

3 SEPTEMBER 2020

THAILAND / CONSUMER DISCRETIONARY

SIAM GLOBAL HOUSE GLOBAL TB

BUY

UNCHANGED

TARGET PRICE	THB22.50
CLOSE	THB20.40
UP/DOWNSIDE	+10.3%
PRIOR TP	THB19.50
CHANGE IN TP	+15.4%
TP vs CONSENSUS	+13.3%

ควรค่าแก่การติดตาม

SSSG QTD หดตัวเล็กน้อย เนื่องจากกำลังซื้ออ่อนแอ

การเติบโตของยอดขายจากสาขาเดิม (Same-Store Sales Growth หรือ SSSG) หดตัวเล็กน้อย QTD โดยอยู่ที่ -2% ใน ก.ค. และติดลบเป็นตัวเลขหนึ่งหลักในระดับปานกลางใน ส.ค. เราไม่ได้แปลกใจกับตัวเลขดังกล่าว เนื่องจากบริษัทกำลังปรับโครงสร้างองค์กรของเราได้ให้แนวโน้มที่ไม่สดใสสำหรับ 2H20 ในการประชุมนักวิเคราะห์ อย่างไรก็ตามที่น่าทึ่งในภาคเหนือและตะวันออกเฉียงเหนือของประเทศอาจช่วยกระตุ้นความต้องการซ่อมแซมบ้านและวัสดุก่อสร้างใน 1-3 เดือนข้างหน้า ในขณะที่ 62% ของสาขาของ GLOBAL อยู่ในพื้นที่ดังกล่าว โดย GLOBAL มีสาขาในแพร่ น่าน สุโขทัย ซึ่งอยู่ใกล้กับพื้นที่ประสบอุทกภัย

ตั้งเป้า GPM ที่ 25% ภายใน 2023-2025

GLOBAL รายงานอัตรากำไรขั้นต้น (GPM) ที่ดีใน 2Q20 จากเหตุผล 3 ประการ กล่าวคือ 1) สัดส่วน Private Brand เพิ่มขึ้นอีก 5ppt y-y เป็น 19%; 2) การลดจำนวนแบรนด์ของสินค้าแต่ละชนิด (product assortment); และ 3) บริษัทฯ สามารถเจรจาต่อรองกับผู้ผลิตได้เป็นอย่างดี โดย GLOBAL ได้เจรจาต่อรองกับผู้ผลิตทั้งหมดของบริษัทฯ แล้วแต่กระบวนการลดจำนวนแบรนด์ของสินค้าแต่ละชนิด (product assortment) ทำไปได้เพียง 50% นอกจากนี้ผู้บริหารกำลังวางแผนเพิ่มสัดส่วนสินค้า Private Brand เป็น 25% ซึ่งอาจผลักดันให้ GPM ของบริษัทฯ เพิ่มขึ้นเป็น 25% ได้ภายใน 2023-2025 ในด้านแนวโน้มกำไรใน 3Q20 เราคาดว่ากำไรของบริษัทฯ จะโต y-y จาก GPM ที่สูงขึ้น แม้ว่า SSSG จะลดลงเล็กน้อยจากแนวโน้มเศรษฐกิจมหภาคที่อ่อนแอ

การขยายสาขาเชิงรุกยังเป็นไปตามแผน

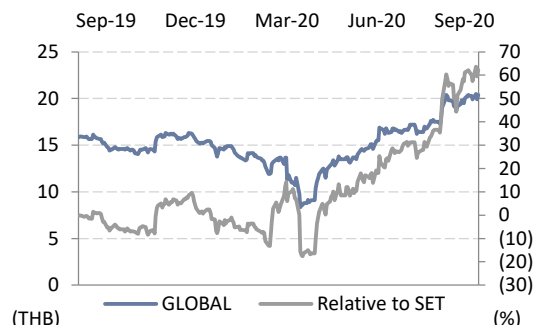
GLOBAL ยังยืนยันแผนการขยาย 6 สาขาในปี 2020 โดยบริษัทฯ ได้เปิดสาขาไปแล้ว 2 แห่งหนึ่งในสมุทรสาคร (สาขาที่ 2 ในจังหวัด) ใน Q1 และสาขานนทบุรี (สาขาแรกในจังหวัด) ใน Q2 บริษัทฯ มีแนวโน้มเปิดอีกหนึ่งสาขาในอุบลราชธานี (สาขาที่ 2 ในจังหวัด) ได้ใน ก.ย. 2020 และคาดว่าจะเปิดอีก 3 สาขา – ที่พะเยา (สาขาแรกในจังหวัด) กาฬสินธุ์ (สาขาที่ 2 ในจังหวัด) และเชียงราย (สาขาที่ 3 ในจังหวัด) – ใน 4Q20 เราเชื่อว่าผลกระทบต่อ SSSG จากการแย่งยอดขายของสาขาเดิมจะมีจำกัด (cannibalization) เนื่องจากแต่ละสาขาในจังหวัดดังกล่าวอยู่ห่างกันถึง 40-50 กิโลเมตร

