

HOME PRODUCT CENTER

THAILAND / COMMERCE

HMPRO TB

HOLD

UNCHANGED

TARGET PRICE	THB7.70
CLOSE	THB6.65
UP/DOWNSIDE	+15.8%
PRIOR TP	THB8.00
CHANGE IN TP	-3.8%
TP vs CONSENSUS	+0.7%

Short-term earnings remain bumpy

- We estimate 4Q25 earnings to decline 9.1% y-y from soften top-line and profitability.
- We slightly revised down our 2025-27 forecasts by c2.1% a year.
- Maintain HOLD with a target price of THB7.7

Expect 4Q25's NPAT to decline 9.1% y-y

We preliminarily forecast HMPRO's net profit for 4Q25 of THB1,570m, down 9.1% y-y but up 20.5% q-q thanks to seasonality effect. The key pressures on 4Q25 earnings on a y-y were from softened top-line and GPM momentum. We expect 4Q25 sales to decline 4% y-y due to Home Pro and Mega Home's SSS contraction of 7.7% and 6.8% y-y, respectively. The negative SSS was from a base effect of post-flood benefits in early 4Q24, muted consumption in Cambodia border provinces and a slowdown in northern region. As a result, we expect a top-line contraction to negatively impact on the GPM and SG&A/Sales from lower economies of scale.

Foresee a marginal improvement for 2026 earnings

Looking ahead, for 1Q26, we still foresee a bumpy SSS recovery path due to the absence of tax reduction policy on a y-y basis, which normally contributed c1-2% uplift to SSS. Note that the easy e-receipt scheme was implemented on 16 Jan – 28 Feb 2025. We have revised down our 2025-27 earnings estimates by c2.1% to reflect conservative assumptions. For 2025, we estimate a net profit to decline by 8.1% y-y, followed by a slight improvement of 1.8% y-y for the 2026 bottom-line.

Cautiously optimistic for 2026 consumption recovery

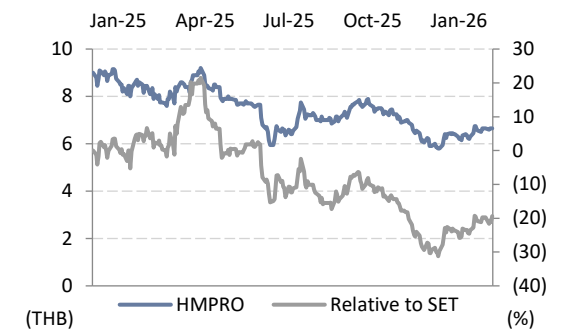
Although we expect negative SSS momentum for 1Q26, we estimate a gradual recovery in 2Q26 onward on the back of: 1) a y-y tourist improvement from a low base, and 2) a new government taking office which should lead to more stimulus and fiscal budget disbursement. These bottoming-out economics backdrop should lead to less intense competition among retailers in the short term.

Maintain HOLD with a TP of THB7.7

We maintain our HOLD rating on HMPRO with a new DCF-based 2026 TP of THB7.7/share (WACC 7.2%, Terminal Growth 2%). The current TP implies a 16.6x 2026E P/E, below -1.5SD to 5-year forward P/E mean. Although we foresee a bumpy outlook for 1Q26, this should be partly compensated by the highest dividend yield among the commerce sector and an outstanding ROE level. Therefore, we maintain our neutral stance despite a bumpy 1Q26 earnings outlook.

KEY STOCK DATA

YE Dec (THB m)	2024	2025E	2026E	2027E
Revenue	72,577	70,190	72,383	74,809
Net profit	6,504	5,980	6,088	6,263
EPS (THB)	0.49	0.45	0.46	0.48
vs Consensus (%)	-	(2.2)	(6.5)	(6.6)
EBITDA	12,234	11,790	12,243	12,738
Recurring net profit	6,504	5,980	6,088	6,263
Core EPS (THB)	0.49	0.45	0.46	0.48
Chg. In EPS est. (%)	-	(1.2)	(2.6)	(2.6)
EPS growth (%)	1.0	(8.1)	1.8	2.9
Core P/E (x)	13.4	14.6	14.4	14.0
Dividend yield (%)	6.5	5.9	6.1	6.2
EV/EBITDA (x)	8.1	8.5	8.2	7.8
Price/book (x)	3.3	3.2	3.1	3.0
Net debt/Equity (%)	41.3	45.6	44.3	42.8
ROE (%)	24.8	22.0	21.8	21.8



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	5.6	(10.7)	(30.0)
Relative to country (%)	6.2	(7.1)	(22.5)
Mkt cap (USD m)	2,736		
3m avg. daily turnover (USD m)	6.4		
Free float (%)	41		
Major shareholder	Land & Houses (30%)		
12m high/low (THB)	9.65/5.70		
Issued shares (m)	13,151.12		

Sources: Bloomberg consensus; FSSIA estimates


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Investment thesis

Thailand’s macro recovery remains uneven, with GDP expected to grow 1.5% in 2026 according to the Bank of Thailand. We foresee y-y pressure on 1Q26 from the absence of government stimulus policy as 1Q25 and high base of international tourist arrival. However, we expect to see a gradual recovery in SSS for 2Q26 onward on the back of new government stimulus packages, and tourist improvement on a y-y. These should lead to price competition easing in the short-term.

In the longer term, we foresee rising competition among incumbent modern trade players and new online platform. Better technology and infrastructure allow intensified competition not only across trade channels, but also deeper into product categories. Therefore, we maintain our HOLD call on HMPRO.

