

Central Pattana

(CPN.BK/CPN TB)*

Outperform · Maintained

Price as of 11 Sep 2023	66.75
12M target price (Bt/shr)	83.00
Unchanged/Revised up(down)(%)	Unchanged
Upside/downside (%)	24.3

Key messages

หลังจากที่ผลการดำเนินงานงวด 1H66 ออกมาน่าพอใจ โดยกำไรปกติอยู่ที่ 6.31 พันล้านบาท (+41.2% YoY) เรามองว่าโมเมนตัมยังคงเป็นบวกจากผลประกอบการที่มีแนวโน้มที่ดีต่อเนื่องใน 2H66 ทั้งนี้ จากการขยายโครงการอย่างต่อเนื่อง โดยมีโครงการ mixed-use มากขึ้น เราจึงยังคงมองบวกกับแนวโน้มการเติบโตของ CPN ในระยะยาว เราจึงคงประมาณการกำไรเอาไว้น่าสนใจ และยังคงคำแนะนำซื้อ โดยประเมินราคาเป้าหมาย DCF กลางปี 2567 ที่ 83 บาท (ใช้ WACC ที่ 7.8% และ TG ที่ 4%)

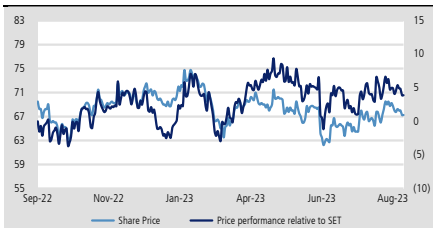
Trading data

Mkt cap (Btbn/US\$m)	300/8,443
Outstanding shares (mn)	4,488
Foreign ownership (mn)	964
3M avg. daily trading (mn)	7
52-week trading range (Bt)	62.30-74.80
Performance (%)	3M 6M 12M
Absolute	(2.9) 2.3 (5.0)
Relative	(1.5) 3.9 2.7

Quarterly EPS

Bt	Q1	Q2	Q3	Q4
2020	1.02	0.10	0.55	0.45
2021	0.85	0.28	0.05	0.40
2022	0.52	0.61	0.64	0.63
2023	0.72	0.82		

Share price chart



Source: SET

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ผลการดำเนินงานจะแข็งแกร่งต่อเนื่องใน 2H66F

Event

แนวโน้ม 2H66 และระยะยาว

Impact

แนวโน้มธุรกิจยังแข็งแกร่งใน 2H66

หลังจากที่ผลการดำเนินงานงวด 1H66 ออกมาน่าพอใจ โดยกำไรปกติอยู่ที่ 6.31 พันล้านบาท (+41.2% YoY) เรามองว่าโมเมนตัมยังคงเป็นบวกจากแนวโน้มที่ต่อเนื่องใน 2H66F โดยได้แรงหนุนจาก i) จำนวนลูกค้าเช่าห้องดีขึ้นอย่างมากถึง 92% ใน 2Q66 ii) กลับมาให้บริการผู้เช่าในระดับปกติที่ 4% iii) ขึ้นค่าส่วนกลาง (Cam Charge) ประมาณ 10%-15% ตั้งแต่เดือนกุมภาพันธ์ และ iv) casual leasing คีชีน (ได้แก่ กิจกรรมทางการตลาด) จากการฟื้นตัวของธุรกิจ ดังนั้น เราจึงคาดว่าผลประกอบการของ CPN จะออกมาแข็งแกร่งใน 2H66F

ประกาศโครงการใหม่ในอีกสองสามปีข้างหน้า

นอกจากเราจะมองบวกกับแนวโน้มผลประกอบการปี 2566F แล้ว เรายังชอบ CPN ในแง่ของแผนขยายโครงการใหม่ที่ชัดเจนมากขึ้นในระยะยาว ซึ่ง CPN ได้ประกาศโครงการที่อยู่ใน pipeline ช่วงปี 2566-2568 ออกมาแล้ว (Figure 3) โดยในปี 2566 บริษัทได้ขยายสองโครงการใหม่ (เซ็นทรัลอูบล และ Marche ทองหล่อ) เมื่อวันที่ 10 มีนาคม และ 26 มีนาคม ตามลำดับ นอกจากนี้ CPN ยังจะเปิดสองโครงการใหม่ในงวด 2H66 (เซ็นทรัล Westville และเซ็นทรัลระยอง) โดยบริษัทยังคาดว่าจะออกโครงการใหม่เพิ่มอีกในปี 2567 (ได้แก่ เซ็นทรัล นครสวรรค์, เซ็นทรัลนครปฐม และ เซ็นทรัลกระบี่) ยิ่งไปกว่านั้น บริษัทยังคาดว่าจะเปิดโครงการ Dusit Central Park เต็มรูปแบบได้ในปี 2568 ทั้งนี้ จากการขยายโครงการอย่างต่อเนื่อง โดยมีโครงการ mixed-use มากขึ้น เราจึงยังคงมองบวกกับแนวโน้มการเติบโตของ CPN ในระยะยาว

ผู้ถือหุ้นหน่วย CPNREIT อนุมัติการลงทุนเมื่อวันที่ 31 กรกฎาคม

ในที่สุด การประชุมวิสามัญผู้ถือหุ้น (EGM) ของ CPNREIT ได้อนุมัติ i) การลงทุนเพิ่มในโครงการเซ็นทรัล ปิ่นเกล้า และ ii) เปลี่ยนเงื่อนไขและการลงทุนเพิ่มเติมในโครงการเซ็นทรัลพระราม 2 โดยก่อนหน้านั้น CPN ได้อนุมัติต่อสัญญาเช่าเซ็นทรัล ปิ่นเกล้า กับ CPNREIT อีก 15 ปี (ควยสิทธิ์ในการต่อสัญญาได้อีก 7 ปีกับ 5 เดือน) โดยมีมูลค่าการลงทุนไม่เกิน 1.2161 หมื่นล้านบาท นอกจากนี้ บริษัทยังอนุมัติการปรับเงื่อนไขสัญญาเช่า Central พระราม 2 โดยจะจ่ายค่าเช่าเป็นงวด ในวงเงินรวมไม่เกิน 1.2853 หมื่นล้านบาท ซึ่งจะชดเชยความไม่แน่นอนที่ค้างคามหลายปี โดยสองปีดังกล่าวจะมีผลกลางปี 2567 ในขณะที่ CPN มีเจตนาจะเพิ่มสัดส่วนการถือหุ้นจาก 30% เป็น 40% หรือลงทุนเข้าซื้อกองทุนโดยใช้เงินประมาณไม่เกิน 6 พันล้านบาท

