EQUITIES RESEARCH



Thailand Market Update

Negative economic impacts still limited

- The flooding situation in Thailand in 2024 is currently affecting about 23 provinces, particularly in the northern and northeastern regions.
- The impact on GDP is expected to be around 0.3%, significantly lower than in 2011, and could offset cash handouts.
- The operations and performance of listed companies, as well as the EPS of the SET, remain limited.

Update on Thailand's 2024 flooding situation

As of October 2024, heavy flooding continues to impact multiple regions in Thailand, particularly in the North and Northeast. The Department of Disaster Prevention and Mitigation (DDPM) reports flooding in 23 provinces, affecting over 66,000 households. Northern provinces like Chiang Mai, Chiang Rai, and Sukhothai have been hit hard, with flood levels either declining or stabilizing, but still causing disruptions to transportation and daily life. Central provinces, including Ayutthaya and Ang Thong, are also seeing rising water levels. The flooding is linked to the annual southwest monsoon, and further rainfall is expected, which may exacerbate the situation. Overall, while water levels are starting to decline in some areas, the flood risk remains high, as more rain is forecast in October.

Water level in reservoirs is still lower than in 2011

A shown in Exhibit 2, the overall water level in key reservoirs is still lower compared to the same period in 2011. There are some dams such as Mae Ngud, Mae Mok, and Huai Luang, which have high water levels exceeding the 2011 ones. However, there is no reservoir that currently has a critical water level (more than 100% of storage), while the aggregate storage of regional reservoirs is at 62-81% vs c90-104% in 2011. Hence, Thailand's water situation in 2024, while serious, appears less critical and severe compared to 2011.

Impact on the Thai economy is significantly less severe than in 2011

Overall, the flooding situation in Thailand in 2024 shows that the current impact on the economy is significantly less than in 2011, as there are fewer affected areas or provinces. Additionally, there has been no flooding in industrial estates, unlike in 2011 when the Ayutthaya and Pathum Thani industrial zones were inundated. The market estimates that the economic impact will be around c0.3% of GDP, which might potentially be offset by the THB145b cash handout in late September. However, the impact might be larger and we recommend investors to keep watching the further rainfall, which may worsen the situation.

Downside on companies' earnings still limited

We anticipate the current flooding situation to be significantly less severe compared to 2011. We have provided details in Exhibit 1 for some sectors and stocks that might endure some impacts on businesses in some specific areas, especially in the North, but these are still limited. Hence, we expect the downside for overall companies' earnings and the SET's EPS in 2024 of THB90 (+15% y-y) to be currently limited.



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Exhibit 1: Flooding updates and impacts by sector

