Central Pattana Pcl (CPN TB) - BUY, Price Bt67.00, TP Bt75.00

Results Comment

Pattadol Bunnak | Email: pattadol.bun@ttbwealth.co.th

Good 2Q26 results were in line

- CPN reported Bt4.6bn normalized earnings, +19% y-y but -5% q-q due to the low-season impact. Good earnings were in line with our expectations.
- Rental income grew 8% y-y, mainly from continued same-store sales rental growth and contributions from new malls. Hotel revenue grew 5% y-y, mainly from new budget GO! hotels. Occupancy remained relatively flat at 76%. Residential revenue grew 29% y-y from a low transfer base.
- Gross margin at 59.3% (+120 bps y-y). Rental and hotel businesses generated higher gross margins, offsetting lower margin from the residential business.
- SG&A to sales remained relatively flat at 17.0%. We suspect that despite ongoing expansion, well-managed expenses were mainly due to operating leverage and cost-control strategies.
- CPN received Bt118.5m dividend income from Siam Retail Development (CPN owns 15%), which operates department stores including Fashion Island, The Promenade and Terminal 21 Korat, which performed well.

Income Statement					(consolidated)
Yr-end Dec (Bt m)	2Q25	3Q25	4Q25	1Q26	2Q26
Revenue	11,661	11,915	14,537	12,590	12,634
Gross profit	**6,778**	**6,972**	**8,205**	**7,640**	**7,492**
SG&A	1,995	1,962	2,688	2,180	2,150
Operating profit	4,783	5,011	5,516	5,460	5,342
EBITDA	**7,067**	**7,298**	**7,900**	**7,836**	**7,754**
Other income	524	447	653	802	633
Other expense	0	0	0	0	0
Interest expense	880	889	1,053	1,004	1,017
Profit before tax	**4,427**	**4,569**	**5,117**	**5,257**	**4,959**
Income tax	942	891	1,041	1,080	956
Equity & invest. income	507	582	803	794	741
Minority interests	(90)	(74)	(92)	(99)	(92)
Extraordinary items	403	1,238	98	98	98
Net profit	**4,305**	**5,424**	**4,885**	**4,971**	**4,750**
Normalized profit	**3,902**	**4,186**	**4,786**	**4,873**	**4,652**
EPS (Bt)	0.96	1.21	1.09	1.11	1.06
Normalized EPS (Bt)	0.87	0.93	1.07	1.09	1.04

Income Statement			6M as		
(Bt m)	q-q%	y-y%	% 2026F	2026F	2027F
Revenue	0	8	47	53,167	60,865
Gross profit	**(2)**	**11**	**48**	**31,476**	**35,854**
SG&A	(1)	8	47	9,237	10,331
Operating profit	(2)	12	49	22,239	25,524
EBITDA	**(1)**	**10**	**49**	**31,695**	**35,755**
Other income	(21)	21	71	2,009	2,318
Other expense			na	0	0
Interest expense	1	16	54	3,728	3,512
Profit before tax	**(6)**	**12**	**50**	**20,521**	**24,330**
Income tax	(11)	1	50	4,104	4,866
Equity & invest. income	(7)	46	46	3,324	2,909
Minority interests	na	na	na	(375)	(415)
Extraordinary items	0	(76)	50	392	392
Net profit	**(4)**	**10**	**49**	**19,758**	**22,350**
Normalized profit	**(5)**	**19**	**49**	**19,366**	**21,958**
EPS (Bt)	(4)	10	49	4.40	4.98
Normalized EPS (Bt)	(5)	19	49	4.32	4.89

Balance Sheet					(consolidated)
Yr-end Dec (Bt m)	2Q25	3Q25	4Q25	1Q26	2Q26
Cash & ST investment	3,044	4,288	6,015	6,336	5,731
A/C receivable	1,368	1,385	1,300	1,584	1,454
Inventory	0	0	0	0	0
Other current assets	38,027	24,656	24,646	26,077	26,149
Investment	45,483	44,993	45,383	45,761	45,715
Fixed assets	187,933	189,336	189,781	190,467	190,918
Other assets	31,803	34,991	35,497	36,458	36,870
Total assets	**307,658**	**299,648**	**302,623**	**306,683**	**306,837**
S-T debt	27,275	17,701	19,393	22,990	29,136
A/C payable	1,120	1,157	1,309	1,284	1,277
Other current liabilities	19,833	16,994	18,217	18,402	20,438
L-T debt	47,832	46,382	41,940	37,103	38,036
Other liabilities	102,864	102,534	102,504	102,712	99,514
Minority interest	9,343	9,388	9,380	9,453	9,491
Shareholders' equity	**99,391**	**105,493**	**109,881**	**114,739**	**108,945**
Working capital	248	228	(8)	301	177
Total debt	75,107	64,083	61,333	60,094	67,172
Net debt	**72,063**	**59,795**	**55,318**	**53,757**	**61,441**

