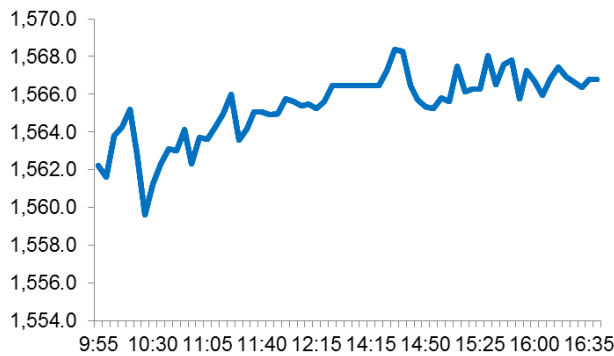


Thailand Morning Cuppa

Top Story & Bulletin

STOCK/SECTOR	NEWS	COMMENT	RATING
Real Estate Land and Houses (LH TB)	<p>Property developers have become more careful in launching new residential project this year and are focusing on segments where demand is strong. This is as the daily number of COVID-19 cases in Thailand continues to escalate.</p> <p>Noble Development (NOBLE TB, NR) Chairman Thongchai Busrapan said his company has delayed the launch of a new luxury condominium (condo) project on Wireless Road – The Embassy at Wireless – from 2Q to 4Q, as it is a big project worth THB10.7bn. Other delayed projects: Low-rise condo and townhouse developments in the Don Mueang area worth a combined THB2.2bn, which have been rescheduled from 2Q21 to 3Q21.</p> <p>Frasers Property Thailand (FPT TB, NR) Country Chief Executive Thanapol Sirithanachai said plans to launch 10 new residential projects in the next six months remain unchanged, even though customers faced challenges in securing home loans. He said FPT will be more selective in launching new housing projects, by considering locations where demand was strong and purchasing power remained good. One such project is a low-rise housing development in Khon Kaen that is not at a tourism destination. It recorded THB300m in presales in one weekend. (<i>Bangkok Post</i>)</p>	<p>Even the mid-sized developers have agreed to launch new projects during the escalating pandemic situation in 2Q21. According to the large players, almost all of them have plans in place to aggressively launch new projects in 2H21. During 1H21, they focused on pumping up presales at existing developments – both low rise and condo.</p> <p>If the pandemic situation prolongs across 2H21, we believe most developers are prepared to postpone their new projects and revise down respective business targets. Unlike the first and second rounds of the pandemic, this existing round does not bode well for presale momentum, even from the ever-popular low rise segment.</p> <p>However, in case COVID-19 is tamed within this mid-year, there will an opportunity for developers to push presale numbers in 2H21. We retain our call for the sector, as well as maintaining our recommendation and TP for our sector Top Pick: Land and Houses (LH TB).</p>	<p>Sector: NEUTRAL</p> <p>Stock: LH: BUY, TP: THB9.90</p>

Chart 1: SET intra-day graph


SET	2019	2020	2021F	2022F
PE (x)	18.02	25.96	18.53	16.32
P/BV (x)	1.71	1.61	1.72	1.63
Yield (%)	3.28	3.26	2.65	2.92

SET Value by investor Type: Daily	Buy	Sell	Net
	(THBm)	(THBm)	(THBm)
Institution	7,397.41	6,809.30	588.11
Proprietary	7,948.98	7,126.45	822.52
Foreign	34,936.50	36,682.70	-1,746.19
Retail	47,931.77	47,596.21	335.56

SET Value by investor Type	MTD	YTD
	(THBm)	(THBm)
Institution	-8,983.16	-45,981.75
Proprietary	-3,456.04	23.03
Foreign	-21,373.23	-54,401.77
Retail	33,812.43	100,360.48

SET50 Index Future	Long	Short	Net	MTD	YTD
	Institution	26,201	32,021	-5,820	17,130
Foreign	74,621	51,589	23,032	5,325	-16,492
Local	70,284	87,496	-17,212	-22,455	-36,382

Foreign Fund Flows (USDm)	MTD			YTD	YoY
	Thailand	-55.4	-67.6	-684.2	-1778.1

Note: *As at 18 May 2021 closing

Table 1: Key market indices (19 May 2021)

