30 APRIL 2025

EQUITY RESEARCH - COMPANY REPORT

GULF DEVELOPMENT GULF TB

THAILAND / UTILITIES

BUY

UNCHANGED

TARGET PRICE	THB57.70
CLOSE	THB47.25
UP/DOWNSIDE	+22.1%
PRIOR TP	THB57.70
CHANGE IN TP	UNCHANGED
TP vs CONSENSUS	-7.1%

Further growth ahead

- Expect 1Q25 net profit to rise 29% q-q and 44% y-y, driven by additional new capacity of 837MW, INTUCH's strong earnings and an FX gain.
- We still believe GULF has strong earnings and cash flow. Expect 2025 net profit to grow 19.7% y-y.
- Attractive valuation; our SoTP-based TP is THB57.70.

Strong 1Q25E performance

We expect GULF to report a 1Q25 net profit of THB5b, up 29% q-q and 44% y-y, driven by additional new capacity COD of 837MW, including HKP IPP unit 2 (337MW) and a 500MW solar farm, along with a higher share of profit from INTUCH's strong performance. Additionally, 1Q25 should see the return of an FX gain vs FX loss in 1Q24 and 4Q24. Meanwhile, the SPP margin should soften, as the gas price was up 4.7% q-q but declined 6% y-y to THB331/MMBtu, and the Ft fell 3 satang/kWh to THB0.367/kWh. Moreover, GULF will start to recognize the GMT tax in this quarter, leading to higher expenses. Excluding FX and extra-items, we anticipate a 1Q25 core profit of THB4.9b, up 16% q-q and 23% y-y.

Momentum building toward robust 2Q25 results

We believe GULF's earnings momentum should continue to be robust in 2Q25 due to the NewCo established on 1 April 2025, resulting in GULF's holdings in ADVANC rising from 19% to 40.44%. Thus, its share of profit should increase by around THB1b per quarter, leading to an expected 2Q25 net profit of THB6-7b. In addition, the 25MW data center had its COD in May 2025, which will support earnings in 2Q25. Meanwhile, the impact of the tariff reduction would be limited, as SPPs' electric capacity accounts for only 14% of total installed capacity. Moreover, despite the Ft remaining lower, it could be partly offset by a softer gas pool price, since GULF has plans to import more LNG in the future at a lower LNG price.

Strong 2025E growth from ADVANC, new capacity, new business

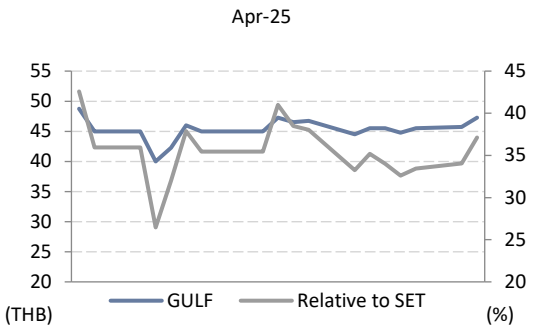
We maintain our forecast for 2025 earnings to grow 19.7% y-y, driven by 1) GULF's holding in ADVANC rising from 19% to 40.44%, resulting in its share of profit increasing by THB3.5b in 2025E; 2) a 1,477MW capacity will COD in 2025; 3) the 25MW data center will gradually COD from April 2025 on; and 4) a higher contribution from PTT NGD from lower gas costs with an additional 5 million tonnes of LNG imported to support electricity production. GULF has set its revenue target at 20-25% growth in 2025, which is in line with our projection.

Reiterate BUY rating on promising earnings growth momentum

We reiterate our BUY rating on GULF with a 2025 SoTP target price of THB57.7/share. We value GULF's power generation, renewables, infrastructure and digital business using a DCF valuation, discounted by 5.3% WACC, based on a cost of equity of 11% and a cost of debt of 3.8%. We value its other businesses using SoTP valuations.

