# n City Cement PLC

Tuesday, February 14, 2017

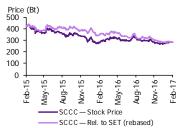


## **NEUTRAL**

### Stock data

Last close (Feb 10) (Bt)	284.00
12-m target price (Bt)	305.00
Upside (Downside) to TP (%)	7.39
Mkt cap (Btbn)	65.32
Mkt cap (US\$mn)	1,863
Bloomberg code	SCCC TB
Reuters code	SCCC.BK
Risk rating	L
Mkt cap (%) SET	0.42
Sector % SET	5.84
Shares issued (mn)	230
Par value (Bt)	10.00
12-m high / low (Bt)	339 / 266
Avg. daily 6m (US\$mn)	1.07
Foreign limit / actual (%)	49 / 35
Free float (%)	27.6
Dividend policy (%)	≥ 60

## **Price Performance**



Source: SET, SCBS Investment Research

## Share performance

	1M	3M	12M
Absolute	1.8	2.2	3.3
Relative to SET	1.0	(3.7)	(16.6)

Source: SET, SCBS Investment Research

## 4Q16: Pulled in line by extra item

4Q16 net profit was Bt877mn, -9% YoY but +92% QoQ, in line with our forecast and consensus. Excluding Bt343mn extra gain (mainly gain from the sale of its stake in Holcim Cement Bangladesh), 4Q16 normalized profit was Bt534mn, -38% YoY and -25% QoQ, 20% below our estimates with a weaker margin than expected. The YoY earnings contraction was due to a weaker EBIT margin from softer operations in Thailand and lower margin at its new cement business acquisition in Sri Lanka (acquired in August), and higher interest expenses. The drop QoQ was seasonal. After paying a 1H16 DPS of Bt8, SCCC announced a 2H16 DPS of Bt7 (XD on April 7), dividend payout of 88%.

## 2016 highlights:

- Revenue was Bt34bn, +10% YoY. Of this, Bt4.2bn (12% of sales) was contributed by its business acquisitions in Bangladesh (worth Bt1.9bn, May 2016), Thailand (worth Bt260mn, June 2016), and Sri Lanka (worth Bt13bn, Aug 2016). For Thailand, SCCC estimated a 1% decline in local cement sales volume with an unchanged market share of 27.5%, with the oversupply and slowing residential demand continuing to pressure selling prices. For border cement trade, SCCC estimated a 13% fall in full year sales volume, from a loss in market share in Myanmar and Laos.
- Gross margin was 37.7%, -210bps YoY, and EBIT margin was 15.7%, -370bps YoY. These were pulled down by lower prices and volume as well as a lower margin contribution from its new cement business acquisition in Sri Lanka.
- Interest expenses jumped by 61% YoY to Bt730mn from more borrowing to fund its three new acquisitions in 2016.

Raising capital with RO. On Feb 10, SCCC's board approved a capital increase of 68mn shares to 298mn shares, via a rights offering at 3.38 existing shares per 1 new share, and an offering price of Bt250/share (XR on April 7). This will be submitted for AGM approval on March 31. The company expects subscription and payment to complete in mid-May. Its objective is to strengthen its financial structure and maintain its policy dividend payout of at least 60% of net profit.

Our view. After three acquisitions worth Bt15bn in 2016, SCCC announced the purchase of 65% in a new cement business in Vietnam worth Bt19bn, which is set to complete in 1H17F. Post acquisitions, we estimate the capital increase will help lower its end-207F net DE to about 0.7x from more than 2.0x, which breached the 2.0x ceiling for its debentures. We roughly estimate a neutral impact on 2017F EPS, incorporating the new cement business in Vietnam and greater weighted average shares from the capital increase.

**NEUTRAL maintained.** We trim our forecast by 3% to Bt4.1bn in 2017 to factor in a lower margin and higher interest expenses from acquisitions. SCCC may have to record high expenses from the acquisition of the cement business in Vietnam (worth Bt19bn) in 1H17F, as it recorded expense of around Bt300mn from the acquisition in Sri Lanka (worth Bt13bn) in 3Q16. We stay NEUTRAL with the earnings revision giving a new SOTP PT of Bt305 (from Bt320).

