

## Thailand : Tourism

13 March 2025

## BUY (Maintain)

TP upside (downside) +62.5%

Close Mar 12, 2025

Price 4.80  
12M Target 7.80

## Research Analysts:

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|                                |          |
|--------------------------------|----------|
| Yuanta ESG Rating              | A        |
| Bloomberg code                 | SPA TB   |
| Market cap (THBmn)             | 6,156.00 |
| Corporate Gov.Rating           | -        |
| 6M avg. daily turnover (THBmn) | 26.93    |
| Outstanding shares (mn)        | 1,282.50 |
| Free float (%)                 | 57.74%   |
| Major shareholders (%)         |          |
| MR. WIBOON UTAHAJIT            | 10.83    |
| MR. PRASERT JIRAVANSTIT        | 9.72     |
| MRS. PRANEE SUPHAWATANAKIAT    | 8.01     |

## Financial outlook (THBmn)

| Year to Dec         | 2023A    | 2024A    | 2025F    | 2026F    |
|---------------------|----------|----------|----------|----------|
| Revenue             | 1,446    | 1,629    | 1,976    | 2,195    |
| EBITDA              | 601      | 657      | 781      | 890      |
| Core Profit         | 262      | 309      | 373      | 439      |
| Net Profit          | 332      | 309      | 373      | 439      |
| Core EPS            | 0.31     | 0.24     | 0.29     | 0.34     |
| Core EPS Growth (%) | n.a.     | (21.5)   | 20.6     | 17.8     |
| DPS                 | 0.01     | 0.10     | 0.12     | 0.14     |
| Core P/E (x)        | 15.6     | 19.9     | 16.5     | 14.0     |
| P/BV                | 4.6      | 5.1      | 4.2      | 3.5      |
| Div Yield (%)       | 0.3      | 2.0      | 2.4      | 2.9      |
| Net gearing (%)     | Net cash | Net cash | Net cash | Net cash |
| ROE (%)             | 45.2     | 29.4     | 28.0     | 27.1     |

Source: Company, Yuanta Research

### Valuation Methodology

P/E: 27x (-1.5SD to its five-year pre-Covid-19 average).

## Siam Wellness Group (SPA TB)

Aggressive branch expansion with less reliance on Chinese tourists in 2025

## Event

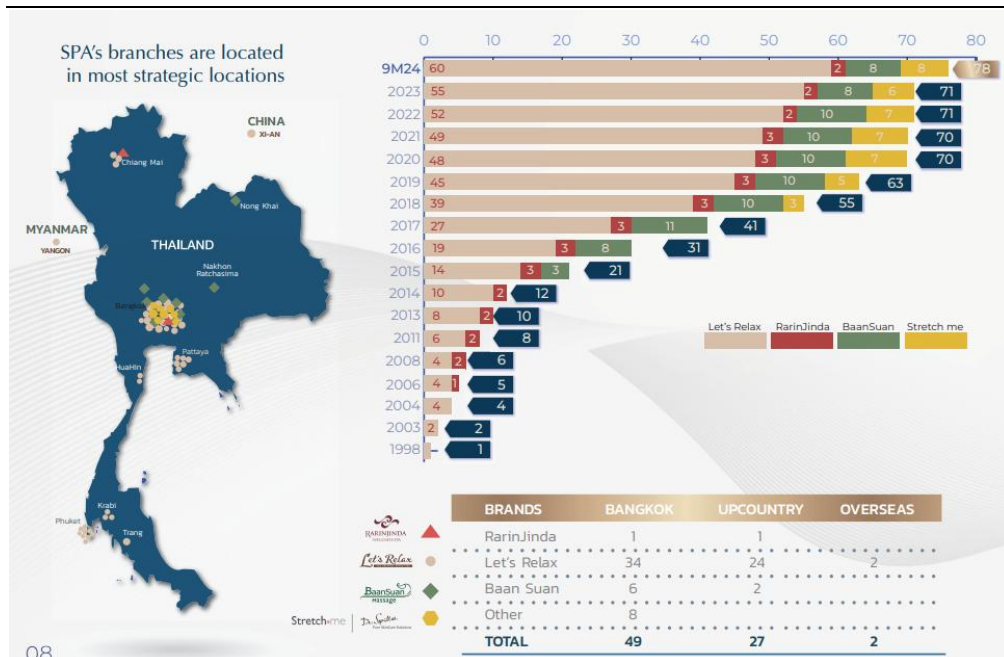
We have a neutral view following SPA's analyst meeting on March 12.

