7 JUNE 2022



# SPOTLIGHT ON THAILAND

## **Published Reports**

CENTRAL PATTANA (CPN TB) - Time to shop for malls;
 Maintain BUY TP THB82.00

#### **Economics**

- COVID-19 cases as of 6 Jun globally reaches 535,674,923 with new 247,259 cases and 612 new deaths. There are 22,677,217 currently infected patients, with 36,718 (0.2%) cases in serious condition.
- May inflation near 14-year high, but policy rate seen on hold
- Fiscal, monetary policy must align to ensure full recovery: Arkhom
- Pandemic nearly over: experts, Forum hears new variant risk now low
- Mask mandate likely to end 'soon', Nightlife may also get 2am closure nod
- Gasohol users get a financial lifeline, Offo cuts their fees and raises subsidies

### **Corporate News**

- Foreign investors still bullish on Thai bourse, Country less liable to face negative factors
- Biden to exempt tariffs on solar panels from Thailand for 24 months
- Green public transport seen as key to tackling climate change
- Knowledge workers go hybrid
- New condo supply set to reach 50,000 units
- CREA inaugurates Singapore warehouse
- Digital insurance platform to guide clients on coverage
- China's Ant Group launches digital bank ANEXT in Singapore
- Digital nomads, spiritual tourists and 5-year visa fuel Bali boom

Indices	Index	Change	Change	Net Foreign
	as of	-1D	YTD	YTD
	6-Jun-22	(%)	(%)	(USD m)
Thailand SET	1,646	(0.1)	(0.7)	4,149
China SHCOMP	3,236	1.3	(11.1)	
Hong Kong HSI	21,654	2.7	(7.5)	
India SENSEX	55,675	(0.2)	(4.4)	(22,858)
Indonesia JCI	7,097	(1.2)	7.8	4,842
Korea KOSPI	Closed	0.4	(10.3)	(11,532)
MY FBMKLCI	Closed	(8.0)	(1.9)	
PH PCOMP	6,717	(0.4)	(5.7)	(590)
SG FSSTI	3,227	(0.2)	3.3	/ /\
Taiwan TWSE	16,606	0.3	(8.9)	(27,133)
VN VNINDEX	1,290	0.2	(13.9)	(120)
MSCI Emerging	1,071	1.0	(13.0)	
Nikkei 225	27,916	0.6	(3.0)	
FTSE 100	7,608	1.0	3.0	
CAC 40	6,549	1.0	(8.4)	
DAX	14,654	1.3	(7.7)	
Dow Jones	32,916	0.0	(9.4)	
Nasdaq	12,061	0.4	(22.9)	
S&P 500	4,121	0.3	(13.5)	
Brent	119.51	(0.2)	53.7	
Dubai WTI	118.64	2.7	55.1	
GOLD	118.50 1,841.43	0.3	58.1 0.6	
Trade data	1,041.43 Buy	(0.1) Sell	Net	Share (%)
(THB m)	(THB m)	(THB m)	(THB m)	(THB m)
Foreign	26,832	28,022	(1,191)	47
Retail		21,412	,	38
	22,567		1,155	8
Prop Trade  Local Institution	4,840	4,474	366	
	4,134	4,464	(330)	7
Total Trade	58,372	58,372	(0)	100
Rates	Last close	1M ago	End last yr	1yr ago
TUD/UOD	6/6/2022 34.40	5/9/2022	12/31/2021	6/7/2021
THB/USD				
India4: *		34.57	33.21	31.18
Inflation *	7.10	4.65	2.17	2.44
MLR **	7.10 5.31	4.65 5.31	2.17 5.31	2.44 5.31
MLR ** 1Y Fixed *	7.10 5.31 0.43	4.65 5.31 0.43	2.17 5.31 0.43	2.44 5.31 0.43
MLR ** 1Y Fixed * Govt bond 10Y	7.10 5.31 0.43 2.88	4.65 5.31 0.43 3.14	2.17 5.31 0.43 1.89	2.44 5.31 0.43 1.87
MLR ** 1Y Fixed * Govt bond 10Y Commodity	7.10 5.31 0.43 2.88 Last close	4.65 5.31 0.43 3.14 1M ago	2.17 5.31 0.43 1.89 End last yr	2.44 5.31 0.43 1.87
MLR ** 1Y Fixed * Govt bond 10Y  Commodity (USD/bbl)	7.10 5.31 0.43 2.88 Last close 6/6/2022	4.65 5.31 0.43 3.14 1M ago 5/6/2022	2.17 5.31 0.43 1.89 End last yr 12/31/2021	2.44 5.31 0.43 1.87 1yr ago 6/4/2021
MLR ** 1Y Fixed * Govt bond 10Y  Commodity (USD/bbl)  Brent	7.10 5.31 0.43 2.88 Last close 6/6/2022 119.51	4.65 5.31 0.43 3.14 1M ago 5/6/2022 112.39	2.17 5.31 0.43 1.89 End last yr 12/31/2021 77.78	2.44 5.31 0.43 1.87 1yr ago 6/4/2021 71.89
MLR ** 1Y Fixed * Govt bond 10Y  Commodity (USD/bbl)  Brent Dubai	7.10 5.31 0.43 2.88 Last close 6/6/2022 119.51 118.64	4.65 5.31 0.43 3.14 1M ago 5/6/2022 112.39 110.18	2.17 5.31 0.43 1.89 End last yr 12/31/2021 77.78 76.48	2.44 5.31 0.43 1.87 1yr ago 6/4/2021 71.89 69.27
MLR ** 1Y Fixed * Govt bond 10Y  Commodity (USD/bbl)  Brent	7.10 5.31 0.43 2.88 Last close 6/6/2022 119.51	4.65 5.31 0.43 3.14 1M ago 5/6/2022 112.39	2.17 5.31 0.43 1.89 End last yr 12/31/2021 77.78	2.44 5.31 0.43 1.87 1yr ago 6/4/2021 71.89
MLR ** 1Y Fixed * Govt bond 10Y  Commodity (USD/bbl)  Brent Dubai	7.10 5.31 0.43 2.88 Last close 6/6/2022 119.51 118.64	4.65 5.31 0.43 3.14 1M ago 5/6/2022 112.39 110.18	2.17 5.31 0.43 1.89 End last yr 12/31/2021 77.78 76.48 75.21 1,829	2.44 5.31 0.43 1.87 1yr ago 6/4/2021 71.89 69.27
MLR ** 1Y Fixed * Govt bond 10Y  Commodity (USD/bbl)  Brent Dubai WTI	7.10 5.31 0.43 2.88 Last close 6/6/2022 119.51 118.64 118.50	4.65 5.31 0.43 3.14 1M ago 5/6/2022 112.39 110.18 109.77	2.17 5.31 0.43 1.89 End last yr 12/31/2021 77.78 76.48 75.21	2.44 5.31 0.43 1.87 1yr ago 6/4/2021 71.89 69.27 69.23
MLR ** 1Y Fixed * Govt bond 10Y  Commodity (USD/bbl)  Brent Dubai WTI Gold	7.10 5.31 0.43 2.88 Last close 6/6/2022 119.51 118.64 118.50 1,841	4.65 5.31 0.43 3.14 1M ago 5/6/2022 112.39 110.18 109.77 1,854	2.17 5.31 0.43 1.89 End last yr 12/31/2021 77.78 76.48 75.21 1,829	2.44 5.31 0.43 1.87 1yr ago 6/4/2021 71.89 69.27 69.23 1,899
MLR ** 1Y Fixed * Govt bond 10Y  Commodity (USD/bbl)  Brent Dubai WTI Gold Baltic Dry	7.10 5.31 0.43 2.88 Last close 6/6/2022 119.51 118.64 118.50 1,841 2,633	4.65 5.31 0.43 3.14 1M ago 5/6/2022 112.39 110.18 109.77 1,854 2,718	2.17 5.31 0.43 1.89 End last yr 12/31/2021 77.78 76.48 75.21 1,829 2,217	2.44 5.31 0.43 1.87 1yr ago 6/4/2021 71.89 69.27 69.23 1,899 2,428
MLR ** 1Y Fixed * Govt bond 10Y  Commodity (USD/bbl)  Brent Dubai WTI Gold Baltic Dry (USD/ton)	7.10 5.31 0.43 2.88 Last close 6/6/2022 119.51 118.64 118.50 1,841 2,633 03-Jun-22	4.65 5.31 0.43 3.14 1M ago 5/6/2022 112.39 110.18 109.77 1,854 2,718 27-May-22	2.17 5.31 0.43 1.89 End last yr 12/31/2021 77.78 76.48 75.21 1,829 2,217 25-Dec-20	2.44 5.31 0.43 1.87 1yr ago 6/4/2021 71.89 69.27 69.23 1,899 2,428 04-Jun-21