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## **Forecasts and Valuation**

Year to 31 Dec	Unit	2015	2016	2017F	2018F	2019F
Revenue	(Btmn)	31,120	34,192	39,347	39,970	40,612
EBITDA	(Btmn)	7,457	7,278	8,236	8,273	8,312
Core profit	(Btmn)	4,596	3,811	4,127	4,399	4,478
Reported profit	(Btmn)	4,579	3,914	4,127	4,399	4,478
Core EPS	(Bt)	19.98	16.57	17.95	19.13	19.47
DPS	(Bt)	15.00	15.00	13.46	13.39	13.63
P/E, core	(x)	14.2	17.1	15.8	14.8	14.6
EPS growth, core	(%)	(9.0)	(17.1)	8.3	6.6	1.8
P/BV, core	(x)	2.96	2.95	2.86	2.71	2.56
ROE	(%)	20.7	17.7	18.1	18.2	17.5
Dividend yield	(%)	5.3	5.3	4.7	4.7	4.8
EV/EBITDA	(x)	9.6	12.3	10.8	10.7	10.6

Source: SCBS Investment Research

## Financial statement

Profit and Loss Statem	ent (Btmn	)			
FY December 31	2015	2016	2017F	2018F	2019F
Total revenue	31,120	34,192	39,347	39,970	40,612
Cost of goods sold	18,751	21,318	25,115	25,627	26,149
Gross profit	12,369	12,874	14,232	14,343	14,463
SG&A	6,580	7,734	8,519	8,654	8,793
Other income	221	210	242	245	249
Interest expense	453	730	962	773	749
Pre-tax profit	5,557	4,620	4,993	5,162	5,171
Corporate tax	1,101	892	964	997	999
Equity a/c profits	141	83	98	235	306
Minority interests	0	0	0	0	0
Core profit	4,596	3,811	4,127	4,399	4,478
Extra-ordinary items	-17	103	0	0	0
Net Profit	4,579	3,914	4,127	4,399	4,478
EBITDA	7,457	7,278	8,236	8,273	8,312
Core EPS (Bt)	19.98	16.57	17.95	19.13	19.47
Net EPS (Bt)	19.91	17.02	17.95	19.13	19.47
DPS (Bt)	15.00	15.00	13.46	13.39	13.63

Profit and Loss Statement	(Btmn)				
FY December 31	4Q15	1Q16	2Q16	3Q16	4Q16
Total revenue	7,408	8,257	7,787	8,750	9,399
Cost of goods sold	5,755	4,487	4,325	5,292	7,213
Gross profit	1,653	3,769	3,462	3,458	2,185
SG&A	640	2,054	1,943	2,331	1,406
Other income	160	11	72	35	92
Interest expense	134	107	141	272	210
Pre-tax profit	1,038	1,619	1,450	890	661
Corporate tax	217	309	273	197	113
Equity a/c profits	43	43	31	23	-14
Minority interests	0	0	0	0	0
Core profit	864	1,353	1,208	716	534
Extra-ordinary items	94	8	12	-260	343
Net Profit	958	1,362	1,219	456	877
EBITDA	1,551	2,102	2,029	1,679	1,468
Core EPS (Bt)	3.76	5.88	5.25	3.11	2.32
Net EPS (Bt)	4.17	5.92	5.30	1.98	3.81

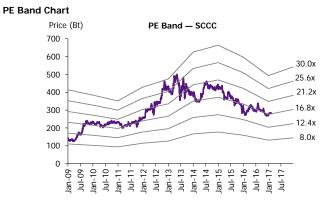
Balance Sheet (Btmn)					
FY December 31	2015	2016	2017F	2018F	2019F
Total current assets	8,912	12,495	13,248	13,755	14,413
Total fixed assets	24,352	30,842	32,072	32,795	33,467
Total assets	33,264	43,337	45,320	46,550	47,880
Total loans	8,320	27,374	26,885	26,585	26,285
Total current liabilities	7,059	28,471	25,504	25,662	27,825
Total long-term liabilities	8,357	11,129	15,551	15,337	13,126
Total liabilities	15,416	39,599	41,055	41,000	40,950
Paid-up capital	2,300	2,300	2,300	2,300	2,300
Total equity	22,092	22,144	22,822	24,125	25,524
BVPS (Bt)	96.05	96.28	99.22	104.89	110.97

	Balance Sheet (Btmn)					
	FY December 31	4Q15	1Q16	2Q16	3Q16	4Q16
	Total current assets	8,912	9,221	10,227	11,124	12,495
	Total fixed assets	24,352	29,304	31,549	45,997	30,842
	Total assets	33,264	38,525	41,775	57,121	43,337
	Total loans	8,320	8,271	7,511	27,271	27,374
	Total current liabilities	7,059	6,748	10,815	27,026	28,471
	Total long-term liabilities	8,357	8,324	7,902	8,478	11,129
	Total liabilities	15,416	15,072	18,717	35,505	39,599
1	Paid-up capital	2,300	2,300	2,300	2,300	2,300
	Total equity	22,092	23,453	23,058	21,616	22,144
	BVPS (Bt)	96.05	101.97	100.25	93.98	96.28