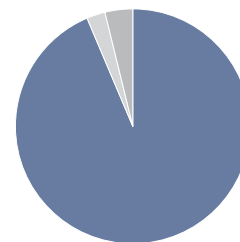
Company profile

HMPRO is the leader in the home improvement business. It has comprehensive product and service offerings for buildings, homes, and residential units` construction, decoration, expansion, repair, and improvement, targeting mid-to-high-end customers. In 2011-12, HMPRO expanded its HMPRO unit to Malaysia and its retail and wholesale units, focusing on building materials and structural products under the MegaHome brand. Also, it operates a space rental business under the Market Village brand.

www.homepro.co.th

Principal activities (revenue, 2024)

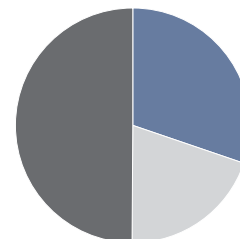
- Sales - 93.6 %
- Rental and service - 2.6 %
- Others - 3.8 %



Source: Home Product Center

Major shareholders

- Land & Houses - 30.2 %
- Quality Houses - 19.9 %
- Others - 49.9 %



Source: Home Product Center

Catalysts

Potential catalysts to our TP include 1) domestic consumption and tourism recoveries; 2) consumption stimulus to boost domestic purchasing power; 3) an increase of 1-2% p.a. in house-brand sales to raise the gross margin; and 4) successful of strategies such as trade-ins, and hybrid store model.

Risks to our call

Key downside risks to our DCF-based TP include: 1) lower-than-expected SSSG and profitability, and 2) a slower-than-expected recovery in domestic consumption and tourist arrivals. In terms of upside risks to our TP, these include: 1) a stronger-than-expected recovery in SSSG; 2) an improvement in profitability, and 3) easing competition in the home retailer market.

Event calendar

Date	Event
Feb-26	4Q25 results announcement

Key assumptions

	2024A	2025E	2026E	2027E
	(%)	(%)	(%)	(%)
SSSG	(4.0)	(6.4)	1.5	2.0
New store growth	6.3	8.1	4.8	3.9
Gross profit margin	26.8	26.6	26.7	26.9
SG&A to sales	19.6	19.8	20.1	20.3
Net profit (THB m)	6,504	5,980	6,088	6,263

Source: FSSIA estimates

Earnings sensitivity

- For every 1% increase in SSSG, we estimate 2026 net profit to rise by 2.0%, and vice versa, all else being equal.
- For every 0.1% increase in GPM, we estimate 2026 net profit to rise by 0.9%, and vice versa, all else being equal.
- For every 0.1% increase in SG&A, we estimate 2026 net profit to fall by 0.9%, and vice versa, all else being equal.

Source: FSSIA estimates

Exhibit 1: Forecast revisions

	Current			Previous			Change		
	2025E	2026E	2027E	2025E	2026E	2027E	2025E	2026E	2027E
Revenues (THB m)	70,190	72,383	74,809	70,485	73,030	75,479	(0.4)	(0.9)	(0.9)
SSSG (%)	(6.4)	1.5	2.0	(6.0)	2.0	2.0	(0.4)	(0.5)	0.0
Gross margin (%)	26.58	26.74	26.85	26.58	26.74	26.85	0.0	0.0	0.0
Private brand proportion (%)	21.5	21.8	22.1	21.5	21.8	22.1	0.0	0.0	0.0
No. of new stores	12	7	7	12	7	7	0.0	0.0	0.0
SG&A expenses to sales (%)	19.8	20.1	20.3	19.6	19.8	20.0	0.2	0.3	0.3
Net profit (THB m)	5,980	6,088	6,263	6,050	6,251	6,432	(1.2)	(2.6)	(2.6)

Source: FSSIA estimates

Exhibit 2: DCF valuation

DCF-derived TP	(%)	(THB b)
Discount rate (WACC)	7.2%	
Terminal growth	2.0%	
NPV		44
Add: terminal value		71
Sum of PV		114
Add: investment		0
Less: debt		13
Less: minorities		0
Residual ordinary equity		102
No. of shares (m)		13,151
Residual ordinary equity (THB/share)		7.7