คงคำแนะนำซื้อหลังปรับราคาเป้าหมายขึ้นเป็น 22.5 บาท

เราปรับเพิ่มประมาณการกำไรสุทธิของเราในปี 2020-2022 ขึ้น 17%/10%/3% โดยเพิ่มสมมติฐาน GPM ของเราในปีดังกล่าวขึ้น 2.1-2.6ppt เพื่อสะท้อน GPM ที่สูงเกินคาดใน 2Q20 ราคาเป้าหมายใหม่ของเราที่ 22.5 บาท (จาก 19.5 บาท) มีสมมติฐานจาก WACC ที่ 7.9% และ LTG ที่ 2.0% และคิดเป็น FY21E P/E ที่ 36x ซึ่งสูงกว่าค่าเฉลี่ยของกลุ่มเล็กน้อย เราเชื่อว่าสินค้า Home Improvement มีแนวโน้มที่จะได้ส่วนแบ่งตลาดเพิ่มจาก Traditional Trade สูงกว่ารูปแบบอื่น เนื่องจากปัจจุบันการขายสินค้าดังกล่าวขายผ่านช่องทาง Modern Trade ยังอยู่ในระดับต่ำ

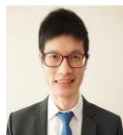
KEY STOCK DATA

YE Dec (THB m)	2019	2020E	2021E	2022E
Revenue	29,182	30,118	35,156	39,104
Net profit	2,094	2,173	2,783	3,125
EPS (THB)	0.50	0.49	0.63	0.71
vs Consensus (%)	-	5.4	9.9	7.7
EBITDA	3,788	4,132	5,109	5,739
Core net profit	2,106	2,173	2,783	3,125
Core EPS (THB)	0.50	0.49	0.63	0.71
Chg. In EPS est. (%)	-	17.4	9.9	3.1
EPS growth (%)	5.1	(1.5)	28.1	12.3
Core P/E (x)	40.7	41.3	32.3	28.7
Dividend yield (%)	1.0	1.0	1.2	1.4
EV/EBITDA (x)	26.6	25.6	21.2	19.1
Price/book (x)	5.4	5.1	4.7	4.3
Net debt/Equity (%)	91.1	87.9	93.6	91.3
ROE (%)	13.8	13.0	15.2	15.6



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	7.4	31.6	34.4
Relative to country (%)	8.4	37.4	69.0
Mkt cap (USD m)	2,875		
3m avg. daily turnover (USD m)	7.2		
Free float (%)	35		
Major shareholder	Suriyawanakul Family (37%)		
12m high/low (THB)	21.00/7.95		
Issued shares (m)	4,401.60		

Sources: Bloomberg consensus; FSSIA estimates



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บทวิเคราะห์ฉบับนี้แปลมาจากบทวิเคราะห์ของ FSSIA ฉบับวันที่ 3 กันยายน 2020

Investment thesis

GLOBAL is the first mover in the one-stop service home improvement and construction material industry in Thailand. GLOBAL's target market is low- to middle-income households in rural provinces. 80% of GLOBAL's stores are in central, northern, and northeastern Thailand, where purchasing power is highly related to farm income. Moreover, 37% of GLOBAL's customers are contractors. Hence, the disbursement of government budgets, government spending on infrastructure, and rising farm incomes would be key catalysts for GLOBAL.

Store expansions and GPM improvements are key growth drivers for GLOBAL. The company plans to improve its GPM by increasing the proportion of its private brand products sold by at least 1% per year to 25%, from 16% in 2019.

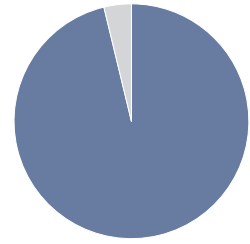
Company profile

Siam Global House is a leading Thai home-improvement product seller focusing on underpenetrated provincial markets. In Nov 2012, Siam Cement (SCC TB) became a 30% shareholder, providing GLOBAL with funding for store additions and expertise on how to improve operations, such as logistics.

www.globalhouse.co.th

Principal activities (revenue, 2019)

■ Sales - 96.2 % ■ Others - 3.8 %

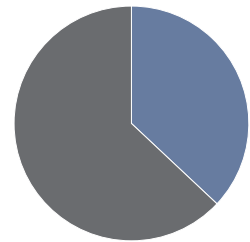


Source: Siam Global House

Major shareholders

■ Suriyawanakul Family - 37.0 %

■ Others - 63.0 %



Source: Siam Global House

Catalyst

Government measures to support agricultural prices, government spending on infrastructure, and the disbursement of government budgets.

Risk to our call

The key downside risks to our DCF-based TP are volatile farm incomes and farm prices which could negatively impact purchasing power, especially in the provinces.

