### **EQUITY RESEARCH - RESULTS FLASH**

#### **PYLON PYLON TB**

THAILAND / CONSTRUCTION SERVICES





TARGET PRICE	THB3.80
CLOSE	THB2.94
UP/DOWNSIDE	+29.3%
TP vs CONSENSUS	-11.5%

# รายงานผลประกอบการ 2Q23

#### กำไร 2Q23 อ่อนแอกว่าตลาดคาด

# Highlights

- PYLON รายงานกำไรสุทธิ์ 2Q23 อยู่ที่ 11 ลบ. (-81% q-q, -79% y-y) ต่ำกว่าที่ตลาด คาดไว้ที่ 20-30 ลบ. ผลประกอบการอ่อนแอใน 2Q23 สาเหตุจากรายได้และอัตรากำไร ขั้นต้นที่หดตัว
- ใน 2Q23 รายได้จากธุรกิจก่อสร้างลดลง 48% q-q และ 30% y-y มาอยู่ที่ 308 ลบ. หลัง บริษัทฯ ส่งมอบโครงการหลักอาทิเช่น Northpole และ AIA Ratchadaphisek ไปในเดือน เม.ย. - พ.ค. ส่วนที่เหลือมาจากโครงการก่อสร้างคอนโดและอาคารเอกชนต่าง ๆ ซึ่งมี ขนาดเล็ก นอกจากนี้บริษัทฯ ยังได้รับผลกระทบจากวันทำงานที่น้อยลง
- อัตรากำไรขั้นต้นลดลงเหลือ 12.1% ใน 2Q23 จาก 15.8% ใน 1Q23 และ 19.3% ใน 2Q22 จากรายได้ที่ลดลง และ Project mix ที่เปลี่ยนไปโดยมีสัดส่วนโครงการขนาดเล็ก เพิ่มขึ้นซึ่งได้รับผลกระทบจากการแข่งขันที่สูง นอกจากนี้ค่าใช้จ่ายการขายและบริหารยัง เพิ่ม 20% q-q และ 19% y-y เป็น 24 ลบ.
- กำไร 1H23 อยู่ที่ 72 ลบ. (-4% y-y) คิดเป็น 53% ของประมาณการกำไรปี 2023 ของเรา ที่ 137 ลบ. (+15% y-y) ซึ่งเรามองว่าอาจมี Downside จากกำไรที่อ่อนแอเกินคาดใน
- เรามองว่าผลการดำเนินงานของ PYLON ได้ผ่านจุดสูงสุดไปแล้วใน 1Q23 และคงมุมมอง เชิงลบต่อแนวโน้มของบริษัทฯ โดยในช่วง 2H23 เราคาดว่ารายได้จากธุรกิจก่อสร้างจะ ลดลง h-h และ y-จากสัดส่วนที่เพิ่มขึ้นของโครงการขนาดเล็กซึ่งมีอัตรากำไรอยู่ในระดับ
- หุ้นขาดปัจจัยบวกและเราคาดว่ากำไรจะอ่อนแอในช่วง 2H23 นอกจากนี้การใช้จ่ายเพื่อ การก่อสร้างทั้งในภาครัฐและเอกชนยังมีแนวโน้มชะลอตัวจากความไม่แน่นอนทาง การเมือง เราจึงคงแนะนำถือ PYLON

# **KEY STOCK DATA**

YE Dec (THB m)	2022	2023E	2024E	2025E
Revenue	1,147	1,504	1,605	1,655
Net profit	120	137	161	172
EPS (THB)	0.16	0.18	0.21	0.23
vs Consensus (%)	-	(16.7)	(18.6)	(27.7)
EBITDA	234	267	297	312
Recurring net profit	111	137	161	172
Core EPS (THB)	0.15	0.18	0.21	0.23
EPS growth (%)	190.6	23.5	17.0	6.9
Core P/E (x)	19.8	16.0	13.7	12.8
Dividend yield (%)	5.1	5.6	5.8	6.2
EV/EBITDA (x)	8.7	7.3	6.6	6.3
Price/book (x)	2.1	2.1	2.0	1.9
Net debt/Equity (%)	(15.3)	(23.6)	(21.3)	(20.4)
ROE (%)	11.0	13.0	14.9	15.4



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(10.4)	(26.5)	(35.0)
Relative to country (%)	(12.5)	(24.8)	(31.4)
Mkt cap (USD m)			63
3m avg. daily turnover (USD m)			0.0
Free float (%)			41
Major shareholder	Sanga	ırayakul Fa	mily (55%)
12m high/low (THB)			4.92/2.88
Issued shares (m)			749.87

Sources: Bloomberg consensus; FSSIA estimate



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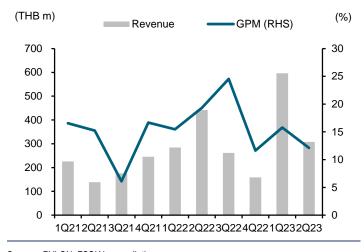
PREPARED BY FSS INTERNATIONAL INVESTMENT ADVISORY SECURITIES CO LTD (FSSIA). ANALYST CERTIFICATION AND IMPORTANT DISCLOSURES CAN BE FOUND AT THE END OF THIS REPORT

