

SUPALAI SPALI TB

THAILAND / PROPERTY DEVELOPMENT

BUY
UNCHANGED

Key takeaways from analyst meeting

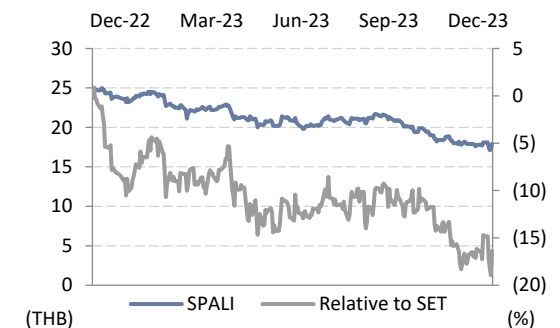
TARGET PRICE THB24.00
CLOSE THB17.90
UP/DOWNSIDE +34.1%
TP vs CONSENSUS +5.0%

Highlights

- On 12 Dec 2023, SPALI's board of directors approved a joint investment with Stockland Corporation Ltd, one of Australia's largest listed real estate developers, by establishing a new joint-venture company named SSRCP HoldCo Pty Ltd; a 49.9%-owned company under SPALI.
- On 16 Dec 2023, The JV company was signed by the parties to acquire 12 real estate development projects from Lendlease Corporation Limited worth a total of AUD1,063m.
- Stockland and SPALI have been partners in one project development since 2020. For Lendlease Group, it is a leading property group with a global investment (Australia, Asia, US and Europe) and development platform.
- SPALI has invested in real estate development projects in Australia since 2014, with 12 existing projects. Of the total, 8 projects are under JV (equity method) and 4 projects are under joint operation (consolidation method). This transaction will boost its Australia portfolio to 24 projects with an investment value totaling AUD945m.
- The total investment cost for SPALI amounts to AUD530m or cTHB12b-13b. The funding sources mainly come from its internal cash flow from both Australia and Thailand. The payment term will be 3 periods in early 2024, mid-2024 and early 2025.
- SPALI has a solid balance sheet and strong liquidity. Management reaffirms that this deal would not affect the company's aggressive plan for residential expansion in Thailand next year and its gearing ratio will still be lower than 0.7x.
- The key potential benefit is 12 residential projects in 4 states and 5 cities in Australia, allowing for faster investment expansion into the Australian market, a competitive advantage, and economies of scale.
- Since the 12 new JV projects are already developed, SPALI could instantly recognise profit sharing in 2Q24 onwards.
- We have not yet incorporated this transaction into our forecasts, pending more details. Based on equity income from 8 existing JV projects of around THB200m-400m in 2018-22, we forecast SPALI to gain additional profit sharing of THB220m-450m in 2Q-4Q24 and THB300m-600m in 2025. This might provide a 3-6% and 4-9% upside to our 2024-25E earnings, respectively. We maintain our BUY call on SPALI with a TP of THB24.

KEY STOCK DATA

YE Dec (THB m)	2022	2023E	2024E	2025E
Revenue	34,486	32,565	33,865	32,357
Net profit	8,173	6,332	6,612	6,173
EPS (THB)	4.18	3.24	3.39	3.16
vs Consensus (%)	-	4.7	(4.2)	(14.1)
EBITDA	9,514	8,000	8,358	7,815
Recurring net profit	8,173	6,332	6,612	6,173
Core EPS (THB)	4.18	3.24	3.39	3.16
EPS growth (%)	27.0	(22.5)	4.4	(6.6)
Core P/E (x)	4.3	5.5	5.3	5.7
Dividend yield (%)	8.1	7.2	7.3	7.2
EV/EBITDA (x)	6.2	7.1	6.8	7.6
Price/book (x)	0.8	0.7	0.6	0.6
Net debt/Equity (%)	48.9	40.1	37.6	38.8
ROE (%)	18.5	13.1	12.6	11.0