Valuation & Action

เราจึงคงคำแนะนำซื้อ CPN และประเมินราคาเป้าหมาย DCF กลางปี 2567 ที่ 83 บาท (ใช้ WACC ที่ 7.8% และ TG ที่ 4%)

Risks

COVID-19 ระบาด, มีการปิดศูนย์การค้า, และการให้ส่วนลดกับผู้เช่า

Key financials and valuations

	Dec - 20A	Dec - 21A	Dec - 22A	Dec - 23F	Dec - 24F
Revenue (Btmn)	27,862	24,840	35,575	37,721	43,396
Net Profit (Btmn)	9,557	7,148	10,760	13,153	14,837
Normalized Profit (Btmn)	7,298	7,063	10,313	13,153	14,837
Net Profit Growth (%)	(18.6)	(25.2)	50.5	22.2	12.8
Normalized Profit Growth (%)	(36.1)	(3.2)	46.0	27.5	12.8
EPS (Bt)	2.13	1.59	2.40	2.93	3.31
Normalized EPS (Bt)	1.63	1.57	2.30	2.93	3.31
DPS (Bt)	0.70	0.60	0.60	1.03	1.16
EPS Growth (%)	(18.6)	(25.2)	50.5	22.2	12.8
P/E (X)	31.3	41.9	27.8	22.8	20.2
P/B (X)	3.9	3.6	3.3	3.0	2.7
EV/EBITDA (X)	17.7	22.1	17.4	15.6	14.1
Net Debt to Equity (x)	1.1	1.5	1.4	1.2	1.1
Dividend Yield (%)	1.0	0.9	0.9	1.5	1.7
Return on Average Equity (%)	12.4	8.7	12.0	13.1	13.4

Source: Company data, KGI Securities Research

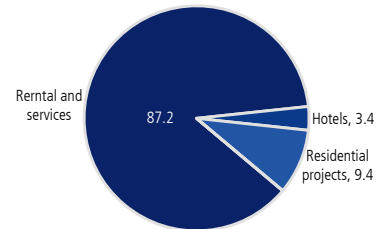
Figure 1: CPN's Q23 earnings performance

	2Q23	2Q22	YoY (%)	1Q23	QoQ (%)	1H23	1H22	YoY (%)
Revenue	10,865	8,576	26.7	9,981	8.9	20,846	16,354	27.5
Gross Profit	5,591	4,168	34.1	5,226	7.0	10,816	7,891	37.1
SG&A	1,716	1,424	20.5	1,756	(2.3)	3,471	2,787	24.5
Operating Profit	4,551	3,701	23.0	3,886	17.1	8,437	6,565	28.5
Equity Income/(Loss)	532	384	38.4	477	11.6	1,008	727	38.7
Pre-tax Profit	4,419	3,562	24.1	4,067	8.7	8,486	6,394	32.7
Net Profit	3,678	2,753	33.6	3,246	13.3	6,924	5,081	36.3
Normalized profit	3,373	2,313	45.8	2,941	14.7	6,314	4,471	41.2
EPS (Bt)	0.82	0.61	33.6	0.72	13.3	1.54	1.13	36.3
Normalized EPS (Bt)	0.75	0.52	N.A.	0.66	14.7	1.41	1.00	41.2
Percent	2Q23	2Q22	YoY (ppts)	1Q23	QoQ (ppts)	1H23	1H22	YoY (ppts)
Gross margin	51.5	48.6	2.8	52.4	(0.9)	51.9	48.3	3.6
Normalized net margin	31.0	27.0	4.1	29.5	1.6	40.5	40.1	0.3
SG&A/sales	15.8	16.6	(0.8)	17.6	(1.8)	16.7	17.0	(0.4)
Key performance drivers	2Q23	2Q22	YoY (ppts)	1Q23	QoQ (ppts)			
Average occupancy rate (%)	91.0	90.0	1.0	90.0	1.0			
Shopping malls NLA (mn sqm)	2.3	2.3	-	2.3	-			

Source: Company data, KGI Securities Research

Figure 2: Revenue breakdown by business for 2Q23

Percent



Source: Company data, KGI Securities Research

Figure 3: Projects in the pipeline

Latest projects	Year of operation
Central Ubon*	10 Mar.2023
Marche Thonglor	26 Mar.2023
Central Westville	27 Oct.2023
Central Rayong*	Dec.2023
Central Nakhon Sawan*	1Q24
Central Nakhon Pathom*	2Q24
Central Krabi*	4Q24
Dusit Central Park*	2025

