

SC ASSET CORPORATION
THAILAND / PROPERTY DEVELOPMENT

SC TB

BUY

UNCHANGED

คาดการณ์ 2Q23 ทรงตัว

- คาดกำไรสุทธิ 2Q23 ที่ 540 ลบ. ขยับขึ้นเล็กน้อย 1% q-q จากยอดโอนที่สูงขึ้น แต่ลดลง 7% y-y จากค่าใช้จ่ายการขายและบริหารรวมถึงต้นทุนทางการเงินที่สูงขึ้น
- กำไร 2H23 คาดเพิ่มขึ้น h-h จากปรับ Backlog ที่อยู่ระดับสูงและแผนรุกเปิดโครงการใหม่
- เราคงคาดการณ์กำไรสุทธิปี 2023 จะทำสถิติสูงสุดใหม่ที่ 2.6 พันลบ. (+3% y-y) คงราคาเป้าหมายที่ 5 บาท

TARGET PRICE	THB5.00
CLOSE	THB4.54
UP/DOWNSIDE	+10.1%
PRIOR TP	THB5.00
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	+1.3%

KEY STOCK DATA

YE Dec (THB m)	2022	2023E	2024E	2025E
Revenue	21,583	23,225	22,683	22,750
Net profit	2,556	2,636	2,705	2,822
EPS (THB)	0.61	0.63	0.65	0.68
vs Consensus (%)	-	(1.3)	(5.2)	(6.2)
EBITDA	3,453	3,601	3,657	3,735
Recurring net profit	2,597	2,636	2,705	2,822
Core EPS (THB)	0.62	0.63	0.65	0.68
Chg. In EPS est. (%)	-	-	(0.2)	1.4
EPS growth (%)	28.2	1.5	2.6	4.4
Core P/E (x)	7.3	7.2	7.0	6.7
Dividend yield (%)	5.5	5.5	5.6	5.9
EV/EBITDA (x)	13.2	13.2	13.0	12.8
Price/book (x)	0.9	0.8	0.8	0.7
Net debt/Equity (%)	121.5	122.3	114.5	106.9
ROE (%)	12.4	11.7	11.3	11.0

คาดยอดโอน 2Q23 ไม่น่าตื่นเต้นจากการเปิดโครงการใหม่ในช่วงปลายไตรมาส

ใน 2Q23 เราคาดยอดโอนที่ 4.95 พันลบ. (+6% q-q, -1% y-y) ต่ำกว่าเป้าของผู้บริหารที่ 5.2 พันลบ. เล็กน้อย โดยแบ่งเป็น 77% จากโครงการแนวราบและอีก 23% โครงการคอนโด ประเมินยอดโอนแนวราบเท่ากับ 3.8 พันลบ. ทรงตัว q-q แต่ลดลง 14% y-y แม้ว่าภาพรวมโครงการแนวราบใหม่ได้รับการตอบรับที่ดี แต่บริษัท เปิดตัวโครงการส่วนใหญ่ในช่วงปลายเดือนพ.ค. ถึง มิ.ย. นอกจากนี้โดยปกติผู้ซื้อจะใช้ระยะเวลาตรวจรับบ้านประมาณ 1-2 เดือนก่อนโอน ทำให้ยอดโอนแนวราบหลักๆ จะมาจากการทยอยรับ Backlog ขณะที่ยอดโอนคอนโดคาดอยู่ระดับ 1.1 พันลบ. (+25% q-q, +105% y-y) จากยอดโอนต่อเนื่องของโครงการ SCOPE Langsuan ตั้งแต่ 4Q22 ซึ่งคิดเป็น 53% ของประมาณการยอดโอนคอนโดใน 2Q23

ประเมินผลประกอบการ 2Q23 อยู่ในระดับปานกลาง

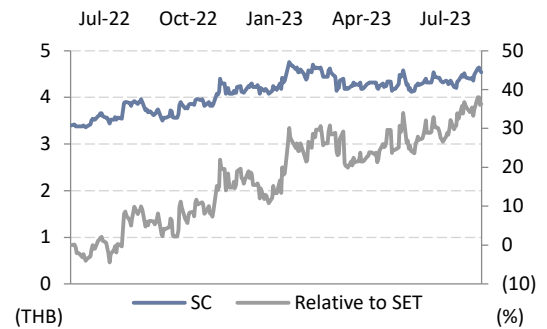
เราคาดการณ์กำไรสุทธิ 2Q23 ในระดับปานกลางที่ 540 ลบ. (+1% q-q, -7% y-y) ใกล้ประมาณการก่อนหน้าของเรา แม้ว่าอัตรากำไรขั้นต้นของธุรกิจอสังหาริมทรัพย์คาดว่าจะปรับลงเป็น 31.3% จาก Project mix (เทียบกับ 32.2% ใน 1Q23) แต่กำไร 2Q23 มีโอกาสทรงตัวได้ q-q จากยอดโอนฟื้นตัวประกอบกับมีรายได้ส่วนเพิ่มจากร่วมทุน JV คอนโดใหม่อย่าง Reference Sathorn-Wongwianyai อย่างไรก็ดี กำไรคาดลดลง y-y จากสัดส่วนค่าใช้จ่ายการขายและบริหารต่อยอดขายที่เพิ่มเป็น 19.1% (เทียบกับ 18.3% ใน 2Q22) ตามเปิดโครงการใหม่มากขึ้น และต้นทุนทางการเงินสูงขึ้นจากแนวโน้มอัตราดอกเบี้ยที่เป็นขาขึ้น สำหรับโครงการ JV เราคาดว่าส่วนแบ่งการลงทุนจะพลิกเป็นกำไรที่ 20 ลบ. (เทียบกับผลขาดทุน 2 ลบ. ใน 2Q22) จากยอดขายที่ดีขึ้นของคอนโด The Crest Park Residence