- SPA targets revenue of THB2bn (US\$59mn) in 2025 (+20% YoY), supported by SSSG of +5-10% YoY, in line with the increase in tourist arrivals. Additionally, another 10-15% YoY revenue growth is expected from branch expansion. SPA plans to open 10 new branches in 2025, mainly in key tourist areas in Bangkok, with openings starting early in the year, unlike in 2024, when SPA focused on openings in the second half.
- Five out of 10 new branches in 2025 will be self-operated branches, while the other five will be under a spa management contract model with hotels. This model requires lower capital investment and allows for a faster EBITDA-level breakeven compared to self-operated branches. SPA sets investment budget of THB250-300mn for branch expansion in 2025.
- Management targets GPM to improve to 32-34% from 32% in 2024.
- In 1QTD, SSSG has grown 5% YoY, nearing growth of tourist arrivals and SPA's full-year SSSG target. With aggressive branch expansion from 2H24 continuing into 1Q25, totaling nine new branches, revenue growth will outpace SSSG in 1Q25.
- Currently, revenue from Thai: foreign customers is 30:70, similar to pre-Covid-19 levels. The majority of foreign customers are ethnic Chinese (including those from Hong Kong and Taiwan) at 45%, Middle East at 10%, Korean and Japanese at 7%, and European, 7%. SPA is expanding to new customer bases to reduce its reliance on Chinese tourists, which is reflected in the increase of customers from Middle East and Europe from 2-5% and the decline in ethnic Chinese customers from 55% in 2019.

## Our take

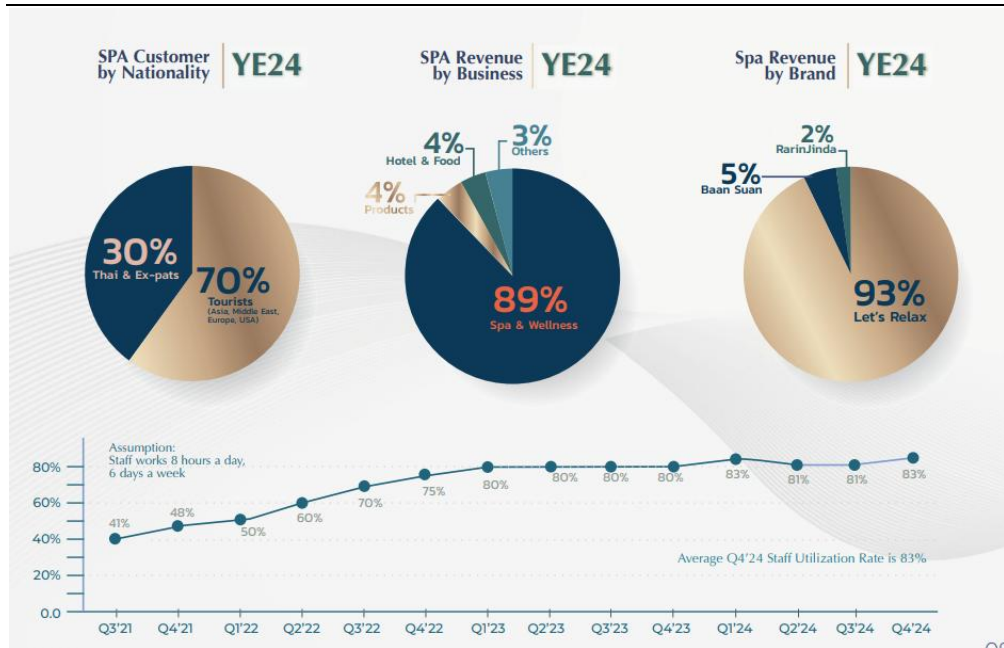
- We maintain a neutral view following the meeting for analysts held by the company, as our revenue and GPM forecasts are in line with company guidance. In 1Q25, norm profit is set to grow both QoQ and YoY, driven by the high season and the aggressive branch expansion since 2H24.
- We maintain norm profit forecast in 2025 is THB373mn (+21% YoY). and our TP of THB7.80 (US\$0.23) offers a titanic upside of +62.5%.
- SPA's share price has declined more than 27% in YTD, which should have factored in negative sentiment from the YoY slowdown in ethnic Chinese tourist arrivals to Thailand and institutional investors' rebalancing action. Currently, SPA is trading at a P/E 2025 of 17x, -2SD to its pre-Covid-19 average and below the targeted average earnings growth for the next two years. We maintain our BUY recommendation.