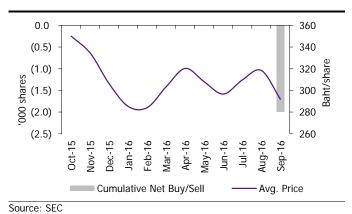
Cash Flow Statement (Btmr	1)				
FY December 31	2015	2016	2017F	2018F	2019F
Core Profit	4,596	3,811	4,127	4,399	4,478
Depreciation and amortization	-1,447	-1,929	-2,281	-2,338	-2,391
Operating cash flow	6,339	8,486	6,917	6,801	6,934
Investing cash flow	-3,580	-22,582	-3,661	-3,080	-3,082
Financing cash flow	-3,171	15,193	-3,939	-3,396	-3,379
Net cash flow	-412	1,098	-682	325	473

Main Assumptions					
	2015	2016	2017F	2018F	2019F
Local cement demand (mn tons)	8.9	8.8	9.1	9.4	9.6
Export cement demand (mn tons)	3.2	2.8	2.8	2.8	2.8
Local cement price (Bt/ton)	1,761	1,655	1,655	1,655	1,655
Export cement price (US\$/ton)	54.81	51.52	51.52	51.52	51.52
FX (Bt/US\$)	34.3	35.3	36.5	36.5	36.5

Key Financial Ratios					
	2015	2016	2017F	2018F	2019F
Gross margin(%)	39.7	37.7	36.2	35.9	35.6
Operating margin(%)	18.6	15.0	14.5	14.2	14.0
EBITDA margin(%)	24.0	21.3	20.9	20.7	20.5
EBIT margin(%)	19.3	15.6	15.1	14.8	14.6
Net profit margin(%)	14.7	11.4	10.5	11.0	11.0
ROE (%)	20.7	17.7	18.1	18.2	0.0
ROA (%)	12.5	6.9	7.4	7.2	0.0
Net D/E (%)	27.1	107.7	105.3	97.0	88.7
Interest coverage (x)	16.5	10.0	8.6	10.7	11.1
Payout Ratio (%)	75.3	88.1	75.0	70.0	70.0

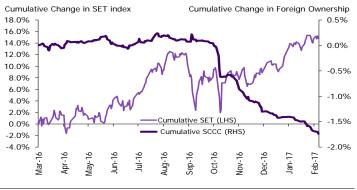


## 12-Month Cumulative directors trade



Source: SET, SCBS Investment Research

## 12 Month cumulative chg in foreign ownership versus cumulative chg in SET index



Siam City Cement PLC February 14, 2017

Figure 1: 4Q16 financial statement

P & L (Btmn)	4Q15	1Q16	2Q16	3Q16	4Q16	% Chg	% Chg	2015	2016	% Chg
						YoY	QoQ			YoY
Total revenue	7,408	8,257	7,787	8,750	9,399	26.9	7.4	31,120	34,192	9.9
Gross profit	1,653	3,769	3,462	3,458	2,185	32.2	(36.8)	12,369	12,874	4.1
SG&A expense	(640)	(2,054)	(1,943)	(2,331)	(1,406)	119.7	(39.7)	(6,580)	(7,734)	17.5
Net other income/expense	160	11	72	35	92	(42.4)	160.9	221	210	(4.9)
Interest expense	(134)	(107)	(141)	(272)	(210)	56.4	(23.0)	(453)	(730)	61.0
Equity a/c profits	43	43	31	23	(14)	(133.3)	(161.0)	141	83	(40.9)
Core profit	864	1,353	1,208	716	534	(38.2)	(25.4)	4,596	3,811	(17.1)
Net Profit	958	1,362	1,219	456	877	(8.5)	92.1	4,579	3,914	(14.5)
EPS	4.17	5.92	5.30	1.98	3.81	(8.5)	92.1	19.91	17.02	(14.5)
EBITDA	1,551	2,102	2,029	1,679	1,468	(5.3)	(12.5)	7,457	7,278	(2.4)
B/S (Btmn)										
Total assets	33,264	38,525	41,775	57,121	43,337	30.3	(24.1)	33,264	43,337	30.3
Total liabilities	15,416	15,072	18,717	35,505	39,599	156.9	11.5	15,416	39,599	156.9
Total equity	22,092	23,453	23,058	21,616	22,144	0.2	2.4	22,092	22,144	0.2
BVPS (Bt)	96.05	101.97	100.25	93.98	96.28	0.2	2.4	96.1	96.3	0.2
Financial ratio (%)										
Gross margin	22.3	45.7	44.5	39.5	23.2	0.9	(16.3)	39.7	37.7	(2.1)
Net profit margin	12.9	16.5	15.7	5.2	9.3	(3.6)	4.1	14.7	11.4	(3.3)
EBITDA margin	20.9	25.5	26.1	19.2	15.6	(5.3)	(3.6)	24.0	21.3	(2.7)
SG&A expense/Revenue	8.6	24.9	25.0	26.6	15.0	6.3	(11.7)	21.1	22.6	1.5

Source: SCBS Investment Research

Figure 2: Valuation summary (Closing price as of Feb 10, 2017)

