

SC ASSET CORPORATION

THAILAND / PROPERTY DEVELOPMENT

SC TB

HOLD

FROM BUY

TARGET PRICE	THB3.80
CLOSE	THB3.72
UP/DOWNSIDE	+2.2%
PRIOR TP	THB4.40
CHANGE IN TP	-13.6%
TP vs CONSENSUS	-6.8%

แนวโน้มกำไร 1Q24 อ่อนแอกว่าเคยคาด

- คาดกำไร 1Q24 -78% q-q, -64% y-y เหลือ 190 ลบ. ต่ำกว่าเคยคาดมาก จากยอดโอนแนวราบถูกกดตันจาก Rejection rate ในกลุ่มบ้านมากกว่า 20 ลบ.
- ปรับลดประมาณการกำไรปี 2024-2026 สะท้อนแนวราบ High-End อ่อนแอกว่าคาด
- ลดคำแนะนำเป็นถือ ราคาเหมาะสม 3.80 บ. ระยะสั้นกดตันจากงบ 1Q24 หดตัวแรง

คาดกำไร 1Q24 หดตัวแรง q-q, y-y กดตันจากยอดโอนแนวราบ

เราประเมินกำไรสุทธิ 1Q24 หดตัวเหลือ 190 ล้านบาท (-78% q-q, -64% y-y) ต่ำกว่าเราเคยมองที่ 350 ล้านบาทและตลาดมอง 400-500 ล้านบาท สาเหตุหลักจากยอดโอนอ่อนแอที่ 3.7 พันล้านบาท (-56% q-q, -20% y-y) จากอัตราการปฏิเสธสินเชื่อของธนาคารสูงขึ้นในส่วน Backlog ที่ยกมาจากสิ้นปี 2023 โดยเฉพาะแนวราบราคามากกว่า 20 ล้านบาท (คิดเป็น 55% ของพอร์ตแนวราบ) อีกทั้ง การเปิดตัวโครงการแนวราบน้อยลงและอยู่ในช่วงปลายไตรมาส ส่งผลให้ยอดขายโอนแนวราบที่ 2.8 พันล้านบาท (-52% q-q, -26% y-y) ส่วนคอนโด 972 ล้านบาท -64% q-q แต่ +6% y-y หลักๆจาก Scope Langsuan ขณะที่อัตรากำไรขั้นต้นคาด 29.4% ทรงตัวจาก 4Q23 แต่ปรับลดจาก 31.3% ใน 1Q23 จากการแข่งขันในตลาดและสัดส่วนคอนโดสูงขึ้น

ปรับลดประมาณการกำไรปี 2024-2026 สะท้อนแนวราบ High-End อ่อนแอกว่าคาด

เราปรับลดประมาณการกำไรปี 2024-2026 ลง 10-14% จากการปรับลดยอดโอนและอัตรากำไรขั้นต้นขายอสังหาริมทรัพย์สะท้อนตลาดแนวราบที่ท้าทาย รวมถึงกำลังซื้อและความสามารถเข้าถึงสินเชื่อกลุ่ม High-End ที่ถูกกระทบจากเศรษฐกิจไม่แน่นอน ขณะที่มาตรการลดค่าธรรมเนียมโอนและจดทะเบียนเหลือ 0.01% ในราคาที่อยู่อาศัยไม่เกิน 7 ล้านบาทซึ่งมีผลตั้งแต่วันที่ 1 ม.ค. ถึงสิ้นปีนี้ ประเมินว่า SC ได้รับประโยชน์น้อยกว่ารายอื่นเนื่องจากกลุ่มราคาตั้งกล่าวมีสัดส่วนเพียง 7% ของ Backlog รวมกับสินค้าพร้อมขาย

ให้น้ำหนักการฟื้นตัวใน 2H24 โดยเฉพาะ 4Q24 มีคอนโดสร้างเสร็จใหม่

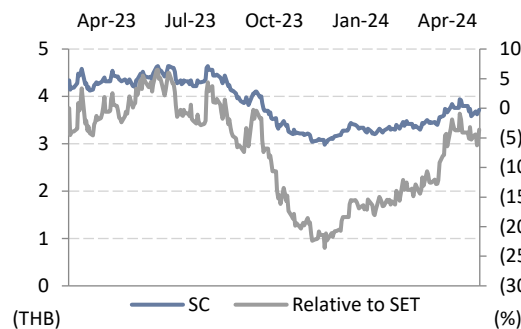
เราประเมินกำไร 1Q24 เป็นจุดต่ำสุดของปี ก่อน 2Q24 ฟื้นตัว q-q จากฐานต่ำ โดยทยอยรับรู้ Backlog แนวราบสิ้น 1Q24 ราว 6 พันล้านบาท รวมถึงเปิดตัวเพิ่ม 7 แห่ง มูลค่ารวม 1.3 หมื่นล้านบาท อย่างไรก็ตาม คาดลดลง y-y เนื่องจากโครงการใหม่อยู่ในเดือน พ.ค.-มิ.ย. ขณะที่ 2H24 คาดฟื้นตัว h-h โดยเฉพาะ 4Q24 ที่เริ่มโอนคอนโดใหม่อย่าง Scope Thonglor (มูลค่า 2.8 พันล้านบาท มียอดขาย 56%) และโครงการ JV อย่าง Reference Sathorn-Wongwianyai (มูลค่า 4 พันล้านบาท มียอดขาย 53%)

ปรับราคาเหมาะสมลงเป็น 3.80 บาท ลดคำแนะนำเป็นถือ

เราปรับลดราคาเหมาะสมจากเดิม 4.40 บาทเป็น 3.80 บาท (อิง PER เดิม 7.3x) และปรับลดคำแนะนำเป็นถือ โดยมีปันผลงวด 2H23 จ่าย 0.16 บาท/หุ้น Yield 4.3% ขึ้น XD 2 พ.ค. ราคาหุ้นปัจจุบันมี Upside จำกัดและระยะสั้นหุ้นมีประเด็นลบจากงบ 1Q24 อ่อนแอกว่าคาดมากและยังต้องติดตามความเข้มงวดการปล่อยสินเชื่อกลุ่มแนวราบ High-End เชิงกลยุทธ์ที่นักลงทุนอาจรอจนกว่าจะเห็นสัญญาณการฟื้นตัวอีกครั้งใน 2H24