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(1.6)	(15.2)	(27.5)
Relative to country (%)	0.1	(6.0)	(15.6)
Mkt cap (USD m)	1,004		
3m avg. daily turnover (USD m)	3.1		
Free float (%)	60		
Major shareholder	Tangmatitham Family (30%)		
12m high/low (THB)	25.00/17.10		
Issued shares (m)	1,953.05		

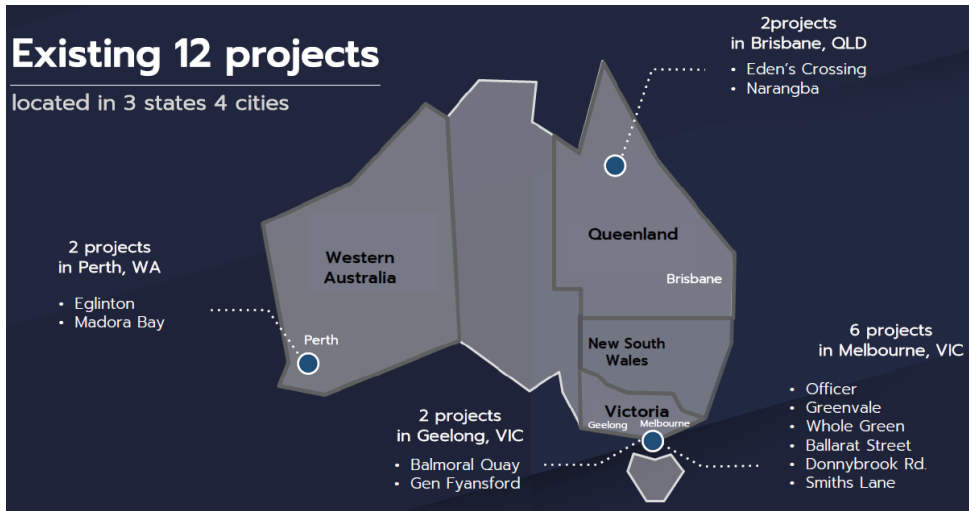
Sources: Bloomberg consensus; FSSIA estimates



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Exhibit 1: SPALI's existing projects in Australia