Event calendar

Date	Event
Oct 2020	3Q20 results announcement

Key assumptions

	2020E	2021E	2022E
	(%)	(%)	(%)
SSSG	(5.4)	4.0	4.0
New store growth	9.1	8.3	6.4
GPM	23.2	23.4	23.5
SG&A to sales	15.0	15.0	15.0

Source: FSSIA estimates

Earnings sensitivity

- For every 1% increase in SSSG we estimate 2021 EPS would rise 1%, and vice versa, all else being equal.
- For every 0.1% increase in GPM we estimate 2021 EPS would rise 1.1%, and vice versa, all else being equal.
- For every 0.1% increase in SG&A to sales we estimate 2021 EPS would fall 1.1%, and vice versa, all else being equal.

Source: FSSIA estimates

Net profit and TP revisions

We revise up our net profit forecasts for 2020-22 by 17%/10%/3% and nudge our 2020-22 GPM assumptions up by 2.1-2.6ppt to reflect the higher-than-expected GPM in 2Q20 due to the high private brand proportion, wide product assortment, and supplier negotiations. Management stated that the 23.8% GPM in 2Q20 should be the baseline in 2H20, and aims to expand the GPM to 25% by 2023-2025, driven by a private brand proportion target of 25% (vs 19% in 2Q20). However, we lower our SSSG forecast for 2020 to reflect the lower-than-expected SSSG in July and August.

Exhibit 1: Assumption revisions

	Current			Previous			Change		
	2020E	2021E	2022E	2020E	2021E	2022E	2020E	2021E	2022E
	(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)
Revenue (THB m)	30,118	35,156	39,104	30,269	35,333	39,300	(0.5)	(0.5)	(0.5)
SSSG	(5.4)	4.0	4.0	(4.9)	4.0	4.0	(0.5)	0.0	0.0
Gross margin	23.2	23.4	23.5	20.6	21.0	21.4	2.6	2.4	2.1
Private brand proportion	19.0	20.0	20.0	16.0	17.0	18.0	3.0	3.0	2.0
No. of new stores	6	6	5	6	6	5	0	0	0
SG&A expenses to total revenue	15.0	15.0	15.0	13.8	13.6	13.3	1.2	1.4	1.7
Net profit (THB m)	2,173	2,783	3,125	1,851	2,531	3,030	17.4	9.9	3.1

Source: FSSIA estimates

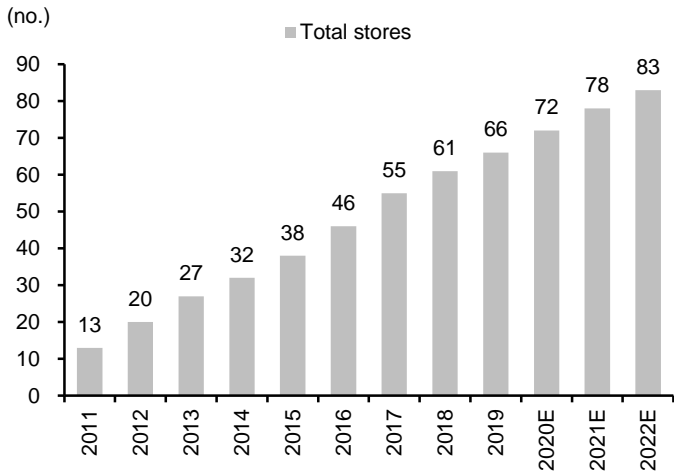
We maintain BUY and raise our TP to THB22.5 from THB19.5 to reflect the higher-than-expected 2Q20 results and our higher net profit and GPM assumptions for 2020-2022. We remain convinced that the home improvement format has a higher potential to gain market share from traditional trade than other formats, due to the low modern trade penetration rate.

Exhibit 2: DCF valuation

DCF-derived TP	(%)	(THB b)
Discount rate (WACC)	7.9	
Terminal growth	2.0	
NPV		31
Add: terminal value		86
Sum of PV		118
Add: investment		0
Less: debt		18
Less: minorities		0
Residual ordinary equity		99
No. of shares (m)		4,402
Residual ordinary equity (THB/share)		22.5