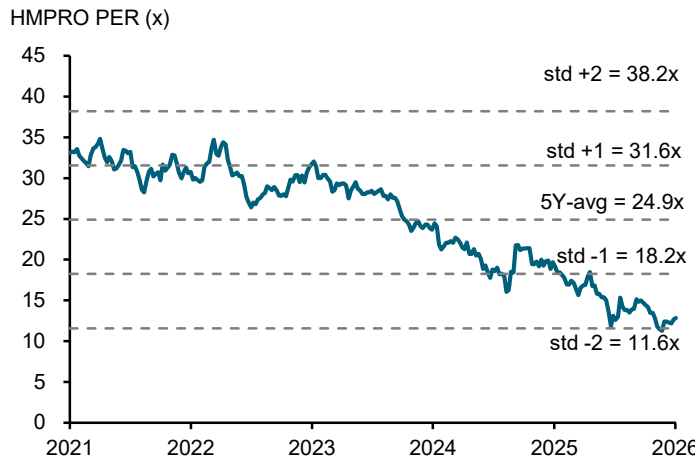
Source: FSSIA estimates

Exhibit 3: Sector valuation comparison as of 8 Jan 2026

Company	BBG	EPS Growth		PE		ROE		PBV		EV/ EBITDA	
		25E	26E	25E	26E	25E	26E	25E	26E	25E	26E
		(%)	(%)	(x)	(x)	(%)	(%)	(x)	(x)	(x)	(x)
Thailand											
Home Product Center*	HMPRO TB	-8.1%	1.8%	14.6	14.4	22.0	21.8	3.2	3.1	8.5	8.2
Siam Global House	GLOBAL TB	-13.0%	10.7%	16.8	15.2	8.1	8.5	1.3	1.3	11.9	11.0
Dohome	DOHOME TB	8.7%	17.5%	16.6	14.1	5.1	5.7	0.9	0.8	12.6	11.6
Thailand average		-4.1%	10.0%	16.0	14.6	11.7	12.0	1.8	1.7	11.0	10.3
Regional											
Aspirasi Hidup Indonesia	ACES IJ	-30.4%	14.8%	9.5	8.2	11.1	12.4	1.1	1.0	5.4	4.8
Wilcon Depot	WLCON PM	-17.8%	9.6%	11.8	10.8	10.1	10.6	1.1	1.1	5.8	5.4
Mr DIY Group	MRDIY MK	11.1%	9.9%	23.0	20.8	31.5	33.1	7.1	6.7	13.1	12.3
Home Depot	HD US	-12.8%	3.6%	24.0	23.1	154.0	111.9	27.8	22.0	16.3	15.7
Lowe's	LOW US	-9.4%	6.1%	20.2	19.0	(54.8)	(88.2)	n/a	n/a	14.1	13.4
Regional average		-11.8%	8.8%	17.7	16.4	30.4	16.0	9.3	7.7	10.9	10.3
Total average		-9.0%	9.2%	17.1	15.7	23.4	14.5	6.1	5.1	11.0	10.3

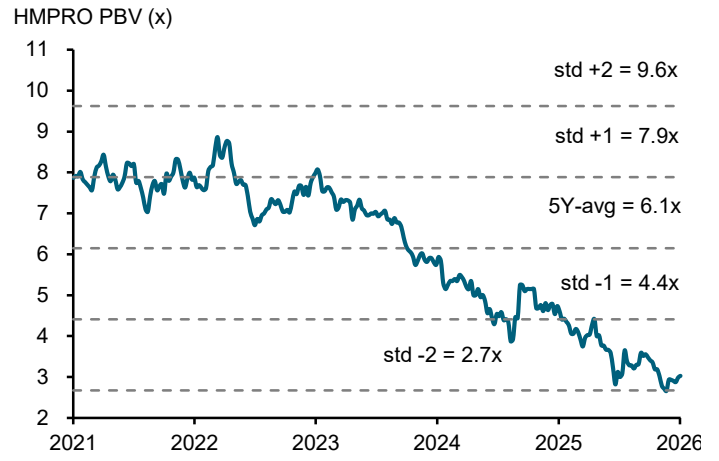
Sources: Bloomberg, *FSSIA estimates

Exhibit 4: Rolling one-year forward P/E band



Sources: Bloomberg, FSSIA estimates

Exhibit 5: Rolling one-year forward P/BV band



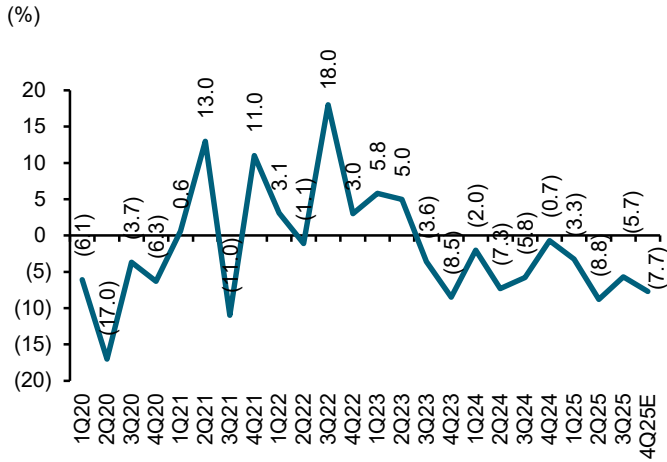
Sources: Bloomberg, FSSIA estimates

Exhibit 6: HMPRO - 4Q25E results preview

Year to Dec 31	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25E	Change	
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)
Total revenue	18,115	17,856	16,397	17,438	18,019	16,867	16,100	16,740	4.0	(4.0)
Retail sales	17,664	17,398	15,930	16,960	17,547	16,392	15,622	16,248	4.0	(4.2)
Rental income	451	458	467	478	471	475	477	492	3.2	3.0
Cost of sales and rental	13,225	13,034	11,821	12,465	13,161	12,364	11,641	11,995	3.0	(3.8)
Gross profit	5,563	5,501	5,192	5,776	5,494	5,092	5,075	5,514	8.7	(4.5)
Operating costs	(3,273)	(3,339)	(3,203)	(3,525)	(3,192)	(3,192)	(3,293)	(3,402)	3.3	(3.5)
Operating profit	2,289	2,162	1,989	2,251	2,301	1,900	1,782	2,113	18.5	(6.1)
Other income	673	679	615	803	636	590	616	769	24.8	(4.2)
Interest expense	(158)	(162)	(180)	(188)	(177)	(178)	(182)	(182)	0.0	(3.3)
Profit before tax	2,140	2,022	1,773	2,131	2,130	1,745	1,606	1,939	20.7	(9.0)
Tax	(427)	(401)	(331)	(404)	(423)	(346)	(303)	(368)	21.6	(8.7)
Reported net profit	1,713	1,622	1,442	1,727	1,708	1,399	1,304	1,570	20.5	(9.1)
Core profit	1,713	1,622	1,442	1,727	1,708	1,399	1,304	1,570	20.5	(9.1)
EPS (THB)	0.13	0.12	0.11	0.13	0.13	0.11	0.10	0.12	20.5	(9.1)
Core EPS (THB)	0.13	0.12	0.11	0.13	0.13	0.11	0.10	0.12	20.5	(9.1)
Key Ratios (%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)
Gross margin	26.2	26.3	27.1	27.8	26.2	25.8	26.8	27.5	0.7	(0.3)
Operating margin	13.0	12.4	12.5	13.3	13.1	11.6	11.4	13.0	1.6	(0.3)
Core profit margin	9.5	9.1	8.8	9.9	9.5	8.3	8.1	9.4	1.3	(0.5)
SG&A / sales	18.5	19.2	20.1	20.8	18.2	19.5	21.1	20.9	(0.1)	0.2

