

13 AUGUST 2021

THAILAND / ASSET MANAGEMENT COMPANIES

BANGKOK COMMERCIAL ASSET MNGT.

BAM TB

BUY
 UNCHANGED

TARGET PRICE	THB19.40
CLOSE	THB17.20
UP/DOWNSIDE	+12.8%
TP vs CONSENSUS	-6.5%

ผลประกอบการ 2Q21 ออกมาดี แต่มีความท้าทาย

ผลประกอบการ 2Q21 ออกมาดีจากธุรกิจทรัพย์สินการขาย (NPA) ตามคาด BAM รายงานกำไรสุทธิที่ดีใน 2Q21 โดยอยู่ที่ 790 ลบ. (+620% y-y, +220% q-q) ใกล้เคียงกับประมาณการของเรา แต่สูงกว่าที่ตลาดคาด 18% ธุรกิจนี้ต้องคุณภาพ (NPL) มีผลประกอบการอ่อนแอกว่าที่บริษัท คาด จากการลดดำเนินการของกรมบังคับคดีและมาตรการปิดเมือง ซึ่งทำให้การขายสินทรัพย์เป็นไปอย่างเชื่องช้า อย่างไรก็ตามปัจจัยดังกล่าวชดเชยได้เต็มจำนวนจากการรับรู้รายได้ของธุรกิจ NPA ซึ่งมีการขายสินทรัพย์ไปใน 4Q20 ทำให้อัตราการเรียกเก็บเงิน (CC) ใน 2Q21 อยู่ที่ 4.2 พัน ลบ. (+53% y-y, +41% q-q) ใกล้เคียงกับเป้าหมายการของบริษัท ในด้านการซื้อ NPL BAM ยังใช้กลยุทธ์ wait and see ซึ่งทำให้บริษัท ซื้อ NPL ด้วยความระมัดระวังโดยมีจำนวนเพียง 419 ลบ.

มุมมองเป็นกลางจากที่ประชุมนักวิเคราะห์

ในที่ประชุมนักวิเคราะห์เมื่อวันที่ 13 ส.ค. BAM คงเป้า CC เชิงรุกในปี 2021 ที่ 17.5 พัน ลบ. เทียบกับ 7.2 พัน ลบ. ในช่วง 1H21 (และประมาณการของเราที่ 13.1 พัน ลบ.) อย่างไรก็ตามการแพร่ระบาดของ Covid ที่ยืดเยื้อ ผู้บริหารกล่าวว่าเป้าหมายดังกล่าวจะมีความเสี่ยงขาดอยู่ประมาณ 10% โดยปัจจัยสำคัญที่จะผลักดัน CC ให้เร่งตัวขึ้นจะประกอบด้วย 1) ลูกหนี้ปรับโครงสร้างที่เพิ่มขึ้น; และ 2) การใช้กลยุทธ์ราคาแบบมีส่วนลดสำหรับทั้ง NPL และ NPA BAM จะซื้อ NPL ด้วยความระมัดระวังอย่างต่อเนื่อง เนื่องจากบริษัท ต้องการประหยัดต้นทุนดอกเบี้ยและคาดว่าจะสามารถขาย NPL ในราคาที่ต่ำลงในช่วง 2H21 ในด้านการเปลี่ยนแปลงโครงสร้างของบริษัท ให้เป็นบริษัทแม่ รวมถึงกิจการร่วมค้ากับธนาคารพาณิชย์ บริษัทยังคงพิจารณาเรื่องทั้งสองดังกล่าว อย่างไรก็ตามเรายังคงคิดว่า BAM ไม่น่าจะที่จะจัดตั้งกิจการร่วมค้ากับธนาคารในระยะสั้นถึงกลาง จากมาตรการบรรเทาหนี้ NPL ของธนาคารได้เพิ่มขึ้นอย่างไม่น่าสำคัญ ธนาคารส่วนมากเลือกที่จะบริหาร NPL ด้วยตัวเอง ในภาพรวมเรามองข้อมูลจากที่ประชุมดังกล่าวเป็นกลาง

