

WHA CORPORATION WHA TB
THAILAND / PROPERTY DEVELOPMENT

BUY

UNCHANGED

การ IPO WHAID กัดดันกำไรระยะสั้น

- WHA เตรียม spinoff WHAID (WHA ถือทางตรงและทางอ้อม 98%) เพื่อเข้าจดทะเบียนในตลาดหลักทรัพย์
- ธุรกิจใหม่ยังขาด Earnings dilution ไม่ได้ในระยะสั้น
- ปรับลดราคาเป้าหมายลงอย่าง conservative เป็น 4.50 บาท ยังคงคำแนะนำซื้อ

TARGET PRICE	THB4.50
CLOSE	THB3.70
UP/DOWNSIDE	+21.6%
PRIOR TP	THB6.40
CHANGE IN TP	-29.7%
TP vs CONSENSUS	-25.5%

เตรียม Spin-off ธุรกิจหลัก (WHAID) เพื่อ IPO

บอร์ด WHA อนุมัติการปรับโครงสร้างการถือหุ้นในกลุ่ม และการ spinoff WHAID (WHA ถือทางตรงและทางอ้อม 98%) เพื่อเข้าจดทะเบียนในตลาดหลักทรัพย์ ภายหลัง IPO WHA ยังเป็น ผู้ถือหุ้นใหญ่ใน WHAID โดยสัดส่วนจะลดลงเป็น 75.95% เงินที่ได้จากการ IPO จะนำไปลงทุน ในธุรกิจต่างๆ สร้างการเติบโต และทำให้ฐานะการเงินของ WHA ยิ่งแข็งแกร่ง Net IBD/E จะ ลดลงจากปัจจุบัน 1.2 เท่าเหลือประมาณ 0.7 เท่า กระบวนการโพลีลิ่งจะเริ่มใน 2Q25 หุ่น WHAID อาจเริ่มทำการซื้อขายในตลาดฯ ได้ราว 4Q25 หรือ 1Q26

ธุรกิจใหม่ยังขาด Earnings dilution ไม่ได้ในระยะสั้น

บริษัทวางแผนการเติบโตในธุรกิจอื่นทั้ง Logistics, สาธารณูปโภค (WHAUP) และโดยเฉพาะ ธุรกิจ Mobility (ให้บริการเช่ารถ EV แก่ลูกค้าในนิคม) ที่มองว่าเป็น new S-curve เพื่อชดเชย วันที่ธุรกิจนิคมอุตสาหกรรมอ้อมตัว โดยตั้งงบลงทุน CAPEX 1.19 แสนล้านบาทในระยะ 5 ปี (ปี 2025-29) อย่างไรก็ตาม ธุรกิจ Mobility ต้องใช้เวลาอย่างน้อย 2-3 ปีจึงเห็นผล

การ IPO ของ WHAID ส่งผลกระทบต่อทางลบในระยะสั้น

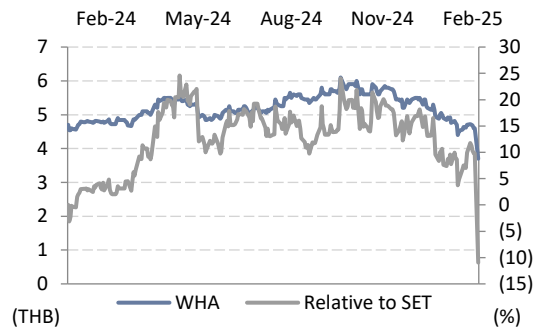
เราประเมินผลกระทบต่อทางลบที่จะเกิดขึ้นจากการ IPO WHAID ในระยะสั้น 3 ประการคือ 1) สัดส่วนการถือหุ้นใน WHAID ลง 22% ในปี 2025 เต็มปี จะกระทบกำไรของ WHA ราว 22% 2) ผลกระทบทางภาษีจากการขายหุ้น แม้ว่าบริษัททยอยปรับปรุงภาษีบางส่วนตั้งแต่ 3Q24 แล้ว แต่อาจมีผลกระทบที่เป็น One-time ราว 200 ล้านบาท ในขณะที่กำไรจากการขายหุ้นจะ ไม่มีกหักในกำไรสะสม และ 3) ในด้าน Sentiment การนำบริษัทลูกที่สร้างรายได้หลักเข้าตลาดฯ ทำให้นักลงทุนที่มีทางเลือกมากขึ้น และอาจทำให้ความน่าสนใจของ WHA ลดลง.