Sources: Bloomberg, except coal from BANPU

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## **Published Reports**

## CENTRAL PATTANA (CPN TB) - Time to shop for malls; Maintain BUY TP THB82.00

#### Recoveries across the aboard with more cost competitiveness

CPN is on track to see a strong earnings growth recovery in 2Q22 onward, with improvements in both demand and margins likely coming across the board. We see the key drivers as 1) higher traffic and a new retail shopping mall opening (84% of total pre-Covid revenue) with a higher tenant occupancy rate; 2) a rising occupancy rate to 95% for offices (5%); 3) higher y-y sales of residential estates (9%), mainly from low-rise projects; 4) rising occupancy rates for its two provincial hotels (2%) to over 50% in Apr-22; and 5) a lower cost structure with a 12% drop in fixed costs and a 25% dip in variable costs from pre-Covid levels.

#### Shopping malls are coming back to life

Since 4Q21, CPN has seen its traffic improve greatly, rising from 70% in 4Q21 to 75% in 1Q22 to over 80% in Apr-22. The discount for its rental rate to tenants has similarly narrowed from 29% in 4Q21 down to 16% in 1Q22, and is likely to decline further to below 10% by 4Q22 as the traffic at CPN's malls are likely to reach over 90-95% in 4Q22, based on our estimate. As of 1Q22, CPN owns and operates 38 shopping malls and 17 community malls, including the malls acquired from SF, with a total of 2.2m sqm of NLA. CPN's new THB3.5b, 20k-sqm mall opened its doors in May-22 in Chanthaburi, and is likely to be a key revenue driver in 2022 ahead of the new THB6.5b, 32k-sqm Central Westville opening in 4Q23.

#### Rising incomes from residential sales, office rentals, and hotels

CPN's three non-core businesses have seen rising revenues since 4Q21. In 1Q22, revenues from residential sales rose to THB435m (+13%y-y), offices to THB336m (+4% y-y), and hotels to THB127m (+88% y-y). While residential sales may slow down in 2022 due to the smaller projected transfer revenue, CPN expects to see strong revenue growth from improving occupancy rates for hotels and office buildings as well as the 15-25% cost reduction achieved in 2020-21.

#### Time to shop the malls

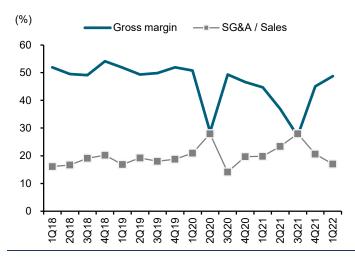
Maintain BUY and raise our DCF-based TP to THB82 from THB68 to reflect our EPS revisions on our higher occupancy rates for retail, offices, and hotels and our revised WACC to 5.7% with a higher DE to 0.55x, up from 0.4x, to reflect our higher leverage projection to fund its expansion.

**Exhibit 1: Change of key assumptions** 

		Current			Previous		Change		
	2022E	2023E	2024E	2022E	2023E	2024E	2022E	2023E	2024E
Revenue (THB m)	34,743	41,954	46,545	34,241	41,120	45,728	1.5	2.0	1.8
NLA (sqm m) - excluding SF	1.92	2.01	2.15	1.92	2.01	2.15	0.0	0.0	0.0
Retail rental rate (THB/sqm)	1,379	1,586	1,634	1,346	1,547	1,594	2.5	2.5	2.5
Occupancy rate (%)	90.0	92.0	93.0	90.0	92.0	93.0	0.0	0.0	0.0
Residential sales (THB m)	2,600	3,600	4,000	2,700	3,500	4,000	(3.7)	2.9	0.0
Blended GPM (%)	47.7	50.9	51.3	46.7	49.0	51.2	1.1	1.9	0.0
SG&A to sales (%)	16.0	15.0	15.0	22.0	21.0	19.0	(6.0)	(6.0)	(4.0)
Net profit (THB m)	10,190	13,523	14,934	8,461	11,125	13,859	20.4	21.6	7.8