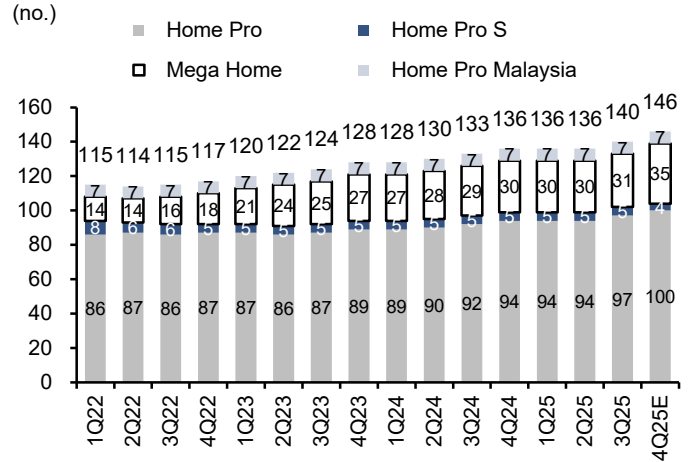
Sources: HMPRO; FSSIA estimates

Exhibit 7: Quarterly SSS



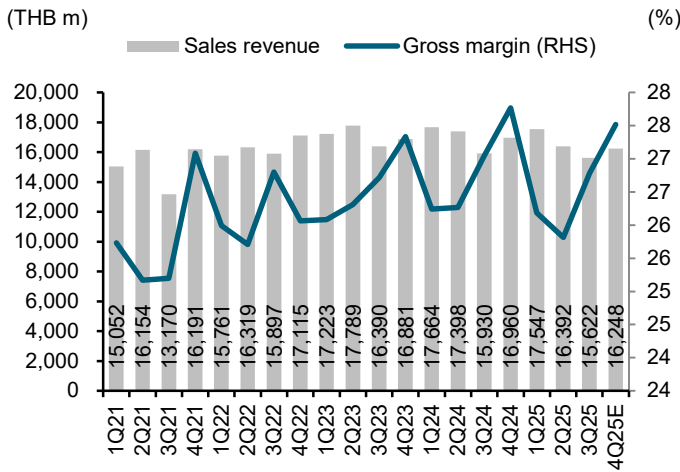
Sources: HMPRO, FSSIA estimate

Exhibit 8: Branches breakdown by format



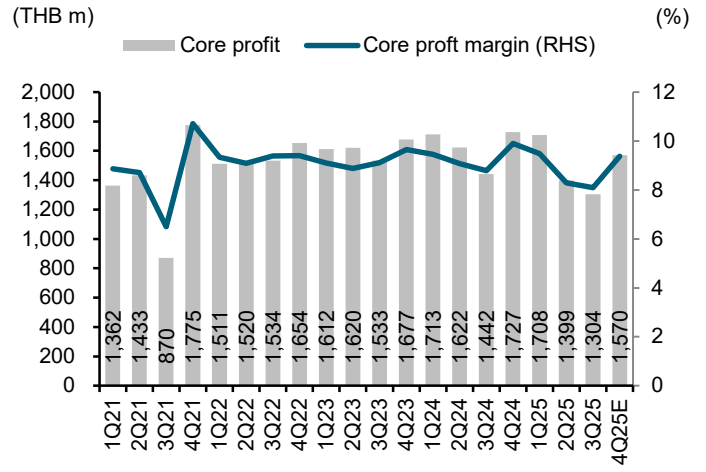
Sources: HMPRO, FSSIA estimate

Exhibit 9: Sales revenue and gross margin



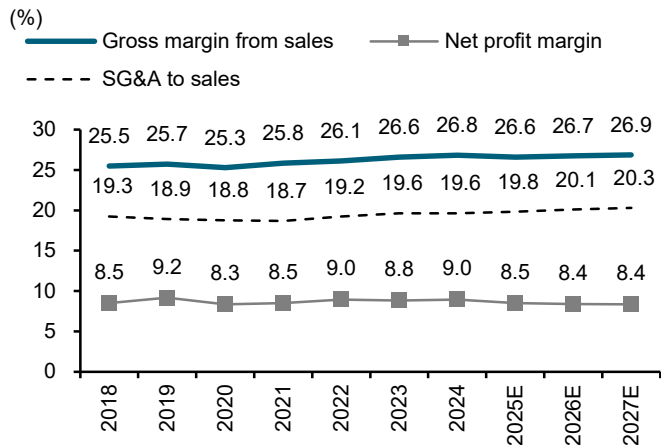
Sources: HMPRO, FSSIA estimate

Exhibit 10: Core profit and core profit margin



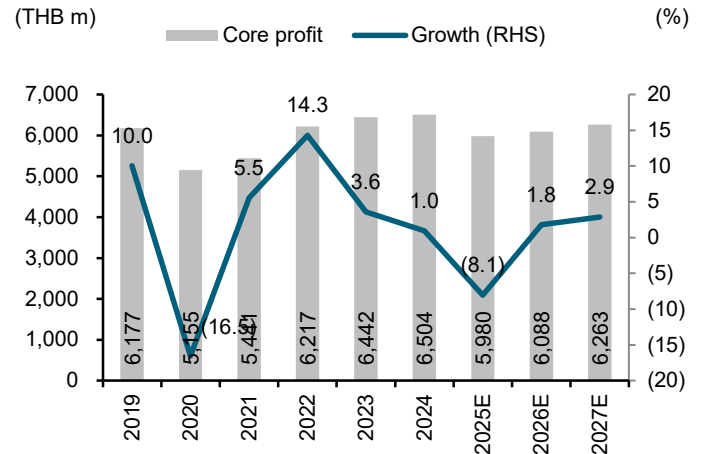
Sources: HMPRO, FSSIA estimate

Exhibit 11: Yearly profitability



Sources: HMPRO, FSSIA estimate

Exhibit 12: Yearly core profit



Sources: HMPRO, FSSIA estimate

Financial Statements

Home Product Center

Profit and Loss (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Revenue	72,822	72,577	70,190	72,383	74,809
Cost of goods sold	(50,904)	(50,545)	(49,056)	(50,472)	(52,071)
Gross profit	21,918	22,032	21,134	21,912	22,739
Other operating income	-	-	-	-	-
Operating costs	(13,401)	(13,340)	(13,023)	(13,626)	(14,216)
Operating EBITDA	11,948	12,234	11,790	12,243	12,738
Depreciation	(3,431)	(3,543)	(3,680)	(3,958)	(4,215)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	8,516	8,691	8,111	8,286	8,523
Net financing costs	(540)	(626)	(663)	(675)	(693)
Associates	(1)	1	0	0	0
Recurring non-operating income	(3)	0	(1)	(1)	(1)
Non-recurring items	0	0	0	0	0
Profit before tax	7,974	8,066	7,447	7,610	7,829
Tax	(1,533)	(1,562)	(1,467)	(1,522)	(1,566)
Profit after tax	6,442	6,504	5,980	6,088	6,263
Minority interests	0	0	0	0	0
Preferred dividends	0	0	0	0	0
Other items	0	0	0	0	0
Reported net profit	6,442	6,504	5,980	6,088	6,263
Non-recurring items & goodwill (net)	0	0	0	0	0
Recurring net profit	6,442	6,504	5,980	6,088	6,263
Per share (THB)					
Recurring EPS *	0.49	0.49	0.45	0.46	0.48
Reported EPS	0.49	0.49	0.45	0.46	0.48
DPS	0.40	0.43	0.40	0.40	0.41
Diluted shares (used to calculate per share data)	13,151	13,151	13,151	13,151	13,151
Growth					
Revenue (%)	4.9	(0.3)	(3.3)	3.1	3.4
Operating EBITDA (%)	6.3	2.4	(3.6)	3.8	4.0
Operating EBIT (%)	5.3	2.1	(6.7)	2.2	2.9
Recurring EPS (%)	3.6	1.0	(8.1)	1.8	2.9