ปรับลดราคาเป้าหมายแต่ยังคงคำแนะนำซื้อ

เราปรับลดประมาณกำไรปี 2025-27 ลง 16%/17%/16% สะท้อนส่วนการถือหุ้นใน WHAID ที่ ลดลง 22% อย่างไรก็ตาม ประเมินการของเราก่อนข้าง conservative เพราะไม่ได้รวม ประโยชน์ที่จะได้จากกำไรจากการขายหุ้น นอกจากนี้ เราปรับลด Target P/E จาก 18x เป็น 16x โดยให้ discount 15% สะท้อนโครงสร้างของ WHA ที่เป็น Holding company ราคา เป้าหมายใหม่ของเราอยู่ที่ 4.50 บาท ซึ่งสูงกว่าราคาตลาดปัจจุบัน 22% จึงยังคงคำแนะนำซื้อ

KEY STOCK DATA

YE Dec (THB m)	2024	2025E	2026E	2027E
Revenue	11,335	15,942	17,488	18,193
Net profit	4,359	4,492	4,725	5,055
EPS (THB)	0.29	0.30	0.32	0.34
vs Consensus (%)	-	(5.7)	(9.3)	(11.7)
EBITDA	6,503	7,938	8,380	8,469
Recurring net profit	4,526	4,492	4,725	5,055
Core EPS (THB)	0.30	0.30	0.32	0.34
Chg. In EPS est. (%)	-	(15.8)	(17.4)	(15.6)
EPS growth (%)	2.4	(0.7)	5.2	7.0
Core P/E (x)	12.2	12.3	11.7	10.9
Dividend yield (%)	5.2	4.9	5.1	5.5
EV/EBITDA (x)	15.2	12.0	11.2	11.0
Price/book (x)	1.6	1.5	1.4	1.4
Net debt/Equity (%)	104.3	96.9	89.9	83.3
ROE (%)	13.3	12.6	12.6	12.8



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(24.5)	(37.3)	(21.3)
Relative to country (%)	(17.3)	(26.6)	(10.9)
Mkt cap (USD m)	1,650		
3m avg. daily turnover (USD m)	9.8		
Free float (%)	68		
Major shareholder	Miss Jareeporn Jarukornsakul (23%)		
12m high/low (THB)	6.20/3.48		
Issued shares (m)	14,946.83		

Sources: Bloomberg consensus; FSSIA estimates



Jitra Amornthum

Fundamental Investment Analyst on Securities; License no. 014530
jitra.a@fssia.com, +66 2646 9966

Investment thesis

We assess three short-term negative impacts from the WHAID IPO: 1) assuming WHA reduces its stake in WHAID by 22% in 2025, this would impact WHA's net profit by approximately 22%; 2) there could be a one-time tax impact of around THB200m, while the gain from the share sale will be recorded in retained earnings; and 3) listing WHA's key revenue-generating subsidiary provides investors with an alternative investment choice, which could reduce WHA's attractiveness.

We revise down our core profit forecasts for 2025-27 by 16%/17%/15% to reflect the 22% reduction in WHA's stake in WHAID. Our estimates remain conservative, as we have not factored in the potential gains from the WHAID share sale. Our new TP is THB4.50. We maintain our BUY rating.

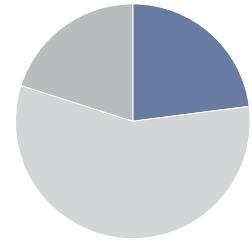
Company profile

WHA is the leader of one-stop services which cover all customer demands relating to logistics services, which can be classified into four business hubs: Logistics, Industrial Development, Utilities & Power, and Digital Business. The company has set a clear policy to sell its assets into Real-Estate Investment Trust (WHART, WHAIR and WHABT) as an additional source of funds.

www.wha-group.com

Principal activities (revenue, 2024)

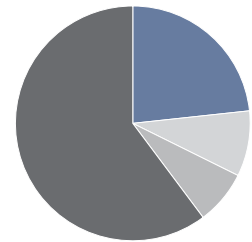
- Lease and service - 23.0 %
- Sales of real estate - 56.9 %
- Sales of goods - 20.1 %



Source: WHA Corporation

Major shareholders

- Miss Jareeporn Jarukornsakul - 23.3 %
- Miss Chatchamol Anantaprayoon - 9.0 %
- Thai NVDR - 7.5 %
- Others - 60.2 %



Source: WHA Corporation

Catalysts

Key potential catalysts include 1) government investment promotion policies that exceed expectations; 2) economic growth that exceeds expectations; and 3) higher private and public sector investment growth.

Risks to our call

Downside risks to our TP include 1) local political uncertainties; 2) a delay in budget approval; 3) the inability to sell assets into its trusts as planned; and 4) intense competition from abroad.

Event calendar

Date	Event
7 May 2025	Ex-dividend date
23 May 2025	Dividend payment date

Key assumptions

	2025E	2026E	2027E
Land transferred (rai)	2,400	2,170	2,170
Revenue from land sold	10,848	12,022	12,382
Gross margin (%)	48.4	48.4	48.4
Revenue from logistics	2,602	2,771	2,896
Gross margin (%)	56.0	54.0	52.0
Revenue from goods sold	2,491	2,694	2,914
Gross margin (%)	40.0	40.0	40.0

Source: FSSIA estimates

Earnings sensitivity

- For every 5% change in land price, we project WHA's 2025 core profit to change by 4%, all else being equal.
- For every 0.5% change in average cost of funds, we project WHA's 2025 core profit to change by 1.5%, all else being equal.