**Figure 1: SPA's branches are located in most strategic locations as of 4Q24**



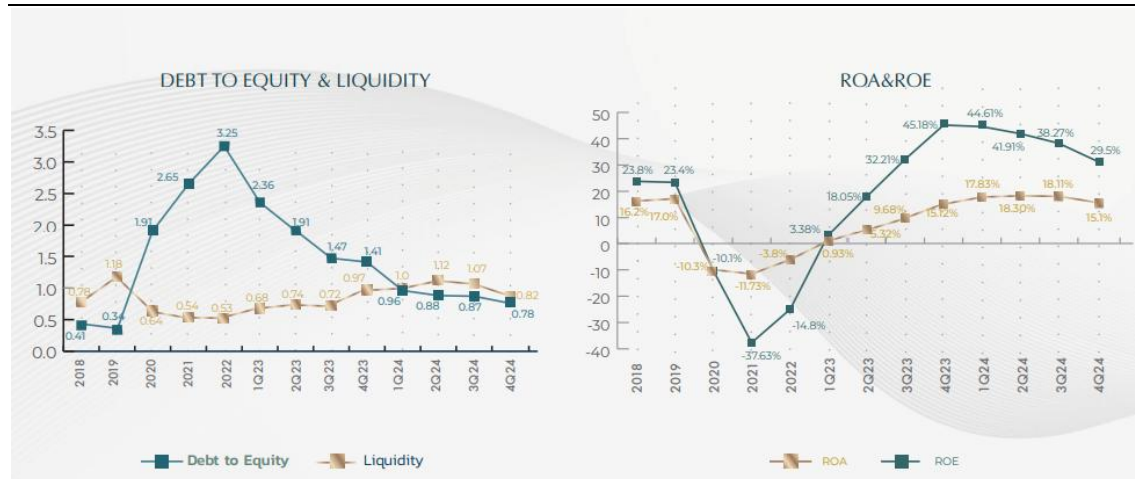
Source: Company

**Figure 2: SPA's operating performance**



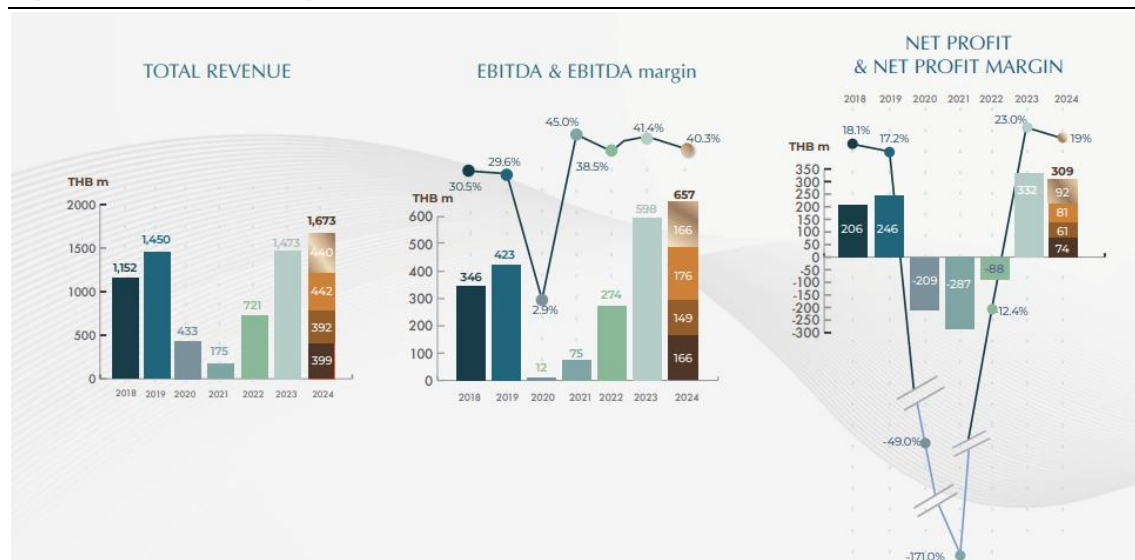
Source: Company

Figure 3: SPA's operating performance (2)



Source: Company

Figure 4: SPA's operating performance (3)



