28.55	29.00	29.48	29.98
Financial strength					
Net debt/equity (%)	22.0	26.3	26.7	23.7	20.4
Net debt/total assets (%)	11.9	14.4	14.4	12.9	11.1
Current ratio (x)	0.6	0.5	0.6	0.7	0.7
CF interest cover (x)	2.7	3.0	7.2	6.5	7.1
Valuation	2023	2024	2025E	2026E	2027E
Recurring P/E (x) *	23.2	18.8	17.6	16.3	15.2
Recurring P/E @ target price (x) * Reported P/E (x)	27.3 23.5	22.1 19.2	20.7 17.6	19.2 16.3	18.0 15.2
Dividend yield (%)	23.5 3.0	3.6	4.0	4.3	4.6
Price/book (x)	0.7	0.7	0.7	4.3 0.7	0.7
Price/book (x) Price/tangible book (x)	0.7	0.7	0.7	0.7	0.7
EV/EBITDA (x) **	7.8	7.7	7.3	6.4	5.8
EV/EBITDA @ target price (x) **	8.8	8.7	8.2	7.3	6.6
EV/invested capital (x)	0.6	0.6	0.6	0.6	0.6
* Pre-exceptional, pre-goodwill and fully diluted ** E	BITDA includes associate	e income and recur	ring non-operating	income	
					_

Sources: CP Axtra; FSSIA estimates

CP Axtra PCL (CPAXT TB)



Exhibit 16: FSSIA ESG score implication

53.49 /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 17: ESG – peer comparison

	FSSIA			Domesti	c ratings -			Global ratings						Bloomberg		
	ESG score	DJSI	SET ESG	SET ESG Rating	CG score	AGM level	Thai CAC	Morningstar ESG risk	ESG Book	MSCI	Moody's	Refinitiv	S&P Global	ESG score	Disclosure score	
SET100	69.20	5.34	4.40	4.40	4.76	4.65	3.84	Medium	51.76	BBB	20.87	58.72	63.91	3.72	28.17	
Coverage	67.12	5.11	4.15	4.17	4.83	4.71	3.53	Medium	52.04	BB	16.97	56.85	62.09	3.40	31.94	
BJC	79.24	Υ	Υ	AA	5.00	4.00		Medium	72.74	AA		59.67	92.00	4.32	61.31	
CPALL	75.48	Υ	Y	AAA	5.00	4.00	Certified	Medium	67.76	Α	34.00	64.69	88.00			
CPAXT	53.49		Y	AA	5.00	5.00	Certified			BBB			84.00	3.90	67.20	
CRC	74.92		Y	AA	5.00	5.00	Certified	Low	67.96	BBB		65.58	84.00	5.15	58.56	

 $Sources: \underline{\textbf{SETTRADE.com}}; \textbf{FSSIA's compilation}$

Exhibit 18: ESG score by Bloomberg

FY ending Dec 31	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
ESG financial materiality scores - ESG score	_	_	_	_	_	3.80	4.22	3.90
BESG environmental pillar score	_	_	_	_	_	3.80	4.30	4.50
BESG social pillar score	_	_	_	_	_	3.77	4.01	3.33
BESG governance pillar score	_	_	_	_	_	3.84	4.50	4.29
ESG disclosure score	42.58	50.91	61.55	61.98	62.50	62.50	64.03	67.20
Environmental disclosure score	17.85	32.89	45.12	48.51	48.51	48.51	51.98	51.98
Social disclosure score	28.66	29.84	43.29	41.17	42.74	42.74	48.88	58.40
Governance disclosure score	81.10	89.86	96.12	96.12	96.12	96.12	91.12	91.12
Environmental								
Emissions reduction initiatives	No	Yes						
Climate change policy	No	Yes						
Climate change opportunities discussed	No							
Risks of climate change discussed	No	No	No	No	No	No	Yes	Yes
GHG scope 1	_	_	50	43	50	66	212	143
GHG scope 2 location-based	_	_	209	220	184	186	709	675
GHG Scope 3	_	_	_	5	58	59	7,099	7,981
Carbon per unit of production	_	_	_	_	_	_	_	_
Biodiversity policy	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Energy efficiency policy	Yes							
Total energy consumption	329	347	730	390	395	419	1,359	1,575
Renewable energy use	0	0	0	3	18	36	9	13
Electricity used	_	_	360	377	367	371	1,290	1,300
Fuel used - natural gas	_	_	_	_	_	_	2	1

Sources: Bloomberg; FSSIA's compilation

Exhibit 19: ESG score by Bloomberg (cont.)

