

S Hotels & Resorts

(SHR.BK/SHR.TB)



SET ESG Rating of A

Outperform • Upgraded

Price as of 23 Jan 2024	2.20
12M target price (Bt/shr)	3.26
Unchanged/Revised up(down)(%)	Unchanged
Upside/downside (%)	48.2

Key messages

ราคาหุ้น SHR ราคาน้ำพุร้อนและกำไรปกติใน 4Q66F อยู่ที่ 16 ล้านบาท โดยที่กำไรไตรมาสนี้ไม่น่าตื่นเต้น หลัก ๆ เนื่องจากการปิดปรับปรุงโรงแรมหลายแห่งชั่วคราวในประเทศไทย และที่มอริเชียสเกือบทั้งไตรมาส รวมทั้งมีการรับส่วนแบ่งขาดทุนจากโรงแรมแห่งใหม่ในมัลดีฟส์ แต่ทว่า ผลการดำเนินงานใน 1Q67F ของ SHR คาดฟื้นตัวอย่างมีนัยยะ เนื่องจากเป็นช่วงฤดูการท่องเที่ยวของโรงแรมในไทย และมัลดีฟส์ นอกจากนี้ การกลับมาเปิดดำเนินงานหลังการปิดปรับปรุงโดยเฉพาะโรงแรมในไทย จะเป็นปัจจัยหลักช่วยกระตุ้น ดังนั้น เราจึงปรับเพิ่มคำแนะนำขึ้นเป็น “ซื้อ” จากเดิมถือ และลงราคาเป้าหมายปี 2567 ที่ 3.26 บาท

Trading data

Mkt cap (Btmn/US\$m)	7,906/198		
Outstanding shares (mn)	3,594		
Foreign ownership (mn)	1,078		
3M avg. daily trading (mn)	5		
52-week trading range (Bt)	2.2-4.6		
Performance (%)	3M	6M	12M
Absolute	-10.6	-21.4	-51.5
Relative	-7.6	-10.6	-39.8

Quarterly EPS

EPS	Q1	Q2	Q3	Q4
2021	(0.09)	(0.16)	0.68	(0.02)
2022	(0.06)	(0.03)	0.06	0.03
2023	0.03	(0.03)	0.00	NA

Share price chart



Source: SET

Tidarat Palodom
66.2658.8888 Ext. 8348
tidaratp@kgi.co.th

ประมาณการกำไร 4Q66F: เป็นไตรมาสที่ไม่น่าตื่นเต้น

Event

ประมาณการกำไร 4Q66F

Impact

รายได้ต่อห้องต่อคืน (RevPar) ทรงตัว YoY แต่ลดลง 3% QoQ

เมื่อเทียบกับ 4Q65 รายได้ต่อห้องต่อคืน (RevPar) คาดทรงตัวอยู่ที่ 3,768 บาทเนื่องจากการเพิ่มขึ้นของรายได้เฉลี่ยต่อวัน (ADR) ที่ 3% ถูกหักกลางจากการลดลงราว 2% ของอัตราการเข้าพัก (occupancy rate) อยู่ที่ 64% โดยโรงแรมที่ บริษัท ๆ บริหารจัดการเองและโรงแรม Outtrigger เป็นเหตุผลหลักของการที่ occupancy rate ลดลงจากการปิดปรับปรุงโรงแรมหลายแห่งชั่วคราวในประเทศไทยและมอริเชียสเกือบทั้งไตรมาส ในด้าน การเติบโตของ ADR หลัก ๆ ถูกขับเคลื่อนโดยโรงแรม Outtrigger (+46% YoY) เป็นเพราะโรงแรมที่มีอัตราค่าห้องพักสูงขึ้นภายหลังการปรับปรุงใหม่ สำหรับ RevPar เมื่อเทียบ QoQ จะลดลง 3% หลัก ๆ เป็นผลจากช่วงนอกฤดูกาลท่องเที่ยวของธุรกิจโรงแรมที่อังกฤช ในขณะที่ โรงแรมอื่น ๆ ในพอร์ตกลุ่มโรงแรมของ SHR จะมีการเติบโตของ RevPar เป็นเลขสองหลัก (Figure 2)

กำไรสุทธิใน 4Q66F ลดลง 85% YoY แต่ฟื้นตัว 6% QoQ

ราคาหุ้น SHR ราคาน้ำพุร้อนใน 4Q66F อยู่ที่ 16 ล้านบาท (-85% YoY แต่ +6% QoQ) กรณีที่ไม่นับรวมรายการพิเศษต่าง ๆ ใน 4Q65 และ 3Q66 แล้ว กำไรปกติจะลดลง 87% YoY แต่พลิกจากขาดทุนปกติที่ 47 ล้านบาทใน 3Q66 สำหรับรายได้ คาดลดลง 3% YoY แต่เพิ่มขึ้น 3% QoQ เนื่องจากมีรายได้จากอาหารและเครื่องดื่มสูงขึ้น ทางด้านอัตรากำไรขั้นต้น (GPM) คาดอยู่ที่ 36.5% (-1.5ppts YoY แต่เพิ่มขึ้น 1.0ppts QoQ) สอดคล้องกับการเติบโตของรายได้ ในขณะที่ สัดส่วนค่าใช้จ่ายในการขายและบริหาร (SG&A) ด้อยกว่าจะลดลงทั้ง YoY และ QoQ อยู่ที่ 23.2% เนื่องจากค่าใช้จ่ายด้านการบริหารนอกลง ราคาหุ้นมีราคาขายต่อก่อนเสียใกล้เคียงกับ 3Q66 อยู่ที่ 305 ล้านบาท อย่างไรก็ตาม SHR จะบันทึกส่วนแบ่งขาดทุนก่อนใหญ่ที่ 65 ล้านบาทจากการเปิดโรงแรมแห่งใหม่ที่มีมัลดีฟส์ (SO/ Hotels & Resorts)