Source: Company

## Corporate Governance Report Rating (CG Score) (As of 28 October 2024)

|                                                                                    |        |        |        |        |        |        |        |       |        |        |        |        |        |        |        |
|------------------------------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|-------|--------|--------|--------|--------|--------|--------|--------|
|    |        |        |        |        |        |        |        |       |        |        |        |        |        |        |        |
| AAV                                                                                | ASK    | BLA    | CPALL  | EGCO   | HARN   | JTS    | MAJOR  | NSL   | PPP    | S&J    | SELIC  | SPI    | TEGH   | TNL    | TVDH   |
| ABM                                                                                | ASP    | BPP    | CPAXT  | EPG    | HENG   | K      | MALEE  | NTSC  | PPS    | SA     | SENA   | SPRC   | TFG    | TOA    | TVO    |
| ACE                                                                                | ASW    | BR     | CPF    | ERW    | HMPRO  | KBANK  | MBK    | NVD   | PR9    | SAAM   | SENX   | SR     | TFMAMA | TOG    | TVT    |
| ACG                                                                                | AURA   | BRI    | CPL    | ETC    | HPT    | KCC    | MC     | NWR   | PRG    | SABINA | SGC    | SSC    | TGE    | TOP    | TWPC   |
| ADVANC                                                                             | AWC    | BRR    | CPN    | ETE    | HTC    | KCE    | M-CHAI | NYT   | PRIME  | SAK    | SGF    | SSF    | TGH    | TPAC   | UAC    |
| AE                                                                                 | B      | BSRC   | CPW    | FLOYD  | ICC    | KCG    | MCOT   | OCC   | PRM    | SAMART | SGP    | SSP    | THANA  | TPBI   | UBE    |
| AF                                                                                 | BAFS   | BTG    | CRC    | FN     | ICHI   | KEX    | MFC    | OR    | PRTR   | SAMTEL | SHR    | SSSC   | THANI  | TPIPL  | UBIS   |
| AGE                                                                                | BAM    | BTS    | CRD    | FPI    | III    | KKP    | MFEC   | ORI   | PSH    | SAT    | SICT   | STA    | THCOM  | TPIPP  | UKEM   |
| AH                                                                                 | BANPU  | BTW    | CREDIT | FPT    | ILINK  | KSL    | MINT   | OSP   | PSL    | SAV    | SIRI   | STECON | THG    | TPS    | UPF    |
| AIT                                                                                | BAY    | BWG    | CSC    | FVC    | ILM    | KTB    | MODERN | PAP   | PTT    | SAWAD  | SIS    | STGT   | THIP   | TQM    | UPOIC  |
| AJ                                                                                 | BBGI   | CBG    | CV     | GABLE  | IND    | KTC    | MONO   | PB    | PTTEP  | SC     | SITHAI | STI    | THRE   | TQR    | UV     |
| AKP                                                                                | BBL    | CENTEL | DCC    | GC     | INET   | KTMS   | MOONG  | PCC   | PTTGC  | SCAP   | SJWD   | SUC    | THREL  | TRP    | VARO   |
