

# Thailand Morning Cuppa

## Top Story

### WHA Corp (WHA TB, BUY, TP: THB3.80)

Engine Heating Up; Keep BUY

Company Update

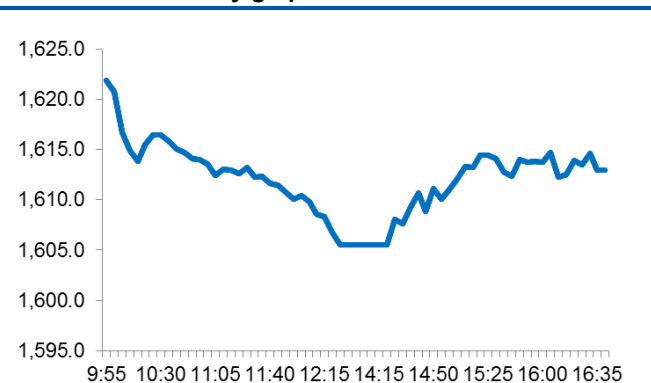
Keep BUY and SOP-based THB3.80 TP, 15% upside and >3% yield. WHA Corp remains our industrial estates Top Pick, as it has shown consistent growth in its warehouse business and constant commitment towards unlocking the market value of its leased spaces via a REIT.

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Today's Report: [WHA Corp : Engine Heating Up; Keep BUY \(21 Jun 2021\)](#)

Previous Report: [WHA Corp : On The Verge Of Earnings Growth; Keep BUY \(2 Mar 2021\)](#)

Chart 1: SET intra-day graph



SET	2019	2020	2021F	2022F
PE (x)	18.02	25.96	19.30	16.85
P/BV (x)	1.71	1.61	1.79	1.70
Yield (%)	3.28	3.26	2.59	2.83

SET Value by investor Type: Daily	Buy (THBm)	Sell (THBm)	Net (THBm)
Institution	6,061.45	5,990.54	70.91
Proprietary	8,987.67	8,584.37	403.30
Foreign	54,363.03	56,612.99	-2,249.96
Retail	40,777.13	39,001.38	1,775.76

SET Value by investor Type	MTD (THBm)	YTD (THBm)
Institution	-1,142.89	-37,779.26
Proprietary	2,364.83	4,535.22
Foreign	57.44	-66,153.09
Retail	-1,279.37	99,397.13

SET50 Index Future	Long	Short	Net	MTD	YTD
Institution	33,595	33,354	241	7,776	45,455
Foreign	72,285	74,533	-2,248	-36,383	-9,562
Local	82,481	80,474	2,007	28,607	-35,893

Foreign Fund Flows (USDm)	MTD	YTD	YoY
Thailand	-71.5	-235.4	3.6
			-2151.4
			4677.7

Note: \*As at 18 Jun 2021 closing

Table 1: Key market indices (21 Jun 2021)

	Index	Chg	Chg (%)	YTD (%)
Thailand (SET)	1612.98	-4.67	-0.29%	11.3%
Thailand (SET50)	971.19	-2.74	-0.28%	6.7%
Thailand (SET100)	2214.30	-5.27	-0.24%	8.7%
USA (Dow Jones)	33290.08	-533.37	-1.58%	8.8%
USA (S&P500)	4166.45	-55.41	-1.31%	10.9%
USA (Nasdaq)	14030.38	-130.97	-0.92%	8.9%
UK (FTSE)	7017.47	-135.96	-1.90%	8.6%
Singapore (FSSTI)	3144.16	5.85	0.19%	10.6%
Hong Kong (Hang Seng)	28801.27	242.68	0.85%	5.8%
Japan (Nikkei)	28297.67	-720.66	-2.48%	3.1%
Malaysia (KLCI)	1589.05	18.19	1.16%	-2.3%
China (SHANGHAI SE)	3525.10	-0.51	-0.01%	1.5%
Indonesia (JCI)	6007.12	-61.33	-1.01%	0.5%

Foreign Exchange Rates / Oil Market	Closed	Chg	Chg (%)
USD			
Baht (Onshore)	31.51	0.02	-0.05
Yen	110.18	-0.03	0.03
Euro	1.19	0.00	0.08
Oil Price (USD/barrel)			
Brent	73.32	0.14	0.19
Nymex-Crude Light	71.91	0.27	0.38