FY ending Dec 31	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
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
Total waste	52	61	62	91	62	68	173	174
Waste recycled	37	43	42	70	40	39	104	130
Waste sent to landfills	15	18	20	21	21	26	68	44
Environmental supply chain management	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water consumption	_	_	_	_	_	_	5,464	5,144
Social								
Human rights policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Policy against child labor	No	No	No	Yes	Yes	Yes	Yes	Yes
Quality assurance and recall policy	No	No	No	No	No	No	No	No
Consumer data protection policy	No	No	No	Yes	Yes	Yes	Yes	Yes
Equal opportunity policy	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Gender pay gap breakout	No	No	No	No	No	No	Yes	Yes
Pct women in workforce	55	55	55	55	55	55	59	59
Pct disabled in workforce	_	_	_	_	0	0	0	0
Business ethics policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Anti-bribery ethics policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Health and safety policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lost time incident rate - employees	1	0	1	1	1	1	0	0
Total recordable incident rate - employees	1	0	1	1	1	1	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	13,365	13,786	14,560	15,212	16,108	16,920	71,591	64,645
Employee turnover pct	36	39	35	31	17	16	43	32
Total hours spent by firm - employee training	_	_	130,626	162,366	231,049	249,570	2,305,950	3,057,710
Social supply chain management	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Governance								
Board size	15	15	15	15	15	15	15	15
No. of independent directors (ID)	5	5	5	5	5	5	5	5
No. of women on board	2	2	2	3	3	3	2	2
No. of non-executive directors on board	7	7	7	7	13	13	13	14
Company conducts board evaluations	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
No. of board meetings for the year	4	5	7	6	9	13	7	10
Board meeting attendance pct	95	92	94	96	99	98	99	97
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	51	52	53	54	53	54	_	_
Age of the oldest director	80	81	82	83	78	79	_	
No. of executives / company managers	12	13	11	11	6	6	7	6
No. of female executives	2	3	3	2	1	2	1	1
Executive share ownership guidelines	No	No	No	No	No.	No	No	No
Size of audit committee	5	5	5	3	3	3	3	3
No. of ID on audit committee	5	5	5	3	3	3	3	3
Audit committee meetings	5	5	5	5	8	11	8	9
Audit meeting attendance %	_	92	96	100	100	100	100	96
Size of compensation committee	3	92 3	3	3	3	3	3	3
No. of ID on compensation committee	2	2	2	2	2	2	2	2
•	3	2	2	4	2	3	2	2
No. of compensation committee meetings								
Compensation meeting attendance %	100	100	100	100	100	100	100	100
Size of nomination committee	3	3	3	3	3	3	3	3
No. of nomination committee meetings	3	2	2	4	2	3	2	2
Nomination meeting attendance %	100	100	100	100	100	100	100	100
Sustainability governance								