| AKR                                                                                | BCH    | CFRESH | DDD    | GCAP   | INSET  | KUMWEL | MOSHI  | PCSGH | Q-CON  | SCB    | SKE    | SUN    | TIPH   | TRUBB  | VGI    |
| ALLA                                                                               | BCP    | CHASE  | DELTA  | GFC    | INTUCH | LALIN  | MSC    | PDJ   | QH     | SCC    | SKR    | SUTHA  | TISCO  | TRUE   | VIH    |
| ALT                                                                                | BCPG   | CHEWA  | DEMCO  | GFPT   | IP     | LANNA  | MST    | PEER  | QTC    | SCCC   | SM     | SVI    | TK     | TRV    | WACOAL |
| AMA                                                                                | BDMS   | CHOW   | DITTO  | GGC    | IRC    | LH     | MTC    | PG    | RATCH  | SCG    | SMPC   | SYMC   | TKS    | TSC    | WGE    |
| AMARIN                                                                             | BEC    | CIMBT  | DMT    | GLAND  | IRPC   | LHFG   | MTI    | PHOL  | RBF    | SCGD   | SNC    | SYNEX  | TKT    | TSTE   | WHA    |
| AMATA                                                                              | BEM    | CIVIL  | DOHOME | GLOBAL | IT     | LIT    | MVP    | PIMO  | RPC    | SCGP   | SNNP   | SYNTEC | TLI    | TSTH   | WHAUP  |
| AMATAV                                                                             | BEYOND | CK     | DRT    | GPSC   | ITC    | LOXLEY | NCH    | PLANB | RPH    | SCM    | SNP    | TASCO  | TM     | TTA    | WICE   |
| ANAN                                                                               | BGC    | CKP    | DUSIT  | GRAMMY | ITEL   | LPN    | NER    | PLAT  | RS     | SCN    | SO     | TBN    | TMILL  | TTB    | WINMED |
| AOT                                                                                | BGRIM  | CNT    | EASTW  | GULF   | ITTHI  | LRH    | NKI    | PLUS  | RT     | SDC    | SONIC  | TCAP   | TMT    | TTCL   | WINNER |
| AP                                                                                 | BJC    | COLOR  | ECF    | GUNKUL | IVL    | LST    | NOBLE  | PM    | RWI    | SEAFCO | SPALI  | TCMC   | TNDT   | TTW    | ZEN    |
| ASIMAR                                                                             | BKIH   | COM7   | ECL    | HANA   | JAS    | M      | NRF    | PORT  | S      | SEOIL  | SPC    | TEAMG  | TNITY  | TU     |        |
|  |        |        |        |        |        |        |        |       |        |        |        |        |        |        |        |
| 2S                                                                                 | APURE  | BBIK   | CH     | DTCENT | GIFT   | KGI    | MEGA   | PATO  | PSP    | SAPPE  | STANLY | TCC    | TPCH   | UP     |        |
| AAI                                                                                | ARIP   | BC     | CI     | EVER   | GPI    | KJL    | METCO  | PDG   | PSTC   | SECURE | STPI   | TEKA   | TPCS   | UREKA  |        |