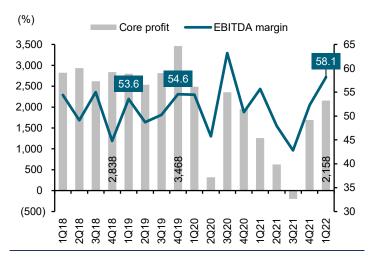
Source: FSSIA estimates

Exhibit 2: Gross margin vs SG&A to sales



Sources: CPN; FSSIA's compilation

Exhibit 3: Core profit and EBITDA margin



Sources: CPN; FSSIA's compilation

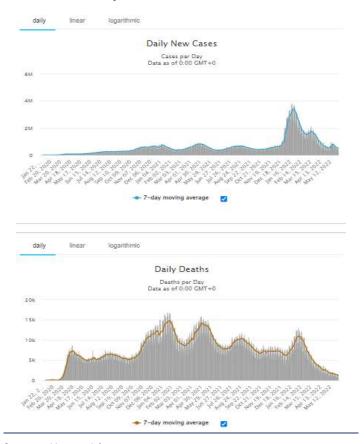
#### **Economic news**

 COVID-19 cases as of 6 Jun globally reaches 535,674,923 with new 247,259 cases and 612 new deaths. There are 22,677,217 currently infected patients, with 36,718 (0.2%) cases in serious condition.

Exhibit 4: Top 25 countries by new cases

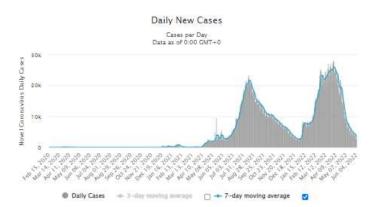
Country Total New Total New Cases Cases **Deaths** Deaths World 535,674,923 247,259 6,321,111 612 **DPRK** 4.137.160 66.680 71 1 2 2.457.881 53.023 3.090 151 Taiwan 3 USA 86 584 849 29 152 1 033 720 81 17 763 4 Australia 7 444 436 8 771 19 5 8 945 784 16 130 30 752 17 Japan 6 167 019 70 Italy 17 514 589 8 512 7 Chile 3.756.220 7.601 57,991 18 8 France 29,647,790 6,184 148.464 9 S. Korea 18,168,708 5,022 24,279 21 10 India 43,184,997 3,662 524.701 11 Russia 18,355,200 3,349 379,584 64 12 Israel 4,154,566 2,580 10,864 13 Greece 3,473,141 2,501 29,927 14 14 Germany 26.543.260 2.408 139.748 15 Thailand 4,468,955 2.162 30,201 27 16 1,321,146 2,162 1,393 Singapore 17 Austria 4,269,277 2,123 18,674 4 18 Mexico 5,791,282 1,881 325,017 17 19 Canada 3,883,554 1,841 41,264 16 20 875,486 1,692 8,276 Panama 1 21 Malaysia 4,516,319 1,330 35,690 2 22 Bahrain 589,809 1,008 1,488 2 23 Saudi Arabia 772,269 967 9,158 1 24 Vietnam 10,726,045 806 43,081 3,968,931 101,350 25 South Africa 726 33

Exhibit 5: Global by new cases and deaths



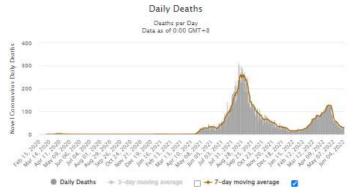
Source: worldometers.info

Daily New Cases in Thailand



Source: worldometers.info

Daily New Deaths in Thailand



- May inflation near 14-year high, but policy rate seen on hold BANGKOK POST: Thailand's headline inflation rose at a much faster pace than expected in May, hitting a high of nearly 14 years on soaring energy prices and the end of some government support measures, a trend the Commerce Ministry said would likely continue. The consumer price index (CPI) jumped 7.1% from a year earlier, the ministry said on Monday, beating a forecast rise of 5.78% in a Reuters poll, and against April's 4.65% increase. The core CPI index, which strips out volatile energy and fresh food prices, was up 2.28% in May from a year earlier, compared with a forecast rise of 2.2%. In the January-May period, the headline inflation rate was 5.19%, with the core rate at 1.72%.
  - o The ministry expects average headline inflation of less than 6% this year, above the Bank of Thailand's target range of 1% to 3%. Prices are expected to continue rising in the third quarter before slowing in the final quarter, due partly to last year's high base, Ronnarong Phoolpipat, director-general of the Trade Policy and Strategy Office, told a news conference. In 2008, inflation was 5.5%. Thailand was aiming to keep inflation below 5% this year, according to Prime Minister Prayut Chan-o-cha. Government price controls on goods and subsidies have helped

slow its rise. However, the Monetary Policy Committee is expected to keep its policy rate at a record low of 0.5% at its next meeting on Wednesday and probably for the rest of 2022, although there are calls for an earlier hike, a Reuters poll showed. Finance Minister Arkhom Termpittayapaisith on Monday said the key rate should not be high while the country's economy is in recovery.

## ตาราง สรุปดัชนีเศรษฐกิจการค้า ปี 2564 - 2565



					2564						3	25	65		
ดัชนีราคาผู้บริโภค CPI	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	រេជពី់ខ	Jan	Feb	Mar	Apr	May	រេជន់ម
เงินเฟื้อทั่วไป (Headline CPI)	2.44	1.25	0.45	-0.02	1.68	2.38	2.71	2.17	1.23	3.23	5.28	5.73	4.65	7.1	5.19
-หมวดอาหารและเครื่องดื่มไม่มีแอลกอฮอล์	0.13	0.29	-0.47	-1.48	-1.16	-0.26	0.43	0.77	-0.13	2.39	4.51	4.56	4.83	6.18	4.50
อาหารสด	-0.42	-0.20	-1.58	-3.73	-3.15	-1.51	-0.21	0.56	-1.00	3.05	3.67	3.2	3.47	5.82	3.84
-หมวดอื่น ๆ ไม่ใช่อ <mark>าหารและเครื่</mark> องดื่ม	3.89	1,87	1.06	0.93	3.60	4.15	4.25	3.14	2,12	3.81	5.79	6.56	4.54	7.74	5.68
พลังงาน	24.79	8.95	6.30	5.99	19.67	22.60	22.73	16.23	11.88	19.22	29.22	32.43	21.07	37.24	27.72
เงินเฟือพื้นฐาน (Core CPI)	0.49	0.52	0.14	0.07	0.19	0.21	0.29	0.29	0.23	0.52	1.80	2.0	2.00	2,28	1.72
ดัชนีราคาผู้ผลิต PPI		,													
รวม	5.8	5.5	5.0	4.9	5.3	6.9	8.5	7.7	4.7	8.7	9.4	11.4	12.8	13.3	11.1