KEY STOCK DATA

YE Dec (THB m)	2024*	2025E	2026E	2027E
Revenue	120,888	137,518	144,466	148,286
Net profit	21,383	25,595	29,825	32,896
EPS (THB)	1.43	1.71	2.00	2.20
vs Consensus (%)	-	(0.6)	5.1	10.3
EBITDA	24,113	26,068	28,171	30,888
Recurring net profit	21,383	25,595	29,825	32,896
Core EPS (THB)	1.43	1.71	2.00	2.20
Chg. In EPS est. (%)	-	-	-	-
EPS growth (%)	19.3	19.7	16.5	10.3
Core P/E (x)	33.0	27.6	23.7	21.5
Dividend yield (%)	-	1.8	2.1	2.3
EV/EBITDA (x)	35.6	33.2	31.0	28.5
Price/book (x)	2.1	2.0	1.9	1.8
Net debt/Equity (%)	33.7	31.3	29.7	27.8
ROE (%)	6.5	7.4	8.1	8.6



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	n/a	n/a	n/a
Relative to country (%)	n/a	n/a	n/a

Mkt cap (USD m)	21,130
3m avg. daily turnover (USD m)	n/a
Free float (%)	27
Major shareholder	Mr. Sarath Ratanavadi (29%)
12m high/low (THB)	n/a
Issued shares (m)	14,940.00

Note: *Pro forma Consolidated Financial Information
Sources: Bloomberg consensus; FSSIA estimates

Songklod Wongchai
Fundamental Investment Analyst on Securities; License no. 018086
songklod.won@fssia.com, +66 2646 9970

PREPARED BY FSS INTERNATIONAL INVESTMENT ADVISORY SECURITIES CO LTD (FSSIA). ANALYST CERTIFICATION AND IMPORTANT DISCLOSURES CAN BE FOUND AT THE END OF THIS REPORT

Investment thesis

GULF was formed by the amalgamation between GULF Energy Development (GULF) and Intouch Holdings (INTUCH), with the first day of trading on 3 March 2025. After the completed transaction, GULF will continue to operate the businesses currently engaged in by both companies, which would benefit both companies' stake holders.

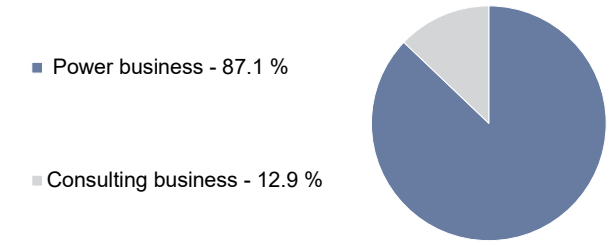
We believe GULF has secured power, infrastructure and digital projects that will commence commercial operations over the next decade to drive continuous growth. This is due to its diversified portfolio and >70% of its revenue is based on cost pass-through PPAs selling to EGAT. Based on the committed PPAs, we should see its equity capacity grow by 6% CAGR (2025-33). It should also have more M&A focused on renewables.

Company profile

GULF is one of the largest power producers in Thailand with expected capacity of over 7.6GW by 2027. It has the largest SPP and IPP portfolio and the strongest earnings growth outlook among the Thai power companies we cover.

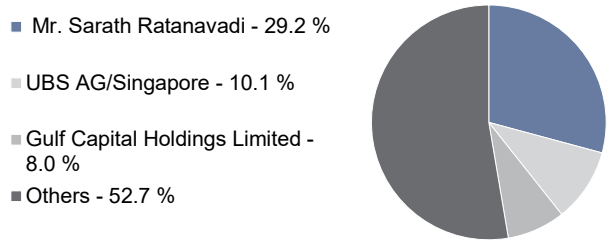
www.gulf.co.th

Principal activities (revenue, 2024)



Source: Gulf Development

Major shareholders



Source: Gulf Development

Catalysts

Key potential catalysts are 1) the upcoming round of bidding on 3.6GW in renewable projects under PDP2024 that will be released within this year; 2) lower energy costs; and 3) new expansion projects and M&As.

Risks to our call

The downside risks to our SoTP-based TP for GULF include 1) a lower-than-expected Ft; 2) a higher-than-expected gas cost; and 3) delays in project commercial operation dates.

Event calendar

Date	Event
8 May 2025	1Q25 financial results announcement

Key assumptions

(THB/kWh)	2024	2025E	2026E	2027E
GMP's ASP sold to IU	3.69	3.60	3.60	3.59
GMP's ASP sold to EGAT	4.78	4.67	4.67	4.67
IPD's ASP (IPP)	3.46	3.30	3.30	3.30
Ft	0.36	0.28	0.28	0.28
Gas cost (THB/mmbtu)	350	320	320	320

Source: FSSIA estimates

Earnings sensitivity

- We estimate that a THB1/mmbtu decrease in the gas price would increase net profit by THB12m per annum and vice versa, all else being equal.
- We estimate that a THB0.01/kWh decrease in the Ft would decrease net profit by THB20m per annum and vice versa, all else being equal.