| ADB                                                                                | ARROW  | BE8    | CIG    | FE     | HUMAN  | KTIS   | MICRO  | PJW   | PT     | SFLEX  | SUPER  | TFM    | TPLAS  | VCOM   |        |
| AEONTS                                                                             | ASIAN  | BH     | CM     | FORTH  | IFS    | KUN    | NC     | POLY  | PTECH  | SFT    | SUSCO  | TITLE  | TPOLY  | VIBHA  |        |
| AHC                                                                                | ATP30  | BIZ    | COCOCO | FSMART | INSURE | L&E    | NCAP   | PQS   | PYLON  | SINO   | SVOA   | TKN    | TRT    | VRANDA |        |
| AIRA                                                                               | AUCT   | BOL    | COMAN  | FSX    | JCK    | LHK    | NCL    | PREB  | QLT    | SMT    | SVT    | TMD    | TURTLE | WARRIX |        |
| APCO                                                                               | AYUD   | BSBM   | CPI    | FTI    | JDF    | MATCH  | NDR    | PROUD | RABBIT | SPCG   | TACC   | TNR    | TVH    | WIN    |        |
| APCS                                                                               | BA     | BTC    | CSS    | GEL    | JMART  | MBAX   | ONEE   | PSG   | RCL    | SPVI   | TAE    | TPA    | UBA    | WP     |        |
|  |        |        |        |        |        |        |        |       |        |        |        |        |        |        |        |
| A5                                                                                 | ASIA   | CEN    | CPANEL | EFORL  | GYT    | JPARK  | KK     | MK    | PHG    | READY  | SE-ED  | SPG    | TC     | UOBKH  | ZAA    |
| ADD                                                                                | ASN    | CGH    | CSP    | EKH    | ICN    | JR     | KWC    | NAM   | PIN    | ROCTEC | SINGER | SST    | TFI    | VL     |        |
| AIE                                                                                | BIG    | CHARAN | DEXON  | ESTAR  | IIG    | JSP    | LDC    | NOVA  | PRAPAT | SABUY  | SISB   | STC    | TMC    | WAVE   |        |
| ALUCON                                                                             | BIOTEC | CHAYO  | DOD    | ETL    | IMH    | JUBILE | LEO    | NTV   | PRI    | SALEE  | SKN    | STOWER | TMI    | WFX    |        |
| AMC                                                                                | BIS    | CHIC   | DPAINT | FNS    | IRCP   | KBS    | MCA    | NV    | PRIN   | SAMCO  | SKY    | STP    | TNP    | WIIK   |        |
| AMR                                                                                | BJCHI  | CHOTI  | DV8    | GBX    | J      | KCAR   | META   | OGC   | PROEN  | SANKO  | SMD    | SVR    | TOPP   | XO     |        |
| ARIN                                                                               | BLC    | CITY   | EASON  | GENCO  | JCKH   | KIAT   | MGC    | PACO  | PROS   | SCI    | SMIT   | SWC    | TRU    | XPG    |        |
| ASEFA                                                                              | BVG    | CMC    | EE     | GTB    | JMT    | KISS   | MITSIB | PANEL | PTC    | SE     | SORKON | TAKUNI | UEC    | YUASA  |        |

