

SC ASSET CORPORATION

THAILAND / PROPERTY DEVELOPMENT

SC TB

BUY

UNCHANGED

TARGET PRICE	THB5.00
CLOSE	THB4.42
UP/DOWNSIDE	+13.1%
PRIOR TP	THB5.00
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	+6.4%

4Q22 profit beats our estimate

- 4Q22 net profit of THB935m (+43% q-q, +61% y-y), beat our estimate. Also, SC has announced a DPS of THB0.17 for 2H22.
- Key potential upside for our 2023 forecast is the aggressiveness of its business plan that it will reveal on 2 March 2023.
- Maintain BUY call and TP of THB5.0, based on 8x 2023E P/E.

4Q22 net profit grew 43% q-q and 61% y-y

SC reported a net profit of THB935m (+43% q-q, +61% y-y) for 4Q22, beating our estimate by 19%, mainly due to a higher-than-expected gross margin and profit sharing from its JV. Excluding the loss from the fair value adjustment of investment property totalling THB40m, the company's normalised earnings accelerated to THB976m in 4Q22 (+49% q-q, +79% y-y), supported by three newly built condos: SCOPE Langsuan, SCOPE Promsri and The Crest Park Residence (JV). SC also continued to realise solid low-rise presales.

Robust 4Q22 transfers supported by both low-rise and condos

SC's 4Q22 transfer revenue grew 41% q-q and 22% y-y to THB7.1b, split 74:26 between low-rise and condo projects. That means low-rise project revenue increased 14% q-q and 7% y-y, and condo revenue jumped 329% q-q and 96% y-y. Moreover, the contributions from its JV turned profitable at THB64m vs the loss sharing at THB2m in 3Q22 and THB9m in 4Q21. The property gross margin was down 74bps q-q due to a higher proportion of condo transfers which have a lower margin, but up 294bps y-y to 31.9% from new low-rise projects.

Unveiling aggressive 2023 business plan is a key catalyst

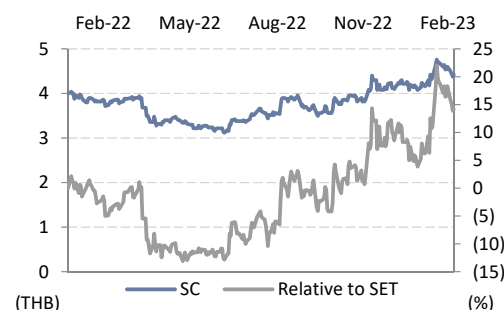
On a full-year basis, 2022 net profit hit a two-year record high of THB2.56b (+24% y-y), with transfer revenue rising 11% y-y to THB20.6b and the property gross margin up to 31.8% from 29.4% in 2021. Our forecast calls for a 2023 net profit of THB2.52b (-2% y-y). Meanwhile, the company will reveal its 2023 business plan on 2 March. Our view is that it should set an aggressive strategy with strong demand in the high-end housing segment. If SC plans to launch more new projects than we project, it would be an upside to our transfer revenue assumption.

Maintain BUY with a TP of THB5.0

In the short run, the stock might be boosted by its better-than-expected 4Q22 profit. Also, SC has announced a DPS of THB0.17 for its performance in 2H22, implying a dividend yield of 3.8%. The stock's XD is on 2 May and the dividend will be paid on 18 May 2023. Meanwhile, SC trades at 7.3x 2023E P/E, lower than local peers' 8.4x.

KEY STOCK DATA

YE Dec (THB m)	2022	2023E	2024E	2025E
Revenue	21,583	22,053	22,552	22,968
Net profit	2,556	2,516	2,673	2,735
EPS (THB)	0.61	0.60	0.64	0.65
vs Consensus (%)	-	3.4	3.7	-
EBITDA	3,453	3,458	3,643	3,754
Core net profit	2,597	2,516	2,673	2,735
Core EPS (THB)	0.62	0.60	0.64	0.65
Chg. In EPS est. (%)	nm	-	-	nm
EPS growth (%)	28.2	(3.1)	6.2	2.3
Core P/E (x)	7.1	7.3	6.9	6.8
Dividend yield (%)	5.6	5.4	5.7	5.9
EV/EBITDA (x)	13.0	12.7	11.6	11.2
Price/book (x)	0.9	0.8	0.8	0.7
Net debt/Equity (%)	121.5	108.1	95.5	87.7
ROE (%)	12.4	11.2	11.2	10.7



