

29 September 2022

Property | Real Estate

อสังหาริมทรัพย์

เช่าตลาด (คงคำแนะนำ)

แนวโน้มภาพรวมปี FY66

Stocks Covered 5
 Rating (Buy/Neutral/Sell): 3 / 0 / 2
 Last 12m Earnings Revision Trend: Positive

● **Top Picks: สุภาลัย (SPALI) และแลนด์แอนด์เฮ้าส์ (LH)** เราคาดว่าวัฏจักรการเติบโตของธุรกิจกลุ่มที่อยู่อาศัยจะมีการเปลี่ยนแปลงภายหลัง COVID-19 สิ้นสุดลง โดยความต้องการที่อยู่อาศัยแนวราบ (โดยเฉพาะทาวน์เฮ้าส์ราคาถูก) อาจชะลอลง ขณะที่ควรจับตาคอนโดมิเนียมในบางช่วงราคาที่อยู่อาศัยพื้นที่ในตัวได้ SPALI หลีกเลี่ยงการแข่งขันที่รุนแรงในพื้นที่กรุงเทพ และปรับสมดุลโดยการขยายโครงการไปต่างจังหวัดในเชิงรุก ด้าน LH ยังเจาะกลุ่มลูกค้าระดับบน และธุรกิจโรงแรมและศูนย์การค้าในกรุงเทพและพัทยาซึ่งจะได้รับประโยชน์จากการกลับมาของนักท่องเที่ยวต่างชาติ แนะนำ "น้ำหนักการลงทุนเช่าตลาด" สำหรับธุรกิจอสังหาริมทรัพย์

Top Picks **Target Price**
 Supalai (SPALI TB) – BUY THB24.90
 Land and Houses (LH TB) – BUY THB9.45

● **ความรุ่งโรจน์ของโครงการแนวราบใกล้จะสิ้นสุดลง** ภายหลังวัฏจักรโครงการแนวราบที่เติบโตแข็งแกร่งในช่วงการระบาด เราคาดว่าผู้พัฒนาอสังหาริมทรัพย์จะชะลอการเปิดตัวโครงการใหม่ของกลุ่มนี้ในปี 2566 โดยเราคิดว่าอุปสงค์ภายหลังการระบาดจบสิ้นจะชะลอลง หลังตลาดได้ดูดซับอุปสงค์ไปมากแล้วในช่วงสองปีที่ผ่านมา เราคาดว่าโครงการที่อยู่อาศัยโดยเฉพาะทาวน์เฮ้าส์ราคาถูกจะได้รับผลกระทบมากกว่าเมื่อเทียบกับโครงการที่อยู่อาศัยราคากลางจนถึงสูง เนื่องจากความต้องการทาวน์เฮ้าส์ของกลุ่มราคาถูกมีโครงการรูปแบบอื่นๆที่เป็นคู่แข่ง โดยเฉพาะคอนโดมิเนียมระดับ Low-end

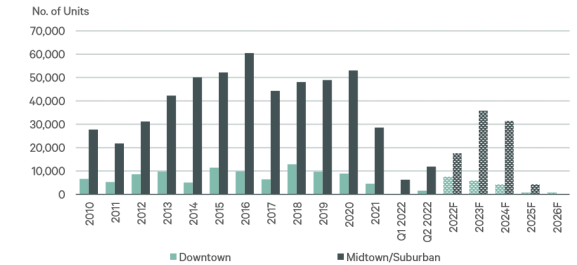
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● **มีโอกาสดังกลุ่มคอนโดมิเนียมจะเติบโตในปี 2565 และปี 2566** เทียบกับฐานที่ต่ำผิดปกติในปี 2563 และปี 2564 โดยกลุ่มราคาต่ำกว่า 3 ล้านบาท/ยูนิต จะมีโอกาสฟื้นตัวอย่างแข็งแกร่งมากที่สุด เพราะเป็นทางเลือกภายหลังการระบาดที่สิ้นสุดที่เป็นสินค้าทดแทนกับที่อยู่อาศัยแนวราบโดยเฉพาะกลุ่มทาวน์เฮ้าส์ราคาถูก ตามข้อมูลจากศูนย์ข้อมูลอสังหาริมทรัพย์หรือ REIC โครงการคอนโดมิเนียมใหม่เปิดตัวในครึ่งปีแรกของปี 2565 คิดเป็น 63% ของโครงการใหม่ทั้งหมด ซึ่งอาจจะสะท้อนถึงความเชื่อมั่นที่ปรับสูงขึ้นของผู้พัฒนาอสังหาริมทรัพย์ในตลาดคอนโดมิเนียม