KEY STOCK DATA

YE Dec (THB m)	2023	2024E	2025E	2026E
Revenue	24,487	22,457	22,947	24,582
Net profit	2,482	2,163	2,301	2,466
EPS (THB)	0.59	0.52	0.55	0.59
vs Consensus (%)	-	(12.3)	(13.8)	(18.4)
EBITDA	3,650	3,231	3,380	3,672
Recurring net profit	2,502	2,163	2,301	2,466
Core EPS (THB)	0.60	0.52	0.55	0.59
Chg. In EPS est. (%)	-	(13.8)	(13.5)	(9.8)
EPS growth (%)	(3.7)	(13.6)	6.4	7.2
Core P/E (x)	6.2	7.2	6.8	6.3
Dividend yield (%)	6.3	5.4	5.8	6.2
EV/EBITDA (x)	13.0	14.2	13.6	12.3
Price/book (x)	0.7	0.6	0.6	0.6
Net debt/Equity (%)	135.7	122.1	116.1	106.1
ROE (%)	11.1	9.1	9.1	9.3



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	3.3	15.5	(12.3)
Relative to country (%)	4.6	16.2	(0.4)
Mkt cap (USD m)	430		
3m avg. daily turnover (USD m)	0.6		
Free float (%)	39		
Major shareholder	Shinawatra Family (64%)		
12m high/low (THB)	4.70/2.96		
Issued shares (m)	4,222.62		

Sources: Bloomberg consensus; FSSIA estimates



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Investment thesis

SC เผยเป้าหมายธุรกิจปี 2024-2028 1. สร้างรายได้รวม 5 ปี มากกว่า 1.5 แสนล้านบาท หนุนจากทั้งธุรกิจอสังหาริมทรัพย์และ Recurring income 2. การลงทุนอย่างเหมาะสม รักษา D/E น้อยกว่า 1.5x 3. พอร์ตมีส่วนผสมกำไรจากธุรกิจที่หลากหลาย โดยมีกำไรจากธุรกิจ Recurring income มากกว่า 25% ผ่าน 17 โครงการ จาก 4 ธุรกิจ แบ่งเป็น 1) ออฟฟิศให้เช่า พื้นที่เช่ารวม 1.2 แสนตร.ม. จาก 6 อาคาร 2) โรงแรมรวม 545 keys จาก 3 โครงการ 3) คลังสินค้า พื้นที่เช่ารวม 1.6 แสนตร.ม. จาก 4 โครงการ 4) อสังหาริมทรัพย์เพื่อเช่าในสหรัฐ มีห้องพักรวม 78 ห้องใน 4 ทำเลในเมืองบอสตัน

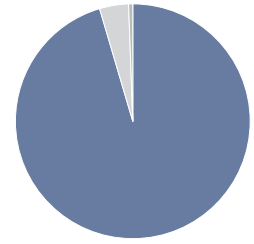
Company profile

SC ดำเนินธุรกิจพัฒนาอสังหาริมทรัพย์อย่างครบวงจร แบ่งเป็น 1) ธุรกิจพัฒนาอสังหาริมทรัพย์เพื่อขาย (Engine 1) ซึ่งเป็นธุรกิจหลัก ประกอบด้วยบ้านเดี่ยว ทาวน์เฮ้าส์ และคอนโด ซึ่งครอบคลุมตลาดในทุก Segment 2) ธุรกิจพัฒนาอสังหาริมทรัพย์เพื่อเช่าและบริการ (Engine 2) ซึ่งลงทุนธุรกิจที่สร้างรายได้ประจำสม่ำเสมอ ประกอบด้วยธุรกิจอาคารสำนักงานให้เช่า, ธุรกิจโรงแรม และธุรกิจคลังสินค้า 3) ธุรกิจให้บริการที่ปรึกษาและจัดการด้านการบริหาร เทคโนโลยีวิศวกรรม และระบบงานสนับสนุน ตลอดจนการให้บริการหลังการขายเกี่ยวกับที่อยู่อาศัย

www.scasset.com

Principal activities (revenue, 2023)

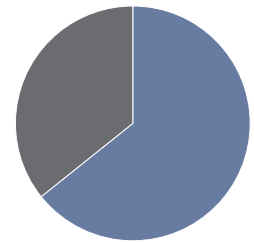
- Project sales - 95.4 %
- Rental and services - 4.0 %
- Consulting and management - 0.6 %



Source: SC Asset Corporation

Major shareholders

- Shinawatra Family - 64.3 %
- Others - 35.7 %



Source: SC Asset Corporation

Catalysts

ปัจจัยสนับสนุนการเติบโตคือ ความสำเร็จของการเปิดตัวโครงการใหม่, การขยายการลงทุนไปในธุรกิจใหม่ อาทิ คลังสินค้า และโรงแรม รวมถึงโอกาสในการเซ็นสัญญา JV พัฒนาโครงการคอนโดใหม่

Risks to our call

ความเสี่ยง 1) อัตราการขายต่ำกว่าคาด 2) เศรษฐกิจและกำลังซื้อชะลอตัว 3) อัตราการปฏิเสธสินเชื่อจากธนาคารและยอดยกเลิกจากลูกค้าสูงขึ้น 4) การก่อสร้างล่าช้าและการขาดแคลนแรงงาน และ 5) การแข่งขันรุนแรง

Event calendar

Date	Event
14 May 2024	1Q24 results announcement

Key assumptions

	2024E	2025E	2026E
Project sales (THB m)	21,253	21,631	23,204
Rental and services income (THB m)	1,204	1,316	1,378
Property GPM (%)	29.9	30.2	30.2
GPM (%)	31.6	32.0	32.0
SG&A to sales (%)	18.5	18.6	18.3

Source: FSSIA estimates

Earnings sensitivity

- For every 5% increase in transfers, we estimate 2024 net profit to rise by 4%, and vice versa, all else being equal.
- For every 0.5% increase in property GPM, we estimate 2024 net profit to rise by 4%, and vice versa, all else being equal.
- For every 0.5% increase in SG&A to revenue, we estimate 2024 net profit to fall by 4%, and vice versa, all else being equal

Source: FSSIA estimates

Exhibit 1: SC - 1Q24 results preview

	1Q23	2Q23	3Q23	4Q23	1Q24E	Change	
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)
Total revenue	4,922	5,213	5,533	8,818	4,008	(54.5)	(18.6)
Cost of sales	3,265	3,510	3,719	6,107	2,744	(55.1)	(16.0)
Gross profit	1,657	1,704	1,814	2,712	1,264	(53.4)	(23.7)
SG&A	921	1,009	1,103	1,424	923	(35.2)	0.2
Operating profit	737	694	711	1,288	341	(73.5)	(53.6)
Interest expense	95	96	92	100	100	0.1	5.5
Tax	140	138	147	231	54	(76.5)	(61.3)
Associates	29	19	3	3	3	5.3	(88.5)
Reported net profit	535	593	503	851	190	(77.6)	(64.4)
Normalised profit	535	497	503	968	190	(80.3)	(64.4)
Key ratios (%)	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)
Property gross margin	32.2	31.3	31.2	29.6	29.4	(0.2)	(2.8)
Gross margin	33.7	32.7	32.8	30.8	31.5	0.8	(2.1)
SG&A to sales	18.7	19.4	19.9	16.1	23.0	6.9	4.3
Operating margin	15.0	13.3	12.9	14.6	8.5	(6.1)	(6.4)
Net profit margin	10.9	11.4	9.1	9.7	4.8	(4.9)	(6.1)
Normalised profit margin	10.9	9.5	9.1	11.0	4.8	(6.2)	(6.1)
Operating statistics	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)
Property transfers	4,673	4,948	5,235	8,513	3,738	(56.1)	(20.0)
-- Low-rise	3,759	3,838	4,260	5,809	2,766	(52.4)	(26.4)
-- High-rise	914	1,110	976	2,704	972	(64.1)	6.4
Presales	4,918	7,328	8,434	7,264	5,960	(18.0)	21.2
-- Low-rise	3,256	5,389	4,295	4,357	3,338	(23.4)	2.5
-- High-rise	1,662	1,939	4,139	2,907	2,622	(9.8)	57.8
New launches	930	18,600	8,870	8,290	4,750	(42.7)	410.8