Exhibit 1: PYLON - 2Q23 operations summary

	2Q22	3Q22	4Q22	1Q23	2Q23	Cha	nge
	(THB m)	(q-q%)	(y-y%)				
Total revenue	442	262	159	597	308	(48.4)	(30.3)
Cost of sales	356	198	140	502	271	(46.1)	(24.0)
Gross profit	85	64	18	94	37	(60.3)	(56.2)
SG&A	21	17	26	20	24	20.4	18.7
Operating profit	65	47	(8)	74	13	(82.4)	(80.0)
Interest expense	0.3	0.3	0.2	0.3	0.4	31.7	9.4
Tax expense	13	10	(0)	15	2	(85.4)	(82.6)
Reported net profit	54	41	3	61	11	(81.3)	(79.0)
Core profit	54	41	(5)	61	11	(81.9)	(79.7)
Key ratios (%)						(ppt)	(ppt)
Gross margin	19.3	24.5	11.6	15.8	12.1	(3.7)	(7.2)
SG&A / Sales	4.6	6.5	16.5	3.4	7.9	4.5	3.3
Operating margin	14.7	18.0	(4.9)	12.4	4.2	(8.2)	(10.5)
Net margin	12.3	15.7	1.9	10.2	3.7	(6.5)	(8.6)
Norm margin	12.2	15.7	(3.4)	10.2	3.6	(6.6)	(8.7)

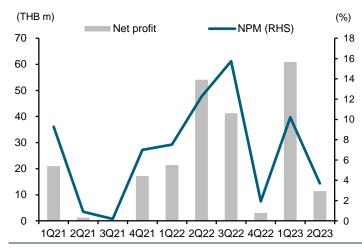
Sources: PYLON; FSSIA's compilation

**Exhibit 2: Quarterly revenue and GPM** 



Sources: PYLON; FSSIA's compilation

**Exhibit 3: Quarterly net profit and NPM** 



Sources: PYLON; FSSIA's compilation

# **Financial Statements**

Pylon

Profit and Loss (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Revenue	786	1,147	1,504	1,605	1,655
Cost of goods sold	(676)	(935)	(1,256)	(1,324)	(1,357)
Gross profit	110	212	248	281	298
Other operating income	8	11	10	10	10
Operating costs	(73)	(84)	(86)	(89)	(91)
Operating EBITDA	142	234	267	297	312
Depreciation	(97)	(94)	(95)	(95)	(96)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	45	139	172	201	217
Net financing costs	(3)	(1)	(1)	(2)	(2)
Associates	-	-	-	-	-
Recurring non-operating income	0	0	0	0	0
Non-recurring items	1	9	0	0	0
Profit before tax	44	147	171	200	215
Tax	(4)	(27)	(33)	(39)	(42)
Profit after tax	40	120	137	161	173
Minority interests	0	0	0	0	(1)
Preferred dividends	0	0	0	0	0
Other items Reported net profit	40	120	137	- 161	172
Non-recurring items & goodwill (net)	(1)	(9)	0	0	0
Recurring net profit	38	111	137	161	172
Per share (THB)					
Recurring EPS *	0.05	0.15	0.18	0.21	0.23
Reported EPS	0.05	0.16	0.18	0.21	0.23
DPS	0.06	0.15	0.16	0.17	0.18
Diluted shares (used to calculate per share data)	750	750	750	750	750
Growth					
Revenue (%)	(44.5)	45.9	31.1	6.7	3.1
Operating EBITDA (%)	(55.1)	64.8	14.2	11.1	5.3
Operating EBIT (%)	(79.3)	208.8	23.4	17.0	7.5
Recurring EPS (%)	(78.8)	190.6	23.5	17.0	6.9
Reported EPS (%)	(78.2)	201.3	14.7	17.0	6.9
Operating performance					
Gross margin inc. depreciation (%)	14.0	18.5	16.5	17.5	18.0
Gross margin exc. depreciation (%)	26.3	26.7	22.8	23.4	23.8
Operating EBITDA margin (%)	18.0	20.4	17.8	18.5	18.9
Operating EBIT margin (%)	5.7	12.2	11.4	12.5	13.1
Net margin (%)	4.9	9.7	9.1	10.0	10.4
Effective tax rate (%)	9.3	18.4	19.5	19.5	19.5
Dividend payout on recurring profit (%)	117.5	101.1	90.0	80.0	80.0
Interest cover (X)	16.0	105.7	115.6	116.5	110.0
Inventory days	26.9	23.0	22.0	23.1	23.6
Debtor days	117.6	90.3	100.2	102.5	104.3
Creditor days	91.2	68.5	58.9	65.1	65.9
Operating ROIC (%)	4.9	15.4	16.8	19.9	20.3
ROIC (%)	4.4	14.2	16.0	19.0	19.4
ROE (%)	3.8	11.0	13.0	14.9	15.4
ROA (%)	3.2	9.0	10.6	11.8	12.3
* Pre exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)	2021	2022	2023E	2024E	2025E
Bored Piles	645	814	1,203	1,284	1,324
Diaphragm Wall/ Barrette Pile	139	0	298	318	328
Ground Improvement	1	333	3	3	3

