

SC ASSET CORPORATION

THAILAND / PROPERTY DEVELOPMENT

SC TB

BUY

UNCHANGED

TARGET PRICE	THB4.40
CLOSE	THB3.42
UP/DOWNSIDE	+28.7%
PRIOR TP	THB4.40
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	+2.9%

4Q23 results at first glance

Robust 4Q23 core profit with 2H23 yield of 4.7%

Highlights

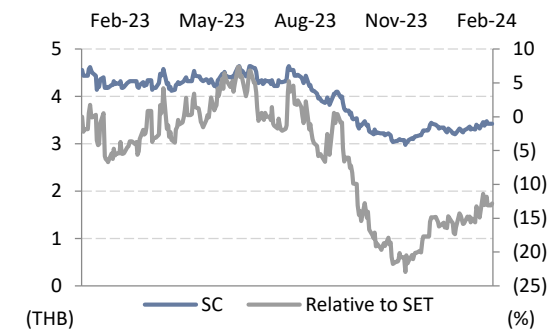
- SC reported a 4Q23 net profit of THB851m (+69% q-q, -9% y-y). Excluding extra items, mainly a revaluation loss of THB117m, the core profit amounted to THB968m (+92% q-q, flat y-y), in line.
- The results had support from transfers of THB8.5b, which jumped by 63% q-q and 21% y-y due to low-rise transfers of THB5.8b (+36% q-q, +11% y-y) especially in the over-THB20m price point and condo transfers of THB2.7b (+177% q-q, +47% y-y) due to continued transfers of the SCOPE Langsuan.
- The condo transfer mix increased to 32% of total transfers, resulting in a lower property sales' gross margin of 29.6% (vs 31-32% in 3Q22 and 4Q22). Meanwhile, SG&A surged due to new launches and employee bonuses.
- For the year ended 2023, the net profit equaled THB2.5b (-3% y-y). SC announced an in-line 2H23 DPS of THB0.16, implying a 4.7% yield. The stock will go XD on May 2, and SC will pay the dividend on May 21, 2024.
- At the end of 2023, the D/E and IBD/E stood at 1.75x and 1.4x, up from 1.6x and 1.3x at the end of 2022, respectively, due to the strategy to press on with its investment in new recurring businesses. However, the IBD/E remains lower than its covenant of 2.5x.

Outlook

- We maintain our 2024E profit of THB2.5b (+1% y-y). The 2H profit momentum would be better than the 1H due to new low-rise launches, which SC plans mainly in 2Q24. Also, it plans to complete two new condos in 2H24, including the SCOPE Thonglor and Reference Sathorn Wongwianyai (JV), which already had a combined backlog of THB3.4b.
- At the end of 2023, SC had a backlog of THB14b. SC should realize THB9.3b as revenue this year. THB5.3b would be from low-rises and THB4b from condos. It is already enough to secure 42% of our transfer estimate.
- We retain our TP of THB4.40. SC has a high upside. It currently trades on a 2024 PE of 5.7x. Also, we expect an annual dividend yield of 7%. Hence, we retain our BUY rating.

KEY STOCK DATA

YE Dec (THB m)	2023	2024E	2025E	2026E
Revenue	24,487	23,112	24,145	25,329
Net profit	2,482	2,508	2,660	2,735
EPS (THB)	0.59	0.60	0.64	0.65
vs Consensus (%)	-	2.9	7.9	2.7
EBITDA	3,650	3,680	3,840	4,012
Recurring net profit	2,502	2,508	2,660	2,735
Core EPS (THB)	0.60	0.60	0.64	0.65
Chg. In EPS est. (%)	nm	-	-	nm
EPS growth (%)	(3.7)	0.2	6.1	2.8
Core P/E (x)	5.7	5.7	5.4	5.2
Dividend yield (%)	6.9	6.9	7.3	7.5
EV/EBITDA (x)	12.7	11.4	10.8	10.0
Price/book (x)	0.6	0.6	0.6	0.5
Net debt/Equity (%)	135.7	109.6	102.0	91.1
ROE (%)	11.1	10.5	10.4	10.1



