

SC ASSET CORPORATION

THAILAND / PROPERTY DEVELOPMENT

SC TB

HOLD

UNCHANGED

Key takeaways from analyst meeting

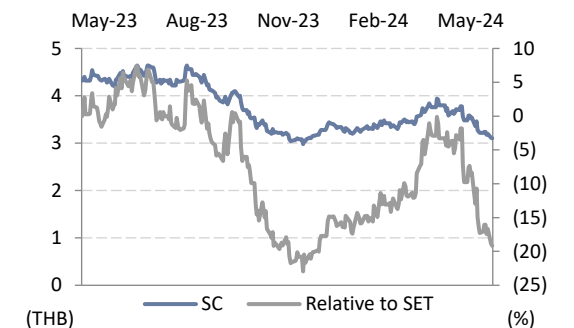
TARGET PRICE	THB3.80
CLOSE	THB3.10
UP/DOWNSIDE	+22.6%
TP vs CONSENSUS	-2.7%

Highlights

- We have a neutral view of yesterday's meeting (May 28). Management reaffirmed its view of a challenging property market. In particular, low-rises continued to experience increased supply, not balancing with flat demand. However, condos looked better with catalysts from improved purchasing power from international buyers, accounting for over 50% of 1Q24 condo presales.
- The weak 1Q24 profit was due mainly to a higher rejection rate in the THB10-20m-per-unit low-rise segment, the main portfolio since customers had lower purchasing power and affordability. However, SC is fixing them by improving its screening and working closely with banks. They should help mitigate the impact and improve the quality of its backlog in 2Q24.
- SC maintained its 2024 new launch plan of THB30b (-18% y-y) and its presales target of THB28b (flat y-y). In 2Q24, it expected presales of THB6.0-6.3b (flat q-q, -15% y-y) due to its seven planned low-rise launches with a combined value of THB13b during May - Jun. However, SC has postponed the debut of a new condo, Reference Ekkamai (THB3b), from 2Q24 to 3Q24 owing to project readiness and EIA.
- SC pressed on with investments in joint ventures with partners in other businesses (Engine 2). In 2Q24, it invested in a JV for four projects, including 1) two hotels, i.e., Kromo Sukhumvit 29 (SC 51%, Daiwa House 49%) and The Standard Pattaya (SC 45%, SYNTEC 55%), and 2) two warehouses in Bangna and Laem Chabang (SC 51%, Tokyo Tatemono 49%). They would generate recurring income, which should play a role after a commercial run in 2025.
- We expect 2Q24 net profit to weaken y-y but sharply recover q-q due to a low base in 1Q24. Low-rise transfers should accelerate due to its end-1Q24 backlog of THB6b, which SC would realize THB3b as revenue in 2Q24. Also, it should record a one-time gain of THB80-120m (after tax) from the land sale to three JV projects in hotel and warehouse businesses. The gross margin should stabilize q-q at 29-30% but down from 31% in 2Q23 due to high competition in the low-rise market. Also, 2H24 profit should improve h-h. In particular, 4Q24 would be the best quarter of this year due to transfers of two new condos.
- SC dropped by 10% within two weeks after its 1Q24 earnings results, widening its upside from our TP of THB3.80. However, it lacks fresh short-term catalysts. Therefore, we recommend investors better wait till the profit sharply recovers and the rejection rate in the high-end low-rise segment eases.

KEY STOCK DATA

YE Dec (THB m)	2023	2024E	2025E	2026E
Revenue	24,487	22,457	22,947	24,582
Net profit	2,482	2,163	2,301	2,466
EPS (THB)	0.59	0.52	0.55	0.59
vs Consensus (%)	-	(8.3)	(11.3)	(14.2)
EBITDA	3,650	3,231	3,380	3,672
Recurring net profit	2,502	2,163	2,301	2,466
Core EPS (THB)	0.60	0.52	0.55	0.59
EPS growth (%)	(3.7)	(13.6)	6.4	7.2
Core P/E (x)	5.2	6.0	5.6	5.3
Dividend yield (%)	7.6	6.5	6.9	7.4
EV/EBITDA (x)	12.3	13.4	12.9	11.6
Price/book (x)	0.6	0.5	0.5	0.5
Net debt/Equity (%)	135.7	122.1	116.1	106.1
ROE (%)	11.1	9.1	9.1	9.3



