

## 3Q24: Results a “Grande” achievement

We appreciate LHHOTEL’s 3Q24 results and expect share price to react positively. The trust reported 3Q24 core profit of Bt465.6mn, surging 104.3% YoY and 12.8% QoQ, 8.8% above INVX due to lower cost than expected. We expect stronger 4Q24F core profit both YoY and QoQ and also see potential earnings upside to INVX and consensus forecasts. The recent slip in share price following rising US bond yield is a buying opportunity as we view any further rise from this level is limited. We also expect the Fed to continue to cut rates. We stay **OUTPERFORM** with an end-2025F DDM-based TP of Bt16.5 (6.5% WACC and no terminal value). LHHOTEL is our top pick in the REIT and IFF sector.

**Catalyst #1: 3Q24 results beat expectations.** LHHOTEL reported net profit of Bt540.6mn, up 44.2% YoY and 1.8% QoQ. In the quarter, it booked Bt74.9mn gain on change in fair value of investment (non-cash). Stripping this out, core profit was Bt465.6mn, up 104.3% YoY and 12.8% QoQ and 8.8% above INVX due to lower cost than expected. Rental income was Bt599.5mn, growing 91.3% YoY and 8.4% QoQ. The strong YoY growth was due to higher rental income after bringing in two additional projects in 4Q23, *Grande Centre Point Pattaya* and *Grande Centre Point Space Pattaya*. Existing projects also grew in line with growing international tourists. 9M24 core profit accounted for 79.7% of our full-year forecast.

**Catalyst#2: Upside to our full-year forecast.** Since 9M24 core profit accounted for 79.7% of our full-year forecast and we expect core profit to grow YoY and QoQ in 4Q24F due to seasonality, we see upside to our 2024F earnings and dividend forecasts. We will revisit our assumptions once we see more clarity on its 4Q24F outlook. Additionally, we also see potential for earnings upgrades by consensus as its 9M24 core profit accounted for 81.5% of consensus forecast.

**Catalyst#3: Further rally in US bond yield should be limited.** Share price fell 4.5% in the past one month after 10-year US government bond yield increased to 4.4% from 4.1% in response to investor concerns over potentially higher inflation from Trump’s policies. However, we see further increases in US bond yield as limited. INVX expects US inflation to continue declining and anticipates further rate cuts by the Fed. In contrast, the 10-year Thai government bond yield has decreased to 2.4% from 2.5% in the same period. Therefore, we view the recent drop in LHHOTEL share price as a buying opportunity.

**Action & recommendation.** We maintain our positive view on LHHOTEL as the trust will benefit from tourism recovery and the rate cut cycle is only just beginning. Its dividend yield is decent at 9.8% in 2024F and 9.9% in 2025F. IRR is also attractive at 9.1%. Lastly, all assets are high quality as reflected in the strong performance in 9M24.

**Risks and concerns.** 1) Rising bond yield, 2) extraordinary events such as COVID-19, 3) strong 2023 performance may not be repeated in 2024F. Key ESG risks are effective environmental management of greenhouse gases, energy, wastewater, and waste (E).

### Forecasts and valuation

Year to 31 Dec	Unit	2022	2023	2024F	2025F	2026F
Revenue	(Btmn)	674	1,321	2,235	2,238	2,254
EBITDA	(Btmn)	612	1,228	2,068	2,070	2,085
Core profit	(Btmn)	417	949	1,662	1,674	1,734
Reported profit	(Btmn)	711	1,577	1,662	1,674	1,734
Core EPS	(Bt)	0.77	1.58	1.58	1.60	1.65
DPS	(Bt)	0.70	1.15	1.24	1.26	1.27
P/E, core	(x)	16.4	8.1	8.0	8.0	7.7
EPS growth, core	(%)	na.	103.5	0.5	0.7	3.6
P/BV, core	(x)	1.1	1.1	1.0	1.0	1.0
ROE	(%)	6.9	10.2	13.2	12.7	12.8
Dividend yield	(%)	5.5	9.1	9.8	9.9	10.0
EV/EBITDA	(x)	20.6	19.1	10.9	10.8	10.6

Source: InnovestX Research

## Tactical: OUTPERFORM (3-month)

Stock data	
Last close (Nov 13) (Bt)	12.70
Target price (Bt)	16.50
Mkt cap (Btbn)	13.32
12-m high / low (Bt)	14 / 10.1
Avg. daily 6m (US\$mn)	0.31
Foreign limit / actual (%)	100 / 0
Free float (%)	71.8
Outstanding Short Position (%)	

Share price performance			
(%)	1M	3M	12M
Absolute	(4.5)	6.7	25.7
Relative to SET	(3.3)	(5.0)	20.1

INVX core earnings vs consensus		
Earnings vs consensus	2024F	2025F
Consensus (Bt mn)	1,694	1,739
INVX vs Consensus (%)	(1.9)	(3.7)

Earnings momentum	YoY	QoQ
INVX 4Q24 core earnings	Up	Up

2023 Sustainability/2023 ESG Score	
SET ESG Ratings	n.a.

Bloomberg ESG Score and Rank in the sector	
ESG Score Rank	n.a. n.a.
Environmental Score Rank	n.a. n.a.
Social Score Rank	n.a. n.a.
Governance Score Rank	n.a. n.a.

