

AMATA VN Pcl (AMATAV TB) - SELL, Price Bt8.05, TP Bt5.70**Results Comment**

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Weak 3Q21 as expected

- AMATAV reported 3Q21 net profit of Bt81m. Excluding FX gain, we estimate a normalized loss of Bt11m vs. a loss of 5m in 3Q20 but turning from profit of Bt4m in 2Q21.
- This was weak as expected due to no land pre-sales and no land transfer revenue in the quarter.
- In 9M21, AMATAV reported a normalized loss of Bt15m. We maintain our full-year earnings forecast of Bt183m as we expect to it realize land transfer revenue from its backlog in 4Q21. AMATAV also expects to sign new land pre-sales contract in 4Q21 as well.
- We however maintain our SELL rating as we see AMATAV being fully valued.

Income Statement						Income Statement					
(consolidated)						9M as					
Yr-end Dec (Bt m)	3Q20	4Q20	1Q21	2Q21	3Q21	(Bt m)	q-q%	y-y%	% 2021F	2021F	2022F
Revenue	114	115	117	123	120	Revenue	(2)	5	26	1,377	1,831
Gross profit	59	61	65	67	70	Gross profit	4	17	39	521	664
SG&A	28	33	30	31	41	SG&A	31	45	74	138	150
Operating profit	31	28	35	36	29	Operating profit	(21)	(8)	26	383	514
EBITDA	54	109	55	57	52	EBITDA	(10)	(4)	33	499	640
Other income	7	33	9	16	11	Other income	(31)	49	121	30	39
Other expense	0	1	0	0	0	Other expense			-	1	1
Interest expense	31	35	36	36	36	Interest expense	(1)	15	72	149	163
Profit before tax	7	24	8	16	4	Profit before tax	(77)	(50)	11	263	389
Income tax	7	9	9	6	7	Income tax	8	(7)	42	53	78
Equity & invest. income	0	0	0	0	0	Equity & invest. income			na	0	0
Minority interests	(5)	4	(7)	(6)	(8)	Minority interests	na	na	73	(28)	(37)
Extraordinary items	42	(113)	56	39	92	Extraordinary items	134	121	na	0	0
Net profit	37	(94)	49	43	81	Net profit	87	121	95	183	274
Normalized profit	(5)	19	(7)	4	(11)	Normalized profit	na	na	(8)	183	274
EPS (Bt)	0.04	(0.10)	0.05	0.05	0.09	EPS (Bt)	87	121	95	0.20	0.29
Normalized EPS (Bt)	(0.01)	0.02	(0.01)	0.00	(0.01)	Normalized EPS (Bt)	na	na	(8)	0.20	0.29
Balance Sheet						Financial Ratios					
(consolidated)						(%)					
Yr-end Dec (Bt m)	3Q20	4Q20	1Q21	2Q21	3Q21		3Q20	4Q20	1Q21	2Q21	3Q21
Cash & ST investment	278	107	176	617	408	Sales growth	0.8	(36.3)	(0.5)	2.8	5.1
A/C receivable	111	68	162	80	89	Operating profit growth	19.0	(37.7)	20.8	3.0	(8.2)
Inventory	449	423	443	457	1,218	EBITDA growth	17.5	73.0	10.5	1.3	(3.7)
Other current assets	71	113	60	244	291	Norm profit growth	na	(69.8)	na	(40.0)	na
Investment	72	0	0	0	0	Norm EPS growth	na	(69.8)	na	(40.0)	na
Fixed assets	666	621	645	647	677	Gross margin	52.0	53.0	55.2	54.7	57.9
Other assets	6,457	6,489	7,064	7,532	7,917	Operating margin	27.2	24.0	29.7	29.3	23.7
Total assets	8,104	7,821	8,549	9,578	10,599	EBITDA margin	46.9	94.8	46.6	46.6	42.9
S-T debt	1,149	917	995	1,064	1,183	Norm net margin	(4.5)	16.6	(6.1)	3.1	(9.4)
A/C payable	89	89	108	89	115	D/E (x)	1.3	1.4	1.4	1.0	0.9
Other current liabilities	29	39	234	475	1,028	Net D/E (x)	1.3	1.4	1.3	0.8	0.8
L-T debt	3,012	3,149	3,265	3,027	2,868	Interest coverage (x)	1.7	3.1	1.5	1.6	1.4
Other liabilities	735	760	867	790	845	Interest rate	3.0	3.4	3.4	3.5	3.5
Minority interest	338	337	339	705	733	Effective tax rate	101.0	36.4	105.3	39.6	189.3
Shareholders' equity	2,751	2,530	2,742	3,428	3,827	ROA	(0.3)	1.0	(0.3)	0.2	(0.4)
Working capital	471	402	497	449	1,192	ROE	(0.8)	2.9	(1.1)	0.5	(1.2)
Total debt	4,161	4,066	4,260	4,091	4,052						
Net debt	3,883	3,959	4,084	3,474	3,644						

Sources: Company data, Thanachart estimates

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