

Amata Corporation (AMATA TB) - BUY, Price Bt28.50, TP Bt37.00**Results Comment**

Rata Limsuthiwanpoom | Email: rata.lim@thanachartsec.co.th

Strong 3Q24 profit, in-line

- AMATA reported net profit of Bt765m in 3Q24. Excluding net FX gain and one-time Vietnam's asset value write off due to damage from storm, normalized profit would be Bt794m (+64% y-y, +152% q-q). This was as expected.
- Industrial estate (67% of gross profit): 3Q24 land transfer revenue increased 37% y-y and 125% q-q to Bt2.2bn. Land transfer volume was 452 rai (+66% y-y, +177% q-q). Average gross margin was 38% in 3Q24 (TH: 42%, VN: 20%) vs. 43% in 2Q24 and 37% in 3Q23.
- 3Q24 IE land pre-sales (new contracts) were 957 rai (+84% y-y, +28% q-q). 9M24 presales were 2,030 rai (+69% y-y), accounting for 81% of our full-year presale projection. Backlog stood at Bt19bn at end-3Q24.
- Utility and service revenue (16% of gross profit) growth was +11% y-y and -21% q-q. Rental income mainly factories (15% of gross profit) revenue growth was +11% y-y and -1% q-q.
- Normalized equity income, mainly from power plant business, decreased 34% y-y and 17% q-q to Bt235m in 2Q24 due to rising power plant's gas cost.
- 9M24 normalized profit accounted for 60% of our projection. We expect improving land transfer in the remaining quarter. We maintain our BUY call.

Income Statement						Income Statement					
(consolidated)						9M as					
Yr-end Dec (Bt m)	3Q23	4Q23	1Q24	2Q24	3Q24	(Bt m)	q-q%	y-y%	% 2024F	2024F	2025F
Revenue	2,839	3,124	2,701	2,647	3,575	Revenue	35	26	73	12,142	16,203
Gross profit	969	1,103	984	835	1,233	Gross profit	48	27	61	4,979	6,824
SG&A	300	368	312	384	341	SG&A	(11)	14	70	1,489	1,842
Operating profit	669	735	673	451	892	Operating profit	98	33	58	3,490	4,982
EBITDA	786	828	771	550	987	EBITDA	79	26	58	3,989	5,501
Other income	42	48	42	67	40	Other income	(40)	(4)	62	242	280
Other expense	0	0	0	0	0	Other expense					
Interest expense	212	174	175	169	162	Interest expense	(4)	(24)	71	714	747
Profit before tax	499	609	540	349	770	Profit before tax	121	54	55	3,018	4,515
Income tax	141	109	141	104	154	Income tax	48	9	66	604	903
Equity & invest. income	357	260	240	281	235	Equity & invest. income	(17)	(34)	85	887	792
Minority interests	(171)	(138)	(170)	(173)	(57)	Minority interests	na	na	na	(609)	(736)
Extraordinary items	(148)	62	(6)	(122)	(29)	Extraordinary items	na	na	na	0	0
Net profit	396	683	464	231	765	Net profit	231	93	54	2,693	3,669
Normalized profit	544	621	469	353	794	Normalized profit	125	46	60	2,693	3,669
EPS (Bt)	0.34	0.59	0.40	0.20	0.67	EPS (Bt)	231	93	54	2.34	3.19
Normalized EPS (Bt)	0.47	0.54	0.41	0.31	0.69	Normalized EPS (Bt)	125	46	60	2.34	3.19

Balance Sheet						Financial Ratios					
(consolidated)						9M as					
Yr-end Dec (Bt m)	3Q23	4Q23	1Q24	2Q24	3Q24	(%)	3Q23	4Q23	1Q24	2Q24	3Q24
Cash & ST investment	3,940	3,774	2,387	3,217	6,497	Sales growth	79.2	36.6	26.2	87.2	25.9
A/C receivable	752	621	933	828	1,011	Operating profit growth	47.8	(18.3)	(19.8)	115.6	33.3
Inventory	14,439	15,127	15,328	15,313	14,203	EBITDA growth	38.4	(15.9)	(18.2)	71.6	25.5
Other current assets	847	783	837	1,006	944	Norm profit growth	108.2	(9.4)	(7.4)	9.3	45.8
Investment	5,279	5,522	5,682	5,435	5,682	Norm EPS growth	108.2	(9.4)	(7.4)	9.3	45.8
Fixed assets	2,176	8,240	8,528	8,554	8,523	Gross margin	34.1	35.3	36.4	31.5	34.5
Other assets	27,909	24,180	24,980	26,337	27,647	Operating margin	23.6	23.5	24.9	17.0	24.9
Total assets	54,685	57,588	58,012	60,036	63,889	EBITDA margin	27.7	26.5	28.6	20.8	27.6
S-T debt	3,967	5,985	5,404	5,951	7,178	Norm net margin	19.2	19.9	17.4	13.3	22.2
A/C payable	1,502	1,862	1,897	1,762	1,684	D/E (x)	0.7	0.7	0.6	0.6	0.8
Other current liabilities	5,987	7,477	8,048	9,136	9,781	Net D/E (x)	0.5	0.5	0.5	0.5	0.5
L-T debt	12,730	11,487	11,033	11,425	13,343	Interest coverage (x)	3.7	4.7	4.4	3.3	6.1
Other liabilities	5,105	5,051	5,055	5,028	5,364	Interest rate	4.9	4.1	4.1	4.0	3.4
Minority interest	5,279	5,309	5,459	5,637	5,430	Effective tax rate	28.3	18.0	26.0	29.9	20.0
Shareholders' equity	20,116	20,418	21,116	21,097	21,108	ROA	4.1	4.4	3.2	2.4	5.1
Working capital	13,689	13,887	14,364	14,380	13,530	ROE	10.9	12.3	9.0	6.7	15.1
Total debt	16,696	17,471	16,437	17,376	20,521						
Net debt	12,757	13,698	14,050	14,159	14,024						

Sources: Company data, Thanachart estimates

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