Source: SET, InnovestX Research, Bloomberg Finance L.P.

### Analyst

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### Value proposition

LHHOTEL invests in rights to hotel properties to gain rental, service income and any other type of income offered by these properties with the objective of long-term sustainable return for unitholders. It is regularly investigating further investment to expand its asset base to ensure income growth. Currently LHHOTEL is invested in five hotels.

### Business outlook

LHHOTEL is invested in five hotels (three in Bangkok and two in Pattaya), positioning it to gain as the hotel business continues to recover, particularly given the most recent acquisition of two assets in the tourist destination Pattaya, which also diversifies revenue. INVX expects international tourists to come back to pre-COVID level in 2025F. All its assets are in prime locations and targeted for the luxury segment, where recovery is strong and rapid.

Bullish views	Bearish views
1. Benefits from tourism recovery, which all assets are positioned to capture as they are in prime locations.	1. BoT may not cut rate soon.
2. Decent IRR and yield.	2. Strong 2024F performance may not sustain in 2025F.

### Key catalysts

Factor	Event	Impact	Comment
Latest development	Trust acquired two new hotels in Pattaya in 4Q23.	Positive	This diversifies its income stream and client base.
Near-term earnings outlook	4Q24F earnings momentum.	Stronger QoQ and YoY	QoQ growth from seasonality while YoY growth from contribution of new assets acquired in 3Q23.
Factor to be aware in 2024	BoT's meeting	Positive/Negative	The further policy rate cut would be positive to LHHOTEL as it would make dividend yield more attractive.

### Sensitivity Analysis

Factor	Earnings impact	TP impact
5ppt change in occupancy rate	8.3% in 2024F	Bt0.1/sh.

## Our view on ESG

The REIT manager recognizes its social obligation and adheres to the policies of business conduct with fairness, anticorruption practice, respect for human rights, fair treatment of employees, consumer responsibility, environmental protection and stewardship, social and community development collaboration, and obtaining and sharing of innovation derived from responsible operation to the society, environment, and the stakeholders.

## ESG Ratings and Indices

Bloomberg ESG Financial Materiality Score	n.a.
Rank in Sector	n.a.

### Environmental Issue (E)

- The Management Company, as the REIT Manager, is committed to preserving and taking good care of the environment as part of its social responsibility policies.
- The Company cooperates in social and community development, with a focus on the environment.
- The Company is dedicated to gaining and disseminating innovation acquired from responsible operations to the environment, as well as to society and its stakeholders.

### Governance Issue (G)

- The Management Company adheres strictly to securities laws and regulations set forth by the SEC, the Capital Market Supervisory Board, the SEC Office, and the Stock Exchange of Thailand.
- The Company has established an Investment Advisory Committee and an Investment Committee to deliberate investment matters, and a Fund Supervisor to review its operations.
- The Company is committed to good corporate governance through the preparation of reports on conflicts of interest, the establishment of an appropriate asset management operating system, a code of ethics in asset management business, and other related measures.

### Disclaimer

Bloomberg ESG Scores rate companies on their level of management of financially material industry-specific ESG issues. Bloomberg offers four financially material scores, for overall ESG, as well as Environmental, Social, and Governance. Values range from 0 to 10; 10 is best. To review the fully transparent methodology, see ESG Financial Materiality Score Model in Bloomberg.

	CG Rating	DJSI	SETESG	SET ESG Ratings
LHHOTEL	-	No	No	No

Source: Thai Institute of Directors and SET

### Social Issue (S)

- The Management Company, as the REIT Manager, is aware of its social responsibility and is committed to conducting business with fairness and anti-corruption practices.
- The Company values human rights, treats its workforce fairly, takes responsibility for its consumers, preserves the environment, and cooperates in social and community development.
- The Company is dedicated to gaining and disseminating innovation acquired from responsible operations to society, the environment, and its stakeholders.

## ESG Financial Materiality Score and Disclosure

	2022	2023
ESG Financial Materiality Score	—	—
Environment Financial Materiality Score	—	—
Social Financial Materiality Score	—	—
Governance Financial Materiality Score	—	—

Source: Bloomberg Finance L.P.