Corporate 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 (SET) and the market for Alternative Investment (MAI) 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 based 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 may be changed after that date, Yuanta Securities (Thailand) Co., Ltd does not confirm nor certify the accuracy of such survey results.

| Score        | Rang Number of Logo                                                                   | Description  |
|--------------|---------------------------------------------------------------------------------------|--------------|
| 90 - 100     |  | Excellent    |
| 80 - 89      |  | Very Good    |
| 70 - 79      |  | Good         |
| 60 - 69      |  | Satisfactory |
| 50 - 59      |  | Pass         |
| Less than 50 | No logo given                                                                         | N/A          |

## Anti-Corruption Progress Indicator (As of 28 October 2024)

| Companies certified by CAC                               |        |        |        |        |        |        |        |        |       |        |        |        |        |        |        |
|----------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|-------|--------|--------|--------|--------|--------|--------|
| 2S                                                       | ASW    | BSBM   | CPI    | ETC    | HARN   | KBANK  | MBK    | NRF    | PPPM  | QTC    | SEOIL  | SPRC   | TFMAMA | TOG    | UKEM   |
| AAI                                                      | AWC    | BTG    | CPL    | ETE    | HEALTH | KCAR   | MC     | OCC    | PPS   | RABBIT | SE-ED  | SRICHA | TGE    | TOP    | UPF    |
| ADB                                                      | AYUD   | BTS    | CPN    | FNS    | HENG   | KCC    | MCOT   | OGC    | PR9   | RATCH  | SELIC  | SSF    | TGH    | TOPP   | UV     |
| ADVANC                                                   | B      | BWG    | CPW    | FPI    | HMPRO  | KCE    | MEGA   | OR     | PREB  | RBF    | SENA   | SSP    | THANI  | TPA    | VCOM   |
| AE                                                       | BAFS   | CAZ    | CRC    | FPT    | HTC    | KGEN   | MENA   | ORI    | PRG   | RML    | SENX   | SSSC   | THCOM  | TPCS   | VGI    |
| AF                                                       | BAM    | CBG    | CSC    | FSMART | ICC    | KGI    | META   | OSP    | PRINC | RS     | SFLEX  | SST    | THIP   | TPLAS  | VIBHA  |
| AH                                                       | BANPU  | CEN    | CV     | FSX    | ICHI   | KKP    | MFC    | PAP    | PRM   | RWI    | SGC    | STA    | THRE   | TRT    | VIH    |
| AI                                                       | BAY    | CENTEL | DCC    | FTE    | IFS    | KSL    | MFEC   | PATO   | PROS  | S&J    | SGP    | STGT   | THREL  | TRU    | WACOAL |
| AIE                                                      | BBGI   | CFRESH | DELTA  | GBX    | III    | KTB    | MILL   | PB     | PRTR  | SA     | SIRI   | STOWER | TIDLOR | TRUE   | WHA    |
| AIRA                                                     | BBL    | CGH    | DEMCO  | GC     | ILINK  | KTC    | MINT   | PCSGH  | PSH   | SAAM   | SIS    | SUSCO  | TIPCO  | TSC    | WHAUP  |
| AJ                                                       | BCH    | CHEWA  | DIMET  | GCAP   | ILM    | L&E    | MODERN | PDG    | PSL   | SABINA | SITHAI | SVI    | TIPH   | TSI    | WICE   |
| AKP                                                      | BCP    | CHOTI  | DMT    | GEL    | INET   | LANNA  | MONO   | PDJ    | PSTC  | SAK    | SKR    | SVOA   | TISCO  | TSTE   | WIK    |
| AMA                                                      | BCPG   | CHOW   | DOHOME | GFPT   | INOX   | LH     | MOONG  | PG     | PT    | SAPPE  | SM     | SVT    | TKN    | TSTH   | WPH    |
| AMANA                                                    | BE8    | CI     | DRT    | GGC    | INSURE | LHFG   | MSC    | PHOL   | PTECH | SAT    | SMIT   | SYMC   | TKS    | TTB    | XO     |
| AMATA                                                    | BEC    | CIG    | DUSIT  | GJS    | INTUCH | LHK    | MTC    | PIMO   | PTG   | SC     | SMPC   | SYNTEC | TKT    | TTCL   | YUASA  |
| AMATAV                                                   | BEYOND | CIMBT  | EA     | GLOBAL | IRPC   | LPN    | MTI    | PK     | PTT   | SCB    | SNC    | TAE    | TMD    | TU     | ZEN    |