ไตรมาสต่อไปจะอ่อนแอ

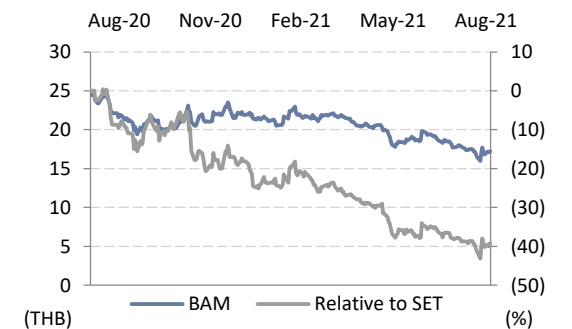
เราคาดว่าผลประกอบการของ BAM จะปรับตัวลดลงใน 3Q21 ในท่ามกลางแนวโน้มเศรษฐกิจที่อ่อนแอ เราคาดว่ายอดขาย NPL และ NPA จะชะลอตัวในกลุ่มรายย่อย นอกจากนี้การขาย NPL แปลงขนาดกลางและขนาดใหญ่ก็ทำได้ยาก เนื่องจากนักลงทุนอาจเลือกที่จะรักษาเงินสดไว้

การประเมินมูลค่าอยู่ในระดับต่ำ แต่ยังไม่ปัจจัยบวกผลักดันราคาหุ้นในระยะสั้น

เราคงมุมมองของเราที่ว่า BAM จะได้รับผลกระทบจากการชะลอตัวในตลาดอสังหาริมทรัพย์ นอกจากนี้ด้วยขนาดของสินทรัพย์โดยคุณภาพที่มีราคาสูง เป็นไปได้มากกว่าลูกหนี้จะชะลอการตัดสินใจปิดจบดิล ดังนั้น BAM จึงยังเป็นบริษัทบริหารสินทรัพย์ที่เราชอบน้อยที่สุดในระยะกลาง

KEY STOCK DATA

YE Dec (THB m)	2020	2021E	2022E	2023E
Operating profit	2,196	2,611	3,599	4,388
Net profit	1,841	2,089	2,879	3,510
EPS (THB)	0.57	0.65	0.89	1.09
vs Consensus (%)	-	(5.9)	(5.9)	(5.2)
Core net profit	1,841	2,089	2,879	3,510
Core EPS (THB)	0.57	0.65	0.89	1.09
EPS growth (%)	(73.8)	13.5	37.8	21.9
Core P/E (x)	30.2	26.6	19.3	15.8
Dividend yield (%)	3.0	3.2	4.4	5.4
Price/book (x)	1.3	1.2	1.2	1.0
ROE (%)	4.4	4.8	6.2	7.1
ROA (%)	1.5	1.6	2.1	2.5



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(2.8)	(10.9)	(29.8)
Relative to country (%)	(1.6)	(8.2)	(38.8)
Mkt cap (USD m)	1,667		
3m avg. daily turnover (USD m)	10.4		
Free float (%)	21		
Major shareholder	FIDF (46%)		
12m high/low (THB)	24.90/15.80		
Issued shares (m)	3,232		

Sources: Bloomberg consensus; FSSIA estimates



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บทวิเคราะห์ฉบับนี้แปลมาจากบทวิเคราะห์ของ FSSIA ฉบับวันที่ 13 สิงหาคม 2021

Strong recovery in 2Q21 due to a large NPA backlog as expected

BAM delivered a strong 2Q21 net profit of THB790m (+620% y-y, +220% q-q), in line with our forecast but 18% higher than Bloomberg consensus. Its non-performing loan (NPL) business had softer performance than the company's target due to the closure of the Legal Execution Department (LED) and the partial nationwide lockdown, leading to slow property sales. However, this was completely offset by its solid non-performing asset (NPA) business. There was a large revenue realisation of NPAs, which was sold in 4Q20 but separately recognised as revenue in two quarters in 4Q20 and 2Q21 at THB450m each. Moreover, BAM was able to settle some small to mid-size NPA sales, according to management. Thus, its CC in 2Q21 was at THB4.2b (+53% y-y, +41% q-q), in line with the company's target.

Regarding its NPL acquisitions, BAM still applied a wait-and-see strategy. Thus, it conservatively purchased NPLs amounting to only THB419m in 2Q21, resulting in 1H21 NPL purchases of THB752m. This was still far behind its 2021 target of THB9b.