Sector	Company	Details of flooding impact	Impact
Banking		Due to the impact of flooding in several areas across the country during August-October 2024, most banks under our coverage have introduced financial measures to assist affected individual customers and SME business customers impacted by the situation. These measures aim to provide immediate financial relief, which covers personal loans, home loans, small business loans, and SME business loans that have been directly or indirectly affected by the flooding. The measures include 1) a debt payment moratorium by the temporary suspension of principal and interest payments for a certain period to help debtors cope with immediate financial difficulties caused by the flooding; 2) lowering interest rates on existing loans for affected debtors to ease their financial burden; 3) offering tailored debt restructuring options, such as extending repayment periods or reducing installment amounts, to suit the financial capacity of each debtor; 4) providing special emergency loans with low interest rates to help affected individuals and businesses recover and rebuild after the flooding; 5) exempting fees and penalties for late payments or other related banking services for those affected by the floods; 6) offering financial counseling and support services to help debtors manage their finances and navigate the recovery process; and 7) offering loans for the repair, renovation, or replacement of damaged business assets. Debtors seeking assistance must contact their financial institutions to receive support.	The impact is limited. This is because flooding occurs annually, and this year is less severe than the major floods of 2011. Most relief measures are short term, primarily allowing debtors to delay payments without significantly altering their repayment capacity.
Finance		Although non-banks under our coverage have not issued clear relief measures like banks, inquiries with various companies reveal that they have assisted debtors affected by the floods. This includes debt moratoriums, debt extensions, and additional loans to help debtors through this crisis. The overall impact on each company is limited. Moreover, most companies indicate that if customers have home insurance, which typically covers flood damage, they will assist in processing claims, further reducing the impact of losses.	
	MTC	MTC, despite having over 100-200 branches in Chiang Mai and Chiang Rai, has only temporarily closed 10-20 branches.	Limited impact
	SAWAD	SAWAD has only a few branches in the northern region.	Limited impact
		TIDLOR confirms that the loans issued in Chiang Mai and Chiang Rai provinces account for less than 2%, and not all customers are affected.	Limited impact
	SAK	Although most of its branches are in the upper and central northern regions, some branches, particularly in Chiang Mai (a tourist destination rather than an agricultural area) have temporarily closed.	Limited impact
Property	ORN	All residential properties for sale are located in Chiang Mai including low-rise and condos totaling 23 ongoing projects.	The flooding has affected its two condos on Chang Klan road and the water has risen in both projects. However, ORN has taken out insurance to cover all possible damages sufficiently.
	SPALI	There are a total of eight ongoing projects in Chiang Mai, comprising seven low-rises and one condo.	The water has not risen in all projects, but it might affect the housing demand and presales in the short term.
	SIRI	There are a total of five ongoing projects in Chiang Mai, comprising three low-rises and two condos.	The water has not risen in all projects, but it might affect the housing demand and presales in the short term.
	CPN	Out of a total 42 shopping malls, CPN has five malls in the northern region of Thailand including Central Chiangmai Airport, Central Chiangmai, Central Chiangrai, Central Phitsanulok, and Central Lampang. Up to the present, CPN's malls have been not affected by the flooding, and their malls are still open as usual. Some branches may close a bit earlier depending on the situation. However, the flooding in the nearby areas has resulted in lighter traffic than usual, but the overall impact is still quite limited.	Limited impact
Electronics	HANA	Flood warnings are currently in effect for the two subdistricts in Lamphun - Umong and Nong Chang Khuen (bordering Chiang Mai). If the floodwater reaches Ban Klang and Pa Sak, it will be concerning for HANA. HANA has two factories in Lamphun: the first is located in the Northern Industrial Estate in Ban Klang, and the second is in the Saha Pathana Industry Park in Pa Sak. Together, these two factories account for 50% of HANA's total revenue, making them the main plants. Currently, they are not flooded, but we need to monitor the movement of the water mass over the next 1-2 days.	No impact yet
	DELTA	DELTA has factories located in the Bang Pu Industrial Estate in Samut Prakan and the Welgrow Industrial Estate in Chachoengsao. Currently, these areas are not in high-risk zones.	No impact yet
	KCE	KCE has two factories located in the Lat Krabang Industrial Estate in Bangkok and the Hi- Tech Industrial Estate in Ayutthaya. Currently, there are no flood warnings in effect, but Ayutthaya is considered a risk area due to previous flooding incidents.	No impact yet
Property	MINT	Only one managed hotel, Anantara Chiang Mai Resort has been impacted. The hotel has insurance to cover both property damage and business interruption.	Limited impact
	ERW	Three Hop Inn hotels are in Chiang Mai. However, the hotels are not affected by water.	Limited impact
	CENTEL	Only one managed hotel in Chiang Mai and has no affect from water.	Limited impact
	AWC	Three hotels and one retail in Chiang Mai. Melia has taken water in multiple areas and guests have been moved to other hotels. Marriott and Intercontinental are not affected by water.	Revenue contribution from hotels and retail ir Chiang Mai was 5% in 2023 and 6% in 2Q24
Healthcare	BDMS	Bangkok Chiang Mai is surrounded by water, but the hospital is not affected.	Limited impact
	BCH	KH Maesai is surrounded by water, but the hospital is not affected. The revenue contribution is only 1% of total revenue.	Limited impact
Commerce	GLOBAL	GLOBAL's Chiang Mai branch experienced some flooding and was closed for about 3-4 days but has since reopened. The damage is expected to be minimal, and all is covered by insurance.	Limited impact
	CPALL	Smaller branches (CVS) have been impacted, but typically they are able to reopen within 2-3 days.	Limited impact
	CPAXT	Only the CVS format "Go Fresh" has been impacted; about 7 stores of Lotus's Go Fresh	Limited impact