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	6.2	6.2	(26.0)
Relative to country (%)	4.3	6.5	(13.2)
Mkt cap (USD m)	408		
3m avg. daily turnover (USD m)	0.5		
Free float (%)	39		
Major shareholder	Shinawatra Family (64%)		
12m high/low (THB)	4.70/2.96		
Issued shares (m)	4,222.62		

Sources: Bloomberg consensus; FSSIA estimates


Thanayatorn Songwutti

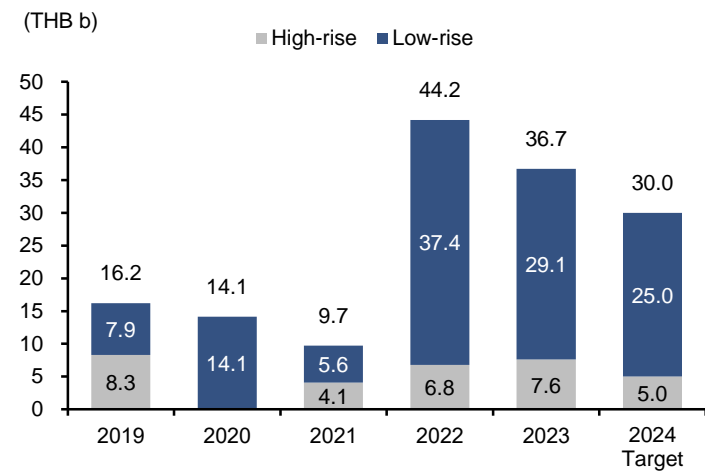
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Exhibit 1: SC - 4Q23 results summary

	4Q22	1Q23	2Q23	3Q23	4Q23	Change	
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)
Total revenue	7,308	4,922	5,213	5,533	8,818	59.4	20.7
Cost of sales	4,861	3,265	3,510	3,719	6,107	64.2	25.6
Gross profit	2,447	1,657	1,704	1,814	2,712	49.5	10.8
SG&A	1,264	921	1,009	1,103	1,424	29.1	12.6
Operating profit	1,183	737	694	711	1,288	81.1	8.9
Interest expense	65	95	96	92	100	8.4	53.8
Tax	238	140	138	147	231	57.7	(2.7)
Associates	64	29	19	3	3	(5.0)	(95.1)
Reported net profit	935	535	593	503	851	69.1	(9.0)
Normalised profit	976	535	497	503	968	92.3	(0.8)
Key ratios (%)	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)
Property gross margin	31.9	32.2	31.3	31.2	29.6	(0.1)	(1.5)
Gross margin	33.5	33.7	32.7	32.8	30.8	0.1	(1.1)
SG&A to sales	17.3	18.7	19.4	19.9	16.1	0.6	2.1
Operating margin	16.2	15.0	13.3	12.9	14.6	(0.5)	(3.2)
Net profit margin	12.8	10.9	11.4	9.1	9.7	(2.3)	(3.3)
Normalised profit margin	13.4	10.9	9.5	9.1	11.0	(0.4)	(3.4)
Operating statistics	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)
Property transfers	7,061	4,673	4,948	5,235	8,513	62.6	20.6
-- Low-rise	5,218	3,759	3,838	4,260	5,809	36.4	11.3
-- High-rise	1,843	914	1,110	976	2,704	177.2	46.7
Presales	7,286	4,918	7,328	8,434	7,270	(13.8)	(0.2)
-- Low-rise	5,648	3,256	5,389	4,295	4,360	1.5	(22.8)
-- High-rise	1,638	1,662	1,939	4,139	2,910	(29.7)	77.6
New launches	18,960	930	18,600	8,870	8,290	(6.5)	(56.3)