Exhibit 1: BAM – 2Q21 results review

	2Q20	1Q21	2Q21	----- 2Q21 -----			----- 1H21 -----			2021E	2Q21 comments
	(THB m)	(THB m)	(THB m)	(y-y %)	(q-q %)	%21E	(THB m)	(y-y %)	%21E	(THB m)	
Interest income											
- Interest income from NPLs	1,409	1,488	1,509	7	1	24	2,997	5	48	6,199	
- Gain on NPLs+	755	595	822	9	38	31	1,417	(39)	53	2,688	
- Instalment sale	23	31	32	39	3	22	63	37	43	145	
- Other interest income	38	22	25	(34)	14	9	47	(32)	17	272	
Total interest income	2,225	2,136	2,388	7	12	26	4,524	(15)	49	9,304	
Interest expense	582	615	670	15	9	27	1,285	11	53	2,438	
Net interest income	1,644	1,520	1,718	5	13	25	3,239	(22)	47	6,866	
Non-interest income											
- Gain on properties for sale	434	597	650	50	9	19	1,247	89	36	3,486	Revenue recognition of a large backlog of NPAs
- Gain on instalment sale	20	36	472	2,239	1,211	390	508	1,560	420	121	
- Others	21	11	14	(33)	28	16	24	(13)	28	87	
Total non-interest income	475	644	1,135	139	76	31	1,779	147	48	3,693	
Total operating income	2,119	2,165	2,853	35	32	27	5,018	3	48	10,559	
Operating expenses	622	599	655	5	9	24	1,254	(4)	46	2,706	
Pre provision operating profit	1,497	1,566	2,198	47	40	28	3,764	6	48	7,853	
Expected credit loss	1,376	1,253	1,214	(12)	(3)	23	2,467	(8)	47	5,242	
Operating profit	120	312	984	718	215	38	1,297	47	50	2,611	
Income tax expenses	11	65	194	1,742	197	37	259	140	50	522	
Profit before minority interest	110	247	790	620	220	38	1,037	34	50	2,089	
Minority	0	0	0	nm	nm	n/a	0	nm	nm	0	
Normalised profit	110	247	790	620	220	38	1,037	34	50	2,089	
Extra items	0	0	0	nm	nm	n/a	0	nm	nm	0	
Net profit	110	247	790	620	220	38	1,037	34	50	2,089	
Key financial highlights	(THB m)	(THB m)	(THB m)	(y-y %)	(q-q %)	%21E	(THB m)	(y-y %)		(THB m)	
Gross NPLs outstanding	86,112	84,377	82,676	(4)	(2)		82,676			89,025	
Gross NPAs outstanding	38,017	39,613	40,272	6	2		40,272			44,822	
NPL & NPA purchases	6,573	333	419	(94)	26	4	752	(94)		10,745	Conservative acquisition of new NPLs
NPL & NPA cash collection	2,723	2,964	4,176	53	41	32	7,140	21		13,140	
Cash collection/NPL & NPA (%)	8.8	9.5	13.5							10.2	
Key financial ratio	(x)	(x)	(x)							(x)	
Liabilities/equity (x)	2.3	2.0	2.1							2.0	
Interest-bearing debt/equity (x)	2.2	1.9	0.0							2.0	
ROA (%)	0.4	0.8	2.5							1.6	
ROE (%)	1.2	2.4	7.6							4.8	
Cost of funds (%)	3.0	2.9	6.7							2.7	
Cost to income (%)	29.4	27.7	23.0							25.6	

+ Fully amortised;

Sources: BAM; FSSIA estimates

Financial Statements

Bangkok Commercial Asset Mngt.

