

SC ASSET CORPORATION

SC TB

THAILAND / PROPERTY DEVELOPMENT

HOLD

UNCHANGED

Key takeaways from analyst meeting

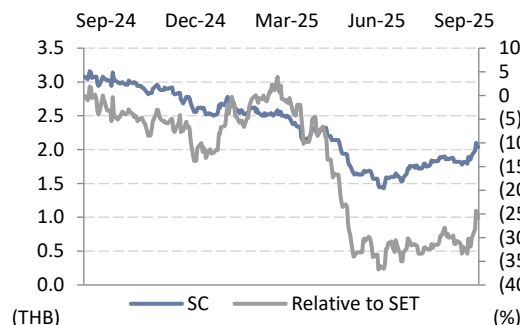
TARGET PRICE	THB2.00
CLOSE	THB2.04
UP/DOWNSIDE	-2.0%
TP vs CONSENSUS	-8.8%

Highlights

- วันที่ 18 ก.ย.ที่ผ่านมา เราเข้าร่วมการเยี่ยมชมโครงการของ SC ใน 2 โครงการแนวราบที่เป็นไฮไลท์เปิดตัวใหม่ใน 2Q-3Q25 ได้แก่ Matter Ngamwongwan และ SONLE Residences
- SC เปิดตัวโครงการทาวน์โฮมพรีเมียมแบรนด์ใหม่ในปลายมิ.ย. ชื่อโครงการ Matter Ngamwongwan มูลค่า 350 ล้านบาท ราคาขาย 6-9 ล้านบาทต่อยูนิต จำนวน 44 ยูนิต ได้รับการตอบรับดี ทำยอดขายแล้ว 29 ยูนิต ซึ่งโอนกรรมสิทธิ์ใน 2Q25 จำนวน 3 ยูนิต โดยมีแผนทยอยโอน 7 ยูนิตใน 3Q25 และส่วนที่เหลือใน 4Q25 เรามองว่ายอดขายที่ทำได้ดีกว่าเป้าได้แรงหนุนจากทำเลศักยภาพ การเดินทางสะดวก สินค้าเหลือขายในทำเลดังกล่าวมีจำกัด รวมถึงการออกแบบดีไซน์ใหม่ซึ่งตอบโจทย์คนรุ่นใหม่ โดย SC ตั้งเป้าปิดการขายทั้งโครงการภายในกลางปี 2026 ขณะที่ความสำเร็จของการขายโครงการนี้มีโอกาสนำไปต่อยอดสู่การพัฒนาโครงการใหม่ภายใต้แบรนด์ MATTER ในทำเลอื่นในอนาคต
- SC เดินหน้าพัฒนาโครงการที่เป็น One-of-a-kind project ในกลุ่ม Luxury ต่อเนื่องในทุกปี โดยในช่วง 3Q25 SC เปิดตัวโครงการ SONLE Residences มูลค่า 1.65 พันล้านบาท ราคาขาย 260-400 ล้านบาทต่อยูนิต มีเพียง 5 ยูนิต เป็นบ้านหรูระดับ Ultra Luxury ทำเลตั้งอยู่บนถ.รัชดาภิเษก จุดขายหลักคืออารมณ์มอบความเป็น Super Private Residence และออกแบบ Landscape ที่ผสมผสานความหรูหรากับธรรมชาติ ปัจจุบันมียอดขายแล้ว 1 ยูนิต กำหนดโอนใน 4Q25 โดย SC ตั้งเป้าปิดการขายโครงการภายในปี 2026
- ยอด Presales เดือน ก.ค.-ส.ค. อยู่ที่ 2.3 พันล้านบาท แบ่งเป็นแนวราบ 55% และคอนโด 45% โดยใน 3Q25 บริษัทเปิดตัวใหม่ 3 โครงการตามแผน มูลค่า 5 พันล้านบาท (แนวราบ 3.1 พันล้านบาท, คอนโด 2 พันล้านบาท) อย่างไรก็ตาม ตลาดแนวราบยังคงซบเซาและการขายยังไปได้ช้า ขณะที่คอนโดที่เปิดตัวใหม่มี Take-up rate 20% (เทียบกับเป้าจบปีที่ 30-40%) อย่างไรก็ตาม โมเมนตัมเดือนก.ย.มีแนวโน้มดีขึ้นจากการจัดงานส่งเสริมการขายที่เซ็นทรัล ลาดพร้าว ซึ่งสร้างยอดขายได้ราว 1.6 พันล้านบาท เรามองว่าเป้า Presales 3Q25 ของบริษัทที่ 7 พันล้านบาทยังท้าทาย ขณะที่ประเมินว่ามีโอกาสจบที่ 4.5-5 พันล้านบาท ลดลงทั้ง q-q และ y-y
- เบื้องต้นคาดการณ์กำไรปกติ 3Q25 ทรงตัว q-q แต่ลดลง y-y โดยยอดโอนมีโอกาสเพิ่มขึ้นเล็กน้อย q-q แต่ลดลง y-y ส่วน GPM คาดทรงตัวใกล้เคียง 1H25 ที่ 28% เนื่องจากยังถูกกดดันจากโปรโมชั่นราคา อย่างไรก็ตาม มีโอกาสสนับสนุนกำไรพิเศษจากการขายที่ดินเข้าร่วมทุนโครงการคอนโดใหม่ใน 3Q25 ซึ่งคาดว่าจะช่วยหนุนกำไรสุทธิ 3Q25 ได้ q-q
- เราคงประมาณการกำไรสุทธิปี 2025 ที่ 1.4 พันล้านบาท (-16% y-y) แม้ราคาหุ้นปรับตัวขึ้นแรงในช่วง 2 สัปดาห์ที่ผ่านมา แต่เรามองว่าธุรกิจหลักยังไม่เห็นการฟื้นตัวที่ชัดเจน