Source: FSSIA estimates

In growth we trust

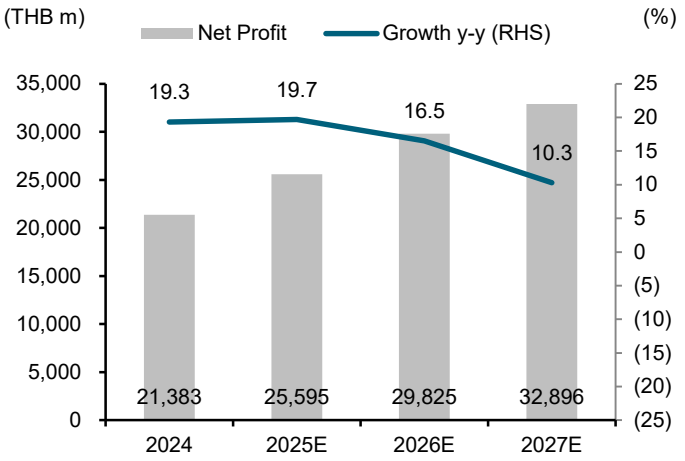
Exhibit 1: GULF - 1Q25 results preview

	1Q24	2Q24	3Q24	4Q24	1Q25E		
	(THB m)	(THB m)	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)
Revenue	**31,599**	**31,592**	**30,451**	**27,246**	**32,012**	***17.5***	***1.3***
Operating costs	(25,857)	(25,575)	(24,595)	(21,116)	(26,767)	*26.8*	*3.5*
EBITDA	**6,106**	**6,249**	**6,052**	**6,336**	**6,536**	***3.2***	***7.0***
EBITDA margin (%)	*19.3*	*19.8*	*19.9*	*23.3*	*20.4*	*(12.2)*	*5.7*
EBIT	**4,970**	**5,112**	**4,912**	**5,175**	**4,444**	***(14.1)***	***(10.6)***
Interest expense	(2,606)	(2,792)	(2,716)	(2,974)	(3,000)	*0.9*	*15.1*
Interest & invt inc	576	823	734	852	800	*(6.1)*	*38.9*
Other income	105	202	74	331	500	*n/a*	*n/a*
Associates' contrib	1,789	3,041	4,753	2,384	3,000	*25.8*	*67.7*
FX gain/loss	(495)	(237)	953	(897)	80	*n/a*	*n/a*
Pretax profit	**4,338**	**6,147**	**8,710**	**4,871**	**5,824**	***19.6***	***34.3***
Tax	(315)	(191)	9	(184)	(291)	*58.1*	*(7.7)*
Tax rate (%)	*7.3*	*3.1*	*(0.1)*	*3.8*	*5.0*	*32.2*	*(31.2)*
Minority interests	(524)	(1,215)	(2,689)	(786)	(500)	*(36.4)*	*(4.6)*
Net profit	**3,499**	**4,741**	**6,030**	**3,901**	**5,033**	***29.0***	***43.9***
Non-recurring	530	244	(952)	353	(84)	*n/a*	*n/a*
Core net profit	**4,029**	**4,986**	**5,077**	**4,254**	**4,949**	***16.3***	***22.8***

Sources: GULF, FSSIA estimate

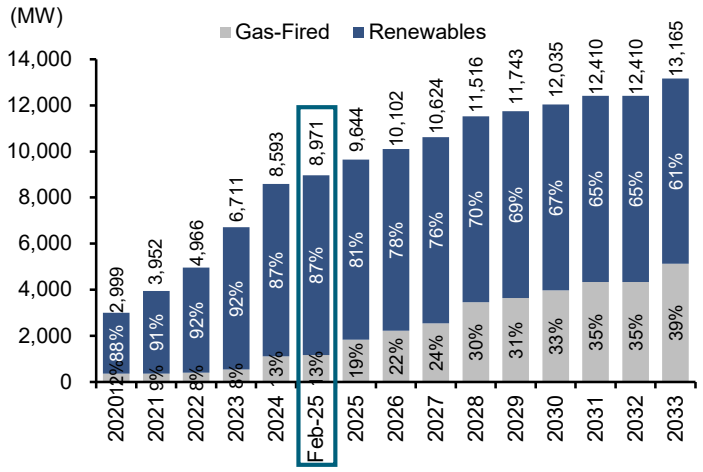
We maintain our forecast for GULF's net profit to grow dramatically in 2025-27, driven by an additional IPP and more renewables, stronger earnings from ADVANC and the new data center project.