## Financial statement

### Profit and Loss Statement

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Total revenue	(Btmn)	813	185	19	674	1,321	2,235	2,238	2,254
Cost of goods sold	(Btmn)	(23)	(4)	(3)	(38)	(33)	(113)	(113)	(114)
<b>Gross profit</b>	(Btmn)	<b>789</b>	<b>181</b>	<b>15</b>	<b>636</b>	<b>1,287</b>	<b>2,122</b>	<b>2,125</b>	<b>2,140</b>
SG&A	(Btmn)	(69)	(29)	(21)	(27)	(64)	(55)	(56)	(57)
Other income	(Btmn)	4	2	1	3	5	1	1	1
Interest expense	(Btmn)	(78)	(183)	(184)	(195)	(279)	(407)	(396)	(351)
<b>Pre-tax profit</b>	(Btmn)	<b>647</b>	<b>(29)</b>	<b>(188)</b>	<b>417</b>	<b>949</b>	<b>1,662</b>	<b>1,674</b>	<b>1,734</b>
Corporate tax	(Btmn)	0	0	0	0	0	0	0	0
Equity a/c profits	(Btmn)	0	0	0	0	0	0	0	0
Minority interests	(Btmn)	0	0	0	0	0	0	0	0
<b>Core profit</b>	(Btmn)	<b>670</b>	<b>(29)</b>	<b>(188)</b>	<b>417</b>	<b>949</b>	<b>1,662</b>	<b>1,674</b>	<b>1,734</b>
Extra-ordinary items	(Btmn)	16	(456)	(236)	295	628	0	0	0
<b>Net Profit</b>	(Btmn)	<b>686</b>	<b>(485)</b>	<b>(424)</b>	<b>711</b>	<b>1,577</b>	<b>1,662</b>	<b>1,674</b>	<b>1,734</b>
EBITDA	(Btmn)	724	154	(5)	612	1,228	2,068	2,070	2,085
<b>Core EPS</b>	<b>(Btmn)</b>	<b>1.24</b>	<b>(0.05)</b>	<b>(0.35)</b>	<b>0.77</b>	<b>1.58</b>	<b>1.58</b>	<b>1.60</b>	<b>1.65</b>
Net EPS	(Bt)	1.27	(0.90)	(0.81)	1.32	2.62	1.58	1.60	1.65
DPS	(Bt)	1.11	0.10	0.00	0.70	1.15	1.24	1.26	1.27

### Balance Sheet

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Total current assets	(Btmn)	243	7	51	309	468	1,136	1,095	1,109
Total fixed assets	(Btmn)	0	0	0	0	0	0	0	0
<b>Total assets</b>	(Btmn)	<b>12,669</b>	<b>11,970</b>	<b>11,672</b>	<b>12,320</b>	<b>22,567</b>	<b>23,236</b>	<b>23,195</b>	<b>23,208</b>
Total loans	(Btmn)	5,788	5,788	5,788	5,779	10,168	9,920	9,670	9,350
Total current liabilities	(Btmn)	3,079	3,075	3,214	233	154	363	208	131
Total long-term liabilities	(Btmn)	2,728	2,728	2,728	5,779	10,168	9,920	9,670	9,350
<b>Total liabilities</b>	(Btmn)	<b>5,807</b>	<b>5,802</b>	<b>5,942</b>	<b>6,013</b>	<b>10,322</b>	<b>10,283</b>	<b>9,878</b>	<b>9,481</b>
Paid-up capital	(Btmn)	6,052	6,052	6,052	6,052	11,129	11,129	11,129	11,129
<b>Total equity</b>	(Btmn)	<b>6,862</b>	<b>6,167</b>	<b>5,730</b>	<b>6,307</b>	<b>12,245</b>	<b>12,953</b>	<b>13,317</b>	<b>13,727</b>
<b>BVPS</b>	<b>(Bt)</b>	<b>12.76</b>	<b>11.46</b>	<b>10.65</b>	<b>11.72</b>	<b>11.67</b>	<b>12.35</b>	<b>12.70</b>	<b>13.09</b>

### Cash Flow Statement

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Core Profit	(Btmn)	670	(29)	(188)	417	949	1,662	1,674	1,734
Depreciation and amortization	(Btmn)	0	0	0	0	0	0	0	0
Operating cash flow	(Btmn)	693	347	97	365	918	2,250	1,904	1,996
Investing cash flow	(Btmn)	(4,280)	24	(53)	(385)	(9,671)	(407)	(396)	(351)
Financing cash flow	(Btmn)	3,588	(371)	0	(8)	8,740	(1,202)	(1,559)	(1,644)
<b>Net cash flow</b>	<b>(Btmn)</b>	<b>1</b>	<b>(0)</b>	<b>44</b>	<b>(29)</b>	<b>(13)</b>	<b>641</b>	<b>(52)</b>	<b>2</b>