Note: \*As at 18 Jun 2021 closing

**Bulletin**

STOCK/SECTOR	NEWS	COMMENT	RATING
Hospitality Airports of Thailand (AOT TB) Central Plaza Hotel (CENTEL TB)	The occupancy rate (OR) of hotels in Thailand in June is expected to be c.6%, ie the same as in May. This was attributed to the third COVID-19 wave, according to the results from a Thai Hotels Association (THA) survey released on Saturday. THA President Marisa Sukosol Nunbhakdi said the survey was conducted in May on over 234 hotels nationwide.	The poor hotel OR performance in 2Q21 was mainly due to Thailand's severe third wave, which has undermined domestic tourism – the only key source market for local hotels currently. Meanwhile, the re-launch of the Government's "We Travel Together" tourism stimulus campaign has been postponed indefinitely. The pandemic has also lowered foreigners' demand for travel to stay in ASQs. Those operators who have turned their properties into "hospitels" are small ones – we see no listed hoteliers operating such a format so far.	<b>Sector:</b> NEUTRAL  <b>Stocks:</b> AOT: BUY, TP: THB74.00  CENTEL: SELL, TP: THB29.00
The Erawan Group (ERW TB) Minor International (MINT TB)	The ORs of Alternative State Quarantine (ASQ) hotels are expected to drop to 10% vs 13% in May. The OR of "hospitels" – an amalgamation of "hospitals" and "hotels" – in May was higher than others at 30%, but revenue was still lower when compared to the pre-pandemic era. 38% of hotels were open, 41% were partly open, and 20% were temporarily closed. The majority of opened hotels generated revenues of less than 10% of their pre-COVID-19 topline. Only 18% of hotels, mostly managed by international hotel chains, generated revenues of more than half of what they generated before the pandemic.  Nunbhakdi expects the majority of hotels here to be open in 4Q21. She urged the Government to allow foreign tourists to travel to other provinces after spending seven days in Phuket. ( <i>The Nation</i> )	We think hoteliers' cost-optimisation programmes – implemented over the past year – may partially help reduce their monthly cash burns amid the opening of properties vs temporary closures during 2Q20's lockdown. Nonetheless, the listed hoteliers may record the steepest negative quarterly earnings this year in 2Q21, in our view. We maintain our forecast that international arrivals may recover at a gradual pace in 2H21 despite the tourism Sandbox Model kicking off from 1 Jul onwards in Phuket. This is over concerns of sluggish demand and the overseas travel bans by key source markets like China. We also have yet to see a material improvement in the local market outlook as COVID-19 continues. Hence, it may be too early to expect an earnings turnaround by end 2021, but 2022 appears to be more likely, in our view.  Airports of Thailand (AOT), as a first-tier tourism proxy, remains our Top Pick for tourism, and we keep our call and TP on this counter. We also maintain our recommendation and TP for Minor International (MINT), as its business and location diversifications may benefit from the faster re-opening of overseas borders, eg Europe. We stick to our calls and TPs for Central Plaza Hotel (CENTEL) and The Erawan Group (ERW), and make no changes to our sector recommendation.	ERW: SELL, TP: THB1.78  MINT: TRADING BUY, TP: THB35.50

**Top BUYs**

	TP (THB)	Upside (%)	Catalysts
<b>Airports of Thailand (AOT TB)</b>	74.00	12.12	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Local aviation sees favourable recovery: its domestic recovery may approach pre-pandemic levels by FY23, a year ahead of the international side.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<b>Bangkok Bank (BBL TB)</b>	153.00	28.03	<ul style="list-style-type: none"> <li>• One of Thailand's large banks which operates its business conservatively but surely.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Undemanding valuation with current P/BV at 0.5x.</li> </ul>
<b>Central Pattana (CPN TB)</b>	61.00	8.44	<ul style="list-style-type: none"> <li>• Improving sentiment for its retail mall operations, based on indirect benefits from the year-end tax rebate for shopping campaigns.</li> <li>• Rental rate discounts may marginally improve, with no material impact from temporary political rallies, on store traffic.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<b>Charoen Pokphand Foods (CPF TB)</b>	38.00	40.74	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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 supermarket network, we think CPF could also ramp up its food services in Tesco's retail space, going forward.</li> <li>• Other positive synergies include cost savings on logistics network sharing, inventory turnover, and cross-selling between retail trading formats.</li> </ul>
<b>CP All (CPALL TB)</b>	75.00	22.45	<ul style="list-style-type: none"> <li>• V-shaped earnings recovery, with continued opening of new stores, while Siam Makro's operations remain solid.</li> <li>• 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.</li> <li>• Still the best-in-class retailer with intact new store opening plan. Expect full-year earnings returning to pre-pandemic levels in 2021.</li> <li>• To finance the acquisition of Tesco Lotus with a combination of debt and perpetual debentures to balance its leverage.</li> </ul>
<b>Home Product Center (HMPRO TB)</b>	17.00	15.65	<ul style="list-style-type: none"> <li>• 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.</li> <li>• HMPRO's investment in Vietnam may strongly benefit growing urbanisation and a potential rise in the construction sector.</li> <li>• Quarterly earnings momentum will continue its upward trajectory in 1Q21.</li> <li>• Rapid improvement in sustainability development may allow the stock to continue trading at a premium.</li> </ul>

**Top BUYs**

	TP (THB)	Upside (%)	Catalysts
<b>Krung Thai Bank (KTB TB)</b>	14.30	31.19	<ul style="list-style-type: none"> <li>The laggard of the sector with undemanding valuation plus an earnings recovery.</li> <li>Outstanding loan proportion from corporate and government &amp; state-owned enterprise customers (43% of total loans).</li> <li>Public investment via Gov.'s disbursement scheme should help to drawdown loans from KTB.</li> <li>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.</li> <li>The valuation is compelling with current P/BV at 0.4x.</li> </ul>
<b>Muangthai Capital (MTC TB)</b>	73.00	21.16	<ul style="list-style-type: none"> <li>One of the leaders in microfinance market which provides a variety of loan products.</li> <li>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.</li> <li>FY21-23 earnings are expected to grow CAGR of 20%, driven by a growth in loan, lower CIR, sustained NIM, and controlled asset quality.</li> <li>The continued economic recovery should gradually help to improve loan demand, credit cost, and asset quality.</li> <li>TIDLOR's IPO plan in early-May 21 would be the short-term catalyst to drive MTC's share price.</li> </ul>
<b>PTT (PTT TB)</b>	51.50	28.75	<ul style="list-style-type: none"> <li>We expect strong earnings rebound in 2021 in tandem with economic recovery, on the back of gradual global vaccination rollout.</li> <li>E&amp;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.</li> <li>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.</li> </ul>
<b>Siam Cement (SCC TB)</b>	500.00	18.48	<ul style="list-style-type: none"> <li>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.</li> <li>The improvement in cement &amp; 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.</li> <li>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 &amp; building materials business especially in ASEAN countries, when construction activities resume to normal.</li> </ul>

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