*Mixed-use project

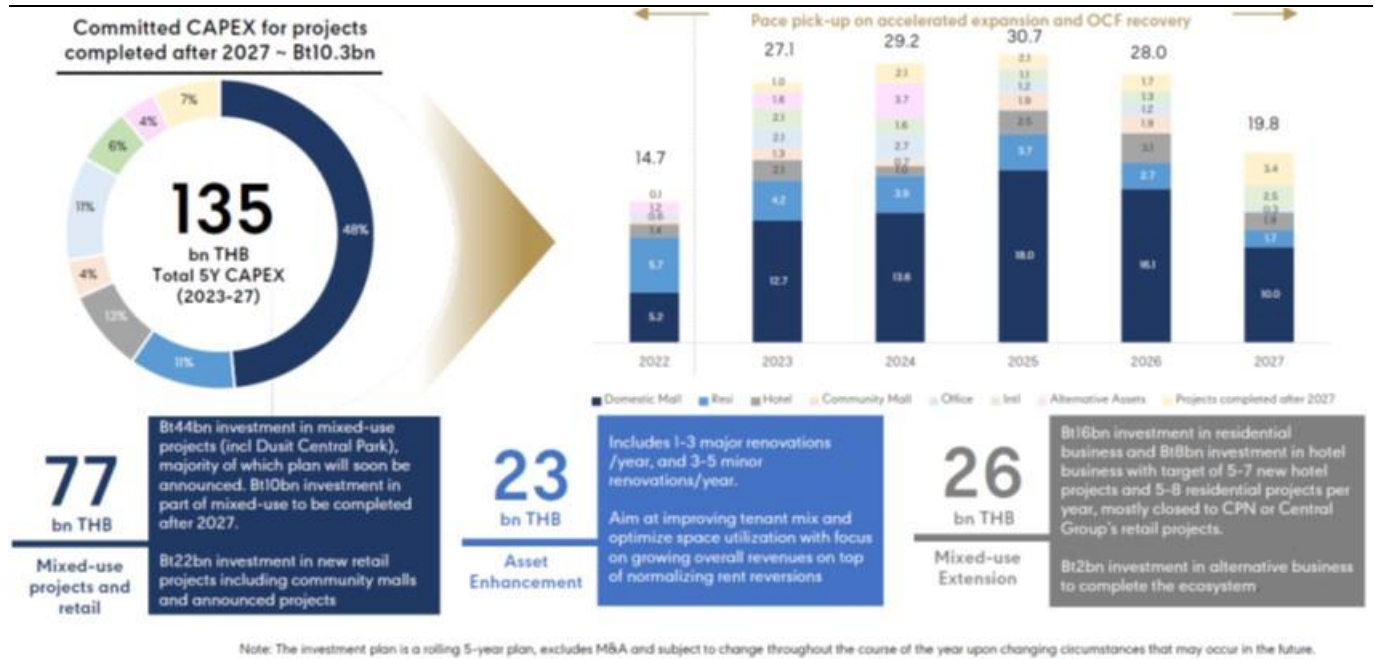
Source: Company data, KGI Securities Research

Figure 4: Growth outlook over the next 5 years



Source: Company data

Figure 5: Investment plan with estimated capex of Bt135bn during 2022-2027



Source: Company data

Figure 6: Upcoming projects



Source: Company data

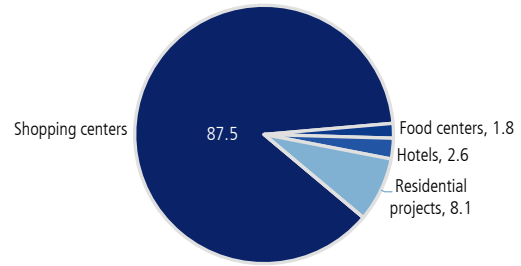
Figure 7: Company profile

Founded in 1980, Central Pattana (CPN) is the largest listed commercial property developer in Thailand. From developing CentralPlaza Ladprao, its first shopping mall, CPN has evolved into Thailand's largest and most sophisticated developer of retail property with projects ranging from shopping centers, hotels, residential, and office. The company's long-term strategy envisages the development of its trademark shopping centers in well-identified locations offering high potential both in Bangkok and in major cities throughout Thailand. By the end of 2020, CPN manages 34 shopping centers, 15 in BMA, 18 in prime provincial areas and one in Malaysia; 10 offices in Bangkok; two hotels, namely Centara Hotel and Convention Center Udon Thani and Hilton Pattaya Hotel; one residential project for rent; and 18 residential projects for sale. Furthermore, Central Pattana invested in CPNREIT and CPNCG, and the properties under both of which are also managed by CPN.

Source: Company data

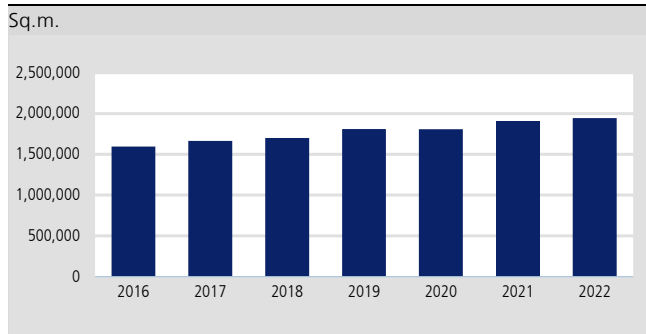
Figure 8: Revenue contribution by business in 2022

Percent



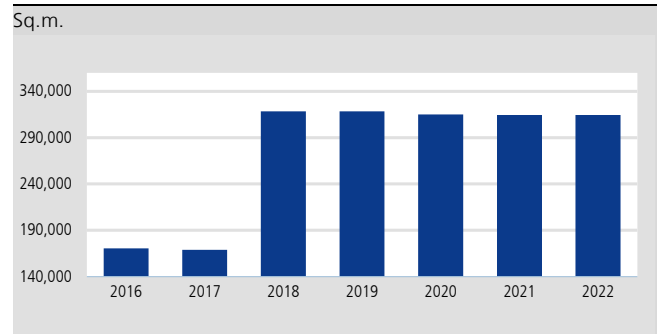
Source: Company data, KGI Securities Research

Figure 9: Retail leasable area



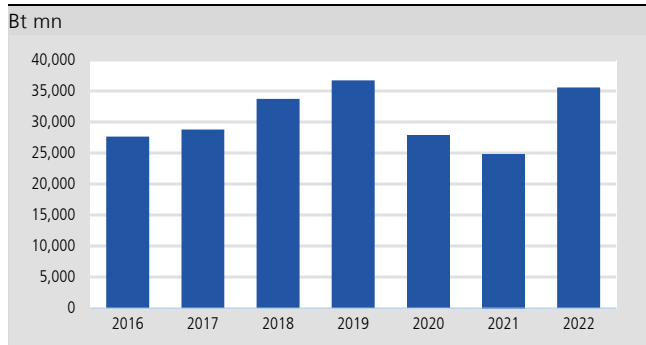
Source: Company data, KGI Securities Research

Figure 10: Office leasable area



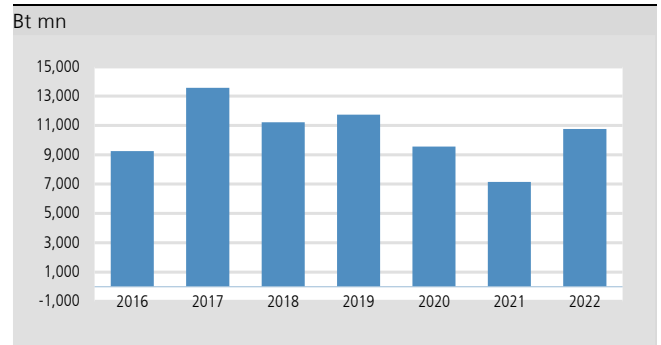
Source: Company data, KGI Securities Research