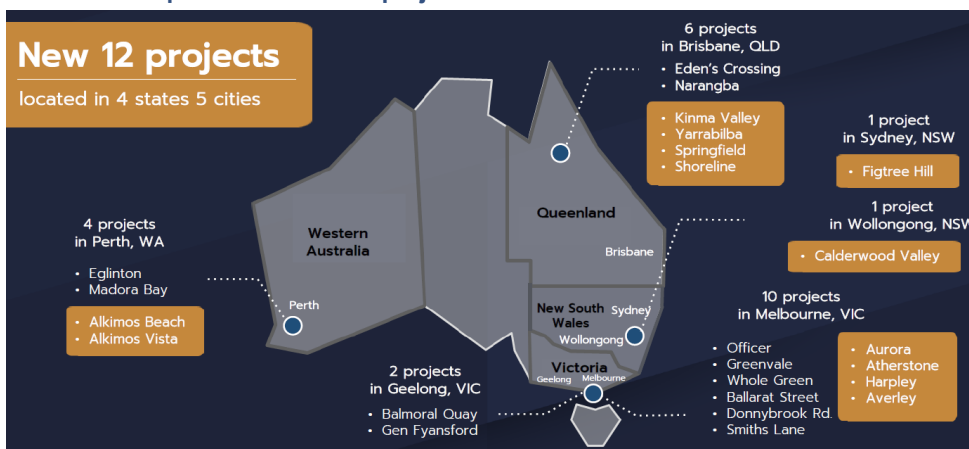
Source: SPALI

Exhibit 2: Example of Lendlease's projects



Source: SPALI

Exhibit 3: Acquisition of 12 new projects



Source: SPALI

Exhibit 4: Existing projects in Australia

Item	Project	Development Type	Location	Supalai's Stake	Project Value (Million AUD)	Number of lots/units	Land Area Hectare	Land Area Rai
1	Balmoral Quay	Townhouse, Apartment	Geelong	100.0%	240	190	2.7	17
2	Officer	Land sub-division	Melbourne	25.0%	550	1,828	130	813
3	Arena	Land sub-division	Melbourne	25.0%	500	1,405	198	1,238
4	Gen Fyansford	Land sub-division	Geelong	50.0%	310	772	100	625
5	Eden's Crossing	Land sub-division	Brisbane	50.0%	280	1,151	122	763
6	Whole Green	Land sub-division	Melbourne	49.9%	770	2,361	171	1,069
7	Narangba	Land sub-division	Brisbane	17.0%	210	682	45	281
8	Eglinton	Land sub- division	Perth	18.6%	260	1,031	81	506
9	Ballarat Street	Apartment	Melbourne	50.0%	100	123	0.3	2
10	Madora Bay	Land sub-division	Perth	11.1%	480	1,659	143	894
11	Donnybrook Road*	Land sub-division	Melbourne	50.0%	490	1,542	90	562
12	Smiths Lane	Land sub-division	Melbourne	50.0%	1,200	2,170	173	1,081
Total					5,390	14,914	1,256	7,851

* Partner with Stockland

Source: SPALI

Exhibit 5: New projects in Australia

Item	Project	Development Type	Location	Supalai's Stake	Project Value (Million AUD)	Number of lots/units	Land Area Hectare	Land Area Rai
1	Springfield	Land sub-division	Brisbane	49.9%	483	1,160	149	933
2	Yarrabilba	Land sub-division	Brisbane	49.9%	4,509	10,400	2,058	12,863
3	Shoreline	Land sub-division	Brisbane	49.9%	1,071	2,760	288	1,797
4	KinmaValley	Land sub-division	Brisbane	49.9%	1,098	2,300	423	2,643
5	Calderwood	Land sub-division	Wollongong	49.9%	1,450	2,780	479	2,991
6	FigtreeHill	Land sub-division	Sydney	49.9%	914	1,320	216	1,351
7	Atherstone	Land sub-division	Melbourne	49.9%	494	1,710	178	1,110
8	Aurora	Land sub-division	Melbourne	49.9%	473	1,110	109	681
9	Harpley	Land sub-division	Melbourne	49.9%	501	1,720	166	1,034
10	Averley	Land sub-division	Melbourne	49.9%	448	1,370	89	554
11	AlkimosBeach	Land sub-division	Perth	49.9%	123	760	60	374
12	AlkimosVistaP1	Land sub-division	Perth	49.9%	29	250	134	837
Total					11,593	27,640	4,349	27,168