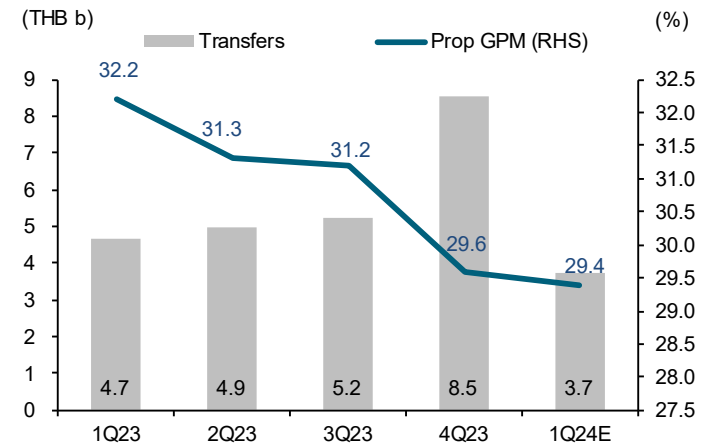
Sources: SC; FSSIA estimates

Exhibit 2: Key assumptions for SC

	Actual	Current			Previous			Change		
	2023 (THB m)	2024E (THB m)	2025E (THB m)	2026E (THB m)	2024E (THB m)	2025E (THB m)	2026E (THB m)	2024E (%)	2025E (%)	2026E (%)
Total revenue (THB m)	24,487	22,457	22,947	24,582	23,112	24,145	25,329	(3)	(5)	(3)
Transfers (THB m)	23,370	21,253	21,631	23,204	22,114	23,105	24,186	(4)	(6)	(4)
Gross margin (%)	32.2	31.6	32.0	32.0	33.2	33.2	33.1	(1.6)	(1.1)	(1.1)
Property gross margin (%)	30.8	29.9	30.2	30.2	31.9	31.9	31.7	(2.0)	(1.7)	(1.6)
SG&A expense	4,456	4,154	4,268	4,499	4,229	4,418	4,635	(2)	(3)	(3)
SG&A to revenue (%)	18.2	18.5	18.6	18.3	18.3	18.3	18.3	0.2	0.3	0.0
Interest expense (THB m)	383	379	379	364	379	379	364	0	0	0
Associates (THB m)	54	89	105	33	78	105	33	14	0	0
Core profit (THB m)	2,502	2,163	2,301	2,466	2,508	2,660	2,735	(14)	(14)	(10)
Net profit (THB m)	2,482	2,163	2,301	2,466	2,508	2,660	2,735	(14)	(14)	(10)