Backlog แข็งแกร่ง พร้อมการรุกเปิดโครงการใหม่จำนวนมากจะช่วยหนุน 2H23

หากงบ 2Q23 ออกมาตามคาด กำไรสุทธิ 1H23 ของ SC จะอยู่ที่ 1.1 พันลบ. (+11% y-y) ซึ่งคิดเป็น 41% ของประมาณการเต็มปีของเรา กำไร 2H23 คาดจะเพิ่มขึ้น h-h โดยจะโต q-q ในทุกๆไตรมาสจากรัฐ Backlog แนวราบที่อยู่ระดับสูงราว 6.8 พันลบ. ณ สิ้น 2Q23 ซึ่งเพิ่มขึ้นจาก 5.3 พันลบ. ใน 1Q23 นอกจากนี้ บริษัทยังมีแผนเปิดตัวโครงการแนวราบใหม่ 14 โครงการ รวมมูลค่า 21 พันลบ. ในช่วง 2H23 (เทียบกับ 8 โครงการ รวมมูลค่า 11 พันลบ. ใน 1H23)

คำแนะนำซื้อ ราคาเป้าหมาย 5 บาท

เราแนะนำซื้อที่ราคาเป้าหมายเดิมที่ 5 บาท โดยราคาหุ้น Upside จากราคาปิดวันก่อนหน้าราว 10% เป็นบวกมากขึ้น รองรับด้วยการครองส่วนแบ่งการตลาดในตลาดอสังหาริมทรัพย์ที่อยู่ระดับสูง นอกจากนี้ เราคาดเงินปันผลในงวดผลประกอบการ 1H23 ที่ 0.09 บาทต่อหุ้น คิดเป็นผลตอบแทนเงินปันผล 2%



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	4.6	8.6	37.6
Relative to country (%)	4.7	11.3	39.8
Mkt cap (USD m)			566
3m avg. daily turnover (USD m)			1.2
Free float (%)			39
Major shareholder		Shinawatra Family (64%)	
12m high/low (THB)			4.78/3.18
Issued shares (m)			4,222.62

Sources: Bloomberg consensus; FSSIA estimates



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บทวิเคราะห์ฉบับนี้แปลมาจากต้นฉบับภาษาอังกฤษ ที่ออกรายงานเมื่อวันที่ 21 กรกฎาคม 2023

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.

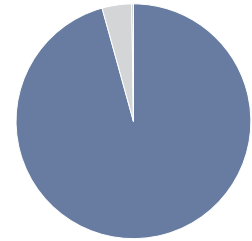
Company profile

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)

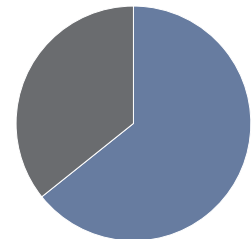
- Project sales - 95.7 %
- Rental and services - 4.1 %
- Consulting and management - 0.2 %



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 take-up rates of new launches; 2) weak purchasing power; 3) cancellation of presales; 4) bank loan rejections; and 5) construction delays.

Event calendar

Date	Event
9 August 2023	2Q23 results announcement

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.