Source: SPALI

Financial Statements

Supalai

Profit and Loss (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Revenue	29,160	34,486	32,565	33,865	32,357
Cost of goods sold	(17,518)	(21,070)	(20,725)	(21,566)	(20,698)
Gross profit	11,642	13,416	11,840	12,299	11,659
Other operating income	0	0	0	0	0
Operating costs	(3,321)	(4,029)	(3,971)	(4,076)	(3,984)
Operating EBITDA	8,444	9,514	8,000	8,358	7,815
Depreciation	(123)	(127)	(130)	(135)	(140)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	8,321	9,387	7,870	8,224	7,675
Net financing costs	(259)	(277)	(371)	(383)	(415)
Associates	533	390	300	300	300
Recurring non-operating income	1,020	1,405	900	900	900
Non-recurring items	0	0	0	0	0
Profit before tax	9,083	10,515	8,399	8,740	8,160
Tax	(1,943)	(2,212)	(1,887)	(1,941)	(1,808)
Profit after tax	7,139	8,303	6,512	6,799	6,352
Minority interests	(69)	(130)	(180)	(187)	(179)
Preferred dividends	0	0	0	0	0
Other items	0	0	0	0	0
Reported net profit	7,070	8,173	6,332	6,612	6,173
Non-recurring items & goodwill (net)	0	0	0	0	0
Recurring net profit	7,070	8,173	6,332	6,612	6,173
Per share (THB)					
Recurring EPS *	3.30	4.18	3.24	3.39	3.16
Reported EPS	3.30	4.18	3.24	3.39	3.16
DPS	1.25	1.45	1.30	1.30	1.30
Diluted shares (used to calculate per share data)	2,146	1,953	1,953	1,953	1,953
Growth					
Revenue (%)	41.6	18.3	(5.6)	4.0	(4.5)
Operating EBITDA (%)	57.4	12.7	(15.9)	4.5	(6.5)
Operating EBIT (%)	58.6	12.8	(16.2)	4.5	(6.7)
Recurring EPS (%)	66.3	27.0	(22.5)	4.4	(6.6)
Reported EPS (%)	66.3	27.0	(22.5)	4.4	(6.6)
Operating performance					
Gross margin inc. depreciation (%)	39.9	38.9	36.4	36.3	36.0
Gross margin exc. depreciation (%)	40.3	39.3	36.8	36.7	36.5
Operating EBITDA margin (%)	29.0	27.6	24.6	24.7	24.2
Operating EBIT margin (%)	28.5	27.2	24.2	24.3	23.7
Net margin (%)	24.2	23.7	19.4	19.5	19.1
Effective tax rate (%)	22.7	21.7	23.3	23.0	23.0
Dividend payout on recurring profit (%)	37.9	34.6	40.0	38.4	41.0
Interest cover (X)	36.1	39.0	23.6	23.8	20.7
Inventory days	1,280.5	1,113.5	1,195.5	1,219.3	1,362.2
Debtor days	0.6	0.5	0.6	0.7	0.7
Creditor days	51.4	47.1	51.8	50.4	52.5
Operating ROIC (%)	11.6	12.3	9.6	9.6	8.3
ROIC (%)	12.0	12.7	9.3	9.3	8.2
ROE (%)	18.0	18.5	13.1	12.6	11.0
ROA (%)	10.5	11.3	8.3	8.3	7.3
* Pre exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Real estate	28,938	34,222	32,297	33,583	32,061
Rentals & Services	222	264	268	282	296

Sources: Supalai; FSSIA estimates

Financial Statements

Supalai

Cash Flow (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Recurring net profit	7,070	8,173	6,332	6,612	6,173
Depreciation	123	127	130	135	140
Associates & minorities	-	-	-	-	-
Other non-cash items	-	-	-	-	-
Change in working capital	(2,648)	(5,013)	(1,343)	(4,601)	(5,871)
Cash flow from operations	4,545	3,288	5,119	2,146	443
Capex - maintenance	-	-	-	-	-
Capex - new investment	(1,272)	(4,608)	(147)	(135)	(214)
Net acquisitions & disposals	-	-	-	-	-
Other investments (net)	-	-	-	-	-
Cash flow from investing	(1,272)	(4,608)	(147)	(135)	(214)
Dividends paid	(1,864)	(5,111)	(2,533)	(2,539)	(2,531)
Equity finance	324	1,474	180	187	179
Debt finance	(1,442)	4,646	(2,719)	721	1,879
Other financing cash flows	0	0	0	0	0
Cash flow from financing	(2,982)	1,010	(5,072)	(1,631)	(473)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	291	(311)	(101)	380	(244)
Free cash flow to firm (FCFF)	3,532.04	(1,043.62)	5,342.11	2,394.09	644.00
Free cash flow to equity (FCFE)	1,830.99	3,325.97	2,251.95	2,731.95	2,108.17

Per share (THB)

FCFF per share	1.81	(0.53)	2.74	1.23	0.33
FCFE per share	0.94	1.70	1.15	1.40	1.08
Recurring cash flow per share	3.35	4.25	3.31	3.45	3.23

