

# INDEX LIVING MALL ILM TB

## THAILAND / COMMERCE

**BUY**  
 UNCHANGED

## Key takeaways from analyst meeting

TARGET PRICE	THB22.00
CLOSE	THB16.70
UP/DOWNSIDE	+31.7%
TP vs CONSENSUS	+0.2%

### Highlights

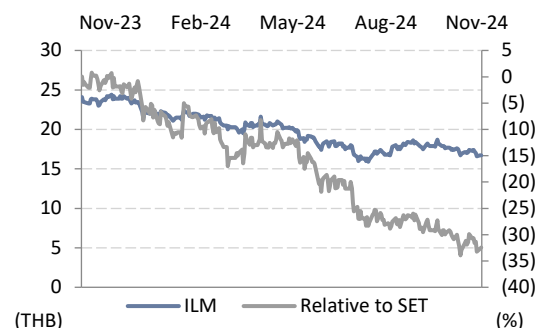
- เรามีมุมมองเป็นกลางต่อโทนาการประชุมนักวิเคราะห์ คาดผลกระทบจำกัดสำหรับพื้นที่เช่าของร้าน Banana ที่หายไป
- แนวโน้ม SSSG ใน 4QTD ยังบวกได้ราว 0-1% โดยเดือน ต.ค. เห็นเป็นบวกราว 1% และเดือน พ.ย. Flattish ขณะที่รายได้จากช่องทางออนไลน์ยังเติบโตต่อเนื่องโดยเป็นการเติบโตในทุก platform ขณะที่ช่วง 4QTD มีเปิด Décor Scape ที่ทองหล่อ เดือน ต.ค., Index living mall สระบุรี เดือน พ.ย. และแผนเปิด Index living mall รัตนาธิเบศร์ เดือน ธ.ค. และ Little walk รัตนาธิเบศร์ ใน ม.ค. 2025 เลื่อนจากเดือน ธ.ค. เล็กน้อย
- ปี 2025 ผู้บริหารยังคาดหวังการเติบโตของยอดขายไม่น้อยกว่า 10% และมีแผนการเปิดสาขาของร้าน Index living mall จำนวน 3 สาขา โดยอยู่ในพื้นที่ต่างจังหวัด แบ่งเป็นสาขาใหม่ 2 และ replace สาขาเดิม 1 สาขา นอกจากนี้มีแผนเปิด Little walk 2 สาขา เป็น Little walk – พรานนก-พุทธมณฑลสาย 4 พื้นที่ 4,000 ตร.ม. และ Little walk งามคำแหง พื้นที่ 5,000 ตร.ม.
- COM7 ได้ทยอยยกเลิกพื้นที่เช่าร้าน Banana ที่ขายเครื่องใช้ไฟฟ้าในร้าน Index living mall จำนวน 29 สาขา พื้นที่ราว 12,000 ตร.ม. ในช่วง 3Q24 ถึงช่วงเดือน พ.ย. ซึ่งเราคาดการณ์ผลกระทบค่อนข้างจำกัด โดยรายได้พื้นที่เช่าของร้าน Banana คิดเป็น 0.5% ของรายได้รวม ซึ่งคาดว่าจะกระทบกับประมาณการกำไรปี 2025 ของเราราว 2% อย่างไรก็ดี ผู้บริหารมีแผนที่จะหาผู้เช่าใหม่มาแทนในสาขาที่ prime area ราว 10 สาขา ส่วนที่เหลือจะเปลี่ยนเป็นพื้นที่ขายของ Fur in box

### Outlook

- เบื้องต้นคาดว่าจะไร้อิทธิพล 4Q24 ทรงตัว y-y แม้รายได้จะมีแนวโน้มสูงขึ้นเล็กน้อยแต่คาดว่าจะจ่ายจากการเตรียมเปิดสาขาใหม่จะสูงขึ้นเช่นกัน เรายังแนะนำ ซื้อ ราคาเป้าหมายปี 2025 ที่ 22 บาท ปัจจุบันมูลค่าหุ้นยังไม่แพง ซื้อขายบน 2025 P/E ที่ 10.2 เท่า และคาด Dividend yield ส่วนที่เหลือของปี 2024 ที่ 4-5% (จ่าย Interim ช่วง ส.ค. 0.25บาท/หุ้น) และคาดปี 2025 ที่ 6-7% (2025E dividend payout 70%)