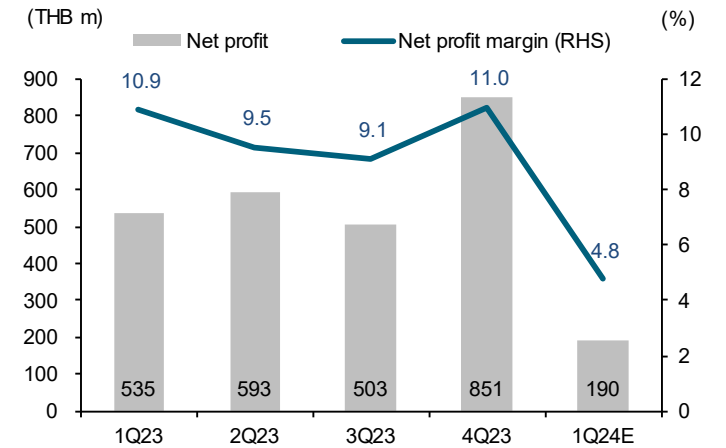
Source: FSSIA estimates

Exhibit 3: Quarterly transfers and property GPM



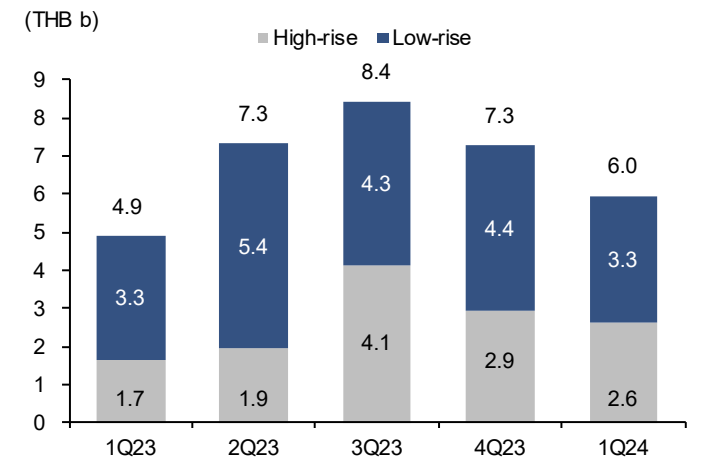
Sources: SC; FSSIA estimates

Exhibit 4: Quarterly net profit and net profit margin



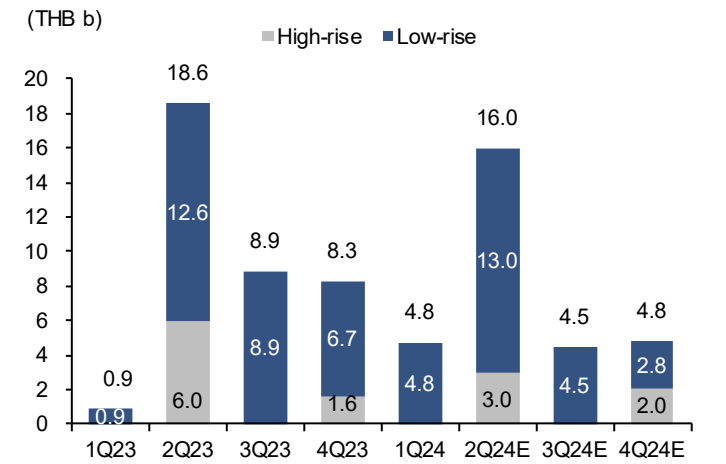
Sources: SC; FSSIA estimates

Exhibit 5: Quarterly presales



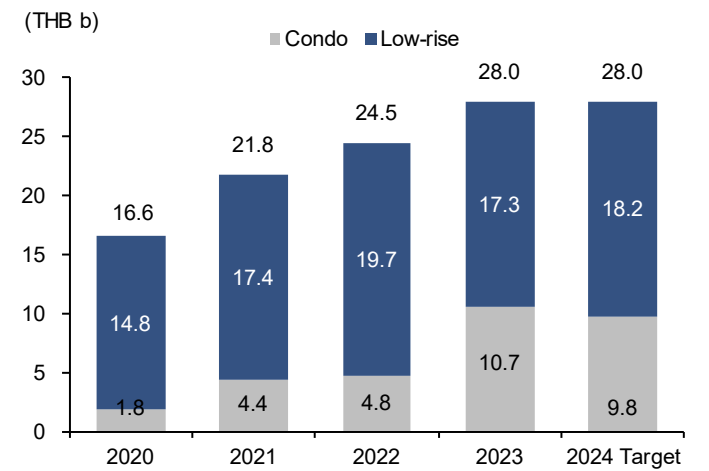
Sources: SC; FSSIA's compilation

Exhibit 6: Quarterly new launches



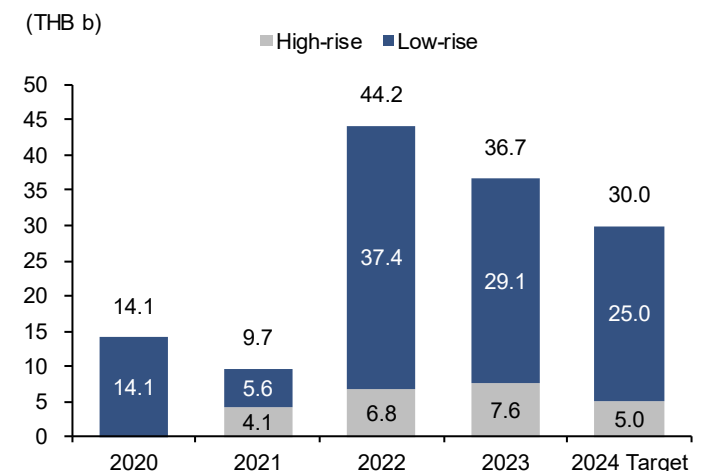
Sources: SC; FSSIA's compilation

Exhibit 7: Yearly presales



Sources: SC; FSSIA's compilation

Exhibit 8: Yearly new launches



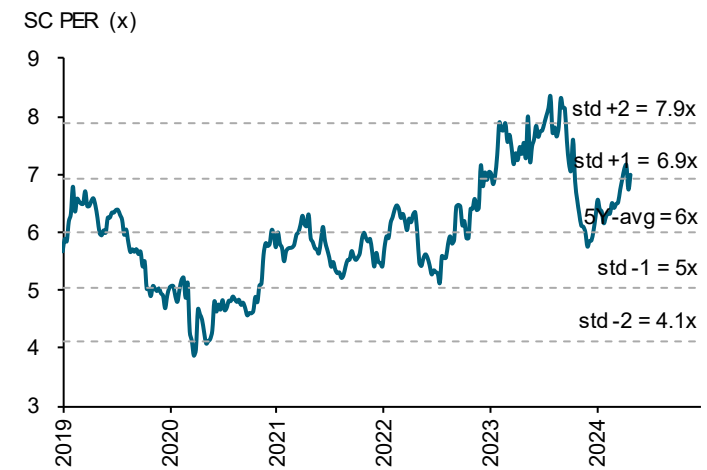
Sources: SC; FSSIA's compilation

Exhibit 9: New launch plan in 2024

Period	No.	Product	Project	Total Unit	Total Value (MB)
1Q24	1	SDH	Grand Bangkok Boulevard Bangna KM.15	73	2,900
	2	SDH	Bangkok Boulevard Signature Bangkhae	61	1,850
2Q24	3	SDH	VENUE ID Pinklao - Kanchana	85	900
	4	SDH	Grand Bangkok Boulevard Petchkasem - Kanchana	62	2,450
	5	SDH	Bangkok Boulevard Signature Ramintra - Phraya	101	2,450
	6	SDH	Grand Bangkok Boulevard Pinklao - Borom	41	1,800
	7	SDH	Bangkok Boulevard Signature Chaengwattana - Ratchaphruek	60	1,750
	8	SDH	VENUE Portrait Westgate	167	1,500
	9	SDH	PAVE Kanchana - Ratchaphruek	319	2,150
	10	CONDO	Reference	396	3,000
3Q24	11	SDH	Grand Bangkok Boulevard Na Utthayan	47	1,900
	12	SDH	Connoisseur	20	1,600
	13	SDH	Grand Bangkok Boulevard Borommaratchachonnani	21	950
4Q24	14	SDH	Bangkok Boulevard Bangna KM.13	68	900
	15	SDH	Bangkok Boulevard Rama 2	51	1,000
	16	SDH	Bangkok Boulevard Signature Rama 2	30	900
	17	CONDO	Reference	444	2,000
TOTAL				2,046	30,000