Newly completed condominium units to accelerate in FY23 and FY24



Source: CBRE Research

● **โครงการที่อยู่อาศัยระดับ High-end ยังคงสามารถไปได้** โดยเฉพาะบ้านเดี่ยวหรือ SDHs อาจอ่อนตัวลงในปี 2566 เมื่อเทียบกับช่วงเดียวกันของปีก่อน เนื่องจากความต้องการที่อยู่อาศัยที่ราคาสูงกว่า 10 ล้านบาทถูกดูดซับไปแล้วในช่วงการระบาด แม้ว่าผู้พัฒนาอสังหาริมทรัพย์รายใหญ่จะกระจายโครงการใหม่ไปยังกลุ่มแนวราบที่มีราคาต่ำกว่า แต่เราคาดว่าผู้ประกอบการจะยังคงให้ความสำคัญของโครงการที่เจาะกลุ่ม High-end ต่อไปในปี 66

● **SPALI ได้เน้นตลาดในต่างจังหวัดที่สภาวะการแข่งขันไม่ดุเดือด** ในบรรดาผู้พัฒนาอสังหาริมทรัพย์ชั้นนำ SPALI มีความโดดเด่นในด้านการเปิดตัวโครงการใหม่ในต่างจังหวัด เพื่อที่จะกระจายโครงการออกจากในกรุงเทพฯ และปรับสมดุล หลังจากที่ยอดขาย presales ในจังหวัดเหล่านี้เติบโต 45% YoY สำหรับกลุ่มโครงการแนวราบ และ 10% YoY สำหรับกลุ่มคอนโดมิเนียมภายใน 1H65 โดยโมเมนตัมนี้แข็งแกร่งต่อเนื่องในเดือนกรกฎาคมและสิงหาคม

● **LH ได้รับแรงหนุนจากการฟื้นตัวของธุรกิจภาคบริการ** นอกจากโครงการใหม่ที่จะรับรู้เป็นรายได้ในครึ่งปีหลังของปี 2565 – และกลยุทธ์เชิงรุกในการเปิดตัวโครงการใหม่ (9 โครงการใน pipeline มูลค่า 19 พันล้านบาท) – คาดว่ารายได้จากค่าเช่าและบริการของ LH จะเติบโตจาก 2 โครงการใหม่ (แกรนด์ เซ็นเตอร์ พอยต์ สเปซ พัทยา และเทอร์มินอล 21 พระราม 3) ที่จะเริ่มดำเนินการในครึ่งปีหลัง โดย upside ของประมาณการทั้งปีของเราอาจมาจากการขยายโครงการอพาร์ทเมนต์ในสหรัฐฯ ใน 4Q65

Company Name	Rating	Target (THB)	% Upside (Downside)	P/E (x) Dec-23F	P/B (x) Dec-23F	ROAE (%) Dec-23F	Yield (%) Dec-23F
AP (Thailand)	Buy	12.80	33.3	6.9	0.8	11.8	5.5
Land and Houses	Buy	9.45	4.4	12.5	2.0	15.9	6.6
LPN Development	Sell	3.50	(20.8)	9.5	0.5	5.7	6.3
Pruksa Real Estate	Sell	10.42	(13.9)	8.9	0.6	6.6	7.3
Supalai	Buy	24.90	32.4	6.8	0.8	12.5	5.9