KEY STOCK DATA

YE Dec (THB m)	2024	2025E	2026E	2027E
Revenue	20,302	18,355	21,103	21,180
Net profit	1,706	1,425	1,886	1,948
EPS (THB)	0.40	0.33	0.44	0.46
vs Consensus (%)	-	(6.5)	2.3	2.2
EBITDA	1,970	2,251	2,909	2,895
Recurring net profit	1,283	1,425	1,886	1,948
Core EPS (THB)	0.30	0.33	0.44	0.46
EPS growth (%)	(48.8)	11.1	32.3	3.3
Core P/E (x)	6.8	6.1	4.6	4.5
Dividend yield (%)	7.8	6.5	8.6	8.9
EV/EBITDA (x)	21.0	18.7	14.1	13.9
Price/book (x)	0.4	0.4	0.3	0.3
Net debt/Equity (%)	135.4	133.0	123.2	114.9
ROE (%)	5.4	5.8	7.4	7.3



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	7.4	38.8	(34.2)
Relative to country (%)	2.8	17.1	(27.2)
Mkt cap (USD m)	274		
3m avg. daily turnover (USD m)	0.3		
Free float (%)	39		
Major shareholder	Shinawatra Family (64%)		
12m high/low (THB)	3.22/1.40		
Issued shares (m)	4,222.62		

Sources: Bloomberg consensus; FSSIA estimates



Thanyatorn Songwutti

Fundamental Investment Analyst on Securities; License no. 101203
thanyatorn.s@fssia.com, +66 2646 9963