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(16.7)	(7.2)	(27.2)
Relative to country (%)	(16.8)	(5.9)	(18.3)
Mkt cap (USD m)	362		
3m avg. daily turnover (USD m)	0.7		
Free float (%)	39		
Major shareholder	Shinawatra Family (64%)		
12m high/low (THB)	4.70/2.96		
Issued shares (m)	4,222.62		

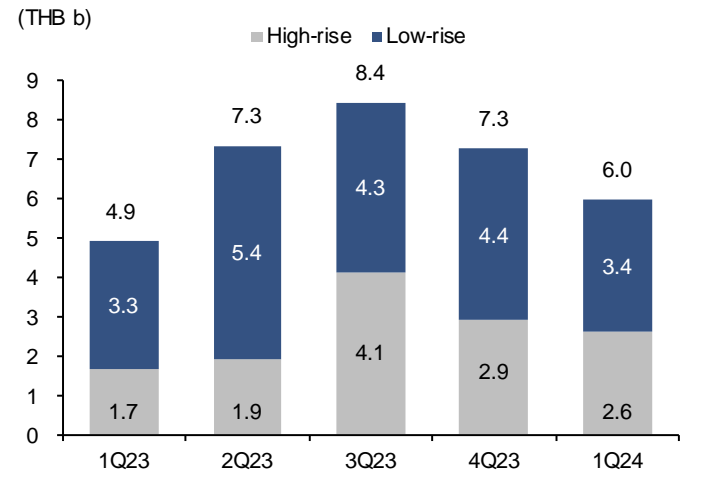
Sources: Bloomberg consensus; FSSIA estimates



Thanyatorn Songwutti

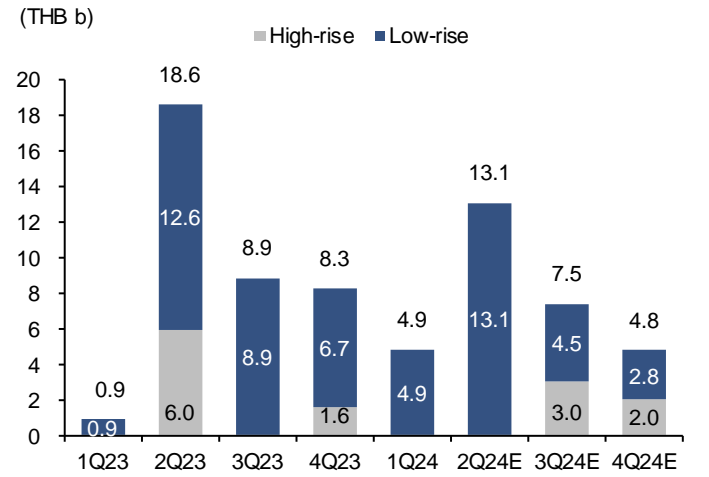
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Exhibit 1: Quarterly presales



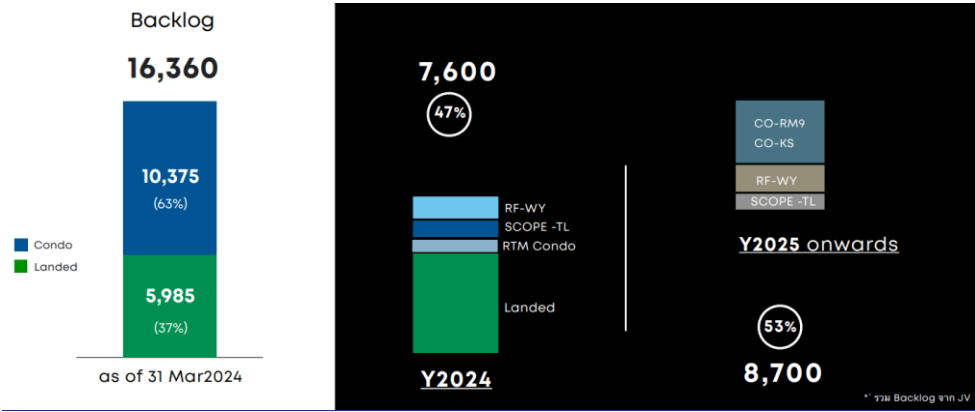
Sources: SC; FSSIA's compilation

Exhibit 2: Quarterly new launches



Sources: SC; FSSIA's compilation

Exhibit 3: Backlog at end-1Q24



Source: SC

Exhibit 4: New JV projects in 2Q24



Source: SC

Exhibit 5: Engine 2

KROMO CURIO COLLECTION

by Hilton



Location : Sukhumvit 29

Segment : Upper Upscale

Key : 306 keys , 28 Floors

Operate : 1Q'25

(Under construction)