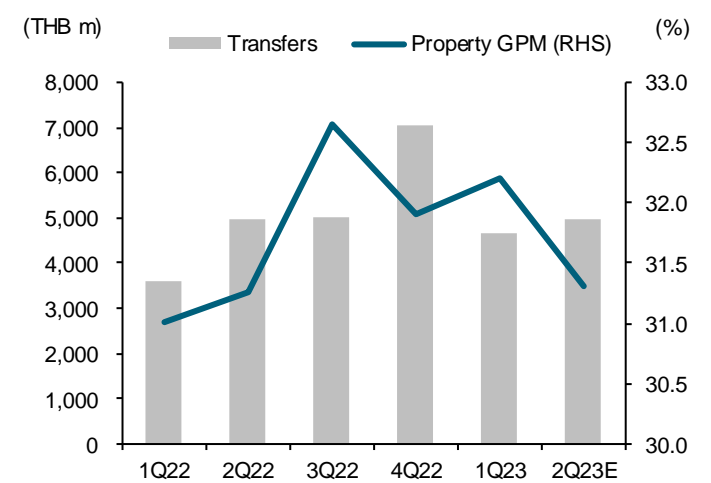
Source: FSSIA estimates

Exhibit 1: 2Q23 results preview

	2Q22	3Q22	4Q22	1Q23	2Q23E	Change	
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)
Total revenue	5,204	5,244	7,308	4,922	5,200	5.6	(0.1)
Cost of sales	3,510	3,469	4,861	3,265	3,502	7.3	(0.2)
Gross profit	1,693	1,775	2,447	1,657	1,698	2.4	0.2
SG&A	951	935	1,264	921	996	8.1	4.7
Operating profit	743	839	1,183	737	702	(4.7)	(5.5)
Interest expense	18	29	65	95	95	0.2	423.8
Tax	155	175	238	140	135	(4.0)	(12.9)
Associates	(2)	(2)	64	29	20	(29.9)	n/a
Reported net profit	581	652	935	535	540	1.0	(7.1)
Normalised profit	581	653	976	535	540	1.0	(7.1)
Key ratios (%)	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)
Property gross margin	31.3	32.6	31.9	32.2	31.3	(0.9)	0.0
Gross margin	32.5	33.8	33.5	33.7	32.6	(1.0)	0.1
SG&A to sales	18.3	17.8	17.3	18.7	19.1	0.4	0.9
Operating margin	14.3	16.0	16.2	15.0	13.5	(1.5)	(0.8)
Net profit margin	11.2	12.4	12.8	10.9	10.4	(0.5)	(0.8)
Normalised profit margin	11.2	12.5	13.4	10.9	10.4	(0.5)	(0.8)
Operating statistics	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)
Property transfers	4,975	5,009	7,061	4,673	4,950	6	(1)
-- Low-rise	4,418	4,580	5,218	3,759	3,812	1	(14)
-- High-rise	557	429	1,843	914	1,139	25	105
Presales	6,736	5,161	7,286	4,918	7,300	48	8
-- Low-rise	5,119	4,181	5,648	3,256	5,475	68	7
-- High-rise	1,617	980	1,638	1,662	1,825	10	13
New launches	13,785	9,940	18,960	930	16,250	1,647	18