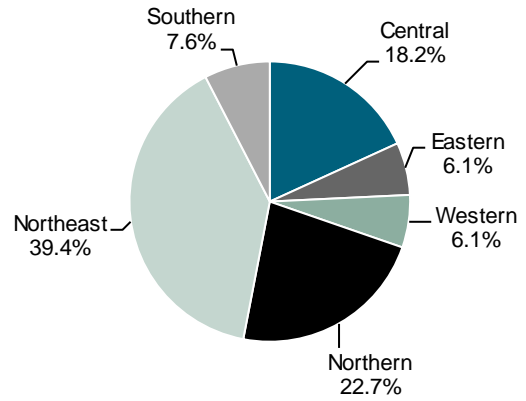
Source: FSSIA estimates

Exhibit 3: Aggressive new store opening plan



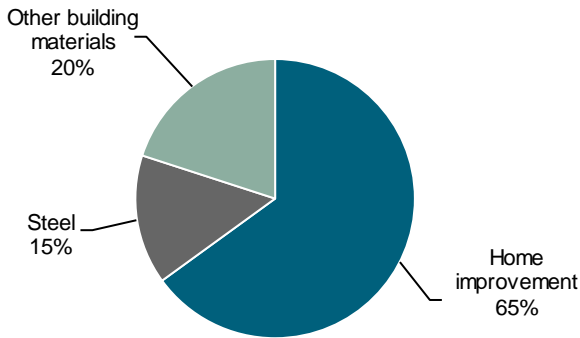
Sources: GLOBAL; FSSIA estimates

Exhibit 4: Store breakdown by location, 1H20E



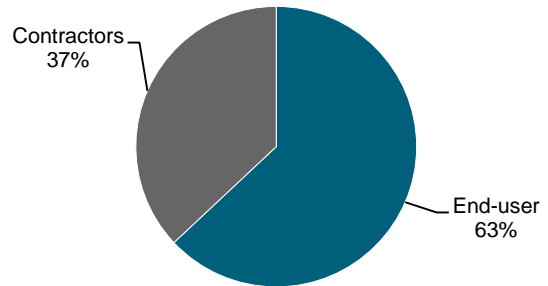
Source: FSSIA estimates

Exhibit 5: Sales breakdown by product, 1H20E



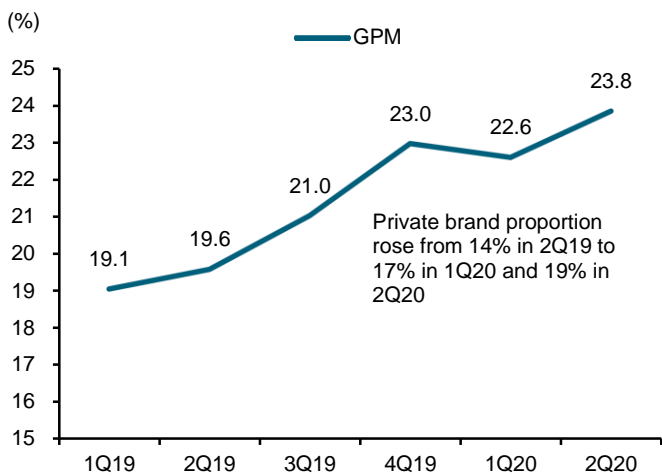
Source: FSSIA estimates

Exhibit 6: Sales breakdown by customer, 1H20E



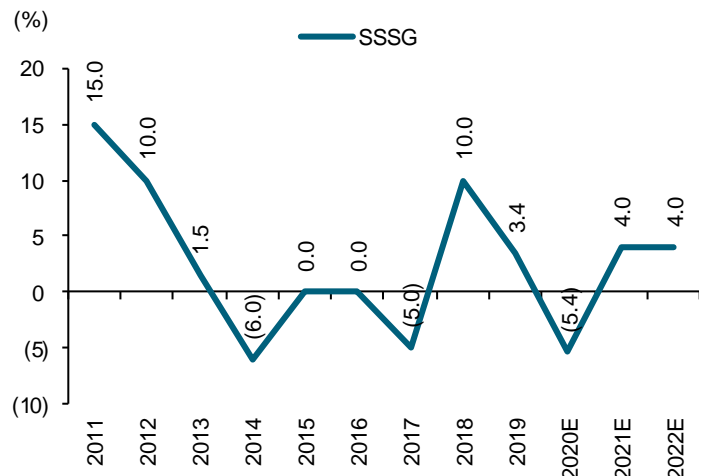
Source: FSSIA estimates

Exhibit 7: Improving GPM due to higher private brand sales



Sources: GLOBAL; FSSIA

Exhibit 8: Annual SSSG



Sources: GLOBAL; FSSIA estimates

Financial Statements

Siam Global House

Profit and Loss (THB m) Year Ending Dec	2018	2019	2020E	2021E	2022E
Revenue	26,262	29,182	30,118	35,156	39,104
Cost of goods sold	(19,285)	(21,368)	(21,469)	(24,774)	(27,499)
Gross profit	6,977	7,814	8,649	10,382	11,605
Other operating income	0	0	0	0	0
Operating costs	(3,467)	(4,026)	(4,518)	(5,273)	(5,866)
Operating EBITDA	3,510	3,788	4,132	5,109	5,739
Depreciation	(811)	(931)	(1,101)	(1,277)	(1,439)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	2,699	2,858	3,031	3,832	4,300
Net financing costs	(261)	(268)	(327)	(363)	(402)
Associates	14	29	30	32	34
Recurring non operating income	14	29	30	32	34
Non recurring items	0	(12)	0	0	0
Profit before tax	2,452	2,607	2,735	3,501	3,931
Tax	(462)	(493)	(541)	(694)	(779)
Profit after tax	1,991	2,114	2,194	2,807	3,152
Minority interests	12	(20)	(21)	(24)	(27)
Preferred dividends	0	0	0	0	0
Other items	0	0	0	0	0
Reported net profit	2,003	2,094	2,173	2,783	3,125
Non recurring items & goodwill (net)	0	12	0	0	0
Recurring net profit	2,003	2,106	2,173	2,783	3,125
Per share (THB)					
Recurring EPS *	0.48	0.50	0.49	0.63	0.71
Reported EPS	0.48	0.50	0.49	0.63	0.71
DPS	0.20	0.21	0.20	0.25	0.28
Diluted shares (used to calculate per share data)	4,202	4,202	4,402	4,402	4,402
Growth					
Revenue (%)	21.9	11.1	3.2	16.7	11.2
Operating EBITDA (%)	21.2	7.9	9.1	23.6	12.3
Operating EBIT (%)	25.9	5.9	6.1	26.4	12.2
Recurring EPS (%)	24.5	5.1	(1.5)	28.1	12.3
Reported EPS (%)	24.5	4.5	(0.9)	28.1	12.3
Operating performance					
Gross margin inc depreciation (%)	23.5	23.6	25.1	25.9	26.0
Gross margin of key business (%)	20.9	20.6	23.2	23.4	23.5
Operating EBITDA margin (%)	13.4	13.0	13.7	14.5	14.7
Operating EBIT margin (%)	10.3	9.8	10.1	10.9	11.0
Net margin (%)	7.6	7.2	7.2	7.9	8.0
Effective tax rate (%)	18.9	19.0	20.0	20.0	20.0
Dividend payout on recurring profit (%)	41.1	41.0	40.0	40.0	40.0
Interest cover (X)	10.4	10.8	9.4	10.7	10.8
Inventory days	245.1	246.8	264.2	243.6	245.3
Debtor days	19.4	16.8	15.7	14.8	15.1
Creditor days	55.2	53.5	58.1	54.3	54.9
Operating ROIC (%)	10.9	10.2	9.7	11.1	11.3
ROIC (%)	10.3	9.7	9.3	10.6	10.8
ROE (%)	14.3	13.8	13.0	15.2	15.6