YANH RATCHAWAT

Hotel Performance

: Overall Occupancy **86%**

#2 Warehouse at **Bangna Km.22**

Location : Sol Wat Bua Roi

Type : Ready Built

NLA (sq.m) : 17,000 sq.m

Opening : 4Q'24

(Under construction)

#3 Warehouse at. **Bangna Km.20**

Location : Bangna-Trad km.20

Type : Ready Built / Built-to-suit

NLA (sq.m) : 80,000 sq.m

Opening : 2025

(Under construction)

#4 Warehouse at. **Laem Chabang**

Location : Laem Chabang

Type : Ready Built

NLA (sq.m) : 47,000 sq.m

Opening : 2025

(Under construction)

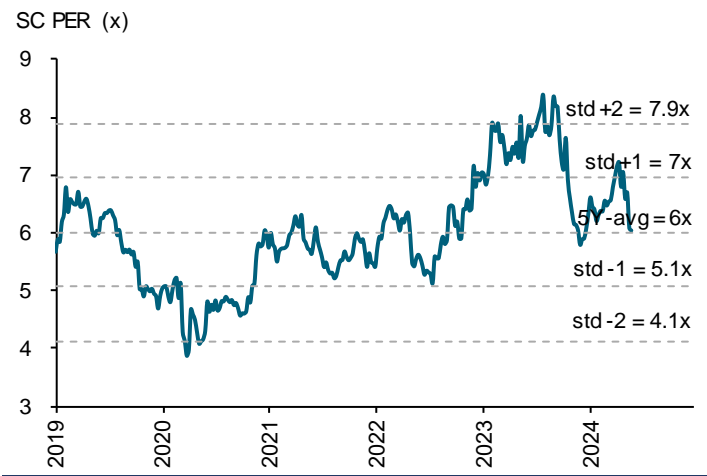
Source: SC

Exhibit 6: New launch plan in 2024

Period	No.	Product	Project	Total Unit	Total Value (MB)
1Q24	1	SDH	Grand Bangkok Boulevard Bangna KM.15	73	3,000
	2	SDH	Bangkok Boulevard Signature Bangkokhae	61	1,860
2Q24	3	SDH	VENUE ID Pinklao - Kanchana	85	920
	4	SDH	Grand Bangkok Boulevard Petchkasem - Kanchana	62	2,550
	5	SDH	Bangkok Boulevard Signature Ramintra - Phraya Suren	101	2,450
	6	SDH	Grand Bangkok Boulevard Pinklao - Borom	41	1,800
	7	SDH	Bangkok Boulevard Signature Chaengwattana - Ratchaphruek	60	1,750
	8	SDH	VENUE Portrait Westgate	167	1,500
	9	SDH	PAVE Kanchana - Ratchaphruek	319	2,150
3Q24	10	SDH	Grand Bangkok Boulevard Na Uthayan	47	1,900
	11	SDH	Connoisseur	20	1,600
	12	SDH	Grand Bangkok Boulevard Borommaratchachonnani	21	950
	13	CONDO	Reference Ekkamai	396	3,000
4Q24	14	SDH	Bangkok Boulevard Bangna KM.13	68	900
	15	SDH	Bangkok Boulevard Rama 2	51	1,000
	16	SDH	Bangkok Boulevard Signature Rama 2	30	900
	17	CONDO	Reference	444	2,000
TOTAL				2,046	30,230