### Key Financial Ratios

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Gross margin	(%)	97.1	97.8	82.0	94.4	97.5	94.9	94.9	94.9
Operating margin	(%)	88.6	82.1	(31.2)	90.5	92.6	92.5	92.4	92.4
EBITDA margin	(%)	89.1	83.2	(26.0)	90.8	93.0	92.5	92.5	92.5
EBIT margin	(%)	89.1	83.2	(26.0)	90.8	93.0	92.5	92.5	92.5
Net profit margin	(%)	84.4	(261.8)	(2,341.2)	105.6	119.4	74.3	74.8	76.9
ROE	(%)	10.0	na.	na.	11.3	12.9	12.8	12.6	12.6
ROA	(%)	6.1	na.	na.	3.5	5.4	7.3	7.2	7.5
Net D/E	(x)	0.8	0.9	1.0	0.9	0.8	0.7	0.7	0.6
Interest coverage	(x)	9.3	0.8	na.	3.1	4.4	5.1	5.2	5.9
Debt service coverage	(x)	0.2	0.0	na.	3.1	4.4	5.1	5.2	5.9
Payout Ratio	(%)	87.1	na.	0.0	52.9	43.9	78.3	78.8	76.7

### Main Assumptions

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Occ rate. GCPT21	(%)	89	89	27	77	87	88	86	84
ADR GCPT21	(Bt/room/night)	4,048	3,718	3,201	3,749	5,228	5,516	5,681	5,851
Occ rate. GCPRD	(%)	81.5	23.2	20.5	73.4	85.0	87.0	85.0	83.0
ADR GCPRD	(Bt/room/night)	3,824	3,548	3,776	3,467	4,850	4,996	5,145	5,300
Occ rate. GCPS55	(%)	83.3	41.2	31.0	68.6	88.0	86.0	84.0	82.0
ADR GCPS55	(Bt/room/night)	3,147	2,632	2,813	2,801	3,512	3,793	3,945	4,063
Occ rate. GCPSP	(%)	na.	na.	na.	na.	88.0	96.0	93.0	91.0
ADR GCPSP	(Bt/room/night)	na.	na.	na.	na.	5,861	6,095	6,278	6,467
Occ rate. GCPPTY	(%)	na.	na.	na.	na.	92.0	97.0	93.0	91.0
ADR GCPPTY	(Bt/room/night)	na.	na.	na.	na.	4,177	4,281	4,410	4,542

## Financial statement

### Profit and Loss Statement

FY December 31	Unit	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
Total revenue	(Btmn)	229	287	291	277	313	440	591	553
Cost of goods sold	(Btmn)	(14)	(22)	(9)	(16)	(5)	(3)	(14)	(8)
<b>Gross profit</b>	<b>(Btmn)</b>	<b>215</b>	<b>264</b>	<b>282</b>	<b>261</b>	<b>308</b>	<b>437</b>	<b>577</b>	<b>545</b>
SG&A	(Btmn)	(7)	(7)	(11)	(13)	(17)	(24)	(14)	(15)
Other income	(Btmn)	0	1	0	1	0	3	1	0
Interest expense	(Btmn)	(43)	(68)	(60)	(62)	(64)	(93)	(117)	(117)
<b>Pre-tax profit</b>	<b>(Btmn)</b>	<b>165</b>	<b>190</b>	<b>212</b>	<b>187</b>	<b>228</b>	<b>323</b>	<b>446</b>	<b>413</b>
Corporate tax	(Btmn)	0	0	0	0	0	0	0	0
Equity a/c profits	(Btmn)	0	0	0	0	0	0	0	0
Minority interests	(Btmn)	0	0	0	0	0	0	0	0
<b>Core profit</b>	<b>(Btmn)</b>	<b>165</b>	<b>190</b>	<b>212</b>	<b>187</b>	<b>228</b>	<b>323</b>	<b>446</b>	<b>413</b>
Extra-ordinary items	(Btmn)	132	1	1	199	147	281	1	118
<b>Net Profit</b>	<b>(Btmn)</b>	<b>297</b>	<b>191</b>	<b>212</b>	<b>386</b>	<b>375</b>	<b>604</b>	<b>448</b>	<b>531</b>
EBITDA	(Btmn)	208	258	271	248	292	416	564	530
<b>Core EPS</b>	<b>(Btmn)</b>	<b>0.31</b>	<b>0.35</b>	<b>0.39</b>	<b>0.35</b>	<b>0.42</b>	<b>0.42</b>	<b>0.44</b>	<b>0.40</b>
Net EPS	(Bt)	0.55	0.35	0.39	0.72	0.70	0.81	0.48	0.56