- Fiscal, monetary policy must align to ensure full recovery: Arkhom BANGKOK POST: Thailand's fiscal and monetary policies must continue to align to ensure the economy will recover fully, the finance minister said on Monday. The central bank, however, may consider raising its key interest rate when the economy recovers strongly, Finance Minister Arkhom Termpittayapaisith told the Forbes Thailand Forum 2022, in the face of surging inflation. "But for now, fiscal and monetary policies must go together," he said, as the government tries to support an otherwise slow economic recovery. "The central bank must strike a balance between capital inflows and outflows, and economic matters to ensure that our economy can fully recover," Mr Arkhom said. The Bank of Thailand (BoT) is expected to leave its policy rate at a record low of 0.5% when it meets on Wednesday, and for the rest of 2022, according to a Reuters poll, despite headline inflation in May hitting a high of nearly 14 years.
- Pandemic nearly over: experts, Forum hears new variant risk now low BANGKOK POST: Dr Prasit Watanapa, dean of the Faculty of Medicine Siriraj Hospital, Mahidol University, delivers his keynote address about wealth and health at the Forbes Thailand Forum 2022 on Monday held at Centara Grand & Bangkok Convention Centre at CentralWorld. Thailand is ready to treat Covid-19 as an endemic disease, largely thanks to decreasing daily infections, a falling death rate and better public health security, according to Dr Prasit Watanapa, dean of the Faculty of Medicine Siriraj Hospital, Mahidol University. The keynote speaker at "Forbes Thailand Forum 2022: Think Ahead, Future Next", hosted by the Bangkok Post Public Company Limited, Dr Prasit said that figures released in April indicated that Covid-19 is now in decline globally.
- Mask mandate likely to end 'soon', Nightlife may also get 2am closure nod BANGKOK POST: The government is likely to lift the mask mandate in certain public places and allow night entertainment venues to operate until 2am soon, though a decision will only be taken after a careful consideration of the nation's Covid-19 situation, according to the Centre for Covid-19 Situation Administration's (CCSA) operations centre. The centre's chief, Supoj Malaniyom, said any extension to night entertainment venues' operating hours will depend on the evaluation of infection figures after the rules were eased last week, adding an evaluation will take place every 10 days.
- Gasohol users get a financial lifeline, Offo cuts their fees and raises subsidies BANGKOK POST: The Oil Fuel Fund Office (Offo) has agreed to help gasohol users for the first time by reducing their contributions to the fund amid soaring fuel prices, as well as limiting the diesel price increase by one baht, to 33.94 baht a litre from Tuesday, to better manage the fund's liquidity. The assistance for motorists in the gasohol segment marks the first financial relief for them during the energy price crisis, which is driven by the Russia-Ukraine war. Gasohol and gasoline consumption account for about a quarter of total fuel consumption in Thailand, while diesel makes up more than half of the total. Gasohol 91 and 95 buyers are usually required to pay 1.01 baht per litre to support the fund, but under the new rate scheduled to take effect today, the contribution falls to 0.09 baht per litre.

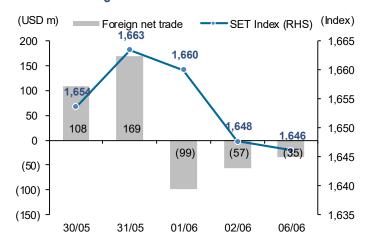
### **Corporate news**

- Foreign investors still bullish on Thai bourse, Country less liable to face negative factors BANGKOK POST: Foreign investor confidence in Thai shares remained strong last month as the Thai bourse recorded net inflows of more than 139 billion baht for the sixth consecutive month. Foreign investors believe the Thai economy will suffer less of an impact from any food shortages and the tourism industry should revive in the second half, said Stock Exchange of Thailand (SET) president Pakorn Peetathawatchai. He said the world economy is entering a recession, with high inflation, interest rate hikes, a food crisis, and the global economic slowdown caused by the spread of Covid-19 and geopolitical conflicts that have driven oil prices and manufacturing costs higher. However, Mr Pakorn said the Thai economy will be less affected by these negative factors because Thailand is a food exporting country and has a good public health system.
- Biden to exempt tariffs on solar panels from Thailand for 24 months BANGKOK POST: WASHINGTON: US President Joe Biden will issue a proclamation on Monday that will allow solar panels to be imported to the United States

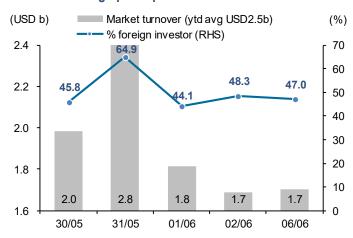
from Thailand, Malaysia, Cambodia and Vietnam without risk of tariffs for a 24-month period, a source familiar with the matter told Reuters. The action comes amid concern about the impact of the US Commerce Department's months-long investigation into whether imports of solar panels from the four Southeast Asian nations are circumventing tariffs on goods made in China. Biden also will invoke the Defense Production Act to drive US manufacturing of solar panels and other clean technologies in the future, with the support of loans and grants, the sources added. "There is going to be this safe harbour timeout on the ... collection of duties, and that's at the heart of what's going to save all of these solar projects and ensure that they are going forward," said one source familiar with the White House's plans.