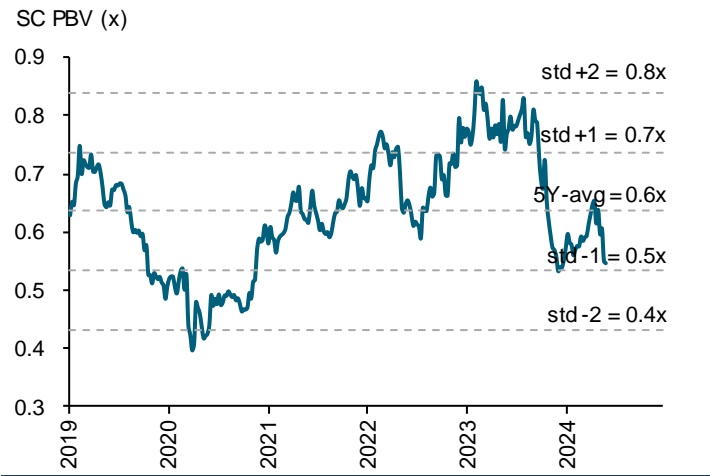
Source: SC

Exhibit 7: Historical P/E band



Sources: Bloomberg; FSSIA estimates

Exhibit 8: Historical P/BV band



Sources: Bloomberg; FSSIA estimates

Financial Statements

SC Asset Corporation

Profit and Loss (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Revenue	21,583	24,487	22,457	22,947	24,582
Cost of goods sold	(14,414)	(16,601)	(15,364)	(15,602)	(16,725)
Gross profit	7,169	7,887	7,092	7,346	7,857
Other operating income	102	99	100	100	100
Operating costs	(3,910)	(4,456)	(4,154)	(4,268)	(4,499)
Operating EBITDA	3,453	3,650	3,231	3,380	3,672
Depreciation	(92)	(120)	(193)	(203)	(213)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	3,361	3,529	3,038	3,177	3,459
Net financing costs	(134)	(383)	(379)	(379)	(364)
Associates	55	54	89	105	33
Recurring non-operating income	55	54	89	105	33
Non-recurring items	(41)	(20)	0	0	0
Profit before tax	3,241	3,181	2,748	2,904	3,128
Tax	(678)	(656)	(558)	(588)	(650)
Profit after tax	2,563	2,525	2,190	2,316	2,478
Minority interests	(7)	(43)	(27)	(15)	(12)
Preferred dividends	0	0	0	0	0
Other items	-	-	-	-	-
Reported net profit	2,556	2,482	2,163	2,301	2,466
Non-recurring items & goodwill (net)	41	20	0	0	0
Recurring net profit	2,597	2,502	2,163	2,301	2,466
Per share (THB)					
Recurring EPS *	0.62	0.60	0.52	0.55	0.59
Reported EPS	0.61	0.59	0.52	0.55	0.59
DPS	0.25	0.23	0.20	0.22	0.23
Diluted shares (used to calculate per share data)	4,180	4,180	4,180	4,180	4,180
Growth					
Revenue (%)	10.8	13.5	(8.3)	2.2	7.1
Operating EBITDA (%)	21.3	5.7	(11.5)	4.6	8.6
Operating EBIT (%)	24.6	5.0	(13.9)	4.6	8.9
Recurring EPS (%)	28.2	(3.7)	(13.6)	6.4	7.2
Reported EPS (%)	24.0	(2.9)	(12.9)	6.4	7.2
Operating performance					
Gross margin inc. depreciation (%)	33.2	32.2	31.6	32.0	32.0
Gross margin exc. depreciation (%)	33.6	32.7	32.4	32.9	32.8
Operating EBITDA margin (%)	16.0	14.9	14.4	14.7	14.9
Operating EBIT margin (%)	15.6	14.4	13.5	13.8	14.1
Net margin (%)	12.0	10.2	9.6	10.0	10.0
Effective tax rate (%)	20.9	20.6	20.3	20.2	20.8
Dividend payout on recurring profit (%)	39.8	39.2	39.1	39.1	39.1
Interest cover (X)	25.6	9.4	8.3	8.7	9.6
Inventory days	963.1	982.6	1,125.8	1,144.5	1,097.1
Debtor days	2.2	2.2	3.1	3.5	3.4
Creditor days	32.6	36.1	38.7	43.0	42.0
Operating ROIC (%)	7.6	6.7	5.4	5.5	(1.5)
ROIC (%)	6.1	5.4	4.4	4.6	(1.2)
ROE (%)	12.4	11.1	9.1	9.1	9.3
ROA (%)	5.1	4.7	3.9	4.0	3.6

* Pre exceptional, pre-goodwill and fully diluted

Revenue by Division (THB m)	2022	2023	2024E	2025E	2026E
Project sales	20,654	23,370	21,253	21,631	23,204
Rental and services	880	977	1,124	1,236	1,298
Consulting and management	49	140	80	80	80