Source: FSSIA summarize

Exhibit 2: Thailand's hydro situation as of 8 October 2024

Reservior	Capacity	Storage				Inflow				Release	
name	NPL	Stor	rage	Usable Water		Annual Average		Water Volume		Water Volume	
	(MCM)	(MCM)		(MCM)		(MCM)		(MCM)		(MCM)	
		2024	2011	2024	2011	2024	2011	2024	2011	2024	2011
North (8)											
Mae Ngud	265	297 (112%)	268 (101%)	284 (107%)	243 (92%)	302.74	332	2.72	1.44	4.55	2.11
Mae Mok	110	105 (96%)	n/a	89 (81%)	n/a	233.48	n/a	0.95	n/a	0.67	n/a
Sirikit	9,510	8,942 (94%)	9,394 (99%)	6,092 (64%)	6,544 (69%)	5,652.79	5391	28.36	40.59	4.97	55.15
Kiew Kor Mah	170	159 (93%)	169 (99%)	152 (90%)	163 (96%)	224.7	297	3.37	1.61	6.86	0.16
Kheaw Noi	939	746 (79%)	948 (101%)	703 (75%)	905 (96%)	1,338.44	1653	8.57	28.32	0.43	21.6
Kiew Lom	106	83 (79%)	83 (74%)	80 (75%)	79 (71%)	546.37	281	11.13	5.2	11.4	1.49
Mae Kuang	263	203 (77%)	263 (100%)	189 (72%)	249 (95%)	184.6	186	1.03	1.92	0.39	2.44
Bhumibol	13,462	9,478 (70%)	13,341 (99%)	5,678 (42%)	9,541 (71%)	5,511.86	5602	157.78	136.97	1	101.73
Total North	24,825	20,013 (81%)	24,466 (99%)	13,268 (53%)	17,724 (72%)	13,995	13742	213.91	216.05	30.27	184.68
Northeast (12)											
Huai Luang	136	132 (98%)	118 (87%)	126 (93%)	111 (82%)	160.52	161	1.06	0.07	0.9	4.2
Lam Pao	1,980	1,861 (94%)	1,980 (100%)	1,761 (89%)	1,880 (95%)	2,212.54	1,985.00	12.44	18.44	8.25	34.44
Nam Oum	520	486 (93%)	583 (112%)	441 (85%)	540 (104%)	445.79	443	0.93	5.8	2.12	4.5
Ubonrat	2,431	2,087 (86%)	2,896 (119%)	1,505 (62%)	2,315 (95%)	2,475.94	2,271.00	43.3	65.82	9.14	45.32
Sirindhorn	1,966	1,491 (76%)	1,864 (95%)	659 (34%)	1,033 (53%)	1,668.27	1,664.00	3.78	6.07	0.52	10.71
Chulaporn	164	108 (66%)	174 (106%)	71 (43%)	120 (73%)	160.16	165	0.34	1.73	0	0.58
Mun Bon	141	85 (60%)	149 (106%)	78 (55%)	134 (95%)	97.18	82	0.41	2.64	0.09	1.02
Lam Sae	275	154 (56%)	273 (99%)	147 (54%)	266 (97%)	199.54	193	1.26	4.12	0.03	0.27
Lam Phra Ploeng	155	85 (55%)	107 (97%)	84 (54%)	106 (96%)	170.71	184	0.4	2.12	0.24	1.04
Nam Pong	165	79 (48%)	167 (101%)	71 (43%)	158 (96%)	134.34	103	0.34	0.75	0	1.31
Lam Nang Rong	121	43 (36%)	79 (65%)	40 (33%)	76 (63%)	51.73	30	0.16	0.37	0	0