Exhibit 1: MATTER Ngamwongwan



Source: FSSIA's compilation

Exhibit 2: MATTER Ngamwongwan



Source: FSSIA's compilation

Exhibit 3: SONLE Residences



Source: SC

Exhibit 4: SONLE Residences



Source: SC

Exhibit 5: SONLE Residences



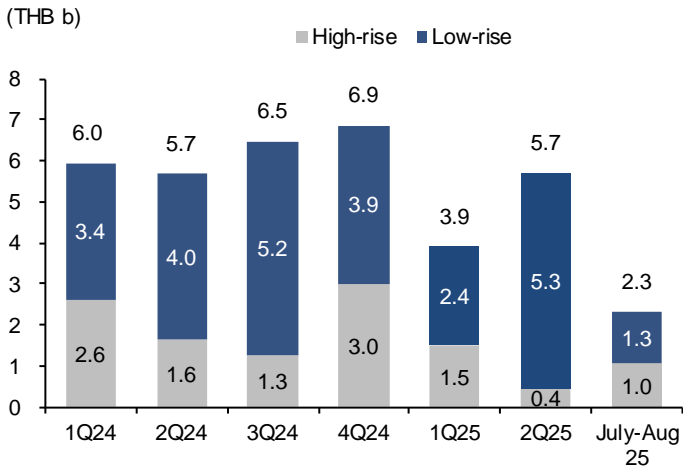
Source: FSSIA's compilation

Exhibit 6: SONLE Residences



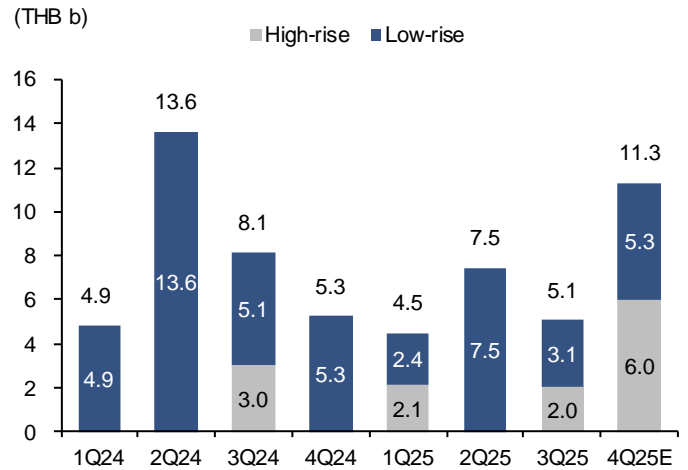
Source: FSSIA's compilation

Exhibit 7: Quarterly presales



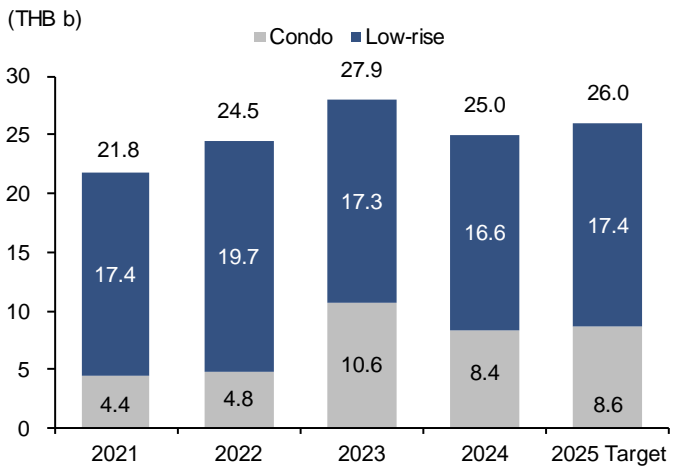
Sources: SC; FSSIA's compilation

Exhibit 8: Quarterly new launches



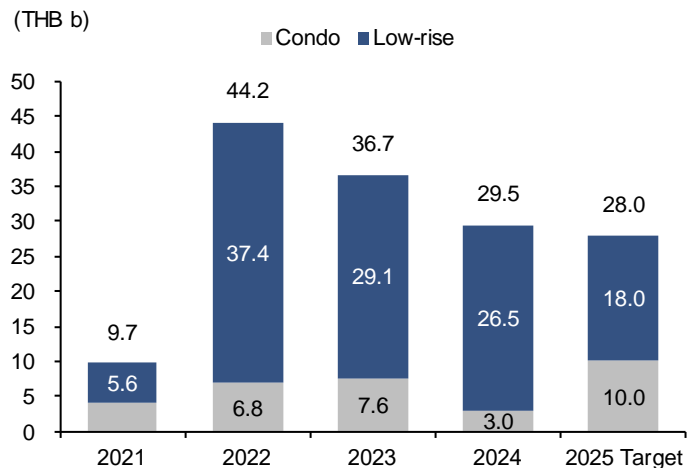
Sources: SC; FSSIA's compilation

Exhibit 9: Yearly presales



Sources: SC; FSSIA's compilation

Exhibit 10: Yearly new launches



Sources: SC; FSSIA's compilation

Exhibit 11: Historical P/E band



Sources: Bloomberg; FSSIA estimates

Exhibit 12: Historical P/BV band



Sources: Bloomberg; FSSIA estimates

Financial Statements

SC Asset Corporation

Profit and Loss (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Revenue	24,487	20,302	18,355	21,103	21,180
Cost of goods sold	(16,601)	(14,455)	(12,393)	(14,206)	(14,247)
Gross profit	7,887	5,847	5,962	6,897	6,934
Other operating income	99	99	100	100	100
Operating costs	(4,456)	(4,102)	(3,927)	(4,210)	(4,267)
Operating EBITDA	3,650	1,970	2,251	2,909	2,895
Depreciation	(120)	(127)	(116)	(122)	(128)
Goodwill amortisation	0	0	0	0	0
Operating EBIT	3,529	1,844	2,135	2,787	2,767
Net financing costs	(383)	(379)	(412)	(407)	(401)
Associates	54	172	94	48	123
Recurring non-operating income	54	172	94	48	123
Non-recurring items	(20)	422	0	0	0
Profit before tax	3,181	2,059	1,816	2,429	2,489
Tax	(656)	(331)	(362)	(524)	(521)
Profit after tax	2,525	1,728	1,454	1,905	1,969
Minority interests	(43)	(22)	(29)	(18)	(21)
Preferred dividends	0	0	0	0	0
Other items	-	-	-	-	-
Reported net profit	2,482	1,706	1,425	1,886	1,948
Non-recurring items & goodwill (net)	20	(422)	0	0	0
Recurring net profit	2,502	1,283	1,425	1,886	1,948
Per share (THB)					
Recurring EPS *	0.59	0.30	0.33	0.44	0.46
Reported EPS	0.58	0.40	0.33	0.44	0.46
DPS	0.24	0.16	0.13	0.18	0.18
Diluted shares (used to calculate per share data)	4,273	4,277	4,277	4,277	4,277
Growth					
Revenue (%)	13.5	(17.1)	(9.6)	15.0	0.4