Sources: Bloomberg; FSSIA's compilation

Disclaimer for ESG scoring

ESG score	Methodology	/			Rating						
The Dow Jones Sustainability Indices (DJSI) By S&P Global	process base from the annu	ed on the comp ual S&P Globa	transparent, rules-based on panies' Total Sustainability al Corporate Sustainability anies within each industry	ty Scores resulting y Assessment (CSA).	Sustainability A ESG Score of le	ssessment (C ess than 45% ny are disquali	he annual S&P (SA) for DJSI. Co of the S&P Glob ified. The constitutiverse.	ompanies with al ESG Score	an S&P Global of the highest		
SET ESG Ratings List (SETESG) by The Stock Exchange of Thailand (SET)	managing bus Candidates m 1) no irregula float of >150 s up capital. So 70%; 2) indep wrongdoing re	siness with tra nust pass the ir trading of the shareholders, ome key disque bendent direct elated to CG,	nsibility in Environmental ansparency in Governanc preemptive criteria, with the board members and ex, and combined holding mulalifying criteria include: 1 tors and free float violatios social & environmental internings in red for > 3 year	ee, updated annually. two crucial conditions: ecutives; and 2) free two >15% of paid-) CG score of below n; 3) executives' npacts; 4) equity in	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.						
CG Score by Thai Institute of Directors Association (Thai IOD)	annually by th	ne Thai IOD, v T). The result:	h in sustainable developm with support from the Stoc as are from the perspective s.	ck Exchange of	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	treatment are transparent a out of five the criteria cover date (45%), a circulation of su exercised. The and verifiability;	incorporated and sufficiently a CG compone AGM procedu and after the n ufficient informat second assesses and 3) openne	which shareholders' rights into business operations y disclosed. All form impolents to be evaluated annuures before the meeting (meeting (10%). (The first as ition for voting; and 2) facilitatines 1) the ease of attending mess for Q&A. The third involves es, resolutions and voting resu	and information is rtant elements of two ually. The assessment 45%), at the meeting assess 1) advance on how voting rights can be eetings; 2) transparency the meeting minutes that			four categories: (80-89), and not				
Thai CAC By Thai Private Sector Collective Action Against Corruption (CAC)	establishmen policies. The (Companies de Declaration of la Certification, inc	t of key control Certification is ciding to become thent to kick offi- cluding risk asse- employees, esta	Checklist include corruption ols, and the monitoring are sood for three years. The a CAC certified member state an 18-month deadline to subsessment, in place of policy and ablishment of whistleblowing of all stakeholders.)	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	based on an a	assessment o aged. Sources	sk rating provides an over of how much of a compan s to be reviewed include corpo	y's exposure to ESG prate publications and			score is the sum higher ESG risk		ed risk. The		
		mpany feedback	ner media, NGO reports/websi k, ESG controversies, issuer fo iews.		NEGL 0-10	Low 10-20	Medium 20-30	High 30-40	Severe 40+		
ESG Book	positioned to the principle of helps explain	outperform over of financial mand future risk-ading features wit	sustainable companies that ver the long term. The me ateriality including informadjusted performance. Mate th higher materiality and rurly basis.	ethodology considers ation that significantly eriality is applied by	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			measure a company's ma						nethodology to		
	AAA	8.571-10.000	0 Leader:	leading its industry in m	anaging the most si	anificant ESG ris	sks and opportunition	es			
	AA	7.143-8.570)	3 ,		,					
	Α	5.714-7.142		a mixed or unexception	al track record of ma	anaging the mos	t significant ESG ris	sks and opportu	nities relative to		
	BBB	4.286-5.713	ŭ	industry peers							
	BB B	2.857-4.285									
	CCC	1.429-2.856 0.000-1.428	Laggard:	lagging its industry base	ed on its high expose	ure and failure to	manage significar	nt ESG risks			
Moody's ESG			gree to which companies to	ake into account ESC o	hiectives in the d	efinition and in	molementation a	f their etrates	nolicies It		
solutions	believes that	a company in	ntegrating ESG factors into or shareholders over the n	o its business model and							
Refinitiv ESG rating	based on pub	olicly available	and objectively measure as and auditable data. The ta publicly. (Score ratings ar	score ranges from 0 to	100 on relative E	SG performan	ce and insufficie	nt degree of t			
S&P Global			re is a relative score measin the same industry class			•	of ESG risks, op	portunities, ar	id impacts		
Bloomberg	ESG Score		Bloomberg score evalua score is based on Bloom		ancial materiality.	The score is a	a weighted gener	ralized mean (power mean)		
			of Fillar Scores, where the	ne weights are actermin	ied by the pilial p	Honly ranking.	values rarige ii	oni o to ro, re	is the best.		

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

FINANSIA

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ANALYST(S) CERTIFICATION

Kampon Akaravarinchai 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.

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History of change in investment rating and/or target price



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
09-Sep-2022 15-Mar-2023 13-Jul-2023	BUY BUY BUY	42.00 46.00 38.00	20-Nov-2023 12-Jan-2024 08-Oct-2024	BUY BUY BUY	35.00 36.00 42.00	18-Dec-2024 01-Jul-2025	BUY BUY	34.00 23.00

Kampon Akaravarinchai started covering this stock from 01-Jul-2025

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
CP Axtra	CPAXT TB	THB 19.50	BUY	Downside risks to our DCF-based TP include 1) a decline in domestic purchasing power; 2) lower-than-expected tourist arrivals; 3) the absence of government stimulus; 4) a lower-than-expected y-y gross profit margin improvement; and 5) a higher-than-expected loss contribution from the Happitat project.

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 07-Jul-2025 unless otherwise stated.

RECOMMENDATION STRUCTURE

Stock ratings

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

BUY (B). The upside is 10% or more.

HOLD (H). The upside or downside is less than 10%.

REDUCE (R). The downside is 10% or more.

Unless otherwise specified, these recommendations are set with a 12-month horizon. Thus, it is possible that future price volatility may cause a temporary mismatch between upside/downside for a stock based on market price and the formal recommendation.

* In most cases, the target price will equal the analyst's assessment of the current fair value of the stock. However, if the analyst doesn't think the market will reassess the stock over the specified time horizon due to a lack of events or catalysts, then the target price may differ from fair value. In most cases, therefore, our recommendation is an assessment of the mismatch between current market price and our assessment of current fair value.

Industry Recommendations

Overweight. The analyst expects the fundamental conditions of the sector to be positive over the next 12 months.

Neutral. The analyst expects the fundamental conditions of the sector to be maintained over the next 12 months.

Underweight. The analyst expects the fundamental conditions of the sector to be negative over the next 12 months.

Country (Strategy) Recommendations

Overweight (O). Over the next 12 months, the analyst expects the market to score positively on two or more of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

Neutral (N). Over the next 12 months, the analyst expects the market to score positively on one of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

Underweight (U). Over the next 12 months, the analyst does not expect the market to score positively on any of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.