Sources: Pylon; FSSIA estimates

# **Financial Statements**

Pylon

Net other adjustments         0         0         0         0         0         0         0         0         5         76         0         5         76         23         10         5         76         112,71         112,71         112,71         112,71         112,71         113,33         76         16         18,33         143,24         122,24         122,25         122,24         122,25         122,24         122,25         123,24         122,25 <th>Pylon</th> <th></th> <th></th> <th></th> <th></th> <th></th>	Pylon					
Recursing responsion	Cash Flow (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Separation		20	111	127	161	172
Association 8 minominis   0   0   0   0   1	• ,					
Clear Principal	·					
Change in working capital   120   1770   58   300   177   1760		-	-	-	-	
Cach from from operations         255         (65)         328         226         291           Cappes - maintenance         -		120	(270)	96	(30)	(17)
Capex - monitoremanter			, ,		, ,	, ,
	-	200	(00)	520	-	231
Not acquaintations & disposales   74	·	_	(44)	(115)	(115)	(116)
Char Investments (mul)	·	74	(++)	(113)	(113)	(110)
Cash Income from investing (174)         (144)         (115)         (118)	·	· ·	_	_	_	_
Dividends paid   (107)   (36)   (124)   (129)   (138)   (124)   (129)   (138)   (124)   (121)   (12	, ,	74	(44)	(115)	(115)	(116)
Equity finance	<u> </u>				. ,	. ,
Debt financing cash flows	•	` '		, ,	, ,	, ,
Collect Informacy   Coll						
Cash Inform from financing         (144)         (64)         (121)         (122)         (122)         (22)         0		-	-	-	-	-
Non-realignating flows	•	(144)	(64)	(121)	(121)	(130)
Other adjustments         0		` -	. ,	. ,	` -	` -
Movement in cash   185   (172)   33   (10)   5   Fire cash flow to firm (FCFF)   32200   (107.51)   215.01   112.71   137.30   Fire cash flow to equity (FCFE)   292.42   (136.07)   216.55   118.98   143.33   For share (THB)	Other adjustments	0	0	0	0	0
Movement in cash   155   (172)   33   (10)   5   Fice cash flow to frm (FCF)   332,00   (107,51)   215,01   112,71   137,30   138,30   143,33   1	•	0	0	0	0	0
Free cash flow to flom (FCPF)   332,00   (107.51)   215.01   112.71   137.30     Free cash flow to quity (FCPE)   292.42   (136.07)   216.55   118.98   143.33     Fer share (THB)   Fore Fahrer   0.44   (0.14)   0.29   0.15   0.16   0.18     FCPF per sharer   0.39   (0.18)   0.29   0.16   0.19     Recurning cash flow per sharer   0.18   0.27   0.31   0.34   0.36     Balance Sheet (THB m) Year Ending Dec   2021   2022   2025   2024   2025     Lass: Accumulated depreciation   (655)   (651)   (651)   (651)   (651)     Tangible fixed assets (gross)   1.123   1.089   1.198   1.198   1.194     Lass: Accumulated depreciation   (655)   (651)   (651)   (651)   (651)     Tangible fixed assets (net)   0   0   0   0   0   0     Out only drum financial assets   0   0   0   0   0   0   0     Out only drum financial assets   0   0   0   0   0   0   0   0     Out only drum financial assets   0   0   0   0   0   0   0   0   0	Movement in cash	185	(172)	93	(10)	5
Per share (THB)  FOFF per share  CPEE per shar	Free cash flow to firm (FCFF)	332.00	(107.51)	215.01		137.30
FCFF per share FCFE per share RCCL mine cash flow per share RCL mine cash flow per sha	Free cash flow to equity (FCFE)	292.42	(136.07)	216.55	118.98	143.33
FCFF per share FCFE per share RCCL mine cash flow per share RCL mine cash flow per sha						
FOEE per share   0.38   0.18   0.27   0.31   0.34   0.38   0.38   0.38   0.38   0.31   0.34   0.38			(0.4.1)	2.55	- 1=	
Recurring cash flow per share   0.18   0.27   0.31   0.34   0.36	·		, ,			
Balance Sheet (FHB m) Year Ending Dec   2021   2022   2023E   2024E   2025E			, ,			
Tangible fixed assets (gross) 1,123 1,089 1,109 1,129 1,149 Less: Accumulated depreciation (655) (651)	Recurring cash now per share	0.16	0.27	0.31	0.34	0.30
Less: Accumulated depreciation (655) (651)	Balance Sheet (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Less: Accumulated depreciation (655) (651)	Tangible fixed assets (gross)	1 123	1 089	1 100	1 120	1 1/10
Tanglibe fixed assets (net)         468         438         458         478         498           Intangible fixed assets (net)         0         83         3         4	,,					
Intangible fixed asserts (net)         0         <	•	, ,	, ,	, ,	, ,	, ,
Long-term financial assets						
Invest. in associates & subsidiaries 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		_	-	-		-
Cash & equivalents         378         206         299         298         294           A/C receivable         177         390         436         465         480           Inventories         41         65         75         80         83           Other current assets         68         144         40         45         50           Current assets         665         804         850         907           Other assets         79         37         39         41         43           Common equity         978         1,052         1,066         1,098         1,133           Minorities etc.         0         0         0         0         0         0           Cottal shareholders' equity         978         1,052         1,066         1,098         1,133           Minorities etc.         0         0         0         0         0         0           Cottal shareholders' equity         978         1,052         1,066         1,098         1,133           Long term debt         33         3         1         0         0         1         1           Cottal shareholders' equity         33         3 <t< td=""><td>•</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></t<>	•	0	0	0	0	0
AVC receivable 177 390 436 465 480 Inventories 41 65 75 80 83 83 840 465 A80 Inventories 41 65 75 80 83 83 83 84  460 A85						
Inventories	•					
Other current assets         68         144         40         45         50           Current assets         665         804         850         880         907           Other assets         79         37         39         41         43           Total assets         1,212         1,279         1,347         1,398         1,447           Common equity         978         1,052         1,066         1,098         1,133           Minorities etc.         0         0         0         0         0           Other long-term liabilities         33         36         38         44         50           Other long-term liabilities         36         39         48         54         61           ACP payable         154         161         213         225         231           Mort payable         154         161         213         225         231           Short term debt         38         8         10         11         13           Other current liabilities         7         18         10         10         10           Current liabilities and shareholders'equity         1,212         1,39         1,34         1,39						