Figure 11: Revenue trend



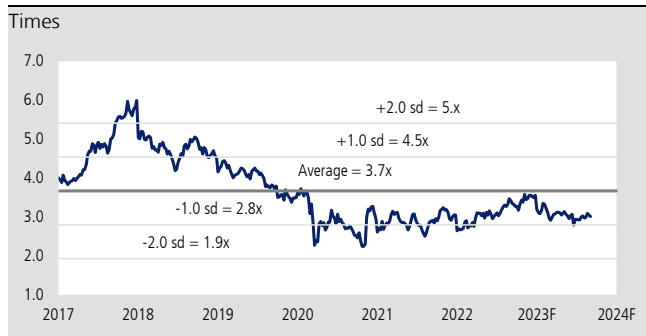
Source: Company data, KGI Securities Research

Figure 12: Net profit trend



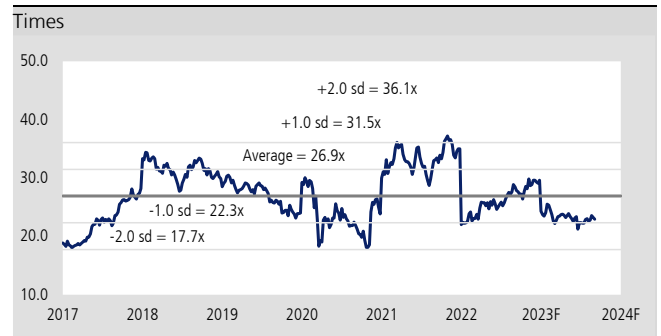
Source: Company data, KGI Securities Research

Figure 13: Company's PBV



Source: Bloomberg, KGI Securities Research

Figure 14: Company's PER



Source: Bloomberg, KGI Securities Research

Quarterly Income Statement

	Mar-19A	Jun-19A	Sep-19A	Dec-19A	Mar-20A	Jun-20A	Sep-20A	Dec-20A	Mar-21A	Jun-21A	Sep-21A	Dec-21A	Mar-22A	Jun-22A	Sep-22A	Dec-22A	Mar-23A	Jun-23A
Income Statement (Bt mn)																		
Revenue	8,413	8,867	9,089	10,351	8,200	4,279	7,318	8,065	6,511	5,981	4,676	7,672	7,778	8,576	9,011	10,209	9,981	10,865
Cost of Goods Sold	(4,055)	(4,495)	(4,558)	(4,978)	(4,038)	(3,055)	(3,708)	(4,235)	(3,519)	(3,574)	(3,360)	(4,330)	(4,056)	(4,407)	(4,523)	(5,047)	(4,755)	(5,274)
Gross Profit	4,358	4,372	4,531	5,373	4,162	1,224	3,609	3,830	2,992	2,407	1,316	3,341	3,723	4,168	4,489	5,162	5,226	5,591
Operating Expenses	(1,421)	(1,837)	(1,637)	(1,945)	(1,382)	(1,081)	(1,044)	(2,029)	(1,272)	(1,335)	(1,274)	(1,534)	(1,364)	(1,424)	(1,537)	(2,294)	(1,756)	(1,716)
Other incomes	261	330	324	469	427	172	281	3,320	436	383	426	2,881	139	575	338	491	9	269
Operating Profit	3,198	2,866	3,218	3,897	3,207	315	2,847	5,121	2,157	1,455	468	4,688	2,498	3,320	3,289	3,359	3,479	4,143
Depreciation of fixed assets	(1,570)	(1,652)	(1,672)	(2,223)	(2,025)	(1,930)	(2,053)	(1,898)	(1,967)	(1,951)	(2,014)	(2,193)	(2,091)	(2,147)	(2,122)	(2,191)	(2,043)	(2,161)
Operating EBITDA	4,850	4,641	4,932	6,126	5,268	2,616	5,250	7,361	4,456	3,766	2,838	7,254	4,955	5,847	5,810	5,956	5,929	6,712
Non-Operating Income	127	123	41	260	3,101	650	351	343	2,913	360	356	(94)	520	381	399	406	708	408
Interest Income	82	123	41	6	35	370	351	343	332	360	356	373	366	381	399	406	407	408
Other Non-op Income	45	0	0	254	3,066	280	0	0	2,581	0	0	(467)	154	0	0	0	301	0
Non-Operating Expenses	(186)	(236)	(224)	(165)	(1,443)	(614)	(436)	(458)	(392)	(422)	(436)	(540)	(529)	(523)	(551)	(601)	(596)	(663)
Interest Expenses	(186)	(236)	(224)	(165)	(480)	(490)	(436)	(458)	(392)	(422)	(436)	(540)	(529)	(523)	(551)	(601)	(596)	(663)
Other Non-op Expenses	0	0	0	0	(963)	(124)	0	0	0	0	0	0	0	0	0	0	0	0
Equity Income/(Loss)	301	293	359	338	311	104	187	440	167	152	63	322	343	384	398	434	477	532
Pre-tax Profit	3,440	3,047	3,395	4,330	5,176	455	2,948	5,445	4,845	1,545	452	4,376	2,832	3,562	3,536	3,598	4,067	4,419
Current Taxation	(553)	(590)	(608)	(585)	(556)	(20)	(448)	(1,125)	(1,004)	(269)	(234)	(291)	(481)	(713)	(642)	(651)	(798)	(769)
Minorities	(40)	13	30	(74)	(28)	32	(20)	(44)	(2)	(16)	11	(74)	(39)	(26)	(22)	(27)	(27)	(36)
Extraordinary items	0	0	0	0	0	0	0	0	(3)	9	0	64	16	(68)	0	(114)	4	63
Net Profit	2,847	2,470	2,816	3,671	4,592	467	2,481	2,017	3,835	1,269	229	1,816	2,328	2,753	2,872	2,807	3,246	3,678
Normalized Profit	2,802	2,470	2,816	3,417	2,489	311	1,974	2,017	1,257	629	(200)	1,693	2,158	2,313	2,735	2,921	2,941	3,373
EPS (Bt)	0.63	0.55	0.63	0.82	1.02	0.10	0.55	0.45	0.85	0.28	0.05	0.40	0.52	0.61	0.64	0.63	0.72	0.82
Normalized EPS (Bt)	0.62	0.55	0.63	0.76	0.55	0.07	0.44	0.45	0.28	0.14	(0.04)	0.38	0.48	0.52	0.61	0.65	0.66	0.75
Margins																		
Gross profit margin	51.8	49.3	49.8	51.9	50.8	28.6	49.3	47.5	46.0	40.2	28.1	43.6	47.9	48.6	49.8	50.6	52.4	51.5
Operating EBIT margin	38.0	32.3	35.4	37.6	39.1	7.4	38.9	63.5	33.1	24.3	10.0	61.1	32.1	38.7	36.5	32.9	34.9	38.1
Operating EBITDA margin	57.6	52.3	54.3	59.2	64.2	61.1	71.7	91.3	68.4	63.0	60.7	94.6	63.7	68.2	64.5	58.3	59.4	61.8
Net profit margin	33.8	27.9	31.0	35.5	56.0	10.9	33.9	25.0	58.9	21.2	4.9	23.7	29.9	32.1	31.9	27.5	32.5	33.9
YoY Growth																		
Revenue growth	12.6	3.0	8.6	21.0	(2.5)	(51.7)	(19.5)	(22.1)	(20.6)	39.8	(36.1)	(4.9)	19.5	43.4	92.7	33.1	28.3	26.7
Operating EBIT growth	1.0	(14.4)	5.4	39.1	0.3	(89.0)	(11.5)	31.4	(32.8)	362.0	(83.6)	(8.5)	15.8	128.1	602.3	(28.3)	39.3	24.8
Operating EBITDA growth	6.2	(2.6)	6.1	38.8	8.6	(43.6)	6.5	20.2	(15.4)	44.0	(45.9)	(1.5)	11.2	55.3	104.7	(17.9)	19.7	14.8
Net profit growth	0.9	(15.9)	(3.8)	45.1	61.3	(81.1)	(11.9)	(45.0)	(16.5)	171.6	(90.8)	(10.0)	(39.3)	117.0	1,153.2	54.5	39.4	33.6
Normalized profit growth	(0.7)	(15.9)	7.5	39.8	(11.2)	(87.4)	(29.9)	(41.0)	(49.5)	102.0	(110.1)	(16.1)	71.7	268.0	(1,468.8)	72.5	36.3	45.8