### KEY STOCK DATA

YE Dec (THB m)	2023	2024E	2025E	2026E
Revenue	9,309	10,039	10,754	11,334
Net profit	726	755	830	894
EPS (THB)	1.44	1.50	1.64	1.77
vs Consensus (%)	-	(0.9)	2.2	2.5
EBITDA	1,880	1,878	2,031	2,160
Recurring net profit	726	755	830	894
Core EPS (THB)	1.44	1.50	1.64	1.77
EPS growth (%)	10.2	4.0	9.9	7.6
Core P/E (x)	11.6	11.2	10.2	9.4
Dividend yield (%)	6.0	6.2	6.9	7.4
EV/EBITDA (x)	6.4	6.7	6.2	5.9
Price/book (x)	1.4	1.4	1.3	1.3
Net debt/Equity (%)	60.8	67.7	65.7	62.4
ROE (%)	12.5	12.4	13.1	13.6



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(5.6)	(4.0)	(31.0)
Relative to country (%)	(4.0)	(8.9)	(33.0)
Mkt cap (USD m)	243		
3m avg. daily turnover (USD m)	0.2		
Free float (%)	25		
Major shareholder	Krobkrua Thammada Panich Co Ltd (40%)		
12m high/low (THB)	24.60/15.90		
Issued shares (m)	505.00		

Sources: Bloomberg consensus; FSSIA estimates


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Exhibit 1: 2024 store expansion – Décor Scape

**Décor Scape (Thong Lor)**

- BoConcept Flagship Store
- Space Area : Approx. 3,000 sq.m.

**BoConcept**

**Soft Opening : Oct 2024**



Source: ILM

Exhibit 2: 2024 store expansion - Saraburi

**Index Living Mall Saraburi : Green Retail Store**

- Land Size : Approx. 10 Rais
- Space Area : Approx. 5,000 sq.m.

**Grand Opening Nov 2024**



Source: ILM

Exhibit 3: 2024 store expansion – RattanaTibet

**Grand Opening : Dec 2024**

**Index Living Mall RattanaTibet & Little Walk RattanaTibet**

- Land Size : Approx. 12 Rais
- Space Area : Index Living Mall approx. 6,000 sq.m. ; Little Walk approx. 10,000 sq.m.