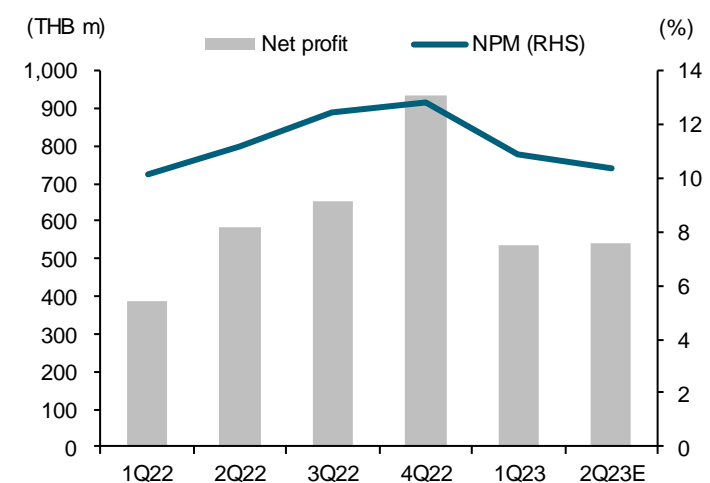
Sources: SC; FSSIA estimates

Exhibit 2: Quarterly transfers and property GPM



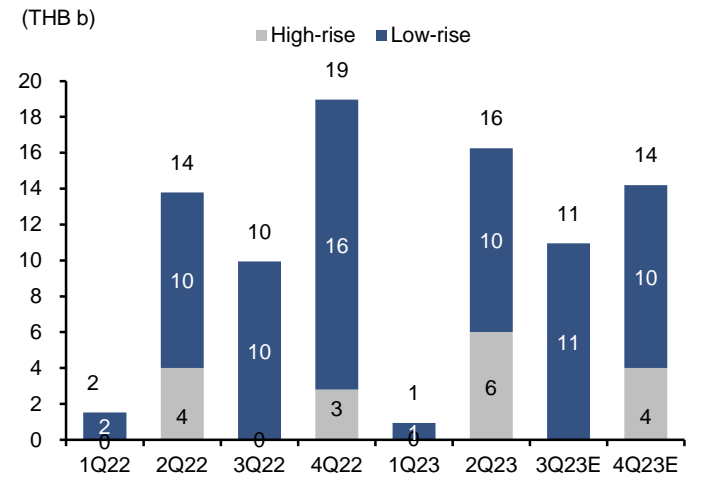
Sources: SC; FSSIA estimates

Exhibit 3: Quarterly net profit and NPM



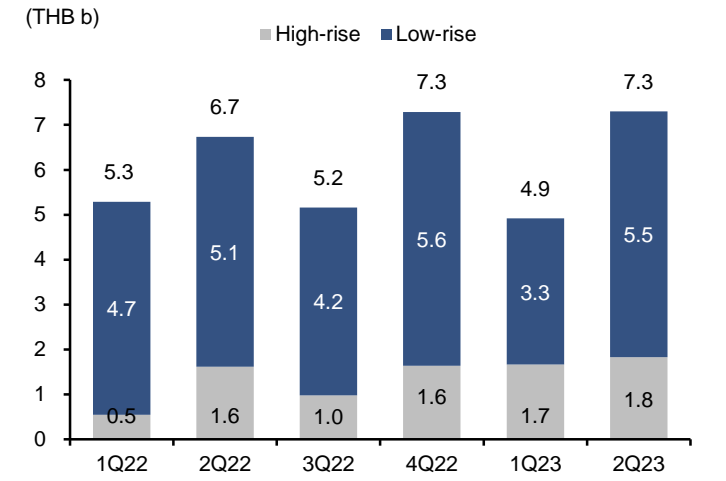
Sources: SC; FSSIA estimates

Exhibit 4: Quarterly new launches



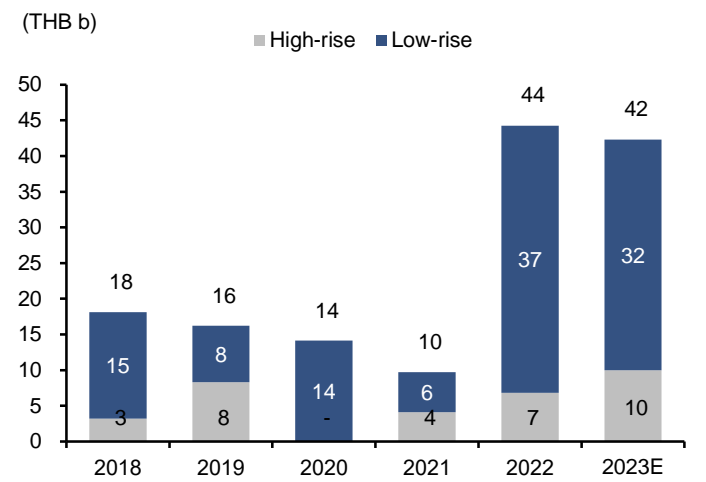
Sources: SC; FSSIA's compilation

Exhibit 5: Quarterly presales



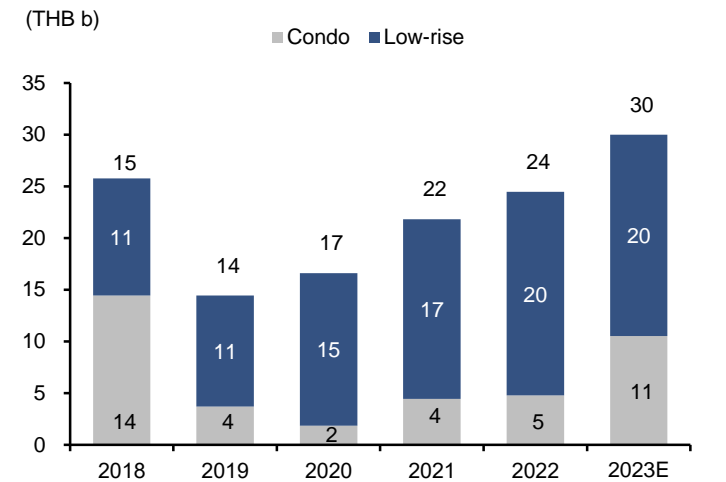
Sources: SC; FSSIA's compilation

Exhibit 6: Yearly new launches



Sources: SC; FSSIA's compilation

Exhibit 7: Yearly presales



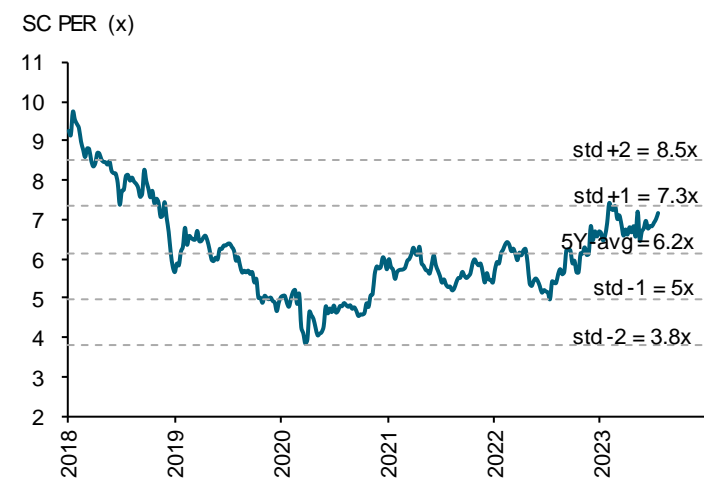
Sources: SC; FSSIA's compilation

Exhibit 8: New launch plans for 2023

Period	No.	Product	Project	Total units	Total value
				(no.)	(THB m)
1Q23	1	SDH	Bangkok Boulevard Signature Westgate	42	930
2Q23	2	SDH	The Gentry Cultivar Rama 9	15	530
	3	SDH	Grand Bangkok Boulevard Krungthep Kritha	62	2,190
	4	SDH	Grand Bangkok Boulevard Rama 9 - Krungthep Kritha	35	1,240
	5	SDH	95E1 Ninety-Five East One	10	1,910