ROA (%)	7.6	7.1	6.8	7.7	7.9
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue By Division (THB m)					
Sales	25,402	28,081	29,384	34,000	37,818
Others	860	1,101	735	1,156	1,286

Sources: Siam Global House; FSSIA estimates

Financial Statements

Siam Global House

Cash Flow (THB m) Year Ending Dec	2018	2019	2020E	2021E	2022E
Recurring net profit	2,003	2,106	2,173	2,783	3,125
Depreciation	811	931	1,101	1,277	1,439
Associates & minorities	196	(15)	0	0	0
Other non-cash items	(12)	8	21	24	27
Change in working capital	(1,243)	(1,560)	108	(1,774)	(1,539)
Cash flow from operations	1,754	1,469	3,403	2,311	3,052
Capex - maintenance	(2,278)	(3,077)	(3,569)	(3,652)	(3,000)
Capex - new investment	0	0	0	0	0
Net acquisitions & disposals	(231)	25	(28)	(126)	(102)
Other investments (net)	0	0	0	0	0
Cash flow from investing	(2,509)	(3,052)	(3,597)	(3,779)	(3,102)
Dividends paid	(823)	(863)	(869)	(1,113)	(1,250)
Equity finance	143	8	221	0	0
Debt finance	1,750	3,074	673	2,920	1,067
Other financing cash flows	0	0	0	0	0
Cash flow from Financing	1,070	2,220	24	1,807	(183)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	315	637	(170)	339	(233)
Free cash flow to firm (FCFF)	(493.33)	(1,314.40)	132.11	(1,105.56)	353.01
Free cash flow to equity (FCFE)	995.24	1,491.60	478.28	1,452.01	1,017.19

Per share (THB)

FCFF per share	(0.11)	(0.30)	0.03	(0.25)	0.08
FCFE per share	0.23	0.34	0.11	0.33	0.23
Recurring cash flow per share	0.71	0.72	0.75	0.93	1.04

Balance Sheet (THB m) Year Ending Dec	2018	2019	2020E	2021E	2022E
Tangible fixed asset (gross)	17,520	20,757	24,326	27,978	30,978
Less: Accumulated depreciation	(3,561)	(4,652)	(5,752)	(7,029)	(8,468)
Tangible fixed assets (Net)	13,959	16,105	18,574	20,949	22,510
Intangible fixed assets (Net)	0	0	0	0	0
Long-term financial assets	0	0	0	0	0
Invest. In associates & subsidiaries	784	815	815	815	815
Cash & equivalents	662	1,299	1,129	1,468	1,235
A/C receivable	1,428	1,278	1,319	1,538	1,710
Inventories	13,298	15,602	15,482	17,585	19,375
Other current assets	0	0	0	0	0
Current assets	15,387	18,179	17,930	20,591	22,321
Other assets	887	887	916	1,069	1,189
Total assets	31,017	35,987	38,234	43,424	46,834
Common equity	14,673	15,912	17,437	19,107	20,982
Minorities etc.	214	219	240	264	291
Total Shareholders' equity	14,887	16,131	17,677	19,371	21,272
Long term debt	1,554	833	872	1,023	1,072
Other long-term liabilities	142	199	200	226	245
Long-term liabilities	1,696	1,032	1,071	1,249	1,316
A/C payable	2,868	3,399	3,440	3,935	4,332
Short term debt	11,369	15,163	15,798	18,567	19,585
Other current liabilities	199	261	249	302	329
Current liabilities	14,435	18,823	19,487	22,805	24,246
Total liabilities and shareholders' equity	31,017	35,987	38,234	43,424	46,834
Net working capital	11,660	13,220	13,112	14,886	16,424
Invested capital	27,289	31,027	33,416	37,719	40,938