Reported EPS (%)	3.6	1.0	(8.1)	1.8	2.9
Operating performance					
Gross margin inc. depreciation (%)	30.1	30.4	30.1	30.3	30.4
Gross margin exc. depreciation (%)	34.8	35.2	35.4	35.7	36.0
Operating EBITDA margin (%)	16.4	16.9	16.8	16.9	17.0
Operating EBIT margin (%)	11.7	12.0	11.6	11.4	11.4
Net margin (%)	8.8	9.0	8.5	8.4	8.4
Effective tax rate (%)	19.2	19.4	19.7	20.0	20.0
Dividend payout on recurring profit (%)	81.7	87.0	87.0	87.0	87.0
Interest cover (X)	15.8	13.9	12.2	12.3	12.3
Inventory days	106.1	112.1	119.7	118.6	119.3
Debtor days	10.5	10.4	10.3	9.9	9.9
Creditor days	119.3	119.1	121.4	117.3	117.6
Operating ROIC (%)	24.1	23.0	20.1	19.5	19.8
ROIC (%)	15.9	15.4	13.8	13.6	13.7
ROE (%)	25.9	24.8	22.0	21.8	21.8
ROA (%)	10.2	10.1	9.3	9.2	9.2
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Sales	68,283	67,952	65,677	67,759	70,064
Rental and service	1,882	1,854	1,919	1,948	1,977
Others	2,656	2,770	2,594	2,676	2,768

Sources: Home Product Center; FSSIA estimates

Financial Statements

Home Product Center

Cash Flow (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Recurring net profit	6,442	6,504	5,980	6,088	6,263
Depreciation	3,431	3,543	3,680	3,958	4,215
Associates & minorities	1	(1)	0	0	0
Other non-cash items	-	-	-	-	-
Change in working capital	(968)	(594)	(622)	(120)	(130)
Cash flow from operations	8,906	9,452	9,037	9,926	10,348
Capex - maintenance	0	0	0	0	0
Capex - new investment	(5,142)	(4,304)	(5,399)	(4,520)	(4,655)
Net acquisitions & disposals	30	119	(154)	107	53
Other investments (net)	(23)	680	222	(204)	(226)
Cash flow from investing	(5,135)	(3,505)	(5,331)	(4,617)	(4,828)
Dividends paid	(5,260)	(5,655)	(5,203)	(5,297)	(5,449)
Equity finance	0	0	0	0	0
Debt finance	2,499	(1,167)	1,774	279	236
Other financing cash flows	0	0	0	0	0
Cash flow from financing	(2,762)	(6,822)	(3,429)	(5,018)	(5,213)
Non-recurring cash flows	0	0	0	0	0
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	1,009	(876)	278	292	306
Free cash flow to firm (FCFF)	4,338.47	6,633.81	4,408.87	6,013.84	6,244.19
Free cash flow to equity (FCFE)	6,269.72	4,779.23	5,480.31	5,588.13	5,755.22

