

Thailand Morning Cuppa

Top Bulletin

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- แลนด์แอนด์เฮ้าส์
- AP (ประเทศไทย)
- ศุภาลัย

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Bulletin

| STOCK/SECTOR | NEWS | COMMENT | RATING |
|---|--|---|---|
| พัฒนาอสังหาริมทรัพย์ แลนด์แอนด์เฮ้าส์ (LH TB) AP (ประเทศไทย) (AP TB) ศุภาลัย (SPALI TB) | <p>บ้านและคอนโดมิเนียมกำลังสิ้นกรุงเทพฯและปริมณฑล โดยสต็อกที่ยังขายไม่ได้มีมากกว่า 200,000 หน่วย ณ สิ้น 2Q66 มี 206,246 หน่วย มูลค่ารวม 1.02 ล้านล้านบาทพร้อมขาย ซึ่งเพิ่มขึ้น +3.3% YoY และ +5.3% YoY ในด้านจำนวนหน่วยและมูลค่าของยูนิตพร้อมขาย ตลาดที่อยู่อาศัยยังคงเผชิญความท้าทาย: i) อัตราการปฏิเสธสินเชื่อที่สูงตามเกณฑ์การอนุมัติที่เข้มงวดของสถาบันการเงิน ii) แนวโน้มดอกเบี้ยขาขึ้น และ iii) กำลังซื้อที่อ่อนแอ</p> <p>จากยูนิตที่ยังขายไม่ได้ทั้งหมด มีเพียง 23,080 หน่วย (มูลค่า 127.8 พันล้านบาท) ที่เป็นโครงการเปิดใหม่ หรือคิดเป็น 11.19% ของยูนิตพร้อมขายทั้งหมด และ 12.54% ของมูลค่ายูนิตพร้อมขายทั้งหมด ทั้งนี้จำนวนและมูลค่ายูนิตเปิดตัวใหม่ใน 1H66 ลดลง 19% YoY และ 6.6% YoY ตามลำดับ โดยจากโครงการที่เปิดตัวใหม่ โครงการที่อยู่อาศัยแนวราบมีจำนวนยูนิตน้อยลง (11,224 หน่วย, -7.8% YoY) มูลค่ารวม 80.3 พันล้านบาท ขณะที่สต็อกยูนิตคอนโดมิเนียมพร้อมขายอยู่ที่ 11,856 หน่วย (-27.3% YoY) มูลค่ารวม 47.5 พันล้านบาท (+5.9% YoY) (ฐานเศรษฐกิจ)</p> | <p>ปริมาณสต็อกบ้านและคอนโดมิเนียมที่รอการขายเป็นจำนวนมากเป็นประเด็นสำคัญที่น่ากังวลสำหรับอุตสาหกรรมนี้ จากการติดตามของเราที่บริษัทพัฒนาอสังหาริมทรัพย์ขนาดใหญ่แสดงให้เห็นว่าส่วนใหญ่ได้ใช้แคมเปญการตลาดเชิงรุกมากขึ้นในด้านราคาและดอกเบี้ย 0% สำหรับสินเชื่อบ้านในช่วงเวลาจำกัด โดยเฉพาะตั้งแต่เดือนกันยายน แคมเปญเหล่านี้มุ่งจะลดสต็อกยูนิตที่สร้างเสร็จแล้วในมือให้ได้อย่างมากที่สุด</p> <p>แม้ว่าจำนวนสต็อกที่ยังขายไม่ได้ในโครงการเปิดใหม่เร็วขึ้นจะลดลง YoY แต่ปัญหานี้ยังไม่หมดลง เนื่องจากบริษัทพัฒนาอสังหาริมทรัพย์ส่วนใหญ่ได้เปิดโครงการใหม่ใน 1H66 ในลักษณะอนุรักษ์นิยมมากขึ้น หากบริษัทเหล่านี้กลับมาเร่งเปิดตัวโครงการใหม่ในเชิงรุกอีกใน 2H66 จำนวนยูนิตที่ยังขายไม่ได้จะต้องสะสมเพิ่มขึ้นอย่างหลีกเลี่ยงไม่ได้</p> <p>เพื่อลดความกังวลดังกล่าว เราได้เลือกหุ้นบริษัทที่มีโมเมนตัมยอดจองซื้อที่แข็งแกร่ง โดยเฉพาะในส่วนของโครงการแนวราบ โดยเรามองว่า AP (ประเทศไทย) (AP) และ ศุภาลัย (SPALI) เป็นบริษัทที่มีความสามารถในการแข่งขันค่อนข้างสูงโดยเปรียบเทียบ ระหว่างสองบริษัทนี้เรามองว่า AP มีศักยภาพที่จะมี upside ต่อผลงานได้มากกว่า เนื่องจากมีโมเมนตัมยอดจองซื้อโครงการแนวราบที่สม่ำเสมอ และแม้ว่าผลงานของ LH จะแผ่วลงในส่วนธุรกิจหลัก แต่คาดว่าจะมีแรงกระตุ้นผลประกอบการ FY66 จากการขายโครงการโรงแรมสองแห่งในพญาเข้ากอง REIT โดยสรุป Top Picks ของเราคือ LH และ AP เราคงคำแนะนำและราคาเป้าหมายสำหรับหุ้นทุกตัวที่กล่าวมา</p> | <p>Sector: “เท่ากับตลาด”</p> <p>Stocks: LH: “ซื้อ”, ราคาเป้าหมาย: 10.85 บาท</p> <p>AP: “ซื้อ”, ราคาเป้าหมาย: 14.40 บาท</p> <p>SPALI: “ซื้อ”, ราคาเป้าหมาย: 26.40 บาท</p> |

