

BANGKOK COMMERCIAL ASSET MNGT.

BAM TB

THAILAND / ASSET MANAGEMENT COMPANIES

BUY

UNCHANGED

In-line 3Q22 net profit

- BAM reported a 3Q22 NP of THB716m, dropping 14% q-q. There was strong cash collection but a lower margin.
- Cash collection should increase in 4Q22, leading to higher q-q NP.
- Reiterate BUY call on undemanding valuation with the expectation of moderate net profit growth in 2023.

TARGET PRICE	THB20.00
CLOSE	THB15.00
UP/DOWNSIDE	+33.3%
PRIOR TP	THB20.00
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	-5.6%

KEY STOCK DATA

YE Dec (THB m)	2021	2022E	2023E	2024E
Operating profit	3,256	3,090	3,893	4,540
Net profit	2,600	2,735	3,309	3,859
EPS (THB)	0.80	0.85	1.02	1.19
vs Consensus (%)	-	(6.9)	(9.4)	(5.7)
Core net profit	2,600	2,735	3,309	3,859
Core EPS (THB)	0.80	0.85	1.02	1.19
Chg. In EPS est. (%)	-	-	-	-
EPS growth (%)	41.3	5.2	21.0	16.6
Core P/E (x)	18.6	17.7	14.7	12.6
Dividend yield (%)	3.7	4.8	5.8	6.4
Price/book (x)	1.1	1.1	1.0	0.9
ROE (%)	6.2	6.4	7.2	7.3
ROA (%)	2.0	2.2	2.7	3.1

Strong cash collection but low margin pressured 3Q22 net profit

BAM posted an in-line 3Q22 net profit of THB716m (+24% y-y, -14% q-q), which was in line with our forecast. The company delivered solid cash collection of THB4.4b (+13% y-y, +12% q-q), driven by the economic recovery and its effort to offer debt restructuring to its clients. Thus, its 3Q22 net profit increased strongly y-y. Meanwhile, its net profit declined q-q for two reasons. First, its cash collection mostly came from its portfolio which is not fully amortised. Thus, its margin decreased q-q. Second, its effective tax rate rose to 18% in 3Q22 from 8.6% in 2Q22. As for NPL and NPA purchases, BAM purchased at a slow pace in 3Q22, totalling THB0.43b, with YTD accumulated NPL purchases of cTHB3.2b.

Neutral view from analyst meeting

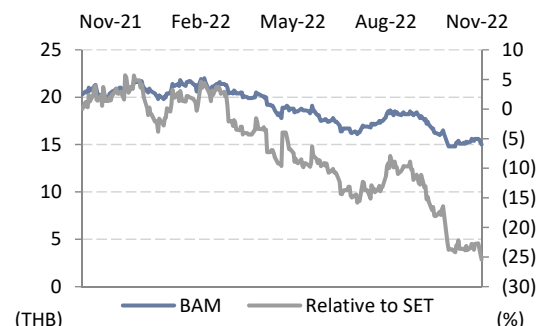
At its analyst meeting on 11 November 2022, BAM stated that there have been new AMC players participating in NPL auctions. This has pushed the selling price of NPLs higher. With the higher NPL selling price, BAM lowered its 2022 NPL acquisition target to THB6b from THB9b. The company expects that the NPL selling price should return to its normal rate in 2023 once the new players gradually fade from the market. As for cash collection, management has a strong conviction that it should reach at least THB5b in 4Q22 vs THB4.4b in 3Q22, driven by the settlement of medium to large-sized NPLs and NPAs. However, its margin might not significantly improve as BAM will continue to use the same pricing strategy for NPAs, while cash collection from NPLs should come from a new vintage. We have a neutral view from the meeting.

Expect a drop y-y but a rise q-q in its 4Q22 net profit

We are convinced that BAM's 4Q22 net profit should rise q-q from 1) the expectation of stronger TDR revenue; 2) revenue from NPA sales driven by its marketing campaign; and 3) efficient OPEX control. However, its net profit might decline y-y from the very high base last year due to the settlement of some small to mid-sized NPA sales.

Maintain BUY with a 2023 GGM-based TP of THB20

We reiterate our BUY call with an unchanged TP of THB20, as we think BAM's valuation is undemanding compared with its peers. BAM trades at 14.7x 2023E P/E, with 2023E net profit growth of 21% y-y.