- Green public transport seen as key to tackling climate change BANGKOK POST: Soaring gas prices coupled with high carbon emissions from vehicles mean efforts to foster a reliable and environmentally friendly mode of public transport are key to helping Bangkok achieve its green ambitions, says Katrin Luger, the managing director of Alstom Thailand. The Thai government has drafted a range of initiatives, such as the Climate Change Act, the national energy plan, and the long-term low greenhouse gas emissions development strategy, to tackle the issues. The country's 20-year transport systems development strategy also includes developing intercity rail links and a focus on green transport.
- Knowledge workers go hybrid BANGKOK POST: Nearly three-quarters of knowledge workers in Asean will move to a hybrid model where they work remotely some days and from the office on others, according to Kyndryl, a New York-based multinational provider of managed IT infrastructure services. In line with this trend, it said, business leaders are evolving their IT resources to support a seamless interplay between the office and remote environments. The conclusions are contained in the Kyndryl Asean Digital Transformation Study 2022, carried out in collaboration with the technology research and advisory firm Ecosystm. Its aim was to highlight the key drivers of business strategy decisions for organisations as the nature of work moves to hybrid models. Five hundred C-suite leaders participated in the study across Asean, and the findings revealed the majority of organisations are moving to a hybrid work model. Alongside this dramatic change, however, business leaders are grappling with how to invest in building an agile, secure digital workplace that addresses the evolving needs -- and newfound threats -- of this hybrid workforce.
- New condo supply set to reach 50,000 units BANGKOK POST: New condo supply launched in Greater Bangkok in 2022 is poised to reach 50,000 units, surpassing the level in 2020 and 2021 but still lower than before the pandemic due to several negative factors. Neeranuch Kanokvilairat, manager of research and consulting at property consultancy Edmund Tie & Co Thailand, said the forecast might be upgraded to more than 50,000 units if monkeypox is controlled and the Russian-Ukraine conflict does not worsen. "If monkeypox becomes an outbreak, it will affect overall investment and economic recovery," she said "Developers are also keeping an eye on the Russia-Ukraine war as it has an impact on construction costs." She said China's zero-Covid policy was another concern for condo developers eyeing the Chinese market.
- CREA inaugurates Singapore warehouse BANGKOK POST: CREA, an e-commerce enabler for Southeast Asia headquartered in Thailand, has launched a new warehouse in Singapore to bolster its strength in logistics amid a surge in cross-border online shopping. The move came after the company secured US\$25 million in investment from global beauty accelerator SuperOrdinary in November last year. Total investment in CREA has now reached \$38 million. "The opening of the new innovative and space-efficient warehouse in Singapore will create a cross-border network that allows brands in the United States, as part of our partnership with SuperOrdinary, to enter Southeast Asia, facilitating a two-way loop for better access to brands and consumers," Alessandro Piscini, a founder and co-chief executive of CREA, told the Bangkok Post. The move can strengthen the company's regional infrastructure and ensure the e-commerce enabler is able to offer a localised service in Singapore, enabling the brands that CREA works with to enter markets across the region.
- Digital insurance platform to guide clients on coverage BANGKOK POST: Insurance broker We Digital Insurance has launched the one-stop We Care platform in collaboration with the financial consultancy KTBST Securities and the software developer AppMan. Yanee Pothibuathong, chief executive of We Digital Insurance, said the platform helps facilitate the company's expansion into insurtech. As a platform focused on health and wealth coverage, We Care has diverse offerings including life, fire and motor insurance. Ms Yanee said thanks to its partnerships, the platform is able to provide products from other companies including AIA, Thai Life Insurance and Muang Thai Insurance. Ms Yanee said a major stumbling block for policyholders is redundancy, as they sometimes unknowingly buy insurance products with similar or unsuitable protection.
- China's Ant Group launches digital bank ANEXT in Singapore BANGKOK POST: BEIJING: China's Ant Group, a financial technology (fintech) giant controlled by billionaire Jack Ma, on Monday said it has launched a digital wholesale bank incorporated in Singapore, dubbed ANEXT Bank. ANEXT received approval from the Monetary Authority of Singapore (MAS) to commence business on June 2, Ant and wholly owned ANEXT said in a joint statement. The move marks one of Ant's biggest overseas pushes since its US\$37 billion initial public offering (IPO) was derailed by Chinese regulators in late 2020. Ant obtained one of Singapore's first digital wholesale banking licences at the end of 2020 allowing it to serve large clients, including financial institutions and corporations.
- Digital nomads, spiritual tourists and 5-year visa fuel Bali boom BANGKOK POST: Bali's bars and beaches may have to take the backseat as Indonesia looks to promote its spiritual getaways and booming tech scene to lure longer-staying, higher-spending travellers back to its islands. Ecological tourism, sporting events and a special five-year visa for remote workers should bring 3.6 million overseas travellers back to the archipelago now that borders have reopened, Tourism Minister Sandiaga Uno said in an interview on Monday. This should help create over 1 million jobs for Indonesians, he added. "In the past, the three S was: sun, sea and sand. We're moving it to serenity, spirituality and sustainability. This way we're getting better quality and better impact to the local economy," Uno told Bloomberg Television's Yvonne Man and Rishaad Salamat.

## Exhibit 6: Foreign fund flow and SET Index



**Exhibit 7: Foreign participation** 



Source: Bloomberg Source: Bloomberg

**Exhibit 8: Index performance** 

	SET Ir	ndex											
	Index	(%chg)	Energy	Bank	Comu	Commerce	Food	Property	Construct	Transport	Petrochem		
% of SET Index			22%	9%	9%	10%	6%	6%	4%	8%	3%		
Current	1,646.08	(0.1)	0.2	(0.0)	(0.6)	0.2	0.2	(0.0)	(0.5)	0.1	(0.9)		
-5D	1,638.75	0.4	1.5	(0.0)	(2.9)	0.9	0.6	1.6	(0.1)	0.7	0.4		
-1M	1,629.58	1.0	3.9	(0.7)	(9.1)	(0.2)	4.3	0.7	(0.2)	3.9	3.1		
-3M	1,626.70	1.2	3.4	(9.2)	(2.7)	(2.0)	5.5	2.7	(0.9)	8.1	4.8		
-6M	1,609.28	2.3	8.7	(7.0)	8.6	0.1	3.0	4.8	(5.1)	7.6	0.1		
-1Y	1,612.59	2.1	5.3	3.7	37.1	1.7	(2.6)	4.1	(14.9)	1.7	(6.9)		
WTD	1,647.67	(0.1)	0.2	(0.0)	(0.6)	0.2	0.2	(0.0)	(0.5)	0.1	(0.9)		
MTD	1,663.41	(1.0)	(0.5)	(0.9)	(2.6)	(1.3)	(0.0)	(1.0)	(1.7)	(0.6)	(0.4)		
QTD	1,695.24	(2.9)	1.2	(12.0)	(9.7)	(4.3)	1.1	(1.9)	(3.6)	3.8	(0.4)		
End of 2021	1,657.62	(0.7)	3.5	(10.0)	0.5	2.3	0.4	2.0	(6.0)	7.7	(3.2)		