Lam Takhong	314	107 (34%)	321 (102%)	84 (27%)	287 (91%)	265.01	270	0.28	5.66	0.09	1.94
Total Northeast	8,369	6,719 (80%)	8,711 (104%)	5,067 (61%)	7,026 (84%)	8,042	7551	64.7	113.59	21.38	105.33
Central (3)											
Pa Sak Jorasit	960	686 (71%)	1,047 (133%)	683 (71%)	1,044 (133%)	2,239.24	2,200.00	25.36	76.09	8.66	82.09
Kra Siew	299	147 (49%)	199 (83%)	107 (36%)	159 (66%)	327.3	256	1.17	3.57	0.04	0.41
Thapsalao	160	41 (26%)	137 (86%)	24 (15%)	129 (81%)	131.62	124	0	3.51	0	0.00
Total Central	1,419	874 (62%)	1,383 (97%)	814 (57%)	1,332 (94%)	2,698	2,580	26.53	83.17	8.7	82.50
West (2)											
Wachiralongkorn	8,860	7,817 (88%)	7,488 (85%)	4,805 (54%)	4,476 (51%)	5,417.29	5,369.00	16.05	42.72	15.07	10.02
Srinakarin	17,745	14,467 (82%)	15,678 (88%)	4,202 (24%)	5,413 (31%)	4,616.93	4,339.00	28.91	92.13	4.79	21.44
Total West	26,605	22,283 (84%)	23,166 (87%)	9,006 (34%)	9,889 (37%)	10,034	9,708	44.96	134.85	19.86	31.46
East (6)											
Pra Sae	295	279 (95%)	267 (108%)	259 (88%)	247 (100%)	271.4	295	0.45	7.02	0.28	2.84
Khun Dan Prakan Chon	224	208 (93%)	202 (90%)	203 (91%)	197 (88%)	307.99	337	0.53	1.89	0.04	0.32
Naruebodindrachinda	295	263 (89%)	n/a	249 (84%)	n/a	323.12	n/a	1.03	n/a	0.7	n/a
Bang Phra	117	89 (76%)	102 (87%)	77 (66%)	90 (77%)	52	44	0.14	2.29	0.32	0.08
Nong Pla Lai	164	125 (76%)	172 (105%)	112 (68%)	158 (96%)	215.33	203	0.55	4.59	0.6	0.46
khlong Siyat	420	202 (48%)	432 (103%)	172 (41%)	402 (96%)	282.53	204	0	2.63	0.16	2.63
Total East	1,515	1,168 (77%)	1,175 (96%)	1,073 (71%)	1,094 (90%)	1,452	1,083	2.7	18.42	2.1	6.33
South (4)											
Ratchaprapa	5,639	3,869 (69%)	4,700 (83%)	2,517 (45%)	3,348 (59%)	2,645.11	2,598.00	7.53	22.61	0	15.69
Kaeng Kachan	710	429 (60%)	518 (73%)	364 (51%)	451 (64%)	904.57	929	1.98	6.17	2.59	3.1
Bang Lang	1,454	686 (47%)	643 (44%)	409 (28%)	383 (26%)	1,588.85	1,545.00	9.01	2.89	12.08	1.77
Pranburi	391	145 (37%)	167 (48%)	128 (33%)	149 (43%)	455.61	436	1.02	1.63	1.2	1.38
Total South	0 404	E 400 (000()	6 029 (749/)	0.440 (400()	4 224 (520/)	E 504	5,508	19.54	33.3	15.87	21.94
Total South	8,194	5,129 (63%)	6,028 (74%)	3,419 (42%)	4,331 (53%)	5,594	5,500	13.34	33.5	15.07	21104