	6	SDH/TH	V COMPOUND Tiwanon - Rangsit Next	326	2,070
	7	SDH	VENUE ID Ramintra - Minburi	212	1,010
	8	SDH	Grand Bangkok Boulevard State Bangna	34	1,300
	9	CONDO	New Brand Tiam Ruam Mitr	1,612	6,000
	3Q23	10	SDH	The Gentry Sukhumvit - Bangna	17
11		SDH	Grand Bangkok Boulevard Pinklao - Kanchana	52	2,350
12		SDH	Grand Bangkok Boulevard Yard Bangna	31	1,240
13		SDH	Bangkok Boulevard Signature Pinklao - Borom	47	1,260
14		SDH	Bangkok Boulevard Signature Sathorn - Pinklao	73	1,730
15		SDH	Bangkok Boulevard Ratchaphruek - Pinklao	77	1,340
16		SDH	VENUE ID Rangsit - Pratumthani	417	1,370
17		SDH	Bangkok Boulevard Westgate Station	51	660
4Q23	18	SDH	VENUE ID Ratchaphruek 345	209	2,160
	19	SDH/TH	V COMPOUND Ratchaphruek 345	116	750
	20	SDH	Grand Bangkok Boulevard Chiangwattana - Ratchaphruek	69	2,280
	21	SDH	Bangkok Boulevard Signature Bangkhae	61	1,700
	22	SDH	Bangkok Boulevard Signature Ramintra - Watcharapol	49	1,010
	23	SDH	Bangkok Boulevard Signature Bangna Km.15	89	2,290
	24	CONDO	New Brand Sripratum	408	1,400
	25	CONDO	SCOPE Prasarnmitr	74	2,600
Total				4,188	42,320