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(0.7)	(13.3)	(18.5)
Relative to country (%)	(3.6)	(13.4)	(17.9)
Mkt cap (USD m)	1,314		
3m avg. daily turnover (USD m)	6.7		
Free float (%)	21		
Major shareholder	FIDF (46%)		
12m high/low (THB)	22.30/14.50		
Issued shares (m)	3,232		

Sources: Bloomberg consensus; FSSIA estimates


Rawisara Suwanumchai

 rawisara.suw@fssia.com
 +66 2611 3554

Investment thesis

BAM is the largest asset management company (AMC) in Thailand, in terms of asset size. We believe BAM will be able to deliver sustainable growth in the long run, since nearly 100% of its portfolio consists of secured distressed assets, for which the asset price will appreciate over time.

We reiterate our BUY call, with an unchanged TP of THB20.0 as we think its valuation is undemanding compared with its peers. BAM trades at 14.8x 2023E P/E, with 2023E net profit growth of 21% y-y.

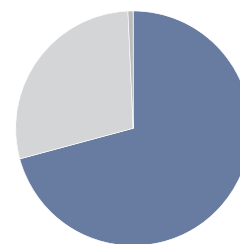
Company profile

BAM was established in 1998 following the financial crisis in Thailand. Its key businesses include the purchase or transfer of non-performing loans (NPLs) and non-performing assets (NPAs) for management or for further disposal or transfer.

www.bam.co.th

Principal activities (revenue, 2021)

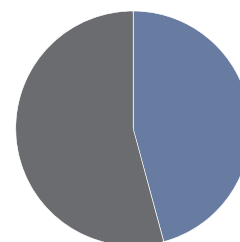
- NPLs management - 70.8 %
- NPAs management - 28.5 %
- Other income - 0.7 %



Source: Bangkok Commercial Asset Mngt.

Major shareholders

- FIDF - 45.8 %
- Others - 54.2 %



Source: Bangkok Commercial Asset Mngt.

Catalysts

Potential catalysts to drive BAM's share price include:

- 1) Higher-than-expected distressed asset purchases;
- 2) Cash collection from mid- to large-sized NPLs/NPAs.

Risks to our call

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.

Event calendar

Date	Event
End-February 2022	4Q22 results announcement

Key assumptions

	2022E (THB m)	2023E (THB m)	2024E (THB m)
Norm profit	2,735	3,309	3,859
<i>Norm profit growth (%)</i>	5.2	21.0	16.6
Cash collection	15,602	17,023	17,390
<i>Cash collection ratio (%)</i>	12.8	13.8	13.7
NPL + NPA purchases	4,535	8,136	8,948
<i>NPL + NPA purchase growth (%)</i>	22.7	79.4	10.0
Cost to income (%)	28.6	27.9	28.3

Source: FSSIA estimates

Earnings sensitivity

		----- 2022E -----		
Cash collection ratio	±50bp	13.3	13.8	14.3
<i>% change in net profit</i>		(7.0)	-	7.0
Cost to income	±1ppt	26.9	27.9	28.9
<i>% change in net profit</i>		4.0	-	(4.0)

Source: FSSIA estimates

In-line 3Q22 net profit

BAM posted an in-line 3Q22 net profit of THB716m (+24% y-y, -14% q-q), which was in line with our expectation. Its net profit accounts for 68% of our 2022 current forecast.

The company delivered solid cash collection of THB4.4b (+13% y-y, +12% q-q) from both the NPL and NPA businesses, driven by the economic recovery and its effort to offer debt restructuring to its clients. Thus, its 3Q22 net profit increased strongly y-y. Meanwhile, its net profit declined q-q for two reasons. First, its cash collection mostly came from its portfolio which is not fully amortised. Thus, its margin decreased q-q. Second, its effective tax rate increased to 18% in 3Q22 from 8.6% in 2Q22. BAM has gradually used tax benefits from its clean-up of unsecured NPLs since 2022. Thus, its tax rate might fluctuate quarterly. As for NPL and NPA purchases, BAM purchased at a slow pace in 3Q22, totalling THB0.43b, with YTD accumulated NPL purchases of cTHB3.2b.