Profit and Loss (THB m) Year Ending Dec	2019	2020	2021E	2022E	2023E
Interest Income	9,140	9,946	9,304	11,396	12,679
Interest expense	(2,132)	(2,391)	(2,438)	(2,578)	(2,747)
Net interest income	7,007	7,555	6,866	8,818	9,933
Net fees & commission	-	-	-	-	-
Foreign exchange trading income	-	-	-	-	-
Securities trading income	-	-	-	-	-
Dividend income	38	0	0	0	0
Other income	3,058	2,498	3,693	4,068	4,137
Non interest income	3,096	2,498	3,693	4,068	4,137
Total income	10,104	10,053	10,559	12,886	14,069
Staff costs	-	-	-	-	-
Other operating costs	(3,757)	(2,658)	(2,706)	(3,031)	(3,334)
Operating costs	(3,757)	(2,658)	(2,706)	(3,031)	(3,334)
Pre provision operating profit	6,347	7,395	7,853	9,855	10,735
Provision for bad and doubtful debt	(135)	(5,199)	(5,242)	(6,256)	(6,347)
Other provisions	-	-	-	-	-
Operating profit	6,212	2,196	2,611	3,599	4,388
Recurring non operating income	0	0	0	0	0
Associates	-	-	-	-	-
Goodwill amortization	-	-	-	-	-
Non recurring items	4,130	0	0	0	0
Profit before tax	10,342	2,196	2,611	3,599	4,388
Tax	337	(355)	(522)	(720)	(878)
Profit after tax	10,679	1,841	2,089	2,879	3,510
Minority interests	0	0	0	0	0
Preferred dividends	-	-	-	-	-
Other items	-	-	-	-	-
Reported net profit	10,679	1,841	2,089	2,879	3,510
Non recurring items & goodwill (net)	-	-	0	0	0
Recurring net profit	6,549	1,841	2,089	2,879	3,510
Per share (THB)					
Recurring EPS *	2.17	0.57	0.65	0.89	1.09
Reported EPS	3.54	0.57	0.65	0.89	1.09
DPS	1.05	0.51	0.55	0.76	0.92
Growth					
Net interest income (%)	50.9	7.8	(9.1)	28.4	12.6
Non interest income (%)	(7.2)	(19.3)	47.9	10.1	1.7
Pre provision operating profit (%)	25.7	16.5	6.2	25.5	8.9
Operating profit (%)	19.2	(64.7)	18.9	37.8	21.9
Reported net profit (%)	105.3	(82.8)	13.5	37.8	21.9
Recurring EPS (%)	14.2	(73.8)	13.5	37.8	21.9
Reported EPS (%)	86.2	(83.9)	13.5	37.8	21.9
Income Breakdown					
Net interest income (%)	69.4	75.2	65.0	68.4	70.6
Net fees & commission (%)	-	-	-	-	-
Foreign exchange trading income (%)	-	-	-	-	-
Securities trading income (%)	-	-	-	-	-
Dividend income (%)	0.4	-	-	-	-
Other income (%)	30.3	24.8	35.0	31.6	29.4
Operating performance					
Gross interest yield (%)	-	-	-	-	-
Cost of funds (%)	3.20	2.93	2.74	2.78	2.96
Net interest spread (%)	(3.20)	(2.93)	(2.74)	(2.78)	(2.96)
Net interest margin (%)	-	-	-	-	-
Cost/income(%)	37.2	26.4	25.6	23.5	23.7
Cost/assets(%)	3.3	2.1	2.0	2.2	2.3
Effective tax rate (%)	(3.3)	16.2	20.0	20.0	20.0
Dividend payout on recurring profit (%)	48.3	90.0	85.0	85.0	85.0
ROE (%)	15.8	4.4	4.8	6.2	7.1
ROE - COE (%)	5.0	(6.4)	(6.0)	(4.6)	(3.7)
ROA (%)	5.8	1.5	1.6	2.1	2.5
RORWA (%)	-	-	-	-	-

* Pre-exceptional, pre-goodwill and fully diluted

Sources: Bangkok Commercial Asset Mngt.; FSSIA estimates

Financial Statements

Bangkok Commercial Asset Mngt.