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	6.8	12.8	12.2
Relative to country (%)	8.5	10.2	15.1
Mkt cap (USD m)	547		
3m avg. daily turnover (USD m)	2.2		
Free float (%)	39		
Major shareholder	Shinawatra Family (64%)		
12m high/low (THB)	4.78/3.10		
Issued shares (m)	4,222.62		

Sources: Bloomberg consensus; FSSIA estimates



Thanyatorn Songwutti

 thanyatorn.s@fssia.com
 +66 2646 9805

Investment thesis

SC has a strong market position, especially in the high-priced housing segment with unit prices above THB10m. In terms of revenue, SC generates 96% from real estate sales, especially in landed property. The remaining 4% is rental and service income from office buildings, serviced apartments, consulting and management.

SC's total revenue base has ranged between THB18b-THB20b per annum since 2019. For the next five-year plan, SC targets total revenue of TH25b. Moreover, it plans to enlarge its proportion of recurring income to 20% from investing in various types of assets, for example, hotels and warehouses.

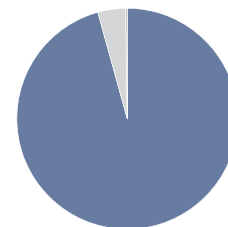
Company profile

SC operates in three segments including property development for sale, rental, and consulting and management services. It generates most of its revenue from real estate sales such as single-detached houses, townhouses, home offices, and condominiums.

www.scasset.com

Principal activities (revenue, 2022)

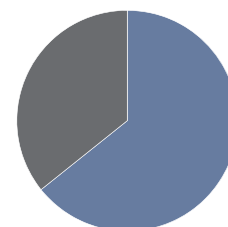
- Project sales - 95.7 %
- Rental and services - 4.1 %
- Consulting and management - 0.2 %



Source: SC Asset Corporation

Major shareholders

- Shinawatra Family - 64.3 %
- Others - 35.7 %



Source: SC Asset Corporation

Catalysts

Key potential growth drivers include 1) the success of new launches, especially in the high-priced residential segment with unit prices above THB10m; 2) the aggressive launches planned for 2023; 3) efficient cost management; and 4) the economic recovery and more overseas customers.

Risks to our call

Downside risks to our P/E-based TP include 1) weaker-than-expected purchasing power; 2) cancellation of presales; 3) bank loan rejections; and 4) construction delays.

Event calendar

Date	Event
2 March 2023	Announce business plan and 4Q22 analyst meeting

Key assumptions

	2023E	2024E	2025E
Project sales (THB m)	21,169	21,626	21,999
Rental and services income (THB m)	884	926	969
Property GPM (%)	30.4	31.0	31.4
GPM (%)	31.6	32.3	32.6
SG&A to sales (%)	17.0	17.2	17.4

Source: FSSIA estimates

Earnings sensitivity

- For every 5% increase in transfers, we estimate 2023 net profit to rise by 4.5%, and vice versa, all else being equal.
- For every 0.5% increase in property GPM, we estimate 2023 net profit to rise by 3%, and vice versa, all else being equal.
- For every 0.5% increase in SG&A, we estimate 2023 net profit to fall by 3.5%, and vice versa, all else being equal.