กำไรใน 1Q67F จะกลับมาเติบโตอีกครั้ง

เราคาดว่าผลการดำเนินงานของ SHR ฟื้นตัวแข็งแกร่งใน 1Q67F หนุ่จากเป็นช่วงฤดูกาลท่องเที่ยวของโรงแรมหลายแห่งในประเทศไทยและมัลดีฟส์ โดยที่ โรงแรมในประเทศไทยจะได้ประโยชน์จากการมีจำนวนห้องพักเต็มหลังจากโรงแรม 2 แห่งเสร็จสิ้นการปิดปรับปรุงในเฟส 1 ในช่วงปลายเดือนธันวาคม 2566 ขณะที่ โรงแรมที่มีมัลดีฟส์มีผลการดำเนินงานแข็งแกร่งตามจำนวนนักท่องเที่ยวต่างชาติที่มีมัลดีฟส์เติบโต 11.6% YoY ช่วง 1-21 มกราคม 2567 ส่วนผลกระทบจากจำนวนนักท่องเที่ยวชาวอินเดียลดลงยังไม่ส่งผลอย่างมีนัยยะเพราะการเพิ่มขึ้นของนักท่องเที่ยวจากหลากหลายประเทศเดินทางเข้ามาทดแทน

Valuation & action

แม้ว่ากำไรใน 4Q66F ยังไม่สดใส แต่การลดลงของราคาหุ้น SHR ในช่วงนี้ได้สะท้อนกำไรที่อ่อนตัวไปมากแล้ว ในขณะที่ เราคาดว่าฟื้นตัวแข็งแกร่งใน 1Q67F ดังนั้น เราจึงปรับเพิ่มคำแนะนำหุ้น SHR ขึ้นเป็น “ซื้อ” จากเดิม “ถือ” และลงราคาเป้าหมายปลายปี 2567 ที่ 3.26 บาท (อิงจาก EV/EBITDA ที่ 11.8x หรือเท่ากับ -0.5S.D.)

Risks

เกิดสถานการณ์ภาวะเศรษฐกิจโลกชะลอตัว การแข่งขันสูง และการเพิ่มขึ้นของอัตราดอกเบี้ย

Key financials and valuations

	Dec - 19A	Dec - 20A	Dec - 21A	Dec - 22A	Dec - 23F	Dec - 24F
Revenue (Btmn)	3,818	1,563	4,512	8,693	9,527	9,799
Gross Profit (Btmn)	1,328	(105)	916	2,885	3,258	3,381
SG&A (Btmn)	1,450	2,372	1,743	2,147	2,317	2,370
Net Profit (Btmn)	(467)	(2,371)	(1,234)	14	5	104
Normalized Profit (Btmn)	(467)	(1,908)	(1,229)	(39)	23	104
EPS (Bt)	-0.20	-0.66	-0.34	0.00	0.00	0.03
DPS (Bt)	0.00	0.00	0.00	0.00	0.00	0.00
EPS Growth (%)	(152)	235	(48)	(101)	(63)	1840
P/E (X)	(26)	NM	NM	1019	1511	76
P/B (X)	0.4	0.6	0.7	0.9	0.5	0.5
EV/EBITDA (X)	14.7	26.8	52.0	15.1	10.8	10.1
Net Debt to Equity (%)	42.7	57.1	122.3	112.1	131.4	128.1
Dividend Yield (%)	0.0	0.0	0.0	0.0	0.0	0.0
Return on Average Equity (%)	(3.1)	(14.1)	(7.8)	0.1	0.0	0.7

Source: Company data, KGI Securities Research

Figure 1: SHR's 4Q23F earnings preview

Bt mn	4Q23F	4Q22	YoY %	3Q23	QoQ %	2023F	2022	YoY %
Revenue	2,483	2,570	(3.4)	2,401	3.4	9,705	8,693	11.6
Cost of Services	(1,576)	(1,593)	(1.1)	(1,548)	1.8	(6,328)	(5,807)	9.0
SG&A	(576)	(622)	(7.4)	(597)	(3.5)	(2,320)	(2,147)	8.0
Operating Profit	390	348	12.0	351	11.2	1,285	869	47.8
Operating EBITDA	690	639	7.9	652	5.9	2,460	1,986	23.9
Interest Expense	(305)	(241)	26.7	(304)	0.5	(1,130)	(842)	34.2
Share of profit (loss)	(65)	(4)	1,367.9	(12)	426.5	(88)	(21)	308.5
Tax Income (Expense)	(4)	(21)	(79.7)	(42)	(89.8)	(37)	(13)	186.3
Net Profit	16	108	(85.2)	15	6.1	39	14	168.4
Normalized Profit	16	125	(87.2)	(47)	NM	(6)	(39)	NM
EPS (Bt)	0.00	0.03	(85.2)	0.00	NM	0.01	0.00	NM
Percent	4Q23F	4Q22	YoY %	3Q23	QoQ %	2023F	2022	YoY %
Gross margin	36.5	38.0	(1.5)	35.5	1.0	34.8	33.2	1.6
SG&A/sales	23.2	24.2	(1.0)	24.9	(1.7)	23.9	24.7	(0.8)
Net profit margin	0.6	4.2	(3.6)	0.6	0.0	0.4	0.2	0.2