Exhibit 2: Net profit and growth



Sources: GULF; FSSIA estimate

Exhibit 3:Equity installed MW of committed projects

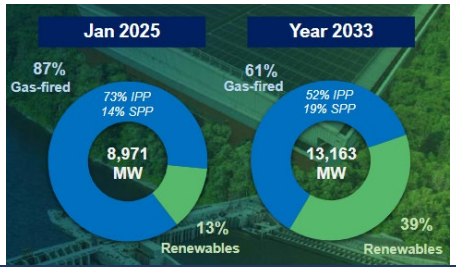


Source: GULF

Exhibit 4: Long-term committed growth over the next decade

Sources: GULF

Exhibit 5: Equity installed capacity by power plant type



Sources: GULF

Attractive valuation

We value GULF with a SoTP-based TP of THB57.7. We believe the Sum-of-the-Parts method is the best method to value GULF, as there are many infrastructure projects and long-term contracts for power plant projects. In particular, we value most of its projects via DCF method with a WACC of 5.3%, based on a 2.5% risk-free rate, risk premium at 8%, and cost of debt at 3.8%, and have already incorporated its long-term investment portfolio, as shown in the tables below.

Exhibit 6: GULF's WACC for DCF-based valuation

Cost of equity assumptions	(%)	Cost of debt assumptions	(%)
Risk-free rate	2.5%	Pretax cost of debt	3.8%
Market risk premium	8.0%	Marginal tax rate	20%
Stock beta	1.00		
Cost of equity	11%	Net cost of debt	3%
Weight applied	30%	Weight applied	70%
WACC (%)	5.3%		

Sources: GULF, FSSIA estimates

Exhibit 7: GULF's SoTP, DCF-based valuation

SOTP valuation	% holding	(THB)	(THB/share)	Comment
Consolidated projects				
GMP (12 SPPs)	58%	81,953	5.5	DCF
IPP (5 GW)	70%	82,049	5.5	DCF
Solar - TH	100%	25,000	1.7	DCF
Wind - TH	100%	13,742	0.9	DCF
Waste to energy - TH	100%	1,344	0.1	DCF
Solar - VN	90%	4,345	0.3	DCF
Mekong Wind	95%	6,030	0.4	DCF
GULF 1	80%	6,939	0.5	DCF
Equity holdings				
Power				
GJP (IPP & SPP)	40%	152,727	10.2	DCF
Hin Kong Power	49%	29,048	1.9	DCF
Burapa Power	35%	9,683	0.6	DCF
Gas - Oman	49%	9,883	0.7	DCF
GULF GUNKUL (GGC)	50%	22,892	1.5	DCF
Wind - Germany	25%	5,387	0.4	DCF
Gas - US	49%	16,516	1.1	DCF
Pak Lay	40%	17,985	1.2	DCF
Pak Beng	49%	25,085	1.7	DCF
Luang Prabang	20%	22,019	1.5	DCF
SPCG	9%	720	0.0	Current price of THB7.60/share
Gas business				
PTT NGD	42%	2,830	0.2	1.2x book value
GULF WHA MT	35%	151	0.0	1.2x book value
Infrastructure				
Laem Chabang Ph. 3	40%	11,518	0.8	DCF
MTP - LNG Terminal	70%	30,919	2.1	DCF
Thai Tank Terminal (TTT)	29%	2,520	0.2	1.2x book value
KBANK	3%	13,860	0.9	FSSIA's target price of THB180/share
THCOM	41%	6,313	0.4	Bloomberg consensus target price of THB14/share
One Bangkok	13%	714	0.0	DCF
Digital				
ADVANC	40%	372,841	25.0	Bloomberg consensus target price of THB310/share
Digital currency exchange	51%	4,200	0.3	Assume 50% market share of the market discount lower trading volume by 50%
Data center	40%	4,880	0.3	Target 150 MW in 10 years, at IRR 11%
Net debt		(121,853)	(8.2)	
Total		**862,242**	**57.7**	