Source: Bloomberg

Exhibit 9: Trade by investor types

	SET Ir	ndex	Exchange	SET	Index		Equity trading	g / Net position		Bond
	Index	Change	rate	Average da	ily turnover	Foreign	Retail	PropTrade	Local Inst	Net foreign
		(y-y%)	(USD:THB)	(THB m)	(USD m)	(USD m)	(USD m)	(USD m)	(USD m)	(USD m)
2018	1,563.88	(10.8)	32.32	56,370	1,744	(8,913)	3,571	(478)	5,799	8,855
2019	1,579.84	1.0	31.06	52,468	1,689	(1,496)	(662)	477	1,681	(502)
2020	1,449.35	(8.3)	31.29	67,335	2,152	(8,287)	6,873	459	953	(1,005)
2021	1,657.62	14.4	32.00	88,443	2,764	(1,632)	3,630	435	(2,330)	6,550
2022YTD	1,646.08	(0.7)	33.51	82,567	2,464	4,149	(1,462)	74	(2,758)	3,637
1Q21	1,587.21	41.0	30.27	93,653	3,094	(987)	1,622	129	(765)	128
2Q21	1,587.79	18.6	31.35	94,016	2,999	(1,482)	1,973	85	(575)	2,442
3Q21	1,605.68	29.8	32.94	86,406	2,623	(8)	(179)	190	98	632
4Q21	1,657.62	14.4	33.37	79,917	2,395	845	212	33	(1,089)	3,348
1Q22	1,695.24	6.8	33.03	89,343	2,705	3,369	(904)	32	(2,495)	2,613
2Q22	1,646.08	3.7	34.19	69,161	2,023	779	(558)	42	(263)	1,025
Jan-22	1,648.81	12.4	33.22	87,540	2,635	432	220	104	(757)	2,434
Feb-22	1,685.18	12.6	32.63	91,300	2,798	1,931	(864)	142	(1,207)	2,201
Mar-22	1,695.24	6.8	33.25	89,189	2,682	1,006	(260)	(214)	(532)	(2,023)
Apr-22	1,667.44	5.3	33.80	71,959	2,129	321	109	(40)	(390)	227
May-22	1,663.41	4.4	34.41	73,281	2,130	592	(771)	50	128	876
Jun-22	1,646.08	3.7	34.36	62,244	1,812	(134)	104	31	(1)	(78)
2022YTD	1,646.08	(0.7)	33.51	82,567	2,464	4,149	(1,462)	74	(2,758)	3,637
30/05/2022	1,653.61		34.09	67,562	1,982	108	(129)	(1)	23	42
31/05/2022	1,663.41		34.33	97,263	2,833	169	(138)	(11)	(20)	5
01/06/2022	1,660.01		34.35	70,483	2,052	(43)	31	(5)	17	(64)
02/06/2022	1,647.67		34.25	57,876	1,690	(57)	40	26	(9)	36
06/06/2022	1,646.08		34.40	58,372	1,697	(35)	34	11	(10)	(50)

Source: Bloomberg

**Exhibit 10: Upcoming events** 

Date Time	Event		Survey	Actual	Prior
06/06/2022 10:30	CPI YoY	May	5.90%	7.10%	4.65%
06/06/2022 10:30	CPI NSA MoM	May	0.59%	1.40%	0.34%
06/06/2022 10:30	CPI Core YoY	May	2.20%	2.28%	2.00%
06/08/2022 14:00	BoT Benchmark Interest Rate	08-Jun	0.50%		0.50%
06/09/2022 06/10	Consumer Confidence Economic	May			34.6
06/09/2022 06/10	Consumer Confidence	May			40.7
06/10/2022 14:30	Forward Contracts	03-Jun			\$30.1b
06/10/2022 14:30	Foreign Reserves	03-Jun			\$230.3b
06/17/2022 06/24	Car Sales	May			63427
06/22/2022 10:30	Customs Exports YoY	May			9.90%
06/22/2022 10:30	Customs Imports YoY	May			21.50%
06/22/2022 10:30	Customs Trade Balance	May			-\$1908m
06/24/2022 06/30	Mfg Production Index ISIC NSA YoY	May			0.56%
06/24/2022 06/30	Capacity Utilization ISIC	May			58.91
06/30/2022 14:00	BoP Current Account Balance	May			-\$3351m
06/30/2022 14:30	Exports YoY	May			6.60%
06/30/2022 14:30	Exports	May			\$22691m
06/30/2022 14:30	Imports YoY	May			19.10%
06/30/2022 14:30	Imports	May			\$21603m
06/30/2022 14:30	Trade Balance	May			\$1088m
06/30/2022 14:30	BoP Overall Balance	May			-\$6515m
07/01/2022 07:30	S&P Global Thailand PMI Mfg	Jun			51.9
07/01/2022 14:30	Business Sentiment Index	Jun			49.3
07/05/2022 10:30	CPI YoY	Jun			7.10%
07/05/2022 10:30	CPI NSA MoM	Jun			1.40%
07/05/2022 10:30	CPI Core YoY	Jun			2.28%