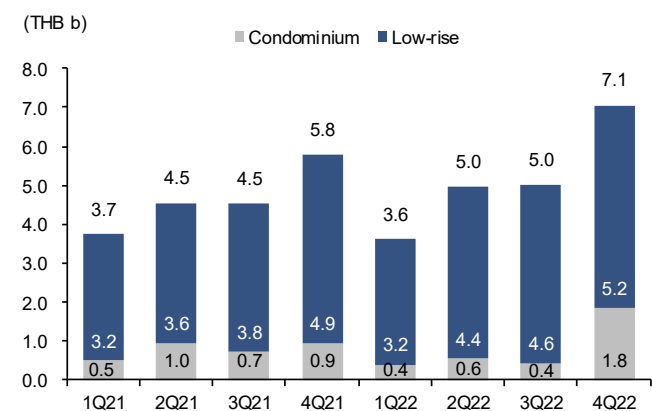
Source: FSSIA estimates

Exhibit 1: 4Q22 results review

	4Q21	1Q22	2Q22	3Q22	4Q22	Change		2021	2022	Change
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)	(THB m)	(THB m)	(y-y%)
Total revenue	6,029	3,827	5,204	5,244	7,308	39.3	21.2	19,475	21,583	10.8
Cost of sales	4,221	2,573	3,510	3,469	4,861	40.1	15.2	13,482	14,414	6.9
Gross profit	1,808	1,254	1,693	1,775	2,447	37.9	35.3	5,993	7,169	19.6
SG&A	1,093	760	951	935	1,264	35.1	15.6	3,336	3,910	17.2
Operating profit	715	494	743	839	1,183	41.0	65.5	2,656	3,259	22.7
Interest expense	23	22	18	29	65	124.6	178.0	104	134	28.9
Tax expense	165	110	155	175	238	35.7	44.1	552	678	22.8
Associates	(9)	(5)	(2)	(2)	64	n/a	n/a	(27)	55	n/a
Reported net profit	581	388	581	652	935	43.4	61.0	2,062	2,556	24.0
Core profit	544	388	581	653	976	49.4	79.4	2,025	2,597	28.2
Key Ratio (%)						(ppt)	(ppt)			
Gross margin	30.0	32.8	32.5	33.8	33.5	(0.4)	3.5	30.8	33.2	2.4
SG&A / Sales	18.1	19.9	18.3	17.8	17.3	(0.5)	(0.8)	17.1	18.1	1.0
Operating margin	11.9	12.9	14.3	16.0	16.2	0.2	4.3	13.6	15.1	1.5
Net margin	9.6	10.1	11.2	12.4	12.8	0.4	3.2	10.6	11.8	1.3
Norm margin	9.0	10.1	11.2	12.5	13.4	0.9	4.3	10.4	12.0	1.6
Revenue breakdown										
Residential	5,797	3,609	4,975	5,009	7,061	41.0	21.8	18,612	20,654	11.0
Rental & services	232	218	229	235	247	5.1	6.4	863	929	7.6
Gross margin by business										
Residential	29.0	31.0	31.3	32.6	31.9	(0.7)	2.9	29.4	31.8	2.41
Rental & services	55.6	61.8	60.5	59.3	78.7	19.3	23.1	61.1	65.3	4.20