Balance Sheet (THB m) Year Ending Dec	2021	2022	2023E	2024E	2025E
Tangible fixed assets (gross)	2,850	2,947	3,053	3,169	3,298
Less: Accumulated depreciation	(1,346)	(1,471)	(1,601)	(1,736)	(1,876)
Tangible fixed assets (net)	1,505	1,476	1,451	1,433	1,421
Intangible fixed assets (net)	0	0	0	0	0
Long-term financial assets	0	0	0	0	1
Invest. in associates & subsidiaries	4,404	8,863	8,955	8,974	9,060
Cash & equivalents	1,626	1,315	1,214	1,594	1,350
A/C receivable	51	38	65	68	65
Inventories	62,104	65,675	69,241	73,936	79,507
Other current assets	1,407	2,065	1,791	1,863	1,780
Current assets	65,188	69,093	72,311	77,460	82,702
Other assets	336	441	488	508	485
Total assets	71,432	79,873	83,207	88,376	93,669
Common equity	42,070	46,514	50,313	54,386	58,030
Minorities etc.	857	949	1,129	1,316	1,495
Total shareholders' equity	42,926	47,463	51,442	55,702	59,524
Long term debt	3,976	3,886	8,338	5,742	5,988
Other long-term liabilities	713	804	829	863	829
Long-term liabilities	4,689	4,690	9,167	6,605	6,817
A/C payable	2,469	2,939	2,902	3,019	2,898
Short term debt	15,913	20,650	13,479	16,796	18,429
Other current liabilities	5,435	4,182	6,218	6,254	6,003
Current liabilities	23,817	27,772	22,598	26,069	27,331
Total liabilities and shareholders' equity	71,432	79,924	83,207	88,376	93,671
Net working capital	55,659	60,657	61,978	66,593	72,450
Invested capital	61,903	71,437	72,874	77,508	83,418

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

Per share (THB)

Book value per share	19.61	23.82	25.76	27.85	29.71
Tangible book value per share	19.61	23.82	25.76	27.85	29.71

Financial strength

Net debt/equity (%)	42.5	48.9	40.1	37.6	38.8
Net debt/total assets (%)	25.6	29.1	24.8	23.7	24.6
Current ratio (x)	2.7	2.5	3.2	3.0	3.0
CF interest cover (x)	13.0	29.7	7.5	8.5	6.6

Valuation	2021	2022	2023E	2024E	2025E
Recurring P/E (x) *	5.4	4.3	5.5	5.3	5.7
Recurring P/E @ target price (x) *	7.3	5.7	7.4	7.1	7.6
Reported P/E (x)	5.4	4.3	5.5	5.3	5.7
Dividend yield (%)	7.0	8.1	7.2	7.3	7.2
Price/book (x)	0.9	0.8	0.7	0.6	0.6
Price/tangible book (x)	0.9	0.8	0.7	0.6	0.6
EV/EBITDA (x) **	6.8	6.2	7.1	6.8	7.6
EV/EBITDA @ target price (x) **	8.4	7.5	8.6	8.3	9.1
EV/invested capital (x)	0.9	0.8	0.8	0.7	0.7

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

Sources: Supalai; FSSIA estimates

Supalai PCL (SPALI TB)

FSSIA ESG rating



59.80 /100

Exhibit 6: 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 7: 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
AP	53.36	--	Y	Y	5.00	5.00	Certified	Low	43.30	--	--	16.91	24.00	1.89	34.26
ASW	27.00	--	Y	Y	5.00	4.00	Declared	--	--	--	--	--	--	--	--
BRI	16.00	--	--	--	4.00	4.00	Declared	--	--	--	--	--	--	--	--
NOBLE	30.88	--	Y	Y	5.00	5.00	Certified	--	--	--	--	--	7.00	--	--
ORI	53.22	--	Y	Y	5.00	5.00	Certified	Medium	41.33	--	--	48.60	--	3.82	52.01
SC	60.14	--	Y	Y	5.00	4.00	Certified	Low	45.20	--	--	70.85	25.00	2.34	42.60
SIRI	66.14	--	Y	Y	5.00	5.00	Certified	Low	43.82	A	--	57.85	23.00	3.00	61.14
SPALI	59.80	--	Y	Y	5.00	5.00	Certified	Low	52.93	BB	--	36.30	24.00	2.19	42.36