Current assets         665         804         850         880         907           Other assets         79         37         39         41         43           Total assets         1,212         1,279         1,347         1,398         1,447           Common equity         978         1,052         1,066         1,098         1,133           Minorities etc.         0         0         0         0         0           Total shareholders' equity         978         1,052         1,066         1,098         1,133           Long tern debt         33         36         38         44         50           Other long-term liabilities         36         39         48         54         61           ACC payable         154         161         213         225         231           Short term debt         38         8         10         11         13           Other current liabilities         7         18         10         10         10           Current labilities         7         18         10         10         10           Current liabilities and shareholders' equity         1,212         1,279         1,347         1,3						
Other assets         79         37         39         41         43           Total assets         1,212         1,279         1,347         1,398         1,447           Common equity         978         1,052         1,066         1,998         1,133           Minorities etc.         0         0         0         0         0         0           Total shareholders' equity         978         1,052         1,066         1,098         1,133           Long term liabilities         33         36         38         44         50           Other long-term liabilities         3         3         10         10         11           Long-term liabilities         3         3         10         11         13           A/C payable         154         161         213         225         231           Short term debt         38         8         10         11         13           Other current liabilities         7         18         10         11         13           Other current liabilities and shareholders' equity         1,21         1,279         1,347         1,388         1,447           Total liabilities and shareholders' equity         1,2						
Total assets         1,212         1,279         1,347         1,398         1,447           Common equity         978         1,052         1,066         1,098         1,133           Minorities etc.         0         0         0         0         0         0           Total shareholders' equity         978         1,052         1,066         1,098         1,133           Long tern debt         33         36         38         44         50           Other long-term liabilities         36         39         48         54         61           A/C payable         154         161         213         225         231           Short term debt         38         8         10         11         13           Other current liabilities         19         187         233         247         254           Total liabilities and shareholders' equity         1,212         1,279         1,347         1,398         1,447           Net working capital         673         894         825         874         913           Invested capital         673         894         825         874         913           Tevester (THB)         10         1,42						
Common equity         978         1,052         1,066         1,098         1,133           Minorities etc.         0 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						
Minorities etc.         0         0         0         0         0           Total shareholders' equity         978         1,052         1,066         1,098         1,133           Long term debt         33         36         38         44         50           Other long-term liabilities         3         3         10         10         11           Long-term liabilities         36         39         48         54         61           ACP payable         154         161         213         225         231           Short term debt         38         8         10         11         13           Other current liabilities         7         18         10         11         13           Other current liabilities and shareholders' equity         1,212         1,279         1,347         1,338         1,447           Net working capital         16         419         328         356         372           Invested capital         673         894         825         874         913           Invested capital         667         98         825         874         913           Tangible book value per share         1.30         1.40		•		•	•	
Total shareholders' equity         978         1,052         1,066         1,098         1,133           Long term debt         33         36         38         44         50           Other long-term liabilities         3         3         10         10         11           A/C payable         154         161         213         225         231           Short term debt         38         8         10         11         13           Other current liabilities         7         18         10         10         10           Current liabilities and shareholders' equity         1,212         1,279         1,347         1,398         1,447           Net working capital         673         894         825         874         913           Invested capital         673         894         825         874         913           Invested capital sock value per share         1.30         1.40         1.42         1.46         1.51           Tangible book value per share         1.30         1.40         1.42         1.46         1.51           Tangible book value per share         1.30         1.40         1.42         1.46         1.51           Tangible book valu	• •					
Long term debt Other long-term liabilities 3 3 3 10 10 10 11 Long-term liabilities 3 6 39 48 54 61 A/C payable 154 161 213 225 231 Short term debt 38 8 10 11 13 Other current liabilities 7 18 10 10 11 13 Other current liabilities 7 18 10 10 11 13 Other current liabilities 199 187 233 247 254 Total liabilities and shareholders' equity 1,212 1,279 1,347 1,398 1,447 Net working capital 126 419 328 356 372 Invested capital 673 894 825 874 913 *Incurrent liabilities and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includes convertibles and preferred stock which is being treated as debt  **Includ						
Other long-term liabilitities         3         3         10         10         11           Long-term liabilities         36         39         48         54         61           A/C payable         154         161         213         225         231           Short term debt         38         8         10         11         13           Other current liabilities         7         18         10         10         10           Current liabilities and shareholders' equity         1,212         1,279         1,347         1,398         1,447           Net working capital         126         419         328         356         372           Invested capital         166         419         328         356         372           Invested capital         16         419         328         356         372           Invested capital         30         1,41         1,42				•	•	-