### Balance Sheet

FY December 31	Unit	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
Total current assets	(Btmn)	240	309	318	293	323	468	631	581
Total fixed assets	(Btmn)	0	0	0	0	0	0	0	0
<b>Total assets</b>	<b>(Btmn)</b>	<b>12,320</b>	<b>12,320</b>	<b>12,269</b>	<b>12,482</b>	<b>12,653</b>	<b>22,567</b>	<b>22,691</b>	<b>22,834</b>
Total loans	(Btmn)	5,788	5,779	5,770	5,753	5,739	10,168	10,153	10,087
Total current liabilities	(Btmn)	3,341	233	222	199	349	154	128	122
Total long-term liabilities	(Btmn)	2,728	5,779	5,770	5,753	5,739	10,168	10,153	10,087
<b>Total liabilities</b>	<b>(Btmn)</b>	<b>6,069</b>	<b>6,013</b>	<b>5,992</b>	<b>5,953</b>	<b>6,088</b>	<b>10,322</b>	<b>10,281</b>	<b>10,208</b>
Paid-up capital	(Btmn)	6,052	6,052	6,052	6,052	6,052	11,129	11,129	11,129
<b>Total equity</b>	<b>(Btmn)</b>	<b>6,251</b>	<b>6,307</b>	<b>6,277</b>	<b>6,529</b>	<b>6,565</b>	<b>12,245</b>	<b>12,410</b>	<b>12,626</b>
<b>BVPS</b>	<b>(Bt)</b>	<b>11.62</b>	<b>11.72</b>	<b>11.67</b>	<b>12.14</b>	<b>12.20</b>	<b>11.67</b>	<b>11.83</b>	<b>12.04</b>

### Cash Flow Statement

FY December 31	Unit	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
Core Profit	(Btmn)	165	190	212	187	228	323	446	413
Depreciation and amortization	(Btmn)	0	0	0	0	0	0	0	0
Operating cash flow	(Btmn)	165	133	235	223	388	47	348	530
Investing cash flow	(Btmn)	(79)	(29)	(142)	(141)	(302)	(5,034)	(205)	(360)
Financing cash flow	(Btmn)	(91)	(91)	(91)	(91)	(91)	4,986	(135)	(178)
<b>Net cash flow</b>	<b>(Btmn)</b>	<b>(5)</b>	<b>13</b>	<b>2</b>	<b>(9)</b>	<b>(6)</b>	<b>(1)</b>	<b>8</b>	<b>(8)</b>

### Key Financial Ratios

FY December 31	Unit	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
Gross margin	(%)	93.9	92.2	96.9	94.2	98.4	99.2	97.7	98.6
Operating margin	(%)	90.8	89.6	93.3	89.5	93.2	93.8	95.4	95.8
EBITDA margin	(%)	91.0	89.9	93.3	89.8	93.3	94.6	95.5	95.8
EBIT margin	(%)	91.0	89.9	93.3	89.8	93.3	94.6	95.5	95.8
Net profit margin	(%)	129.8	66.6	73.0	139.4	119.6	137.3	75.8	96.1
ROE	(%)	10.9	12.6	14.2	12.0	14.2	13.9	19.1	17.3
ROA	(%)	5.5	6.3	7.1	6.1	7.3	7.4	10.2	9.4
Net D/E	(x)	0.9	0.9	0.9	0.9	0.9	0.8	0.8	0.8
Interest coverage	(x)	4.8	3.8	4.6	4.0	4.5	4.5	4.8	4.5
Debt service coverage	(x)	0.3	3.8	4.6	4.0	4.5	4.5	4.8	4.5

**Figure 1: 3Q24 results review**

Unit: Btmn	3Q23	2Q24	3Q24	QoQ	YoY
Rental income	313.3	552.9	599.5	8.4%	91.3%
Cost of goods sold	(4.9)	(7.9)	(3.1)	-61.1%	-37.1%
<b>Gross profit</b>	<b>308.4</b>	<b>545.0</b>	<b>596.4</b>	<b>9.4%</b>	<b>93.4%</b>
SG&A	(16.5)	(15.2)	(13.4)	-11.7%	-19.0%
<b>Operating profit</b>	<b>291.9</b>	<b>529.8</b>	<b>583.0</b>	<b>10.0%</b>	<b>99.7%</b>
Other income/(expense)	0.4	0.0	0.0	na	-94.4%
<b>EBIT</b>	<b>292.3</b>	<b>529.8</b>	<b>583.0</b>	<b>10.0%</b>	<b>99.5%</b>
Interest expense	(64.3)	(116.8)	(117.4)	0.5%	82.4%
<b>EBT</b>	<b>228.0</b>	<b>413.0</b>	<b>465.6</b>	<b>12.8%</b>	<b>104.3%</b>
Tax expense	0.0	0.0	0.0	na	na
Minority interests	0.0	0.0	0.0	na.	na.
<b>Core profit</b>	<b>228.0</b>	<b>413.0</b>	<b>465.6</b>	<b>12.8%</b>	<b>104.3%</b>
Extra items	146.9	118.0	74.9	na.	na.
<b>Net profit</b>	<b>374.8</b>	<b>531.0</b>	<b>540.6</b>	<b>1.8%</b>	<b>44.2%</b>
<b>Core EPS (Bt/sh.)</b>	<b>0.42</b>	<b>0.39</b>	<b>0.44</b>	<b>12.8%</b>	<b>4.8%</b>