Source: Company data, KGI Securities Research

Balance Sheet

As of 31 Dec (Bt mn)	2020	2021	2022	2023F	2024F
Total Assets	221,652	263,421	272,692	284,862	306,433
Current Assets	23,765	22,948	25,242	26,181	31,589
Cash & ST Investments	9,225	6,057	6,121	4,532	7,035
Inventories	0	0	0	0	0
Accounts Receivable	5,507	6,806	5,398	7,158	7,883
Others	9,032	10,084	13,724	14,491	16,671
Non-current Assets	197,888	240,473	247,450	258,681	274,844
LT Investments	5,731	8,181	8,393	8,899	10,239
Net fixed Assets	163,224	169,848	172,707	178,768	184,231
Others	28,933	62,444	66,349	71,013	80,374
Total Liabilities	144,529	181,346	183,072	184,660	195,858
Current Liabilities	51,643	77,131	73,399	76,094	82,397
Accounts Payable	664	708	1,274	1,823	2,091
ST Borrowings	20,546	32,931	30,093	30,625	32,804
Others	30,433	43,492	42,032	43,646	47,502
Long-term Liabilities	92,886	104,215	109,673	108,567	113,461
Long-term Debts	71,117	94,176	97,548	97,548	99,087
Others	21,768	10,038	12,125	11,019	14,374
Shareholders' Equity	77,123	82,075	89,620	100,202	110,574
Common Stock	2,244	2,244	2,244	2,244	2,244
Capital Surplus	8,559	8,559	8,559	8,559	8,559
Retained Earnings	58,696	62,694	70,774	81,234	91,467
Preferred Stock	0	0	0	0	0

Source: KGI Securities Research

Key Ratios

Year to 31 Dec	2020	2021	2022	2023F	2024F
Growth (% YoY)					
Sales	(24.1)	(10.8)	43.2	6.0	15.0
OP	(22.7)	(1.3)	37.8	20.5	10.9
EBITDA	(2.4)	(11.6)	27.0	12.6	10.4
NP	(18.6)	(25.2)	50.5	22.2	12.8
Normalized Profit	(36.1)	(3.2)	46.0	27.5	12.8
EPS	(18.6)	(25.2)	50.5	22.2	12.8
Normalized EPS	(36.1)	(3.2)	46.0	27.5	12.8
Profitability (%)					
Gross Margin	46.0	40.5	49.3	49.6	49.7
Operating Margin	37.1	41.1	39.5	44.9	43.3
EBITDA Margin	77.3	76.6	67.9	72.1	69.2
Net Profit Margin	34.3	28.8	30.2	34.9	34.2
ROAA	4.3	2.7	3.9	4.6	4.8
ROAE	12.4	8.7	12.0	13.1	13.4
Stability					
Gross Debt/Equity (%)	1.9	2.2	2.0	1.8	1.8
Net Debt/Equity (%)	1.1	1.5	1.4	1.2	1.1
Interest Coverage (x)	7.3	6.1	7.1	9.9	10.7
Interest & ST Debt Coverage (x)	1.0	0.6	1.0	1.2	1.2
Cash Flow Interest Coverage (x)	4.2	4.4	7.4	9.4	12.9
Cash Flow/Interest & ST Debt (x)	0.6	0.4	1.1	1.2	1.5
Current Ratio (x)	0.8	0.5	0.6	0.6	0.7
Quick Ratio (x)	0.8	0.5	0.6	0.6	0.7
Net Debt (Bt mn)	82,439	121,050	121,519	123,641	124,856
Per Share Data (Bt)					
EPS	2.1	1.6	2.4	2.9	3.3
Normalized EPS	1.6	1.6	2.3	2.9	3.3
CFPS	1.7	1.8	3.7	4.0	5.6
BVPS	17.2	18.3	20.0	22.3	24.6
SPS	6.2	5.5	7.9	8.4	9.7
EBITDA/Share	4.8	4.2	5.4	6.1	6.7
DPS	0.7	0.6	0.6	1.0	1.2
Activity					
Asset Turnover (x)	0.1	0.1	0.1	0.1	0.1
Days Receivables	72.1	100.0	55.4	69.3	66.3
Days Inventory	0.0	0.0	0.0	0.0	0.0
Days Payable	16.1	17.5	25.8	35.0	35.0
Cash Cycle	56.0	82.5	29.6	34.3	31.3