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

Per share (THB)

Book value per share	3.49	3.79	3.96	4.34	4.77
Tangible book value per share	3.49	3.79	3.96	4.34	4.77

Financial strength

Net debt/Equity (%)	82.4	91.1	87.9	93.6	91.3
Net debt/total assets (%)	39.5	40.8	40.6	41.7	41.5
Current ratio (x)	1.1	1.0	0.9	0.9	0.9
CF interest cover (x)	4.8	6.6	2.5	5.0	3.5

Valuation	2018	2019	2020E	2021E	2022E
Recurring P/E (x) *	42.8	40.7	41.3	32.3	28.7
Recurring P/E @ target price (x) *	47.2	44.9	45.6	35.6	31.7
Reported P/E (x)	42.8	40.9	41.3	32.3	28.7
Dividend yield (%)	1.0	1.0	1.0	1.2	1.4
Price/book (x)	5.8	5.4	5.1	4.7	4.3
Price/tangible book (x)	5.8	5.4	5.1	4.7	4.3
EV/EBITDA (x) **	28.0	26.6	25.6	21.2	19.1
EV/EBITDA @ target price (x) **	30.5	28.9	27.8	23.0	20.7
EV/invested capital (x)	3.6	3.2	3.2	2.9	2.7

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

Sources: Siam Global House; FSSIA estimates

Corporate Governance report of Thai listed companies 2019

EXCELLENT LEVEL										
AAV	ADVANC	AIRA	AKP	AKR	AMA	AMATA	AMATAV	ANAN	AOT	AP
ARROW	BAFS	BANPU	BAY	BCP	BCPG	BOL	BRR	BTS	BTW	BWG
CFRESH	CHEWA	CHO	CK	CKP	CM	CNT	COL	COMAN	CPALL	CPF
CPI	CPN	CSS	DELTA	DEMCO	DRT	DTAC	DTC	EA	EASTW	ECF
EGCO	GBX	GC	GCAP	GEL	GGP	GGC	GOLD	GPSC	GRAMMY	GUNKUL
HANA	HARN	HMPRO	ICC	ICHI	III	ILINK	INTUCH	IRPC	IVL	JKN
JSP	K	KBANK	KCE	KKP	KSL	KTB	KTC	KTIS	LH	LHFG
LIT	LPN	MAKRO	MALEE	MBK	MBKET	MC	MCOT	MFEC	MINT	MONO*
MTC	NCH	NCL	NKI	NSI	NVD	NYT	OISHI	OTO	PAP	PCSGH
PDJ	PG	PHOL	PJW	PLANB	PLANET	PORT	PPS	PR9	PREB	PRG
PRM	PSH	PSL	PTG	PTT	PTTEP	PTTGC	PYLON	Q-CON	QH	QTC
RATCH	ROBINS**	RS	S	S & J	SABINA	SAMART	SAMTEL	SAT	SC	SCB
SCC	SCCC	SCN	SDC	SEAFCO	SEAOIL	SE-ED	SELIC	SENA	SIS	SITHAI
SNC	SORKON	SPALI	SPI	SPRC	SSSC	STA	STEC	SVI	SYNTEC	TASCO
TCAP	THAI	THANA	THANI	THCOM	THIP	THREL	TIP	TISCO	TK	TKT
TMB	TMILL	TNDT	TOA	TOP	TRC	TRU	TRUE	TSC	TSR	TSTH
TTA	TTCL	TTW	TU	TVD	TVO	U	UAC	UV	VGI	VIH
WACOAL	WAVE	WHA	WHAUP	WICE	WINNER					
VERY GOOD LEVEL										
2S	ABM	ADB	AF	AGE	AH	AHC	AIT	ALLA	ALT	AMANA
AMARIN	APCO	APCS	AQUA	ARIP	ASAP	ASIA	ASIAN	ASIMAR	ASK	ASN
ASP	ATP30	AUCT	AYUD	B	BA	BBL	BDMS	BEC	BEM	BFIT
BGC	BGRIM	BIZ	BJC	BJCHI	BLA	BPP	BROOK	CBG	CEN	CENDEL
CGH	CHG	CHOTI	CHOW	CI	CIMBT	CNS	COLOR	COM7	COTTO	CRD
CSC	CSP	DCC	DCON	DDD	DOD	EASON	ECL	EE	EPG	ERW
