

BANGKOK COMMERCIAL ASSET MNGT.

BAM TB

THAILAND / FINANCE & SECURITIES

HOLD

UNCHANGED

3Q23 results at first glance

3Q23 net profit was 9.5% below our estimate

BAM reported a 3Q23 net profit of THB383m (down 10% q-q and 46.5% y-y). Interest income (NII) was THB2.29b, up 1.7 q-q but down 9.6% y-y, largely from a meaningful drop in gains from NPL receivables (collection from receivables that have been fully amortized in cost). Non-NII was THB777m in 3Q23, down 10.1% q-q but up 3.3% y-y. The q-q drop was largely due to a fully paid-down large-ticket gain from an NPA installment in 2Q23, while the outright sales of NPAs were weak. PPOP was THB1.55b in 3Q23, in line with our estimate, showing a drop of 6% q-q and 19.2% y-y. 9M23 net profit and cash collection were THB1.1b and THB11.2b, accounting for 63% and 69% of our 2023E, respectively.

Highlights

(-) NPA business: NPA cash collection was THB1.72b in 3Q23 (down 18.8% q-q and 8.6% y-y), missing BAM's quarterly target by 14%. BAM cited a slowdown in demand for residential properties and stricter loan underwriting conditions from banks, causing BAM's customers to struggle with financing. The gain from outright sales of NPAs was THB604m, increasing 5% q-q but falling 12.5% y-y, despite BAM's aggressive sales strategy. In contrast, the gain from NPA installments was THB157m, dropping 43% q-q due to a big-ticket NPA installment gain in 2Q23, but increasing 218% y-y.

(0) NPL business: The weak NPL cash collection of THB2.15b was in line with our estimate, increasing 6.6% q-q but dropping 15.9% y-y, and missing BAM's quarterly target by 14% due to the ongoing pressure from the economy, leading to a deterioration in household purchasing power. The tension was recognizable in the gain from NPL receivables that fell by 10.4% q-q and 46.1% y-y (the gain tends to come from debtors longer than ten years under BAM's portfolio). However, it was partially supported by the interest income from NPLs (a part which the company can fully recognize as income and is not subject to provision expenses) of THB710m (up 9.7% q-q and 17.4% y-y) due to seasonal influences and a larger earnings asset base.

(+) Debt investment: In 3Q23, BAM purchased THB5.4b worth of account receivables, in line with our expectation, increasing by 15% q-q and around 13-fold of the amount invested in 3Q22. The average cost of new acquisitions was 38% of the collateral's appraisal value, improving from 48% in 2Q23. The rapid acceleration of new acquisitions led the D/E ratio to increase slightly from 2.1x in 2Q23 to 2.15x in 3Q23, approaching its debt covenant of 3x.

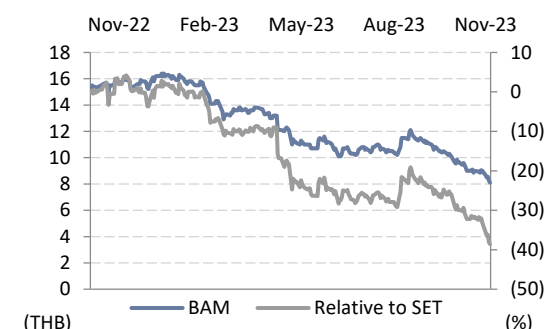
(-) Finance cost: Cost of funds in 3Q23 was 3.39%, increasing from 3.34% in 2Q23 and 3.28% in 3Q22, leading to an interest expense of THB736m (up 1.9% q-q, 9.4% y-y). The firm currently has around THB15b in available loans from banks against THB11b maturing within 1 year in debentures. We currently have no concern over the firm's financing front.

We are waiting to review our 2023-25 forecasts until after the post-results analyst meeting, as the 9M23 net profit fell short of our estimate. We maintain our HOLD call on BAM due to concerns over its collection performance, with a 2024 NAV-based TP of THB9.5, implying a P/BV ratio of 0.7x.

| | |
|-----------------|---------|
| TARGET PRICE | THB9.50 |
| CLOSE | THB8.10 |
| UP/DOWNSIDE | +17.3% |
| TP vs CONSENSUS | -7.1% |

KEY STOCK DATA

| YE Dec (THB m) | 2022 | 2023E | 2024E | 2025E |
|----------------------|-------|--------|--------|--------|
| Operating profit | 3,206 | 2,202 | 2,315 | 2,388 |
| Net profit | 2,724 | 1,769 | 1,852 | 1,910 |
| EPS (THB) | 0.84 | 0.55 | 0.57 | 0.59 |
| vs Consensus (%) | - | (11.1) | (19.6) | (32.5) |
| Recurring net profit | 2,724 | 1,769 | 1,852 | 1,910 |
| Core EPS (THB) | 0.84 | 0.55 | 0.57 | 0.59 |
| EPS growth (%) | 4.8 | (35.0) | 4.7 | 3.2 |
| Core P/E (x) | 9.6 | 14.8 | 14.1 | 13.7 |
| Dividend yield (%) | 6.8 | 4.6 | 4.8 | 4.5 |
| Price/book (x) | 0.6 | 0.6 | 0.6 | 0.6 |
| ROE (%) | 6.3 | 4.0 | 4.2 | 4.3 |
| ROA (%) | 2.1 | 1.3 | 1.3 | 1.3 |



| | | | |
|--------------------------------|------------|---------|----------|
| Share price performance | 1 Month | 3 Month | 12 Month |
| Absolute (%) | (15.2) | (23.6) | (46.0) |
| Relative to country (%) | (12.4) | (15.7) | (37.1) |
| Mkt cap (USD m) | 729 | | |
| 3m avg. daily turnover (USD m) | 3.8 | | |
| Free float (%) | 21 | | |
| Major shareholder | FIDF (46%) | | |
| 12m high/low (THB) | 16.60/8.10 | | |
| Issued shares (m) | 3,232 | | |