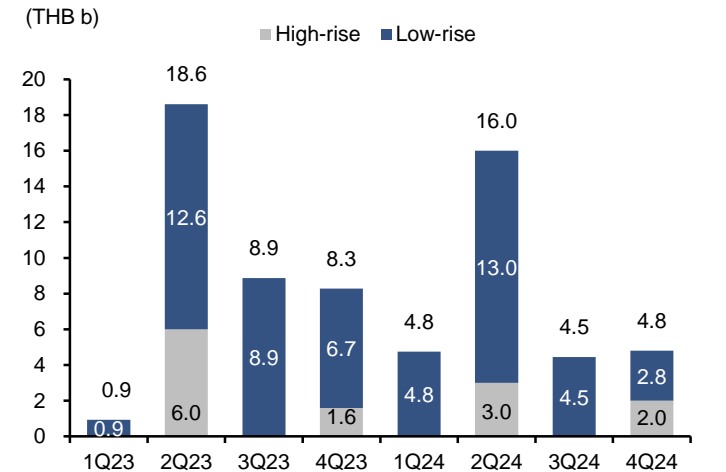
Sources: SC; FSSIA's compilation

Exhibit 2: Yearly new launches



Sources: SC; FSSIA's compilation

Exhibit 3: Quarterly new launches



Sources: SC; FSSIA's compilation

Financial Statements

SC Asset Corporation

Profit and Loss (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Revenue	21,583	24,487	23,112	24,145	25,329
Cost of goods sold	(14,414)	(16,601)	(15,446)	(16,140)	(16,955)
Gross profit	7,169	7,887	7,666	8,005	8,374
Other operating income	102	99	50	50	60
Operating costs	(3,910)	(4,456)	(4,229)	(4,418)	(4,635)
Operating EBITDA	3,453	3,650	3,680	3,840	4,012
Depreciation	(92)	(120)	(193)	(203)	(213)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	3,361	3,529	3,486	3,637	3,798
Net financing costs	(134)	(383)	(379)	(379)	(364)
Associates	55	54	78	105	33
Recurring non-operating income	55	54	78	105	33
Non-recurring items	(41)	(20)	0	0	0
Profit before tax	3,241	3,181	3,186	3,363	3,468
Tax	(678)	(656)	(653)	(684)	(721)
Profit after tax	2,563	2,525	2,533	2,679	2,747
Minority interests	(7)	(43)	(25)	(18)	(11)
Preferred dividends	0	0	0	0	0
Other items	-	-	-	-	-
Reported net profit	2,556	2,482	2,508	2,660	2,735
Non-recurring items & goodwill (net)	41	20	0	0	0
Recurring net profit	2,597	2,502	2,508	2,660	2,735
Per share (THB)					
Recurring EPS *	0.62	0.60	0.60	0.64	0.65
Reported EPS	0.61	0.59	0.60	0.64	0.65
DPS	0.25	0.23	0.23	0.25	0.26
Diluted shares (used to calculate per share data)	4,180	4,180	4,180	4,180	4,180
Growth					
Revenue (%)	10.8	13.5	(5.6)	4.5	4.9
Operating EBITDA (%)	21.3	5.7	0.8	4.3	4.5
Operating EBIT (%)	24.6	5.0	(1.2)	4.3	4.4
Recurring EPS (%)	28.2	(3.7)	0.2	6.1	2.8
Reported EPS (%)	24.0	(2.9)	1.0	6.1	2.8
Operating performance					
Gross margin inc. depreciation (%)	33.2	32.2	33.2	33.2	33.1
Gross margin exc. depreciation (%)	33.6	32.7	34.0	34.0	33.9
Operating EBITDA margin (%)	16.0	14.9	15.9	15.9	15.8
Operating EBIT margin (%)	15.6	14.4	15.1	15.1	15.0
Net margin (%)	12.0	10.2	10.9	11.0	10.8
Effective tax rate (%)	20.9	20.6	20.5	20.3	20.8
Dividend payout on recurring profit (%)	39.8	39.2	39.1	39.1	39.1
Interest cover (X)	25.6	9.4	9.4	9.9	10.5
Inventory days	963.1	982.6	1,117.9	1,095.2	1,061.5
Debtor days	2.2	2.2	3.1	3.4	3.4
Creditor days	32.6	36.1	39.1	43.3	43.1
Operating ROIC (%)	7.6	6.7	6.3	6.5	(1.7)
ROIC (%)	6.1	5.4	5.1	5.4	(1.4)
ROE (%)	12.4	11.1	10.5	10.4	10.1
ROA (%)	5.1	4.7	4.5	4.6	4.0
* Pre-exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Project sales	20,654	23,370	22,114	23,105	24,186
Rental and services	880	977	942	980	1,078
Consulting and management	49	140	55	60	65