ESTAR	ETE	FLOYD	FN	FNS	FORTH	FPI	FPT	FSMART	FSS	FVC
GENCO	GJS	GL	GLOBAL	GLOW**	GULF	HPT	HTC	HYDRO	ICN	IFS
INET	INSURE	IRC	IRCP	IT	ITD***	ITEL	J	JAS*	JCK	JCKH
JMART	JMT	JWD	KBS	KCAR	KGI	KIAT	KOOL	KWC	KWM	L&E
LALIN	LANNA	LDC	LHK	LOXLEY	LRH	LST	M	MACO	MAJOR	MBAX
MEGA	METCO	MFC	MK	MODERN	MOONG	MPG	MSC	MTI	NEP	NETBAY
NEX	NINE	NOBLE	NOK	NTV	NWR	OCC	OGC	ORI	OSP	PATO
PB	PDG	PDI	PL	PLAT	PM	PPP	PRECHA	PRIN	PRINC	PSTC
PT	QLT	RCL	RICHY	RML	RWI	S11	SAAM	SALEE	SAMCO	SANKO
SAPPE	SAWAD	SCG	SCI	SCP	SE	SFP	SIAM	SINGER	SIRI	SKE
SKR	SKY	SMIT	SMK	SMP	SMT	SNP	SONIC	SPA	SPC	SPCG
SPVI	SR	SRICHA	SSC	SSF	SST	STANLY	STPI	SUC	SUN	SUSCO
SUTHA	SWC	SYMC	SYNEX	T	TACC	TAE	TAKUNI	TBSP	TCC	TCMC
TEAM	TEAMG	TFG	TFMAMA	THG	THRE	TIPCO	TITLE	TIW	TKN	TKS
TM	TMC	TMD	TMI	TMT	TNITY	TNL	TNP	TNR	TOG	TPA
TPAC	TPBI	TPCORP	TPOLY	TRITN	TRT	TSE	TSTE	TVI	TVT	TWP
TWPC	UBIS	UEC	UMI	UOBKH	UP	UPF	UPOIC	UT	UWC	VNT
WIIK	XO	YUASA	ZEN	ZMICO						
GOOD LEVEL										
A	ABICO	ACAP***	AEC	AEONTS	AJ	ALUCON	AMC	APURE	AS	ASEFA
AU	B52	BCH	BEAUTY	BGT	BH	BIG	BLAND	BM	BR	BROCK
BSBM	BSM	BTNC	CCET	CCP	CGD	CHARAN	CHAYO	CITY	CMAN	CMC
CMO	CMR	CPL	CPT	CSR	CTW	CWT	D	DIMET	EKH	EMC
EPCO	ESSO	FE	FTE	GIFT	GLAND	GLOCON	GPI	GREEN	GTB	GYT
HTECH	HUMAN	IHL	INGRS	INOX	JTS	JUBILE	KASET	KCM	KKC	KWG
KYE	LEE	LPH	MATCH	MATI	M-CHAI	MCS	MDX	META	MGT	MJD
MM	MVP	NC	NDR	NER	NNCL	NPK	NUSA	OCEAN	PAF	PF
PICO	PIMO	PK	PLE	PMTA	POST	PPM	PROUD	PTL	RCI	RJH
ROJNA	RPC	RPH	SF	SGF	SGP	SKN	SLP	SMART	SOLAR	SPG
SQ	SSP	STI	SUPER	SVOA	TCCC	THE	THMUI	TIC	TIGER	TNH
TOPP	TPCH	TPIPP	TPLAS	TQM	TTI	TYCN	UTP	VCOM	VIBHA	VPO
WIN	WORK	WP	WPH	ZIGA						
Score Range	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					-				

Disclaimer:

The disclosure of the survey results 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 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 results may be changed after that date. FSS International Investment Advisory Company Limited does not confirm nor certify the accuracy of such survey results.

* CGR scoring should be considered with news regarding wrong doing of the company or director or executive of the company such unfair practice on securities trading, fraud, and corruption SEC imposed a civil sanction against insider trading of director and executive; ** delisted