Sources: GULF, FSSIA estimates

Financial Statements

Gulf Development

Profit and Loss (THB m) Year Ending Dec	2023*	2024*	2025E	2026E	2027E
Revenue	114,054	120,888	137,518	144,466	148,286
Cost of goods sold	(92,022)	(97,143)	(112,343)	(118,081)	(120,027)
Gross profit	**22,033**	**23,746**	**25,175**	**26,384**	**28,259**
Other operating income	-	-	-	-	-
Operating costs	(4,096)	(4,207)	(4,957)	(5,032)	(5,109)
Operating EBITDA	**22,118**	**24,113**	**26,068**	**28,171**	**30,888**
Depreciation	(4,181)	(4,575)	(5,850)	(6,819)	(7,738)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	**17,937**	**19,539**	**20,218**	**21,352**	**23,150**
Net financing costs	(8,689)	(8,904)	(8,482)	(8,442)	(8,384)
Associates	11,972	15,891	20,533	24,406	26,373
Recurring non-operating income	15,852	16,640	20,816	24,991	27,073
Non-recurring items	0	0	0	0	0
Profit before tax	**25,100**	**27,275**	**32,552**	**37,902**	**41,839**
Tax	(658)	(682)	(721)	(810)	(928)
Profit after tax	**24,441**	**26,593**	**31,831**	**37,092**	**40,911**
Minority interests	(6,519)	(5,210)	(6,236)	(7,267)	(8,015)
Preferred dividends	0	0	0	0	0
Other items	-	-	-	-	-
Reported net profit	**17,923**	**21,383**	**25,595**	**29,825**	**32,896**
Non-recurring items & goodwill (net)	**0**	**0**	**0**	**0**	**0**
Recurring net profit	**17,923**	**21,383**	**25,595**	**29,825**	**32,896**
Per share (THB)					
Recurring EPS *	1.20	1.43	1.71	2.00	2.20
Reported EPS	1.20	1.43	1.71	2.00	2.20
DPS	0.00	0.00	0.86	1.00	1.10
Diluted shares (used to calculate per share data)	14,940	14,940	14,940	14,940	14,940
Growth					
Revenue (%)	21.1	6.0	13.8	5.1	2.6
Operating EBITDA (%)	(2.9)	9.0	8.1	8.1	9.6
Operating EBIT (%)	1.3	8.9	3.5	5.6	8.4
Recurring EPS (%)	41.8	19.3	19.7	16.5	10.3
Reported EPS (%)	57.0	19.3	19.7	16.5	10.3
Operating performance					
Gross margin inc. depreciation (%)	19.3	19.6	18.3	18.3	19.1
Gross margin exc. depreciation (%)	23.0	23.4	22.6	23.0	24.3
Operating EBITDA margin (%)	19.4	19.9	19.0	19.5	20.8
Operating EBIT margin (%)	15.7	16.2	14.7	14.8	15.6
Net margin (%)	15.7	17.7	18.6	20.6	22.2
Effective tax rate (%)	5.0	6.0	6.0	6.0	6.0
Dividend payout on recurring profit (%)	-	-	50.0	50.0	50.0
Interest cover (X)	3.9	4.1	4.8	5.5	6.0
Inventory days	-	-	-	-	-
Debtor days	64.3	60.3	59.0	73.9	90.0
Creditor days	35.1	30.5	22.4	23.4	23.8
Operating ROIC (%)	(3.7)	(3.9)	(21.4)	(34.0)	(45.3)
ROIC (%)	(1.1)	(1.1)	(7.4)	(14.8)	(22.6)
ROE (%)	5.5	6.5	7.4	8.1	8.6
ROA (%)	3.4	3.6	3.0	2.5	1.8

* Pre-exceptional, pre-goodwill and fully diluted

Revenue by Division (THB m)	2023*	2024*	2025E	2026E	2027E
Power business	100,713	105,316	122,239	128,385	130,206
Consulting business	13,341	15,572	15,279	16,081	18,081
Others					

Note: *Pro forma Consolidated Financial Information
Sources: Gulf Development; FSSIA estimates