Operating EBITDA (%)	5.7	(46.0)	14.2	29.2	(0.5)
Operating EBIT (%)	5.0	(47.8)	15.8	30.6	(0.7)
Recurring EPS (%)	(4.8)	(48.8)	11.1	32.3	3.3
Reported EPS (%)	(4.0)	(31.4)	(16.4)	32.3	3.3
Operating performance					
Gross margin inc. depreciation (%)	32.2	28.8	32.5	32.7	32.7
Gross margin exc. depreciation (%)	32.7	29.4	33.1	33.3	33.3
Operating EBITDA margin (%)	14.9	9.7	12.3	13.8	13.7
Operating EBIT margin (%)	14.4	9.1	11.6	13.2	13.1
Net margin (%)	10.2	6.3	7.8	8.9	9.2
Effective tax rate (%)	20.6	16.1	19.9	21.6	20.9
Dividend payout on recurring profit (%)	41.0	53.3	40.0	40.0	40.0
Interest cover (X)	9.4	5.3	5.4	7.0	7.2
Inventory days	982.6	1,209.2	1,457.5	1,284.3	1,290.7
Debtor days	2.2	5.9	6.7	3.4	3.6
Creditor days	36.1	61.4	77.9	51.1	54.7
Operating ROIC (%)	6.7	3.3	3.7	4.8	(1.2)
ROIC (%)	5.4	2.8	3.0	3.8	(1.0)
ROE (%)	11.1	5.4	5.8	7.4	7.3
ROA (%)	4.7	2.5	2.7	3.3	2.8
* Pre exceptional, pre-goodwill and fully diluted					
Revenue by Division (THB m)					
Project sales	23,370	18,955	16,887	19,594	19,629
Rental and services	977	1,069	1,175	1,211	1,247
Consulting and management	140	279	293	298	304

Sources: SC Asset Corporation; FSSIA estimates

Financial Statements

SC Asset Corporation

Cash Flow (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Recurring net profit	2,502	1,283	1,425	1,886	1,948
Depreciation	120	127	116	122	128
Associates & minorities	-	-	-	-	-
Other non-cash items	-	-	-	-	-
Change in working capital	(4,805)	(751)	(1,297)	34	(315)
Cash flow from operations	(2,182)	659	245	2,042	1,761
Capex - maintenance	-	-	-	-	-
Capex - new investment	(2,027)	-	(310)	(260)	(219)
Net acquisitions & disposals	-	-	-	-	-
Other investments (net)	-	(1,294)	-	-	-
Cash flow from investing	(2,027)	(1,294)	(310)	(260)	(219)
Dividends paid	(1,087)	(476)	(570)	(755)	(779)
Equity finance	127	35	29	18	21
Debt finance	5,067	361	423	(500)	(500)
Other financing cash flows	-	-	-	-	-
Cash flow from financing	4,107	(79)	(118)	(1,236)	(1,258)
Non-recurring cash flows	-	-	-	-	-
Other adjustments	0	0	0	0	0
Net other adjustments	0	0	0	0	0
Movement in cash	(102)	(714)	(183)	546	284
Free cash flow to firm (FCFF)	(3,827.36)	(256.01)	347.15	2,188.40	1,942.28
Free cash flow to equity (FCFE)	857.09	(273.81)	357.93	1,281.86	1,041.65