Source: ILM

Exhibit 4: Future expansion plan – Little Walk Phrathep

**LITTLE WALK**

**Project : Little Walk Phrathep**

**Location : Phran Nok - Phutthamonthon Sai 4 Rd.**

**Land Size : 6-0-40 Rais**

**Rental Space : Approx. 4,000 sq.m.**



Source: ILM

Exhibit 5: Future expansion plan – Little Walk Ramkhamhaeng






**LITTLE WALK**

**Project : Little Walk Ramkhamhaeng**

**Land Size : 6-3-60 Rais**

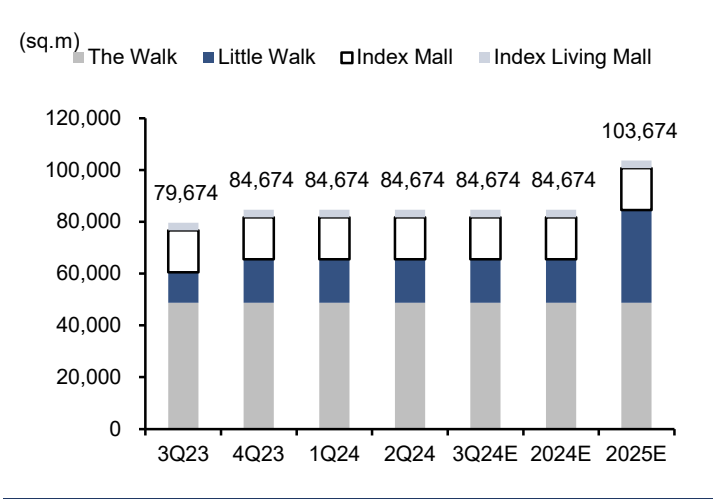
**Location : Ramkhamhaeng Soi 129**

**Rental Space : Approx. 5,000 sq.m.**



Source: ILM

Exhibit 6: Rental space including future expansion



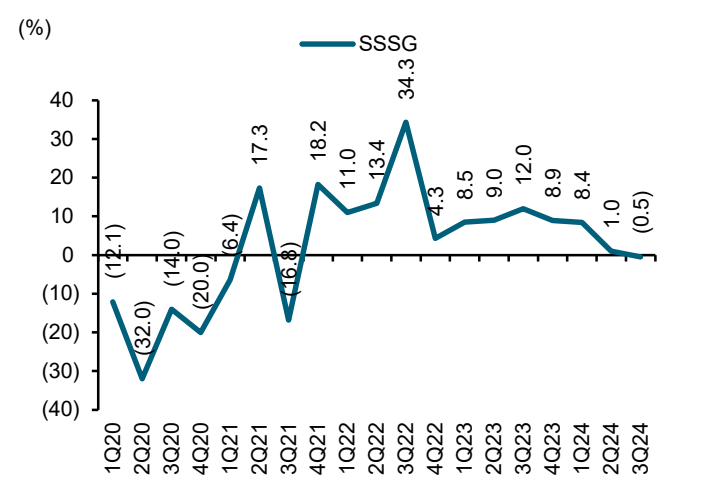
Sources: ILM; FSSIA estimates

Exhibit 7: ILM - 3Q24 results summary

Year to Dec 31	3Q23	4Q23	1Q24	2Q24	3Q24	----- Change -----		----- 9M24 -----			2024E	Change
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)	(THB m)	(y-y%)	(%24E)	(THB m)	(y-y%)
Total revenue	2,396	2,541	2,449	2,324	2,419	4.1	1.0	7,192	6.3	72	10,039	7.8
- Retail sales	2,222	2,361	2,265	2,134	2,230	4.5	0.4	6,629	5.9	77	9,272	7.6
- Rental and Rendering of services	174	181	184	190	189	(0.4)	8.8	563	10.2	73	768	11.0
Core COGS	(1,309)	(1,410)	(1,312)	(1,252)	(1,288)	2.8	(1.7)	(3,852)	6.5	71	(5,407)	7.6
- COGS	(1,220)	(1,323)	(1,222)	(1,164)	(1,197)	2.9	(1.9)	(3,583)	6.7	71	(5,027)	7.3
- Cost of Rental and Rendering	(89)	(87)	(90)	(88)	(90)	2.1	0.9	(269)	5.0	71	(381)	11.0
Gross profit	1,086	1,131	1,137	1,072	1,131	5.6	4.2	3,340	6.0	72	4,632	8.1
Operating costs	(827)	(872)	(851)	(838)	(871)	3.9	5.3	(2,560)	4.9	71	(3,605)	8.8
Operating profit	259	259	286	233	261	11.8	0.5	780	9.5	76	1,027	5.7
Other income	22	29	24	29	28	(3.1)	27.1	81	3.6	72	112	4.4
Interest expense	(55)	(55)	(52)	(52)	(55)	5.0	(0.4)	(159)	(1.1)	77	(206)	(4.4)
Profit before tax	226	233	258	210	234	11.4	3.4	702	11.4	75	933	8.1
Tax	(37)	(38)	(50)	(40)	(41)	3.3	10.7	(130)	27.5	74	(177)	26.7
Minority interests	(2)	(1)	(1)	(1)	(1)	(7.7)	(65.2)	(2)	10.0	n/a	-	(100)
Non-recurring items	-	-	-	-	-	n/a	n/a	-	n/a	n/a	-	n/a
Reported net profit	191	197	209	171	194	13.2	1.2	574	8.3	76	755	4.0
Recurring net profit	191	197	209	171	194	13.2	1.2	574	8.3	76	755	4.0
EPS (THB)	0.38	0.39	0.41	0.34	0.38	13.2	1.2	1.14	8.3	76	1.50	4.0
Recurring EPS (THB)	0.38	0.39	0.41	0.34	0.38	13.2	1.2	1.14	8.3	76	1.50	4.0
Key Ratios (%)	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(%)	(ppt)		(%)	(ppt)
Gross margin	45.3	44.5	46.4	46.1	46.8	0.7	1.4	46.4	(0.1)		46.1	0.1
- Retail	45.1	43.9	46.0	45.5	46.3	0.8	1.2	45.9	(0.4)		45.8	0.1
- Rental and Rendering of services	48.5	51.8	51.1	53.4	52.3	(1.2)	3.7	52.3	2.4		50.4	-
Operating margin	11.7	11.3	12.6	11.3	11.9	0.7	0.2	12.0	0.3		11.3	(0.2)
Recurring net margin	8.0	7.7	8.5	7.4	8.0	0.6	0.0	8.0	0.2		7.5	(0.3)
SG&A / Sales	34.5	34.3	34.8	36.1	36.0	(0.1)	1.5	35.6	(0.5)		35.9	0.3
Effective tax rate	16.3	16.1	19.3	18.9	17.5	(1.4)	1.2	18.6	2.3		19.0	3.4
Operating statistics	(%)	(%)	(%)	(%)	(%)	(q-q%)	(y-y%)	(%)	(y-y%)		(%)	(y-y%)
SSSG (y-y%)	12.0	8.9	8.4	1.0	(0.5)						6.1	
Retails Sales (THB m)	1,682	1,800	1,789	1,661	1,663	0.1	(1.1)	6,812	35.5		7,381	8.1
Project Sales (THB m)	195	207	117	131	170	30.0	(12.9)	631	103.4		510	(1.5)
Oversea Sales (THB m)	42	26	28	19	35	85.8	(16.0)	116	8.1		136	1.5
Dealer Sales (THB m)	17	21	18	18	21	14.4	19.8	71	13.4		84	1.2
Online Sales (THB m)	286	307	312	305	341	11.7	19.1	1,273	70.0		1,161	10.0