Source: Company data, RHB

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Neutral:	Share price may fall within the range of +/- 10% over the next 12 months
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Corporate Governance Report Rating 2021 (CG Score) as of 30 Dec 2021

Companies with Excellent CG Scoring by alphabetical order

AAV	BGC	CSS	GRAMM	LH	NWR	PTTEP	SENA	TEAMG	TTA
ADVAN	BGRIM	DDD	GULF	LHFG	NYT	PTTGC	SHR	TFMAMA	TTB
AF	BIZ	DELTA	GUNKUL	LIT	OISHI	PYLON	SIRI	TGH	TTCL
AH	BKI	DEMCO	HANA	LPN	OR	Q-CON	SIS	THANA	TTW
AIRA	BOL	DRT	HARN	MACO	ORI	QH	SITHAI	THANI	TU
AKP	BPP	DTAC	HMPRO	MAJOR	OSP	QTC	SMK	THCOM	TVD
ALT	BRR	DUSIT	ICC	MAKRO	OTO	RATCH	SMPC	THG	TVI
AMA	BTS	EA	ICHI	MALEE	PAP	RS	SNC	THIP	TVO
AMATA	BTW	EASTW	III	MBK	PCSGH	S	SONIC	THRE	TWPC
AMATA	BWG	ECF	ILINK	MC	PDG	S & J	SPALI	THREL	U
ANAN	CENTEL	ECL	ILM	MCOT	PDJ	SAAM	SPI	TIPCO	UAC
AOT	CFRESH	EE	INTUCH	METCO	PG	SABINA	SPRC	TISCO	UBIS
AP	CHEWA	EGCO	IP	MFEC	PHOL	SAMART	SPVI	TK	UV
ARIP	CHO	EPG	IRPC	MINT	PLANB	SAMTEL	SSSC	TKT	VGI
ARROW	CIMBT	ETC	ITEL	MONO	PLANET	SAT	SST	TMT	VIH
ASP	CK	FPI	IVL	MOONG	PLAT	SC	STA	TNDT	WACOA
AUCT	CKP	FPT	JSP	MSC	PORT	SCB	STEC	TNTY	WAVE
AWC	CM	FSMART	JWD	MST	PPS	SCC	STI	TOA	WHA
AYUD	CNT	GBX	K	MTC	PR9	SCCC	SUN	TOP	WHAUP
BAFS	COM7	GC	KBANK	MVP	PREB	SCG	SUSCO	TPBI	WICE
BANPU	COMAN	GCAP	KCE	NCL	PRG	SCGP	SUTHA	TQM	WINNER
BAY	COTTO	GFPT	KKP	NEP	PRM	SCM	SVI	TRC	ZEN
BBL	CPALL	GGC	KSL	NER	PROUD	SDC	SYMC	TRU	TRUE
BCP	CPF	GLAND	KTB	NKI	PSH	SEAFCO	SYNTEC	TSC	
BCPG	CPI	GLOBAL	KTC	NOBLE	PSL	SEAOIL	TACC	TSR	
BDMS	CPN	GPI	LALIN	NSI	PTG	SE-ED	TASCO	TSTE	
BEM	CRC	GPSC	LANNA	NVD	PTT	SELIC	TCAP	TSTH	