Source: Company data, KGI Securities Research

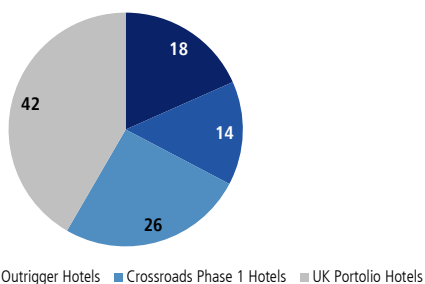
Figure 2: Key assumptions

	2019	2020	2021	2022	2023F	2024F	4Q22	1Q23	2Q23	3Q23	4Q23F	4Q23F % change	
												YoY	QoQ
Occupancy (%)													
Self-Managed Hotels	72	24	19	57	65	72	72	81	64	59	57	-15	-2
Outrigger Hotels	78	20	13	64	52	70	80	55	46	43	62	-18	19
Crossroads Phase 1 Hotels	35	28	58	66	68	64	63	88	54	63	66	3	3
UK Portfolio Hotels	70	26	49	60	70	72	63	66	74	76	66	3	-10
Total Portfolio	67	23	41	60	67	71	66	69	67	69	64	-2	-4
ADR (Bt/night)													
Self-Managed Hotels	7,777	7,757	3,402	5,709	7,739	8,126	7,435	9,840	6,528	6,344	7,430	0	17
Outrigger Hotels	6,076	5,879	4,890	7,296	9,902	10,892	7,304	6,831	9,582	13,024	10,700	46	-18
Crossroads Phase 1 Hotels	11,519	9,248	10,197	14,120	12,860	12,732	16,123	13,994	13,521	10,584	13,000	-19	23
UK Portfolio Hotels	2,657	2,372	3,373	3,476	3,766	3,860	3,421	3,133	3,866	4,237	3,740	9	-12
Total Portfolio	7,141	7,264	4,271	5,302	5,717	6,168	5,721	5,929	5,394	5,684	5,866	3	3
RevPar													
Self-Managed Hotels	5,591	1,889	634	3,237	5,037	5,851	5,346	7,925	4,184	3,724	4,235	-21	14
Outrigger Hotels	4,762	1,193	656	4,638	5,104	7,624	5,811	3,783	4,362	5,643	6,634	14	18
Crossroads Phase 1 Hotels	4,629	2,636	5,895	9,293	8,694	8,148	10,185	12,241	7,258	6,690	8,580	-16	28
UK Portfolio Hotels	1,864	621	1,663	2,083	2,653	2,779	2,145	2,055	2,866	3,226	2,468	15	-23
Total Portfolio	4,753	1,661	1,759	3,201	3,840	4,378	3,785	4,070	3,634	3,895	3,768	0	-3

Source: Company data, KGI Securities Research

Figure 3: Revenue breakdown in 9M23

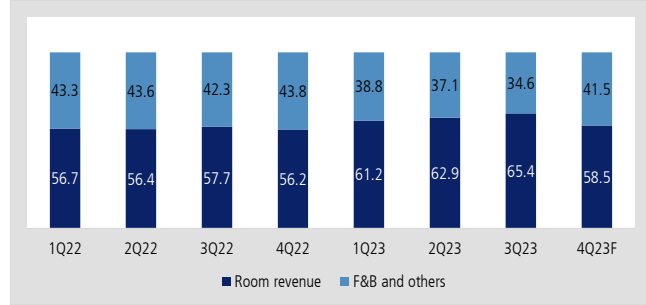
Percent



Source: Company data, KGI Securities Research

Figure 4: Revenue breakdown

Percent



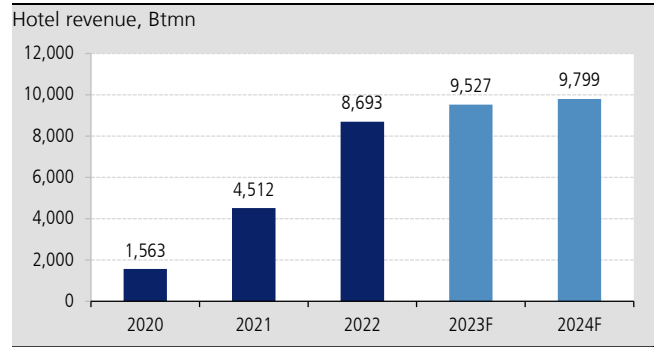
Source: Company data, KGI Securities Research

Figure 5: Company profile

S Hotels and Resorts (SHR), a subsidiary of SET-listed Singha Estate (S), operates and invests a chain of hotels and resorts across five key destinations - Thailand, Maldives, United Kingdom, Fiji, and Mauritius.

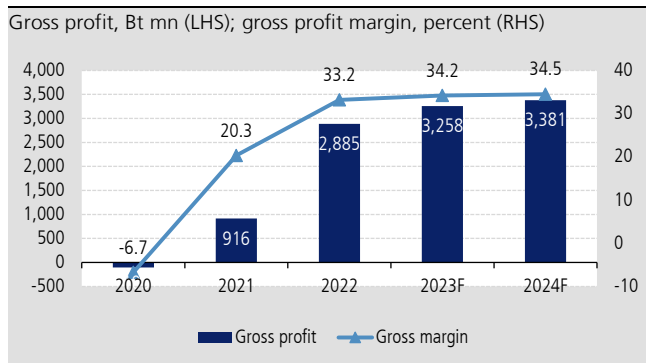
Source: Company data

Figure 6: Revenue



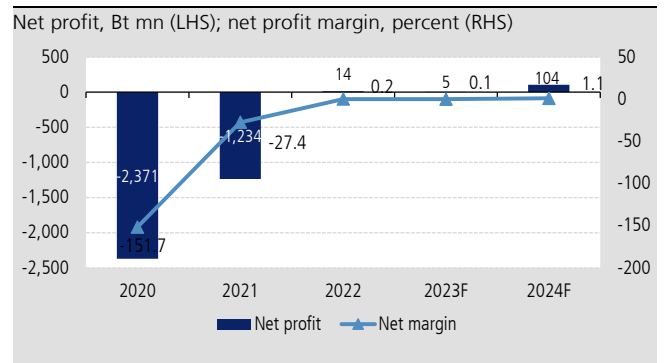
Source: Company data, KGI Securities Research

Figure 7: Gross profit



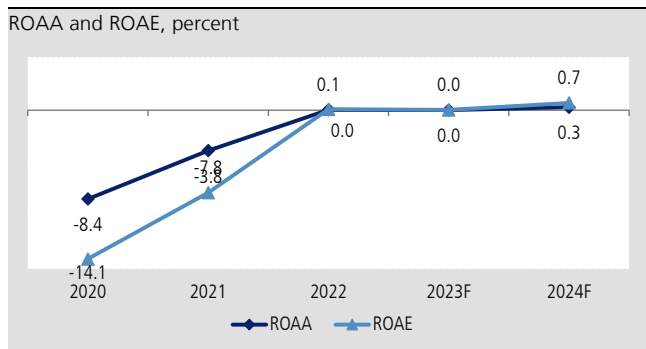
Source: Company data, KGI Securities Research