Financial Statements

Gulf Development

Cash Flow (THB m) Year Ending Dec	2023*	2024*	2025E	2026E	2027E
Recurring net profit	17,923	21,383	25,595	29,825	32,896
Depreciation	4,181	4,575	5,850	6,819	7,738
Associates & minorities	11,972	15,891	20,533	24,406	26,373
Other non-cash items	-	-	-	-	-
Change in working capital	(941)	(3,018)	(4,482)	(6,292)	(7,007)
Cash flow from operations	**33,135**	**38,831**	**47,496**	**54,758**	**60,000**
Capex - maintenance	(4,321)	(4,322)	(5,330)	(5,955)	(6,580)
Capex - new investment	(20,523)	(30,676)	(29,092)	(19,909)	(19,579)
Net acquisitions & disposals	(46,444)	(31,597)	0	0	0
Other investments (net)	(4,916)	(6,542)	20,716	24,591	26,673
Cash flow from investing	**(76,204)**	**(73,136)**	**(13,705)**	**(1,273)**	**514**
Dividends paid	0	0	0	(12,797)	(14,913)
Equity finance	0	0	0	0	0
Debt finance	4,108	1,593	0	0	0
Other financing cash flows	(3,916)	(2,592)	1,830	1,817	1,801
Cash flow from financing	**192**	**(1,000)**	**1,830**	**(10,980)**	**(13,112)**
Non-recurring cash flows	-	-	-	-	-
Other adjustments	38,550	32,149	0	0	0
Net other adjustments	**38,550**	**32,149**	**(36,744)**	**(43,447)**	**(46,731)**
Movement in cash	**(4,327)**	**(3,156)**	**(1,123)**	**(943)**	**671**
Free cash flow to firm (FCFF)	(33,250.19)	(23,092.68)	44,953.25	64,498.79	71,379.48
Free cash flow to equity (FCFE)	(4,327.46)	(3,156.24)	(1,122.84)	11,854.66	15,583.72
Per share (THB)					
FCFF per share	(2.23)	(1.55)	3.01	4.32	4.78
FCFE per share	(0.29)	(0.21)	(0.08)	0.79	1.04
Recurring cash flow per share	2.28	2.80	3.48	4.09	4.49

Balance Sheet (THB m) Year Ending Dec	2023*	2024*	2025E	2026E	2027E
Tangible fixed assets (gross)	121,812	121,813	146,813	171,813	196,813
Less: Accumulated depreciation	(22,255)	(22,254)	(27,584)	(33,538)	(40,118)
Tangible fixed assets (net)	**99,557**	**99,559**	**119,229**	**138,275**	**156,695**
Intangible fixed assets (net)	**5,960**	**5,567**	**5,467**	**5,367**	**5,267**
Long-term financial assets	-	-	-	-	-
Invest. in associates & subsidiaries	396,772	398,368	398,368	398,368	398,368
Cash & equivalents	30,984	27,828	26,705	25,763	26,434
A/C receivable	21,165	18,778	25,654	32,877	40,291
Inventories	0	0	0	0	0
Other current assets	15,497	18,573	21,128	22,195	22,782
Current assets	**67,646**	**65,178**	**73,487**	**80,835**	**89,507**
Other assets	110,515	144,499	144,499	144,499	144,499
Total assets	**680,449**	**713,171**	**741,050**	**767,343**	**794,336**
Common equity	327,503	331,995	357,589	374,617	392,600
Minorities etc.	28,118	29,689	35,925	43,192	51,207
Total shareholders' equity	**355,621**	**361,683**	**393,514**	**417,808**	**443,807**
Long term debt	120,160	113,305	113,305	113,305	113,305
Other long-term liabilities	129,684	157,502	157,502	157,502	157,502
Long-term liabilities	**249,843**	**270,807**	**270,807**	**270,807**	**270,807**
A/C payable	9,391	6,072	6,985	7,298	7,365
Short term debt	27,928	36,375	36,375	36,375	36,375
Other current liabilities	28,344	29,334	33,369	35,055	35,982
Current liabilities	**65,663**	**71,781**	**76,729**	**78,728**	**79,722**
Total liabilities and shareholders' equity	**671,127**	**704,271**	**741,050**	**767,343**	**794,336**
Net working capital	(1,073)	1,945	6,427	12,719	19,726
Invested capital	611,730	649,938	673,991	699,228	724,555
* Includes convertibles and preferred stock which is being treated as debt					
Per share (THB)					
Book value per share	21.92	22.22	23.94	25.08	26.28
Tangible book value per share	21.52	21.85	23.57	24.72	25.93
Financial strength					
Net debt/equity (%)	32.9	33.7	31.3	29.7	27.8
Net debt/total assets (%)	17.2	17.1	16.6	16.1	15.5
Current ratio (x)	1.0	0.9	1.0	1.0	1.1
CF interest cover (x)	2.9	4.1	4.3	4.8	5.2