Source: KGI Securities Research

Profit & Loss

Year to 31 Dec (Bt mn)	2020	2021	2022	2023F	2024F
Revenue	27,862	24,840	35,575	37,721	43,396
Cost of Goods Sold	(15,037)	(14,784)	(18,033)	(19,007)	(21,811)
Gross Profit	12,825	10,056	17,542	18,713	21,585
Operating Expenses	(5,536)	(5,414)	(6,618)	(6,412)	(7,811)
Other Incomes	3,040	5,558	3,132	4,643	5,012
Operating Profit	10,330	10,199	14,056	16,944	18,786
Depreciation of fixed assets	(7,906)	(8,124)	(8,550)	(8,512)	(9,127)
Operating EBITDA	21,536	19,028	24,165	27,204	30,033
Non-Operating Income	2,259	0	0	0	0
Interest Income	0	0	0	0	0
Other Non-op Income	2,259	0	0	0	0
Non-Operating Expenses	(1,865)	(1,790)	(2,204)	(1,893)	(1,953)
Interest Expenses	(1,865)	(1,790)	(2,204)	(1,893)	(1,953)
Other Non-op Expenses	0	0	0	0	0
Equity Income/(Loss)	1,042	704	1,560	1,748	2,119
Pre-tax Profit	11,765	9,114	13,412	16,799	18,953
Current Taxation	(2,148)	(1,798)	(2,487)	(3,525)	(3,977)
Minorities	(60)	(81)	(114)	(121)	(140)
Extraordinary items	0	0	0	0	0
Net Profit	9,557	7,148	10,760	13,153	14,837
Normalized Profit	7,298	7,063	10,313	13,153	14,837
EPS (Bt)	2.13	1.59	2.40	2.93	3.31
Normalized EPS (Bt)	1.63	1.57	2.30	2.93	3.31

Source: KGI Securities Research

Cash Flow

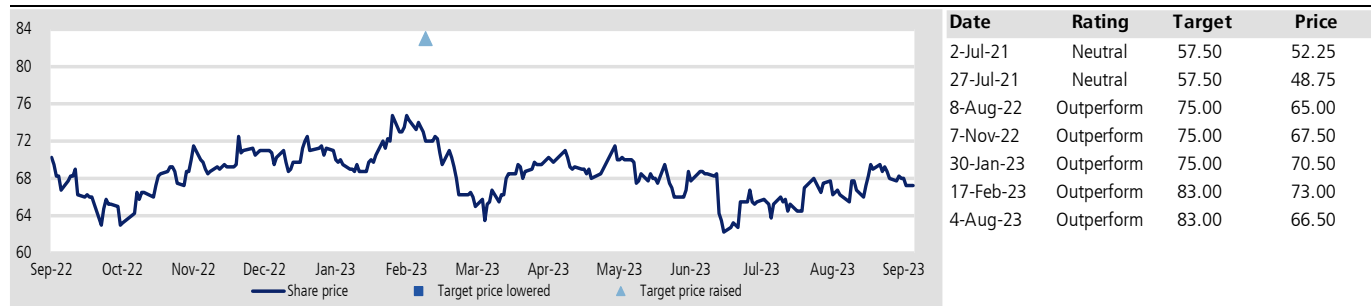
Year to 31 Dec (Bt mn)	2020	2021	2022	2023F	2024F
Operating Cash Flow	7,761	7,859	16,387	17,835	25,092
Net Profit	7,298	7,063	10,313	13,153	14,837
Depreciation & Amortization	7,906	8,124	8,550	8,512	9,127
Change in Working Capital	(7,503)	(7,410)	(2,591)	(3,952)	989
Others	60	81	114	121	140
Investment Cash Flow	(7,732)	(36,165)	(7,438)	(17,437)	(22,163)
Net CAPEX	(65,031)	(14,748)	(11,409)	(14,573)	(14,590)
Change in LT Investment	3,583	(32,240)	(1,179)	(2,628)	(6,950)
Change in Other Assets	53,716	10,823	5,150	(236)	(623)
Free Cash Flow	29	(28,306)	8,949	398	2,929
Financing Cash Flow	5,114	24,264	(8,872)	(2,160)	(885)
Change in Share Capital	0	0	0	(0)	0
Net Change in Debt	58,422	35,618	540	533	3,718
Change in Other LT Liab.	(53,308)	(11,354)	(9,411)	(2,693)	(4,603)
Net Cash Flow	5,143	(4,042)	77	(1,762)	2,044

Source: KGI Securities Research

Rates of Return on Invested Capital


Year	1- Revenue	+ COGS	+ Depreciation Revenue	+ Operating Exp. Revenue	= Operating Margin	
2020	25.6%		28.4%	30.8%	15.3%	
2021	26.8%		32.7%	44.2%	-3.7%	
2022	26.7%		24.0%	27.4%	21.9%	
2023F	27.8%		22.6%	29.3%	20.3%	
2024F	29.2%		21.0%	29.6%	20.2%	
Year	1/ Revenue	+ Working Capital Revenue	+ Net PPE Revenue	+ Other Assets Revenue	= Capital Turnover	
2020	(0.3)		5.9	2.1	0.1	
2021	(0.3)		6.8	3.8	0.1	
2022	(0.1)		4.9	2.8	0.1	
2023F	(0.1)		4.7	2.8	0.1	
2024F	0.0		4.2	2.8	0.1	
Year	Operating Margin	x	Capital Turnover	x	Cash Tax Rate	= After-tax Return on Inv. Capital
2020	15.3%		0.1		18.3%	0.4%
2021	-3.7%		0.1		19.7%	-0.1%
2022	21.9%		0.1		18.5%	0.5%
2023F	20.3%		0.1		21.0%	0.6%
2024F	20.2%		0.1		21.0%	0.6%