Financial Ratios					
(%)	2Q25	3Q25	4Q25	1Q26	2Q26
Sales growth	(9.4)	(2.7)	8.8	5.6	8.3
Operating profit growth	(3.5)	0.9	20.5	9.3	11.7
EBITDA growth	(1.7)	1.1	11.7	8.1	9.7
Norm profit growth	(3.2)	11.8	19.3	26.7	19.2
Norm EPS growth	(3.2)	11.8	19.3	26.7	19.2
Gross margin	58.1	58.5	56.4	60.7	59.3
Operating margin	41.0	42.1	37.9	43.4	42.3
EBITDA margin	60.6	61.2	54.3	62.2	61.4
Norm net margin	33.5	35.1	32.9	38.7	36.8
D/E (x)	0.7	0.6	0.5	0.5	0.6
Net D/E (x)	0.7	0.5	0.5	0.4	0.5
Interest coverage (x)	8.0	8.2	7.5	7.8	7.6
Interest rate	4.9	5.1	6.7	6.6	6.4
Effective tax rate	21.3	19.5	20.3	20.5	19.3
ROA	6.0	6.5	7.5	7.5	7.1
ROE	15.3	16.3	17.8	17.4	16.6

Sources: Company data, ttb wealth estimates

General Disclaimers And Disclosures:

This report is prepared and issued by ttb wealth securities public company limited (ttb wealth) which is owned 99.97% by TMBThanachart Bank Public Company Limited (TTB) as a resource only for clients of ttb wealth, TMBThanachart Bank Public Company Limited (TTB) and its group companies.

This report is prepared by analysts who are employed by the research department of ttb wealth. While the information is from sources believed to be reliable, neither the information nor the forecasts shall be taken as a representation or warranty for which ttb wealth or TTB or its group companies or any of their employees incur any responsibility. This report is provided to you for informational purposes only and it is not, and is not to be construed as, an offer or an invitation to make an offer to sell or buy any securities. Neither ttb wealth, TTB nor its group companies accept any liability whatsoever for any direct or consequential loss arising from any use of this report or its contents.

The information and opinions contained herein have been compiled or arrived at from sources believed reliable. However, ttb wealth, TTB and its group companies make no representation or warranty, express or implied, as to their accuracy or completeness. Expressions of opinion herein are subject to change without notice. The use of any information, forecasts and opinions contained in this report shall be at the sole discretion and risk of the user.

ttbwealth, TTB and its group companies perform and seek to perform business with companies covered in this report. ttb wealth, TTB, its group companies, their employees and directors may have positions and financial interest in securities mentioned in this report. ttb wealth, TTB or its group companies may from time to time perform investment banking or other services for, or solicit investment banking or other business from, any entity mentioned in this report. Therefore, investors should be aware of conflict of interest that may affect the objectivity of this report.

Note: ttb wealth securities public company limited (ttb wealth) acts as an underwriter of “Debentures of MUANGTHAI CAPITAL PUBLIC COMPANY LIMITED No. 3/2026 (B.E. 2569), therefore investors need to be aware that there could be conflicts of interest in this research.

Note: ttb wealth securities public company limited (ttb wealth) acts as an underwriter of “Debentures of IRPC PUBLIC COMPANY LIMITED No. 1/2026 (B.E. 2569), therefore investors need to be aware that there could be conflicts of interest in this research.

Disclosure of Interest of ttb wealth securities public company limited

Investment Banking Relationship

Within the preceding 12 months, ttbwealth has lead-managed public offerings and/or secondary offerings (excluding straight bonds) of the securities of the following companies: -