Figure 8: Net profit



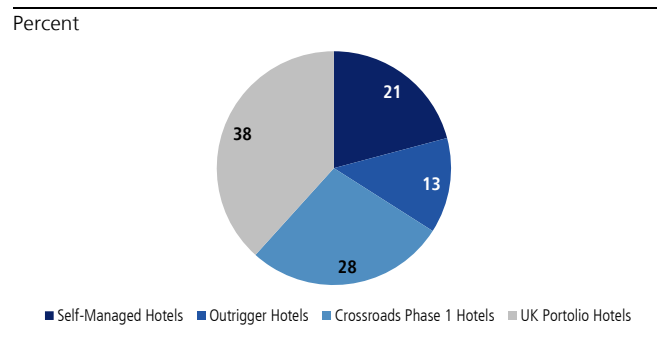
Source: Company data, KGI Securities Research

Figure 9: ROAA and ROAE



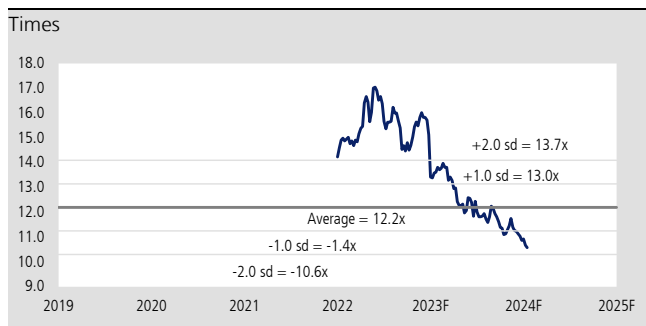
Source: Company data, KGI Securities Research

Figure 10: Revenue breakdown in 1H23



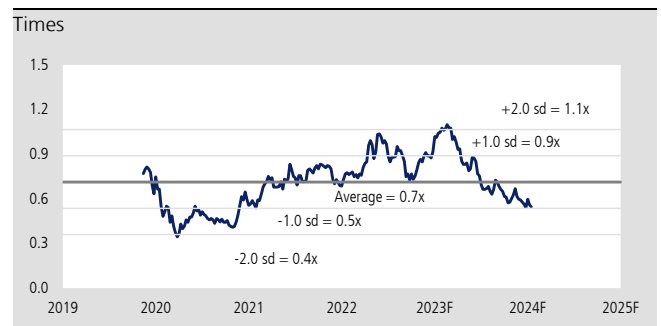
Source: Company data, KGI Securities Research

Figure 11: Adjusted EV/EBITDA



Source: KGI Securities Research

Figure 12: P/BV



Source: KGI Securities Research

Quarterly Income Statement

Bt mn	MAR-21A	JUN-21A	SEP-21A	DEC-21A	MAR-22A	JUN-22A	SEP-22A	DEC-22A	MAR-23A	JUN-23A	SEP-23A
Income Statement (Bt mn)											
Revenue	543.8	803.1	1,421.6	1,743.9	1,689.6	2,071.3	2,362.1	2,569.5	2,544.3	2,277.1	2,400.8
Cost of Services	(566.1)	(785.5)	(1,018.7)	(1,225.7)	(1,258.8)	(1,427.1)	(1,528.2)	(1,593.3)	(1,604.9)	(1,599.0)	(1,548.1)
Gross Profit	(22.3)	17.6	402.9	518.2	430.8	644.2	833.9	976.2	939.4	678.1	852.8
Operating Expenses	(299.2)	(448.7)	(489.3)	(506.1)	(459.8)	(536.0)	(529.5)	(622.1)	(576.1)	(571.3)	(596.7)
Other incomes	148.5	34.8	12.0	(18.2)	10.4	22.7	104.2	(5.6)	32.5	41.5	95.0
Operating Profit	(173.0)	(396.3)	(74.3)	(6.1)	(18.5)	130.8	408.7	348.5	395.8	148.3	351.0
Depreciation of Fixed assets	247.4	339.5	337.4	264.5	288.2	267.1	270.1	290.9	277.4	297.0	300.0
Operating EBITDA	74.5	(56.8)	263.2	258.5	269.6	397.9	678.7	639.4	673.2	445.3	651.0
Non-Operating Income	-	-	-	(20.3)	(4.6)	-	-	25.6	(17.1)	3.0	21.7
Interest Income	-	-	-	-	-	-	-	-	-	-	-
Other Non-op Income	-	-	-	(20.3)	(4.6)	-	-	25.6	(17.1)	3.0	21.7
Non-Operating Expenses	(130.9)	(191.5)	(194.1)	(176.1)	(175.6)	(192.7)	(232.6)	(240.8)	(248.2)	(272.7)	(303.6)
Interest Expenses	(130.9)	(191.5)	(194.1)	(176.1)	(175.6)	(192.7)	(232.6)	(240.8)	(248.2)	(272.7)	(303.6)
Other Non-Op Expenses	-	-	-	-	-	-	-	-	-	-	-
Net investment income/(loss)	(6.2)	3.4	(1.4)	1.2	(9.0)	(4.8)	(3.3)	(4.4)	(4.3)	(6.1)	(12.3)
Pre-tax Profit	(310.1)	(584.4)	(269.8)	(201.2)	(207.7)	(66.6)	172.8	128.9	126.2	(127.5)	56.8
Current Taxation	(0.8)	13.0	(12.1)	131.2	3.7	(30.3)	34.7	(21.0)	(1.4)	10.2	(41.8)
Minorities	-	-	-	-	-	-	-	-	-	-	-
Extraordinary items	-	-	-	-	-	-	-	-	-	-	-
Net Profit	(310.9)	(571.4)	(281.9)	(70.0)	(204.1)	(96.9)	207.5	107.9	124.9	(117.2)	15.0
EPS (Bt)	(0.09)	(0.16)	0.68	(0.02)	(0.06)	(0.03)	0.06	0.03	0.03	(0.03)	0.00
Margins (%)											
Gross Profit Margin	(4.1)	2.2	28.3	29.7	25.5	31.1	35.3	38.0	36.9	29.8	35.5
Operating EBIT Margin	(31.8)	(49.3)	(5.2)	(0.3)	(1.1)	6.3	17.3	13.6	15.6	6.5	14.6
Operating EBITDA Margin	13.7	(7.1)	18.5	14.8	16.0	19.2	28.7	24.9	26.5	19.6	27.1
Net Profit Margin	(57.2)	(71.1)	(19.8)	(4.0)	(12.1)	(4.7)	8.8	4.2	4.9	(5.1)	0.6
Growth (% YoY)											
Revenue Growth	(52.5)	11,923.1	1,146.8	486.7	210.7	157.9	66.2	47.3	50.6	9.9	1.6
Operating EBIT Growth	(142.1)	NM	NM	NM	NM	NM	NM	NM	NM	13.4	(14.1)
Operating EBITDA Growth	(88.5)	NM	NM	NM	262.2	(800.8)	157.9	147.4	149.7	11.9	(4.1)
Net Profit Growth	(232.3)	NM	NM	NM	NM	NM	NM	NM	NM	21.0	(92.8)