Exhibit 1: BAM – Summary of 3Q22 operations

	3Q21	2Q22	3Q22		9M22			2022E	Comments
	(THB m)	(THB m)	(THB m)	(y-y%)	(q-q%)	(THB m)	(y-y%)	%20E	(THB m)
Interest income									
- Interest income from NPLs	1,515	1,526	1,515	0	(1)	4,554	1	73	6,264
- Gain on NPLs (fully amortized)	899	1,111	1,005	12	(10)	2,731	18	74	3,694
- Installment sale	26	25	27	4	8	82	(8)	40	205
- Other interest income	20	(21)	(19)	nm	8	(47)	nm	nm	8
Total interest income	2,460	2,641	2,528	3	(4)	7,320	5	72	10,171
Interest expense	644	651	672	4	3	1,943	1	75	2,608
Net interest income	1,816	1,990	1,856	2	(7)	5,377	6	71	7,563
Non-interest income									
- Gain on properties for sale	673	652	690	2	6	1,753	(7)	77	2,274
- Gain on installment sale	128	67	49	(61)	(27)	195	(69)	114	171
- Others	7	20	13	92	(33)	40	28	43	92
Total non-interest income	808	739	752	(7)	2	1,988	(22)	78	2,538
Total operating income	2,624	2,729	2,608	(1)	(4)	7,365	(3)	73	10,100
Operating expenses	714	737	692	(3)	(6)	2,027	4	70	2,890
Pre provision operating profit	1,910	1,993	1,916	0	(4)	5,338	(6)	74	7,210
Expected credit loss	1,186	1,084	1,048	(12)	(3)	3,189	(13)	77	4,120
Operating profit	724	909	868	20	(5)	2,149	6	70	3,090
Income tax expenses	147	78	152	3	93	291	(29)	82	355
Profit before minority interest	576	831	716	24	(14)	1,858	15	68	2,735
Minority	0	0	0	-	-	0	-	-	0
Net profit	576	831	716	24	(14)	1,858	15	68	2,735
									In line with our expectation
Key financial highlights									
NPL & NPA purchase	626	1,395	428	(32)	(69)	3,170	130	70	4,535
NPL & NPA cash collection	3,904	3,951	4,429	13	12	11,539	4	74	15,602
Cash collection/NPL&NPA (%)	12.8	13.0	14.7						12.8
Key financial ratio	(x)	(x)	(x)						(x)
Liabilities / equity	2.0	2.0	2.0						1.9
Interest-bearing debt/equity	1.9	1.9	1.9						1.8
ROA (%)	1.8	2.6	2.2						2.2
ROE (%)	5.6	7.8	6.7						6.4
Cost of fund (%)	3.2	3.3	3.3						3.3
Cost to income (%)	27.2	27.0	26.5						28.6

Sources: BAM; FSSIA estimates

Financial Statements

Bangkok Commercial Asset Mngt.