Source: FSSIA estimates

Spinning off the core business for an IPO

The board of directors of WHA approved the restructuring of its shareholding within the group and the spinoff of WHAID (in which WHA directly and indirectly holds 98%) for listing on the stock exchange.

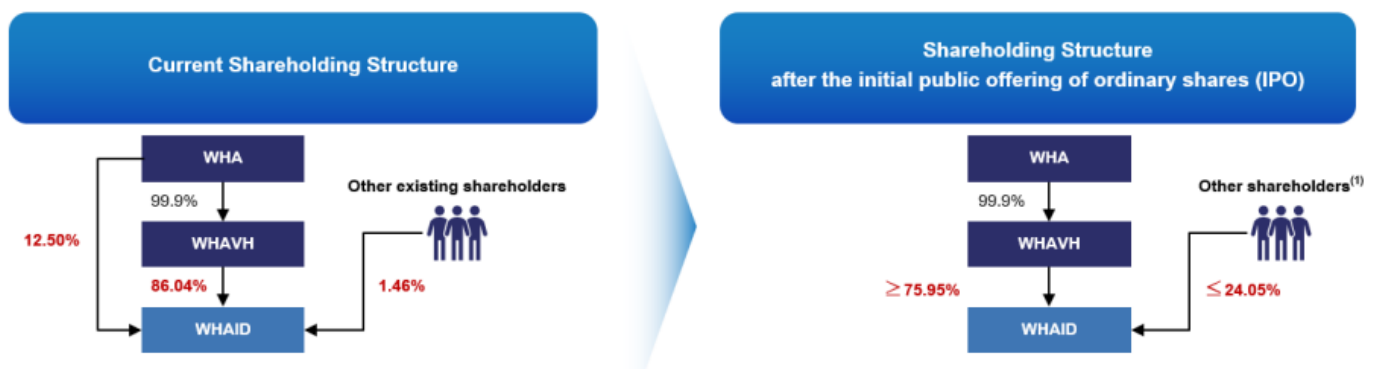
The number of shares to be offered in WHAID's IPO will not exceed 970.5m shares (THB1 par), representing no more than 22.7% of the total paid-up shares after the IPO. These shares will comprise up to 388.2m newly issued shares of WHAID (9.1% of total paid-up capital after IPO) and 582.3m existing shares held by WHA and WHAVH.

After the IPO, WHA will remain the major shareholder of WHAID, though its stake will be reduced to no less than 75.95%. The filing process may begin in 2Q25, with WHAID shares potentially listing on the stock exchange around 4Q25 or 1Q26.

WHA aims to grow its revenue and share of profits from associates by 2.9x within five years, requiring CAPEX of THB119b over this period. The IPO of WHAID will further strengthen WHA's financial position, potentially reducing its net IBD/E ratio from the current 1.2x to approximately 0.7x, providing a greater capacity for M&A opportunities in the future.

WHAID will be less reliant on its parent company but will be able to access funding independently to support the expansion of its industrial estates in Thailand and Vietnam. The IPO will also enable WHAID to restructure its financial position and maintain working capital reserves for future growth.

Exhibit 1: Shareholding structure of WHAID before and after IPO



Source: WHA

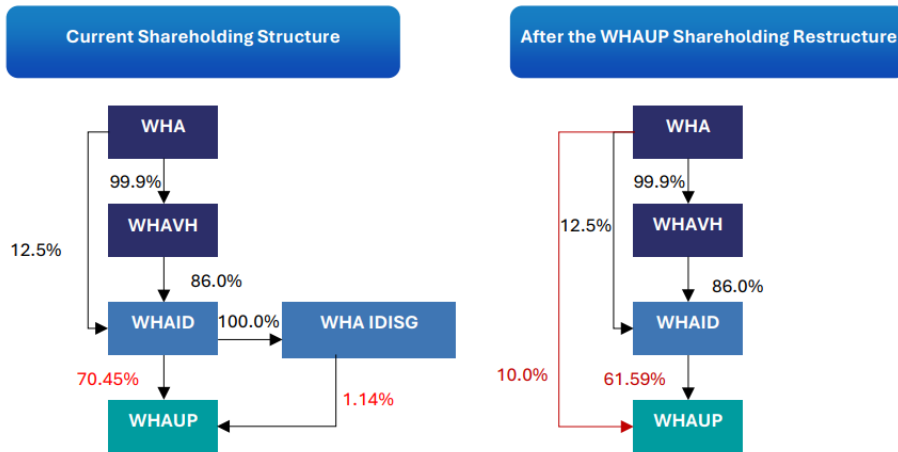
WHAUP shareholding restructure

Before WHAID's IPO, WHA will restructure its shareholding in WHAUP by reducing WHAID's stake in WHAUP from the current 70.5% to 61.6%. This adjustment is necessary as WHAID requires significant capital for the expansion of its industrial estate business. Meanwhile, WHA will directly acquire a 10% stake in WHAUP.