Per share (THB)

FCFF per share	(0.91)	(0.06)	0.08	0.52	0.46
FCFE per share	0.20	(0.06)	0.08	0.30	0.25
Recurring cash flow per share	0.61	0.33	0.36	0.47	0.49

Balance Sheet (THB m) Year Ending Dec	2023	2024	2025E	2026E	2027E
Tangible fixed assets (gross)	2,302	1,381	1,450	1,523	1,599
Less: Accumulated depreciation	(453)	(270)	(290)	(305)	(320)
Tangible fixed assets (net)	1,849	1,111	1,160	1,218	1,279
Intangible fixed assets (net)	127	142	142	142	142
Long-term financial assets	231	231	349	401	402
Invest. in associates & subsidiaries	10,353	12,244	12,272	12,300	12,329
Cash & equivalents	2,038	1,323	1,140	1,686	1,969
A/C receivable	171	490	184	211	212
Inventories	46,246	48,687	49,366	49,748	50,106
Other current assets	1,957	2,439	1,836	1,899	1,906
Current assets	50,411	52,939	52,525	53,544	54,194
Other assets	916	590	512	512	512
Total assets	63,888	67,258	66,960	68,118	68,858
Common equity	23,228	24,048	24,903	26,035	27,204
Minorities etc.	24	47	76	94	115
Total shareholders' equity	23,252	24,095	24,979	26,129	27,319
Long term debt	15,584	18,800	18,572	18,240	17,909
Other long-term liabilities	1,885	1,946	1,836	2,005	2,012
Long-term liabilities	17,468	20,746	20,407	20,245	19,921
A/C payable	1,419	3,403	1,836	2,110	2,118
Short term debt	17,995	15,140	15,792	15,623	15,455
Other current liabilities	3,753	3,874	3,946	4,010	4,045
Current liabilities	23,167	22,417	21,574	21,743	21,618
Total liabilities and shareholders' equity	63,888	67,258	66,960	68,118	68,858
Net working capital	43,202	44,340	45,604	45,739	46,061
Invested capital	56,678	58,658	60,038	60,312	60,725

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

Per share (THB)

Book value per share	5.44	5.62	5.82	6.09	6.36
Tangible book value per share	5.41	5.59	5.79	6.05	6.33

Financial strength

Net debt/equity (%)	135.7	135.4	133.0	123.2	114.9
Net debt/total assets (%)	49.4	48.5	49.6	47.2	45.6
Current ratio (x)	2.2	2.4	2.4	2.5	2.5
CF interest cover (x)	8.5	0.3	2.6	4.8	4.1

Valuation	2023	2024	2025E	2026E	2027E
Recurring P/E (x) *	3.5	6.8	6.1	4.6	4.5
Recurring P/E @ target price (x) *	3.4	6.7	6.0	4.5	4.4
Reported P/E (x)	3.5	5.1	6.1	4.6	4.5
Dividend yield (%)	11.8	7.8	6.5	8.6	8.9
Price/book (x)	0.4	0.4	0.4	0.3	0.3
Price/tangible book (x)	0.4	0.4	0.4	0.3	0.3
EV/EBITDA (x) **	11.0	21.0	18.7	14.1	13.9
EV/EBITDA @ target price (x) **	11.0	20.9	18.6	14.0	13.8
EV/invested capital (x)	0.7	0.7	0.7	0.7	0.7

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

Sources: SC Asset Corporation; FSSIA estimates

SC Asset Corp PCL (SC TB)