<b>Ratio analysis</b>					
Gross margin (%)	98.4	98.6	99.5		
Operating margin (%)	93.2	95.8	97.3		
Net margin (%)	119.6	96.0	90.2		

Source: Trust data, InnovestX Research

**Figure 2: Operating stats for each assets**

	3Q23	4Q23	1Q24	2Q24	3Q24
<b>Grande Centre Point Terminal 21</b>					
Occupancy rate (%)	90	81	89	86	89
ADR	5,205	5,573	5,644	5,269	5,421
RevPar	4,701	4,534	5,000	4,526	4,825
<b>Grande Centre Point Ratchadamri</b>					
Occupancy rate (%)	89	81	88	84	86
ADR	5,182	5,021	4,856	4,918	5,570
RevPar	4,600	4,057	4,275	4,131	4,790
<b>Grande Centre Point Sukhumvit 55</b>					
Occupancy rate (%)	87	87	86	84	83
ADR	3,490	3,694	3,816	3,648	3,738
RevPar	3,043	3,196	3,293	3,057	3,103
<b>Grande Centre Point Pattaya</b>					
Occupancy rate (%)	na.	88	97	94	92
ADR	na.	5,861	3,963	3,886	4,166
RevPar	na.	5,196	3,854	3,657	3,833
<b>Grande Centre Point Space Pattaya</b>					
Occupancy rate (%)	na.	92	97	93	94
ADR	na.	4,177	5,679	5,697	6,175
RevPar	na.	3,864	5,536	5,298	5,805

Source: Trust data, InnovestX Research

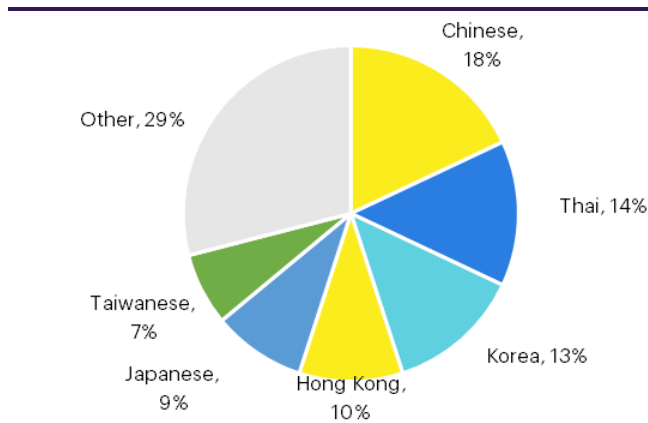
## Appendix

**Figure 3: LHHOTEL share price rises when yield falls**



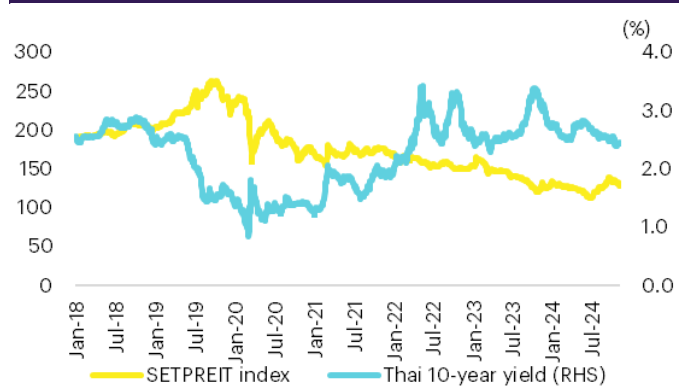
Source: Company data, InnovestX Research

**Figure 5: Customer breakdown by nationalities**



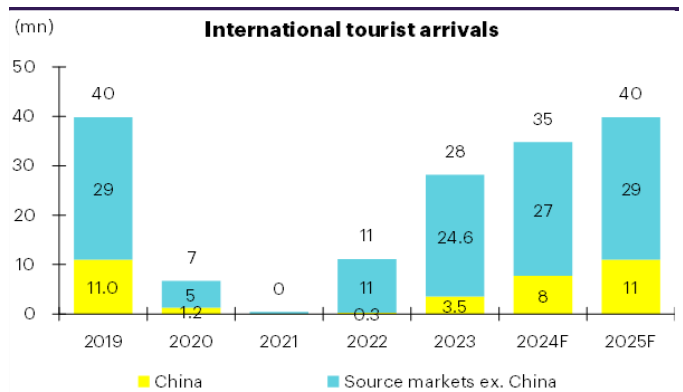
Source: Company data, InnovestX Research