Companies with Very Good CG Scoring by alphabetical order

2S	ATP30	CPW	GJS	KIAT	MTI	QLT	SKE	TCC	UMI
7UP	B	CRD	GYT	KISS	NBC	RBF	SKN	TCMC	UOBKH
ABICO	BA	CSC	HEMP	KOOL	NCAP	RCL	SKR	TEAM	UP
ABM	BAM	CSP	HPT	KTIS	NCH	RICHY	SKY	TFG	UPF
ACE	BC	CWT	HTC	KUMWEL	NETBA	RML	SLP	TFI	UPOIC
ACG	BCH	DCC	HYDRO	KUN	NEX	ROJNA	SMT	TIGER	UTP
ADB	BEC	DCON	ICN	KWC	NINE	RPC	SMT	TITLE	VCOM
AEONTS	BEYOND	DHOUSE	IFS	KWM	NRF	RT	SNP	TKN	VL
AGE	BFIT	DOD	IMH	L&E	NTV	RWI	SO	TKS	VNT
AHC	BJC	DOHOME	IND	LDC	OCC	S11	SORKON	TM	VPO
AIT	BJCHI	DV8	INET	LEO	OGC	SA	SPA	TMC	VRANDA
ALL	BLA	EASON	INSET	LHK	PATO	SAK	SPC	TMD	WGE
ALLA	BR	EFORL	INSURE	LOXLEY	PB	SALEE	SPCG	TMI	WIJK
ALUCON	BROOK	ERW	IRC	LRH	PICO	SAMCO	SR	TMILL	WP
AMANA	CBG	ESSO	IRCP	LST	PIMO	SANKO	SRICHA	TNL	XO
AMARIN	CEN	ESTAR	IT	M	PJW	SAPPE	SSC	TNP	XPG
APCO	CGH	ETE	ITD	MATCH	PL	SAWAD	SSF	TOG	YUASA
APCS	CHARAN	FE	J	MBAX	PM	SCI	STANLY	TPA	
APURE	CHAYO	FLOYD	JAS	MEGA	PMTA	SCN	STGT	TPAC	
AQUA	CHG	FN	JCK	META	PPP	SCP	STOWER	TPCS	
ASAP	CHOTI	FNS	JCKH	MFC	PPPM	SE	STPI	TPS	
ASEFA	CHOW	FORTH	JMART	MGT	PRIME	SFLEX	SUC	TRITN	
ASIA	CI	FSS	JMT	MICRO	PRIN	SFP	SWC	TRT	
ASIAN	CIG	FTE	KBS	MILL	PRINC	SFT	SYNEX	TSE	
ASIMAR	CMC	FVC	KCAR	MITSIB	PSG	SGF	TAE	TVT	
ASK	COLOR	GEL	KEX	MK	PSTC	SIAM	TAKUNI	TWP	
ASN	CPL	GENCO	KGI	MODERN	PT	SINGER	TBSP	UEC	



Companies with Ver Good CG Scoring by alphabetical order

A	CMAN	KASET	PRAKIT	THMUI
AI	CMO	KCM	PRAPAT	TNH
AIE	CMR	KK	PRECHA	TNR
AJ	CPT	KKC	PTL	TOPP
ALPHAX	CRANE	KWI	RJH	TPCH
AMC	CSR	KYE	RP	TPIPL
APP	D	LEE	RPH	TPIPP
AQ	EKH	LPH	RSP	TPLAS
ARIN	EMC	MATI	SABUY	TPOLY
AS	EP	M-CHAI	SF	TQR
AU	F&D	MCS	SGP	TTI
B52	FMT	MDX	SICT	TYCN
BEAUTY	GIFT	MJD	SIMAT	UKEM
BGT	GLOCON	MORE	SISB	UMS
BH	GREEN	MUD	SK	UNIQ
BIG	GSC	NC	SMART	UPA
BLAND	GTB	NDR	SOLAR	UREKA
BM	HTECH	NFC	SPACK	VIBHA
BROCK	HUMAN	NNCL	SPG	W
BSBM	IHL	NOVA	SQ	WIN
BSM	IIG	NPK	SSP	WORK
BTNC	INGRS	NUSA	STARK	WPH
BYD	INOX	PAF	STC	YGG
CAZ	JAK	PF	SUPER	ZIGA
CCP	JR	PK	SVOA	
CGD	JTS	PLE	TC	
CITY	JUBILE	PPM	TCCC	

Source : <http://www.thai-iod.com/th/projects-2.asp>

IOD (IOD Disclaimer)