Profit and Loss (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Interest Income	9,946	9,569	10,171	10,631	11,125
Interest expense	(2,391)	(2,559)	(2,608)	(2,529)	(2,349)
Net interest income	7,555	7,010	7,563	8,101	8,776
Net fees & commission	-	-	-	-	-
Foreign exchange trading income	-	-	-	-	-
Securities trading income	-	-	-	-	-
Dividend income	0	0	0	0	0
Other income	2,481	3,737	2,538	3,386	3,713
Non interest income	2,481	3,737	2,538	3,386	3,713
Total income	10,036	10,747	10,100	11,488	12,488
Staff costs	-	-	-	-	-
Other operating costs	(2,641)	(2,727)	(2,890)	(3,208)	(3,529)
Operating costs	(2,641)	(2,727)	(2,890)	(3,208)	(3,529)
Pre provision operating profit	7,395	8,021	7,210	8,280	8,959
Provision for bad and doubtful debt	(5,199)	(4,765)	(4,120)	(4,387)	(4,420)
Other provisions	-	-	-	-	-
Operating profit	2,196	3,256	3,090	3,893	4,540
Recurring non operating income	0	0	0	0	0
Associates	-	-	-	-	-
Goodwill amortization	-	-	-	-	-
Non recurring items	0	0	0	0	0
Profit before tax	2,196	3,256	3,090	3,893	4,540
Tax	(355)	(656)	(355)	(584)	(681)
Profit after tax	1,841	2,600	2,735	3,309	3,859
Minority interests	0	0	0	0	0
Preferred dividends	-	-	-	-	-
Other items	-	-	-	-	-
Reported net profit	1,841	2,600	2,735	3,309	3,859
Non recurring items & goodwill (net)	-	-	0	0	0
Recurring net profit	1,841	2,600	2,735	3,309	3,859
Per share (THB)					
Recurring EPS *	0.57	0.80	0.85	1.02	1.19
Reported EPS	0.57	0.80	0.85	1.02	1.19
DPS	0.51	0.55	0.72	0.87	0.96
Growth					
Net interest income (%)	7.8	(7.2)	7.9	7.1	8.3
Non interest income (%)	(19.9)	50.6	(32.1)	33.4	9.6
Pre provision operating profit (%)	16.5	8.5	(10.1)	14.8	8.2
Operating profit (%)	(64.7)	48.3	(5.1)	26.0	16.6
Reported net profit (%)	(82.8)	41.3	5.2	21.0	16.6
Recurring EPS (%)	(73.8)	41.3	5.2	21.0	16.6
Reported EPS (%)	(83.9)	41.3	5.2	21.0	16.6
Income Breakdown					
Net interest income (%)	75.3	65.2	74.9	70.5	70.3
Net fees & commission (%)	-	-	-	-	-
Foreign exchange trading income (%)	-	-	-	-	-
Securities trading income (%)	-	-	-	-	-
Dividend income (%)	-	-	-	-	-
Other income (%)	24.7	34.8	25.1	29.5	29.7
Operating performance					
Gross interest yield (%)	-	-	-	-	-
Cost of funds (%)	2.93	3.05	3.28	3.38	3.40
Net interest spread (%)	(2.93)	(3.05)	(3.28)	(3.38)	(3.40)
Net interest margin (%)	-	-	-	-	-
Cost/income(%)	26.3	25.4	28.6	27.9	28.3
Cost/assets(%)	2.1	2.1	2.3	2.6	2.8
Effective tax rate (%)	16.2	20.1	11.5	15.0	15.0
Dividend payout on recurring profit (%)	90.0	68.4	85.0	85.0	80.0
ROE (%)	4.4	6.2	6.4	7.2	7.3
ROE - COE (%)	(6.4)	(4.6)	(4.4)	(3.6)	(3.5)
ROA (%)	1.5	2.0	2.2	2.7	3.1
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	2020	2021	2022E	2023E	2024E
Gross customer loans	85,922	81,678	78,396	77,613	78,272
Total provisions	(13,243)	(17,850)	(20,402)	(23,236)	(26,091)
interest in suspense	5,047	9,578	13,327	15,523	18,003
Net customer loans	77,726	73,406	71,322	69,899	70,184
Bank loans	-	-	-	-	-
Government securities	-	-	-	-	-
Trading securities	-	-	-	-	-
Investment securities	451	470	493	518	544
Cash & equivalents	5	99	55	135	382
Other interesting assets	36,514	33,833	35,874	38,809	41,456
Tangible fixed assets	1,190	1,163	1,178	1,202	1,226
Associates	-	-	-	-	-
Goodwill	-	-	-	-	-
Other intangible assets	-	-	-	-	-
Other assets	16,183	16,933	16,019	13,030	13,149
Total assets	132,069	125,904	124,941	123,593	126,941
Customer deposits	-	-	-	-	-
Bank deposits	-	-	-	-	-
Other interest bearing liabilities	87,421	80,154	78,631	71,004	67,241
Non interest bearing liabilities	2,852	2,995	3,144	3,302	3,467
Hybrid Capital	-	-	-	-	-
Total liabilities	90,273	83,149	81,776	74,306	70,707
Share capital	16,160	16,160	16,160	16,160	16,160
Reserves	25,637	26,595	27,006	33,127	40,074
Total equity	41,797	42,756	43,166	49,288	56,234
Minority interests	0	0	0	0	0
Total liabilities & equity	132,070	125,904	124,941	123,593	126,942
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	81,555	83,788	79,393	74,817	69,122
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	12.93	13.23	13.36	15.25	17.40
Tangible book value per share	12.93	13.23	13.36	15.25	17.40
Growth					
Gross customer loans	2.8	(4.9)	(4.0)	(1.0)	0.8
Average interest earning assets	-	-	-	-	-
Total asset (%)	10.1	(4.7)	(0.8)	(1.1)	2.7
Risk weighted assets (%)	-	-	-	-	-
Customer deposits (%)	-	-	-	-	-
Leverage & capital measures					
Customer loan/deposits (%)	-	-	-	-	-
Equity/assets (%)	31.6	34.0	34.5	39.9	44.3
Tangible equity/assets (%)	31.6	34.0	34.5	39.9	44.3
RWA/assets (%)	-	-	-	-	-
Tier 1 CAR (%)	-	-	-	-	-
Total CAR (%)	-	-	-	-	-
Asset Quality					
Change in NPL (%)	-	-	-	-	-
NPL/gross loans (%)	-	-	-	-	-
Total provisions/gross loans (%)	15.4	21.9	26.0	29.7	33.3
Total provisions/NPL (%)	-	-	-	-	-
Valuation					
Recurring P/E (x) *	26.3	18.6	17.7	14.7	12.6
Recurring P/E @ target price (x) *	35.1	24.9	23.6	19.5	16.8
Reported P/E (x)	26.3	18.6	17.7	14.7	12.6
Dividend yield (%)	3.4	3.7	4.8	5.8	6.4
Price/book (x)	1.2	1.1	1.1	1.0	0.9
Price/tangible book (x)	1.2	1.1	1.1	1.0	0.9
Price/tangible book @ target price (x)	1.5	1.5	1.5	1.3	1.1