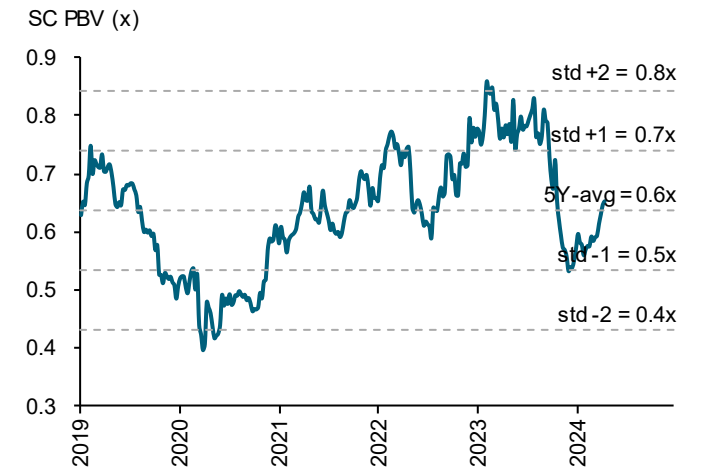
Source: SC

Exhibit 10: Historical P/E band



Sources: Bloomberg; FSSIA estimates

Exhibit 11: Historical P/BV band



Sources: Bloomberg; FSSIA estimates

Financial Statements

SC Asset Corporation

Profit and Loss (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Revenue	21,583	24,487	22,457	22,947	24,582
Cost of goods sold	(14,414)	(16,601)	(15,364)	(15,602)	(16,725)
Gross profit	7,169	7,887	7,092	7,346	7,857
Other operating income	102	99	100	100	100
Operating costs	(3,910)	(4,456)	(4,154)	(4,268)	(4,499)
Operating EBITDA	3,453	3,650	3,231	3,380	3,672
Depreciation	(92)	(120)	(193)	(203)	(213)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	3,361	3,529	3,038	3,177	3,459
Net financing costs	(134)	(383)	(379)	(379)	(364)
Associates	55	54	89	105	33
Recurring non-operating income	55	54	89	105	33
Non-recurring items	(41)	(20)	0	0	0
Profit before tax	3,241	3,181	2,748	2,904	3,128
Tax	(678)	(656)	(558)	(588)	(650)
Profit after tax	2,563	2,525	2,190	2,316	2,478
Minority interests	(7)	(43)	(27)	(15)	(12)
Preferred dividends	0	0	0	0	0
Other items	-	-	-	-	-
Reported net profit	2,556	2,482	2,163	2,301	2,466
Non-recurring items & goodwill (net)	41	20	0	0	0
Recurring net profit	2,597	2,502	2,163	2,301	2,466
Per share (THB)					
Recurring EPS *	0.62	0.60	0.52	0.55	0.59
Reported EPS	0.61	0.59	0.52	0.55	0.59
DPS	0.25	0.23	0.20	0.22	0.23
Diluted shares (used to calculate per share data)	4,180	4,180	4,180	4,180	4,180
Growth					
Revenue (%)	10.8	13.5	(8.3)	2.2	7.1
Operating EBITDA (%)	21.3	5.7	(11.5)	4.6	8.6
Operating EBIT (%)	24.6	5.0	(13.9)	4.6	8.9
Recurring EPS (%)	28.2	(3.7)	(13.6)	6.4	7.2
Reported EPS (%)	24.0	(2.9)	(12.9)	6.4	7.2
Operating performance					
Gross margin inc. depreciation (%)	33.2	32.2	31.6	32.0	32.0
Gross margin exc. depreciation (%)	33.6	32.7	32.4	32.9	32.8
Operating EBITDA margin (%)	16.0	14.9	14.4	14.7	14.9
Operating EBIT margin (%)	15.6	14.4	13.5	13.8	14.1
Net margin (%)	12.0	10.2	9.6	10.0	10.0
Effective tax rate (%)	20.9	20.6	20.3	20.2	20.8
Dividend payout on recurring profit (%)	39.8	39.2	39.1	39.1	39.1
Interest cover (X)	25.6	9.4	8.3	8.7	9.6
Inventory days	963.1	982.6	1,125.8	1,144.5	1,097.1
Debtor days	2.2	2.2	3.1	3.5	3.4
Creditor days	32.6	36.1	38.7	43.0	42.0
Operating ROIC (%)	7.6	6.7	5.4	5.5	(1.5)
ROIC (%)	6.1	5.4	4.4	4.6	(1.2)
ROE (%)	12.4	11.1	9.1	9.1	9.3
ROA (%)	5.1	4.7	3.9	4.0	3.6
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Project sales	20,654	23,370	21,253	21,631	23,204
Rental and services	880	977	1,124	1,236	1,298
Consulting and management	49	140	80	80	80

Sources: SC Asset Corporation; FSSIA estimates

Financial Statements

SC Asset Corporation

Cash Flow (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Recurring net profit	2,597	2,502	2,163	2,301	2,466
Depreciation	92	120	193	203	213
Associates & minorities	-	-	-	-	-
Other non-cash items	-	-	-	-	-
Change in working capital	(7,877)	(4,805)	182	(1,414)	(312)
Cash flow from operations	(5,187)	(2,182)	2,538	1,090	2,367
Capex - maintenance	-	-	-	-	-
Capex - new investment	(2,121)	(2,027)	-	(340)	(378)
Net acquisitions & disposals	-	-	-	-	-
Other investments (net)	-	-	(164)	-	-
Cash flow from investing	(2,121)	(2,027)	(164)	(340)	(378)
Dividends paid	(1,201)	(1,087)	(865)	(920)	(986)
Equity finance	260	127	30	15	12
Debt finance	4,077	5,067	(1,521)	0	(900)
Other financing cash flows	-	-	-	-	-
Cash flow from financing	3,135	4,107	(2,356)	(906)	(1,875)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	(4,173)	(102)	18	(155)	114
Free cash flow to firm (FCFF)	(7,174.97)	(3,827.36)	2,752.67	1,129.35	2,352.77
Free cash flow to equity (FCFE)	(3,231.46)	857.09	852.61	750.60	1,089.17

Per share (THB)

FCFF per share	(1.70)	(0.91)	0.65	0.27	0.56
FCFE per share	(0.77)	0.20	0.20	0.18	0.26
Recurring cash flow per share	0.64	0.63	0.56	0.60	0.64

Balance Sheet (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Tangible fixed assets (gross)	2,192	2,302	2,417	2,538	2,664
Less: Accumulated depreciation	(568)	(453)	(483)	(508)	(533)
Tangible fixed assets (net)	1,624	1,849	1,933	2,030	2,132
Intangible fixed assets (net)	122	127	69	70	71
Long-term financial assets	370	231	427	436	467
Invest. in associates & subsidiaries	8,538	10,353	10,103	10,132	10,163
Cash & equivalents	2,140	2,038	2,056	1,901	2,015
A/C receivable	119	171	216	220	236
Inventories	42,488	46,246	47,337	49,233	50,028
Other current assets	1,096	1,957	1,347	918	983
Current assets	45,843	50,411	50,956	52,272	53,263
Other assets	904	916	1,010	1,010	1,010
Total assets	57,401	63,888	64,498	65,950	67,106
Common equity	21,733	23,228	24,528	25,909	27,389
Minorities etc.	(23)	24	52	66	78
Total shareholders' equity	21,709	23,252	24,580	25,976	27,467
Long term debt	12,453	15,584	15,272	15,272	15,272
Other long-term liabilities	1,567	1,885	2,246	2,180	2,335
Long-term liabilities	14,020	17,468	17,518	17,452	17,607
A/C payable	1,837	1,419	1,797	1,836	1,967
Short term debt	16,059	17,995	16,786	16,786	15,886
Other current liabilities	3,776	3,753	3,818	3,901	4,179
Current liabilities	21,672	23,167	22,400	22,523	22,031
Total liabilities and shareholders' equity	57,401	63,888	64,498	65,950	67,106
Net working capital	38,090	43,202	43,286	44,634	45,102
Invested capital	49,648	56,678	56,828	58,313	58,945

* Includes convertibles and preferred stock which is being treated as debt

Per share (THB)

Book value per share	5.15	5.44	5.73	6.06	6.40
Tangible book value per share	5.12	5.41	5.72	6.04	6.39