Source: Bloomberg

**Exhibit 11: Management trading** 

Company	Management	Securities	Transaction	Shares	Price (THB)	Action	Value (THBm)
JMT Network Services (JMT)	Wongsakorn Kittitrakulkal	Common Shares	6/1/2022	2,900	78.25	Sell	0.23
TV Direct (TVD)	Laorsri Maturanont	Common Shares	5/30/2022	6,476,643	1.00	Buy	6.48
TV Direct (TVD)	Songpol Shanmatkit	Common Shares	5/30/2022	380,798	1.00	Buy	0.38
Thaifoods Group (TFG)	Winai Teawsomboonkij	Common Shares	5/27/2022	400,000	5.00	Buy	2.00
Thaifoods Group (TFG)	Winai Teawsomboonkij	Warrant	6/2/2022	98,800	1.23	Buy	0.12
Thiensurat (TSR)	Theinvannee Changyoo	Common Shares	6/2/2022	11,795,673	5.25	Sell	61.93
Thiensurat (TSR)	Savita Changyoo	Common Shares	6/2/2022	2,035,409	5.25	Sell	10.69
BTS Group Holdings (BTS)	Keeree Kanjanapas	Warrant	6/2/2022	4,261,500	0.30	Sell	1.28
Porn Prom Metal (PPM)	Nuntira Rittimontree	Common Shares	6/2/2022	5,000	3.08	Buy	0.02
Villa Kunalai (KUN)	Praweerat Dheva-Aksorn	Common Shares	6/2/2022	50,000	2.66	Buy	0.13
Villa Kunalai (KUN)	Khuna Dheva-Aksorn	Common Shares	6/2/2022	50,000	2.66	Buy	0.13
Stars Microelectronics (SMT)	Yunyong Sawasdi	Common Shares	6/1/2022	147,500	4.72	Sell	0.70
Siamraj (SR)	Torchok Laoluechai	Common Shares	6/2/2022	200,200	1.92	Sell	0.38
Siamraj (SR)	Torchok Laoluechai	Common Shares	6/2/2022	178,500	1.91	Sell	0.34
Siamraj (SR)	Torchok Laoluechai	Common Shares	6/2/2022	321,300	1.90	Sell	0.61
EMC (EMC)	Voravit Leenabanchong	Warrant	6/1/2022	10,000,000	0.07	Sell	0.70
EMC (EMC)	Voravit Leenabanchong	Common Shares	6/6/2022	3,180,000	0.22	Buy	0.70

Source: SEC

Exhibit 12: Upcoming XM

Symbol	X-Date	Meeting Date	Type of Meeting	Agenda	Venue
PTL	07/06/2022	27/07/2022	AGM	Cash dividend payment	Electronic format of the meeting
IMPACT	08/06/2022	26/07/2022	AGM	-	E-Meeting
VGI	08/06/2022	19/07/2022	AGM	Capital increase,Cash dividend payment	Surasak Ballroom, 11th Floor, Eastin Grand Hotel Sathorn Bangkok, No. 33/1 South Sathorn Road, Yannawa, Sathorn, Bangkok
BCT	09/06/2022	26/07/2022	AGM	Cash dividend payment	AGM electronically (E-AGM)
HTC	09/06/2022	26/07/2022	EGM	Changing the director(s)	via electronic means
LHK	09/06/2022	21/07/2022	AGM	Cash dividend payment	01/12/2563
TR	09/06/2022	27/07/2022	AGM	Cash dividend payment	Via electronic media (E-AGM)
BTS	10/06/2022	25/07/2022	AGM	Cash dividend payment, Capital increase, The issuance of convertible securities, The issuance of debentures	Bangkok Convention Centre (BCC Hall), 5th Floor, Central Plaza Ladprao, No. 1697 Phaholyothin Road, Chatuchak, Chatuchak, Bangkok 10900
MACO	10/06/2022	27/07/2022	AGM	Omitted dividend payment, Capital increase, The issuance of convertible securities, Changing the director(s),-	Via Electronic means (E-AGM)
BLAND	13/06/2022	26/07/2022	AGM	Cash dividend payment	By means of electronic (E-Meeting)
EPG	13/06/2022	21/07/2022	AGM	Cash dividend payment, Changing the director(s)	Through Electronic Meeting (?E-AGM?)
TIF1	13/06/2022	20/07/2022	AGM	To acknowledge the dividend payment for the year 2021	Electronic meeting
TVD	13/06/2022	30/06/2022	EGM	Capital increase,Increase directorsCompany's name and seal change	Electronic mean (E-EGM)
PROSPECT	14/06/2022	15/07/2022	EGM	To consider and adopt the Minutes of the 2022 Annual General Meeting of Trust Unitholders, To consider and approve the investment in the Additional Investment Assets No.2 of PROSPECT	Location will be inform later.
TCC	14/06/2022	08/07/2022	EGM	The issuance of debentures	through electronic media
WHABT	14/06/2022	11/07/2022	AGM	To report the performance of WHABT Trust for the fiscal year 2021, To report the financial statements of WHABT Trust for the fiscal year 2021, To report the distribution to the unitholders for the fiscal year 2021	Through electronic media (E-AGM)
3K-BAT	15/06/2022	21/07/2022	AGM	Cash dividend payment	Thai Energy Storage Technology Public Company Limited, located at 387 Moo 4, Phreak Sa Sub- district, Mueang Samut Prakan District, Samut Parkan 10280
SMT	16/06/2022	15/07/2022	EGM	Consider and approve the addition of the Company?s Objectives (item 41,item 42 and item 43) and amendment of the Company?s Memorandum of Association, Clause 3 Company?s objective	Electronic meeting platform (E-AGM)
ΓHL	16/06/2022	18/07/2022	AGM	Omitted dividend payment	Through Electronic Conference (E-AGM)
Р	17/06/2022	22/07/2022	EGM	Capital increase	Electronic Meeting (E-Meeting)
ALL	29/06/2022	20/07/2022	EGM	To have the shareholders to consider the cancellation of the 2 <sup>nd</sup> agenda of Extraordinary Meeting No. 02/2022: to consider and approve the issuance of transferable share subscription rights as well as specifying conditions	Inspire Development PCL, No.4345 Bhiraj Tower at
BYD	12/07/2022	11/08/2022	EGM	Capital increase	Electronic meeting (E-Meeting) only, but broadcasted from the Meeting Room of the Company, 46/7 Rungrojthanakul, 12th Floor, Ratchadaphisek Road, Huai Khwang, Huai Khwang Bangkok 10310
STARK	09/09/2022	12/10/2022	EGM	Acquisition and disposition of assets	Via electronic devices only by broadcasting live at the meeting room at the head office of the Company No. 518/5 Maneeya Center Building, 16th Floor, Ploenchit Road, Lumpini, Pathumwan, Bangkok

Source: SET

Exhibit 13: Upcoming XR

Symbol	X-Date	Announce Date	Rights for	Subscription Price	Unit	Subscription Ratio (Holding:New)	Subscription Period	Allotted Shares (Shares)
VIBHA	16/06/2022	17/05/2022	Warrants	-	Baht	12 : 1	-	1131322132
META	29/06/2022	28/02/2022	Warrants	-	Baht	21 : 5	-	513056980
ALPHAX	01/07/2022	13/05/2022	Warrants	-	Baht	10 : 1	-	191398377
GSC	07/07/2022	17/05/2022	Common	3.06	Baht	1:1	01/08/2022 - 05/08/2022	250000000
GSC	07/07/2022	17/05/2022	Warrants	-	Baht	2:1	-	125000000
ECL	11/07/2022	13/05/2022	Warrants	-	Baht	3:1	-	369619667
MACO	04/08/2022	25/05/2022	Warrants	-	Baht	4 : 1	-	2029493030
SABUY	04/08/2022	22/02/2022	Warrants	-	Baht	5:2	-	508551983