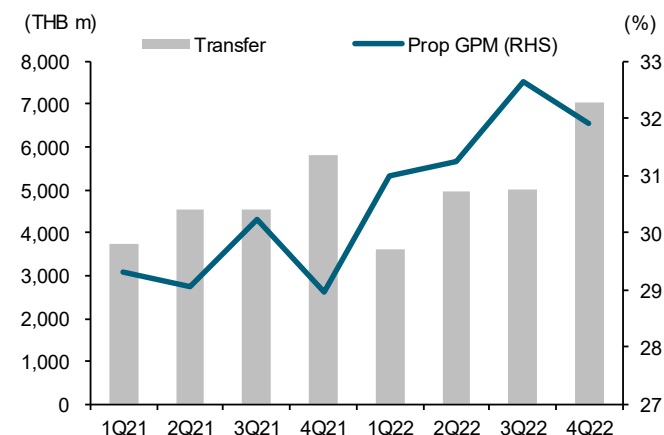
Sources: SC; FSSIA's compilation

Exhibit 2: Quarterly transfer revenue



Sources: SC; FSSIA's compilation

Exhibit 3: Quarterly transfers and property GPM



Sources: SC; FSSIA's compilation

Financial Statements

SC Asset Corporation

Profit and Loss (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Revenue	19,475	21,583	22,053	22,552	22,968
Cost of goods sold	(13,333)	(14,322)	(14,897)	(15,079)	(15,268)
Gross profit	6,142	7,261	7,157	7,472	7,700
Other operating income	41	102	50	50	51
Operating costs	(3,336)	(3,910)	(3,749)	(3,879)	(3,996)
Operating EBITDA	2,846	3,453	3,458	3,643	3,754
Depreciation	(149)	(92)	(184)	(193)	(203)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	2,697	3,361	3,273	3,450	3,551
Net financing costs	(104)	(134)	(124)	(133)	(131)
Associates	(27)	55	67	72	41
Recurring non-operating income	(27)	55	67	72	41
Non-recurring items	37	(41)	0	0	0
Profit before tax	2,603	3,241	3,217	3,389	3,462
Tax	(552)	(678)	(649)	(697)	(718)
Profit after tax	2,051	2,563	2,568	2,692	2,744
Minority interests	11	(7)	(52)	(19)	(9)
Preferred dividends	0	0	0	0	0
Other items	-	-	-	-	-
Reported net profit	2,062	2,556	2,516	2,673	2,735
Non-recurring items & goodwill (net)	(37)	41	0	0	0
Recurring net profit	2,025	2,597	2,516	2,673	2,735
Per share (THB)					
Recurring EPS *	0.48	0.62	0.60	0.64	0.65
Reported EPS	0.49	0.61	0.60	0.64	0.65
DPS	0.20	0.25	0.24	0.25	0.26
Diluted shares (used to calculate per share data)	4,180	4,180	4,180	4,180	4,180
Growth					
Revenue (%)	2.6	10.8	2.2	2.3	1.8
Operating EBITDA (%)	3.5	21.3	0.1	5.4	3.0
Operating EBIT (%)	3.7	24.6	(2.6)	5.4	2.9
Recurring EPS (%)	5.0	28.2	(3.1)	6.2	2.3
Reported EPS (%)	8.7	24.0	(1.6)	6.2	2.3
Operating performance					
Gross margin inc. depreciation (%)	30.8	33.2	31.6	32.3	32.6
Gross margin of key business (%)	30.8	33.2	31.6	32.3	32.6
Operating EBITDA margin (%)	14.6	16.0	15.7	16.2	16.3
Operating EBIT margin (%)	13.8	15.6	14.8	15.3	15.5
Net margin (%)	10.4	12.0	11.4	11.9	11.9
Effective tax rate (%)	21.2	20.9	20.2	20.6	20.7
Dividend payout on recurring profit (%)	41.3	39.8	39.6	39.6	39.6
Interest cover (X)	25.8	25.6	27.0	26.4	27.5
Inventory days	865.9	963.1	1,044.3	1,035.8	1,034.9
Debtor days	3.1	2.2	2.7	3.5	3.5
Creditor days	17.0	32.6	36.0	27.0	27.2
Operating ROIC (%)	7.2	7.6	6.5	6.8	(1.7)
ROIC (%)	5.6	6.1	5.3	5.6	(1.4)
ROE (%)	10.5	12.4	11.2	11.2	10.7
ROA (%)	4.5	5.1	4.6	4.8	4.6
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Project sales	18,612	20,654	21,169	21,626	21,999
Rental and services	816	880	824	866	909
Consulting and management	47	49	60	60	60

Sources: SC Asset Corporation; FSSIA estimates

Financial Statements

SC Asset Corporation

Cash Flow (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Recurring net profit	2,025	2,597	2,516	2,673	2,735
Depreciation	149	92	184	193	203
Associates & minorities	-	-	-	-	-
Other non-cash items	-	-	-	-	-
Change in working capital	(1,879)	(7,877)	181	61	(781)
Cash flow from operations	296	(5,187)	2,882	2,927	2,156
Capex - maintenance	-	-	-	-	-
Capex - new investment	(1,030)	(2,121)	(490)	(495)	(589)
Net acquisitions & disposals	-	-	-	-	-
Other investments (net)	-	-	-	-	-
Cash flow from investing	(1,030)	(2,121)	(490)	(495)	(589)
Dividends paid	(696)	(1,201)	(1,006)	(1,069)	(1,094)
Equity finance	82	260	(59)	19	9
Debt finance	3,186	4,077	(1,293)	(998)	2
Other financing cash flows	-	-	-	-	-
Cash flow from financing	2,571	3,135	(2,358)	(2,048)	(1,083)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	1,837	(4,173)	34	385	485
Free cash flow to firm (FCFF)	(631.19)	(7,174.97)	2,515.55	2,565.79	1,698.34
Free cash flow to equity (FCFE)	2,450.98	(3,231.46)	1,099.40	1,434.54	1,569.69

Per share (THB)

FCFF per share	(0.15)	(1.70)	0.60	0.61	0.40
FCFE per share	0.58	(0.77)	0.26	0.34	0.37
Recurring cash flow per share	0.52	0.64	0.65	0.69	0.70