However, after the restructuring (and before WHAID's IPO), WHA's total shareholding in WHAUP both directly and indirectly will remain unchanged at 71.6%. In addition, WHA will hold 56.8% of WHAUP post-IPO.

The company expects the transaction to take place within 3Q25 and be completed before WHAID's IPO.

Exhibit 2: WHAUP shareholding restructure



Source: WHA

Short-term negative impacts from WHAID IPO

We assess three short-term negative impacts from the WHAID IPO:

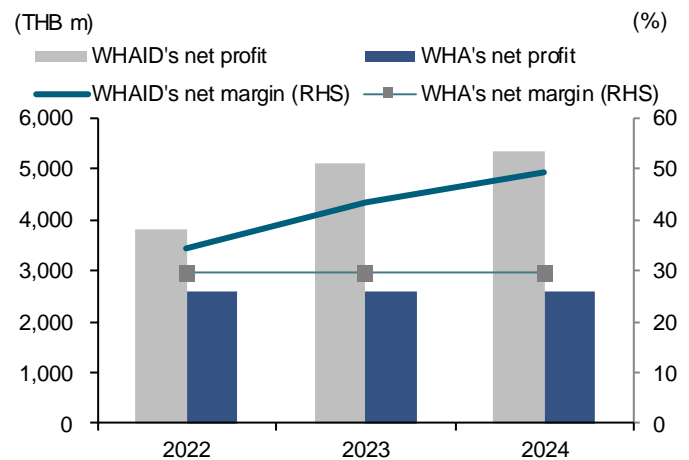
1. **Earnings dilution** – Assuming WHA reduces its stake in WHAID by 22% in 2025, this would impact WHA's net profit by approximately 22%, based on WHAID's 2024 net profit of THB5.3b (net margin of 49.4%). WHAID's earnings were 18% higher than WHA's normalized profit in the same year, largely due to lower SG&A expenses and interest costs. In the first year of stake reduction, we expect WHA's profit to remain flat.
2. **Tax impact from share sales** – While the company has been gradually adjusting its tax liabilities since 3Q24, there could still be a one-time tax impact of around THB200m. Meanwhile, the profit from share sales will be recorded in retained earnings.
3. **Market sentiment** – Listing WHA's key revenue-generating subsidiary provides investors with an alternative investment choice, which could reduce WHA's attractiveness. As a result, investors may apply a discount to WHA's valuation, given its evolving holding company structure.

Exhibit 3: WHAID's financial performance

	2022	2023	2024
	(THB m)	(THB m)	(THB m)
Revenue	11,041	11,707	10,793
Cost of sales	5,527	5,369	4,594
Gross profit	5,514	6,337	6,199
Interest expense	390	467	498
Tax	477	474	837
Net profit	3,807	5,091	5,330

Sources: WHA, FSSIA's compilation

Exhibit 4: WHA's and WHAID's net profit



Sources: WHA, FSSIA's compilation

Other units not able to offset earnings dilution in short term

The company plans to expand into other businesses, including logistics, utilities (WHAUP), and mobility in particular, which involves EV rental services for customers in industrial estates. Mobility is seen as a new S-curve to offset potential saturation in the industrial estate business. To support this growth, the company has set a five-year CAPEX budget of THB119b (2025-29).

However, the mobility business will take at least 2-3 years, in our view, to yield significant results. The company has set an ambitious target of expanding EV rentals to 20,000 vehicles by 2029, capturing an estimated 10% market share, compared to 330 vehicles in 2024, which currently contributes only 1% of total revenue, as the business is still in its early stages.

Exhibit 5: CAPEX for 2025-29



Source: WHA

TP cut but maintain BUY rating

We revise down our core profit forecasts for 2025-27 by 16%/17%/16% to THB4.5b in 2025 (flat y-y), THB4.7b in 2026 (+5.2% y-y), and THB5.1b in 2027 (+7.0% y-y). This adjustment reflects the 22% reduction in WHA's stake in WHAID. Our estimates remain conservative, as we have not factored in the potential gains from the WHAID share sale. Additionally, we lower our target P/E from 18x to 16x, applying a 15% discount to reflect WHA's evolving holding company structure. As a result, our new TP is THB4.50, which remains 22% above the current share price. We maintain our BUY rating.