* Pre-exceptional, pre-goodwill and fully diluted

Sources: Bangkok Commercial Asset Mngt.; FSSIA estimates

Corporate Governance report of Thai listed companies 2021

EXCELLENT LEVEL – Score range 90-100										
AAV	BCPG	CPALL	GCAP	K	MSC	PLANET	SAMART	SPI	THRE	TVD
ADVANC	BDMS	CPF	GFPT	KBANK	MST	PLAT	SAMTEL	SPRC	THREL	TVI
AF	BEM	CPI	GGC	KCE	MTC	PORT	SAT	SPVI	TIPCO	TVO
AH	BGC	CPN	GLAND	KKP	MVP	PPS	SC	SSSC	TISCO	TWPC
AIRA	BGRIM	CRC	GLOBAL	KSL	NCL	PR9	SCB	SST	TK	U
AKP	BIZ	CSS	GPI	KTB	NEP	PREB	SCC	STA	TKT	UAC
AKR	BKI	DDD	GPSC	KTC	NER	PRG	SCCC	STEC	TMT	UBIS
ALT	BOL	DELTA	GRAMMY	LALIN	NKI	PRM	SCG	STI	TNDT	UV
AMA	BPP	DEMCO	GULF	LANNA	NOBLE	PROUD	SCGP	SUN	TNITY	VGI
AMATA	BRR	DRT	GUNKUL	LH	NSI	DRSH	SCM	SUSCO	TOA	VIH
AMATAV	BTS	DTAC	HANA	LHFG	NVD	PSL	SDC	SUTHA	TOP	WACOAL
ANAN	BTW	DUSIT	HARN	LIT	NWR	PTG	SEAFCO	SVI	TPBI	WAVE
AOT	BWG	EA	HMPRO	LPN	NYT	PTT	SEAOIL	SYMC	TQM	WHA
AP	CENTEL	EASTW	ICC	MACO	OISHI	PTTEP	SE-ED	SYNTEC	TRC	WHAUP
ARIP	CFRESH	ECF	ICHI	MAJOR	OR	PTTGC	SELIC	TACC	TRU	WICE
ARROW	CHEWA	ECL	III	MAKRO	ORI	PYLON	SENA	TASCO	TRUE	WINNER
ASP	CHO	EE	ILINK	MALEE	OSP	Q-CON	SHR	TCAP	TSC	ZEN
AUCT	CIMBT	EGCO	ILM	MBK	OTO	QH	SIRI	TEAMG	TSR	
AWC	CK	EPG	INTUCH	MC	PAP	QTC	SIS	TFMAMA	TSTE	
AYUD	CKP	ETC	IP	MCOT	PCSGH	RATCH	SITHAI	TGH	TSTH	
BAFS	CM	FPI	IRPC	METCO	PDG	RS	SMK	THANA	TTA	
BANPU	CNT	FPT	ITEL	MFEC	PDJ	S	SMPC	THANI	TTB	
BAY	COM7	FSMART	IVL	MINT	PG	S & J	SNC	THCOM	TTCL	
BBL	COMAN	GBX	JSP	MONO	PHOL	SAAM	SONIC	THG	TTW	
BCP	COTTO	GC	JWD	MOONG	PLANB	SABINA	SPALI	THIP	TU	
VERY GOOD LEVEL – Score range 80-89										
2S	ASIMAR	CHOW	FLOYD	IT	LOXLEY	OCC	RPC	SKY	TCC	TVT
7UP	ASK	CI	FN	ITD	LRH	OGC	RT	SLP	TCMC	TWP
ABICO	ASN	CIG	FNS	J	LST	PATO	RWI	SMIT	TEAM	UEC