Balance Sheet (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Tangible fixed assets (gross)	1,993	2,192	2,302	2,417	2,538
Less: Accumulated depreciation	(848)	(568)	(460)	(483)	(508)
Tangible fixed assets (net)	1,145	1,624	1,841	1,933	2,030
Intangible fixed assets (net)	87	122	69	69	70
Long-term financial assets	370	370	419	428	436
Invest. in associates & subsidiaries	7,024	8,538	8,630	8,830	9,110
Cash & equivalents	6,313	2,140	2,175	2,559	3,044
A/C receivable	146	119	212	216	220
Inventories	33,092	42,488	42,751	42,837	43,741
Other current assets	450	1,096	662	677	689
Current assets	40,002	45,843	45,799	46,289	47,695
Other assets	1,128	904	1,010	1,010	1,010
Total assets	49,754	57,401	57,768	58,560	60,351
Common equity	20,084	21,733	23,132	24,735	26,376
Minorities etc.	(30)	(23)	29	48	57
Total shareholders' equity	20,054	21,709	23,160	24,784	26,433
Long term debt	11,048	12,453	14,481	13,752	13,753
Other long-term liabilities	1,349	1,567	2,205	2,255	2,297
Long-term liabilities	12,398	14,020	16,687	16,007	16,050
A/C payable	722	1,837	1,103	1,128	1,148
Short term debt	13,387	16,059	12,738	12,470	12,471
Other current liabilities	3,194	3,776	4,080	4,172	4,249
Current liabilities	17,303	21,672	17,921	17,769	17,868
Total liabilities and shareholders' equity	49,754	57,401	57,768	58,560	60,351
Net working capital	29,772	38,090	38,442	38,430	39,253
Invested capital	39,525	49,648	50,411	50,701	51,910

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

Per share (THB)

Book value per share	4.79	5.15	5.48	5.86	6.25
Tangible book value per share	4.77	5.12	5.46	5.84	6.23

Financial strength

Net debt/equity (%)	90.4	121.5	108.1	95.5	87.7
Net debt/total assets (%)	36.4	45.9	43.4	40.4	38.4
Current ratio (x)	2.3	2.1	2.6	2.6	2.7
CF interest cover (x)	34.6	(7.3)	13.9	15.5	17.5

Valuation	2021	2022	2023E	2024E	2025E
Recurring P/E (x) *	9.1	7.1	7.3	6.9	6.8
Recurring P/E @ target price (x) *	10.3	8.0	8.3	7.8	7.6
Reported P/E (x)	9.0	7.2	7.3	6.9	6.8
Dividend yield (%)	4.5	5.6	5.4	5.7	5.9
Price/book (x)	0.9	0.9	0.8	0.8	0.7
Price/tangible book (x)	0.9	0.9	0.8	0.8	0.7
EV/EBITDA (x) **	12.9	13.0	12.7	11.6	11.2
EV/EBITDA @ target price (x) **	13.7	13.7	13.4	12.3	11.8
EV/invested capital (x)	0.9	0.9	0.9	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