Sources: Bloomberg consensus; FSSIA estimate



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Exhibit 1: BAM – 3Q23 operations summary

| | 3Q22 | 4Q22 | 1Q23 | 2Q23 | 3Q23 | ---- Change ---- | | 9M23 | Change | % of | 2023E | Change |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|------------------|---------------|----------------|---------------|-----------|----------------|---------------|
| | (THB m) | (THB m) | (THB m) | (THB m) | (THB m) | (q-q%) | (y-y%) | (THB m) | (y-y%) | 23E | (THB m) | (y-y%) |
| Interest income | 2,532 | 2,528 | 2,156 | 2,249 | 2,288 | 1.7 | (9.6) | 6,672 | (9.0) | 71 | 9,429 | (4.3) |
| Interest income from purchased loans | 1,515 | 1,521 | 1,548 | 1,607 | 1,704 | 6.0 | 12.5 | 4,859 | 6.7 | 72 | 6,620 | 9.0 |
| Gain from purchased loans | 1,005 | 972 | 566 | 604 | 541 | (10.4) | (46.1) | 1,711 | (37.3) | 66 | 2,598 | (29.8) |
| Interest income from installment A/R | 27 | 30 | 33 | 22 | 39 | 77.3 | 44.4 | 94 | 14.6 | 78 | 135 | 20.8 |
| Interest income from cash at FIs | 4 | 9 | 11 | 10 | 2 | (80.0) | (50.0) | 23 | 187.5 | 61 | 37 | 120.4 |
| Other interest-related income | (19) | (5) | (2) | 6 | 2 | (66.7) | n/a | 6 | n/a | 15 | 39 | (173.5) |
| Interest expenses | 672 | 694 | 693 | 722 | 736 | 1.9 | 9.4 | 2,151 | 10.7 | 75 | 2,874 | 9.0 |
| Net interest income | 1,860 | 1,834 | 1,463 | 1,527 | 1,551 | 1.5 | (16.6) | 4,521 | (16.1) | 69 | 6,555 | (9.2) |
| Non-interest income | 752 | 954 | 542 | 864 | 777 | (10.1) | 3.3 | 2,184 | 9.8 | 69 | 3,158 | 7.4 |
| Gain from properties for sale | 690 | 782 | 489 | 575 | 604 | 5.0 | (12.5) | 1,669 | (4.8) | 66 | 2,528 | (0.3) |
| Gain from installment A/R | 49 | 53 | 35 | 275 | 157 | (43.0) | 218.0 | 467 | 139.6 | 79 | 545 | 120.3 |
| Other income | 13 | 119 | 18 | 14 | 17 | 18.9 | 26.3 | 48 | 21.1 | 57 | 85 | (46.6) |
| Total revenue | 2,612 | 2,788 | 2,005 | 2,391 | 2,328 | (2.7) | (10.9) | 6,724 | (8.8) | 69 | 9,714 | (4.4) |
| Operating expenses | 692 | 861 | 684 | 742 | 777 | 4.8 | 12.3 | 2,204 | 8.7 | 70 | 3,152 | 9.2 |
| Operating profit, PPOP | 1,920 | 1,926 | 1,321 | 1,649 | 1,550 | (6.0) | (19.2) | 4,521 | (15.4) | 68 | 6,561 | (9.8) |
| Expected credit losses | 1,048 | 860 | 987 | 1,126 | 1,084 | (3.7) | 3.5 | 3,197 | 0.2 | 71 | 4,322 | 6.7 |
| Pre-tax income | 872 | 1,067 | 334 | 524 | 466 | (11.0) | (46.5) | 1,324 | (38.6) | 62 | 2,240 | (30.5) |
| Income tax | 152 | 191 | 57 | 88 | 84 | (4.8) | (44.6) | 229 | (21.2) | 58 | 433 | (10.2) |
| Net profit | 716 | 866 | 267 | 425 | 383 | (10.0) | (46.5) | 1,075 | (42.2) | 63 | 1,769 | (35.0) |
| EPS (THB) | 0.22 | 0.27 | 0.08 | 0.13 | 0.12 | (10.0) | (46.5) | 0.3 | (42.2) | 63 | 0.55 | (35.0) |
| Cash collection | 4,429 | 5,293 | 3,221 | 4,127 | 3,862 | (6.4) | (12.8) | 11,210 | (2.8) | 69 | 16,264 | (3.4) |
| NPL Collection | 2,552 | 3,118 | 1,972 | 2,013 | 2,146 | 6.6 | (15.9) | 6,132 | (12.4) | 67 | 9,218 | (8.9) |
| NPA Collection | 1,877 | 2,175 | 1,249 | 2,114 | 1,716 | (18.8) | (8.6) | 5,079 | 11.8 | 72 | 7,047 | 4.9 |
| Key financial items | (THB m) | (THB m) | (THB m) | (THB m) | (THB m) | (%) | (%) | (THB m) | (%) | | (THB m) | (%) |
| Gross NPL | 78,475 | 80,838 | 81,409 | 84,193 | 87,543 | 4.0 | 11.6 | 87,543 | 11.6 | | 87,893 | 8.73 |
| Gross NPA | 42,744 | 42,938 | 44,047 | 43,945 | 44,723 | 1.8 | 4.6 | 44,723 | 4.6 | | 45,152 | 5.16 |
| Additional acquisition | 379 | 4,962 | 2,650 | 4,723 | 5,431 | 15.0 | 1333 | 12,804 | 310.8 | | 15,000 | 85.67 |
| Key financial ratios (%) | (%) | (%) | (%) | (%) | (%) | | | (%) | | | (%) | |
| Cost to income | 26.50 | 30.90 | 34.13 | 31.02 | 33.40 | | | 32.77 | | | 32.45 | |
| Cost of funds | 3.28 | 3.29 | 3.23 | 3.34 | 3.39 | | | 3.38 | | | 3.27 | |
| Gross margin | 71.20 | 65.79 | 72.96 | 63.86 | 66.61 | | | 67.23 | | | 67.49 | |
| Net profit margin | 27.41 | 31.08 | 13.29 | 17.78 | 16.45 | | | 15.98 | | | 18.21 | |
| ROA (%) | 2.24 | 2.65 | 0.80 | 1.27 | 1.14 | | | 1.08 | | | 1.31 | |
| ROE (%) | 6.74 | 8.01 | 2.43 | 3.91 | 3.56 | | | 3.33 | | | 4.05 | |
| D/E (x) | 2.01 | 2.04 | 2.06 | 2.10 | 2.15 | | | 2.15 | | | 2.16 | |
| IBD/E (x) | 1.94 | 1.96 | 1.94 | 2.03 | 2.00 | | | 2.00 | | | 2.07 | |