ABM	ATP30	CMC	FORTH	JAS	M	PB	S11	SMT	TFG	UMI
ACE	B	COLOR	FSS	JCK	MATCH	PICO	SA	SNP	TFI	UOBKH
ACG	BA	CPL	FTE	JCKH	MBAX	PIMO	SAK	SO	TIGER	UP
ADB	BAM	CPW	FVC	JMART	MEGA	PJW	SALEE	SORKON	TITLE	UPF
AEONTS	BC	CRD	GEL	JMT	META	PL	SAMCO	SPA	TKN	UPOIC
AGE	BCH	CSC	GENCO	KBS	MFC	PM	SANKO	SPC	TKS	UTP
AHC	BEC	CSP	GJS	KCAR	MGT	PMTA	SAPPE	SPCG	TM	VCOM
AIT	BEYOND	CWT	GYT	KEX	MICRO	PPP	SAWAD	SR	TMC	VL
ALL	BFIT	DCC	HEMP	KGI	MILL	PPP	SCI	SRICHA	TMD	VPO
ALLA	BJC	DCON	HPT	KIAT	MITSIB	PRIME	SCN	SSC	TMI	VRANDA
ALUCON	BJCHI	DHOUSE	HTC	KISS	MK	PRIN	SCP	SSF	TMILL	WGE
AMANAH	BLA	DOD	HYDRO	KOOL	MODERN	PRINC	SE	STANLY	TNL	WIJK
AMARIN	BR	DOHOME	ICN	KTIS	MTI	PSG	SFLEX	STGT	TNP	WP
APCO	BROOK	DV8	IFS	KUMWEL	NBC	PSTC	SFP	STOWER	TOG	XO
APCS	CBG	EASON	IMH	KUN	NCAP	PT	SFT	STPI	TPA	XPG
APURE	CEN	EFORL	IND	KWC	NCH	QLT	SGF	SUC	TPAC	YUASA
AQUA	CGH	ERW	INET	KWM	NETBAY	RBF	SIAM	SWC	TPCS	
ASAP	CHARAN	ESSO	INSET	L&E	NEX	RCL	SINGER	SYNEX	TPS	
ASEFA	CHAYO	ESTAR	INSURE	LDC	NINE	RICHY	SKE	TAE	TRITN	
ASIA	CHG	ETE	IRC	LEO	NRF	RML	SKN	TAKUNI	TRT	
ASIAN	CHOTI	FE	IRCP	LHK	NTV	ROJNA	SKR	TBSP	TSE	
GOOD LEVEL – Score range 70-79										
A	BGT	CITY	GIFT	JTS	MDX	PK	SGP	SUPER	TQR	YGG
AI	BH	CMAN	GLOCON	JUBILE	MJD	PLE	SICT	SVOA	TTI	ZIGA
AIE	BIG	CMO	GREEN	KASET	MORE	PPM	SIMAT	TC	TYCN	
AJ	BLAND	CMR	GSC	KCM	MUD	PRAKIT	SISB	TCCC	UKEM	
ALPHAX	BM	CPT	GTB	KK	NC	PRAPAT	SK	THMUI	UMS	
AMC	BROCK	CRANE	HTECH	KKC	NDR	PRECHA	SMART	TNH	UNIQ	
APP	BSBM	CSR	HUMAN	KWI	NFC	PTL	SOLAR	TNR	UPA	
AQ	BSM	D	IHL	KYE	NNCL	RJH	SPACK	TOPP	UREKA	
ARIN	BTNC	EKH	IIG	LEE	NOVA	RP	SPG	TPCH	VIBHA	
AS	BYD	EMC	INGRS	LPH	NPK	RPH	SQ	TPIPL	W	
AU	CAZ	EP	INOX	MATI	NUSA	RSP	SSP	TIPIP	WIN	
B52	CCP	F&D	JAK	M-CHAI	PAF	SABUY	STARK	TPLAS	WORK	
BEAUTY	CGD	FMT	JR	MCS	PF	SF	STC	TPOLY	WPH	

