

Central Pattana Pcl (CPN TB) - BUY

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Analyst Meeting**Five-year business plan**

- **Target a 10% five-year revenue CAGR in 2025-29.**
 - **Six new malls lining up for 2025-27, from 42 malls currently.**
 - **Revenue growth slows to 5-7% this year.**
 - **De-rated 2025F PE.**
- CPN held analyst meeting regarding its five-year business plan (2025-29) and 2025 guidance last Friday.
 - It targets a 10% five-year revenue CAGR with total five-year capex of Bt114bn; Bt65bn for mixed-use and retail project development, Bt24bn for asset enhancement/renovation, and Bt25bn for residential property, hotel and alternative businesses.
 - To deliver as target, it plans to grow shopping mall leaseable area from 2.3m sqm (including space under CPNREIT, community malls and Mega Bangna JV) at present to 2.8m sqm by 2029, office space from 0.3m sqm to 0.5m sqm, hotel keys from 1,681 keys to 2,681 keys (one new hotel/year from currently 10 hotels), and a 10% revenue CAGR for residential property business.
 - It has six new malls in the pipeline (mall#43-48) for launches in 2025-27, plus one mall under a major revamp to Central Northville (previously Central Rattanathibet) and space extension at Central Phuket Floresta. See Exhibit 1. Though we already assume six new shopping malls in our model, the planned project sizes of new malls are larger than our assumption of 30,000 sqm/mall. We estimate total net leaseable area of 444,000 sqm (+26% from space of CPN's malls alone of 1.7m sqm as of 2024), driven by large malls at The Central Phahon Yothin, and the second project at Central Rama 9.
 - For 2025 guidance, it targets total revenues growth to slow to 5-7% this year, from 9% in 2024 and 26% in 2023. It aims for a mid-single digit mall rental income growth (with impact from rent discounts given to five malls under renovations), a high-single digit hotel revenue growth, and flat residential property revenues from Bt6.2bn last year due to high base and weak property demand.
 - We maintain our net profit growth forecast of 8% this year. Note that there will be no more equity income from GrabTaxi Holdings Thailand from this year (it contributed around Bt150m equity income or 7% total equity income and 1% to CPN's 2024 net profit). But we see earnings upside from next year from larger-than-expected sizes of new malls. Since its valuation has been de-rated to 13.2/11.2x 2025-26F PE (using net profit), we maintain our BUY call.

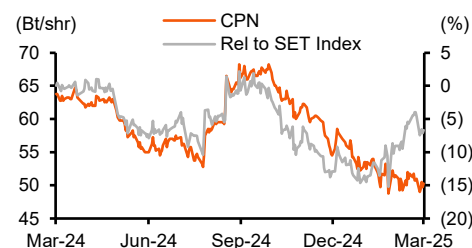
Key Valuations

Y/E Dec (Bt m)	2024A	2025F	2026F	2027F
Revenue	49,615	51,901	56,256	59,135
Net profit	16,729	18,138	20,119	21,250
Norm net profit	16,444	17,125	20,119	21,250
Norm EPS (Bt)	3.7	3.8	4.5	4.7
Norm EPS gr (%)	18.2	4.1	17.5	5.6
Norm PE (x)	13.7	13.2	11.2	10.6
EV/EBITDA (x)	10.4	10.1	9.2	8.5
P/BV (x)	2.2	2.0	1.9	1.7
Div. yield (%)	4.2	4.0	4.5	4.7
ROE (%)	17.1	16.2	17.4	16.8
Net D/E (%)	58.5	67.5	65.3	59.9

Source: Thanachart estimates

Stock Data

Closing price (Bt)	50.25
Target price (Bt)	75.00
Market cap (US\$ m)	6,659
Avg daily turnover (US\$ m)	13.5
12M H/L price (Bt)	68.25/48.75

Price Performance

Source: Bloomberg

Ex 1: New Mall Assumption

Project	Targeted opening		Net leaseable area (sqm)	
	CPN's guidance	TNS's current assumption	CPN's guidance	TNS's current assumption
#43 Central Park	Aug2025	4Q25F	40,000-50,000	42,886
#44 Central Krabi	Oct2025	Oct2025F	22,000	22,000
#9 Central Northville (old Rattanathibet)	2Q26	-	GBA (gross building area): 210,000	9,272
#45 Central Khon Kaen Campus	2Q26	1H26F	- We estimate NLA of 60,000 GFA (gross floor area): 45,000	(remaining space at old building) 30,000
#33 Central Phuket Floresta - luxury zone extension	3Q26	2H26F	- We estimate NLA of 30,000 GBA (gross building area): 20,000	-
#46 The Central (Phahon Yothin)	4Q26	2H26F	- We estimate NLA of 13,000 152,000	30,000
#47 Siam Square	3Q27	1H27F	30,000	30,000
#48 Rama 9	4Q27	2H27F	92,000	30,000
Total new NLA (sqm)			444,000	184,886

Sources: Company data; Thanachart estimates

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