**Figure 4: REIT stocks tend to perform during lower interest rate**



Source: Company data, InnovestX Research

**Figure 6: We forecast international tourist arrivals at 35mn in 2024 and 40mn in 2025**



Source: Ministry of Tourism and Sports and InnovestX Research

**Figure 7: Valuation summary** (price as of Nov 13, 2024)

	Rating	Price	Target	ETR	P/E (x)			EPS growth (%)			P/BV (x)			ROE (%)			Div. Yield (%)			EV/EBITDA (x)		
		(Bt/Sh)	(Bt/Sh)	(%)	23A	24F	25F	23A	24F	25F	23A	24F	25F	23A	24F	25F	23A	24F	25F	23A	24F	25F
3BBIF	Neutral	6.00	7.00	28.2	5.8	7.8	7.6	(9)	(26)	2	0.7	0.7	0.7	10	9	9	13.0	11.6	10.7	6.6	8.6	8.3
BTSGIF	Neutral	3.20	3.90	43.5	4.0	4.6	3.6	37	(13)	26	0.6	0.7	0.9	13	14	22	24.8	21.7	27.4	4.0	4.6	3.6
DIF	Outperform	9.20	10.50	23.9	8.2	8.4	8.1	(4)	(2)	3	0.6	0.6	0.6	7	7	7	10.2	9.7	9.8	8.7	8.6	8.2
FTREIT	Outperform	9.90	12.50	33.8	12.2	12.1	11.9	(1)	0	2	0.9	0.9	0.9	7	8	7	7.6	7.6	7.7	15.5	14.3	14.2
GVREIT	Neutral	6.35	6.20	10.1	7.2	7.2	8.2	(2)	(1)	(12)	0.6	0.6	0.6	8	8	7	12.4	12.4	11.0	8.5	8.7	9.6
LHHOTEL	Outperform	12.70	16.50	39.7	8.1	8.0	8.0	104	0	1	1.1	1.0	1.0	10	13	13	9.1	9.8	9.9	19.1	10.9	10.8
<b>Average</b>					<b>7.6</b>	<b>8.0</b>	<b>7.9</b>	<b>21</b>	<b>(7)</b>	<b>4</b>	<b>0.7</b>	<b>0.7</b>	<b>0.8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12.8</b>	<b>12.1</b>	<b>12.7</b>	<b>10.4</b>	<b>9.3</b>	<b>9.1</b>

Source: InnovestX Research



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### Companies with Good CG Scoring

A5, ADD, AIE, ALUCON, AMC, AMR, ARIN, ASEFA, ASIA, ASN, BIG, BIOTEC, BIS, BJCHI, BLC, BVG, CEN, CGH, CHARAN, CHAYO, CHIC, CHOTI, CITY, CMC, CPANEL, CSP, DEXON, DOD, DPAINT, DV8, EASON, EE, EFORL, EKH, ESTAR, ETL, FNS, GBX, GENCO, GTB, GYT, ICN, IIG, IMH, IRCP, J, JCKH, JMT, JPARK, JR, JSP, JUBILE, KBS, KCAR, KIAT, KISS, KK, KWC, LDC, LEO, MCA, META, MGC, MITSIB, MK, NAM, NOVA, NTV, OGC, PACO, PANEL, PHG, PIN, PRAPAT, PRI, PRIN, PROEN, PROS, PTC, READY, ROCTEC, SABUY, SALEE, SAMCO, SANKO, SCI, SE, SE-ED, SINGER, SISB, SKN, SKY, SMD, SMIT, SORKON, SPC, SST, STC, STOWER, SVP, SVR, SWC, TAKUNI, TC, TFI, TMC, TMI, TNP, TOPP, TRU, UEC, UOBKH, VL, WAVE, WFX, WIJK, XO, XPG, YUASA, ZAA

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### Declared (ประกาศเจตนารมณ์)

ACE, ALT, AMARIN, AMC, ANI, APCO, ASAP, B52, BLAND, BYD, CFARM, CHASE, CHG, DEXON, DITTO, ECL, EVER, FLOYD, GREEN, HL, HUMAN, ICN, IHL, IP, ITC, JDF, JMART, K, KJL, LDC, LIT, MITSIB, MJD, MOSHI, NEX, NTSC, PLE, PLUS, POLY, PQS, PRI, PRIME, PROEN, PROUD, PTC, RT, S, SAWAD, SCAP, SCGD, SFT, SHR, SINGER, SINO, SJWD, SKE, SNNP, SOLAR, SONIC, SUPER, TBN, TMI, TPAC, TPP, TQM, UOBKH, UREKA, VNG, WELL, WIN, XPG