Financial strength

Net debt/equity (%)	121.5	135.7	122.1	116.1	106.1
Net debt/total assets (%)	45.9	49.4	46.5	45.7	43.4
Current ratio (x)	2.1	2.2	2.3	2.3	2.4
CF interest cover (x)	(7.3)	8.5	3.3	3.9	5.0

Valuation	2022	2023	2024E	2025E	2026E
Recurring P/E (x) *	6.0	6.2	7.2	6.8	6.3
Recurring P/E @ target price (x) *	6.1	6.3	7.3	6.9	6.4
Reported P/E (x)	6.1	6.3	7.2	6.8	6.3
Dividend yield (%)	6.7	6.3	5.4	5.8	6.2
Price/book (x)	0.7	0.7	0.6	0.6	0.6
Price/tangible book (x)	0.7	0.7	0.7	0.6	0.6
EV/EBITDA (x) **	12.2	13.0	14.2	13.6	12.3
EV/EBITDA @ target price (x) **	12.3	13.1	14.3	13.7	12.4
EV/invested capital (x)	0.8	0.8	0.8	0.8	0.8

* Pre-exceptional, pre-goodwill and fully diluted ** EBITDA includes associate income and recurring non-operating income

Sources: SC Asset Corporation; FSSIA estimates

SC Asset Corp PCL (SC TB)

FSSIA ESG rating

★ ★ ★ ★

60.14 /100

Exhibit 12: FSSIA ESG score implication

Rating	Score	Implication
★★★★★	>79-100	Leading its industry peers in managing the most significant ESG risks which not only better cost efficiency but also lead to higher profitability.
★★★★★	>59-79	A mixed track record of managing the most significant ESG risks and opportunities relative to industry peers.
★★★★	>39-59	Relevant ESG materiality matrix has been constructively addressed, well-managed and incorporated into day-to-day operations, in which targets and achievements are evaluated annually.
★★★	>19-39	Relevant ESG materiality matrix has been identified with key management in charge for progress to be followed up on and to provide intensive disclosure. Most targets are conventional and achievable.
★	1-19	The company has adopted the United Nations Sustainable Development Goals (UN SDGs), established sustainability management guidelines and fully complies with regulations or ESG suggested guidance from related organizations such as the SET and SEC.

Sources: FSSIA estimates

Exhibit 13: ESG – peer comparison

	FSSIA ESG score	Domestic ratings						Global ratings						Bloomberg	
		DJSI	SET THSI	THSI	CG score	AGM level	Thai CAC	Morningstar ESG risk	ESG Book	MSCI	Moody's	Refinitiv	S&P Global	ESG score	Disclosure score
SET100	69.20	5.34	4.40	4.40	4.76	4.65	3.84	Medium	51.76	BBB	20.87	58.72	63.91	3.72	28.17
Coverage	67.12	5.11	4.15	4.17	4.83	4.71	3.53	Medium	52.04	BB	16.97	56.85	62.09	3.40	31.94
AP	53.36	--	Y	Y	5.00	5.00	Certified	Low	43.30	--	--	16.91	24.00	1.89	34.26
ASW	27.00	--	Y	Y	5.00	4.00	Declared	--	--	--	--	--	--	--	--
BRI	16.00	--	--	--	4.00	4.00	Declared	--	--	--	--	--	--	--	--
NOBLE	30.88	--	Y	Y	5.00	5.00	Certified	--	--	--	--	--	7.00	--	--
ORI	53.22	--	Y	Y	5.00	5.00	Certified	Medium	41.33	--	--	48.60	--	3.82	52.01
SC	60.14	--	Y	Y	5.00	4.00	Certified	Low	45.20	--	--	70.85	25.00	2.34	42.60
SIRI	66.14	--	Y	Y	5.00	5.00	Certified	Low	43.82	A	--	57.85	23.00	3.00	61.14
SPALI	59.80	--	Y	Y	5.00	5.00	Certified	Low	52.93	BB	--	36.30	24.00	2.19	42.36

Sources: SETTRADE.com; FSSIA's compilation

Exhibit 14: ESG score by Bloomberg

FY ending Dec 31	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
ESG financial materiality scores - ESG score	--	--	--	--	--	2.66	2.34
BESG environmental pillar score	--	--	--	--	--	1.70	1.14
BESG social pillar score	--	--	--	--	--	3.67	2.51
BESG governance pillar score	--	--	--	--	--	3.80	4.29
ESG disclosure score	--	--	--	32.63	33.83	44.32	42.60
Environmental disclosure score	--	--	--	1.75	1.75	18.79	15.95
Social disclosure score	--	--	--	14.87	18.47	32.95	30.62
Governance disclosure score	--	--	--	81.10	81.10	81.10	81.10
Environmental							
Emissions reduction initiatives	No	No	No	No	No	Yes	Yes
Climate change policy	No	No	No	No	No	No	No
Climate change opportunities discussed	No	No	No	No	No	No	No
Risks of climate change discussed	No	No	No	No	No	Yes	Yes
GHG scope 1	--	--	--	--	--	0	--
GHG scope 2 location-based	--	--	--	--	--	12	--
GHG Scope 3	--	--	--	--	--	--	--
Carbon per unit of production	--	--	--	--	--	--	--
Biodiversity policy	No	No	No	No	No	No	No
Energy efficiency policy	No	No	No	Yes	Yes	Yes	Yes
Total energy consumption	--	--	--	--	--	--	--
Renewable energy use	--	--	--	--	--	--	--
Electricity used	--	--	--	--	--	--	--
Fuel used - natural gas	--	--	--	--	--	--	--

Sources: Bloomberg; FSSIA's compilation

Exhibit 15: ESG score by Bloomberg (cont.)