Per share (THB)

FCFF per share	0.33	0.50	0.34	0.46	0.47
FCFE per share	0.48	0.36	0.42	0.42	0.44
Recurring cash flow per share	0.75	0.76	0.73	0.76	0.80

Balance Sheet (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Tangible fixed assets (gross)	59,722	63,013	68,412	72,931	77,587
Less: Accumulated depreciation	(28,543)	(31,072)	(34,752)	(38,710)	(42,924)
Tangible fixed assets (net)	31,179	31,941	33,660	34,222	34,662
Intangible fixed assets (net)	0	0	0	0	0
Long-term financial assets	0	0	0	0	0
Invest. in associates & subsidiaries	0	0	0	0	0
Cash & equivalents	6,429	5,554	5,831	6,123	6,429
A/C receivable	2,115	2,008	1,942	2,003	2,070
Inventories	13,965	14,900	14,864	15,362	15,920
Other current assets	150	188	182	188	194
Current assets	22,659	22,650	22,819	23,675	24,613
Other assets	15,210	15,075	14,579	15,034	15,538
Total assets	69,048	69,665	71,058	72,931	74,814
Common equity	25,559	26,802	27,580	28,371	29,185
Minorities etc.	0	0	0	0	0
Total shareholders' equity	25,559	26,802	27,580	28,371	29,185
Long term debt	11,743	8,597	10,893	11,058	11,198
Other long-term liabilities	8,167	8,316	8,043	8,294	8,572
Long-term liabilities	19,910	16,913	18,936	19,353	19,770
A/C payable	15,225	15,459	14,735	15,174	15,669
Short term debt	6,060	8,038	7,516	7,630	7,726
Other current liabilities	2,294	2,451	2,292	2,404	2,464
Current liabilities	23,579	25,949	24,542	25,207	25,858
Total liabilities and shareholders' equity	69,047	69,664	71,058	72,931	74,814
Net working capital	(1,289)	(814)	(38)	(25)	52
Invested capital	45,100	46,201	48,200	49,231	50,252

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

Per share (THB)

Book value per share	1.94	2.04	2.10	2.16	2.22
Tangible book value per share	1.94	2.04	2.10	2.16	2.22

Financial strength

Net debt/equity (%)	44.5	41.3	45.6	44.3	42.8
Net debt/total assets (%)	16.5	15.9	17.7	17.2	16.7
Current ratio (x)	1.0	0.9	0.9	0.9	1.0
CF interest cover (x)	22.1	15.5	17.4	16.0	16.0

Valuation	2023	2024	2025E	2026E	2027E
Recurring P/E (x) *	13.6	13.4	14.6	14.4	14.0
Recurring P/E @ target price (x) *	15.7	15.6	16.9	16.6	16.2
Reported P/E (x)	13.6	13.4	14.6	14.4	14.0
Dividend yield (%)	6.0	6.5	5.9	6.1	6.2
Price/book (x)	3.4	3.3	3.2	3.1	3.0
Price/tangible book (x)	3.4	3.3	3.2	3.1	3.0
EV/EBITDA (x) **	8.3	8.1	8.5	8.2	7.8
EV/EBITDA @ target price (x) **	9.4	9.2	9.7	9.3	8.9
EV/invested capital (x)	2.2	2.1	2.1	2.0	2.0

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

Sources: Home Product Center; FSSIA estimates

Home Product Center PCL (HMPRO TB)

FSSIA ESG rating

87.20 /100
Exhibit 13: 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 14: ESG – peer comparison

	FSSIA ESG score	Domestic ratings						Global ratings						Bloomberg	
		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
DOHOME	42.34	--	--	--	5.00	5.00	Declared	Medium	37.50	--	--	37.19	20.00	4.17	46.91
GLOBAL	59.18	--	Y	Y	5.00	5.00	Declared	Low	53.10	--	--	36.48	41.00	3.24	52.38
HMPRO	87.20	Y	Y	Y	5.00	5.00	Certified	Low	66.54	AA	37.00	65.78	81.00	5.36	62.59
ILM	20.00	--	--	--	5.00	5.00	Certified	--	--	--	--	--	--	--	--
MEGA	54.48	--	Y	Y	4.00	4.00	Declared	Medium	66.56	--	--	58.59	24.00	2.39	--

Sources: SETTRADE.com; FSSIA's compilation
Exhibit 15: 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	2.33	2.48	3.72	3.82	3.88	3.90	4.43	5.36
BESG environmental pillar score	0.72	0.90	1.00	1.21	1.16	1.36	2.58	4.21
BESG social pillar score	3.21	3.22	7.34	7.42	7.72	7.47	7.70	8.17
BESG governance pillar score	3.47	3.69	3.92	3.83	3.85	3.82	3.62	4.08
ESG disclosure score	49.20	49.20	53.02	53.90	58.58	59.11	60.32	62.59
Environmental disclosure score	28.39	28.39	39.08	41.71	41.71	41.71	41.71	45.15
Social disclosure score	35.49	35.49	36.28	36.28	50.33	51.93	55.56	58.95
Governance disclosure score	83.59	83.59	83.59	83.59	83.59	83.59	83.59	83.59
Environmental								
Emissions reduction initiatives	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Climate change policy	No	No	No	Yes	Yes	Yes	Yes	Yes
Climate change opportunities discussed	No	No	No	No	No	No	No	No
Risks of climate change discussed	No	No	No	Yes	Yes	Yes	Yes	Yes
GHG scope 1	1	1	1	1	0	0	0	0
GHG scope 2 location-based	91	85	92	84	85	63	64	71
GHG Scope 3	23	23	23	27	28	27	26	26
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	—	—	—	—	—	—	—	198
Renewable energy use	—	—	—	—	—	—	—	51
Electricity used	159	158	158	144	147	112	136	146
Fuel used - natural gas	—	—	—	—	—	—	—	—