Balance Sheet (THB m) Year Ending Dec	2019	2020	2021E	2022E	2023E
Gross customer loans	83,622	85,922	89,025	93,298	98,278
Total provisions	(6,247)	(13,243)	(16,704)	(21,094)	(25,476)
interest in suspense	0	5,047	5,342	5,598	5,897
Net customer loans	77,375	77,726	77,663	77,802	78,699
Bank loans	-	-	-	-	-
Government securities	-	-	-	-	-
Trading securities	-	-	-	-	-
Investment securities	70	451	474	498	522
Cash & equivalents	5	5	95	8	54
Other interesting assets	25,927	36,514	41,646	45,437	48,918
Tangible fixed assets	1,243	1,190	1,197	1,221	1,245
Associates	-	-	-	-	-
Goodwill	-	-	-	-	-
Other intangible assets	-	-	-	-	-
Other assets	15,299	16,183	15,254	16,938	13,999
Total assets	119,920	132,069	136,329	141,903	143,439
Customer deposits	-	-	-	-	-
Bank deposits	-	-	-	-	-
Other interest bearing liabilities	75,688	87,421	90,218	95,361	90,402
Non interest bearing liabilities	3,036	2,852	0	0	0
Hybrid Capital	-	-	-	-	-
Total liabilities	78,724	90,273	90,218	95,361	90,402
Share capital	15,075	16,160	16,160	16,160	16,160
Reserves	26,121	25,637	29,950	30,382	36,876
Total equity	41,196	41,797	46,110	46,542	53,037
Minority interests	0	0	0	0	0
Total liabilities & equity	119,920	132,070	136,329	141,903	143,439
Supplementary items					
Risk weighted assets (RWA)	n/a	n/a	n/a	n/a	n/a
Average interest earning assets	n/a	n/a	n/a	n/a	n/a
Average interest bearing liabilities	66,699	81,555	88,820	92,790	92,882
Tier 1 capital	n/a	n/a	n/a	n/a	n/a
Total capital	0	0	0	0	0
Gross non performing loans (NPL)	n/a	n/a	n/a	n/a	n/a
Per share (THB)					
Book value per share	13.66	12.93	14.27	14.40	16.41
Tangible book value per share	13.66	12.93	14.27	14.40	16.41
Growth					
Gross customer loans	2.3	2.8	3.6	4.8	5.3
Average interest earning assets	-	-	-	-	-
Total asset (%)	11.4	10.1	3.2	4.1	1.1
Risk weighted assets (%)	-	-	-	-	-
Customer deposits (%)	-	-	-	-	-
Leverage & capital measures					
Customer loan/deposits (%)	-	-	-	-	-
Equity/assets (%)	34.4	31.6	33.8	32.8	37.0
Tangible equity/assets (%)	34.4	31.6	33.8	32.8	37.0
RWA/assets (%)	-	-	-	-	-
Tier 1 CAR (%)	-	-	-	-	-
Total CAR (%)	-	-	-	-	-
Asset Quality					
Change in NPL (%)	-	-	-	-	-
NPL/gross loans (%)	-	-	-	-	-
Total provisions/gross loans (%)	7.5	15.4	18.8	21.5	25.9
Total provisions/NPL (%)	-	-	-	-	-
Valuation					
Recurring P/E (x) *	7.9	30.2	26.6	19.3	15.8
Recurring P/E @ target price (x) *	8.9	34.1	30.0	21.8	17.9
Reported P/E (x)	4.9	30.2	26.6	19.3	15.8
Dividend yield (%)	6.1	3.0	3.2	4.4	5.4
Price/book (x)	1.3	1.3	1.2	1.2	1.0
Price/tangible book (x)	1.3	1.3	1.2	1.2	1.0
Price/tangible book @ target price (x)	1.4	1.5	1.4	1.3	1.2
* Pre-exceptional, pre-goodwill and fully diluted					