Long-term liabilities         36         39         48         54         61           A/C payable         154         161         213         225         231           Short term debt         38         8         10         11         13           Other current liabilities         7         18         10         10         10           Current liabilities         199         187         233         247         254           Total liabilities and shareholders' equity         1,212         1,279         1,347         1,398         1,447           Net working capital         673         894         825         874         913           * Includes convertibles and preferred stock which is being treated as debt         894         825         874         913           * Includes convertibles and preferred stock which is being treated as debt         894         825         874         913           * Por share (THB)         ************************************	•					
A/C payable         154         161         213         225         231           Short term debt         38         8         10         11         13           Other current liabilities         7         18         10         10         10           Current liabilities         199         187         233         247         254           Total liabilities and shareholders' equity         1,212         1,279         1,347         1,398         1,447           Net working capital         126         419         328         356         372           Invested capital         673         894         825         874         913           * Includes convertibles and preferred stock which is being treated as debt         482         825         874         913           * Includes convertibles and preferred stock which is being treated as debt           * Per share (*THB)*           Book value per share         1.30         1.40         1.42         1.46         1.51           Tangible book value per share         1.30         1.40         1.42         1.46         1.51           Tangible book value per share         1.30         1.40         1.42         1.46         1.51	•					
Short term debt         38         8         10         11         13           Other current liabilities         7         18         10         10         10           Current liabilities         199         187         233         247         254           Total liabilities and shareholders' equity         1,212         1,279         1,347         1,398         1,447           Net working capital         126         419         328         356         372           Invested capital         673         894         825         874         913           * Includes convertibles and preferred stock which is being treated as debt         ***         ***         ***         913           Per share (THB)           Book value per share         1.30         1.40         1.42         1.46         1.51           Tangible book value per share         1.30         1.40         1.42         1.46         1.51           Financial strength           Net debt/fequity (%)         (31.4)         (15.3)         (23.6)         (21.3)         (20.4)           Net debt/fequity (%)         (35.4)         (15.6)         (18.7)         (16.7)         (15.9)           Ourrent ratio	=					
Other current liabilities         7         18         10         10         10           Current liabilities         199         187         233         247         254           Total liabilities and shareholders' equity         1,212         1,279         1,347         1,398         1,447           Net working capital         673         894         825         874         913           Per share (THB)           Book value per share         1.30         1.40         1.42         1.46         1.51           Tangible book value per share         1.30         1.40         1.42         1.46         1.51           Tinancial strength         8         1.51						
Current liabilities         199         187         233         247         254           Total liabilities and shareholders' equity         1,212         1,279         1,347         1,398         1,447           Net working capital         126         419         328         356         372           Invested capital         673         894         825         874         913           *Includes convertibles and preferred stock which is being treated as debt           *Per share (THB)           Book value per share         1.30         1.40         1.42         1.46         1.51           Tangible book value per share         1.30         1.40         1.42         1.46         1.51           Financial strength         84         (15.3)         (23.6)         (21.3)         (20.4)           Net debt/equity (%)         (31.4)         (15.3)         (23.6)         (21.3)         (20.4)           Net debt/equity (%)         (31.4)         (15.3)         (23.6)         (21.3)         (20.4)           Net debt/equity (%)         (35.3)         (12.6)         (18.7)         (16.7)         (16.7)         (15.9)           Current ratio (x)         3.3         4.3         3.6 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td></t<>						
Total liabilities and shareholders' equity   1,212   1,279   1,347   1,398   3,447     Net working capital   126   419   328   356   372     Invested capital   673   894   825   874   913     Includes convertibles and preferred stock which is being treated as debt     Per share (THB)     Book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,40   1,42   1,46   1,51     Tangible book value per share   1,30   1,40   1,40   1,42     Tangible book value per share   1,30   1,40   1,40   1,42   1,40   1,51     Tangible book value per share   1,30   1,40   1,40   1,51     Tangible book value per share   1,30   1,40   1,40   1,42   1,40   1,51     Tangible book value per share   1,30   1,40   1,40   1,42   1,40   1,51     Tangible book value per share   1,30   1,40   1,40   1,40   1,40   1,40   1,40   1,40   1,40   1,40   1,40   1,40   1,40   1,40   1,40   1,40   1,40   1,40						
Net working capital 126 419 328 356 372 Invested capital 673 894 825 874 913 *Includes convertibles and preferred stock which is being treated as debt ***  **Per share (THB)  **Book value per share 1.30 1.40 1.42 1.46 1.51 Tangible book value per share 1.30 1.40 1.42 1.46 1.51 Tangible book value per share 1.30 1.40 1.42 1.46 1.51 ***  **Financial strength**  Net debt/equity (%) (31.4) (15.3) (23.6) (21.3) (20.4) (25.3) (12.6) (18.7) (16.7) (15.9) (20.4) (25.3) (20.4) (25.3) (20.4) (25.3) (20.6) (20.6						
Invested capital 673 894 825 874 913 * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred stock which is being treated as debt  * Includes convertibles and preferred * Includes and * Includ	· ·		•			
