

Thailand Morning Cuppa

Top Story

Land and Houses (LH TB, BUY, TP: THB9.57)

At An Inflection Point; Maintain BUY

Company Update

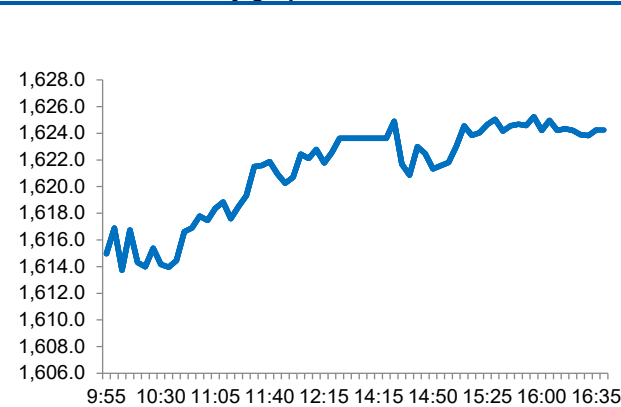
Maintain BUY with higher SOP-based THB9.57 TP from THB9.20, 20% upside and >6% yield. We think Land and Houses cannot escape from the negative pressure on the residential sector in 3Q21, as it has housing and commercial project portfolios. However, we believe stronger presales momentum for housing projects can be anticipated within 4Q21 while the commercial projects' recoveries will be prominent in FY22. Combining these two, we think LH can grow strongly in FY22.

Analyst: Chatree Srismacharoen +66 2088 9743

Today's Report: [Land and Houses : At An Inflection Point; Maintain BUY \(6 Oct 2021\)](#)

Previous Report: [Land and Houses : Moderately Strong Player; Maintain BUY \(13 Aug 2021\)](#)

Chart 1: SET intra-day graph



SET	2019	2020	2021F	2022F
PE (x)	18.02	25.96	18.79	16.50
P/BV (x)	1.71	1.61	1.81	1.72
Yield (%)	3.28	3.26	2.55	2.81

SET Value by investor Type: Daily	Buy		Sell	Net
	(THBm)		(THBm)	(THBm)
Institution	5,521.08		6,233.77	-712.69
Proprietary	9,141.42		8,897.86	243.56
Foreign	36,955.79		36,355.58	600.21
Retail	37,351.13		37,482.20	-131.07

SET Value by investor Type	MTD		YTD	
	(THBm)		(THBm)	
Institution	644.19		-40,297.90	
Proprietary	-136.90		12,590.57	
Foreign	2,190.55		-74,514.79	
Retail	-2,697.84		102,222.10	

SET50 Index Future	Long	Short	Net	MTD	YTD
	Institution	32,782	33,956	-1,174	256
Foreign	83,957	79,835	4,122	17,515	529
Local	86,096	89,044	-2,948	-17,771	-42,799

Foreign Fund Flows (USDm)	MTD		YTD		YoY
	Thailand	17.8	-12.9	65.2	-2412.0

Note: *As at 5 Oct 2021 closing

Table 1: Key market indices (6 Oct 2021)

	Index	Chg	Chg (%)	YTD (%)
Thailand (SET)	1624.24	9.76	0.60%	12.1%
Thailand (SET50)	978.86	7.64	0.79%	7.5%
Thailand (SET100)	2227.06	16.46	0.74%	9.3%
USA (Dow Jones)	34314.67	311.75	0.92%	12.1%
USA (S&P500)	4345.72	45.26	1.05%	15.7%
USA (Nasdaq)	14433.83	178.35	1.25%	12.0%
UK (FTSE)	7077.10	66.09	0.94%	9.5%
Singapore (FSSTI)	3068.12	-21.53	-0.70%	7.9%
Hong Kong (Hang Seng)	24104.15	67.78	0.28%	-11.5%
Japan (Nikkei)	28059.68	-385.21	-1.35%	2.2%
Malaysia (KLIC)	1530.42	7.95	0.52%	-5.9%
China (SHANGHAI SE)	3568.17	UNCHG	UNCHG	2.7%
Indonesia (JCI)	6288.05	-54.64	-0.86%	5.2%

Foreign Exchange Rates / Oil Market

USD	Closed	Chg	Chg (%)
Baht (Onshore)	33.82	0.00	0.00
Yen	111.57	0.11	-0.10
Euro	1.16	0.00	-0.03
Oil Price (USD/barrel)			
Brent	83.01	-0.11	-0.13
Nymex-Crude Light	78.97	0.04	0.05

Note: *As at 5 Oct 2021 closing

Top BUYs

	TP (THB)	Upside (%)	Catalysts
Airports of Thailand (AOT TB)	73.50	14.40	<ul style="list-style-type: none"> 3QFY21 (Sep) is likely the weakest quarter, as domestic aviation has led AOT's performance and the severe COVID-19 third wave may dampen local tourism activities. Cost optimisation efforts have been implemented effectively since 3QFY20, but variable expenses rose in tandem with a recovery in aeronautical activities post lockdown Regarding the Government's border re-opening scheme from Jul 2021 onwards, we expect some positive sentiment on the Phuket Sandbox Model towards AOT, as Phuket International Airport is its third-largest property 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
Home Product Center (HMPRO TB)	18.00	33.33	<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
Kasikornbank (KBANK TB)	150.00	9.09	<ul style="list-style-type: none"> One of opening theme plays, given the highest exposure to the small & medium enterprise or SME portion among the banks we cover or TH Banks Investors should look forward to an eventual recovery, as the recovery in the short term is likely to be uneven and take time before reaching pre-COVID-19 levels The bank trends to disrupt itself with new technologies. We believe this strategy will help the bank to improve profitability and quality in the long run FY21F earnings outlook is forecasted to rebound 8.5% in line with sector earnings. This is due to lower provisions and a rebound in net fees income Our valuation is conservative and its share price is trading below -1SD from the historical mean, which is compelling
PTT Exploration & Production (PTTEP TB)	138.00	14.52	<ul style="list-style-type: none"> We like PTTEP as a good proxy to stronger commodity prices 2Q21 earnings are expected to register stronger results on the back of stronger sales volumes and crude prices
PTT Global Chemical (PTTGC TB)	73.00	13.18	<ul style="list-style-type: none"> Bumper 1H21 earnings expected from robust petrochemical product spreads to translate into a strong FY21F rebound in YoY performance Current uptrend in oil prices also expected to see PTTGC regain its gas-based crackers' relative cost advantage over industry peers operating naphtha-based crackers
Siam Cement (SCC TB)	500.00	24.38	<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, when construction activities resume to normal
Tisco Financial (TISCO TB)	111.00	20.00	<ul style="list-style-type: none"> Superior asset quality to peers and strong capital base – highest among TH Banks – made TISCO deserve to trade at premium valuation. Its c.7% dividend yield is compelling and relatively highest among TH Banks, with full-year payment basis. We believe TISCO's conservative strategy amidst the pandemic will be proper, allowing the bank to survive post COVID-19 FY21 earnings is expected to rebound 7%YoY mainly on lower provisions and a rebound in net fees income, despite moderated NII and a slight increase in overheads

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Kuala Lumpur	Singapore
<p>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</p>	<p>RHB Bank Berhad (Singapore branch) 90 Cecil Street #04-00 RHB Bank Building Singapore 069531 Fax: +65 6509 0470</p>
Jakarta	Bangkok
<p>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</p>	<p>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</p>