Exhibit 6: Key changes in assumptions

	Current			Previous			Change		
	2025E (THB m)	2026E (THB m)	2027E (THB m)	2025E (THB m)	2026E (THB m)	2027E (THB m)	2025E (%)	2026E (%)	2027E (%)
Total revenue	15,942	17,488	18,193	15,942	17,488	18,193	0.0	0.0	0.0
Cost of goods sold	(7,609.7)	(8,575.6)	(9,185.2)	-7,610	-8,576	-9,185	0.0	0.0	0.0
Gross profit	8,332	8,912	9,007	8,332	8,912	9,007	0.0	0.0	0.0
SG&A	(2,184)	(2,422)	(2,474)	(2,184)	(2,422)	(2,474)	0.0	0.0	0.0
EBITDA	7,938	8,380	8,469	7,938	8,380	8,469	0.0	0.0	0.0
Interest expense	(1,338)	(1,362)	(1,127)	(1,338)	(1,362)	(1,127)	0.0	0.0	0.0
Equity income	900	886	896	900	886	896	0.0	0.0	0.0
Minority interest	1,172	1,231	1,169	331	235	235	253.7	423.2	397.1
Reported net profit	4,492	4,725	5,055	5,333	5,720	5,989	(15.8)	(17.4)	(15.6)
Core profit	4,492	4,725	5,055	5,333	5,720	5,989	(15.8)	(17.4)	(15.6)
Reported EPS	0.30	0.32	0.34	0.36	0.38	0.40	(7.2)	(17.4)	(15.6)
Core EPD	0.30	0.32	0.34	0.36	0.38	0.40	(7.2)	(17.4)	(15.6)
Key ratios	(%)	(%)	(%)	(%)	(%)	(%)	(ppt)	(ppt)	(ppt)
Gross margin	52.3	51.0	49.5	52.3	51.0	49.5	0.0	0.0	0.0
SG&A to sales	13.7	13.9	13.6	13.7	13.9	13.6	0.0	0.0	0.0
EBITDA margin	49.8	47.9	46.6	49.8	47.9	46.6	0.0	0.0	0.0
Core profit margin	28.2	27.0	27.8	30.4	32.7	32.9	(2.2)	(5.7)	(5.1)

Source: FSSIA estimates

Financial Statements

WHA Corporation

Profit and Loss (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Revenue	14,875	11,335	15,942	17,488	18,193
Cost of goods sold	(7,967)	(5,215)	(7,610)	(8,576)	(9,185)
Gross profit	6,908	6,120	8,332	8,912	9,007
Other operating income	639	1,438	956	997	982
Operating costs	(2,105)	(1,970)	(2,184)	(2,422)	(2,474)
Operating EBITDA	6,151	6,503	7,938	8,380	8,469
Depreciation	(709)	(915)	(834)	(894)	(954)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	5,442	5,588	7,104	7,487	7,516
Net financing costs	(1,235)	(1,378)	(1,338)	(1,362)	(1,127)
Associates	1,496	1,736	900	886	896
Recurring non-operating income	1,496	1,736	900	886	896
Non-recurring items	6	(167)	0	0	0
Profit before tax	5,708	5,779	6,666	7,011	7,284
Tax	(659)	(977)	(1,002)	(1,056)	(1,060)
Profit after tax	5,050	4,802	5,664	5,955	6,224
Minority interests	(624)	(442)	(1,172)	(1,231)	(1,169)
Preferred dividends	-	-	-	-	-
Other items	-	-	-	-	-
Reported net profit	4,426	4,359	4,492	4,725	5,055
Non-recurring items & goodwill (net)	(6)	167	0	0	0
Recurring net profit	4,420	4,526	4,492	4,725	5,055
Per share (THB)					
Recurring EPS *	0.30	0.30	0.30	0.32	0.34
Reported EPS	0.30	0.29	0.30	0.32	0.34
DPS	0.18	0.19	0.18	0.19	0.20
Diluted shares (used to calculate per share data)	14,947	14,947	14,947	14,947	14,947
Growth					
Revenue (%)	8.3	(23.8)	40.6	9.7	4.0
Operating EBITDA (%)	2.2	5.7	22.1	5.6	1.1
Operating EBIT (%)	0.6	2.7	27.1	5.4	0.4
Recurring EPS (%)	9.3	2.4	(0.7)	5.2	7.0
Reported EPS (%)	9.4	(1.5)	3.1	5.2	7.0
Operating performance					
Gross margin inc. depreciation (%)	46.4	54.0	52.3	51.0	49.5
Gross margin exc. depreciation (%)	51.2	62.1	57.5	56.1	54.8
Operating EBITDA margin (%)	41.4	57.4	49.8	47.9	46.6
Operating EBIT margin (%)	36.6	49.3	44.6	42.8	41.3
Net margin (%)	29.7	39.9	28.2	27.0	27.8
Effective tax rate (%)	11.5	16.9	15.0	15.1	14.5
Dividend payout on recurring profit (%)	62.2	62.9	60.0	60.0	60.0
Interest cover (X)	5.6	5.3	6.0	6.1	7.5
Inventory days	553.2	1,173.8	915.5	875.8	885.6
Debtor days	15.3	24.4	19.5	18.6	18.1
Creditor days	160.4	376.3	264.4	215.0	188.2
Operating ROIC (%)	28.6	23.8	25.8	25.0	23.6
ROIC (%)	7.9	7.4	7.8	8.1	8.0
ROE (%)	13.5	13.3	12.6	12.6	12.8
ROA (%)	7.0	6.4	6.7	6.9	6.9