*Includes convertibles and preferred stock which is being treated as debt  *Per share (THB)  Book value per share 1.30 1.40 1.42 1.46 1.51  Tangible book value per share 1.30 1.40 1.42 1.46 1.51  *Tangible book value per share 1.30 1.40 1.42 1.46 1.51  **Financial strength**  Net debt/equity (%) (31.4) (15.3) (23.6) (21.3) (20.4)  Net debt/total assets (%) (25.3) (12.6) (18.7) (16.7) (15.9)  *Current ratio (x) 3.3 4.3 3.6 3.6 3.6 3.6  **CF interest cover (x) 104.4 (68.7) 223.5 136.5 132.6  **Valuation**  **Recurring P/E (x) * 57.6 19.8 16.0 13.7 12.8  **Recurring P/E @ target price (x) * 74.4 25.6 20.7 17.7 16.6  **Reported P/E (x) 55.5 18.4 16.0 13.7 12.8  **Reported P/E (x) 55.5 18.4 16.0 13.7 12.8  **Price/book (x) 2.0 5.1 5.6 5.8 6.2  **Price/book (x) 2.3 2.1 2.1 2.0 1.9  **Price/book (x) 2.3 2.1 2.1 2.0 1.9  **Price/book (x) 2.3 2.1 2.1 2.0 1.9  **EV/EBITDA (x) ** 13.4 8.7 7.3 6.6 6.3  **EV/EBITDA @ target price (x) ** 17.9 11.5 9.7 8.8 8.4  **EV/invested capital (x) 2.8 2.3 2.4 2.3 2.4	Invested capital					
Per share (THB)   Book value per share   1.30   1.40   1.42   1.46   1.51   Tangible book value per share   1.30   1.40   1.42   1.46   1.51   Tangible book value per share   1.30   1.40   1.42   1.46   1.51   Tangible book value per share   1.30   1.40   1.42   1.46   1.51   Tangible book value per share   1.30   1.40   1.42   1.46   1.51   Tangible book value per share   1.30   1.40   1.42   1.46   1.51   1.51   Tangible book value per share   1.30   1.40   1.42   1.46   1.51	•		23.	0	÷. •	0.0
Book value per share         1.30         1.40         1.42         1.46         1.51           Tangible book value per share         1.30         1.40         1.42         1.46         1.51           Financial strength           Net debt/equity (%)         (31.4)         (15.3)         (23.6)         (21.3)         (20.4)           Net debt/total assets (%)         (25.3)         (12.6)         (18.7)         (16.7)         (15.9)           Current ratio (x)         3.3         4.3         3.6         3.6         3.6           CF interest cover (x)         104.4         (68.7)         223.5         136.5         132.6           Valuation         2021         2022         2023E         2024E         2025E           Recurring P/E (x)*         57.6         19.8         16.0         13.7         12.8           Recurring P/E (x)         74.4         25.6         20.7         17.7         16.6           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Dividend yield (%)         2.0         5.1         5.6         5.8         6.2           Price/book (x)         2.3         2.1         2.1         2.0	, , , , , , , , , , , , , , , , , , ,					
Tangible book value per share         1.30         1.40         1.42         1.46         1.51           Financial strength         Value of the price (x)         (31.4)         (15.3)         (23.6)         (21.3)         (20.4)           Net debt/total assets (%)         (25.3)         (12.6)         (18.7)         (16.7)         (15.9)           Current ratio (x)         3.3         4.3         3.6         3.6         3.6           CF interest cover (x)         104.4         (68.7)         223.5         136.5         132.6           Valuation         2021         2022         2023E         2024E         2025E           Recurring P/E (x)*         57.6         19.8         16.0         13.7         12.8           Reported P/E (x)         55.5         18.4         16.0         13.7         16.6           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Dividend yield (%)         2.0         5.1         5.6         5.8         6.2           Price/book (x)         2.3         2.1         2.1         2.0         1.9           EV/EBITDA (w) **         13.4         8.7         7.3         6.6         6.3						
Financial strength           Net debt/equity (%)         (31.4)         (15.3)         (23.6)         (21.3)         (20.4)           Net debt/total assets (%)         (25.3)         (12.6)         (18.7)         (16.7)         (15.9)           Current ratio (x)         3.3         4.3         3.6         3.6         3.6           CF interest cover (x)         104.4         (68.7)         223.5         136.5         132.6           Valuation         2021         2022         2023E         2024E         2025E           Recurring P/E (x)*         57.6         19.8         16.0         13.7         12.8           Recurring P/E (x)*         74.4         25.6         20.7         17.7         16.6           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Dividend yield (%)         2.0         5.1         5.6         5.8         6.2           Price/book (x)         2.3         2.1         2.1         2.0         1.9           EV/EBITDA (x)**         13.4         8.7         7.3         6.6         6.3           EV/EBITDA @ target price (x) **         17.9         11.5         9.7         8.8         8.4<	Book value per share					
Net debt/equity (%) (31.4) (15.3) (23.6) (21.3) (20.4) (15.9) (15.9) (25.3) (12.6) (18.7) (16.7) (15.9) (20.7) (20		1.30	1.40	1.42	1.46	1.51
Net debt/total assets (%)         (25.3)         (12.6)         (18.7)         (16.7)         (15.9)           Current ratio (x)         3.3         4.3         3.6         3.6         3.6           CF interest cover (x)         104.4         (68.7)         223.5         136.5         132.6           Valuation         2021         2022         2023E         2024E         2025E           Recurring P/E (x)*         57.6         19.8         16.0         13.7         12.8           Recurring P/E @ target price (x)*         74.4         25.6         20.7         17.7         16.6           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Dividend yield (%)         2.0         5.1         5.6         5.8         6.2           Price/book (x)         2.3         2.1         2.1         2.0         1.9           Price/tangible book (x)         2.3         2.1         2.1         2.0         1.9           EV/EBITDA (x)**         13.4         8.7         7.3         6.6         6.3           EV/EDITDA (w) tested capital (x)         2.8         2.3         2.4         2.3         2.2	Financial strength					
Current ratio (x)         3.3         4.3         3.6         3.6         3.6           CF interest cover (x)         104.4         (68.7)         223.5         136.5         132.6           Valuation         2021         2022         2023E         2024E         2025E           Recurring P/E (x)*         57.6         19.8         16.0         13.7         12.8           Recurring P/E (x) *         74.4         25.6         20.7         17.7         16.6           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Dividend yield (%)         2.0         5.1         5.6         5.8         6.2           Price/book (x)         2.3         2.1         2.1         2.0         1.9           Price/tangible book (x)         2.3         2.1         2.1         2.0         1.9           EV/EBITDA (x)**         13.4         8.7         7.3         6.6         6.3           EV/EBITDA @ target price (x) **         17.9         11.5         9.7         8.8         8.4           EV/invested capital (x)         2.8         2.3         2.4         2.3         2.2	Net debt/equity (%)	(31.4)	(15.3)	(23.6)	(21.3)	(20.4)