Sources: BAM; FSSIA estimates

Exhibit 2: BAM – one-year prospective P/BV band



Sources: Bloomberg; FSSIA estimates

Exhibit 3: BAM – one-year prospective PER band



Sources: Bloomberg estimates

Financial Statements

Bangkok Commercial Asset Mngt.

| Profit and Loss (THB m) Year Ending Dec | 2021 | 2022 | 2023E | 2024E | 2025E |
|---|---------|---------|---------|---------|---------|
| Interest Income | 9,569 | 9,838 | 9,429 | 9,750 | 10,420 |
| Interest expense | (2,559) | (2,637) | (2,912) | (3,055) | (3,350) |
| Net interest income | 7,010 | 7,201 | 6,517 | 6,695 | 7,070 |
| Net fees & commission | - | - | - | - | - |
| Foreign exchange trading income | - | - | - | - | - |
| Securities trading income | - | - | - | - | - |
| Dividend income | 0 | 0 | 0 | 0 | 0 |
| Other income | 3,737 | 2,942 | 3,158 | 3,242 | 3,541 |
| Non interest income | 3,737 | 2,942 | 3,158 | 3,242 | 3,541 |
| Total income | 10,747 | 10,143 | 9,676 | 9,937 | 10,611 |
| Staff costs | - | - | - | - | - |
| Other operating costs | (2,727) | (2,888) | (3,152) | (3,169) | (3,344) |
| Operating costs | (2,727) | (2,888) | (3,152) | (3,169) | (3,344) |
| Pre provision operating profit | 8,020 | 7,255 | 6,523 | 6,769 | 7,266 |
| Expected credit loss | (4,765) | (4,049) | (4,322) | (4,454) | (4,879) |
| Other provisions | - | - | - | - | - |
| Operating profit | 3,255 | 3,206 | 2,202 | 2,315 | 2,388 |
| Recurring non operating income | 0 | 0 | 0 | 0 | 0 |
| Associates | - | - | - | - | - |
| Goodwill amortization | - | - | - | - | - |
| Non recurring items | 0 | 0 | 0 | 0 | 0 |
| Profit before tax | 3,255 | 3,206 | 2,202 | 2,315 | 2,388 |
| Tax | (656) | (482) | (433) | (463) | (478) |
| Profit after tax | 2,600 | 2,724 | 1,769 | 1,852 | 1,910 |
| Non-controlling interest | 0 | 0 | 0 | 0 | 0 |
| Preferred dividends | - | - | - | - | - |
| Other items | - | - | - | - | - |
| Reported net profit | 2,600 | 2,724 | 1,769 | 1,852 | 1,910 |
| Non recurring items & goodwill (net) | - | - | 0 | 0 | 0 |
| Recurring net profit | 2,600 | 2,724 | 1,769 | 1,852 | 1,910 |
| Per share (THB) | | | | | |
| Recurring EPS * | 0.80 | 0.84 | 0.55 | 0.57 | 0.59 |
| Reported EPS | 0.80 | 0.84 | 0.55 | 0.57 | 0.59 |
| DPS | 0.55 | 0.55 | 0.37 | 0.39 | 0.37 |
| Growth | | | | | |
| Net interest income (%) | (7.2) | 2.7 | (9.5) | 2.7 | 5.6 |
| Non interest income (%) | 50.6 | (21.3) | 7.4 | 2.7 | 9.2 |
| Pre provision operating profit (%) | 8.5 | (9.5) | (10.1) | 3.8 | 7.4 |
| Operating profit (%) | 48.3 | (1.5) | (31.3) | 5.1 | 3.2 |
| Reported net profit (%) | 41.3 | 4.8 | (35.1) | 4.7 | 3.2 |
| Recurring EPS (%) | 41.3 | 4.8 | (35.0) | 4.7 | 3.2 |
| Reported EPS (%) | 41.3 | 4.8 | (35.0) | 4.7 | 3.2 |
| Income Breakdown | | | | | |
| Net interest income (%) | 65.2 | 71.0 | 67.4 | 67.4 | 66.6 |
| Net fees & commission (%) | - | - | - | - | - |
| Foreign exchange trading income (%) | - | - | - | - | - |
| Securities trading income (%) | - | - | - | - | - |
| Dividend income (%) | - | - | - | - | - |
| Other income (%) | 34.8 | 29.0 | 32.6 | 32.6 | 33.4 |
| Operating performance | | | | | |
| Gross interest yield (%) | - | - | - | - | - |
| Cost of funds (%) | 3.05 | 3.18 | 3.31 | 3.35 | 3.56 |
| Net interest spread (%) | (3.05) | (3.18) | (3.31) | (3.35) | (3.56) |
| Net interest margin (%) | - | - | - | - | - |
| Cost/income(%) | 25.4 | 28.5 | 32.6 | 31.9 | 31.5 |
| Cost/assets(%) | 2.1 | 2.2 | 2.3 | 2.3 | 2.3 |
| Effective tax rate (%) | 20.1 | 15.0 | 19.7 | 20.0 | 20.0 |
| Dividend payout on recurring profit (%) | 68.4 | 65.3 | 68.5 | 68.0 | 62.0 |
| ROE (%) | 6.1 | 6.3 | 4.0 | 4.2 | 4.3 |
| ROE - COE (%) | (4.7) | (4.5) | (6.8) | (6.6) | (6.5) |
| ROA (%) | 2.0 | 2.1 | 1.3 | 1.3 | 1.3 |
| RORWA (%) | - | - | - | - | - |