Sources: Bloomberg; FSSIA's compilation

Exhibit 16: 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	—	—	—	—	—	—	—	—
Total waste	—	—	2	2	2	1	2	2
Waste recycled	—	—	2	2	2	1	2	2
Waste sent to landfills	—	—	—	0	0	0	0	0
Environmental supply chain management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water consumption	931	872	858	895	934	712	840	898
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	No	No	No	No	No	No	No	No
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	Yes	Yes	Yes	No
Pct women in workforce	46	47	49	51	52	49	50	50
Pct disabled in workforce	1	1	1	1	1	1	1	1
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	0	0	0	0	0	0	0	0
Total recordable incident rate - employees	—	—	—	—	—	—	—	—
Training policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Fair remuneration policy	No	No	No	No	No	No	No	Yes
Number of employees – CSR	9,280	9,238	8,172	8,221	8,351	10,771	10,601	11,359
Employee turnover pct	23	24	20	18	20	20	17	20
Total hours spent by firm - employee training	640,876	713,543	398,140	407,186	449,534	240,193	251,456	353,151
Social supply chain management	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Governance								
Board size	12	12	11	11	11	11	11	12
No. of independent directors (ID)	4	4	4	4	4	4	4	4
No. of women on board	1	1	1	1	1	1	1	1
No. of non-executive directors on board	11	11	10	10	9	9	9	10
Company conducts board evaluations	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
No. of board meetings for the year	12	12	12	12	12	14	12	12
Board meeting attendance pct	95	96	97	95	98	99	98	99
Board duration (years)	3	3	3	3	3	3	3	3
Director share ownership guidelines	No	No	No	No	No	No	No	No
Age of the youngest director	40	41	42	43	44	45	46	47
Age of the oldest director	70	71	72	73	74	75	76	77
No. of executives / company managers	17	16	17	19	18	21	25	24
No. of female executives	8	9	10	11	13	14	14	13
Executive share ownership guidelines	No	No	No	No	No	No	No	No
Size of audit committee	3	3	3	3	3	3	3	3
No. of ID on audit committee	3	3	3	3	3	3	3	3
Audit committee meetings	12	12	12	12	12	12	12	12
Audit meeting attendance %	100	97	100	100	97	100	100	100
Size of compensation committee	3	3	3	3	3	3	3	3
No. of ID on compensation committee	1	1	1	1	1	1	1	1
No. of compensation committee meetings	3	2	2	2	2	2	2	4
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	2	2	2	2	4
Nomination meeting attendance %	100	100	100	100	100	100	100	100
Sustainability governance								
Verification type	No	No	No	No	No	No	No	No