CF interest cover (x)         104.4         (68.7)         223.5         136.5         132.6           Valuation         2021         2022         2023E         2024E         2025E           Recurring P/E (x) *         57.6         19.8         16.0         13.7         12.8           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Dividend yield (%)         2.0         5.1         5.6         5.8         6.2           Price/book (x)         2.3         2.1         2.1         2.0         1.9           Price/tangible book (x)         2.3         2.1         2.1         2.0         1.9           EV/EBITDA (x) **         13.4         8.7         7.3         6.6         6.3           EV/EBITDA @ target price (x) **         17.9         11.5         9.7         8.8         8.4           EV/invested capital (x)         2.8         2.3         2.4         2.3         2.2	Net debt/total assets (%)	(25.3)	(12.6)	(18.7)	(16.7)	(15.9)
Valuation         2021         2022         2023E         2024E         2025E           Recurring P/E (x) *         57.6         19.8         16.0         13.7         12.8           Recurring P/E (æ target price (x) *         74.4         25.6         20.7         17.7         16.6           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Dividend yield (%)         2.0         5.1         5.6         5.8         6.2           Price/book (x)         2.3         2.1         2.1         2.0         1.9           Price/tangible book (x)         2.3         2.1         2.1         2.0         1.9           EV/EBITDA (x) ***         13.4         8.7         7.3         6.6         6.3           EV/EBITDA @ target price (x) **         17.9         11.5         9.7         8.8         8.4           EV/invested capital (x)         2.8         2.3         2.4         2.3         2.2	Current ratio (x)	3.3	4.3	3.6	3.6	3.6
Recurring P/E (x) *         57.6         19.8         16.0         13.7         12.8           Recurring P/E @ target price (x) *         74.4         25.6         20.7         17.7         16.6           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Dividend yield (%)         2.0         5.1         5.6         5.8         6.2           Price/book (x)         2.3         2.1         2.1         2.0         1.9           Price/tangible book (x)         2.3         2.1         2.1         2.0         1.9           EV/EBITDA (x) ***         13.4         8.7         7.3         6.6         6.3           EV/EBITDA @ target price (x) **         17.9         11.5         9.7         8.8         8.4           EV/invested capital (x)         2.8         2.3         2.4         2.3         2.2	CF interest cover (x)	104.4	(68.7)	223.5	136.5	132.6
Recurring P/E (x) *         57.6         19.8         16.0         13.7         12.8           Recurring P/E @ target price (x) *         74.4         25.6         20.7         17.7         16.6           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Dividend yield (%)         2.0         5.1         5.6         5.8         6.2           Price/book (x)         2.3         2.1         2.1         2.0         1.9           Price/tangible book (x)         2.3         2.1         2.1         2.0         1.9           EV/EBITDA (x) ***         13.4         8.7         7.3         6.6         6.3           EV/EBITDA @ target price (x) **         17.9         11.5         9.7         8.8         8.4           EV/invested capital (x)         2.8         2.3         2.4         2.3         2.2	Valuation	2021	2022	2023 <u>E</u>	2024 <u>E</u>	20 <u>25E</u>
Recurring P/E @ target price (x) *         74.4         25.6         20.7         17.7         16.6           Reported P/E (x)         55.5         18.4         16.0         13.7         12.8           Dividend yield (%)         2.0         5.1         5.6         5.8         6.2           Price/book (x)         2.3         2.1         2.1         2.0         1.9           Price/tangible book (x)         2.3         2.1         2.1         2.0         1.9           EV/EBITDA (x) ***         13.4         8.7         7.3         6.6         6.3           EV/EBITDA @ target price (x) **         17.9         11.5         9.7         8.8         8.4           EV/invested capital (x)         2.8         2.3         2.4         2.3         2.2						
Reported P/E (x)     55.5     18.4     16.0     13.7     12.8       Dividend yield (%)     2.0     5.1     5.6     5.8     6.2       Price/book (x)     2.3     2.1     2.1     2.0     1.9       Price/tangible book (x)     2.3     2.1     2.1     2.0     1.9       EV/EBITDA (x) ***     13.4     8.7     7.3     6.6     6.3       EV/EBITDA @ target price (x) **     17.9     11.5     9.7     8.8     8.4       EV/invested capital (x)     2.8     2.3     2.4     2.3     2.2						
Dividend yield (%)     2.0     5.1     5.6     5.8     6.2       Price/book (x)     2.3     2.1     2.1     2.0     1.9       Price/tangible book (x)     2.3     2.1     2.1     2.0     1.9       EV/EBITDA (x) ***     13.4     8.7     7.3     6.6     6.3       EV/EBITDA @ target price (x) **     17.9     11.5     9.7     8.8     8.4       EV/invested capital (x)     2.8     2.3     2.4     2.3     2.2	Recurring P/F @ target price (v) *					
Price/book (x)     2.3     2.1     2.1     2.0     1.9       Price/tangible book (x)     2.3     2.1     2.1     2.0     1.9       EV/EBITDA (x) ***     13.4     8.7     7.3     6.6     6.3       EV/EBITDA @ target price (x) **     17.9     11.5     9.7     8.8     8.4       EV/invested capital (x)     2.8     2.3     2.4     2.3     2.2			10.4			
Price/tangible book (x)     2.3     2.1     2.1     2.0     1.9       EV/EBITDA (x) **     13.4     8.7     7.3     6.6     6.3       EV/EBITDA @ target price (x) **     17.9     11.5     9.7     8.8     8.4       EV/invested capital (x)     2.8     2.3     2.4     2.3     2.2	Reported P/E (x)		E 1			
EV/EBITDA (x) **     13.4     8.7     7.3     6.6     6.3       EV/EBITDA @ target price (x) **     17.9     11.5     9.7     8.8     8.4       EV/invested capital (x)     2.8     2.3     2.4     2.3     2.2	Reported P/E (x) Dividend yield (%)	2.0				
EV/EBITDA @ target price (x) **       17.9       11.5       9.7       8.8       8.4         EV/invested capital (x)       2.8       2.3       2.4       2.3       2.2	Reported P/E (x) Dividend yield (%) Price/book (x)	2.0 2.3	2.1	2.1	2.0	1.9
EV/invested capital (x) 2.8 2.3 2.4 2.3 2.2	Reported P/E (x) Dividend yield (%) Price/book (x) Price/tangible book (x)	2.0 2.3 2.3	2.1 2.1	2.1 2.1	2.0 2.0	1.9 1.9
	Reported P/E (x) Dividend yield (%) Price/book (x) Price/tangible book (x) EV/EBITDA (x) **	2.0 2.3 2.3 13.4	2.1 2.1 8.7	2.1 2.1 7.3	2.0 2.0 6.6	1.9 1.9 6.3
	Reported P/E (x) Dividend yield (%) Price/book (x) Price/tangible book (x) EV/EBITDA (x) ** EV/EBITDA @ target price (x) **	2.0 2.3 2.3 13.4 17.9	2.1 2.1 8.7 11.5	2.1 2.1 7.3 9.7	2.0 2.0 6.6 8.8	1.9 1.9 6.3 8.4