* Pre-exceptional, pre-goodwill and fully diluted

Sources: Bangkok Commercial Asset Mngt.; FSSIA estimates

Financial Statements

Bangkok Commercial Asset Mngt.

| Balance Sheet (THB m) Year Ending Dec | 2021 | 2022 | 2023E | 2024E | 2025E |
|--|----------------|----------------|----------------|----------------|----------------|
| Gross customer loans | 81,678 | 80,838 | 87,893 | 90,960 | 94,317 |
| Allowance for expected credit loss | (17,850) | (21,710) | (25,582) | (29,427) | (33,503) |
| interest in suspense | 9,578 | 13,256 | 17,128 | 20,973 | 25,049 |
| Net customer loans | 73,406 | 72,384 | 79,439 | 82,506 | 85,863 |
| Bank loans | - | - | - | - | - |
| Government securities | - | - | - | - | - |
| Trading securities | - | - | - | - | - |
| Investment securities | 470 | 476 | 500 | 500 | 500 |
| Cash & equivalents | 99 | 86 | 92 | 96 | 124 |
| Other interesting assets | 33,833 | 39,576 | 38,583 | 37,881 | 39,184 |
| Tangible fixed assets | 1,163 | 1,139 | 1,163 | 1,188 | 1,213 |
| Associates | - | - | - | - | - |
| Goodwill | - | - | - | - | - |
| Other intangible assets | - | - | - | - | - |
| Other assets | 16,933 | 19,143 | 17,986 | 17,930 | 18,348 |
| Total assets | 125,904 | 132,805 | 137,763 | 140,100 | 145,232 |
| Customer deposits | - | - | - | - | - |
| Bank deposits | - | - | - | - | - |
| Other interest bearing liabilities | 80,154 | 85,552 | 90,380 | 91,892 | 96,176 |
| Non interest bearing liabilities | 2,995 | 3,544 | 3,721 | 3,908 | 4,103 |
| Hybrid Capital | - | - | - | - | - |
| Total liabilities | 83,148 | 89,097 | 94,101 | 95,799 | 100,279 |
| Share capital | 16,160 | 16,160 | 16,160 | 16,160 | 16,160 |
| Reserves | 26,595 | 27,548 | 27,502 | 28,142 | 28,793 |
| Total equity | 42,756 | 43,708 | 43,662 | 44,302 | 44,954 |
| Non-controlling interest | 0 | 0 | 0 | 0 | 0 |
| Total liabilities & equity | 125,904 | 132,805 | 137,763 | 140,100 | 145,232 |
| Supplementary items | | | | | |
| Risk weighted assets (RWA) | n/a | n/a | n/a | n/a | n/a |
| Average interest earning assets | n/a | n/a | n/a | n/a | n/a |
| Average interest bearing liabilities | 83,787 | 82,853 | 87,966 | 91,136 | 94,034 |
| CET 1 capital | n/a | n/a | n/a | n/a | n/a |
| Total capital | 0 | 0 | 0 | 0 | 0 |
| Gross non performing loans (NPL) | n/a | n/a | n/a | n/a | n/a |
| Per share (THB) | | | | | |
| Book value per share | 13.23 | 13.52 | 13.51 | 13.71 | 13.91 |
| Tangible book value per share | 13.23 | 13.52 | 13.51 | 13.71 | 13.91 |
| Growth | | | | | |
| Gross customer loans | (4.9) | (1.0) | 8.7 | 3.5 | 3.7 |
| Average interest earning assets | - | - | - | - | - |
| Total asset (%) | (4.7) | 5.5 | 3.7 | 1.7 | 3.7 |
| Risk weighted assets (%) | - | - | - | - | - |
| Customer deposits (%) | - | - | - | - | - |
| Leverage & capital measures | | | | | |
| Customer loan/deposits (%) | - | - | - | - | - |
| Equity/assets (%) | 34.0 | 32.9 | 31.7 | 31.6 | 31.0 |
| Tangible equity/assets (%) | 34.0 | 32.9 | 31.7 | 31.6 | 31.0 |
| RWA/assets (%) | - | - | - | - | - |
| CET 1 CAR (%) | - | - | - | - | - |
| Total CAR (%) | - | - | - | - | - |
| Asset Quality (FSSIA's calculation) | | | | | |
| Change in NPL (%) | - | - | - | - | - |
| NPL/gross loans (%) | - | - | - | - | - |
| Allowance for ECL/gross loans (%) | 21.9 | 26.9 | 29.1 | 32.4 | 35.5 |
| Allowance for ECL/NPL (%) | - | - | - | - | - |
| Valuation | | | | | |
| Recurring P/E (x) * | 10.1 | 9.6 | 14.8 | 14.1 | 13.7 |
| Recurring P/E @ target price (x) * | 11.8 | 11.3 | 17.4 | 16.6 | 16.1 |
| Reported P/E (x) | 10.1 | 9.6 | 14.8 | 14.1 | 13.7 |
| Dividend yield (%) | 6.8 | 6.8 | 4.6 | 4.8 | 4.5 |
| Price/book (x) | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 |
| Price/tangible book (x) | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 |
| Price/tangible book @ target price (x) | 0.7 | 0.7 | 0.7 | 0.7 | 0.7 |