Sources: SC Asset Corporation; FSSIA estimates

Financial Statements

SC Asset Corporation

Cash Flow (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Recurring net profit	2,597	2,502	2,508	2,660	2,735
Depreciation	92	120	193	203	213
Associates & minorities	-	-	-	-	-
Other non-cash items	-	-	-	-	-
Change in working capital	(7,877)	(4,805)	1,326	(1,227)	(127)
Cash flow from operations	(5,187)	(2,182)	4,028	1,637	2,821
Capex - maintenance	-	-	-	-	-
Capex - new investment	(2,121)	(2,027)	-	(350)	(369)
Net acquisitions & disposals	-	-	-	-	-
Other investments (net)	-	-	1,323	-	-
Cash flow from investing	(2,121)	(2,027)	1,323	(350)	(369)
Dividends paid	(1,201)	(1,087)	(1,003)	(1,064)	(1,094)
Equity finance	260	127	24	18	11
Debt finance	4,077	5,067	(3,221)	0	0
Other financing cash flows	-	-	-	-	-
Cash flow from financing	3,135	4,107	(4,200)	(1,046)	(1,083)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	(4,173)	(102)	1,151	241	1,369
Free cash flow to firm (FCFF)	(7,174.97)	(3,827.36)	5,730.03	1,665.58	2,815.45
Free cash flow to equity (FCFE)	(3,231.46)	857.09	2,129.97	1,286.83	2,451.85

Per share (THB)

FCFF per share	(1.70)	(0.91)	1.36	0.39	0.67
FCFE per share	(0.77)	0.20	0.50	0.30	0.58
Recurring cash flow per share	0.64	0.63	0.65	0.69	0.71

Balance Sheet (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Tangible fixed assets (gross)	2,192	2,302	2,417	2,538	2,664
Less: Accumulated depreciation	(568)	(453)	(483)	(508)	(533)
Tangible fixed assets (net)	1,624	1,849	1,933	2,030	2,132
Intangible fixed assets (net)	122	127	69	70	71
Long-term financial assets	370	231	439	459	481
Invest. in associates & subsidiaries	8,538	10,353	8,603	8,632	8,663
Cash & equivalents	2,140	2,038	3,189	3,430	4,799
A/C receivable	119	171	222	232	243
Inventories	42,488	46,246	47,186	48,448	48,935
Other current assets	1,096	1,957	924	966	1,013
Current assets	45,843	50,411	51,520	53,076	54,990
Other assets	904	916	1,010	1,010	1,010
Total assets	57,401	63,888	63,575	65,277	67,347
Common equity	21,733	23,228	24,732	26,328	27,969
Minorities etc.	(23)	24	49	68	79
Total shareholders' equity	21,709	23,252	24,781	26,396	28,048
Long term debt	12,453	15,584	15,272	15,272	15,272
Other long-term liabilities	1,567	1,885	2,311	2,294	2,406
Long-term liabilities	14,020	17,468	17,583	17,566	17,678
A/C payable	1,837	1,419	1,849	1,932	2,026
Short term debt	16,059	17,995	15,086	15,086	15,086
Other current liabilities	3,776	3,753	4,276	4,298	4,509
Current liabilities	21,672	23,167	21,210	21,315	21,621
Total liabilities and shareholders' equity	57,401	63,888	63,575	65,277	67,347
Net working capital	38,090	43,202	42,207	43,417	43,656
Invested capital	49,648	56,678	54,262	55,618	56,014

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

Per share (THB)

Book value per share	5.15	5.44	5.79	6.16	6.55
Tangible book value per share	5.12	5.41	5.77	6.15	6.53

Financial strength

Net debt/equity (%)	121.5	135.7	109.6	102.0	91.1
Net debt/total assets (%)	45.9	49.4	42.7	41.3	38.0
Current ratio (x)	2.1	2.2	2.4	2.5	2.5
CF interest cover (x)	(7.3)	8.5	6.6	5.3	8.8