FSSIA ESG rating

★ ★ ★ ★

60.14 /100

Exhibit 13: 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 14: 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
AP	53.36	--	Y	Y	5.00	5.00	Certified	Low	43.30	--	--	16.91	24.00	1.89	34.26
ASW	27.00	--	Y	Y	5.00	4.00	Declared	--	--	--	--	--	--	--	--
BRI	16.00	--	--	--	4.00	4.00	Declared	--	--	--	--	--	--	--	--
NOBLE	30.88	--	Y	Y	5.00	5.00	Certified	--	--	--	--	--	7.00	--	--
ORI	53.22	--	Y	Y	5.00	5.00	Certified	Medium	41.33	--	--	48.60	--	3.82	52.01
SC	60.14	--	Y	Y	5.00	4.00	Certified	Low	45.20	--	--	70.85	25.00	2.34	42.60
SIRI	66.14	--	Y	Y	5.00	5.00	Certified	Low	43.82	A	--	57.85	23.00	3.00	61.14
SPALI	59.80	--	Y	Y	5.00	5.00	Certified	Low	52.93	BB	--	36.30	24.00	2.19	42.36

Sources: SETTRADE.com; FSSIA's compilation

Exhibit 15: ESG score by Bloomberg

FY ending Dec 31	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
ESG financial materiality scores - ESG score	--	--	--	--	--	2.66	2.34
BESG environmental pillar score	--	--	--	--	--	1.70	1.14
BESG social pillar score	--	--	--	--	--	3.67	2.51
BESG governance pillar score	--	--	--	--	--	3.80	4.29
ESG disclosure score	--	--	--	32.63	33.83	44.32	42.60
Environmental disclosure score	--	--	--	1.75	1.75	18.79	15.95
Social disclosure score	--	--	--	14.87	18.47	32.95	30.62
Governance disclosure score	--	--	--	81.10	81.10	81.10	81.10
Environmental							
Emissions reduction initiatives	No	No	No	No	No	Yes	Yes
Climate change policy	No	No	No	No	No	No	No
Climate change opportunities discussed	No	No	No	No	No	No	No
Risks of climate change discussed	No	No	No	No	No	Yes	Yes
GHG scope 1	--	--	--	--	--	0	--
GHG scope 2 location-based	--	--	--	--	--	12	--
GHG Scope 3	--	--	--	--	--	--	--
Carbon per unit of production	--	--	--	--	--	--	--
Biodiversity policy	No	No	No	No	No	No	No
Energy efficiency policy	No	No	No	Yes	Yes	Yes	Yes
Total energy consumption	--	--	--	--	--	--	--
Renewable energy use	--	--	--	--	--	--	--
Electricity used	--	--	--	--	--	--	--
Fuel used - natural gas	--	--	--	--	--	--	--

Sources: Bloomberg; FSSIA's compilation

Exhibit 16: ESG score by Bloomberg (cont.)

FY ending Dec 31	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Fuel used - crude oil/diesel	No	No	No	No	No	No	No
Waste reduction policy	No	No	No	Yes	Yes	Yes	Yes
Hazardous waste	—	—	—	—	—	—	—
Total waste	—	—	—	—	—	—	—
Waste recycled	—	—	—	—	—	—	—
Waste sent to landfills	—	—	—	—	—	—	—
Environmental supply chain management	No	No	No	No	No	No	No
Water policy	No	No	No	Yes	Yes	Yes	Yes
Water consumption	—	—	—	—	—	—	—
Social							
Human rights policy	No	No	No	Yes	Yes	Yes	Yes
Policy against child labor	No	No	No	Yes	Yes	Yes	Yes
Quality assurance and recall policy	No	No	No	No	No	No	No
Consumer data protection policy	No	No	No	No	Yes	Yes	Yes
Equal opportunity policy	No	No	No	Yes	Yes	Yes	Yes
Gender pay gap breakout	No	No	No	No	No	No	No
Pct women in workforce	—	—	—	—	—	47	—
Pct disabled in workforce	—	—	—	—	—	1	1
Business ethics policy	No	No	No	Yes	Yes	Yes	Yes
Anti-bribery ethics policy	No	No	No	Yes	Yes	Yes	Yes
Health and safety policy	No	No	No	Yes	Yes	Yes	Yes
Lost time incident rate - employees	—	—	—	—	—	0	0
Total recordable incident rate - employees	—	—	—	—	—	—	—
Training policy	No	No	No	Yes	Yes	Yes	Yes
Fair remuneration policy	No	No	No	Yes	Yes	Yes	Yes
Number of employees – CSR	—	—	—	877	923	1,033	1,212
Employee turnover pct	—	—	—	—	—	11	11
Total hours spent by firm - employee training	—	—	—	18,038	13,819	17,698	19,113
Social supply chain management	No	No	No	No	No	No	No
Governance							
Board size	—	—	—	9	9	9	10
No. of independent directors (ID)	—	—	—	6	6	6	7
No. of women on board	—	—	—	1	1	1	1
No. of non-executive directors on board	—	—	—	7	7	7	8
Company conducts board evaluations	No	No	No	Yes	Yes	Yes	Yes
No. of board meetings for the year	—	—	—	7	8	7	9
Board meeting attendance pct	—	—	—	92	99	100	100
Board duration (years)	—	—	—	3	3	3	3
Director share ownership guidelines	No	No	No	No	No	No	No
Age of the youngest director	—	—	—	40	41	42	43
Age of the oldest director	—	—	—	75	76	77	76
No. of executives / company managers	—	—	—	12	20	21	23
No. of female executives	—	—	—	4	6	7	8
Executive share ownership guidelines	No	No	No	No	No	No	No
Size of audit committee	—	—	—	3	3	3	3
No. of ID on audit committee	—	—	—	3	3	3	3
Audit committee meetings	—	—	—	9	10	9	10
Audit meeting attendance %	—	—	—	100	100	100	100
Size of compensation committee	—	—	—	3	3	3	3
No. of ID on compensation committee	—	—	—	3	3	3	3
No. of compensation committee meetings	—	—	—	2	2	2	2
Compensation meeting attendance %	—	—	—	100	100	100	100
Size of nomination committee	—	—	—	3	3	3	3
No. of nomination committee meetings	—	—	—	2	2	2	2
Nomination meeting attendance %	—	—	—	100	100	100	100
Sustainability governance							
Verification type	No	No	No	No	No	No	No