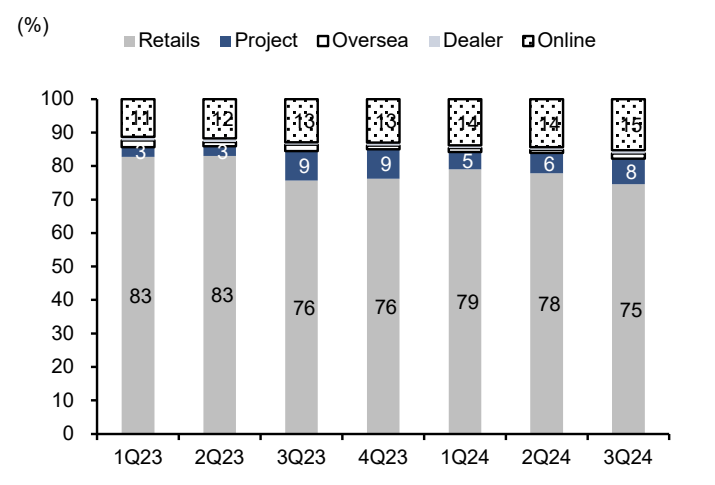
Sources: ILM; FSSIA estimates

Exhibit 8: Quarterly SSSG



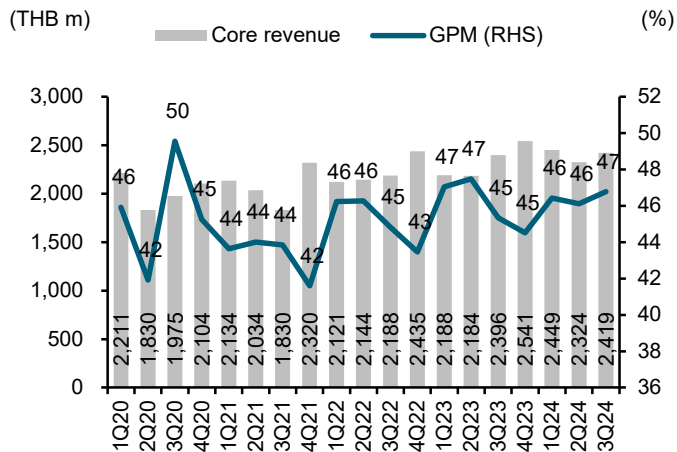
Sources: ILM; FSSIA estimates

Exhibit 9: Revenue breakdown by channel



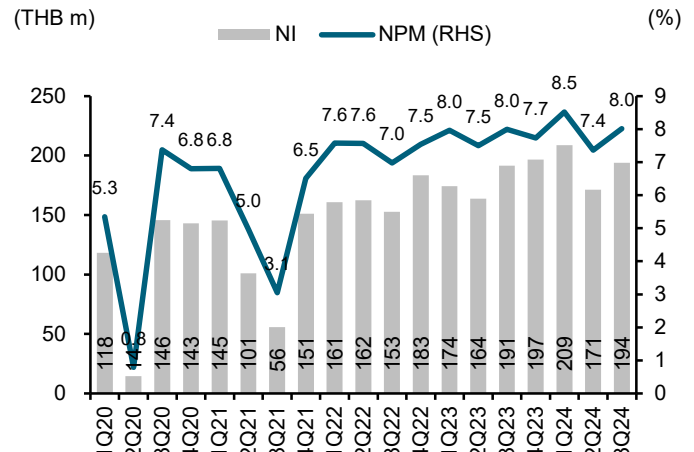
Sources: ILM; FSSIA estimates

Exhibit 10: Revenue and %GPM



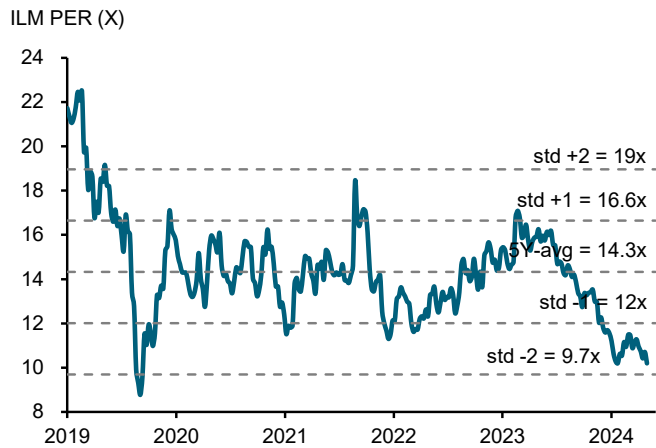
Sources: ILM; FSSIA estimates

Exhibit 11: Net profit and %NPM



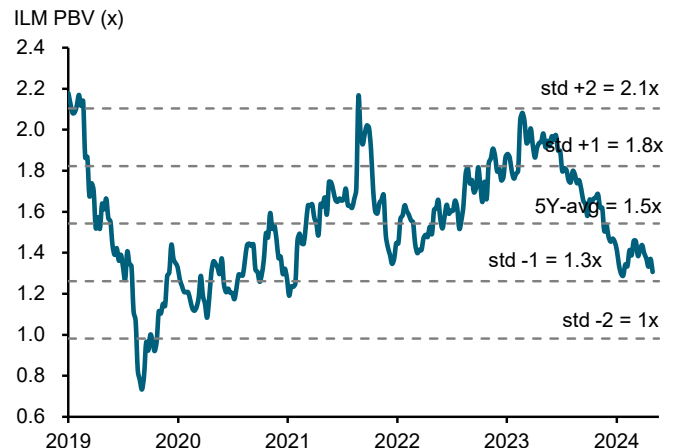
Sources: ILM; FSSIA estimates

Exhibit 12: Rolling one-year forward P/E band



Sources: Bloomberg; FSSIA estimates

Exhibit 13: Rolling one-year forward P/BV band



Sources: Bloomberg; FSSIA estimates

Exhibit 14: Commerce peers as of 26 November 2024

Company	BBG	Rec	Share price			Market Cap	PE		ROE		PBV		- EV/ EBITDA -	
			Current	Target	Upside		24E	25E	24E	25E	24E	25E	24E	25E
			(LCY)	(LCY)	(%)		(USD m)	(x)	(x)	(%)	(%)	(x)	(x)	(x)
Consumer Staple														
CP All	CPALL TB	BUY	62.25	83.00	33	16,134	22.8	20.2	20.9	21.3	4.9	4.4	18.9	16.5