Source: KGI Securities Research

Central Pattana – Recommendation & target price history



Source: KGI Securities Research

Corporate Governance Report of Thai Listed Companies




Companies with Excellent CG Scoring

Stock	Company name	Stock	Company name	Stock	Company name
AAV	ASIA AVIATION	EGCO	ELECTRICITY GENERATING	PTTEP	PTT EXPLORATION AND PRODUCTION
ADVANC	ADVANCED INFO SERVICE	GFPT	GFPT	PTTGC	PTT GLOBAL CHEMICAL
AMA	AMA MARINE	GGC	GLOBAL GREEN CHEMICALS	PYLON	PYLON
AMATA	AMATA CORPORATION	GPSC	GLOBAL POWER SYNERGY	QH	QUALITY HOUSES
ANAN	ANANDA DEVELOPMENT	HANA	HANA MICROELECTRONICS	RATCH	RATCHABURI ELECTRICITY GENERATING HOLDING
AOT	AIRPORTS OF THAILAND	HMPRO	HOME PRODUCT CENTER	RS	RS
AP	ASIAN PROPERTY DEVELOPMENT	INTUCH	SHIN CORPORATION	SCB	THE SIAM COMMERCIAL BANK
BANPU	BANPU	IRPC	IRPC	SCC	THE SIAM CEMENT
BCP	THE BANGCHAK PETROLEUM	IVL	INDORAMA VENTURES	SCCC	SIAM CITY CEMENT
BCPG	BCPG	KBANK	KASIKORNBANK	SEAFCO	SEAFCO
BDMS	BANGKOK DUSIT MEDICAL SERVICES	KCE	KCE ELECTRONICS	SMPC	SAHAMITR PRESSURE CONTAINER
BEC	BEC WORLD	KKP	KIATNAKIN BANK	SPALI	SUPALAI
BEM	BANGKOK EXPRESSWAY AND METRO	KTB	KRUNG THAI BANK	SPRC	STAR PETROLEUM REFINING
BGRIM	B. GRIMM POWER	KTC	KRUNGTHAI CARD	SVI	SVI
BPP	BANPU POWER	LH	LAND AND HOUSES	TACC	T.A.C. CONSUMER
BTS	BTS GROUP HOLDINGS	LPN	L.P.N. DEVELOPMENT	TCAP	THANACHART CAPITAL
CENTEL	CENTRAL PLAZA HOTEL	MAKRO	SIAM MAKRO	THCOM	THAICOM
CK	CH. KARNCHANG	MBK	MBK	TISCO	TISCO FINANCIAL GROUP
CKP	CK POWER	MINT	MINOR INTERNATIONAL	TOP	THAI OIL
CPALL	CP ALL	MTC	MUANGTHAI CAPITAL	TRUE	TRUE CORPORATION
CPF	CHAROEN POKPHAND FOODS	PLANB	PLAN B MEDIA	TTB	TMBTHANACHART BANK
CPN	CENTRAL PATTANA	PSH	PRUKSA HOLDING	VGI	VGI GLOBAL MEDIA
DELTA	DELTA ELECTRONICS (THAILAND)	PTG	PTG ENERGY	WHA	WHA CORPORATION
DTAC	TOTAL ACCESS COMMUNICATION	PTT	PTT	WHAUP	



Companies with Very Good CG Scoring

Stock	Company name	Stock	Company name	Stock	Company name
BAM	BANGKOK COMMERCIAL ASSET MANAGEMENT	GULF	GULF ENERGY DEVELOPMENT	SAPPE	SAPPE
BBL	BANGKOK BANK	JMT	JMT NETWORK SERVICES	SAWAD	SRI SAWAD POWER 1979
CBG	CARABAO GROUP	LPH	LADPRAO GENERAL HOSPITAL	SINGER	SINGER THAILAND
CHG	CHULARAT HOSPITAL	M	MK RESTAURANT GROUP	SPA	SIAM WELLNESS GROUP
COM7	COM7	MAJOR	MAJOR CINEPLEX GROUP	TFG	THAIFOODS GROUP
DOHOME	DOHOME	MEGA	MEGA LIFESCIENCES	TKN	TAOKAENOI FOOD & MARKETING
ERW	THE ERAWAN GROUP	NETBAY	NETBAY	ZEN	ZEN CORPORATION GROUP
GLOBAL	SIAM GLOBAL HOUSE	OSP	OSOTSPA		



Companies with Good CG Scoring

Stock	Company name	Stock	Company name	Stock	Company name
BCH	BANGKOK CHAIN HOSPITAL	ESSO	ESSO (THAILAND)	SF	SIAM FUTURE DEVELOPMENT
BH	BUMRUNGRAD HOSPITAL	HUMAN	HUMANICA	SISB	SISB
EKH	EKACHAI MEDICAL CARE	RBF	R&B FOOD SUPPLY	TPCH	TPC POWER HOLDING

Companies classified Not in the three highest score groups

Stock	Company name	Stock	Company name	Stock	Company name
IIG	I&I GROUP	OR	PTT OIL AND RETAIL BUSINESS	STGT	SRI TRANG GLOVES (THAILAND)
KEX	KERRY EXPRESS (THAILAND)	STEC	SINO-THAI ENGINEERING AND CONSTRUCTION		

Source: www.thai-iod.com

Disclaimer: The disclosure of the survey result of the Thai Institute of Directors Association ("IOD") regarding corporate governance is made pursuant to the policy of the Office of the Securities and Exchange Commission. The survey of the IOD is based on the information of a company listed on the Stock Exchange of Thailand and the Market for Alternative Investment disclosed to the public and able to be accessed by a general public investor. The result, therefore, is from the perspective of a third party. It is not an assessment of operation and is not based on inside information. The survey result is as of the date appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey result may be changed after that date or when there is any change to the relevant information. Nevertheless, KGI Securities (Thailand) Public Company Limited (KGI) does not confirm, verify, or certify the accuracy and completeness of such survey result.