* Pre-exceptional, pre-goodwill and fully diluted

Sources: Bangkok Commercial Asset Mngt.; FSSIA estimates

Bangkok Commercial Asset Mngt (BAM TB)

FSSIA ESG rating

55.19 /100

Exhibit 4: FSSIA ESG score implication

| Rating | Score | Implication |
|--------|---------|--|
| ★★★★★ | >79-100 | Leading its industry peers in managing the most significant ESG risks which not only better cost efficiency but also lead to higher profitability. |
| ★★★★☆ | >59-79 | A mixed track record of managing the most significant ESG risks and opportunities relative to industry peers. |
| ★★★☆☆ | >39-59 | Relevant ESG materiality matrix has been constructively addressed, well-managed and incorporated into day-to-day operations, in which targets and achievements are evaluated annually. |
| ★★☆☆☆ | >19-39 | Relevant ESG materiality matrix has been identified with key management in charge for progress to be followed up on and to provide intensive disclosure. Most targets are conventional and achievable. |
| ★☆☆☆☆ | 1-19 | The company has adopted the United Nations Sustainable Development Goals (UN SDGs), established sustainability management guidelines and fully complies with regulations or ESG suggested guidance from related organizations such as the SET and SEC. |

Sources: FSSIA estimates

Exhibit 5: ESG – peer comparison

| | FSSIA ESG score | Domestic ratings | | | | | | Global ratings | | | | | Bloomberg | | |
|----------|-----------------------|------------------|-------------|------|-------------|--------------|-------------|-------------------------|-------------|------|---------|-----------|---------------|--------------|---------------------|
| | | DJSI | SET THSI | THSI | CG score | AGM level | Thai CAC | Morningstar ESG risk | ESG Book | MSCI | Moody's | Refinitiv | S&P Global | ESG score | Disclosure score |
| SET100 | 69.20 | 5.34 | 4.40 | 4.40 | 4.76 | 4.65 | 3.84 | Medium | 51.76 | BBB | 20.87 | 58.72 | 63.91 | 3.72 | 28.17 |
| Coverage | 67.12 | 5.11 | 4.15 | 4.17 | 4.83 | 4.71 | 3.53 | Medium | 52.04 | BB | 16.97 | 56.85 | 62.09 | 3.40 | 31.94 |
| BAM | 55.19 | -- | Y | Y | 5.00 | 4.00 | Certified | Medium | 47.11 | B | -- | 49.29 | 14.00 | 2.88 | 54.79 |
| CHAYO | 13.00 | -- | -- | -- | 4.00 | 4.00 | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| JMT | 35.60 | -- | -- | -- | 4.00 | 5.00 | Declared | Medium | -- | BBB | -- | 12.70 | 13.00 | -- | 39.90 |

 Sources: [SETTRADE.com](https://www.settrade.com); FSSIA's compilation

Exhibit 6: ESG score by Bloomberg

| FY ending Dec 31 | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|---|--------------|--------------|--------------|--------------|
| ESG financial materiality scores - ESG score | — | — | 2.16 | 2.88 |
| BESG environmental pillar score | — | — | 0.00 | 0.00 |
| BESG social pillar score | — | — | 2.08 | 3.50 |
| BESG governance pillar score | — | — | 4.46 | 4.59 |
| ESG disclosure score | 30.85 | 37.10 | 45.20 | 54.79 |
| Environmental disclosure score | 0.00 | 14.38 | 32.35 | 55.45 |
| Social disclosure score | 11.28 | 15.66 | 22.01 | 27.72 |
| Governance disclosure score | 81.10 | 81.10 | 81.10 | 81.10 |
| Environmental | | | | |
| Emissions reduction initiatives | No | No | Yes | Yes |
| Climate change policy | No | No | No | No |
| Climate change opportunities discussed | No | No | No | No |
| Risks of climate change discussed | No | No | No | No |
| GHG scope 1 | — | — | 0 | 0 |
| GHG scope 2 location-based | — | — | 1 | 1 |
| GHG Scope 3 | — | — | 2 | 0 |
| Carbon per unit of production | — | — | — | — |
| Biodiversity policy | No | No | No | No |
| Energy efficiency policy | No | No | Yes | Yes |
| Total energy consumption | — | — | 10 | 3 |
| Renewable energy use | — | — | 0 | 0 |
| Electricity used | — | — | 7 | 2 |
| Fuel used - natural gas | — | — | — | — |