Valuation	2022	2023	2024E	2025E	2026E
Recurring P/E (x) *	5.5	5.7	5.7	5.4	5.2
Recurring P/E @ target price (x) *	7.1	7.3	7.3	6.9	6.7
Reported P/E (x)	5.6	5.8	5.7	5.4	5.2
Dividend yield (%)	7.2	6.9	6.9	7.3	7.5
Price/book (x)	0.7	0.6	0.6	0.6	0.5
Price/tangible book (x)	0.7	0.6	0.6	0.6	0.5
EV/EBITDA (x) **	11.8	12.7	11.4	10.8	10.0
EV/EBITDA @ target price (x) **	13.0	13.8	12.5	11.9	11.1
EV/invested capital (x)	0.8	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: SC Asset Corporation; FSSIA estimates

SC Asset Corp PCL (SC TB)

FSSIA ESG rating

★★★★

60.14 /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
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; FSSIA's compilation

Exhibit 6: ESG score by Bloomberg

FY ending Dec 31	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
ESG financial materiality scores - ESG score	—	—	—	—	—	2.66	2.34
BESG environmental pillar score	—	—	—	—	—	1.70	1.14
BESG social pillar score	—	—	—	—	—	3.67	2.51
BESG governance pillar score	—	—	—	—	—	3.80	4.29
ESG disclosure score	—	—	—	32.63	33.83	44.32	42.60
Environmental disclosure score	—	—	—	1.75	1.75	18.79	15.95
Social disclosure score	—	—	—	14.87	18.47	32.95	30.62
Governance disclosure score	—	—	—	81.10	81.10	81.10	81.10
Environmental							
Emissions reduction initiatives	No	No	No	No	No	Yes	Yes
Climate change policy	No	No	No	No	No	No	No
Climate change opportunities discussed	No	No	No	No	No	No	No
Risks of climate change discussed	No	No	No	No	No	Yes	Yes
GHG scope 1	—	—	—	—	—	0	—
GHG scope 2 location-based	—	—	—	—	—	12	—
GHG Scope 3	—	—	—	—	—	—	—
Carbon per unit of production	—	—	—	—	—	—	—
Biodiversity policy	No	No	No	No	No	No	No
Energy efficiency policy	No	No	No	Yes	Yes	Yes	Yes
Total energy consumption	—	—	—	—	—	—	—
Renewable energy use	—	—	—	—	—	—	—
Electricity used	—	—	—	—	—	—	—
Fuel used - natural gas	—	—	—	—	—	—	—

Sources: Bloomberg; FSSIA's compilation

Exhibit 7: ESG score by Bloomberg (cont.)

FY ending Dec 31	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
Waste reduction policy	No	No	No	Yes	Yes	Yes	Yes
Hazardous waste	—	—	—	—	—	—	—
Total waste	—	—	—	—	—	—	—
Waste recycled	—	—	—	—	—	—	—
Waste sent to landfills	—	—	—	—	—	—	—
Environmental supply chain management	No	No	No	No	No	No	No
Water policy	No	No	No	Yes	Yes	Yes	Yes
Water consumption	—	—	—	—	—	—	—
Social							
Human rights policy	No	No	No	Yes	Yes	Yes	Yes
Policy against child labor	No	No	No	Yes	Yes	Yes	Yes
Quality assurance and recall policy	No	No	No	No	No	No	No
Consumer data protection policy	No	No	No	No	Yes	Yes	Yes
Equal opportunity policy	No	No	No	Yes	Yes	Yes	Yes
Gender pay gap breakout	No	No	No	No	No	No	No
Pct women in workforce	—	—	—	—	—	47	—
Pct disabled in workforce	—	—	—	—	—	1	1
Business ethics policy	No	No	No	Yes	Yes	Yes	Yes
Anti-bribery ethics policy	No	No	No	Yes	Yes	Yes	Yes
Health and safety policy	No	No	No	Yes	Yes	Yes	Yes
Lost time incident rate - employees	—	—	—	—	—	0	0
Total recordable incident rate - employees	—	—	—	—	—	—	—
Training policy	No	No	No	Yes	Yes	Yes	Yes
Fair remuneration policy	No	No	No	Yes	Yes	Yes	Yes
Number of employees – CSR	—	—	—	877	923	1,033	1,212
Employee turnover pct	—	—	—	—	—	11	11
Total hours spent by firm - employee training	—	—	—	18,038	13,819	17,698	19,113
Social supply chain management	No	No	No	No	No	No	No
Governance							
Board size	—	—	—	9	9	9	10
No. of independent directors (ID)	—	—	—	6	6	6	7
No. of women on board	—	—	—	1	1	1	1
No. of non-executive directors on board	—	—	—	7	7	7	8
Company conducts board evaluations	No	No	No	Yes	Yes	Yes	Yes
No. of board meetings for the year	—	—	—	7	8	7	9
Board meeting attendance pct	—	—	—	92	99	100	100
Board duration (years)	—	—	—	3	3	3	3
Director share ownership guidelines	No	No	No	No	No	No	No
Age of the youngest director	—	—	—	40	41	42	43
Age of the oldest director	—	—	—	75	76	77	76
No. of executives / company managers	—	—	—	12	20	21	23
No. of female executives	—	—	—	4	6	7	8
Executive share ownership guidelines	No	No	No	No	No	No	No
Size of audit committee	—	—	—	3	3	3	3
No. of ID on audit committee	—	—	—	3	3	3	3
Audit committee meetings	—	—	—	9	10	9	10
Audit meeting attendance %	—	—	—	100	100	100	100
Size of compensation committee	—	—	—	3	3	3	3
No. of ID on compensation committee	—	—	—	3	3	3	3
No. of compensation committee meetings	—	—	—	2	2	2	2
Compensation meeting attendance %	—	—	—	100	100	100	100
Size of nomination committee	—	—	—	3	3	3	3
No. of nomination committee meetings	—	—	—	2	2	2	2
Nomination meeting attendance %	—	—	—	100	100	100	100
Sustainability governance							
Verification type	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 Sustainability	The Sustainability's 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="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">AAA</td> <td>8.571-10.000</td> <td style="padding-right: 20px;">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> </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