Corporate Governance report of Thai listed companies 2022

EXCELLENT LEVEL – Score range 90-100											
AAV	BAM	CIMBT	ECL	HENG	LALIN	NEP	PRG	SCC	SPRC	THRE	TTW
ADVANC	BANPU	CK	EE	HMPRO	LANNA	NER	PRM	SCCC	SPVI	THREL	TU
AF	BAY	CKP	EGCO	ICC	LHFG	NKI	PSH	SCG	SSC	TIPCO	TVDH
AH	BBIK	CM	EPG	ICHI	LIT	NOBLE	PSL	SCGP	SSSC	TISCO	TVI
AIRA	BBL	CNT	ETC	III	LOXLEY	NSI	PTG	SCM	SST	TK	TVO
AJ	BCP	COLOR	ETE	ILINK	LPN	NVD	PTT	SCN	STA	TKN	TPWC
AKP	BCPG	COM7	FN	ILM	LRH	NYT	PTTEP	SDC	STEC	TKS	UAC
AKR	BDMS	COMAN	FNS	IND	LST	OISHI	PTTGC	SEAFECO	STGT	TKT	UBIS
ALLA	BEM	COTTO	FPI	INTUCH	MACO	OR	PYLON	SEAOIL	STI	TMILL	UPOIC
ALT	BEYOND	CPALL	FPT	IP	MAJOR	ORI	Q-CON	SE-ED	SUN	TMT	UV
AMA	BGC	CPF	FSMART	IRC	MAKRO	OSP	QH	SELIC	SUSCO	TNDT	VCOM
AMARIN	BGRIM	CPI	FVC	IRPC	MALEE	OTO	QTC	SENA	SUTHA	TNITY	VGI
AMATA	BIZ	CPN	GC	ITEL	MBK	PAP	RABBIT	SENAJ	SVI	TOA	VIH
AMATAV	BKI	CRC	GEL	IVL	MC	PCSGH	RATCH	SGF	SYMC	TOP	WACOAL
ANAN	BOL	CSS	GFPT	JTS	MCOT	PDG	RBF	SHR	SYNTEC	TPBI	WAVE
AOT	BPP	DDD	GGC	JWD	METCO	PDJ	RS	SICT	TACC	TQ	WHA
AP	BRR	DELTA	GLAND	K	MFEC	PG	S	SIRI	TASCO	TRC	WHAUP
APURE	BTS	DEMCO	GLOBAL	KBANK	MINT	PHOL	S&J	SIS	TCAP	TRUE	WICE
ARIP	BTW	DOHOME	GPI	KCE	MONO	PLANB	SAAM	SITHAI	TEAMG	TSC	WINNER
ASP	BWG	DRT	GPSC	KEX	MOONG	PLANET	SABINA	SMPC	TFMAMA	TSR	XPG
ASW	CENTEL	DTAC	GRAMMY	KGI	MSC	PLAT	SAMART	SNC	THANA	TSTE	ZEN
AUCT	CFRESH	DUSIT	GULF	KKP	MST	PORT	SAMTEL	SONIC	THANI	TSTH	
AWC	CGH	EA	GUNKUL	KSL	MTC	PPS	SAT	SORKON	THCOM	TTA	
AYUD	CHEWA	EASTW	HANA	KTB	MVP	PR9	SC	SPALI	THG	TTB	
BAFS	CHO	ECF	HARN	KTC	NCL	PREB	SCB	SPI	THIP	TTCL	
VERY GOOD LEVEL – Score range 80-89											
2S	ASIMAR	CHOTI	ESSO	INSURE	LH	NRF	PROEN	SCI	SR	TMC	UMI
7UP	ASK	CHOW	ESTAR	IRCP	LHK	NTV	PROS	SCP	SRICHA	TMD	UOBKH
ABM	ASN	CI	FE	IT	M	NUSA	PROUD	SE	SSF	TMI	UP
ACE	ATP30	CIG	FLOYD	ITD	MATCH	NWR	PSG	SECURE	SSP	TNL	UPF
ACG	B	CITY	FORTH	J	MBAX	OCC	PSTC	SFLEX	STANLY	TNP	UTP
ADB	BA	CIVIL	FSS	JAS	MEGA	OGC	PT	SFP	STC	TNR	VIBHA
ADD	BC	CMC	FTE	JCK	META	ONEE	PTC	SFT	STPI	TOG	VL
AEONTS	BCH	CPL	GBX	JCKH	MFC	PACO	QLT	SGP	SUC	TPA	VPO
AGE	BE8	CPW	GCAP	JMT	MGT	PATO	RCL	SIAM	SVOA	TPAC	VRANDA
AHC	BEC	CRANE	GENCO	JR	MICRO	PB	RICHY	SINGER	SVT	TPCS	WGE
AIE	BH	CRD	GJS	KBS	MILL	PICO	RJH	SKE	SWC	TIPL	WIK
AIT	BIG	CSC	GTB	KCAR	MTSIB	PIMO	ROJNA	SKN	SYNEX	TIPIP	WIN
ALUCON	BJC	CSP	GYT	KGEN	MK	PIN	RPC	SKR	TAE	TPLAS	WINMED
AMANA	BJCHI	CV	HEMP	KIAT	MODERN	PJW	RT	SKY	TAKUNI	TPS	WORK
AMR	BLA	CWT	HPT	KISS	MTI	PL	RWI	SLP	TCC	TQR	WP
APCO	BR	DCC	HTC	KK	NATION	PLE	S11	SMART	TCMC	TRITN	XO
APCS	BRI	DHOUSE	HUMAN	KOOL	NCAP	PM	SA	SMD	TFG	TRT	YUASA
AQUA	BROOK	DITTO	HYDRO	KTIS	NCH	PMTA	SABUY	SMIT	TFI	TRU	ZIGA
ARIN	BSM	DMT	ICN	KUMWEL	NDR	PPP	SAK	SMT	TFM	TRV	
ARROW	BYD	DOD	IFS	KUN	NETBAY	PPPM	SALEE	SNNP	TGH	TSE	
AS	CBG	DPAINT	IIG	KWC	NEX	PRAPAT	SAMCO	SNP	TIDLOR	TVT	
ASAP	CEN	DV8	IMH	KWM	NINE	PRECHA	SANKO	SO	TIGER	TWP	
ASEFA	CHARAN	EASON	INET	L&E	NNCL	PRIME	SAPPE	SPA	TIPH	UBE	
ASIA	CHAYO	EFORL	INGRS	LDC	NOVA	PRIN	SAWAD	SPC	TITLE	UEC	
ASIAN	CHG	ERW	INSET	LEO	NPK	PRINC	SCAP	SPCG	TM	UKEM	
GOOD LEVEL – Score range 70-79											
A	BEAUTY	CMAN	EMC	HL	KWI	MORE	PF	RSP	SUPER	TOPP	VARO
A5	BGT	CMO	EP	HTECH	KYE	MPIC	PK	SIMAT	TC	TPCH	W
AI	BLAND	CMR	EVER	IHL	LEE	MUD	PPM	SISB	TCCC	TPOLY	WFX
ALL	BM	CPANEL	F&D	INOX	LPH	NC	PRAKIT	SK	TCJ	TRUBB	WPH
ALPHAX	BROCK	CPT	FMT	JAK	MATI	NEWS	PTECH	SOLAR	TEAM	TTI	YGG
AMC	BSBM	CSR	GIFT	JMART	M-CHAI	NFC	PTL	SPACK	THE	TYCN	
APP	BTNC	CTW	GLOCON	JSP	MCS	NSL	RAM	SPG	THMUI	UMS	
AQ	CAZ	D	GLORY	JUBILE	MDX	NV	ROCK	SQ	TKC	UNIQ	
AU	CCP	DCON	GREEN	KASET	MENA	PAF	RP	STARK	TNH	UPA	
B52	CGD	EKH	GSC	KCM	MJD	PEACE	RPH	STECH	TNPC	UREKA	