Source: Thai Institute of Directors Association (IOD); FSSIA's compilation

Anti-corruption Progress Indicator

CERTIFIED										
ADVANC	AIE	AKP	AMANAHA	AP	APCS	AQUA	ARROW	ASK	ASP	AYUD
BAFS	BANPU	BAY	BBL	BCH	BCP	BCPG	BGRIM	BJCHI	BKI	BLA
BROOK	BRR	BSBM	BTS	BWG	CEN	CENTEL	CFRESH	CGH	CHEWA	CIG
CIMBT	CM	COM7	CPALL	CPF	CPI	CPN	CSC	DCC	DEMCO	DIMET
DRT	DTAC	DTC	EASTW	ECL	EGCO	FE	FNS	FSS	GBX	GC
GCAP	GEL	GFPT	GGC	GJS	GOLD	GPSC	GSTEEL	GUNKUL	HANA	HARN
HMPRO	HTC	ICC	IFS	INET	INSURE	INTUCH	IRPC	IVL	K	KASET
KBANK	KBS	KCAR	KCE	KGI	KKP	KSL	KTB	KTC	KWC	L&E
LANNA	LHK	LPN	LRH	M	MAKRO	MALEE	MBAX	MBK	MBKET	MC
MCOT	MFC	MINT	MONO	MOONG	MSC	MTI	NBC	NINE	NKI	NMG
NNCL	NSI	OCC	OCEAN	OGC	PAP	PATO	PB	PCSGH	PDG	PDI
PDJ	PE	PG	PHOL	PL	PLANB	PLANET	PLAT	PM	PPP	PPS
PREB	PRG	PRINC	PSH	PSTC	PT	PTG	PTT	PTTEP	PTTGC	PYLON
Q-CON	QH	QLT	QTC	RATCH	RML	S & J	SABINA	SAT	SC	SCB
SCC	SCCC	SCG	SCN	SE-ED	SELIC	SENA	SGP	SIRI	SIS	SITHAI
SMIT	SMK	SMPC	SNC	SNP	SORKON	SPACK	SPC	SPI	SPRC	SRICHA
SSF	SSI	SSSC	SST	STA	SUSCO	SVI	SYNTEC	TASCO	TCAP	TFG
TFI	TFMAMA	THANI	THCOM	THIP	THRE	THREL	TIP	TIPCO	TISCO	TKT
TMB	TMD	TMILL	TMT	TNITY	TNL	TNP	TNR	TOG	TOP	TPA
TPCORP	TRU	TRUE	TSC	TSTH	TTCL	TU	TVD	TVI	TWPC	U
UBIS	UEC	UKEM	UOBKH	VGI	VIH	VNT	WACOAL	WHA	WICE	WIIK
DECLARED										
2S	ABICO	AF	AI	AIRA	ALT	AMA	AMARIN	AMATA	ANAN	B
BM	BPP	BUI	CHG	CHO	CHOTI	CHOW	CI	CMC	COL	DDD
DELTA	EFORL	EPCO	ESTAR	ETE	FPI	FTE	ICHI	INOX	IRC	ITEL
JAS	JSP	JTS	KWG	LDC	LIT	META	MFEC	MPG	NEP	NOK
NWR	ORI	PRM	PSL	ROJNA	RWI	SAAM	SAPPE	SCI	SEOIL	SHANG
SKR	SPALI	STANLY	SYNEX	TAE	TAKUNI	TMC	TOPP	TPP	TRITN	TVO
UV	UWC	WHAUP	XO	YUASA	ZEN					

Level	
Certified	This level indicates practical participation with thoroughly examination in relation to the recommended procedures from the audit committee or the SEC's certified auditor, being a certified member of Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) or already passed examination to ensure independence from external parties.
Declared	This level indicates determination to participate in the Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC)

Disclaimer:

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Note: Companies participating in Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) under Thai Institute of Directors (as of June 24, 2019) are categorised into: 1) companies that have declared their intention to join CAC, and; 2) companies certified by CAC.

Source: The Securities and Exchange Commission, Thailand; * FSSIA's compilation

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Karun Intrachai FSS International Investment Advisory Securities Co., Ltd

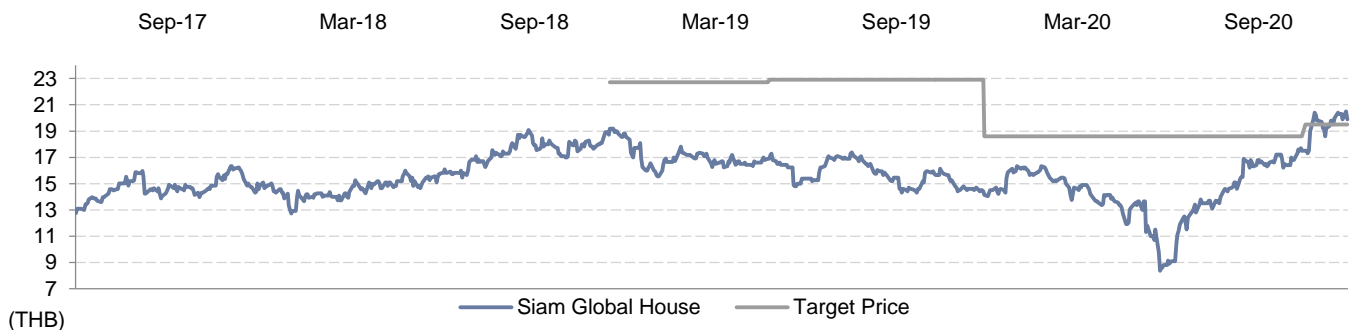
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History of change in investment rating and/or target price

Siam Global House (GLOBAL TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
07-Dec-2018	BUY	22.73	25-Oct-2019	BUY	18.61	24-Jul-2020	BUY	19.50
23-Apr-2019	BUY	22.91	02-Apr-2020	BUY	18.61			

Karun Intrachai started covering this stock from 24-Jul-2020

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Siam Global House	GLOBAL TB	THB 20.40	BUY	The key downside risks to our DCF-based TP are volatile farm incomes and farm prices which could negatively impact purchasing power, especially in the provinces.

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 02-Sep-2020 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.