FY ending Dec 31	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Fuel used - crude oil/diesel	No	No	No	No	No	No	No
Waste reduction policy	No	No	No	Yes	Yes	Yes	Yes
Hazardous waste	—	—	—	—	—	—	—
Total waste	—	—	—	—	—	—	—
Waste recycled	—	—	—	—	—	—	—
Waste sent to landfills	—	—	—	—	—	—	—
Environmental supply chain management	No	No	No	No	No	No	No
Water policy	No	No	No	Yes	Yes	Yes	Yes
Water consumption	—	—	—	—	—	—	—
Social							
Human rights policy	No	No	No	Yes	Yes	Yes	Yes
Policy against child labor	No	No	No	Yes	Yes	Yes	Yes
Quality assurance and recall policy	No	No	No	No	No	No	No
Consumer data protection policy	No	No	No	No	Yes	Yes	Yes
Equal opportunity policy	No	No	No	Yes	Yes	Yes	Yes
Gender pay gap breakout	No	No	No	No	No	No	No
Pct women in workforce	—	—	—	—	—	47	—
Pct disabled in workforce	—	—	—	—	—	1	1
Business ethics policy	No	No	No	Yes	Yes	Yes	Yes
Anti-bribery ethics policy	No	No	No	Yes	Yes	Yes	Yes
Health and safety policy	No	No	No	Yes	Yes	Yes	Yes
Lost time incident rate - employees	—	—	—	—	—	0	0
Total recordable incident rate - employees	—	—	—	—	—	—	—
Training policy	No	No	No	Yes	Yes	Yes	Yes
Fair remuneration policy	No	No	No	Yes	Yes	Yes	Yes
Number of employees – CSR	—	—	—	877	923	1,033	1,212
Employee turnover pct	—	—	—	—	—	11	11
Total hours spent by firm - employee training	—	—	—	18,038	13,819	17,698	19,113
Social supply chain management	No	No	No	No	No	No	No
Governance							
Board size	—	—	—	9	9	9	10
No. of independent directors (ID)	—	—	—	6	6	6	7
No. of women on board	—	—	—	1	1	1	1
No. of non-executive directors on board	—	—	—	7	7	7	8
Company conducts board evaluations	No	No	No	Yes	Yes	Yes	Yes
No. of board meetings for the year	—	—	—	7	8	7	9
Board meeting attendance pct	—	—	—	92	99	100	100
Board duration (years)	—	—	—	3	3	3	3
Director share ownership guidelines	No	No	No	No	No	No	No
Age of the youngest director	—	—	—	40	41	42	43
Age of the oldest director	—	—	—	75	76	77	76
No. of executives / company managers	—	—	—	12	20	21	23
No. of female executives	—	—	—	4	6	7	8
Executive share ownership guidelines	No	No	No	No	No	No	No
Size of audit committee	—	—	—	3	3	3	3
No. of ID on audit committee	—	—	—	3	3	3	3
Audit committee meetings	—	—	—	9	10	9	10
Audit meeting attendance %	—	—	—	100	100	100	100
Size of compensation committee	—	—	—	3	3	3	3
No. of ID on compensation committee	—	—	—	3	3	3	3
No. of compensation committee meetings	—	—	—	2	2	2	2
Compensation meeting attendance %	—	—	—	100	100	100	100
Size of nomination committee	—	—	—	3	3	3	3
No. of nomination committee meetings	—	—	—	2	2	2	2
Nomination meeting attendance %	—	—	—	100	100	100	100
Sustainability governance							
Verification type	No	No	No	No	No	No	No

Sources: Bloomberg; FSSIA's compilation

Disclaimer for ESG scoring

ESG score	Methodology	Rating																			
The Dow Jones Sustainability Indices (DJSI) By S&P Global	The DJSI World applies a transparent, rules-based component selection process based on the companies' Total Sustainability Scores resulting from the annual S&P Global Corporate Sustainability Assessment (CSA). Only the top-ranked companies within each industry are selected for inclusion.	Be a member and invited to the annual S&P Global Corporate Sustainability Assessment (CSA) for DJSI. Companies with an S&P Global ESG Score of less than 45% of the S&P Global ESG Score of the highest scoring company are disqualified. The constituents of the DJSI indices are selected from the Eligible Universe.																			
Sustainability Investment List (THSI) by The Stock Exchange of Thailand (SET)	THSI quantifies responsibility in Environmental and Social issues by managing business with transparency in Governance, updated annually. Candidates must pass the preemptive criteria, with two crucial conditions: 1) no irregular trading of the board members and executives; and 2) free float of >150 shareholders, and combined holding must be >15% of paid-up capital. Some key disqualifying criteria include: 1) CG score of below 70%; 2) independent directors and free float violation; 3) executives' wrongdoing related to CG, social & environmental impacts; 4) equity in negative territory; and 5) earnings in red for > 3 years in the last 5 years.	To be eligible for THSI inclusion , verified data must be scored at a minimum of 50% for each indicator, unless the company is a part of DJSI during the assessment year. The scoring will be fairly weighted against the nature of the relevant industry and materiality. SETTHSI Index is extended from the THSI companies whose 1) market capitalization > THB5b (~USD150b); 2) free float >20%; and 3) liquidity >0.5% of paid-up capital for at least 9 out of 12 months. The SETTHSI Index is a market capitalisation-weighted index, cap 5% quarterly weight at maximum, and no cap for number of stocks.																			
CG Score by Thai Institute of Directors Association (Thai IOD)	An indicator of CG strength in sustainable development, measured annually by the Thai IOD, with support from the Stock Exchange of Thailand (SET). The results are from the perspective of a third party, not an evaluation of operations.	Scores are rated in six categories: 5 for Excellent (90-100), 4 for Very Good (80-89), 3 for Good (70-79), 2 for Fair (60-69), 1 for Pass (60-69), and not rated for scores below 50. Weightings include: 1) the rights; 2) and equitable treatment of shareholders (weight 25% combined); 3) the role of stakeholders (25%); 4) disclosure & transparency (15%); and 5) board responsibilities (35%).																			
AGM level By Thai Investors Association (TIA) with support from the SEC	It quantifies the extent to which shareholders' rights and equitable treatment are incorporated into business operations and information is transparent and sufficiently disclosed. All form important elements of two out of five the CG components to be evaluated annually. The assessment criteria cover AGM procedures before the meeting (45%), at the meeting date (45%), and after the meeting (10%). <i>(The first assesses 1) advance circulation of sufficient information for voting; and 2) facilitating how voting rights can be exercised. The second assesses 1) the ease of attending meetings; 2) transparency and verifiability; and 3) openness for Q&A. The third involves the meeting minutes that should contain discussion issues, resolutions and voting results.)</i>	The scores are classified into four categories: 5 for Excellent (100), 4 for Very Good (90-99), 3 for Fair (80-89), and not rated for scores below 79.																			
Thai CAC By Thai Private Sector Collective Action Against Corruption (CAC)	The core elements of the Checklist include corruption risk assessment, establishment of key controls, and the monitoring and developing of policies. The Certification is good for three years. <i>(Companies deciding to become a CAC certified member start by submitting a Declaration of Intent to kick off an 18-month deadline to submit the CAC Checklist for Certification, including risk assessment, in place of policy and control, training of managers and employees, establishment of whistleblowing channels, and communication of policies to all stakeholders.)</i>	The document will be reviewed by a committee of nine professionals. A passed Checklist will move for granting certification by the CAC Council approvals whose members are twelve highly respected individuals in professionalism and ethical achievements.																			
Morningstar Sustainalytics	The Sustainalytics' ESG risk rating provides an overall company score based on an assessment of how much of a company's exposure to ESG risk is unmanaged. <i>Sources to be reviewed include corporate publications and regulatory filings, news and other media, NGO reports/websites, multi-sector information, company feedback, ESG controversies, issuer feedback on draft ESG reports, and quality & peer reviews.</i>	A company's ESG risk rating score is the sum of unmanaged risk. The more risk is unmanaged, the higher ESG risk is scored. <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>NEGL</th> <th>Low</th> <th>Medium</th> <th>High</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>0-10</td> <td>10-20</td> <td>20-30</td> <td>30-40</td> <td>40+</td> </tr> </tbody> </table>	NEGL	Low	Medium	High	Severe	0-10	10-20	20-30	30-40	40+									
NEGL	Low	Medium	High	Severe																	
0-10	10-20	20-30	30-40	40+																	
ESG Book	The ESG score identifies sustainable companies that are better positioned to outperform over the long term. The methodology considers the principle of financial materiality including information that significantly helps explain future risk-adjusted performance. Materiality is applied by over-weighting features with higher materiality and rebalancing these weights on a rolling quarterly basis.	The total ESG score is calculated as a weighted sum of the features scores using materiality-based weights. The score is scaled between 0 and 100 with higher scores indicating better performance.																			
MSCI	MSCI ESG ratings aim to measure a company's management of financially relevant ESG risks and opportunities. It uses a rules-based methodology to identify industry leaders and laggards according to their exposure to ESG risks and how well they manage those risks relative to peers. <table border="1" style="margin-left: auto; margin-right: auto;"> <tbody> <tr> <td>AAA</td> <td>8.571-10.000</td> <td rowspan="3">Leader:</td> <td rowspan="3">leading its industry in managing the most significant ESG risks and opportunities</td> </tr> <tr> <td>AA</td> <td>7.143-8.570</td> </tr> <tr> <td>A</td> <td>5.714-7.142</td> </tr> <tr> <td>BBB</td> <td>4.286-5.713</td> <td rowspan="3">Average:</td> <td rowspan="3">a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers</td> </tr> <tr> <td>BB</td> <td>2.857-4.285</td> </tr> <tr> <td>B</td> <td>1.429-2.856</td> </tr> <tr> <td>CCC</td> <td>0.000-1.428</td> <td>Laggard:</td> <td>lagging its industry based on its high exposure and failure to manage significant ESG risks</td> </tr> </tbody> </table>	AAA	8.571-10.000	Leader:	leading its industry in managing the most significant ESG risks and opportunities	AA	7.143-8.570	A	5.714-7.142	BBB	4.286-5.713	Average:	a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers	BB	2.857-4.285	B	1.429-2.856	CCC	0.000-1.428	Laggard:	lagging its industry based on its high exposure and failure to manage significant ESG risks
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Moody's ESG solutions	Moody's assesses the degree to which companies take into account ESG objectives in the definition and implementation of their strategy policies. It believes that a company integrating ESG factors into its business model and relatively outperforming its peers is better positioned to mitigate risks and create sustainable value for shareholders over the medium to long term.																				
Refinitiv ESG rating	Designed to transparently and objectively measure a company's relative ESG performance, commitment and effectiveness across 10 main themes, based on publicly available and auditable data. The score ranges from 0 to 100 on relative ESG performance and insufficient degree of transparency in reporting material ESG data publicly. <i>(Score ratings are 0 to 25 = poor; >25 to 50 = satisfactory; >50 to 75 = good; and >75 to 100 = excellent.)</i>																				
S&P Global	The S&P Global ESG Score is a relative score measuring a company's performance on and management of ESG risks, opportunities, and impacts compared to its peers within the same industry classification. The score ranges from 0 to 100.																				
Bloomberg	ESG Score	Bloomberg score evaluating the company's aggregated Environmental, Social and Governance (ESG) performance. The score is based on Bloomberg's view of ESG financial materiality. The score is a weighted generalized mean (power mean) of Pillar Scores, where the weights are determined by the pillar priority ranking. Values range from 0 to 10; 10 is the best.																			
Bloomberg	ESG Disclosure Score	Disclosure of a company's ESG used for Bloomberg ESG score. The score ranges from 0 for none to 100 for disclosure of every data point, measuring the amount of ESG data reported publicly, and not the performance on any data point.																			