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.																			
SET ESG Ratings List (SETESG) by The Stock Exchange of Thailand (SET)	SET ESG 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 SETESG 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. SETESG Index is extended from the SET ESG Ratings companies whose 1) market capitalization > THB5b (~USD150b); 2) free float >20%; and 3) liquidity >0.5% of paid-up capital for at least 9 out of 12 months. The SETTHSI Index is a market capitalisation-weighted index, cap 5% quarterly weight at maximum, and no cap for number of stocks.																			
CG Score by Thai Institute of Directors Association (Thai IOD)	An indicator of CG strength in sustainable development, measured annually by the Thai IOD, with support from the Stock Exchange of Thailand (SET). The results are from the perspective of a third party, not an evaluation of operations.	Scores are rated in six categories: 5 for Excellent (90-100), 4 for Very Good (80-89), 3 for Good (70-79), 2 for Fair (60-69), 1 for Pass (60-69), and not rated for scores below 50. Weightings include: 1) the rights; 2) and equitable treatment of shareholders (weight 25% combined); 3) the role of stakeholders (25%); 4) disclosure & transparency (15%); and 5) board responsibilities (35%).																			
AGM level By Thai Investors Association (TIA) with support from the SEC	It quantifies the extent to which shareholders' rights and equitable treatment are incorporated into business operations and information is transparent and sufficiently disclosed. All form important elements of two out of five the CG components to be evaluated annually. The assessment criteria cover AGM procedures before the meeting (45%), at the meeting date (45%), and after the meeting (10%). <i>(The first assesses 1) advance circulation of sufficient information for voting; and 2) facilitating how voting rights can be exercised. The second assesses 1) the ease of attending meetings; 2) transparency and verifiability; and 3) openness for Q&A. The third involves the meeting minutes that should contain discussion issues, resolutions and voting results.)</i>	The scores are classified into four categories: 5 for Excellent (100), 4 for Very Good (90-99), 3 for Fair (80-89), and not rated for scores below 79.																			
Thai CAC By Thai Private Sector Collective Action Against Corruption (CAC)	The core elements of the Checklist include corruption risk assessment, establishment of key controls, and the monitoring and developing of policies. The Certification is good for three years. <i>(Companies deciding to become a CAC certified member start by submitting a Declaration of Intent to kick off an 18-month deadline to submit the CAC Checklist for Certification, including risk assessment, in place of policy and control, training of managers and employees, establishment of whistleblowing channels, and communication of policies to all stakeholders.)</i>	The document will be reviewed by a committee of nine professionals. A passed Checklist will move for granting certification by the CAC Council approvals whose members are twelve highly respected individuals in professionalism and ethical achievements.																			
Morningstar Sustainalytics	The Sustainalytics' ESG risk rating provides an overall company score based on an assessment of how much of a company's exposure to ESG risk is unmanaged. <i>Sources to be reviewed include corporate publications and regulatory filings, news and other media, NGO reports/websites, multi-sector information, company feedback, ESG controversies, issuer feedback on draft ESG reports, and quality & peer reviews.</i>	A company's ESG risk rating score is the sum of unmanaged risk. The more risk is unmanaged, the higher ESG risk is scored. <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>NEGL</th> <th>Low</th> <th>Medium</th> <th>High</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>0-10</td> <td>10-20</td> <td>20-30</td> <td>30-40</td> <td>40+</td> </tr> </tbody> </table>	NEGL	Low	Medium	High	Severe	0-10	10-20	20-30	30-40	40+									
NEGL	Low	Medium	High	Severe																	
0-10	10-20	20-30	30-40	40+																	
ESG Book	The ESG score identifies sustainable companies that are better positioned to outperform over the long term. The methodology considers the principle of financial materiality including information that significantly helps explain future risk-adjusted performance. Materiality is applied by over-weighting features with higher materiality and rebalancing these weights on a rolling quarterly basis.	The total ESG score is calculated as a weighted sum of the features scores using materiality-based weights. The score is scaled between 0 and 100 with higher scores indicating better performance.																			
MSCI	MSCI ESG ratings aim to measure a company's management of financially relevant ESG risks and opportunities. It uses a rules-based methodology to identify industry leaders and laggards according to their exposure to ESG risks and how well they manage those risks relative to peers. <table border="1" style="margin-left: auto; margin-right: auto;"> <tbody> <tr> <td>AAA</td> <td>8.571-10.000</td> <td rowspan="3">Leader:</td> <td rowspan="3">leading its industry in managing the most significant ESG risks and opportunities</td> </tr> <tr> <td>AA</td> <td>7.143-8.570</td> </tr> <tr> <td>A</td> <td>5.714-7.142</td> </tr> <tr> <td>BBB</td> <td>4.286-5.713</td> <td rowspan="3">Average:</td> <td rowspan="3">a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers</td> </tr> <tr> <td>BB</td> <td>2.857-4.285</td> </tr> <tr> <td>B</td> <td>1.429-2.856</td> </tr> <tr> <td>CCC</td> <td>0.000-1.428</td> <td>Laggard:</td> <td>lagging its industry based on its high exposure and failure to manage significant ESG risks</td> </tr> </tbody> </table>	AAA	8.571-10.000	Leader:	leading its industry in managing the most significant ESG risks and opportunities	AA	7.143-8.570	A	5.714-7.142	BBB	4.286-5.713	Average:	a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers	BB	2.857-4.285	B	1.429-2.856	CCC	0.000-1.428	Laggard:	lagging its industry based on its high exposure and failure to manage significant ESG risks
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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) "SETESG". 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

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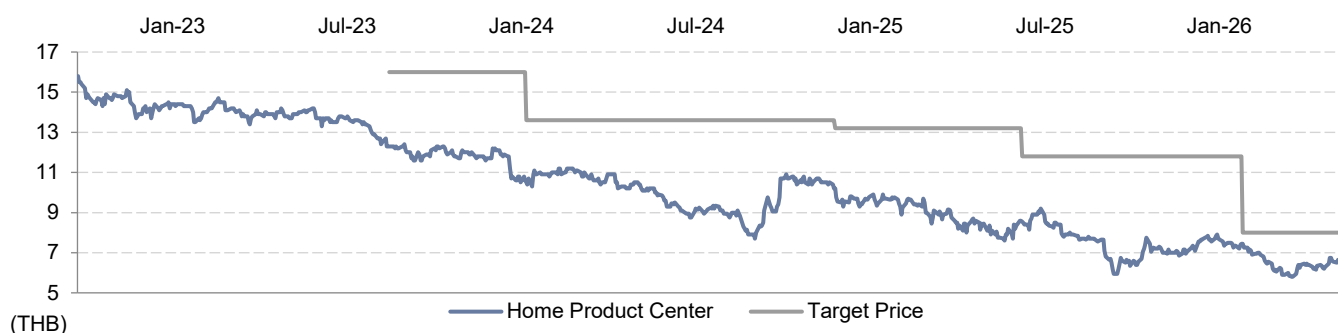
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History of change in investment rating and/or target price

Home Product Center (HMPRO TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
04-Oct-2023	BUY	16.00	22-Oct-2024	BUY	13.20	08-Oct-2025	HOLD	8.00
30-Jan-2024	BUY	13.60	01-Apr-2025	BUY	11.80			

Kampon Akaravarinchai started covering this stock from 08-Oct-2025

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Home Product Center	HMPRO TB	THB 6.65	HOLD	Key downside risks to our DCF-based TP include: 1) lower-than-expected SSSG and profitability, and 2) a slower-than-expected recovery in domestic consumption and tourist arrivals. In terms of upside risks to our TP, these include: 1) a stronger-than-expected recovery in SSSG; 2) an improvement in profitability, and 3) easing competition in the home retailer market.

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 08-Jan-2026 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.