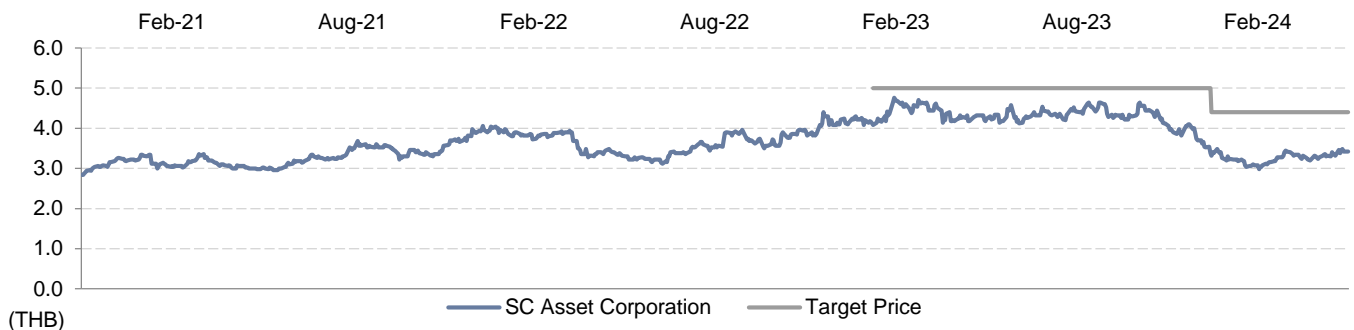
The individual(s) identified above certify(ies) that (i) all views expressed in this report accurately reflect the personal view of the analyst(s) with regard to any and all of the subject securities, companies or issuers mentioned in this report; and (ii) no part of the compensation of the analyst(s) 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

SC Asset Corporation (SC TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
12-Jan-2023	BUY	5.00	31-Oct-2023	BUY	4.40	-	-	-

Thanyatorn Songwutti started covering this stock from 12-Jan-2023

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
SC Asset Corporation	SC TB	THB 3.42	BUY	Downside risks to our P/E-based TP include 1) weaker-than-expected take-up rates of new launches; 2) weak purchasing power; 3) cancellation of presales; 4) bank loan rejections; and 5) construction delays.

Source: FSSIA estimates

Additional Disclosures

Target price history, stock price charts, valuation and risk details, and equity rating histories applicable to each company rated in this report is available in our most recently published reports. You can contact the analyst named on the front of this note or your representative at Finansia Syrus Securities Public Company Limited.

All share prices are as at market close on 27-Feb-2024 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.