Rating regarding the sustainable development of Thai listed companies, both on the SET and MAI, are publicly available on the website of the Securities and Exchange Commission of Thailand (SEC). Currently, ratings available are 1) "**CG Score**"; 2) "**AGM Level**"; 3) "**Thai CAC**"; and 4) **THSI**. The ratings are updated on an annual basis. FSSIA does not confirm nor certify the accuracy of such ratings.

Source: FSSIA's compilation

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Thanyatorn Songwutti FSS International Investment Advisory Securities Co., Ltd

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History of change in investment rating and/or target price

SC Asset Corporation (SC TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
12-Jan-2023	BUY	5.00	31-Oct-2023	BUY	4.40	-	-	-

Thanyatorn Songwutti started covering this stock from 12-Jan-2023

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
SC Asset Corporation	SC TB	THB 3.72	HOLD	Downside risks to our P/E-based TP include 1) a weaker-than-expected take-up rate, 2) sluggish economy and purchasing power, 3) higher rejection and cancellation rates, 4) construction delays and labor shortages, and 5) fierce competition.

Source: FSSIA estimates

Additional Disclosures

Target price history, stock price charts, valuation and risk details, and equity rating histories applicable to each company rated in this report is available in our most recently published reports. You can contact the analyst named on the front of this note or your representative at Finansia Syrus Securities Public Company Limited.

All share prices are as at market close on 26-Apr-2024 unless otherwise stated.

RECOMMENDATION STRUCTURE

Stock ratings

Stock ratings are based on absolute upside or downside, which we define as $(\text{target price}^* - \text{current price}) / \text{current price}$.

BUY (B). The upside is 10% or more.

HOLD (H). The upside or downside is less than 10%.

REDUCE (R). The downside is 10% or more.

Unless otherwise specified, these recommendations are set with a 12-month horizon. Thus, it is possible that future price volatility may cause a temporary mismatch between upside/downside for a stock based on market price and the formal recommendation.

* In most cases, the target price will equal the analyst's assessment of the current fair value of the stock. However, if the analyst doesn't think the market will reassess the stock over the specified time horizon due to a lack of events or catalysts, then the target price may differ from fair value. In most cases, therefore, our recommendation is an assessment of the mismatch between current market price and our assessment of current fair value.

Industry Recommendations

Overweight. The analyst expects the fundamental conditions of the sector to be positive over the next 12 months.

Neutral. The analyst expects the fundamental conditions of the sector to be maintained over the next 12 months.

Underweight. The analyst expects the fundamental conditions of the sector to be negative over the next 12 months.

Country (Strategy) Recommendations

Overweight (O). Over the next 12 months, the analyst expects the market to score positively on two or more of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

Neutral (N). Over the next 12 months, the analyst expects the market to score positively on one of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

Underweight (U). Over the next 12 months, the analyst does not expect the market to score positively on any of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.