CP Axtra	CPAXT TB	BUY	34.25	42.00	23	10,305	34.2	27.5	3.5	4.3	1.2	1.2	11.6	10.2
Berli Jucker*	BJC TB	BUY	23.10	31.00	34	2,671	21.0	18.1	3.7	4.2	0.8	0.8	11.9	11.5
Consumer Staple average						29,110	26.0	21.9	9.4	9.9	2.3	2.1	14.1	12.7
Consumer Discretionary														
Com7	COM7 TB	BUY	27.00	30.00	11	1,835	20.4	18.9	36.1	33.2	6.8	5.8	13.8	12.3
Central Retail Corp	CRC TB	BUY	34.50	42.00	22	6,003	24.4	22.2	12.2	12.4	2.9	2.7	10.0	9.4
Home Improvement														
Index Living Mall	ILM TB	BUY	16.70	22.00	32	243	11.2	10.2	12.4	13.1	1.4	1.3	6.7	6.2
Home Product Center	HMPRO TB	BUY	9.65	13.20	37	3,662	19.7	18.7	24.6	24.8	4.7	4.5	11.4	10.8
Siam Global House	GLOBAL TB	HOLD	15.70	17.30	10	2,356	32.1	27.6	10.6	11.7	3.3	3.1	24.7	21.6
Dohome	DOHOME TB	HOLD	9.95	10.50	6	927	50.6	34.6	5.1	7.0	2.5	2.4	20.2	17.4
Home Improvement avg.						7,188	28.4	22.8	13.2	14.2	3.0	2.8	15.8	14.0
Consumer Discretionary avg.						15,026	26.4	22.0	16.8	17.0	3.6	3.3	14.5	12.9
Total average						44,136	26.3	22.0	14.4	14.7	3.2	2.9	14.4	12.9