Valuation	2023*	2024*	2025E	2026E	2027E
Recurring P/E (x) *	**39.4**	**33.0**	**27.6**	**23.7**	**21.5**
Recurring P/E @ target price (x) *	**48.1**	**40.3**	**33.7**	**28.9**	**26.2**
Reported P/E (x)	39.4	33.0	27.6	23.7	21.5
Dividend yield (%)	-	-	1.8	2.1	2.3
Price/book (x)	2.2	2.1	2.0	1.9	1.8
Price/tangible book (x)	2.2	2.2	2.0	1.9	1.8
EV/EBITDA (x) **	38.5	35.6	33.2	31.0	28.5
EV/EBITDA @ target price (x) **	45.5	42.0	39.2	36.5	33.6
EV/invested capital (x)	1.4	1.3	1.3	1.2	1.2

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

Note: *Pro forma Consolidated Financial Information; Sources: Gulf Development; FSSIA estimates

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%). (*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.)*	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. *(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.)*	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 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 reports, and quality & peer reviews.*	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: 0-10 / Low: 10-20 / Medium: 20-30 / High: 30-40 / Severe: 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. AAA 8.571-10.000 AA 7.143-8.570 A 5.714-7.142 BBB 4.286-5.713 BB 2.857-4.285 B 1.429-2.856 CCC 0.000-1.428 **Leader:** leading its industry in managing the most significant ESG risks and opportunities **Average:** a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers **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. *(Score ratings are 0 to 25 = poor; >25 to 50 = satisfactory; >50 to 75 = good; and >75 to 100 = excellent.)*	
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

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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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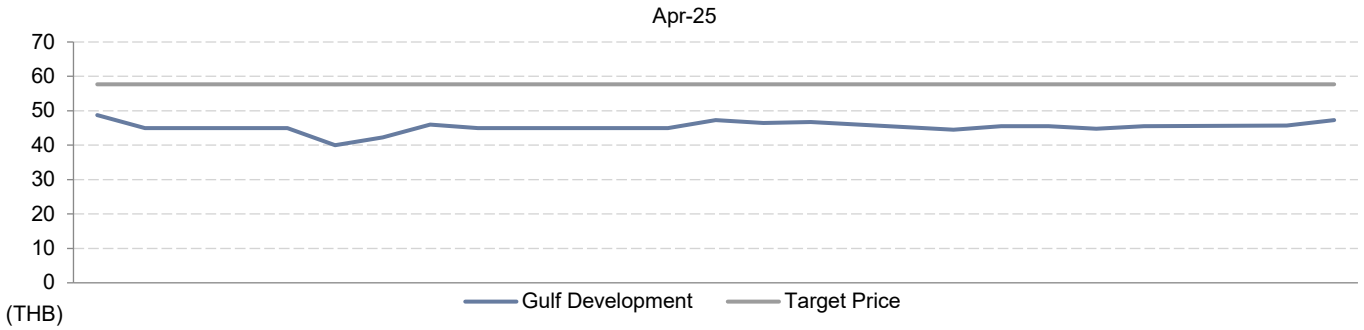
History of change in investment rating and/or target price

Gulf Development (GULF TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
14-Nov-2022	BUY	58.00	25-Sep-2023	BUY	54.00	-	-	-
23-Jun-2023	BUY	52.30	02-Apr-2025	BUY	57.70			

Songklod Wongchai started covering this stock from 02-Apr-2025

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Gulf Development	GULF TB	THB 47.25	BUY	The downside risks to our SoTP-based TP for GULF include 1) a lower-than-expected Ft; 2) a higher-than-expected gas cost; and 3) delays in project commercial operation dates.

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 29-Apr-2025 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.