	Index	Chg	Chg (%)	YTD (%)
Thailand (SET)	1566.80	17.64	1.14%	8.1%
Thailand (SET50)	948.87	9.88	1.05%	4.2%
Thailand (SET100)	2154.56	23.36	1.10%	5.8%
USA (Dow Jones)	34060.66	-267.13	-0.78%	11.3%
USA (S&P500)	4127.83	-35.46	-0.85%	9.9%
USA (Nasdaq)	13303.64	-75.41	-0.56%	3.2%
UK (FTSE)	7034.24	1.39	0.02%	8.9%
Singapore (FSSTI)	3142.63	62.94	2.04%	10.5%
Hong Kong (Hang Seng)	28593.81	399.72	1.42%	5.0%
Japan (Nikkei)	28406.84	582.01	2.09%	3.5%
Malaysia (KLCI)	1591.32	7.86	0.50%	-2.2%
China (SHANGHAI SE)	3529.01	11.40	0.32%	1.6%
Indonesia (JCI)	5834.39	0.53	0.01%	-2.4%

Foreign Exchange Rates / Oil Market

USD	Closed	Chg	Chg (%)
Baht (Onshore)	31.40	-0.02	0.05
Yen	108.92	0.02	-0.02
Euro	1.22	0.00	0.02

Oil Price (USD/barrel)		Chg	Chg (%)
Brent	68.15	-0.16	-0.23
Nymex-Crude Light	65.10	-0.39	-0.60

Note: *As at 18 May 2021 closing

Top BUYs

	TP (THB)	Upside (%)	Catalysts
Airports of Thailand (AOT TB)	74.00	21.81	<ul style="list-style-type: none"> 2QFY21F's performance may be the weakest of the year, before gradually improving with smaller losses throughout 2HFY21, while an earnings turnaround in FY22 may also support AOT's long-term outlook. Local aviation sees favourable recovery: its domestic recovery may approach pre-pandemic levels by FY23, a year ahead of the international side. The Government's latest approval for Phase 3 of the "We Travel Together" local tourism stimulus campaign, from May to August, may be a catalyst and boost flight numbers. As the first-tier tourism player, AOT may strongly underpin the revival of the tourism industry, while the weakening short-term sentiment and earnings present investors with an opportunity to BUY.
Bangkok Bank (BBL TB)	153.00	31.33	<ul style="list-style-type: none"> One of Thailand's large banks which operates its business conservatively but surely. BBL has less NPL risks than peers due to its high exposure to corporate customers (c.40% of total loans) which are robust than other groups. This is also the reason why the bank has lowest proportion of customers under debt relief measures among peers. BBL's strong capital ratio and manageable NPL level are enable it to ready to pay normal dividend without any concerns except the BoT's regulations. FY21 earnings is expected to recover strongly YoY, underpinned by a decrease in provisions, improved cost structure, continued loan growth (mainly from corporate and international loans), and a rebound in fee incomes. Undemanding valuation with current P/BV at 0.5x.
Central Pattana (CPN TB)	66.00	32.00	<ul style="list-style-type: none"> Improving sentiment for its retail mall operations, based on indirect benefits from the year-end tax rebate for shopping campaigns Rental rate discounts may marginally improve, with no material impact from temporary political rallies, on store traffic Efficient cost control measures have lowered its variable and fixed costs, mainly utility and marketing expenses, while profit margins are likely on the uptrend on the back of reviving retail mall operations Residential business sees stronger sales momentum in 4Q20 – the industry's high season – based on more high-rise unit transfers, along with low-rise projects in Bangkok and upcountry
Charoen Pokphand Foods (CPF TB)	38.00	35.71	<ul style="list-style-type: none"> The uptrend of its core business should be prolonged, given the tighter supply conditions due to the African Swine Fever outbreak in Asia, with relatively low feed costs that remain in place – although Charoen Pokphand Foods should benefit from lower policy rates and a weakening THB Upside from the acquisition of Tesco Thailand and Tesco Malaysia. While we expect the company to enhance its fresh products distribution channel by tapping into the hypermarket network, we think CPF could also ramp up its food services in Tesco's retail space, going forward Other positive synergies include cost savings on logistics network sharing, inventory turnover, and cross-selling between retail trading formats
CP All (CPALL TB)	75.00	30.43	<ul style="list-style-type: none"> V-shaped earnings recovery, with continued opening of new stores, while Siam Makro's operations remain solid As it has the most extensive store network, CPALL may strongly benefit the new normal in terms of facilitating delivery of products and services through its developing omni-channel platform Still the best-in-class retailer with intact new store opening plan. Expect full-year earnings returning to pre-pandemic levels in 2021 To finance the acquisition of Tesco Lotus with a combination of debt and perpetual debentures to balance its leverage
Home Product Center (HMPRO TB)	17.00	24.09	<ul style="list-style-type: none"> Expecting normalising earnings in FY21 – to be supported by full-year operations of all stores and retail malls vs a temporary closure from late March to mid-May, with profit margins approaching pre-pandemic levels HMPRO's investment in Vietnam may strongly benefit growing urbanisation and a potential rise in the construction sector Quarterly earnings momentum will continue its upward trajectory in 1Q21 Rapid improvement in sustainability development may allow the stock to continue trading at a premium