Sources: \*Bloomberg; FSSIA estimates

## Financial Statements

Index Living Mall

Profit and Loss (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Revenue	8,889	9,309	10,039	10,754	11,334
Cost of goods sold	(4,877)	(5,026)	(5,407)	(5,785)	(6,096)
<b>Gross profit</b>	<b>4,011</b>	<b>4,283</b>	<b>4,632</b>	<b>4,968</b>	<b>5,239</b>
Other operating income	120	107	112	120	126
Operating costs	(3,136)	(3,312)	(3,605)	(3,863)	(4,077)
<b>Operating EBITDA</b>	<b>1,711</b>	<b>1,880</b>	<b>1,878</b>	<b>2,031</b>	<b>2,160</b>
Depreciation	(715)	(801)	(739)	(806)	(873)
Goodwill amortisation	0	0	0	0	0
<b>Operating EBIT</b>	<b>995</b>	<b>1,078</b>	<b>1,139</b>	<b>1,225</b>	<b>1,288</b>
Net financing costs	(214)	(216)	(206)	(219)	(224)
Associates	0	0	0	0	0
Recurring non-operating income	0	0	0	0	0
Non-recurring items	0	0	0	0	0
<b>Profit before tax</b>	<b>781</b>	<b>862</b>	<b>933</b>	<b>1,007</b>	<b>1,064</b>
Tax	(122)	(140)	(177)	(176)	(170)
<b>Profit after tax</b>	<b>659</b>	<b>723</b>	<b>755</b>	<b>830</b>	<b>894</b>
Minority interests	0	3	0	0	0
Preferred dividends	0	0	0	0	0
Other items	-	-	-	-	-
<b>Reported net profit</b>	<b>659</b>	<b>726</b>	<b>755</b>	<b>830</b>	<b>894</b>
<b>Non-recurring items &amp; goodwill (net)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Recurring net profit</b>	<b>659</b>	<b>726</b>	<b>755</b>	<b>830</b>	<b>894</b>
<b>Per share (THB)</b>					
Recurring EPS *	1.31	1.44	1.50	1.64	1.77
Reported EPS	1.31	1.44	1.50	1.64	1.77
DPS	0.60	1.00	1.04	1.14	1.23
Diluted shares (used to calculate per share data)	505	505	505	505	505
<b>Growth</b>					
Revenue (%)	6.9	4.7	7.8	7.1	5.4
Operating EBITDA (%)	3.8	9.9	(0.1)	8.2	6.4
Operating EBIT (%)	28.3	8.3	5.6	7.6	5.1
Recurring EPS (%)	45.4	10.2	4.0	9.9	7.6
Reported EPS (%)	45.4	10.2	4.0	9.9	7.6
<b>Operating performance</b>					
Gross margin inc. depreciation (%)	45.1	46.0	46.1	46.2	46.2
Gross margin exc. depreciation (%)	53.2	54.6	53.5	53.7	53.9
Operating EBITDA margin (%)	19.2	20.2	18.7	18.9	19.1
Operating EBIT margin (%)	11.2	11.6	11.3	11.4	11.4
Net margin (%)	7.4	7.8	7.5	7.7	7.9
Effective tax rate (%)	15.6	16.2	19.0	17.5	16.0
Dividend payout on recurring profit (%)	46.0	69.6	69.6	69.6	69.6
Interest cover (X)	4.6	5.0	5.5	5.6	5.8
Inventory days	142.3	144.0	141.0	143.1	149.5
Debtor days	9.3	12.1	13.9	13.5	13.6
Creditor days	141.2	140.7	129.6	125.3	127.3
Operating ROIC (%)	15.9	17.6	17.3	17.9	18.4
ROIC (%)	8.0	8.8	8.7	9.1	9.4
ROE (%)	12.0	12.5	12.4	13.1	13.6
ROA (%)	6.9	7.4	7.3	7.7	8.0
* Pre exceptional, pre-goodwill and fully diluted					
<b>Revenue by Division (THB m)</b>					
Retail	6,230	6,827	7,381	7,840	8,230
Online	903	1,056	1,161	1,266	1,367
Project	773	518	510	525	541
Oversea	253	134	136	140	144