* Pre-exceptional, pre-goodwill and fully diluted

Revenue by Division (THB m)	2023	2024	2025E	2026E	2027E
Lease and service	2,191	2,604	2,602	2,771	2,896
Sales of real estate	10,479	6,454	10,848	12,022	12,382
Sales of goods	2,204	2,277	2,491	2,694	2,914

Sources: WHA Corporation; FSSIA estimates

Financial Statements

WHA Corporation

Cash Flow (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Recurring net profit	4,420	4,526	4,492	4,725	5,055
Depreciation	709	915	834	894	954
Associates & minorities	(1,496)	(1,736)	(900)	(886)	(896)
Other non-cash items	4,500	1,957	9,466	3,524	3,525
Change in working capital	(112)	(2,736)	(8,117)	(5,702)	(3,687)
Cash flow from operations	8,022	2,926	5,775	2,555	4,951
Capex - maintenance	-	-	-	-	-
Capex - new investment	(6,437)	(4,586)	(693)	(1,760)	(3,242)
Net acquisitions & disposals	-	-	-	-	-
Other investments (net)	(354)	(464)	(2,964)	678	695
Cash flow from investing	(6,791)	(5,050)	(3,656)	(1,081)	(2,547)
Dividends paid	(2,499)	(2,749)	(2,796)	(2,835)	(3,033)
Equity finance	0	0	0	0	0
Debt finance	(215)	4,465	780	(850)	942
Other financing cash flows	800	2,138	1,676	1,047	917
Cash flow from financing	(1,914)	3,854	(340)	(2,638)	(1,174)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	101	0	0	0	0
Net other adjustments	101	(98)	0	0	0
Movement in cash	(583)	1,632	1,779	(1,164)	1,230
Free cash flow to firm (FCFF)	2,465.41	(745.95)	3,456.51	2,835.03	3,531.63
Free cash flow to equity (FCFE)	1,916.40	4,380.63	4,574.38	1,670.36	4,263.18

Per share (THB)

FCFF per share	0.16	(0.05)	0.23	0.19	0.24
FCFE per share	0.13	0.29	0.31	0.11	0.29
Recurring cash flow per share	0.54	0.38	0.93	0.55	0.58

Balance Sheet (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Tangible fixed assets (gross)	10,893	12,893	13,893	14,893	15,893
Less: Accumulated depreciation	(2,041)	(2,881)	(3,714)	(4,608)	(5,561)
Tangible fixed assets (net)	8,852	10,012	10,179	10,285	10,331
Intangible fixed assets (net)	21,694	21,694	20,815	19,980	19,187
Long-term financial assets	7,072	7,242	6,113	6,165	6,217
Invest. in associates & subsidiaries	19,631	19,715	20,824	21,241	21,666
Cash & equivalents	6,586	8,218	9,997	8,833	10,063
A/C receivable	686	827	874	910	897
Inventories	11,310	16,346	17,647	19,218	20,725
Other current assets	712	1,152	1,033	948	834
Current assets	19,295	26,543	29,551	29,909	32,519
Other assets	13,683	15,695	14,846	15,264	15,562
Total assets	90,225	100,900	102,329	102,844	105,482
Common equity	33,487	34,832	36,528	38,418	40,440
Minorities etc.	3,835	3,679	2,301	2,301	2,301
Total shareholders' equity	37,322	38,511	38,829	40,719	42,741
Long term debt	30,407	37,573	36,201	35,036	34,581
Other long-term liabilities	7,400	7,788	10,739	11,658	12,453
Long-term liabilities	37,807	45,361	46,940	46,694	47,035
A/C payable	3,637	5,230	4,587	4,464	4,026
Short term debt	10,713	10,808	11,437	10,407	11,099
Other current liabilities	747	991	536	559	581
Current liabilities	15,096	17,028	16,560	15,431	15,706
Total liabilities and shareholders' equity	90,225	100,900	102,329	102,844	105,482
Net working capital	8,325	12,105	14,432	16,053	17,848
Invested capital	79,255	86,461	87,209	88,988	90,812

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

Per share (THB)

Book value per share	2.24	2.33	2.44	2.57	2.71
Tangible book value per share	0.79	0.88	1.05	1.23	1.42

Financial strength

Net debt/equity (%)	92.5	104.3	96.9	89.9	83.3
Net debt/total assets (%)	38.3	39.8	36.8	35.6	33.8
Current ratio (x)	1.3	1.6	1.8	1.9	2.1
CF interest cover (x)	7.8	7.5	4.9	3.5	7.7