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	2,163	2,301	2,466
Depreciation	92	120	193	203	213
Associates & minorities	-	-	-	-	-
Other non-cash items	-	-	-	-	-
Change in working capital	(7,877)	(4,805)	182	(1,414)	(312)
Cash flow from operations	(5,187)	(2,182)	2,538	1,090	2,367
Capex - maintenance	-	-	-	-	-
Capex - new investment	(2,121)	(2,027)	-	(340)	(378)
Net acquisitions & disposals	-	-	-	-	-
Other investments (net)	-	-	(164)	-	-
Cash flow from investing	(2,121)	(2,027)	(164)	(340)	(378)
Dividends paid	(1,201)	(1,087)	(865)	(920)	(986)
Equity finance	260	127	30	15	12
Debt finance	4,077	5,067	(1,521)	0	(900)
Other financing cash flows	-	-	-	-	-
Cash flow from financing	3,135	4,107	(2,356)	(906)	(1,875)
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)	18	(155)	114
Free cash flow to firm (FCFF)	(7,174.97)	(3,827.36)	2,752.67	1,129.35	2,352.77
Free cash flow to equity (FCFE)	(3,231.46)	857.09	852.61	750.60	1,089.17

Per share (THB)					
FCFF per share	(1.70)	(0.91)	0.65	0.27	0.56
FCFE per share	(0.77)	0.20	0.20	0.18	0.26
Recurring cash flow per share	0.64	0.63	0.56	0.60	0.64

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	427	436	467
Invest. in associates & subsidiaries	8,538	10,353	10,103	10,132	10,163
Cash & equivalents	2,140	2,038	2,056	1,901	2,015
A/C receivable	119	171	216	220	236
Inventories	42,488	46,246	47,337	49,233	50,028
Other current assets	1,096	1,957	1,347	918	983
Current assets	45,843	50,411	50,956	52,272	53,263
Other assets	904	916	1,010	1,010	1,010
Total assets	57,401	63,888	64,498	65,950	67,106
Common equity	21,733	23,228	24,528	25,909	27,389
Minorities etc.	(23)	24	52	66	78
Total shareholders' equity	21,709	23,252	24,580	25,976	27,467
Long term debt	12,453	15,584	15,272	15,272	15,272
Other long-term liabilities	1,567	1,885	2,246	2,180	2,335
Long-term liabilities	14,020	17,468	17,518	17,452	17,607
A/C payable	1,837	1,419	1,797	1,836	1,967
Short term debt	16,059	17,995	16,786	16,786	15,886
Other current liabilities	3,776	3,753	3,818	3,901	4,179
Current liabilities	21,672	23,167	22,400	22,523	22,031
Total liabilities and shareholders' equity	57,401	63,888	64,498	65,950	67,106
Net working capital	38,090	43,202	43,286	44,634	45,102
Invested capital	49,648	56,678	56,828	58,313	58,945

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

Per share (THB)					
Book value per share	5.15	5.44	5.73	6.06	6.40
Tangible book value per share	5.12	5.41	5.72	6.04	6.39
Financial strength					
Net debt/equity (%)	121.5	135.7	122.1	116.1	106.1
Net debt/total assets (%)	45.9	49.4	46.5	45.7	43.4
Current ratio (x)	2.1	2.2	2.3	2.3	2.4
CF interest cover (x)	(7.3)	8.5	3.3	3.9	5.0

Valuation	2022	2023	2024E	2025E	2026E
Recurring P/E (x) *	5.0	5.2	6.0	5.6	5.3
Recurring P/E @ target price (x) *	6.1	6.3	7.3	6.9	6.4
Reported P/E (x)	5.1	5.2	6.0	5.6	5.3
Dividend yield (%)	8.0	7.6	6.5	6.9	7.4
Price/book (x)	0.6	0.6	0.5	0.5	0.5
Price/tangible book (x)	0.6	0.6	0.5	0.5	0.5
EV/EBITDA (x) **	11.4	12.3	13.4	12.9	11.6
EV/EBITDA @ target price (x) **	12.3	13.1	14.3	13.7	12.4
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 9: 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 10: 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 11: 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 12: 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><tr><th>NEGL</th><th>Low</th><th>Medium</th><th>High</th><th>Severe</th></tr><tr><td>0-10</td><td>10-20</td><td>20-30</td><td>30-40</td><td>40+</td></tr></table>	NEGL	Low	Medium	High	Severe	0-10	10-20	20-30	30-40	40+										
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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><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></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

SC Asset Corporation (SC TB)



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 3.10	HOLD	Downside risks to our P/E-based TP include 1) a weaker-than-expected take-up rate, 2) sluggish economy and purchasing power, 3) higher rejection and cancellation rates, 4) construction delays and labor shortages, and 5) fierce 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 28-May-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.