การเปิดเผยผลการสำรวจของสมาคมส่งเสริมสถาบันกรรมการบริษัทไทย (IOD) ในเรื่องการกำกับดูแลกิจการ (Corporate Governance) นี้เป็นการดำเนินการตามนโยบายของสำนักงานคณะกรรมการกำกับหลักทรัพย์และตลาดหลักทรัพย์ โดยการสำรวจของ IOD เป็นการสำรวจและประเมินจากข้อมูลของบริษัทจดทะเบียนในตลาดหลักทรัพย์แห่งประเทศไทยและตลาดหลักทรัพย์เอเอ็มเอไอ ที่มีการเปิดเผยต่อสาธารณะและเป็นข้อมูลที่ผู้ลงทุนทั่วไปสามารถเข้าถึงได้ ดังนั้นผลสำรวจดังกล่าวจึงเป็นการนำเสนอในมุมมองของบุคคลภายนอกโดยไม่ได้เป็นการประเมินการปฏิบัติและมิได้มีการใช้ข้อมูลภายในในการประเมิน

อนึ่งผลการสำรวจดังกล่าวเป็นผลการสำรวจ ณ วันที่ปรากฏในรายงานภาพกำกับดูแลกิจการบริษัทจดทะเบียนไทยเท่านั้น ดังนั้นผลการสำรวจจึงอาจเปลี่ยนแปลงได้ภายหลังวันดังกล่าว ทั้งนี้ บริษัทหลักทรัพย์ อาร์เอชบี จำกัด (มหาชน) มิได้ยืนยันหรือรับรองถึงความถูกต้องของผลการสำรวจดังกล่าวแต่อย่างใด

Score Range	Number of Logo	Description
Less than 50	No logo given	-
50-59		Pass
60-69		Satisfactory
70-79		Good
80-89		Very Good
90-100		Excellent

Anti-Corruption Progress Indicator (as of 30 Dec 2021)

ได้รับการรับรอง CAC

2S	BAM	CGH	EA	GJS	JKN	MAKRO	NOBLE	PM	RATCH	SKR	SYNTEC	TMILL	TVO
ADVANC	BANPU	CHEWA	EASTW	GPI	K	MALEE	NOK	PPP	RML	SMIT	TAE	TMT	TWPC
AF	BAY	CHOTI	ECL	GPSC	KASET	MBAX	NSI	PPPM	RWI	SMK	TAKUNI	TNITY	U
AI	BBL	CHOW	EGCO	GSTEEL	KBANK	MBK	NWR	PPS	S & J	SMPC	TASCO	TNL	UBE
AIE	BCH	CIG	EP	GUNKUL	KBS	MC	OCC	PREB	SAAM	SNC	TBSP	TNP	UBIS
AIRA	BCP	CIMBT	EPG	HANA	KCAR	MCOT	OCEAN	PRG	SABINA	SNP	TCAP	TNR	UEC
AKP	BCPG	CM	ERW	HARN	KCE	META	OGC	PRINC	SAPPE	SORKON	TCMC	TOG	UKEM
AMA	BEYOND	CMC	ESTAR	HEMP	KGI	MFC	ORI	PRM	SAT	SPACK	TFG	TOP	UOBKH
AMANAH	BGC	COM7	ETE	HMPRO	KKP	MFEC	PAP	PROS	SC	SPALI	TFI	TOPP	UPF
AMATA	BGRIM	COTTO	FE	HTC	KSL	MINT	PATO	PSH	SCB	SPC	TFMAMA	TPA	UV
AMATAV	BJCHI	CPALL	FNS	ICC	KTB	MONO	PB	PSL	SCC	SPI	TGH	TPP	VGI
AP	BKI	CPF	FPI	ICHI	KTC	MOONG	PCSGH	PSTC	SCCC	SPRC	THANI	TRU	VIH
APCS	BLA	CPI	FPT	IFEC	KWC	MSC	PDG	PT	SCG	SRICHA	THCOM	TRUE	VNT
AQUA	BPP	CPN	FSMART	IFS	KWI	MST	PDJ	PTG	SCN	SSF	THIP	TSC	WACOAL
ARROW	BROOK	CSC	FSS	ILINK	L&E	MTC	PE	PTT	SEAOIL	SSP	THRE	TSTE	WHA
ASIAN	BRR	DCC	FTE	INET	LANNA	MTI	PG	PTTEP	SE-ED	SSSC	THREL	TSTH	WHAUP
ASK	BSBM	DELTA	GBX	INSURE	LH	NBC	PHOL	PTTGC	SELIC	SST	TIDLOR	TTA	WICE
ASP	BTS	DEMCO	GC	INTUCH	LHFG	NEP	PK	PYLON	SENA	STA	TIPCO	TTB	WIK
AWC	BWG	DIMET	GCAP	IRC	LHK	NINE	PL	Q-CON	SGP	STOWER	TISCO	TTCL	XO
AYUD	CEN	DRT	GEL	IRPC	LPN	NKI	PLANB	QH	SINGER	SUSCO	TKS	TU	ZEN