Source: SET

Exhibit 14: Upcoming XD

Symbol	X-Date	Announce Date	Dividend (per Share)	Unit	Operation Period	Source of Dividend	Payment Date	Par
HPF	07/06/2022	24/05/2022	0.108	Baht	01/01/2022 - 31/03/2022	NP	22/06/2022	9.306
LHPF	07/06/2022	26/05/2022	0.05	Baht	01/01/2022 - 31/03/2022	NP	23/06/2022	10
M-II	07/06/2022	24/05/2022	0.148	Baht	01/01/2022 - 31/03/2022	NP	23/06/2022	8.92
MJLF	07/06/2022	24/05/2022	0.145	Baht	01/01/2022 - 31/03/2022	NP	22/06/2022	10
MNIT	07/06/2022	24/05/2022	0.013	Baht	01/01/2022 - 31/03/2022	Both	24/06/2022	5.0006
MNIT2	07/06/2022	24/05/2022	0.045	Baht	01/01/2022 - 31/03/2022	NP	24/06/2022	8.85
MNRF	07/06/2022	24/05/2022	0.013	Baht	01/01/2022 - 31/03/2022	NP	24/06/2022	8
M-STOR	07/06/2022	24/05/2022	0.1	Baht	01/01/2022 - 31/03/2022	NP	22/06/2022	10
MIT	07/06/2022	24/05/2022	0.175	Baht	-	RE	23/06/2022	8.325
LHK	09/06/2022	25/05/2022	0.45	Baht	01/10/2021 - 31/03/2022	NP	10/08/2022	1
BCT	09/06/2022	27/05/2022	1.65	Baht	01/04/2021 - 31/03/2022	NP	25/08/2022	1
TR	09/06/2022	27/05/2022	0.56	Baht	01/04/2021 - 31/03/2022	NP	18/08/2022	1
TIPH	14/06/2022	31/05/2022	1.3	Baht	01/01/2022 - 31/03/2022	NP	24/06/2022	1
3K-BAT	15/06/2022	26/05/2022	0.06	Baht	01/01/2022 - 31/03/2022	NP	16/08/2022	10
STANLY	11/07/2022	20/05/2022	8.5	Baht	01/04/2021 - 31/03/2022	NP	27/07/2022	5
VGI	26/07/2022	25/05/2022	0.02	Baht	01/10/2021 - 31/03/2022	NP	19/08/2022	0.1
EPG	01/08/2022	30/05/2022	0.19	Baht	01/04/2021 - 31/03/2022	NP	19/08/2022	1
BTS	03/08/2022	30/05/2022	0.16	Baht	01/04/2021 - 31/03/2022	Both	23/08/2022	4
BLAND	03/08/2022	30/05/2022	0.03	Baht	-	RE	22/08/2022	1
PTL	05/08/2022	23/05/2022	0.34	Baht	01/04/2021 - 31/03/2022	NP	25/08/2022	1

Source: SET

**Exhibit 15: New securities** 

Derivative Warrants	Trade Date	Underlying	Issuer	DW Type	Market	Maturity Date	Exercise Price (Baht)
AOT01C2210A	7/6/2022	AOT	BLS	Call	SET	3/11/2022	85
AOT01C2210X	7/6/2022	AOT	BLS	Call	SET	3/11/2022	89.5
BABA41C2209E	7/6/2022	BABA	JPM	Call	SET	5/10/2022	115
BABA41C2209F	7/6/2022	BABA	JPM	Call	SET	5/10/2022	102.5
BCH01P2210A	7/6/2022	ВСН	BLS	Put	SET	3/11/2022	15
BCPG01C2210A	7/6/2022	BCPG	BLS	Call	SET	3/11/2022	15.6
BH01C2210A	7/6/2022	ВН	BLS	Call	SET	3/11/2022	222
BTS01P2210A	7/6/2022	BTS	BLS	Put	SET	3/11/2022	6.75
BTS42C2211G	7/6/2022	BTS	MST	Call	SET	3/12/2022	11.75
DOHOME01C2210A	7/6/2022	DOHOME	BLS	Call	SET	3/11/2022	26
EPG13C2210A	7/6/2022	EPG	KGI	Call	SET	13/10/2022	13.4
ESSO01C2210A	7/6/2022	ESSO	BLS	Call	SET	3/11/2022	14.7
GPSC42C2210G	7/6/2022	GPSC	MST	Call	SET	3/11/2022	89.44
INTUCH19C2210A	7/6/2022	INTUCH	YUANTA	Call	SET	13/10/2022	90
IVL42C2210G	7/6/2022	IVL	MST	Call	SET	3/11/2022	65.92
JMT01C2210X	7/6/2022	JMT	BLS	Call	SET	3/11/2022	115
KBANK01C2210X	7/6/2022	KBANK	BLS	Call	SET	3/11/2022	200
MEGA19C2210A	7/6/2022	MEGA	YUANTA	Call	SET	13/10/2022	67.3
MINT01P2210A	7/6/2022	MINT	BLS	Put	SET	3/11/2022	24.3
PTG01C2210A	7/6/2022	PTG	BLS	Call	SET	3/11/2022	18
PTTEP01C2210A	7/6/2022	PTTEP	BLS	Call	SET	3/11/2022	222
SET5024C2209B	7/6/2022	SET50	FSS	Call	SET	5/10/2022	1,100.00
SPALI01C2211A	7/6/2022	SPALI	BLS	Call	SET	3/12/2022	27.25
STARK01C2211A	7/6/2022	STARK	BLS	Call	SET	3/12/2022	6.65
SYNEX13C2210A	7/6/2022	SYNEX	KGI	Call	SET	11/10/2022	27
TU01C2211A	7/6/2022	TU	BLS	Call	SET	3/12/2022	22.9
TU01P2211A	7/6/2022	TU	BLS	Put	SET	3/12/2022	13

Source: SET