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

Exhibit 8: ESG score by Bloomberg

FY ending Dec 31	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
ESG financial materiality scores - ESG score	1.80	2.22	2.06	2.11	2.06	2.05	1.98	2.19
BESG environmental pillar score	0.00	0.67	0.67	0.67	0.67	0.67	0.71	1.14
BESG social pillar score	5.95	5.91	3.67	3.67	3.67	3.67	3.67	3.67
BESG governance pillar score	4.06	3.78	3.93	4.12	3.95	3.92	3.60	3.37
ESG disclosure score	40.17	41.80	41.62	41.62	41.62	41.73	42.11	42.36
Environmental disclosure score	14.80	16.49	16.49	16.49	16.49	16.82	17.97	17.97
Social disclosure score	21.95	25.15	24.61	24.61	24.61	24.61	24.61	25.36
Governance disclosure score	83.59	83.59	83.59	83.59	83.59	83.59	83.59	83.59
Environmental								
Emissions reduction initiatives	No	No	No	No	No	No	Yes	Yes
Climate change policy	No	No	No	No	No	Yes	Yes	Yes
Climate change opportunities discussed	No	No	No	No	No	No	No	No
Risks of climate change discussed	No	No	No	No	No	No	Yes	Yes
GHG scope 1	--	--	--	--	--	--	--	--
GHG scope 2 location-based	--	--	--	--	--	--	--	--
GHG Scope 3	--	--	--	--	--	--	--	--
Carbon per unit of production	--	--	--	--	--	--	--	--
Biodiversity policy	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Energy efficiency policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total energy consumption	--	--	--	--	--	--	--	--
Renewable energy use	--	--	--	--	--	--	--	--
Electricity used	--	--	--	--	--	--	--	--
Fuel used - natural gas	--	--	--	--	--	--	--	--

Sources: Bloomberg; FSSIA's compilation

Exhibit 9: ESG score by Bloomberg (cont.)

FY ending Dec 31	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Fuel used - crude oil/diesel	No	No	No	No	No	No	No	No
Waste reduction policy	No	No	No	No	No	No	Yes	Yes
Hazardous waste	—	—	—	—	—	—	—	—
Total waste	—	—	—	—	—	—	—	—
Waste recycled	—	—	—	—	—	—	—	—
Waste sent to landfills	—	—	—	—	—	—	—	—
Environmental supply chain management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water policy	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water consumption	—	—	—	—	—	—	—	—
Social								
Human rights policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Policy against child labor	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Quality assurance and recall policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Consumer data protection policy	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Equal opportunity policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Gender pay gap breakout	No	No	No	No	No	No	No	No
Pct women in workforce	49	47	47	48	48	48	49	49
Pct disabled in workforce	0	0	0	0	0	0	0	0
Business ethics policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Anti-bribery ethics policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Health and safety policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lost time incident rate - employees	—	—	—	—	—	—	—	—
Total recordable incident rate - employees	1	1	1	1	0	0	0	—
Training policy	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Fair remuneration policy	No	No	No	No	No	No	No	No
Number of employees – CSR	924	1,061	1,383	1,495	1,558	1,617	1,645	1,725
Employee turnover pct	—	12	12	11	10	7	10	11
Total hours spent by firm - employee training	25,253	28,997	36,318	39,677	39,168	35,234	12,091	80,454
Social supply chain management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Governance								
Board size	11	11	11	10	10	10	10	10
No. of independent directors (ID)	5	5	5	4	4	4	4	4
No. of women on board	1	1	1	1	1	1	1	1
No. of non-executive directors on board	7	7	7	6	6	6	6	6
Company conducts board evaluations	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
No. of board meetings for the year	12	12	12	13	12	13	12	12
Board meeting attendance pct	96	98	99	99	99	99	100	99
Board duration (years)	3	3	3	3	3	3	3	3
Director share ownership guidelines	No	No	No	No	No	No	No	No
Age of the youngest director	37	38	39	40	41	42	43	44
Age of the oldest director	73	74	77	78	79	80	81	82
No. of executives / company managers	9	10	12	10	14	14	13	13
No. of female executives	3	3	4	4	5	5	5	5
Executive share ownership guidelines	No	No	No	No	No	No	No	No
Size of audit committee	3	3	3	3	3	3	3	3
No. of ID on audit committee	3	3	3	3	3	3	3	3
Audit committee meetings	12	12	12	12	12	12	12	12
Audit meeting attendance %	92	100	100	100	94	100	97	97
Size of compensation committee	3	3	3	3	3	3	3	3
No. of ID on compensation committee	2	2	2	2	2	2	2	2
No. of compensation committee meetings	2	2	2	2	1	1	2	2
Compensation meeting attendance %	100	100	100	100	100	100	100	100
Size of nomination committee	3	3	3	3	3	3	3	3
No. of nomination committee meetings	2	2	2	2	1	1	2	2
Nomination meeting attendance %	100	100	100	100	100	100	100	100
Sustainability governance								
Verification type	No	No	No	No	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+									
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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 rowspan="3">Leader:</td> <td rowspan="3">leading its industry in managing the most significant ESG risks and opportunities</td> </tr> <tr> <td>AA</td> <td>7.143-8.570</td> </tr> <tr> <td>A</td> <td>5.714-7.142</td> </tr> <tr> <td>BBB</td> <td>4.286-5.713</td> <td rowspan="3">Average:</td> <td rowspan="3">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> </tr> <tr> <td>B</td> <td>1.429-2.856</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
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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.																			