Valuation	2023	2024	2025E	2026E	2027E
Recurring P/E (x) *	12.5	12.2	12.3	11.7	10.9
Recurring P/E @ target price (x) *	15.2	14.9	15.0	14.2	13.3
Reported P/E (x)	12.5	12.7	12.3	11.7	10.9
Dividend yield (%)	5.0	5.2	4.9	5.1	5.5
Price/book (x)	1.7	1.6	1.5	1.4	1.4
Price/tangible book (x)	4.7	4.2	3.5	3.0	2.6
EV/EBITDA (x) **	15.2	15.2	12.0	11.2	11.0
EV/EBITDA @ target price (x) **	17.2	17.1	13.5	12.7	12.4
EV/invested capital (x)	1.2	1.1	1.1	1.1	1.0

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

Sources: WHA Corporation; FSSIA estimates

WHA Corporation PCL (WHA TB)

FSSIA ESG rating


69.86 /100

Exhibit 7: 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 8: ESG – peer comparison

	FSSIA ESG score	Domestic ratings						Global ratings						Bloomberg	
		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
AMATA	67.15	--	Y	Y	5.00	5.00	Certified	Low	55.76	BBB	--	68.94	35.00	2.95	63.20
FPT	40.59	--	--	Y	5.00	4.00	Certified	--	45.88	--	--	65.83	21.00	--	--
SPI	28.05	--	--	Y	5.00	5.00	Certified	--	--	--	--	--	--	2.03	42.73
WHA	69.86	--	Y	Y	5.00	5.00	Certified	Low	58.26	BBB	--	72.01	75.00	2.80	56.32

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

Exhibit 9: ESG score by Bloomberg

FY ending Dec 31	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
ESG financial materiality scores - ESG score	—	—	—	—	—	—	2.57	2.80
BESG environmental pillar score	—	—	—	—	—	—	1.36	1.87
BESG social pillar score	—	—	—	—	—	—	3.67	3.25
BESG governance pillar score	—	—	—	—	—	—	4.15	4.06
ESG disclosure score	26.05	39.52	40.90	40.90	51.70	56.10	64.03	56.32
Environmental disclosure score	1.27	18.48	18.48	18.48	50.11	55.54	58.68	40.11
Social disclosure score	13.72	25.12	29.26	29.26	30.05	37.85	39.66	35.10
Governance disclosure score	63.03	74.83	74.83	74.83	74.83	74.83	93.62	93.62
Environmental								
Emissions reduction initiatives	No	No	No	No	Yes	Yes	Yes	Yes
Climate change policy	No	No	No	No	Yes	Yes	Yes	Yes
Climate change opportunities discussed	No	No	No	No	No	No	No	No
Risks of climate change discussed	No	No	No	No	No	Yes	Yes	Yes
GHG scope 1	—	0	1	1	1	2	1	1
GHG scope 2 location-based	—	14	15	19	19	16	18	16
GHG Scope 3	—	—	—	—	—	—	116	—
Carbon per unit of production	—	—	—	—	—	—	—	—
Biodiversity policy	No	No	No	No	Yes	Yes	Yes	Yes
Energy efficiency policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total energy consumption	—	24	25	33	33	37	37	38
Renewable energy use	—	—	—	—	1	1	1	2
Electricity used	—	—	—	—	—	—	37	38
Fuel used - natural gas	—	—	—	—	—	—	—	0

Sources: Bloomberg; FSSIA's compilation

Exhibit 10: ESG score by Bloomberg (cont.)

FY ending Dec 31	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Fuel used - crude oil/diesel	No	No	No	No	No	No	No	No
Waste reduction policy	No	No	No	No	Yes	Yes	Yes	Yes
Hazardous waste	—	0	0	0	0	0	0	0
Total waste	—	4	3	5	5	9	8	8
Waste recycled	—	—	—	—	—	2	5	—
Waste sent to landfills	—	0	0	0	0	5	3	1
Environmental supply chain management	No	No	No	No	Yes	Yes	Yes	Yes
Water policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water consumption	—	—	—	—	—	—	—	—
Social								
Human rights policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Policy against child labor	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Quality assurance and recall policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Consumer data protection policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Equal opportunity policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Gender pay gap breakout	No	No	No	No	No	No	No	No
Pct women in workforce	—	34	35	35	35	36	36	76
Pct disabled in workforce	—	—	0	0	0	0	0	—
Business ethics policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Anti-bribery ethics policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Health and safety policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lost time incident rate - employees	—	0	0	0	1	0	0	0
Total recordable incident rate - employees	—	—	—	—	—	—	0	1
Training policy	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Fair remuneration policy	No	No	No	No	No	No	No	Yes
Number of employees – CSR	86	467	512	552	571	613	615	133
Employee turnover pct	—	—	6	7	8	6	13	0
Total hours spent by firm - employee training	—	11,350	6,310	10,379	15,654	5,860	7,196	1,169
Social supply chain management	No	No	No	No	Yes	Yes	Yes	Yes
Governance								
Board size	11	13	13	12	11	12	11	11
No. of independent directors (ID)	4	4	4	4	4	5	8	7
No. of women on board	2	2	2	2	2	2	2	5
No. of non-executive directors on board	8	4	4	4	4	5	8	8
Company conducts board evaluations	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
No. of board meetings for the year	8	10	7	8	8	10	10	8
Board meeting attendance pct	95	93	95	92	95	100	99	100
Board duration (years)	—	—	—	—	—	—	3	3
Director share ownership guidelines	No	No	No	No	No	No	No	No
Age of the youngest director	40	41	42	43	44	45	49	51
Age of the oldest director	64	62	63	64	65	70	71	72
No. of executives / company managers	6	9	9	8	7	8	7	7
No. of female executives	1	1	1	1	1	1	1	1
Executive share ownership guidelines	No	No	No	No	No	No	No	No
Size of audit committee	3	2	3	4	4	4	4	4
No. of ID on audit committee	3	2	3	4	3	4	4	4
Audit committee meetings	6	5	4	10	7	5	9	8
Audit meeting attendance %	89	88	100	92	94	100	100	100
Size of compensation committee	3	2	3	3	3	3	4	4
No. of ID on compensation committee	2	1	2	3	3	2	3	2
No. of compensation committee meetings	—	2	2	2	3	4	6	5
Compensation meeting attendance %	—	100	100	100	100	100	100	100
Size of nomination committee	3	2	3	3	3	3	4	4
No. of nomination committee meetings	—	2	2	2	3	4	6	5
Nomination meeting attendance %	—	100	100	100	100	100	100	100
Sustainability governance								
Verification type	No	No	No	No	No	No	Yes	Yes