Sources: Index Living Mall; FSSIA estimates

## Financial Statements

### Index Living Mall

Cash Flow (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Recurring net profit	659	726	755	830	894
Depreciation	715	801	739	806	873
Associates & minorities	0	0	0	0	0
Other non-cash items	-	-	-	-	-
Change in working capital	311	15	16	110	111
<b>Cash flow from operations</b>	<b>1,686</b>	<b>1,543</b>	<b>1,510</b>	<b>1,746</b>	<b>1,877</b>
Capex - maintenance	-	-	-	-	-
Capex - new investment	(491)	(588)	(985)	(919)	(952)
Net acquisitions & disposals	(40)	51	(324)	(92)	(60)
Other investments (net)	(2)	468	(1)	(2)	(1)
<b>Cash flow from investing</b>	<b>(533)</b>	<b>(69)</b>	<b>(1,310)</b>	<b>(1,012)</b>	<b>(1,013)</b>
Dividends paid	(303)	(429)	(525)	(578)	(622)
Equity finance	0	0	0	0	0
Debt finance	(674)	(664)	332	97	70
Other financing cash flows	(208)	(181)	(247)	(194)	(201)
<b>Cash flow from financing</b>	<b>(1,185)</b>	<b>(1,275)</b>	<b>(440)</b>	<b>(674)</b>	<b>(753)</b>
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
<b>Net other adjustments</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Movement in cash</b>	<b>(32)</b>	<b>199</b>	<b>(240)</b>	<b>59</b>	<b>111</b>
Free cash flow to firm (FCFF)	1,367.18	1,689.36	406.57	952.28	1,087.17
Free cash flow to equity (FCFE)	270.70	628.00	285.72	636.83	732.65
<b>Per share (THB)</b>					
FCFF per share	2.71	3.35	0.81	1.89	2.15
FCFE per share	0.54	1.24	0.57	1.26	1.45
Recurring cash flow per share	2.72	3.02	2.96	3.24	3.50
Balance Sheet (THB m) Year Ending Dec	2022	2023	2024E	2025E	2026E
Tangible fixed assets (gross)	13,001	12,971	13,570	14,068	14,567
Less: Accumulated depreciation	(8,314)	(8,497)	(8,849)	(9,235)	(9,654)
<b>Tangible fixed assets (net)</b>	<b>4,688</b>	<b>4,474</b>	<b>4,721</b>	<b>4,834</b>	<b>4,914</b>
<b>Intangible fixed assets (net)</b>	<b>2,979</b>	<b>2,966</b>	<b>3,257</b>	<b>3,326</b>	<b>3,375</b>
Long-term financial assets	-	-	-	-	-
Invest. in associates & subsidiaries	-	-	-	-	-
Cash & equivalents	75	274	34	93	204
A/C receivable	522	703	727	780	825
Inventories	1,586	1,748	1,858	2,047	2,230
Other current assets	14	13	14	15	16
<b>Current assets</b>	<b>2,197</b>	<b>2,738</b>	<b>2,634</b>	<b>2,936</b>	<b>3,276</b>
Other assets	2,168	2,147	2,192	2,230	2,255
<b>Total assets</b>	<b>12,032</b>	<b>12,324</b>	<b>12,803</b>	<b>13,326</b>	<b>13,819</b>
Common equity	5,668	5,965	6,195	6,447	6,719
Minorities etc.	0	14	14	14	14
<b>Total shareholders' equity</b>	<b>5,668</b>	<b>5,979</b>	<b>6,208</b>	<b>6,461</b>	<b>6,733</b>
Long term debt	3,029	2,992	3,289	3,358	3,404
Other long-term liabilities	615	651	580	624	663
<b>Long-term liabilities</b>	<b>3,644</b>	<b>3,643</b>	<b>3,869</b>	<b>3,982</b>	<b>4,067</b>
A/C payable	1,590	1,666	1,650	1,770	1,874
Short term debt	1,072	915	950	978	1,003
Other current liabilities	57	122	125	134	143
<b>Current liabilities</b>	<b>2,719</b>	<b>2,703</b>	<b>2,725</b>	<b>2,883</b>	<b>3,019</b>
<b>Total liabilities and shareholders' equity</b>	<b>12,032</b>	<b>12,324</b>	<b>12,803</b>	<b>13,326</b>	<b>13,819</b>
Net working capital	474	676	824	938	1,055
Invested capital	10,310	10,263	10,994	11,328	11,599
* Includes convertibles and preferred stock which is being treated as debt					
<b>Per share (THB)</b>					
Book value per share	11.22	11.81	12.27	12.77	13.31
Tangible book value per share	5.32	5.94	5.82	6.18	6.62
<b>Financial strength</b>					
Net debt/equity (%)	71.0	60.8	67.7	65.7	62.4
Net debt/total assets (%)	33.5	29.5	32.8	31.8	30.4
Current ratio (x)	0.8	1.0	1.0	1.0	1.1
CF interest cover (x)	4.6	6.6	7.2	8.1	8.5
Valuation	2022	2023	2024E	2025E	2026E
<b>Recurring P/E (x) *</b>	<b>12.8</b>	<b>11.6</b>	<b>11.2</b>	<b>10.2</b>	<b>9.4</b>
<b>Recurring P/E @ target price (x) *</b>	<b>16.9</b>	<b>15.3</b>	<b>14.7</b>	<b>13.4</b>	<b>12.4</b>
Reported P/E (x)	12.8	11.6	11.2	10.2	9.4
Dividend yield (%)	3.6	6.0	6.2	6.9	7.4
Price/book (x)	1.5	1.4	1.4	1.3	1.3
Price/tangible book (x)	3.1	2.8	2.9	2.7	2.5
EV/EBITDA (x) **	7.3	6.4	6.7	6.2	5.9
EV/EBITDA @ target price (x) **	8.8	7.9	8.2	7.6	7.1
EV/invested capital (x)	1.2	1.2	1.2	1.1	1.1
* Pre-exceptional, pre-goodwill and fully diluted    ** EBITDA includes associate income and recurring non-operating income					

Sources: Index Living Mall; FSSIA estimates

# Index Livingmall PCL (ILM TB)

## FSSIA ESG rating



20 /100

### Exhibit 15: 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	<b>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.</b>
★☆☆☆☆	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.