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**"; 2) "**AGM Level**"; 3) "**Thai CAC**"; and 4) **THSI**. The ratings are updated on an annual basis. FSSIA does not confirm nor certify the accuracy of such ratings.

Source: FSSIA's compilation

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Thanyatorn Songwutti FSS International Investment Advisory Securities Co., Ltd

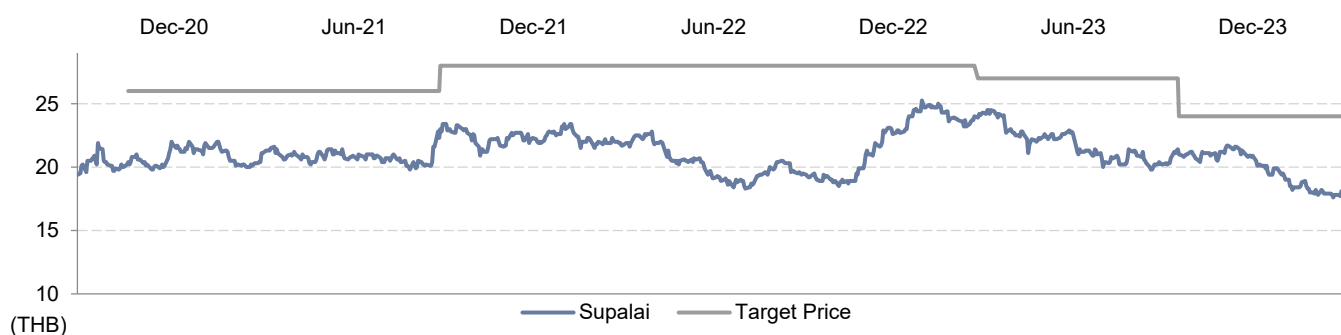
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History of change in investment rating and/or target price

Supalai (SPALI TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
01-Feb-2021	BUY	26.00	27-Jan-2023	BUY	27.00	-	-	-
26-Oct-2021	BUY	28.00	20-Jul-2023	BUY	24.00			

Thanyatorn Songwutti started covering this stock from 27-Jan-2023

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Supalai	SPALI TB	THB 17.90	BUY	Downside risks to our P/E derived TP are cost overruns; delays or poor receptions for new launches; presale cancellations; inability of homebuyers to obtain mortgage financing; and weak take-up rates and reduced pricing power from rising competition.

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.

All share prices are as at market close on 15-Dec-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.