Sources: Bloomberg; FSSIA's compilation

Disclaimer for ESG scoring

ESG score	Methodology	Rating																			
The Dow Jones Sustainability Indices (DJSI) By S&P Global	The DJSI World applies a transparent, rules-based component selection process based on the companies' Total Sustainability Scores resulting from the annual S&P Global Corporate Sustainability Assessment (CSA). Only the top-ranked companies within each industry are selected for inclusion.	Be a member and invited to the annual S&P Global Corporate Sustainability Assessment (CSA) for DJSI. Companies with an S&P Global ESG Score of less than 45% of the S&P Global ESG Score of the highest scoring company are disqualified. The constituents of the DJSI indices are selected from the Eligible Universe.																			
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 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. <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 border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>NEGL</th> <th>Low</th> <th>Medium</th> <th>High</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>0-10</td> <td>10-20</td> <td>20-30</td> <td>30-40</td> <td>40+</td> </tr> </tbody> </table>	NEGL	Low	Medium	High	Severe	0-10	10-20	20-30	30-40	40+									
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0-10	10-20	20-30	30-40	40+																	
ESG Book	The ESG score identifies sustainable companies that are better positioned to outperform over the long term. The methodology considers the principle of financial materiality including information that significantly helps explain future risk-adjusted performance. Materiality is applied by over-weighting features with higher materiality and rebalancing these weights on a rolling quarterly basis.	The total ESG score is calculated as a weighted sum of the features scores using materiality-based weights. The score is scaled between 0 and 100 with higher scores indicating better performance.																			
MSCI	MSCI ESG ratings aim to measure a company's management of financially relevant ESG risks and opportunities. It uses a rules-based methodology to identify industry leaders and laggards according to their exposure to ESG risks and how well they manage those risks relative to peers. <table border="1" style="margin-left: auto; margin-right: auto;"> <tbody> <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> </tbody> </table>	AAA	8.571-10.000	Leader:	leading its industry in managing the most significant ESG risks and opportunities	AA	7.143-8.570	A	5.714-7.142	BBB	4.286-5.713	Average:	a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers	BB	2.857-4.285	B	1.429-2.856	CCC	0.000-1.428	Laggard:	lagging its industry based on its high exposure and failure to manage significant ESG risks
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Moody's ESG solutions	Moody's assesses the degree to which companies take into account ESG objectives in the definition and implementation of their strategy policies. It believes that a company integrating ESG factors into its business model and relatively outperforming its peers is better positioned to mitigate risks and create sustainable value for shareholders over the medium to long term.																				
Refinitiv ESG rating	Designed to transparently and objectively measure a company's relative ESG performance, commitment and effectiveness across 10 main themes, based on publicly available and auditable data. The score ranges from 0 to 100 on relative ESG performance and insufficient degree of transparency in reporting material ESG data publicly. <i>(Score ratings are 0 to 25 = poor; >25 to 50 = satisfactory; >50 to 75 = good; and >75 to 100 = excellent.)</i>																				
S&P Global	The S&P Global ESG Score is a relative score measuring a company's performance on and management of ESG risks, opportunities, and impacts compared to its peers within the same industry classification. The score ranges from 0 to 100.																				
Bloomberg	ESG Score	Bloomberg score evaluating the company's aggregated Environmental, Social and Governance (ESG) performance. The score is based on Bloomberg's view of ESG financial materiality. The score is a weighted generalized mean (power mean) of Pillar Scores, where the weights are determined by the pillar priority ranking. Values range from 0 to 10; 10 is the best.																			
Bloomberg	ESG Disclosure Score	Disclosure of a company's ESG used for Bloomberg ESG score. The score ranges from 0 for none to 100 for disclosure of every data point, measuring the amount of ESG data reported publicly, and not the performance on any data point.																			