Sources: Pylon; 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).

#### Corporate Governance Report Disclaimer

The disclosure of the survey result 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 companies listed on the Stock Exchange of Thailand and the Market of Alternative Investment disclosed to the public and able to be accessed by a general public investor at <a href="https://prescription.org/">Thail IOD website</a>. 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 data appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey result may be changed after that date. **FSSIA** does not confirm nor certify the accuracy of such survey result.

#### AGM Checklist by the Thai Investors Association (TIA)<sup>2</sup>

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 <u>CAC certified member</u> 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 <u>CAC Council</u> 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 <u>E</u>nvironmental, and <u>S</u>ocial issues, by managing business with transparency in <u>G</u>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: Economic (CG, risk management, customer relation management, supply chain management, and innovation); Environmental (environmental management, eco-efficiency, and climate risk); Social (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 Indices<sup>5</sup> (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: <u>SEC</u>; <u>Thai IOD</u>; <u>Thai CAC</u>; <u>SET</u>; FSSIA's compilation

#### Disclaimer:

Thai Institute of Directors Association (<u>Thai IOD</u>) 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.

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.

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.

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.

**FINANSIA** 

#### **GENERAL DISCLAIMER**

# ANALYST(S) CERTIFICATION

#### Thanyatorn Songwutti 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



Thanyatorn Songwutti started covering this stock from 14-Jun-2023

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Pylon	PYLON TB	THB 2.94	HOLD	Downside risks to our P/E-based TP include 1) fewer new projects than expected; 2) bidding delays for new projects; 3) political uncertainty; 4) delays in construction; 5) labour shortages; 6) higher raw material and labour costs; and 7) intense competition. Upside risks would be 1) a higher-than-expected additional backlog and new auctions; and 2) the sooner-than-expected commencement of the high-speed train project linking three airports.

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 10-Aug-2023 unless otherwise stated.

#### RECOMMENDATION STRUCTURE

#### Stock ratings

Stock ratings are based on absolute upside or downside, which we define as (target price\* - current price) / 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.