Top BUYs

| | TP (THB) | Upside (%) | Catalysts |
|---|-------------|---------------|--|
| Advanced Info Service (ADVANC TB) | 252 | 10.53 | <ul style="list-style-type: none"> A further recovery in mobile revenue from higher roaming and prepaid sales (increased tourist flows). The earlier removal of fixed speed unlimited plans should mitigate the pressure on ARPU from weaker economic sentiment Sustained double-digit growth in the fixed broadband or FBB segment on higher homes passed (strengthened further by the acquisition of TTT Broadband) The potential monetisation of its tower assets looks to be share price catalyst in the mid- to longer-term Key downside risks are competition, weaker than expected earnings and political/economic headwinds |
| Airports of Thailand (AOT TB) | 84 | 20.43 | <ul style="list-style-type: none"> Flights between Thailand and China slated to ramp up to 430 per week (one-third of 2019 levels) from Jun onwards (from 100 weekly flights in May) has unlocked the travel bottleneck Suvarnabhumi Airport's (BKK) new Satellite Terminal opening in Sep 2023 may drive AOT's earnings from FY24 onwards Long-term upsides; i) Plans to boost non-aeronautical revenues to 50% from c.45% currently, ii) the idea of PSC collections for air transit/transfer passengers, iii) expansions of BKK and Don Mueang, and iv) the planned transfers of three airports to AOT Earnings turnaround to THB11.5bn in FY23F, with aircraft and passenger numbers at 74% and 67% of 2019's levels vis-à-vis FY22's 44% and 33% |
| Bangkok Dusit Medical Services (BDMS TB) | 35.25 | 31.78 | <ul style="list-style-type: none"> 2H23 net profit may improve HoH, on the continued return of Thai and foreign patients to its hospitals. BDMS may see growing numbers from the Middle East and China – the latter should provide additional support for earnings growth, aside from the solid income already coming from hospital billings for China expatriates. 3Q23 earnings may grow YoY and QoQ from the high season for medical treatments BDMS targets a 3-year organic revenue of 6-8% CAGR (2022-2025) and superior 23-24% EBITDA margin – to be driven by more revenue intensity and case mix (ie fly-in patients and Centres of Excellence). BDMS is looking to increase market share in Social Security and enhance health insurance revenues for Thai and expatriate patients. Expect healthy core profit expansion by 6% in 2023. Stable bed occupancy rates vs 2022's 73% (including COVID-19 treatments) are assumed. Profit margins may jointly benefit from patients and price intensity. |
| Bangkok Expressway and Metro (BEM TB) | 11.22 | 35.18 | <ul style="list-style-type: none"> After schools and universities' new academic years began in May, average expressway traffic crawled up while average weekday traffic marked a bit higher number. While January to June numbers were still below their comparable months during FY19's pre-pandemic period, this may imply that there is ample room (more than 10%) for BEM's expressway traffic to improve. Similar to expressway traffic numbers' upwards direction, Blue Line Mass Rapid Transit (MRT) ridership also rose at a stronger growth rate. Note: June's ridership grew 10% MoM. Contrary to the expressway traffic levels, ridership numbers from January to June were higher than FY19 numbers – every single month. We expect BEM to post new ridership number highs within the remainder of 2023. For FY23, we think traffic and ridership numbers should strengthen in 2H23. Expressway traffic should continue to crawl up to pre-pandemic levels (>1.2m trips/day) while Blue Line MRT ridership ought to hit new high records (likely in 4Q23). |
| Central Pattana (CPN TB) | 85 | 34.39 | <ul style="list-style-type: none"> Benefits from the normalising rental rate discounts given to mall tenants and rising customer traffic to CPN's malls at tourism destinations Secured new project openings this year, including two retail malls, seven hotels, and seven residential sites. The opening of the Central WestVille mall (32,000sq m) in 4Q23 and scheduled transfers of c.THB2.5bn residential units (mainly high-rise projects) in 2H23 to strengthen 2H23F earnings Positive to a clarity on the renewal of lease terms and contracts of two shopping malls with CPN Retail Growth Leasehold REIT or CPNREIT 2023F core profit to grow strongly by 18% YoY – beating pre-COVID-19 levels, while 3Q23F earnings may expand both YoY and QoQ |
| Central Retail Corp (CRC TB) | 54 | 39.35 | <ul style="list-style-type: none"> Performance of fashion and leasable property segments to bring revenue back to pre-pandemic levels, and improve the profit margin expansions Sales from international tourists is at >10%, beating 2019's c.5%, and this momentum may improve throughout the rest of 2023, to be driven by an increasing Chinese arrivals A better outlook for the hardline unit in 2H23F on the aggressive opening of 10 Thai Watsadu stores, healthier sales momentum of Ngyuen Kim appliance stores in Vietnam post its business restructuring, and utility costs optimisation Expect 19% core profit growth in 2023, while 3Q23F earnings may expand YoY |