Rating regarding the sustainable development of Thai listed companies, both on the SET and MAI, are publicly available on the website of the Securities and Exchange Commission of Thailand (SEC). Currently, ratings available are 1) "CG Score"; 2) "AGM Level"; 3) "Thai CAC"; and 4) THSI. The ratings are updated on an annual basis. FSSIA does not confirm nor certify the accuracy of such ratings.

Source: FSSIA's compilation

GENERAL DISCLAIMER

ANALYST(S) CERTIFICATION

Thanyatorn Songwutti FSS International Investment Advisory Securities Co., Ltd

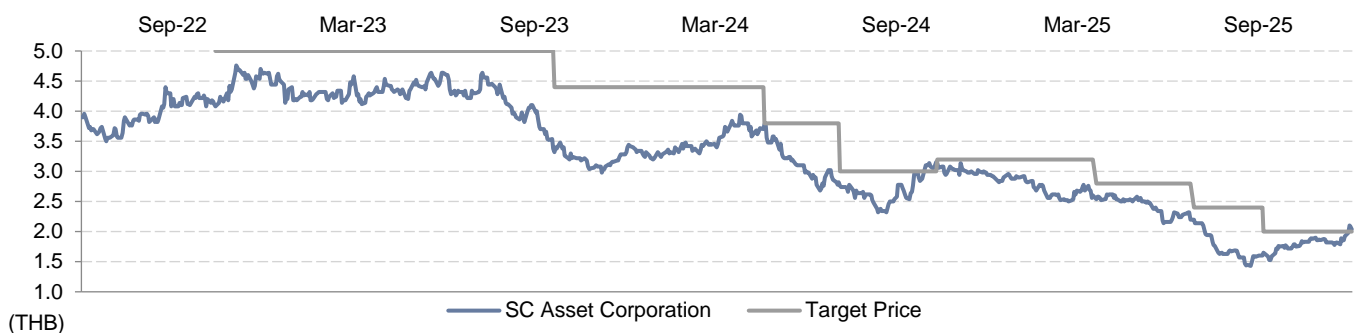
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History of change in investment rating and/or target price

SC Asset Corporation (SC TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
12-Jan-2023	BUY	5.00	03-Jul-2024	HOLD	3.00	07-Feb-2025	HOLD	2.80
31-Oct-2023	BUY	4.40	25-Sep-2024	HOLD	3.20	02-May-2025	HOLD	2.40
29-Apr-2024	HOLD	3.80	16-Dec-2024	BUY	3.20	03-Jul-2025	HOLD	2.00

Thanyatorn Songwutti started covering this stock from 12-Jan-2023

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
SC Asset Corporation	SC TB	THB 2.04	HOLD	Downside and upside risks to our P/E-based TP include 1) a weaker or stronger-than-expected take-up rate, 2) lower or higher-than-expected new launches, 3) slower or faster-than-expected economy and purchasing power recovery, 4) higher or lower-than-expected rejection and cancellation rates, and 5) higher or lower-than-expected competition.

Source: FSSIA estimates

Additional Disclosures

Target price history, stock price charts, valuation and risk details, and equity rating histories applicable to each company rated in this report is available in our most recently published reports. You can contact the analyst named on the front of this note or your representative at Finansia Syrus Securities Public Company Limited.

All share prices are as at market close on 18-Sep-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.