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.																				
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 SETESG 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. SETESG Index 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&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 Sustainabilitys	The Sustainabilitys' 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+										
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
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																			
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

Jitra Amornthum FSS International Investment Advisory Securities Co., Ltd

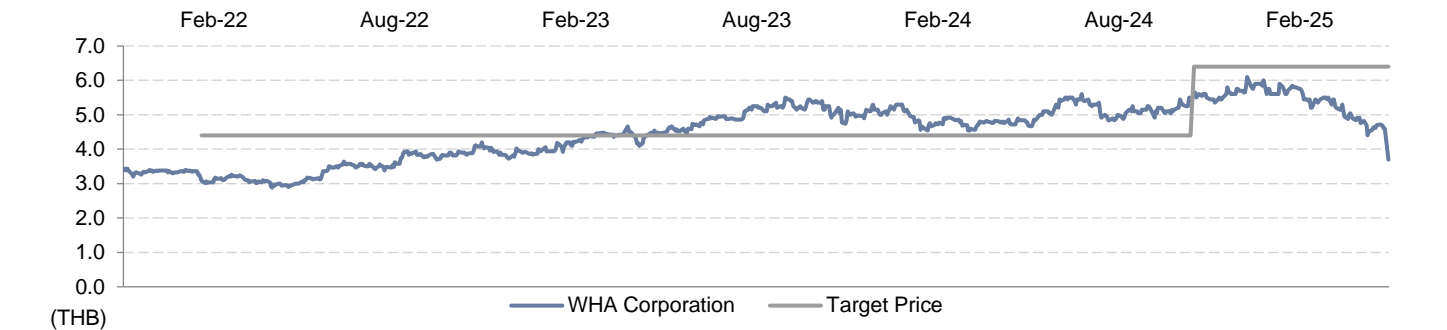
The individual(s) identified above certify(ies) that (i) all views expressed in this report accurately reflect the personal view of the analyst(s) with regard to any and all of the subject securities, companies or issuers mentioned in this report; and (ii) no part of the compensation of the analyst(s) was, is, or will be, directly or indirectly, related to the specific recommendations or views expressed herein.

This report has been prepared by FSS International Investment Advisory Securities Company Limited (FSSIA). The information herein has been obtained from sources believed to be reliable and accurate; however FSSIA makes no representation as to the accuracy and completeness of such information. Information and opinions expressed herein are subject to change without notice. FSSIA has no intention to solicit investors to buy or sell any security in this report. In addition, FSSIA does not guarantee returns nor price of the securities described in the report nor accept any liability for any loss or damage of any kind arising out of the use of such information or opinions in this report. Investors should study this report carefully in making investment decisions. All rights are reserved.

This report may not be reproduced, distributed or published by any person in any manner for any purpose without permission of FSSIA. Investment in securities has risks. Investors are advised to consider carefully before making investment decisions.

History of change in investment rating and/or target price

WHA Corporation (WHA TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
05-May-2022	BUY	4.40	06-Sep-2024	BUY	6.40	-	-	-

Jitra Amornthum started covering this stock from 06-Sep-2024

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
WHA Corporation	WHA TB	THB 3.70	BUY	Downside risks to our TP include 1) local political uncertainties; 2) a delay in budget approval; 3) the inability to sell assets into its trusts as planned; and 4) intense competition from abroad.

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 24-Feb-2025 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.