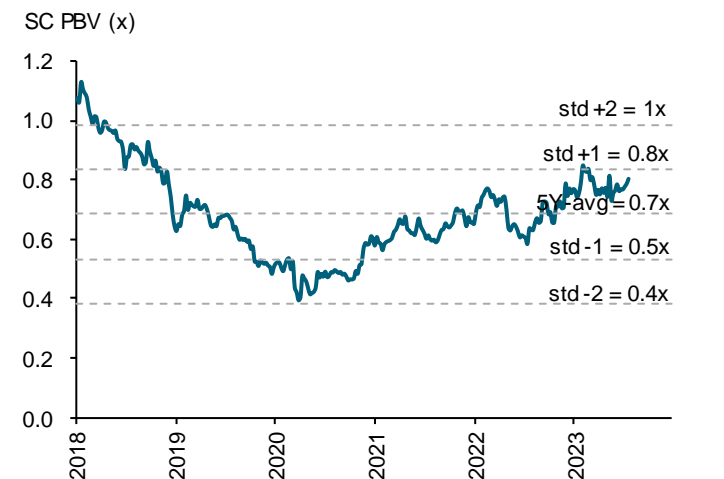
Sources: SC; FSSIA's compilation

Exhibit 9: Historical P/E band



Sources: Bloomberg; FSSIA estimates

Exhibit 10: Historical P/BV band



Sources: Bloomberg; FSSIA estimates

Financial Statements

SC Asset Corporation

Profit and Loss (THB m) Year Ending	2021	2022	2023E	2024E	2025E
Revenue	19,475	21,583	23,225	22,683	22,750
Cost of goods sold	(13,482)	(14,414)	(15,650)	(15,128)	(15,114)
Gross profit	5,993	7,169	7,575	7,554	7,635
Other operating income	41	102	60	60	60
Operating costs	(3,336)	(3,910)	(4,218)	(4,151)	(4,163)
Operating EBITDA	2,846	3,453	3,601	3,657	3,735
Depreciation	(149)	(92)	(184)	(193)	(203)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	2,697	3,361	3,417	3,463	3,532
Net financing costs	(104)	(134)	(170)	(182)	(182)
Associates	(27)	55	123	141	189
Recurring non-operating income	(27)	55	123	141	189
Non-recurring items	37	(41)	0	0	0
Profit before tax	2,603	3,241	3,370	3,422	3,540
Tax	(552)	(678)	(682)	(689)	(704)
Profit after tax	2,051	2,563	2,688	2,733	2,836
Minority interests	11	(7)	(52)	(28)	(14)
Preferred dividends	0	0	0	0	0
Other items	-	-	-	-	-
Reported net profit	2,062	2,556	2,636	2,705	2,822
Non-recurring items & goodwill (net)	(37)	41	0	0	0
Recurring net profit	2,025	2,597	2,636	2,705	2,822
Per share (THB)					
Recurring EPS *	0.48	0.62	0.63	0.65	0.68
Reported EPS	0.49	0.61	0.63	0.65	0.68
DPS	0.20	0.25	0.25	0.26	0.27
Diluted shares (used to calculate per share data)	4,180	4,180	4,180	4,180	4,180
Growth					
Revenue (%)	2.6	10.8	7.6	(2.3)	0.3
Operating EBITDA (%)	3.5	21.3	4.3	1.5	2.1
Operating EBIT (%)	3.7	24.6	1.7	1.3	2.0
Recurring EPS (%)	5.0	28.2	1.5	2.6	4.4
Reported EPS (%)	8.7	24.0	3.1	2.6	4.4
Operating performance					
Gross margin inc. depreciation (%)	30.8	33.2	32.6	33.3	33.6
Gross margin exc. depreciation (%)	31.5	33.6	33.4	34.2	34.5
Operating EBITDA margin (%)	14.6	16.0	15.5	16.1	16.4
Operating EBIT margin (%)	13.8	15.6	14.7	15.3	15.5
Net margin (%)	10.4	12.0	11.4	11.9	12.4
Effective tax rate (%)	21.2	20.9	20.2	20.1	19.9
Dividend payout on recurring profit (%)	41.3	39.8	39.6	39.6	39.6
Interest cover (X)	25.8	25.6	20.8	19.8	20.5
Inventory days	865.9	963.1	1,058.5	1,169.2	1,202.3
Debtor days	3.1	2.2	2.7	3.5	3.5
Creditor days	17.0	32.6	43.6	44.9	44.5
Operating ROIC (%)	7.2	7.6	6.5	6.2	6.1
ROIC (%)	5.6	6.1	5.5	5.3	5.3
ROE (%)	10.5	12.4	11.7	11.3	11.0
ROA (%)	4.5	5.1	4.7	4.6	4.7
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Project sales	18,612	20,654	22,252	21,686	21,710
Rental and services	816	880	924	942	980
Consulting and management	47	49	50	55	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	2,636	2,705	2,822
Depreciation	149	92	184	193	203
Associates & minorities	-	-	-	-	-
Other non-cash items	-	-	-	-	-
Change in working capital	(1,879)	(7,877)	(3,239)	(1,434)	(1,266)
Cash flow from operations	296	(5,187)	(419)	1,464	1,759
Capex - maintenance	-	-	-	-	-
Capex - new investment	(1,030)	(2,121)	(512)	(475)	(582)
Net acquisitions & disposals	-	-	-	-	-
Other investments (net)	-	-	-	-	-
Cash flow from investing	(1,030)	(2,121)	(512)	(475)	(582)
Dividends paid	(696)	(1,201)	(1,054)	(1,082)	(1,129)
Equity finance	82	260	(59)	28	14
Debt finance	3,186	4,077	2,007	(999)	(999)
Other financing cash flows	-	-	-	-	-
Cash flow from financing	2,571	3,135	894	(2,052)	(2,114)
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)	(36)	(1,063)	(937)
Free cash flow to firm (FCFF)	(631.19)	(7,174.97)	(760.80)	1,171.19	1,359.05
Free cash flow to equity (FCFE)	2,450.98	(3,231.46)	1,076.70	(9.61)	178.25

Per share (THB)

FCFF per share	(0.15)	(1.70)	(0.18)	0.28	0.32
FCFE per share	0.58	(0.77)	0.25	0.00	0.04
Recurring cash flow per share	0.52	0.64	0.67	0.69	0.72

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	441	431	432
Invest. in associates & subsidiaries	7,024	8,538	8,630	8,830	9,110
Cash & equivalents	6,313	2,140	2,104	1,041	103
A/C receivable	146	119	223	218	218
Inventories	33,092	42,488	47,214	48,471	49,759
Other current assets	450	1,096	697	680	682
Current assets	40,002	45,843	50,238	50,410	50,764
Other assets	1,128	904	1,010	1,010	1,010
Total assets	49,754	57,401	62,229	62,684	63,416
Common equity	20,084	21,733	23,204	24,826	26,520
Minorities etc.	(30)	(23)	29	57	71
Total shareholders' equity	20,054	21,709	23,232	24,884	26,591
Long term debt	11,048	12,453	11,334	11,006	11,007
Other long-term liabilities	1,349	1,567	2,323	2,268	2,275
Long-term liabilities	12,398	14,020	13,657	13,274	13,282
A/C payable	722	1,837	1,858	1,815	1,820
Short term debt	13,387	16,059	19,186	18,515	17,515
Other current liabilities	3,194	3,776	4,297	4,196	4,209
Current liabilities	17,303	21,672	25,340	24,526	23,544
Total liabilities and shareholders' equity	49,754	57,401	62,229	62,684	63,416
Net working capital	29,772	38,090	41,979	43,359	44,632
Invested capital	39,525	49,648	53,971	55,632	57,284

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

Per share (THB)

Book value per share	4.79	5.15	5.50	5.88	6.28
Tangible book value per share	4.77	5.12	5.48	5.86	6.26

Financial strength

Net debt/equity (%)	90.4	121.5	122.3	114.5	106.9
Net debt/total assets (%)	36.4	45.9	45.7	45.4	44.8
Current ratio (x)	2.3	2.1	2.0	2.1	2.2
CF interest cover (x)	34.6	(7.3)	10.3	3.6	5.2