ได้ประกาศเจตนารมณ์เข้าร่วม CAC

7UP	AS	CPR	DOHOME	GULF	JMT	MAJOR	NRF	SAK	STECH	VCOM
ABICO	BEC	CPW	ECF	III	JR	MATCH	NUSA	SCGP	STGT	VIBHA
AJ	BKD	CRC	EKH	INOX	KEX	MILL	PIMO	SCM	SUPER	WIN
ALT	CHG	DDD	ETC	J	KUMWEL	NCL	PR9	SIS	TOM	YUASA
APCO	CPL	DHOUSE	EVER	JMART	LDC	NOVA	RS	STAR	TSI	ZIGA

ข้อมูล Anti-Corruption Progress Indicator

การเปิดเผยการประเมินดัชนีชี้วัดความคืบหน้าการป้องกันกรมีส่วนเกี่ยวข้องกับการทุจริตคอร์รัปชัน (Anti-corruption Progress Indicators) ของบริษัทจดทะเบียนในตลาดหลักทรัพย์แห่งประเทศไทยที่จัดทำโดยสถาบันที่เกี่ยวข้องซึ่งมีการเปิดเผยโดยสำนักงาน คณะกรรมการกำกับหลักทรัพย์ และตลาดหลักทรัพย์นี้ เป็นการดำเนินการตามนโยบาย และตามแผนพัฒนาความยั่งยืนสำหรับบริษัทจดทะเบียนโดยผลการประเมินดังกล่าว สถาบันที่เกี่ยวข้องอาศัยข้อมูลที่ได้รับจากบริษัทจดทะเบียนตามบริษัทจดทะเบียนได้ระบุในแบบแสดงข้อมูลเพื่อการประเมิน Anti-Corruption ซึ่งอ้างอิงข้อมูลมาจากแบบแสดงรายการข้อมูลประจำปี แบบ (56-1) รายงานประจำปี แบบ (56-2) หรือในเอกสารหรือรายงานอื่นที่เกี่ยวข้องของบริษัทจดทะเบียนนั้น แล้วแต่กรณี ดังนั้น ผลการประเมินดังกล่าวจึงเป็นการนำเสนอในมุมมอง ของสถาบันที่เกี่ยวข้องซึ่งเป็นบุคคลภายนอก โดยมิได้เป็นการประเมินการปฏิบัติของบริษัทจดทะเบียนในตลาดหลักทรัพย์แห่งประเทศไทย และมีได้ใช้ข้อมูลภายในเพื่อการประเมิน

เนื่องจากผลการประเมินดังกล่าวเป็นเพียงผลการประเมิน ณ วันที่ปรากฏในผลการประเมินเท่านั้น ดังนั้น ผลการประเมินจึงอาจเปลี่ยนแปลง

ได้ภายหลังวันดังกล่าว หรือรับรองความถูกต้องครบถ้วนของผลประเมินดังกล่าวแต่อย่างใด ทั้งนี้บริษัทหลักทรัพย์ อาร์เอชบี จำกัด (มหาชน) มิได้

ยืนยันตรวจสอบหรือรับรองความถูกต้องของผลการสำรวจ