Anti-corruption Progress Indicator

Level 5: Extended

Stock	Company name	Stock	Company name	Stock	Company name
ADVANC	ADVANCED INFO SERVICE	GLOBAL	SIAM GLOBAL HOUSE	QH	QUALITY HOUSES
ANAN	ANANDA DEVELOPMENT	GPSC	GLOBAL POWER SYNERGY	RATCH	RATCHABURI ELECTRICITY GENERATING HOLDING
BBL	BANGKOK BANK	HMPRO	HOME PRODUCT CENTER	ROBINS	ROBINSON DEPARTMENT STORE
BCH	BANGKOK CHAIN HOSPITAL	IRPC	IRPC	SCC	THE SIAM CEMENT
BDMS	BANGKOK DUSIT MEDICAL SERVICES	KBANK	KASIKORN BANK	SIRI	SANSIRI
BIGC	BIG C SUPERCENTER	KCE	KCE ELECTRONICS	SPALI	SUPALAI
CK	CH. KARNCHANG	KKP	KIATNAKIN BANK	STEC	SINO-THAI ENGINEERING AND CONSTRUCTION
DCC	DYNASTY CERAMIC	KTB	KRUNG THAI BANK	TCAP	THANACHART CAPITAL
DELTA	DELTA ELECTRONICS (THAILAND)	LPH	LADPRAO GENERAL HOSPITAL	TISCO	TISCO FINANCIAL GROUP
DRT	DIAMOND ROOFING TILES	PACE	PACE DEVELOPMENT CORPORATION	TMT	THAI METAL TRADE
EGCO	ELECTRICITY GENERATING	PTT	PTT	TOP	THAI OIL
GFPT	GFPT	PTTGC	PTT GLOBAL CHEMICAL		

Level 4: Certified

Stock	Company name	Stock	Company name	Stock	Company name
AAV	ASIA AVIATION	ERW	THE ERWAN GROUP	SAPPE	SAPPE
AP	ASIAN PROPERTY DEVELOPMENT	GLOW	GLOW ENERGY	SAWAD	SRISAWAD POWER 1979
BA	BANGKOK AIRWAYS	GUNKUL	GUNKUL ENGINEERING	SCB	THE SIAM COMMERCIAL BANK
BANPU	BANPU	ILINK	INTERLINK COMMUNICATION	SCN	SCAN INTER
BCP	THE BANGCHAK PETROLEUM	KTC	KRUNGTHAI CARD	SEAFCO	SEAFCO
BH	BUMRUNGRAD HOSPITAL	LH	LAND AND HOUSES	SVI	SVI
BJCHI	BJC HEAVY INDUSTRIES	LPN	L.P.N. DEVELOPMENT	TASCO	TIPCO ASPHALT
CBG	CARABAO GROUP	MAKRO	SIAM MAKRO	TKN	TAOKAENOI FOOD & MARKETING
CENTEL	CENTRAL PLAZA HOTEL	MALEE	MALEE SAMPRAN	TMB	TMB BANK
CHG	CHULARAT HOSPITAL	MINT	MINOR INTERNATIONAL	TRT	TIRATHAI
CKP	CK POWER	MODERN	MODERNFORM GROUP	TRUE	TRUE CORPORATION
CPF	CHAROEN POKPHAND FOODS	NOK	NOK AIRLINES	TVO	THAI VEGETABLE OIL
CPN	CENTRAL PATTANA	PTTEP	PTT EXPLORATION AND PRODUCTION		
DTAC	TOTAL ACCESS COMMUNICATION	PYLON	PYLON		

Level 3: Established

Stock	Company name	Stock	Company name	Stock	Company name
BEM	BANGKOK EXPRESSWAY AND METRO	MTLS	MUANGTHAI LEASING	SPRC	STAR PETROLEUM REFINING
CPALL	CP ALL	SCI	SCI ELECTRIC		

No progress

Stock	Company name	Stock	Company name	Stock	Company name
AOT	AIRPORTS OF THAILAND	BPP	BANPU POWER	FN	FN FACTORY OUTLET
BCPG	BCPG	BTS	BTS GROUP HOLDINGS	TPCH	TPC POWER HOLDING

Source: www.cgthailand.org

Disclaimer: The disclosure of the Anti-Corruption Progress Indicators of a listed company on the Stock Exchange of Thailand, which is assessed by the relevant institution as disclosed by the Office of the Securities and Exchange Commission, is made in order to comply with the policy and sustainable development plan for the listed companies. The relevant institution made this assessment based on the information received from the listed company, as stipulated in the form for the assessment of Anti-corruption which refers to the Annual Registration Statement (Form 56-1), Annual Report (Form 56-2), or other relevant documents or reports of such listed company. The assessment result is therefore made from the perspective of a third party. It is not an assessment of operation and is not based on any inside information. Since this assessment is only the assessment result as of the date appearing in the assessment result, it may be changed after that date or when there is any change to the relevant information. Nevertheless, KGI Securities (Thailand) Public Company Limited (KGI) does not confirm, verify, or certify the accuracy and completeness of the assessment result.

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KGI's Ratings

Rating	Definition
Outperform (OP)	The stock's excess return over the next twelve months is ranked in the top 40% of KGI's coverage universe in the related market (e.g. Taiwan)..
Neutral (N)	The stock's excess return over the next twelve months is ranked in the range between the top 40% and the bottom 40% of KGI's coverage universe in the related market (e.g. Taiwan)
Under perform (U)	The stock's excess return over the next twelve months is ranked in the bottom 40% of KGI's coverage universe in the related market (e.g. Taiwan).
Not Rated (NR)	The stock is not rated by KGI.
Restricted (R)	KGI policy and/or applicable law regulations preclude certain types of communications, including an investment recommendation, during the course of KGI's engagement in an investment banking transaction and in certain other circumstances. Excess return = 12M target price/current price-
Note	When an analyst publishes a new report on a covered stock, we rank the stock's excess return with those of other stocks in KGI's coverage universe in the related market. We will assign a rating based on its ranking. If an analyst does not publish a new report on a covered stock, its rating will not be changed automatically.

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