Sources: Bloomberg; FSSIA's compilation

Exhibit 7: ESG score by Bloomberg (cont.)

| FY ending Dec 31 | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
|---|-----------|-----------|----------|-----------|
| Fuel used - crude oil/diesel | No | No | No | No |
| Waste reduction policy | No | No | Yes | Yes |
| Hazardous waste | — | — | 0 | 0 |
| Total waste | — | — | 0 | 0 |
| Waste recycled | — | — | — | 0 |
| Waste sent to landfills | — | — | — | — |
| Environmental supply chain management | No | Yes | Yes | Yes |
| Water policy | No | No | No | Yes |
| Water consumption | — | — | 30 | 28 |
| Social | | | | |
| Human rights policy | Yes | Yes | Yes | Yes |
| Policy against child labor | Yes | Yes | Yes | Yes |
| Quality assurance and recall policy | No | No | No | No |
| Consumer data protection policy | No | Yes | Yes | Yes |
| Equal opportunity policy | No | No | Yes | Yes |
| Gender pay gap breakout | No | No | No | No |
| Pct women in workforce | — | — | 53 | 55 |
| Pct disabled in workforce | — | — | — | — |
| Business ethics policy | Yes | Yes | Yes | Yes |
| Anti-bribery ethics policy | Yes | Yes | Yes | Yes |
| Health and safety policy | Yes | Yes | Yes | Yes |
| Lost time incident rate - employees | — | — | 0 | 0 |
| Total recordable incident rate - employees | — | — | — | — |
| Training policy | Yes | Yes | Yes | Yes |
| Fair remuneration policy | No | No | No | No |
| Number of employees – CSR | 1,297 | 1,291 | 1,285 | 1,285 |
| Employee turnover pct | — | — | — | 8 |
| Total hours spent by firm - employee training | — | — | 39,835 | 43,690 |
| Social supply chain management | No | Yes | Yes | Yes |
| Governance | | | | |
| Board size | 10 | 10 | 9 | 11 |
| No. of independent directors (ID) | 4 | 4 | 4 | 5 |
| No. of women on board | 3 | 3 | 2 | 2 |
| No. of non-executive directors on board | 7 | 6 | 6 | 10 |
| Company conducts board evaluations | Yes | Yes | Yes | Yes |
| No. of board meetings for the year | 22 | 19 | 15 | 15 |
| Board meeting attendance pct | 92 | 98 | 99 | 97 |
| Board duration (years) | 3 | 3 | 3 | 3 |
| Director share ownership guidelines | No | No | No | No |
| Age of the youngest director | 47 | 48 | 49 | 50 |
| Age of the oldest director | 64 | 65 | 66 | 67 |
| No. of executives / company managers | 7 | 9 | 9 | 8 |
| No. of female executives | 1 | 2 | 2 | 2 |
| Executive share ownership guidelines | No | No | No | No |
| Size of audit committee | 4 | 4 | 4 | 4 |
| No. of ID on audit committee | 4 | 4 | 4 | 4 |
| Audit committee meetings | 18 | 16 | 16 | 16 |
| Audit meeting attendance % | 85 | 98 | 97 | 97 |
| Size of compensation committee | 3 | 4 | 3 | 4 |
| No. of ID on compensation committee | 1 | 2 | 2 | 3 |
| No. of compensation committee meetings | 14 | 17 | 12 | 14 |
| Compensation meeting attendance % | 98 | 100 | 100 | 98 |
| Size of nomination committee | 3 | 4 | 3 | 4 |
| No. of nomination committee meetings | 14 | 17 | 12 | 14 |
| Nomination meeting attendance % | 98 | 100 | 100 | 98 |
| Sustainability governance | | | | |
| Verification type | No | No | No | No |