Note: <=30% Critically Low, >30% Low, >50% Moderate, >80% High, >100% Critical Source: National Hydroinformatics Data Center

Disclaimer for ESG scoring

ESG score	Methodolog	I <u>y</u>			Rating						
The Dow Jones Sustainability Indices (DJSI) By S&P Global	process base from the ann Only the top- inclusion.	ed on the com ual S&P Glob -ranked comp	transparent, rules-based panies' Total Sustainabi al Corporate Sustainabil anies within each industr	Be a member and invited to the annual S&P Global Corporate Sustainability Assessment (CSA) for DJSI. Companies with an S&P Globa 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 (<u>THSI</u>) by The Stock Exchange of Thailand (<u>SET</u>)	managing bu Candidates r 1) no irregula float of >150 up capital. S 70%; 2) inde wrongdoing r	usiness with tr must pass the ar trading of th shareholders ome key disquered pendent direct related to CG	ility in Environmental and ansparency in Governan preemptive criteria, with he board members and e , and combined holding i ualifying criteria include: tors and free float violati , social & environmental aarnings in red for > 3 yes	ace, updated annually. a two crucial conditions: executives; and 2) free must be >15% of paid- 1) CG score of below on; 3) executives' impacts; 4) equity in	To be eligible for <u>THSI inclusion</u> , 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. <u>SETTHSI Index</u> 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 a 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), Good (80-89), 3 for Good (70-79), 2 for Fair (60-69), 1 for F and not rated for scores below 50. Weightings include: 1) th equitable treatment of shareholders (weight 25% combined stakeholders (25%); 4) disclosure & transparency (15%); at responsibilities (35%).							ass (60-69), e rights; 2) an); 3) the role of			
AGM level By Thai Investors Association (TIA) with support from the SEC	treatment are transparent a out of five the criteria cover date (45%), a circulation of s exercised. The and verifiability	e incorporated and sufficientl e CG compon r AGM proced and after the i ufficient informa e second assess r; and 3) openne	which shareholders' right: d into business operation y disclosed. All form imp- ients to be evaluated anr iures before the meeting meeting (10%). (The first a tion for voting; and 2) facilita es 1) the ease of attending n ses for Q&A. The third involve es, resolutions and voting re	is and information is ortant elements of two nually. The assessment (45%), at the meeting assesses 1) advance ting how voting rights can be neetings; 2) transparency es the meeting minutes that	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)	establishmer policies. The (Companies de Declaration of Certification, in managers and	nt of key contr Certification eciding to becon Intent to kick off ocluding risk ass	Checklist include corrupti rols, and the monitoring a is good for three years. If an 18-month deadline to sul essment, in place of policy a ablishment of whistleblowing II stakeholders.)	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.							
<u>Morningstar</u> 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. 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				A company's ESG risk rating score is the sum of unmanaged risk. The more risk is unmanaged, the higher ESG risk is scored. NEGL Low Medium High Severe						
		uality & peer rev		0-10	10-20	20-30	30-40	40+			
<u>ESG Book</u>	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.										
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.										
	AAA AA	8.571-10.00 7.143-8.570	Leader:	anaging the most s	gnificant ESG ri	sks and opportunitie	S				
	A BBB BB	5.714-7.142 4.286-5.713 2.857-4.285	713 Average: a mixed or unexceptional track record of mana industry peers				t significant ESG ris	ks and opportu	nities relative to		
	B CCC	1.429-2.856 0.000-1.428	Laggard:	lagging its industry base	ed on its high exposure and failure to manage significant ESG risks						
<u>Moody's ESG</u> solutions	Moody's ass believes that	esses the dec a company ir	gree to which companies	take into account ESG o nto its business model an medium to long term.							
<u>Refinitiv ESG</u> rating	based on pu	blicly available	e and auditable data. The	e a company's relative ES e score ranges from 0 to are 0 to 25 = poor; >25 to 50	100 on relative E	SG performar	ce and insufficie	nt degree of t			
S&P Global				asuring a company's perf ssification. The score ran			of ESG risks, op	oortunities, ar	d impacts		
Pleamhara	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											

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

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All share prices are as at market close on, unless otherwise stated.

RECOMMENDATION STRUCTURE

Stock ratings

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

BUY (B). The upside is 10% or more.

HOLD (H). The upside or downside is less than 10%.

REDUCE (R). The downside is 10% or more.

Unless otherwise specified, these recommendations are set with a 12-month horizon. Thus, it is possible that future price volatility may cause a temporary mismatch between upside/downside for a stock based on market price and the formal recommendation.

* In most cases, the target price will equal the analyst's assessment of the current fair value of the stock. However, if the analyst doesn't think the market will reassess the stock over the specified time horizon due to a lack of events or catalysts, then the target price may differ from fair value. In most cases, therefore, our recommendation is an assessment of the mismatch between current market price and our assessment of current fair value.

Industry Recommendations

Overweight. The analyst expects the fundamental conditions of the sector to be positive over the next 12 months. **Neutral.** The analyst expects the fundamental conditions of the sector to be maintained over the next 12 months. **Underweight.** The analyst expects the fundamental conditions of the sector to be negative over the next 12 months.

Country (Strategy) Recommendations

Overweight (O). Over the next 12 months, the analyst expects the market to score positively on two or more of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

Neutral (N). Over the next 12 months, the analyst expects the market to score positively on one of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

Underweight (U). Over the next 12 months, the analyst does not expect the market to score positively on any of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