Source: KGI Securities Research

Balance Sheet

As of 31 Dec (Bt mn)	2020	2021	2022	2023F	2024F
Total Asset	27,117	37,214	36,450	36,114	36,299
Current Asset	3,638	4,723	4,533	3,707	2,927
Cash and ST Investment	2,493	1,914	2,477	1,306	1,745
Inventories	176	198	229	249	255
Account Receivable	52	387	501	529	544
Others	918	2,224	1,326	1,624	383
Non-Current Assets	23,479	32,491	31,917	32,407	33,372
LT investment	92	387	372	372	372
Net Fixed Assets	19,289	29,068	28,046	28,515	29,402
Others	4,098	3,036	3,499	3,520	3,598
Total Liabilities	11,441	21,332	20,430	21,070	21,150
Current Liabilities	3,719	6,922	4,176	3,800	5,770
Account Payable	587	1,635	1,711	1,900	1,945
ST Borrowings	2,759	4,986	1,952	1,400	3,298
Others	373	302	513	501	527
LT Liabilities	7,722	14,410	16,255	17,269	15,380
Long-term Debts	5,724	9,140	11,128	12,000	10,000
Others	1,998	5,270	5,126	5,269	5,380
Sharholder's Equity	15,676	15,882	16,019	15,045	15,149
Common Stock	17,968	17,968	17,968	17,968	17,968
Capital Surplus	3,335	3,335	3,335	3,335	3,335
Retained Earnings	(2,480)	(3,717)	(3,703)	(3,698)	(3,593)
Other components	(3,147)	(1,704)	(1,581)	(2,561)	(2,561)

Source: KGI Securities Research

Key Ratios

Year to 31 Dec (Bt mn)	2020	2021	2022	2023F	2024F
Forecast Drivers					
Growth (% YoY)					
Sales	(59.1)	188.7	92.6	9.6	2.8
OP	(2,458.3)	(64.4)	(233.8)	25.5	6.3
EBITDA	(211.4)	(164.3)	268.2	11.6	2.6
NP	407.8	(47.9)	(101.2)	(62.6)	1,840.0
EPS	234.7	(47.9)	(101.2)	(62.6)	1,840.0
Profitability (%)					
Gross Profit Margin	(6.7)	20.3	33.2	34.2	34.5
Operating Margin	(116.8)	(14.4)	10.0	11.5	11.8
Operating EBITDA Margin	(53.7)	12.0	22.8	23.3	23.2
Net Profit Margin	(151.7)	(27.4)	0.2	0.1	1.1
ROAA	(8.4)	(3.8)	0.0	0.0	0.3
ROAE	(14.1)	(7.8)	0.1	0.0	0.7
Stability					
Gross Debt/Equity (%)	73.0	134.3	127.5	140.0	139.6
Net Debt/Equity (%)	57.1	122.3	112.1	131.4	128.1
Interest coverage (x)	(2.2)	0.8	2.4	2.1	2.2
Interest & ST Debt Coverage (x)	(0.6)	(0.1)	0.3	0.4	0.3
Cash Flow Interest Coverage (x)	(3.2)	(0.1)	2.0	1.4	1.3
Cash Flow/Interest & ST Debt (x)	(0.4)	(0.0)	0.6	0.6	0.3
Current Ratio (x)	1.0	0.7	1.1	1.0	0.5
Quick Ratio (x)	0.7	0.3	0.7	0.5	0.4
Net Debt (Bt mn)	8,948.7	19,418.5	17,953.1	19,763.9	19,405.0
Per Share Data (bt)					
EPS	(0.7)	(0.3)	0.0	0.0	0.0
CFPS	(0.3)	(0.0)	0.5	0.4	0.4
BVPS	4.4	4.4	4.5	4.2	4.2
SPS	0.4	1.3	2.4	2.7	2.7
EBITDA/Share	(0.2)	0.2	0.6	0.6	0.6
DPS	0.00	0.00	0.00	0.00	0.00
Activity					
Asset Turnover (x)	0.1	0.1	0.2	0.3	0.3
Day Receivables	39.7	17.8	18.7	19.7	20.0
Day Inventories	52.3	19.0	13.4	13.9	14.3
Day Payable	272.4	112.1	104.6	104.8	109.2
Cash Cycle	(180.4)	(75.3)	(72.5)	(71.1)	(74.9)

Source: KGI Securities Research

Profit & Loss

Year to 31 Dec (Bt mn)	2020	2021	2022	2023F	2024F
Revenue	1,563	4,512	8,693	9,527	9,799
Cost of Goods Sold	(1,668)	(3,596)	(5,807)	(6,269)	(6,418)
Gross Profit	(105)	916	2,885	3,258	3,381
Operating Expenses	(2,372)	(1,743)	(2,147)	(2,317)	(2,370)
Other Income	653	177	132	150	150
Operating Profit	(1,825)	(650)	869	1,091	1,160
Depreciation of Fixed Asset	986	1,189	1,116	1,125	1,113
Operating EBITDA	(839)	539	1,986	2,216	2,274
Non-Operating Income	0	(20)	21	(14)	0
Interest Income	0	0	0	0	0
Other Non-op Income	0	(20)	21	(14)	0
Non-Operating Expenses	(377)	(693)	(842)	(1,062)	(1,056)
Interest Expenses	(377)	(693)	(842)	(1,062)	(1,056)
Other Non-Op Expenses	0	0	0	0	0
Net investment income/(loss)	(172)	(3)	(21)	(25)	5
Pre-tax Profit	(2,374)	(1,366)	27	(10)	109
Current Taxation	4	131	(13)	15	(5)
Minorities	0	0	0	0	0
Extraordinary items	0	0	0	0	0
Net Profit	(2,371)	(1,234)	14	5	104
EPS (Bt)	(0.66)	(0.34)	0.00	0.00	0.03