Valuation	2021	2022	2023E	2024E	2025E
Recurring P/E (x) *	9.4	7.3	7.2	7.0	6.7
Recurring P/E @ target price (x) *	10.3	8.0	7.9	7.7	7.4
Reported P/E (x)	9.2	7.4	7.2	7.0	6.7
Dividend yield (%)	4.4	5.5	5.5	5.6	5.9
Price/book (x)	0.9	0.9	0.8	0.8	0.7
Price/tangible book (x)	1.0	0.9	0.8	0.8	0.7
EV/EBITDA (x) **	13.0	13.2	13.2	13.0	12.8
EV/EBITDA @ target price (x) **	13.7	13.7	13.8	13.6	13.3
EV/invested capital (x)	0.9	0.9	0.9	0.9	0.8

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

Sources: SC Asset Corporation; FSSIA estimates

Public disclosures related to sustainable development evaluation of Thai listed companies

Rating regarding the sustainable development of Thai listed companies, both on the SET and MAI, are publicly available on the website of the Securities and Exchange Commission of Thailand (SEC). Currently, ratings available are 1) "**CG Score**" by the Thai Institute of Directors Association (Thai IOD); 2) "**AGM Checklist**" by the Thai Investors Association (TIA), a "**CAC certified member**" of the Thai Private Sector Collective Action Against Corruption (CAC); and 3) **Sustainability Investment List (THSI)** by the Stock Exchange of Thailand. The ratings are updated on an annual basis. FSS International Investment Advisory Company Limited does not confirm nor certify the accuracy of such ratings.

CG Score by the Thai Institute of Directors Association (Thai IOD)¹

The **CG Score** indicates corporate governance (CG) strength in the sustainable development of Thai listed companies. Annually, the Thai IOD, with support from the Stock Exchange of Thailand (SET), surveys and assesses the CG practices of companies and publishes the results on the [Thai IOD website](#) in a bid to promote and enhance the CG of Thai listed companies in order to promote compliance with international standards for better investment decisions. The results are from the perspective of a third party, not an evaluation of operations, as of the date appearing in the report, and may be changed after that date.

The **five underlying categories and weighting** used for the CG scoring in 2022 include the rights of shareholders and equitable treatment of shareholders (weight 25% combined), the role of stakeholders (25%), disclosure and transparency (15%), and board responsibilities (35%).

The CGR report rates CG in six categories: 5 for Excellent (score range 90-100), 4 for Very Good (score range 80-89), 3 for Good (Score range 70-79), 2 for Fair (score range 60-69), 1 for Pass (score range 60-69), and not rated (score below 50).

AGM Checklist by the Thai Investors Association (TIA)²

The "**AGM Checklist**" quantifies the extent to which shareholders' rights and equitable treatment are incorporated into business operations and the extent to which information is sufficiently disclosed and the level of its transparency. All the considered factors form important elements of two out of five the CG components. Annually, the TIA, with support from the SEC, leads the project to evaluate the quality of Annual General Meetings of Shareholders (AGMs) and to rate quality of the meetings.

The **Checklist** contains the minimum requirements under law that companies must comply with, or best practices according to international CG guidance. Representatives of the TIA will attend the meetings and perform the evaluation. The assessment criteria cover AGM procedures before the meeting (45%), at the meeting date (45%), and after the meeting (10%). The first assesses 1) advance circulation of sufficient information for voting; and 2) facilitating of how voting rights can be exercised. The second assesses 1) the ease of attending meetings; 2) transparency and verifiability; and 3) openness for Q&A. The third involves the meeting minutes that should contain discussion issues, resolutions and voting results.

The results are classified into four categories: 5 for Excellent (score 100), 4 for Very Good (score 90-99), 3 for Fair (score 80-89), and not rated (score below 79).

CAC certified member by the Thai Private Sector Collective Action Against Corruption (CAC)³

A **CAC certified member** is a listed company whose Checklist satisfies the CAC Certification's criteria and is approved by the CAC Council. The core elements of the Checklist include corruption risk assessment, establishment of key controls, and the monitoring and developing of policies. Note that the CAC does not certify the behaviour of the employees nor whether the companies have engaged in bribery, and Certification is good for three years.

Companies deciding to become a CAC certified member **start with** by submitting a Declaration of Intent signed by the Chairman of the Board to kick off the 18-month deadline for companies to submit the CAC Checklist for Certification. The 18-month provision is for risk assessment, in place of policy and control, training of managers and employees, establishment of whistleblowing channels, and communication of policies to all stakeholders.

The checklist document will be reviewed by the CAC Certification Committee for adequate information and evidence. It is worth noting that the committee consists of nine professionals in business law, corporate governance, internal audit, financial audit and experienced representatives from certified members.

A passed Checklist will move on to the **CAC Council** for granting certification approvals. The CAC Council consists of twelve prominent individuals who are highly respected in professionalism and ethical achievements. Among them are former ministers, a former central bank governor, the former head of the Thai Listed Companies Association, Chairman of Anti-Corruption Organizations (Thailand), Chairman of Thai Institute of Directors, and reputable academic scholars.

Sustainability Investment (THSI)⁴ by the Stock Exchange of Thailand (SET)

Thailand Sustainability Investment (**THSI**) quantifies responsibility in **E**nvironmental, and **S**ocial issues, by managing business with transparency in **G**overnance. The THSI serves as another choice for investors who desire to adopt a responsible investment approach, according to the SET.