Sources: Bangkok Commercial Asset Mngt.; FSSIA estimates

Corporate Governance report of Thai listed companies 2020

EXCELLENT LEVEL										
AAV	ADVANC	AF	AIRA	AKP	AKR	ALT	AMA	AMATA	AMATAV	ANAN
AOT	AP	ARIP	ARROW	ASP	BAFS	BANPU	BAY	BCP	BCPG	BDMS
BEC	BEM	BGRIM	BIZ	BKI	BLA	BOL	BPP	BRR	BTS	BWG
CENTEL	CFRESH	CHEWA	CHO	CIMBT	CK	CKP	CM	CNT	COL	COMAN
COTTO	CPALL	CPF	CPI	CPN	CSS	DELTA	DEMCO	DRT	DTAC	DTC
DV8	EA	EASTW	ECF	ECL	EGCO	EPG	ETE	FNS	FPI	FPT
FSMART	GBX	GC	GCAP	GEL	GFPT	GGC	GPSC	GRAMMY	GUNKUL	HANA
HARN	HMPRO	ICC	ICHI	III	ILINK	INTUCH	IRPC	IVL	JKN	JSP
JWD	K	KBANK	KCE	KKP	KSL	KTB	KTC	LANNA	LH	LHFG
LIT	LPN	MAKRO	MALEE	MBK	MBKET	MC	MCOT	METCO	MFEC	MINT
MONO	MOONG	MSC	MTC	NCH	NCL	NEP	NKI	NOBLE	NSI	NVD
NYT	OISHI	ORI	OTO	PAP	PCSGH	PDJ	PG	PHOL	PLANB	PLANET
PLAT	PORT	PPS	PR9	PREB	PRG	PRM	PSH	PSL	PTG	PTT
PTTEP	PTTGC	PYLON	Q-CON	QH	QTC	RATCH	RS	S	S & J	SAAM
SABINA	SAMART	SAMTEL	SAT	SC	SCB	SCC	SCCC	SCG	SCN	SDC
SEAFCO	SEOIL	SE-ED	SELIC	SENA	SIRI	SIS	SITHAI	SMK	SMPC	SNC
SONIC	SORKON	SPALI	SPI	SPRC	SPVI	SSSC	SST	STA	SUSCO	SUTHA
SVI	SYMC	SYNTEC	TACC	TASCO	TCAP	TFMAMA	THANA	THANI	THCOM	THG
THIP	THRE	THREL	TIP	TIPCO	TISCO	TK	TKT	TMB	TMILL	TNDT
TNL	TOA	TOP	TPBI	TQM	TRC	TSC	TSR	TSTE	TSTH	TTA
TTCL	TTW	TU	TVD	TVI	TVO	TWPC	U	UAC	UBIS	UV
VGI	VIH	WACOAL	WAVE	WHA	WHAUP	WICE	WINNER	TRUE		

VERY GOOD LEVEL										
2S	ABM	ACE	ACG	ADB	AEC	AEONTS	AGE	AH	AHC	AIT
ALLA	AMANAHA	AMARIN	APCO	APCS	APURE	AQUA	ASAP	ASEFA	ASIA	ASIAN
ASIMAR	ASK	ASN	ATP30	AUCT	AWC	AYUD	B	BA	BAM	BBL
BFIT	BGC	BJC	BJCHI	BROOK	BTW	CBG	CEN	CGH	CHARAN	CHAYO
CHG	CHOTI	CHOW	CI	CIG	CMC	COLOR	COM7	CPL	CRC	CRD
CSC	CSP	CWT	DCC	DCON	DDD	DOD	DOHOME	EASON	EE	ERW
ESTAR	FE	FLOYD	FN	FORTH	FSS	FTE	FVC	GENCO	GJS	GL
GLAND	GLOBAL	GLOCON	GPI	GULF	GYT	HPT	HTC	ICN	IFS	ILM
IMH	INET	INSURE	IRC	IRCP	IT	ITD	ITEL	J	JAS	JCK
JCKH	JMART	JMT	KBS	KCAR	KGI	KIAT	KOOL	KTIS	KWC	KWM
L&E	LALIN	LDC	LHK	LOXLEY	LPH	LRH	LST	M	MACO	MAJOR
MBAX	MEGA	META	MFC	MGT	MILL	MITSIB	MK	MODERN	MTI	MVP
NETBAY	NEX	NINE	NTV	NWR	OCC	OGC	OSP	PATO	PB	PDG
PDI	PICO	PIMO	PJW	PL	PM	PPP	PRIN	PRINC	PSTC	PT
QLT	RCL	RICHY	RML	RPC	RWI	S11	SALEE	SAMCO	SANKO	SAPPE
SAWAD	SCI	SCP	SE	SEG	SFP	SGF	SHR	SIAM	SINGER	SKE
SKR	SKY	SMIT	SMT	SNP	SPA	SPC	SPCG	SR	SRICHA	SSC
SSF	STANLY	STI	STPI	SUC	SUN	SYNEX	T	TAE	TAKUNI	TBSP
TCC	TCMC	TEAM	TEAMG	TFG	TIGER	TITLE	TKN	TKS	TM	TMC
TMD	TMI	TMT	TNITY	TNP	TNR	TOG	TPA	TPAC	TPCORP	TPOLY
TPS	TRITN	TRT	TRU	TSE	TVT	TWP	UEC	UMI	UOBKH	UP
UPF	UPOIC	UT	UTP	UWC	VL	VNT	VPO	WIIK	WP	XO
YUASA	ZEN	ZIGA	ZMICO							