Source: KGI Securities Research

Cash Flow

Year to 31 Dec (Bt mn)	2020	2021	2022	2023F	2024F
Operating Cash Flow	(1,217)	(41)	1,700	1,454	1,361
Profit before tax	(2,374)	(1,366)	27	(10)	109
Depreciation and Amortization	986	1,189	1,116	1,125	1,113
Change in Working Capital	(460)	(35)	328	323	143
Others	632	171	228	15	(5)
Investment Cash Flow	(499)	(834)	51	(1,965)	(819)
Net CAPEX	16	(382)	(537)	(1,613)	(2,006)
Change in LT Investment	0	0	0	0	0
Change in Other Assets	(515)	(452)	588	(352)	1,187
Free Cash Flow	(1,201)	(423)	1,163	(160)	(646)
Financial Cash Flow	569	264	(1,189)	(660)	(102)
Change in Share Capital	0	0	0	0	0
Net Change in Debt	0	0	0	0	0
Change in other LT Liab.	569	264	(1,189)	(660)	(102)
Net Cash Flow	(1,147)	(611)	562	(1,172)	440

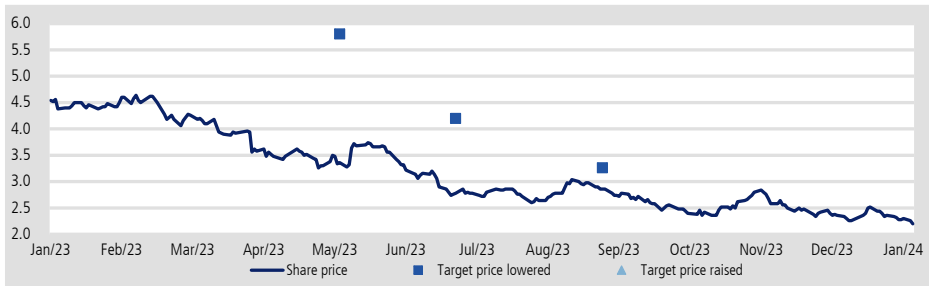
Source: KGI Securities Research

Rates of Return on Invested Capital

Year	1- $\frac{\text{Cost of Goods Sold}}{\text{Revenue}}$	+ $\frac{\text{Depreciation}}{\text{Revenue}}$	+ $\frac{\text{Op. Expenses}}{\text{Revenue}}$	= Operating Margin		
2020	106.7%	0.0%	151.8%	-158.5%		
2021	79.7%	0.0%	38.6%	-18.3%		
2022	66.8%	0.0%	24.7%	8.5%		
2023F	65.8%	0.0%	24.3%	9.9%		
2024F	65.5%	0.0%	24.2%	10.3%		
Year	1/ $\frac{\text{Working Capital}}{\text{Revenue}}$	+ $\frac{\text{Net PPE}}{\text{Revenue}}$	+ $\frac{\text{Other Assets}}{\text{Revenue}}$	= Capital Turnover		
2020	-0.05	12.34	2.68	0.1		
2021	-0.49	6.44	0.76	0.1		
2022	0.04	3.23	0.45	0.3		
2023F	-0.01	2.99	0.41	0.3		
2024F	-0.29	3.00	0.41	0.3		
Year	Operating Margin	x	Capital Turnover	x	Cash Tax Rate	= Afer-tax Return on Inv. Capital
2020	-158.5%		0.1		0.2	0.0
2021	-18.3%		0.1		9.6	-0.3
2022	8.5%		0.3		26.6	0.6
2023F	9.9%		0.3		0.0	0.0
2024F	10.3%		0.3		5.0	0.2

Source: KGI Securities Research

S Hotels and Resorts - Recommendation & target price history



Date	Rating	Target	Price
14-Sep-23	Neutral	3.26	2.86
14-Jul-23	Outperform	4.20	2.78
26-May-23	Outperform	5.80	3.36

Source: KGI Securities Research

Company's ESG details

Environment

- SHR set a target to reduce food waste and food loss to be in line with SDG12. The company is reducing and managing waste from construction and operation, and promoting and cultivating consciousness in garbage sorting. SHR cooperates with external organizations, agencies, and networks for utmost waste management. The company also maintains the quality of the wastewater and installs water treatment systems to protect against the contamination of sewage into the sea.
- SHR aims to maintain cleanliness both along the coastal and in the seas in areas where it operates business and the surrounding areas. The company also targets to expand coral reefs in conserved areas under the ambition "With our continual endeavors to preserve abundance of nature, we constantly surveyed and monitored expansion of coral reef at CROSSROADS Project in the Maldives". As a results of the continual efforts on sustainability, the company received Asia Responsible Enterprise Awards 2020 (AREA) in Green Leadership category, organized by Enterprise Asia.

Social

- The company has implemented a human resource management process which reflects its commitment to anti-corruption measures, covering its selection of personnel, training, evaluation, compensation, and promotion.
- The company has established the CROSSROADS Sustainable Development Committee (CSC) to concretely manage impacts to the stakeholders in value chain of business and promptly respond to the stakeholders.
- For overseas investment like CROSSROADS Project in the Maldives, in 2020, ratio of local suppliers accounted for 65.14%, or representing 71.27% of total expenses for purchase of products and services from total suppliers, while products procurement ratio from local suppliers by Santiburi Koh Samui was 92.86% of total procurement value.

Governance

- SHR receives annual "Excellent" CG scoring From Thai Institute of Directors Association (IOD).

Climate Management (Being the subset of Environment)

- SHR received 'Carbon Neutral' Certificate 2019 from Thailand Greenhouse Gas Management Organization.
- The company dispatched the employees' representative to attend the "Sustainable and Low Carbon Society, A New Business Model of the Future" and "Sustainable and Low Carbon Business to Respond to SDGs" seminar.
- The company designs, renovates, and constructs hotel by taking into consideration greenhouse gas emission, installation of clean energy sources, i.e., solar energy.