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

Sources: Thai Institute of Directors Association (IOD); FSSIA's compilation; data as of 26 October 2021

Anti-corruption Progress Indicator

CERTIFIED										
2S	BCH	CPALL	GC	K	MFC	PE	QLT	SNP	THCOM	TU
7UP	BCP	CPF	GCAP	KASET	MFEC	PG	QTC	SORKON	THIP	TVD
ADVANC	BCPG	CPI	GEL	KBANK	MILL	PHOL	RATCH	SPACK	THRE	TVI
AF	BE8	CPN	GFPT	KBS	MINT	PK	RML	SPALI	THREL	TVO
AI	BEYOND	CSC	GGC	KCAR	MONO	PL	RWI	SPC	TIDLOR	TWPC
AIE	BGC	DCC	GJS	KCE	MOONG	PLANB	S & J	SPI	TIPCO	U
AIRA	BGRIM	DELTA	GPI	KGI	MSC	PLANET	SAAM	SPRC	TISCO	UBE
AKP	BJCHI	DEMCO	GPSC	KKP	MST	PLAT	SABINA	SRICHA	TKS	UBIS
ALPHAX	BKI	DIMET	GSTEEL	KSL	MTC	PM	SAPPE	SSF	TKT	UEC
AMA	BLA	DRT	GUNKUL	KTB	MTI	PPP	SAT	SSP	TMD	UKEM
AMANAHA	BPP	DTAC	HANA	KTC	NBC	PPPM	SC	SSSC	TMILL	UOBKH
AMATA	BROOK	DUSIT	HARN	KWC	NEP	PPS	SCB	SST	TMT	UPF
AMATAV	BRR	EA	HEMP	KWI	NINE	PR9	SCC	STA	TNITY	UV
AP	BSBM	EASTW	HENG	L&E	NKI	PREB	SCCC	STOWER	TNL	VGI
APCS	BTS	ECL	HMPRO	LANNA	NMG	PRG	SCG	SUSCO	TNP	VIH
AQUA	BWG	EGCO	HTC	LH	NNCL	PRINC	SCN	SVI	TNR	WACOAL
ARROW	CEN	EP	ICC	LHFG	NOBLE	PRM	SEAOIL	SYMC	TOG	WHA
AS	CENTEL	EPG	ICHI	LHK	NOK	PROS	SE-ED	SYNTEC	TOP	WHAUP
ASIAN	CFRESH	ERW	IFEC	LPN	NSI	PSH	SELIC	TAE	TOPP	WICE
ASK	CGH	ESTAR	IFS	LRH	NWR	PSL	SENA	TAKUNI	TPA	WIJK
ASP	CHEWA	ETE	ILINK	M	OCC	PSTC	SGP	TASCO	TPP	XO
AWC	CHOTI	FE	INET	MAKRO	OGC	PT	SINGER	TBSP	TRU	ZEN
AYUD	CHOW	FNS	INSURE	MALEE	ORI	PTG	SIRI	TCAP	TRUE	
B	CIG	FPI	INTUCH	MATCH	PAP	PTT	SITHAI	TCMC	TSC	
BAFS	CIMBT	FPT	IRC	MBAX	PATO	PTTEP	SKR	TFG	TSTE	
BAM	CM	FSMART	IRPC	MBK	PB	PTTGC	SMIT	TFI	TSTH	
BANPU	CMC	FSS	ITEL	MC	PCSGH	PYLON	SMK	TFMAMA	TTA	
BAY	COM7	FTE	IVL	MCOT	PDG	Q-CON	SMPC	TGH	TTB	
BBL	COTTO	GBX	JKN	META	PDJ	QH	SNC	THANI	TTCL	
DECLARED										
AJ	CHG	DDD	ETC	JR	MAJOR	NUSA	RS	SSS	TQM	YUASA
ALT	CPL	DHOUSE	FLOYD	JTS	NCAP	NYT	SAK	STECH	TSI	ZIGA
APCO	CPR	DOHOME	GULF	KEX	NCL	OR	SCGP	STGT	VARO	
B52	CPW	ECF	III	KUMWEL	NOVA	PIMO	SCM	TKN	VCOM	
BEC	CRC	EKH	INOX	LDC	NRF	PLE	SIS	TMI	VIBHA	