GOOD LEVEL										
7UP	A	ABICO	AJ	ALL	ALUCON	AMC	APP	ARIN	AS	AU
B52	BC	BCH	BEAUTY	BGT	BH	BIG	BKD	BLAND	BM	BR
BROCK	BSBM	BSM	BTNC	CAZ	CCP	CGD	CITY	CMAN	CMO	CMR
CPT	CPW	CRANE	CSR	D	EKH	EP	ESSO	FMT	GIFT	GREEN
GSC	GTB	HTECH	HUMAN	HL	INOX	INSET	IP	JTS	JUBILE	KASET
KCM	KKC	KUMWEL	KUN	KWG	KYE	LEE	MATCH	MATI	M-CHAI	MCS
MDX	MJD	MM	MORE	NC	NDR	NER	NFC	NNCL	NPK	NUSA
OCEAN	PAF	PF	PK	PLE	PMTA	POST	PPM	PRAKIT	PRECHA	PRIME
PROUD	PTL	RBF	RCI	RJH	ROJNA	RP	RPH	RSP	SF	SFLEX
SGP	SISB	SKN	SLP	SMART	SOLAR	SPG	SQ	SSP	STARK	STC
SUPER	SVOA	TC	TCCC	THMUI	TIW	TNH	TOPP	TPCH	TIPIP	TPLAS
TTI	TYCN	UKEM	UMS	VCOM	VRANDA	WIN	WORK	WPH		

Description

Score Range

Excellent

90-100

Very Good

80-89

Good

70-79

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 2020

CERTIFIED										
2S	ADVANC	AI	AIE	AIRA	AKP	AMA	AMANA	AP	AQUA	ARROW
ASK	ASP	AYUD	B	BAFS	BANPU	BAY	BBL	BCH	BCP	BCPG
BGC	BGRIM	BJCHI	BKI	BLA	BPP	BROOK	BRR	BSBM	BTS	BWG
CEN	CENTEL	CFRESH	CGH	CHEWA	CHOTI	CHOW	CIG	CIMBT	CM	CMC
COL	COM7	CPALL	CPF	CPI	CPN	CSC	DCC	DELTA	DEMCO	DIMET
DRT	DTAC	DTC	EASTW	ECL	EGCO	FE	FNS	FPI	FPT	FSS
FTE	GBX	GC	GCAP	GEL	GFPT	GGC	GJS	GPSC	GSTEEL	GUNKUL
HANA	HARN	HMPRO	HTC	ICC	ICHI	IFS	INET	INSURE	INTUCH	IRPC
ITEL	IVL	K	KASET	KBANK	KBS	KCAR	KCE	KGI	KKP	KSL
KTB	KTC	KWC	L&E	LANNA	LHFG	LHK	LPN	LRH	M	MAKRO
MALEE	MBAX	MBK	MBKET	MC	MCOT	MFC	MFEC	MINT	MONO	MOONG
MPG	MSC	MTC	MTI	NBC	NEP	NINE	NKI	NMG	NNCL	NSI
NWR	OCC	OCEAN	OGC	ORI	PAP	PATO	PB	PCSGH	PDG	PDI
PDJ	PE	PG	PHOL	PL	PLANB	PLANET	PLAT	PM	PPP	PPPM
PPS	PREB	PRG	PRINC	PRM	PSH	PSL	PSTC	PT	PTG	PTT
PTTEP	PTTGC	PYLON	Q-CON	QH	QLT	QTC	RATCH	RML	RWI	S & J
SABINA	SAT	SC	SCB	SCC	SCCC	SCG	SCN	SEAOL	SE-ED	SELIC
SENA	SGP	SIRI	SITHAI	SMIT	SMK	SMPC	SNC	SNP	SORKON	SPACK
SPC	SPI	SPRC	SRICHA	SSF	SSSC	SST	STA	SUSCO	SVI	SYNTEC
TAE	TAKUNI	TASCO	TBSP	TCAP	TCMC	TFG	TFI	TFMAMA	THANI	THCOM
THIP	THRE	THREL	TIP	TIPCO	TISCO	TKT	TMB	TMD	TMILL	TMT
TNITY	TNL	TNP	TNR	TOG	TOP	TPA	TPCORP	TPP	TRU	TSC
TSTH	TTCL	TU	TVD	TVI	TVO	TWPC	U	UBIS	UEC	UKEM
UOBKH	UWC	VGI	VIH	VNT	WACOAL	WHA	WHAUP	WICE	WIJK	XO
ZEN	TRUE									
DECLARED										
7UP	ABICO	AF	ALT	AMARIN	AMATA	AMATAV	ANAN	APURE	B52	BKD
BM	BROCK	BUI	CHO	CI	COTTO	DDD	EA	EFORL	EP	ERW
ESTAR	ETE	EVER	FSMART	GPI	ILINK	IRC	J	JKN	JMART	JMT
JSP	JTS	KWG	LDC	MAJOR	META	NCL	NOBLE	NOK	PK	PLE
ROJNA	SAAM	SAPPE	SCI	SE	SHANG	SINGER	SKR	SPALI	SSP	STANLY
SUPER	SYNEX	THAI	TKS	TOPP	TRITN	TTA	UPF	UV	WIN	ZIGA