Source: Company data, KGI Securities Research

SET ESG Ratings

Stock	Company name	SET ESG Ratings	Stock	Company name	SET ESG Ratings
ADVANC	ADVANCED INFO SERVICE	AAA	KTC	KRUNGTHAI CARD	AAA
AMATA	AMATA CORPORATION	AAA	LH	LAND AND HOUSES	A
AOT	AIRPORTS OF THAILAND	A	MAJOR	MAJOR CINEPLEX GROUP	AA
AP	AP (THAILAND)	AA	MEGA	MEGA LIFESCIENCES	A
BAFS	BANGKOK AVIATION FUEL SERVICES PCL.	AA	MINT	MINOR INTERNATIONAL	AA
BAM	BANGKOK COMMERCIAL ASSET MANAGEMEN	AA	MTC	MUANGTHAI CAPITAL	A
BANPU	BANPU	AAA	OR	PTT OIL AND RETAIL BUSINESS	AAA
BBGI	BBGI	AA	ORI	ORIGIN PROPERTY	AA
BBL	BANGKOK BANK	AA	OSP	OSOTSPA	AA
BCH	BANGKOK CHAIN HOSPITAL	AA	PLANB	PLAN B MEDIA	AA
BCP	BANGCHAK CORPORATION	AAA	PSH	PRUKSA HOLDING	BBB
BCPG	BCPG	AA	PTT	PTT	AAA
BDMS	BANGKOK DUSIT MEDICAL SERVICES	AA	PTTEP	PTT EXPLORATION AND PRODUCTION	AAA
BEM	BANGKOK EXPRESSWAY AND METRO	AA	PTTGC	PTT GLOBAL CHEMICAL	AAA
BGRIM	B. GRIMM POWER	AAA	RATCH	RATCH GROUP	AA
BPP	BANPU POWER	AAA	RBF	R&B FOOD SUPPLY	BBB
BTS	BTS GROUP HOLDINGS	AA	SAK	SAKSIAM LEASING	A
CBG	CARABAO GROUP	A	SAPPE	SAPPE	BBB
CENTEL	CENTRAL PLAZA HOTEL	A	SAT	SOMBOON ADVANCE TECHNOLOGY	AA
CK	CH. KARNCHANG	A	SAWAD	SRISAWAD CORPORATION	BBB
CKP	CK POWER	AAA	SCB	SCB X	AA
COM7	COM7	A	SCC	THE SIAM CEMENT	AAA
CPALL	CP ALL	AAA	SCCC	SIAM CITY CEMENT	AA
CPAXT	CP AXTRA	AAA	SCGP	SCG PACKAGING	AAA
CPF	CHAROEN POKPHAND FOODS	AAA	SHR	S HOTELS AND RESORTS	A
CPN	CENTRAL PATTANA	AA	SICT	SILICON CRAFT TECHNOLOGY	A
EGCO	ELECTRICITY GENERATING	AA	SMPC	SAHAMITR PRESSURE CONTAINER	AA
ERW	THE ERWAN GROUP	A	SNC	SNC FORMER	A
GFPT	GFPT	BBB	SPALI	SUPALAI	AA
GLOBAL	SIAM GLOBAL HOUSE	AA	STEC	SINO-THAI ENGINEERING AND CONSTRUCTION	A
GPSC	GLOBAL POWER SYNERGY	AA	STGT	SRI TRANG GLOVES (THAILAND)	AAA
GULF	GULF ENERGY DEVELOPMENT	AA	TCAP	THANACHART CAPITAL	A
HANA	HANA MICROELECTRONICS	AA	TFG	THAIFOODS GROUP	A
HENG	HENG LEASING AND CAPITAL	A	THCOM	THAICOM	AAA
HMPRO	HOME PRODUCT CENTER	AA	TISCO	TISCO FINANCIAL GROUP	AAA
INTUCH	INTOUCH HOLDINGS	AA	TOP	THAI OIL	AAA
IRPC	IRPC	AA	TTB	TMBTHANACHART BANK	AA
IVL	INDORAMA VENTURES	AA	UBE	UBON BIO ETHANOL	A
KBANK	KASIKORNBANK	AAA	VGI	VGI	AA
KEX	KERRY EXPRESS (THAILAND)	BBB	WHA	WHA CORPORATION	AAA
KKP	KIATNAKIN PHATRA BANK	BBB	WHAUP	WHA UTILITIES AND POWER	AAA
KTB	KRUNG THAI BANK	AAA	ZEN	ZEN CORPORATION GROUP	AA

Source: www.setsustainability.com

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.