Source: FSSIA estimates

### Exhibit 16: ESG – peer comparison

	FSSIA ESG score	DJSI	SET ESG	SET ESG rating	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
DOHOME	42.34	--	--	--	5.00	5.00	Declared	Medium	37.50	--	--	37.19	20.00	4.17	46.91
GLOBAL	59.18	--	Y	Y	5.00	5.00	Declared	Low	53.10	--	--	36.48	41.00	3.24	52.38
HMPRO	87.20	Y	Y	Y	5.00	5.00	Certified	Low	66.54	AA	37.00	65.78	81.00	5.36	62.59
ILM	20.00	--	--	--	5.00	5.00	Certified	--	--	--	--	--	--	--	--
BJC	71.33	Y	Y	Y	4.00	4.00	--	Medium	55.09	A	--	65.19	89.00	2.16	--

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

### Exhibit 17: ESG disclosure from the company's one report

FY ending Dec 31	FY 2022	FY ending Dec 31	FY 2022
<b>Environmental</b>		<b>Governance</b>	
Climate change policy	Yes	<b>Board size / Independent directors (ID) / Female</b>	<b>11 / 5 / 4</b>
Climate change opportunities discussed	--	No. of board meetings for the year / % attendance	5 / 94.55%
GHG scope 2 location-based policy	Yes	Company conducts board evaluations	Yes
Biodiversity policy	--	Number of non-executive directors on board	5
Energy efficiency policy	Yes	Director share ownership guidelines	No
Electricity used	Yes	Board age limit	No
Fuel used - crude oil/diesel	1.5	Age of the youngest / oldest director	--
Waste reduction policy	Yes	Number of executives / female	13 / 5
Water policy	Yes	Executive share ownership guidelines	No
Water consumption	28520	<b>Size of audit committee / ID</b>	<b>3 / 3</b>
<b>Social</b>		Audit committee meetings	4
Human rights policy	Yes	Audit committee meeting attendance (%)	100
Policy against child labor	Yes	<b>Size of compensation committee</b>	<b>3 / 3</b>
Quality assurance and recall policy	--	Number of compensation committee meetings	3
Consumer data protection policy	--	Compensation committee meeting attendance (%)	88.88
Equal opportunity policy	Yes	<b>Size of nomination committee / ID</b>	<b>3 / 3</b>
Gender pay gap breakout	--	Number of nomination committee meetings	3
Pct women in workforce	45.2	Nomination committee meeting attendance (%)	88.88
Business ethics policy	Yes	Board compensation (THB m)	5.9
Anti-bribery ethics policy	Yes	Auditor fee (THB m)	3.6
Health and safety policy	Yes	<i>(KPMG Phoomchai Audit Company Limited)</i>	
Lost time incident rate - employees	--		
Training policy	Yes		
Fair remuneration policy	Yes		
Number of employees - CSR	--		
Total hours spent by firm - employee training	--		
Social supply chain management	Yes		

Source: 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.																				
SET ESG Ratings List (SETESG) by The Stock Exchange of Thailand (SET)	SET ESG 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 <b>SETESG inclusion</b> , 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. <b>SETESG Index</b> is extended from the SET ESG Ratings 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&amp;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 Sustainabilitycs	The Sustainabilitycs' 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 &amp; 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+										
NEGL	Low	Medium	High	Severe																		
0-10	10-20	20-30	30-40	40+																		
ESG Book	The ESG score identifies sustainable companies that are better positioned to outperform over the long term. The methodology considers the principle of financial materiality including information that significantly helps explain future risk-adjusted performance. Materiality is applied by over-weighting features with higher materiality and rebalancing these weights on a rolling quarterly basis.	The total ESG score is calculated as a weighted sum of the features scores using materiality-based weights. The score is scaled between 0 and 100 with higher scores indicating better performance.																				
MSCI	MSCI ESG ratings aim to measure a company's management of financially relevant ESG risks and opportunities. It uses a rules-based methodology to identify industry leaders and laggards according to their exposure to ESG risks and how well they manage those risks relative to peers. <table><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; &gt;25 to 50 = satisfactory; &gt;50 to 75 = good; and &gt;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

Thada Jiracharoenyng 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

Index Living Mall (ILM TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
02-Jun-2023	BUY	24.80	04-Oct-2023	BUY	26.70	04-Nov-2024	BUY	22.00

Thada Jiracharoenyng started covering this stock from 02-Jun-2023

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Index Living Mall	ILM TB	THB 16.70	BUY	Risks to our DCF-based TP include 1) a lower-than-expected SSSG; 2) a lower-than-expected GPM; and 3) a higher-than-expected SG&A.

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 26-Nov-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.