Top BUYs

| | TP (THB) | Upside (%) | Catalysts |
|---|-------------|---------------|--|
| CP All (CPALL TB) | 76 | 25.62 | <ul style="list-style-type: none"> Convenience store or CVS traffic is strongly benefiting from the rebound in out-of-home activities and foreign tourist arrivals, supporting a better product mix on high GPM food and personal care sales CPALL's 2H23F outlook is still attractive, and the CVS business may remain its key growth driver. Support factors: i) The ongoing Chinese tourism recovery, ii) decreasing electricity costs, iii) on-track openings of new 7-Eleven CVS stores (and acceleration in Makro and Lotus's new stores vs 1H23) CPAXT's completion of debt restructuring in April may lower CPALL's average interest rates and interest expenses, and limit currency risks after paying off USD loans Expect robust earnings growth of 34% (78% of pre-pandemic levels) and 22% YoY in 2023 and 2024 |
| Land and Houses (LH TB) | 10.85 | 39.10 | <ul style="list-style-type: none"> Due to limited activities of launching new projects and none of these new projects commanding strong presales since their respective launches, the company showed a weak performance in 1H23, especially in terms of presales and transfers based on 22% of its overall new project value being launched within 1H23 under its FY23 plan (THB35bn) As new project launches for F23 will be heavily loaded in 4Q23, we expect the company's presales to follow suit in tandem with these new launches. Likewise, there should be a likely trend of presales hitting FY23's highest quarter in 4Q23 when LH launches 78% of its full-year plan to unveil new projects within 2H23 Its presales speed can step up when a new condominium project will be launched in 4Q23. We also expect the Vive brand in the SDH segment to be launched in 3Q23 to attract solid demand from the high-end market Up to now, LH remains committed to its plan to sell two Grand Centre Point hotels in Pattaya to a REIT within 4Q23. As these two hotels have performed superbly in terms of average room and occupancy rates (>90% on average), we think the company will secure this opportunity to record extra gains from the spinning-off of these two hotels by 4Q23 |
| PTT Exploration & Production (PTTEP TB) | 186 | 8.77 | <ul style="list-style-type: none"> OPEC+ recently announced huge production cuts of 1.15mbpd, starting from May 2023 till year's end. This is a positive surprise and should strongly enhance oil prices in 2023 Gas sales volumes in 2023 are likely to improve and should be in the range of 470-510kboed vs 468kboed in 2022. The Erawan G1/61 site, which previously had issues with site access, is now seeing more developments, as the company has sited eight production rigs there. Production should therefore increase from 200mmcf in 2022 to 600mmcf by the end of the year China and India are the largest growth demand factors in 2023 on the back of a recovery in transportation and industrial fuel demand. It will take some time before the impact of China's re-opening of borders is fully recognised – this may gather momentum in 2Q23-3Q23, and we expect an oil supply deficit in 2023 |
| Siam Commercial Bank (SCB TB) | 150 | 46.34 | <ul style="list-style-type: none"> We fine-tune our FY22F-23F earnings to in line with FY22's financial targets. Net-net, earnings will rise 3.4% for FY22F and fall by 3.2% for FY23F post assumptions of lower loan growth and higher opex despite elevated non-ll and credit costs. Our TP stays at THB150. We maintain our 2% ESG premium based on RHB's proprietary methodology |
| Sino-Thai Engineering & Construction (STEC TB) | 16.20 | 72.34 | <ul style="list-style-type: none"> Based on the current political situation, we expect almost all prioritised infrastructure projects listed by the Transport Ministry to be delayed until we get a new post-election government. The bulk of these involve rail transits, which should be an advantage for the large construction players including STEC The Red Line MRT extension and three new double-track railway lines can be actually executed in terms of the bidding process within this year, in our view Without any new infrastructure bids, we expect limited impacts on STEC which have moderate amounts of orderbooks on hand cushioning the vacuum in public sector bidding activities and an uptrend of GPM. For STEC, it is monopolising the mega-sized c.THB27bn U-Tapao International Airport's expansion, which is likely to be awarded soon |

RHB Guide to Investment Ratings

| | |
|---------------------|--|
| Buy: | Share price may exceed 10% over the next 12 months |
| Trading Buy: | Share price may exceed 15% over the next 3 months, however longer-term outlook remains uncertain |
| Neutral: | Share price may fall within the range of +/- 10% over the next 12 months |
| Take Profit: | Target price has been attained. Look to accumulate at lower levels |
| Sell: | Share price may fall by more than 10% over the next 12 months |
| Not Rated: | Stock is not within regular research coverage |

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Kuala Lumpur

RHB Investment Bank Bhd
Level 3A, Tower One, RHB Centre
Jalan Tun Razak
Kuala Lumpur
Malaysia
Tel : +(60) 3 9280 8888
Fax : +(60) 3 9200 2216

Singapore

RHB Bank Berhad (Singapore branch)
90 Cecil Street
#04-00 RHB Bank Building
Singapore 069531
Fax: +65 6509 0470

Jakarta

PT RHB Sekuritas Indonesia
Revenue Tower, 11th Floor, District 8 - SCBD
Jl. Jendral Sudirman Kav 52-53
Jakarta 12190
Indonesia
Tel : +6221 509 39 888
Fax : +6221 509 39 777

Bangkok

RHB Securities (Thailand) PCL
10th Floor, Sathorn Square Office Tower
98, North Sathorn Road, Silom
Bangrak, Bangkok 10500
Thailand
Tel: +(66) 2 088 9999
Fax : +(66) 2 088 9799