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 26 October 2021) are categorised into: 1) companies that have declared their intention to join CAC, and; 2) companies certified by CAC.

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

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Rawisara Suwanumphai FSS International Investment Advisory Securities Co., Ltd

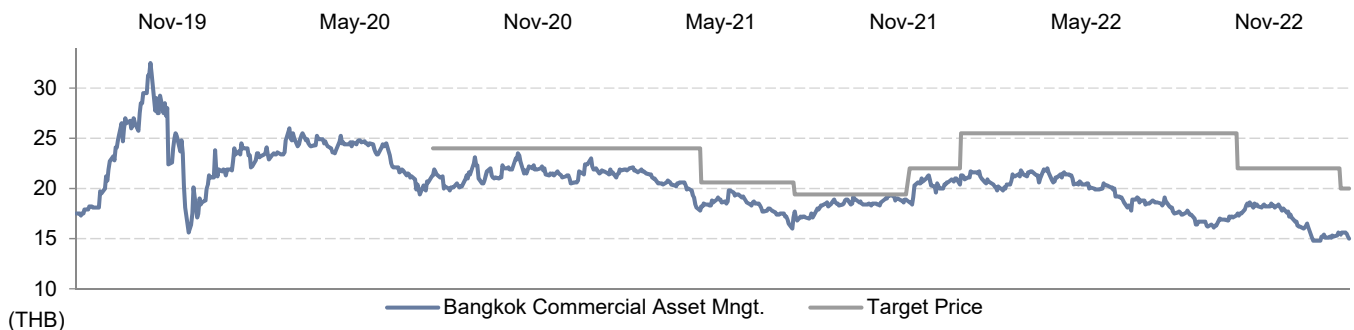
The individual(s) identified above certify(ies) that (i) all views expressed in this report accurately reflect the personal view of the analyst(s) with regard to any and all of the subject securities, companies or issuers mentioned in this report; and (ii) no part of the compensation of the analyst(s)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

This report has been prepared by FSS International Investment Advisory Company Limited (FSSIA). The information herein has been obtained from sources believed to be reliable and accurate; however FSS makes no representation as to the accuracy and completeness of such information. Information and opinions expressed herein are subject to change without notice. FSS has no intention to solicit investors to buy or sell any security in this report. In addition, FSS does not guarantee returns nor price of the securities described in the report nor accept any liability for any loss or damage of any kind arising out of the use of such information or opinions in this report. Investors should study this report carefully in making investment decisions. All rights are reserved.

This report may not be reproduced, distributed or published by any person in any manner for any purpose without permission of FSSIA. Investment in securities has risks. Investors are advised to consider carefully before making investment decisions.

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	05-Nov-2021	BUY	22.00	02-Nov-2022	BUY	20.00
17-May-2021	BUY	20.60	20-Dec-2021	BUY	25.50			
03-Aug-2021	BUY	19.40	08-Aug-2022	BUY	22.00			

Rawisara 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 15.00	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 Finasia 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 Finasia Syrus Securities Public Company Limited, which is the parent company of FSSIA.

All share prices are as at market close on 10-Nov-2022 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.