Annually, the SET will announce the voluntary participation of the company candidates which pass the preemptive criteria, and whose two key crucial conditions are met, i.e. no irregular trading of the board members and executives and a free float of >150 by the number of shareholders, and combined holding must >15% of paid-up capital. Some key disqualifying criteria include a CG score of below 70%; independent directors and free float violation; executives' wrongdoing related to CG, social and environmental impacts, equity in negative territory, and earnings in the red for more than three years in the last five years. To become eligible for THSI, the candidate must pass three indicators in data declaration: **E**conomic (CG, risk management, customer relation management, supply chain management, and innovation); **E**nvironmental (environmental management, eco-efficiency, and climate risk); **S**ocial (human rights, talent attraction, operational health & safety, community development, and stakeholder engagement); and the incorporation of ESG in business operations.

To be approved for THSI inclusion, verified data must be scored at a 50% minimum for each indicator, unless the company is a part of the Dow Jones Sustainability Indices⁵ (DJSI) during the assessment year. The scoring will be fairly weighted against the nature of the relevant industry and materiality.

Note that, from the **THSI list**, the SET further developed a sustainability **SETTHSI Index** in June 2018 from selected THSI companies whose 1) market capitalisation > THB5b (~USD150b); 2) free float >20%; and 3) liquidity >0.5% of paid-up capital for at least 9 out of 12 months. The SETTHSI Index is a market capitalisation-weighted index, cap 5% quarterly weight at maximum, and no cap for number of stocks.

Sources: [SEC](#); [Thai IOD](#); [Thai CAC](#); [SET](#); FSSIA's compilation

Disclaimer:

¹ Thai Institute of Directors Association ([Thai IOD](#)) was established in December 1999 and is a membership organisation that strives to promote professionalism in directorship. The Thai IOD offers directors certification and professional development courses, provides a variety of seminars, forums and networking events, and conducts research on board governance issues and practices. Membership comprises board members from companies ranging from large publicly listed companies to small private firms.

² Thai Investors Association ([TIA](#)) was established in 1983 with a mission to promote investment knowledge and to protect the investment rights of Thai investors. In 2002, the association was appointed by the Securities and Exchange Commission (SEC) to represent individual shareholders. To obtain information for evaluation, the association recruits volunteer investors to join AGMs and score the meetings. Weightings for each meeting are at a 45:45:10 ratio. They have been applied since 2017 and subject to change.

³ Thai Private Sector Collective Action against Corruption ([CAC](#)) was founded in 2010 and is 100% privately funded. It is an initiative by the Thai private sector to take part in tackling corruption problems via collective action. The CAC promotes the implementation of effective anti-corruption policies in order to create a transparent business ecosystem by developing a unique certification program for large/medium/small companies to apply for and to control corruption risk systematically and efficiently. The CAC's operations are sponsored by the US-based Center for Private Enterprise (CIPE) and the UK Prosperity Fund.

⁴ Sustainability Investment List ([THSI](#)), created by the Stock Exchange of Thailand in 2015, comprises the listed companies that conduct sustainable business operations.

⁵ Dow Jones Sustainability Indices – [Wikipedia](#) – Launched in 1999, DJSI evaluates the sustainability performance of companies based on corporate economic, environmental, and social performance.

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Thanyatorn Songwutti FSS International Investment Advisory Securities Co., Ltd

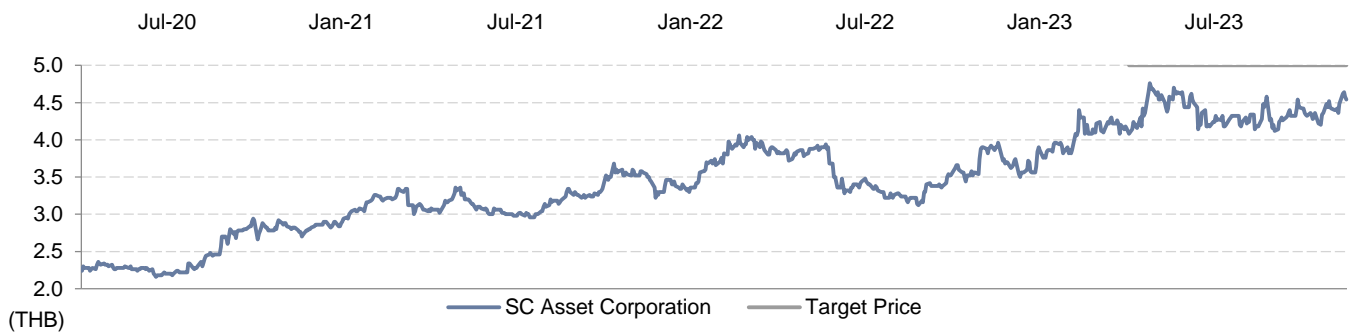
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History of change in investment rating and/or target price

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 4.54	BUY	Downside risks to our P/E-based TP include 1) weaker-than-expected take-up rates of new launches; 2) weak purchasing power; 3) cancellation of presales; 4) bank loan rejections; and 5) 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 20-Jul-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.