Top BUYs

	TP (THB)	Upside (%)	Catalysts
Krung Thai Bank (KTB TB)	14.30	31.19	<ul style="list-style-type: none"> • The laggard of the sector with undemanding valuation plus an earnings recovery. • Outstanding loan proportion from corporate and Gov.&SoEs customers (43% of total loans). • Public investment via Gov.'s disbursement scheme should help to drawdown loans from KTB. • FY21F earnings is set to rebound like other banks, mainly on lower set of provisions, improved fee incomes, while its NII is likely to maintain following a gradual rise in loan offsetting lower NIM. • The valuation is compelling with current P/BV at 0.4x.
Muangthai Capital (MTC TB)	73.00	27.51	<ul style="list-style-type: none"> • One of the leaders in microfinance market which provides a variety of loan products. • Ample opportunities to grow through the ocean of untapped customers who cannot reach credits from traditional banks. Management's extensive experiences, aggressive new branch expansion, well-known brand will be the keys to drive robust earnings over other players. • FY21-23 earnings is expected to grow CAGR of 20%, driven by a growth in loan, lower CIR, sustained NIM, and controlled asset quality. • The continued economic recovery should gradually help to improve loan demand, credit cost, and asset quality. • TIDLOR's IPO plan in early-May 21 would be the short-term catalyst to drive MTC's share price.
PTT (PTT TB)	51.50	28.75	<ul style="list-style-type: none"> • We expect strong earnings rebound in 2021 in tandem with economic recovery, on the back of gradual global vaccination rollout. • E&P arm will benefit from higher oil prices while the refineries and petrochemical arms will see pick-up in refined product spreads and wider petrochemical spreads. • PTT is targeting to increase its renewable energy capacity to 3GW by 2025, with the primary focus on solar and wind in countries such as China, Vietnam, Taiwan and India.
Siam Cement (SCC TB)	500.00	10.62	<ul style="list-style-type: none"> • Petrochemicals is currently in an upcycle. HDPE-naphtha spread in 1Q21 should remain as high as levels recorded in 4Q20, while the polypropylene-naphtha spread reached another high in 1Q21. SCC's polyolefin sales volumes returned to normal levels after the turnaround of the Map Ta Phut olefin cracker was completed in 4Q20. • The improvement in cement & building materials business should be noticeable in 1Q21, with cement demand growing 1-2% in Thailand. This would be due to stronger demand from the residential property sector in provincial areas, and continuously solid demand stemming from government infrastructure projects. • FY21 will start out with strong earnings growth in 1Q21, while the petrochemical division may be driven by higher production volume after de-bottlenecking the Map Ta Phut olefin cracker finishing 2Q21. For 2H21, we expect a brighter outlook for the cement & building materials business especially in ASEAN countries, when construction activities resume to normal.

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