	Rating	Price	Target	ETR	Р	P/E (x) E		EPS growth (%)			P/BV (x)		ROE (%)		)	Div. Yield (%)		EV/EBITDA (x)		(x)		
		(Bt/Sh)	(Bt/Sh)	(%)	16A	17F	18F	16A	17F	18F	16A	17F	18F	16A	17F	18F	16A	17F	18F	16A	17F	18F
DCC	Buy	4.50	5.0	16.6	20.7	18.3	16.7	4	13	10	8.7	7.5	7.2	44	44	44	3.6	5.5	6.0	14.4	12.8	11.8
SCC	Buy	526.00	640.0	25.6	11.6	10.5	9.6	25	11	9	2.2	2.0	1.8	21	20	19	3.6	4.0	4.3	7.6	6.7	6.1
SCCC	Neutral	284.00	305.0	12.2	17.5	15.7	14.8	(19)	12	6	2.9	2.8	2.6	17	18	18	4.9	4.8	4.7	12.2	10.5	10.2
Average		•	•		16.6	14.8	13.7	3	12	8	4.6	4.1	3.9	27	27	27	4.1	4.7	5.0	11.4	10.0	9.3

Source: SCBS Investment Research

## CG Rating 2016 Companies with CG Rating

AMATA, AOT, BAFS, BAFS, BAF, BCP, BIGC, BTS, BWG, CK, CPF, CPN, CSL, DELTA, DEMCO, DRT, DTAC, DTC, EASTW, EGCO, GFPT, GPSC, GRAMMY, HANA, HMPRO, INTUCH, IRPC, IVL, KBANK, KCE, KKP, KTB, KTC, LHBANK, LPN, MBK, MCOT, MINT, MONO, NKI, NYT, OTO, PHOL, PPS, PS, PSL, PTT, PTTEP, PTTGC, QH, QTC, RATCH, SAMART, SAMTEL, SAT, SC, SCB, SCC, SCCC, SE-ED, SIM, SITHAI, SNC, SPALI, SSSC, STEC, SVI, TCAP, THCOM, TISCO, TKT, TMB, TNDT, TOP, TSC, TTCL, TU, UV, VGI, WACOAL, WAVE

TWPC, UAC, UP, UPF, VIH, VNT, WINNER, YUASA, ZMICO

## Corporate Governance Report

Curporate Governance Report

The disclosure of the Survey result of the Thai Institute of Directors Association (\*IOD\*) regarding corporate governance is made pursuant to the policy of the Office of the Securities and Exchange Commission. The survey of the IOD is based on the information of a company listed on the Stock Exchange of Thailand and the Market for Alternative Investment disclosed to the public and able to be accessed by a general public investor. The result, therefore, is from the perspective of a third party. It is not an evaluation of operation and is not base on inside information.

The survey result is as of the date appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey result may be changed after that date. SCB Securities Company Limited does not conform nor certify the accuracy of such survey result.

SKG was voluntarily delicted from the Stock Exchange of Thailant effectively as the survey result.

SMG was voluntarily delisted from the Stock Exchange of Thailand effectively on June 2, 2016

### Anti-corruption Progress Indicator

Anti-corruption Progress Indicator Certified (16รับการรับรอง)
ADADVANC, AKP, AMMANH, ASP, AYUD, BAFS, BANPU, BAY, BBL, BCP, BKI, BLA, BTS, BWG, CENTEL, CFRESH, CIMBT, CNS, CPI, CPN, CSL, DCC, DEMCO, DIMET, DRT, DTAC, DTC, EASTW, ECL, EGCO, ERW, FE, FSS, GBX, GCAP, GLOW, HANA, HTC, ICC, IFEC, INTUCH, IRPC, IVI., KBANK, KCE, KGI, KKP, KTB, KTC, LANNA, LHBANK, LHK, MBK, MBKET, MFC, MINT, MONO, MOONG, MSC, MTI, NKI, NSI, OCEAN, PB, PE, PG, PHOL, PM, PPP, PPS, PR, PSL, PT, PTG, PTT, PTTEP, PTTGC, O-CON, QLT, RATCH, S & J, SABINA, SAT, SCB, SCC, SCG, SINGER, SIS, SMPC, SNP, SPC, SPI, SSF, SSI, SSSC, SVI, TCAP, TCMC, TF, TGCI, THANI, THCOM, THRE, THREL, TIPCO, TISCO, TMB, TMD, TNITY, TNL, TOG, TOP, TPC, TPCORP, TSC, TSTH, TTCL, TVI, WACOAL

### Explanations

Companies participating in Thailand's Private Sector Collective Action Coalition Against Corruption programmed (Thai CAC) under Thai Institute of Directors (as of October 28, 2016) are categorized into: companies that have declared their intention to join CAC, and companies certified by CAC.