| AP                                                       | BGC    | CM     | EASTW  | GPI    | ITEL   | LRH    | NATION | PL     | PTTEP | SCC    | SNP    | TAKUNI | TMILL  | TURTLE |        |
| APCS                                                     | BGRIM  | CMC    | ECF    | GPSC   | IVL    | M      | NCAP   | PLANB  | PTTGC | SCCC   | SORKON | TASCO  | TMT    | TVDH   |        |
| AS                                                       | BLA    | COM7   | EGCO   | GSTEEL | JAS    | MAJOR  | NEP    | PLANET | PYLON | SCG    | SPACK  | TCAP   | TNITY  | TVO    |        |
| ASIAN                                                    | BPP    | CPALL  | EP     | GULF   | JR     | MALEE  | NER    | PLAT   | Q-CON | SCGP   | SPALI  | TEGH   | TNL    | TWPC   |        |
| ASK                                                      | BRI    | CPAXT  | EPG    | GUNKUL | JTS    | MATCH  | NKI    | PM     | QH    | SCM    | SPC    | TFG    | TNP    | UBIS   |        |
| ASP                                                      | BRR    | CPF    | ERW    | HANA   | KASET  | MBAX   | NOBLE  | PPP    | QLT   | SCN    | SPI    | TFI    | TNR    | UEC    |        |
|                                                          |        |        |        |        |        |        |        |        |       |        |        |        |        |        |        |
| Companies that have declared their intention to join CAC |        |        |        |        |        |        |        |        |       |        |        |        |        |        |        |
| ACE                                                      | APCO   | CFARM  | ECL    | HUMAN  | JDF    | LIT    | NTSC   | PRI    | RT    | SFT    | SKE    | TBN    | UOBKH  | XPG    |        |
| ALT                                                      | ASAP   | CHASE  | EVER   | ICN    | JMART  | MITSIB | PLE    | PRIME  | S     | SHR    | SNNP   | TMI    | UREKA  |        |        |
| AMARIN                                                   | B52    | CHG    | FLOYD  | IHL    | K      | MJD    | PLUS   | PROEN  | SAWAD | SINGER | SOLAR  | TPAC   | VNG    |        |        |
| AMC                                                      | BLAND  | DEXON  | GREEN  | IP     | KJL    | MOSHI  | POLY   | PROUD  | SCAP  | SINO   | SONIC  | TPP    | WELL   |        |        |
| ANI                                                      | BYD    | DITTO  | HL     | ITC    | LDC    | NEX    | PQS    | PTC    | SCGD  | SJWD   | SUPER  | TQM    | WIN    |        |        |
|                                                          |        |        |        |        |        |        |        |        |       |        |        |        |        |        |        |

**Disclosure:** List of companies that intend to join Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) under Thai Institute of Directors which have 2 groups;

- Companies that have declared their intention to join CAC
- Companies certified by CAC

Anti – Corruption Progress Indicator - The disclosure of the Anti-Corruption Progress Indicators of a listed company on the Stock Exchange of Thailand, which is assessed by Thaipat Institute is made in order to comply with the policy and sustainable development plan for the listed companies of the Office of the Securities and Exchange Commission. Thai Institute of Directors made this assessment based on the information received from the listed company, as stipulated in the form for the assessment of Anti-corruption which refers to the Annual Registration Statement (Form 56-1), Annual Report (Form 56-2), or other relevant documents or reports of such listed company. The assessment result is therefore made from the perspective of Thaipat Institute that is a third party. It is not an assessment of operation and is not based on any inside information. Since this assessment is only the assessment result as of the date appearing in the assessment result, it may be changed after that date or when there is any change to the relevant information. Nevertheless, Yuanta Securities (Thailand) Co., Ltd does not confirm, verify, or certify the accuracy and completeness of the assessment result.

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Muang, Chonburi 20130  
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038619253

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**AMARIN**

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Lumpini, Pathumwan, Bangkok, 10330  
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