Sources: Bloomberg; FSSIA's compilation

Disclaimer for ESG scoring

| ESG score | Methodology | Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|----------------|---|-----------|-------------|------|-------|----------|-------------|-----|--|------------|-------------|-----------------|---|-----------|-------------|--|--|----------|-------------|--|--|------------|-------------|-----------------|---|--|
| The Dow Jones Sustainability Indices (DJSI) By S&P Global | The DJSI World applies a transparent, rules-based component selection process based on the companies' Total Sustainability Scores resulting from the annual S&P Global Corporate Sustainability Assessment (CSA). Only the top-ranked companies within each industry are selected for inclusion. | Be a member and invited to the annual S&P Global Corporate Sustainability Assessment (CSA) for DJSI. Companies with an S&P Global ESG Score of less than 45% of the S&P Global ESG Score of the highest scoring company are disqualified. The constituents of the DJSI indices are selected from the Eligible Universe. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sustainability Investment List (THSI) by The Stock Exchange of Thailand (SET) | THSI quantifies responsibility in Environmental and Social issues by managing business with transparency in Governance, updated annually. Candidates must pass the preemptive criteria, with two crucial conditions: 1) no irregular trading of the board members and executives; and 2) free float of >150 shareholders, and combined holding must be >15% of paid-up capital. Some key disqualifying criteria include: 1) CG score of below 70%; 2) independent directors and free float violation; 3) executives' wrongdoing related to CG, social & environmental impacts; 4) equity in negative territory; and 5) earnings in red for > 3 years in the last 5 years. | To be eligible for THSI inclusion , verified data must be scored at a minimum of 50% for each indicator, unless the company is a part of DJSI during the assessment year. The scoring will be fairly weighted against the nature of the relevant industry and materiality. SETTHSI Index is extended from the THSI companies whose 1) market capitalization > 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CG Score by Thai Institute of Directors Association (Thai IOD) | An indicator of CG strength in sustainable development, measured annually by the Thai IOD, with support from the Stock Exchange of Thailand (SET). The results are from the perspective of a third party, not an evaluation of operations. | Scores are rated in six categories: 5 for Excellent (90-100), 4 for Very Good (80-89), 3 for Good (70-79), 2 for Fair (60-69), 1 for Pass (60-69), and not rated for scores below 50. Weightings include: 1) the rights; 2) and equitable treatment of shareholders (weight 25% combined); 3) the role of stakeholders (25%); 4) disclosure & transparency (15%); and 5) board responsibilities (35%). | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AGM level By Thai Investors Association (TIA) with support from the SEC | It quantifies the extent to which shareholders' rights and equitable treatment are incorporated into business operations and information is transparent and sufficiently disclosed. All form important elements of two out of five the CG components to be evaluated annually. The assessment criteria cover AGM procedures before the meeting (45%), at the meeting date (45%), and after the meeting (10%). <i>(The first assesses 1) advance circulation of sufficient information for voting; and 2) facilitating 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.)</i> | The scores are classified into four categories: 5 for Excellent (100), 4 for Very Good (90-99), 3 for Fair (80-89), and not rated for scores below 79. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Thai CAC By Thai Private Sector Collective Action Against Corruption (CAC) | The core elements of the Checklist include corruption risk assessment, establishment of key controls, and the monitoring and developing of policies. The Certification is good for three years. <i>(Companies deciding to become a CAC certified member start by submitting a Declaration of Intent to kick off an 18-month deadline to submit the CAC Checklist for Certification, including risk assessment, in place of policy and control, training of managers and employees, establishment of whistleblowing channels, and communication of policies to all stakeholders.)</i> | The document will be reviewed by a committee of nine professionals. A passed Checklist will move for granting certification by the CAC Council approvals whose members are twelve highly respected individuals in professionalism and ethical achievements. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Morningstar Sustainalytics | The Sustainalytics' ESG risk rating provides an overall company score based on an assessment of how much of a company's exposure to ESG risk is unmanaged. <i>Sources to be reviewed include corporate publications and regulatory filings, news and other media, NGO reports/websites, multi-sector information, company feedback, ESG controversies, issuer feedback on draft ESG reports, and quality & peer reviews.</i> | A company's ESG risk rating score is the sum of unmanaged risk. The more risk is unmanaged, the higher ESG risk is scored. <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>NEGL</th> <th>Low</th> <th>Medium</th> <th>High</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>0-10</td> <td>10-20</td> <td>20-30</td> <td>30-40</td> <td>40+</td> </tr> </tbody> </table> | NEGL | Low | Medium | High | Severe | 0-10 | 10-20 | 20-30 | 30-40 | 40+ | | | | | | | | | | | | | | | | | | |
| NEGL | Low | Medium | High | Severe | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0-10 | 10-20 | 20-30 | 30-40 | 40+ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ESG Book | The ESG score identifies sustainable companies that are better positioned to outperform over the long term. The methodology considers the principle of financial materiality including information that significantly helps explain future risk-adjusted performance. Materiality is applied by over-weighting features with higher materiality and rebalancing these weights on a rolling quarterly basis. | The total ESG score is calculated as a weighted sum of the features scores using materiality-based weights. The score is scaled between 0 and 100 with higher scores indicating better performance. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MSCI | MSCI ESG ratings aim to measure a company's management of financially relevant ESG risks and opportunities. It uses a rules-based methodology to identify industry leaders and laggards according to their exposure to ESG risks and how well they manage those risks relative to peers. <table border="1" style="margin-left: auto; margin-right: auto;"> <tbody> <tr> <td>AAA</td> <td>8.571-10.000</td> <td>Leader:</td> <td>leading its industry in managing the most significant ESG risks and opportunities</td> </tr> <tr> <td>AA</td> <td>7.143-8.570</td> <td></td> <td></td> </tr> <tr> <td>A</td> <td>5.714-7.142</td> <td></td> <td></td> </tr> <tr> <td>BBB</td> <td>4.286-5.713</td> <td>Average:</td> <td>a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers</td> </tr> <tr> <td>BB</td> <td>2.857-4.285</td> <td></td> <td></td> </tr> <tr> <td>B</td> <td>1.429-2.856</td> <td></td> <td></td> </tr> <tr> <td>CCC</td> <td>0.000-1.428</td> <td>Laggard:</td> <td>lagging its industry based on its high exposure and failure to manage significant ESG risks</td> </tr> </tbody> </table> | AAA | 8.571-10.000 | Leader: | leading its industry in managing the most significant ESG risks and opportunities | AA | 7.143-8.570 | | | A | 5.714-7.142 | | | BBB | 4.286-5.713 | Average: | a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers | BB | 2.857-4.285 | | | B | 1.429-2.856 | | | CCC | 0.000-1.428 | Laggard: | lagging its industry based on its high exposure and failure to manage significant ESG risks | |
| AAA | 8.571-10.000 | Leader: | leading its industry in managing the most significant ESG risks and opportunities | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AA | 7.143-8.570 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | 5.714-7.142 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BBB | 4.286-5.713 | Average: | a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BB | 2.857-4.285 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | 1.429-2.856 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CCC | 0.000-1.428 | Laggard: | lagging its industry based on its high exposure and failure to manage significant ESG risks | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Moody's ESG solutions | Moody's assesses the degree to which companies take into account ESG objectives in the definition and implementation of their strategy policies. It believes that a company integrating ESG factors into its business model and relatively outperforming its peers is better positioned to mitigate risks and create sustainable value for shareholders over the medium to long term. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Refinitiv ESG rating | Designed to transparently and objectively measure a company's relative ESG performance, commitment and effectiveness across 10 main themes, based on publicly available and auditable data. The score ranges from 0 to 100 on relative ESG performance and insufficient degree of transparency in reporting material ESG data publicly. <i>(Score ratings are 0 to 25 = poor; >25 to 50 = satisfactory; >50 to 75 = good; and >75 to 100 = excellent.)</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S&P Global | The S&P Global ESG Score is a relative score measuring a company's performance on and management of ESG risks, opportunities, and impacts compared to its peers within the same industry classification. The score ranges from 0 to 100. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bloomberg | ESG Score | Bloomberg score evaluating the company's aggregated Environmental, Social and Governance (ESG) performance. The score is based on Bloomberg's view of ESG financial materiality. The score is a weighted generalized mean (power mean) of Pillar Scores, where the weights are determined by the pillar priority ranking. Values range from 0 to 10; 10 is the best. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bloomberg | ESG Disclosure Score | Disclosure of a company's ESG used for Bloomberg ESG score. The score ranges from 0 for none to 100 for disclosure of every data point, measuring the amount of ESG data reported publicly, and not the performance on any data point. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Source: FSSIA's compilation