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

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

Thanyatorn Songwutti FSS International Investment Advisory Securities Co., Ltd

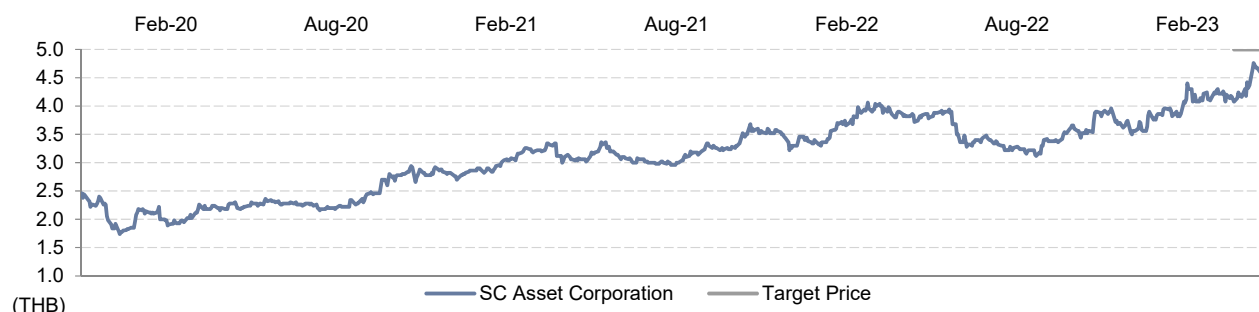
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History of change in investment rating and/or target price

SC Asset Corporation (SC TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
12-Jan-2023	BUY	5.00	-	-	-	-	-	-

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 4.42	BUY	Downside risks to our P/E-based TP include 1) weaker-than-expected purchasing power; 2) cancellation of presales; 3) bank loan rejections; and 4) construction delays.

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

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All share prices are as at market close on 16-Feb-2023 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.