Corporate Governance Report of Thai Listed Companies



Companies with Excellent CG Scoring

Stock	Company name	Stock	Company name	Stock	Company name
AAV	ASIA AVIATION	GLOBAL	SIAM GLOBAL HOUSE	RATCH	RATCH GROUP
ADVANC	ADVANCED INFO SERVICE	GPSC	GLOBAL POWER SYNERGY	RBF	R&B FOOD SUPPLY
AMA	AMA MARINE	GULF	GULF ENERGY DEVELOPMENT	SAT	SOMBOON ADVANCE TECHNOLOGY
AMATA	AMATA CORPORATION	HANA	HANA MICROELECTRONICS	SCB	SCB X
ANAN	ANANDA DEVELOPMENT	HENG	HENG LEASING AND CAPITAL	SCC	THE SIAM CEMENT
AOT	AIRPORTS OF THAILAND	HMPRO	HOME PRODUCT CENTER	SCCC	SIAM CITY CEMENT
AP	AP (THAILAND)	INTUCH	INTOUCH HOLDINGS	SCGP	SCG PACKAGING
BAFS	BANGKOK AVIATION FUEL SERVICES PCL.	IRPC	IRPC	SEAFCO	SEAFCO
BAM	BANGKOK COMMERCIAL ASSET MANAGEMENT	IVL	INDORAMA VENTURES	SHR	S HOTELS AND RESORTS
BANPU	BANPU	KBANK	KASIKORNBANK	SICT	SILICON CRAFT TECHNOLOGY
BBL	BANGKOK BANK	KCE	KCE ELECTRONICS	SMPC	SAHAMITR PRESSURE CONTAINER
BCP	BANGCHAK CORPORATION	KEX	KERRY EXPRESS (THAILAND)	SNC	SNC FORMER
BCPG	BCPG	KKP	KIATNAKIN PHATRA BANK	SPALI	SUPALAI
BDMS	BANGKOK DUSIT MEDICAL SERVICES	KTB	KRUNG THAI BANK	SPRC	STAR PETROLEUM REFINING
BEM	BANGKOK EXPRESSWAY AND METRO	KTC	KRUNGTHAI CARD	STEC	SINO-THAI ENGINEERING AND CONSTRUCTION
BGRIM	B.GRIMM POWER	LPN	L.P.N. DEVELOPMENT	STGT	SRI TRANG GLOVES (THAILAND)
BPP	BANPU POWER	MAJOR	MAJOR CINEPLEX GROUP	SUN	SUNSWEET
BTS	BTS GROUP HOLDINGS	MBK	MBK	SVI	SVI
CENDEL	CENTRAL PLAZA HOTEL	MINT	MINOR INTERNATIONAL	TACC	T.A.C. CONSUMER
CK	CH. KARNCHANG	MTC	MUANGTHAI CAPITAL	TCAP	THANACHART CAPITAL
CKP	CK POWER	OR	PTT OIL AND RETAIL BUSINESS	THCOM	THAICOM
COM7	COM7	ORI	ORIGIN PROPERTY	TISCO	TISCO FINANCIAL GROUP
CPALL	CP ALL	OSP	OSOTSPA	TKN	TAOKAENOI FOOD & MARKETING
CPAXT	CP AXTRA	PLANB	PLAN B MEDIA	TOP	THAI OIL
CPF	CHAROEN POKPHAND FOODS	PSH	PRUKSA HOLDING	TTB	TMBTHANACHART BANK
CPN	CENTRAL PATTANA	PTG	PTG ENERGY	TU	THAI UNION GROUP
DELTA	DELTA ELECTRONICS (THAILAND)	PTT	PTT	VGI	VGI
DOHOM	DOHOME	PTTEP	PTT EXPLORATION AND PRODUCTION	WHA	WHA CORPORATION
EGCO	ELECTRICITY GENERATING	PTTGC	PTT GLOBAL CHEMICAL	WHAUP	WHA UTILITIES AND POWER
GFPT	GFPT	PYLON	PYLON	ZEN	ZEN CORPORATION GROUP
GFC	GLOBAL GREEN CHEMICALS	QH	QUALITY HOUSES		



Companies with Very Good CG Scoring

Stock	Company name	Stock	Company name	Stock	Company name
AEONTS	AEON THANA SINSAP (THAILAND)	JMT	JMT NETWORK SERVICES	SFT	SHRINKFLEX (THAILAND)
BCH	BANGKOK CHAIN HOSPITAL	LH	LAND AND HOUSES	SINGER	SINGER THAILAND
BEC	BEC WORLD	M	MK RESTAURANT GROUP	SMD	SAINTMED
BH	BUMRUNGRAD HOSPITAL	MEGA	MEGA LIFESCIENCES	SNNP	SRINANAPORN MARKETING
CBG	CARABAO GROUP	NETBAY	NETBAY	SPA	SIAM WELLNESS GROUP
CHG	CHULARAT HOSPITAL	PJW	PANJAWATTANA PLASTIC	TFG	THAIFOODS GROUP
ERW	THE ERAWAN GROUP	SAK	SAKSAM LEASING	TIDLOR	NGERN TID LOR
ESSO	ESSO (THAILAND)	SAPPE	SAPPE	TNP	THANAPIRIYA
HUMANAN	HUMANICA	SAWAD	SRISAWAD CORPORATION	UBE	UBON BIO ETHANOL
IIG	I&I GROUP	SFLEX	STARFLEX	XO	EXOTIC FOOD



Companies with Good CG Scoring

Stock	Company name	Stock	Company name	Stock	Company name
AU	AFTER YOU	LPH	LADPRAO GENERAL HOSPITAL	TPCH	TPC POWER HOLDING
EKH	EKACHAI MEDICAL CARE	MENA	MENA TRANSPORT		
JMART	JAYMART GROUP HOLDINGS	SISB	SISB		

Companies classified Not in the three highest score groups

Stock	Company name	Stock	Company name	Stock	Company name
BBGI	BBGI	NTSC	Nutrition SC	TGE	THACHANG GREEN ENERGY
BTG	BETAGRO	PLT	Pilatus Marine		
ITC	i-Tail Corporation	PQS	Premier Quality Starch		

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	KASIKORNBANK	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 ERAWAN 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	SEAFKO	SEAFKO
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.

KGI Locations

China	Shanghai	Room 2703B-2704, Tower A , Shanghai Dawning Centre,500 Hongbaoshi Road Shanghai, PRC 201103
	Shenzhen	Room 24D1, 24/F, A Unit, Zhen Ye Building, 2014 Bao'annan Road, Shenzhen, PRC 518008
Taiwan	Taipei	700 Mingshui Road, Taipei, Taiwan Telephone 886.2.2181.8888 · Facsimile 886.2.8501.1691
Hong Kong		41/F Central Plaza, 18 Harbour Road, Wanchai, Hong Kong Telephone 852.2878.6888 Facsimile 852.2878.6800
Thailand	Bangkok	8th - 11th floors, Asia Centre Building 173 South Sathorn Road, Bangkok 10120, Thailand Telephone 66.2658.8888 Facsimile 66.2658.8014
Singapore		4 Shenton Way #13-01 SGX Centre 2 Singapore 068807 Telephone 65.6202.1188 Facsimile 65.6534.4826

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.

Disclaimer

KGI Securities (Thailand) Plc. ("The Company") disclaims all warranties with regards to all information contained herein. In no event shall the Company be liable for any direct, indirect or any damages whatsoever resulting from loss of income or profits, arising by utilization and reliance on the information herein. All information hereunder does not constitute a solicitation to buy or sell any securities but constitutes our sole judgment as of this date and are subject to change without notice.