### N/A

24CS, 3K-BAT, A, A5, AAV, ABM, ACAP, ACC, ACG, ADD, ADVICE, AEONTS, AFC, AGE, AHC, AIT, AJA, AKR, AKS, ALLA, ALPHAX, ALUCON, AMARC, AMR, ANAN, AOT, APO, APP, APURE, AQUA, ARIN, ARIP, ARROW, ASEFA, ASIA, ASIMAR, ASN, ATP30, AU, AUCT, AURA, BA, BBIK, BC, BCT, BDMS, BEAUTY, BEM, BGT, BH, BIG, BIOTEC, BIS, BJC, BJCHI, BKD, BKGI, BKIH, BLC, BLESS, BLISS, BM, BOL, BPS, BR, BROCK, BSM, BSRC, BTC, BTNC, BTW, BUI, BVG, CCET, CCP, CEYE, CGD, CH, CHAO, CHARAN, CHAYO, CHIC, CHO, CITY, CIVIL, CK, CKP, CMAN, CMO, CMR, CNT, COCOCO, COLOR, COMAN, CPANEL, CPH, CPR, CPT, CRANE, CRD, CREDIT, CSP, CSR, CSS, CTW, CWT, D, DCON, DDD, DHOUSE, DOD, DPAINT, DTCENT, DTICI, DV8, EASON, EE, EFORL, EKH, EMC, ESTAR, ETL, EURO, F&D, FANCY, FE, FM, FMT, FN, FORTH, FTI, FVC, GABLE, GENCO, GFC, GIFT, GL, GLAND, GLOCON, GLORY, GRAMMY, GRAND, GSC, GTB, GTV, GYT, HFT, HPT, HTECH, HYDRO, I2, IIG, IMH, IND, INGRS, INSET, IRC, IRCP, IROYAL, IT, ITD, ITNS, ITTHI, J, JAK, JCK, JCKH, JCT, JKN, JMT, JPARK, JSP, JUBILE, KAMART, KBS, KC, KCG, KCM, KDH, KEX, KIAT, KISS, KK, KKC, KLINIQ, KOOL, KTIS, KTMS, KUMWEL, KUN, KWC, KWI, KWM, KYE, LALIN, LEE, LEO, LOXLEY, LPH, LST, LTS, MAGURO, MANRIN, MASTER, MATI, MCA, M-CHAI, MCS, MDX, MEB, MEDEZE, METCO, MGC, MGI, MGT, MICRO, MIDA, MK, ML, MORE, MPJ, MST, MTW, MUD, MVP, NAM, NAT, NC, NCH, NCL, NCP, NDR, NEO, NETBAY, NEW, NEWS, NFC, NL, NNCL, NOK, NOVA, NPK, NSL, NTV, NUSA, NV, NVD, NWR, NYT, OHTL, OKJ, ONEE, ORN, PACO, PAF, PANEL, PCC, PCE, PEACE, PEER, PERM, PF, PHG, PICO, PIN, PJW, PLT, PMC, PMTA, POLAR, PORT, PPM, PRAKIT, PRAPAT, PRECHA, PRIN, PRO, PSG, PSP, PTL, QTCG, RAM, RCL, READY, RICHY, RJH, ROCK, ROCTEC, ROH, ROJNA, RP, RPC, RPH, RSP, S11, SABUY, SAF, SAFARI, SAFE, SALEE, SAM, SAMART, SAMCO, SAMTEL, SANKO, SAUCE, SAV, SAWANG, SBNEXT, SCI, SCL, SCP, SDC, SE, SEAFCO, SECURE, SEI, SGF, SHANG, SIAM, SICT, SIMAT, SISB, SK, SKN, SKY, SLP, SMART, SMD, SMT, SO, SPA, SPCG, SPG, SPREME, SPVI, SQ, SR, SRS, SSC, STANLY, STC, STECH, STECON, STHAI, STI, STP, STPI, STX, SUC, SUN, SUTHA, SVR, SWC, SYNEX, TACC, TAN, TAPAC, TATG, TC, TCC, TCJ, TCMC, TCOAT, TEAM, TEAMG, TEKA, TERA, TFM, TGPRO, TH, THAI, THANA, THE, THG, THMUI, TIGER, TITLE, TK, TKC, TLI, TM, TMAN, TMC, TMW, TNDT, TNH, TNPC, TOA, TPBI, TPCH, TPIPL, TPIPP, TPL, TPOLY, TPS, TQR, TR, TRC, TRITN, TRP, TRUBB, TRV, TSE, TTA, TTI, TTT, TTW, TVH, TVT, TWP, TWZ, TYCN, UAC, UBA, UBE, UMI, UMS, UNIQ, UP, UPOIC, UTP, UVAN, VARO, VL, VPO, VRANDA, W, WARRIX, WAVE, WFX, WGE, WINDOW, WINMED, WINNER, WORK, WP, YGG, YONG, ZAA, ZIGA

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