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Usanee Liurut, CISA FSS International Investment Advisory Securities Co., Ltd

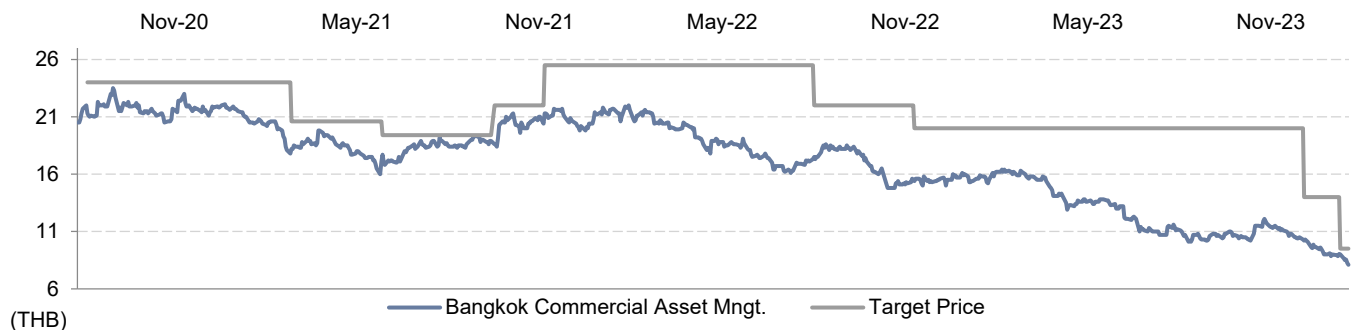
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History of change in investment rating and/or target price

Bangkok Commercial Asset Mngt. (BAM TB)



| Date | Rating | Target price | Date | Rating | Target price | Date | Rating | Target price |
|-------------|--------|--------------|-------------|--------|--------------|-------------|--------|--------------|
| 23-Nov-2020 | BUY | 24.00 | 05-Nov-2021 | BUY | 22.00 | 02-Nov-2022 | BUY | 20.00 |
| 17-May-2021 | BUY | 20.60 | 20-Dec-2021 | BUY | 25.50 | 02-Oct-2023 | BUY | 14.00 |
| 03-Aug-2021 | BUY | 19.40 | 08-Aug-2022 | BUY | 22.00 | 02-Nov-2023 | HOLD | 9.50 |

Usanee Liurut, CISA started covering this stock from 02-Oct-2023

Price and TP are in local currency

Source: FSSIA estimates

| Company | Ticker | Price | Rating | Valuation & Risks |
|--------------------------------|--------|----------|--------|--|
| Bangkok Commercial Asset Mngt. | BAM TB | THB 8.10 | HOLD | Downside risks to our NAV-based TP include 1) lower cash collection than estimated; 2) lower-than-expected bad debt acquisition; and 3) a slowdown in the property market. Upsides include 1) better-than-expected economic conditions and debt repayment momentum; and 2) an acceleration in the demand for NPAs. |

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-Nov-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.