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:

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. Thaipat Institute 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, FSS International Investment Advisory Company Limited does not confirm, verify, or certify the accuracy and completeness of the assessment results.

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

Yuvanart Suwanumphai FSS International Investment Advisory Securities Co., Ltd

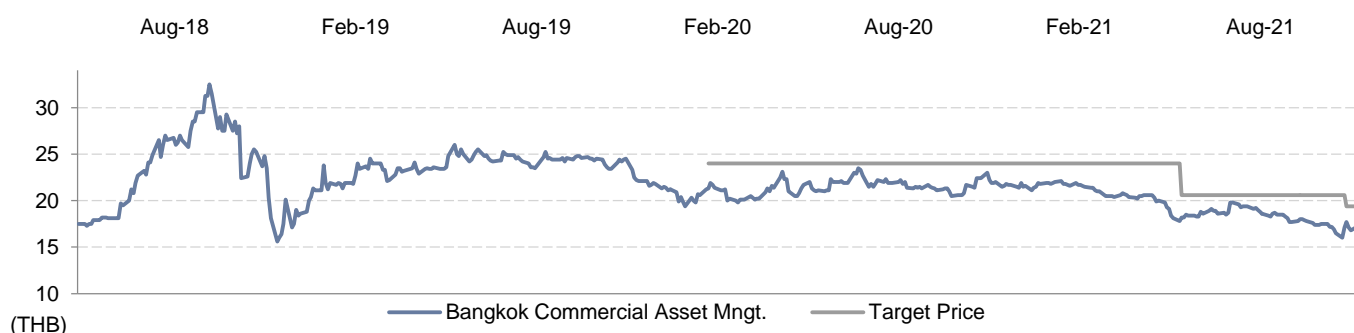
The individual(s) identified above certify(ies) that (i) all views expressed in this report accurately reflect the personal view of the analyst(s) with regard to any and all of the subject securities, companies or issuers mentioned in this report; and (ii) no part of the compensation of the analyst(s) was, is, or will be, directly or indirectly, related to the specific recommendations or views expressed herein.

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History of change in investment rating and/or target price

Bangkok Commercial Asset Mngt. (BAM TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
05-Oct-2020	BUY	24.00	10-Feb-2021	BUY	24.00	17-May-2021	BUY	20.60
23-Nov-2020	BUY	24.00	24-Mar-2021	BUY	24.00	03-Aug-2021	BUY	19.40

Yuvanart Suwanumphai started covering this stock from 05-Oct-2020

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Bangkok Commercial Asset Mngt.	BAM TB	THB 17.20	BUY	Downside risks to our GGM-based TP include 1) lower cash collection from its fully amortised portfolio; 2) lower-than-expected bad debt acquisition; and 3) the prolonged slowdown of the property market.

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

FSSIA may incorporate the recommendations and target prices of companies currently covered by FSS Research into equity research reports, denoted by an 'FSS' before the recommendation. FSS Research is part of Finansia Syrus Securities Public Company Limited, which is the parent company of FSSIA.

All share prices are as at market close on 11-Aug-2021 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.