

Thailand Construction Services

Piling contractors gain pace in 4Q25E

- 4Q25 net profits for piling contractors (SEAFCO and PYLON) are set to grow q-q and y-y, driven by accelerated progress on ongoing projects.
- Their current backlog should continue to provide revenue visibility through 2Q26, while 2H26 will rely on new project awards.
- Strong 4Q25E earnings and political stability as near-term catalysts.

Expect 4Q25 net profit to grow on both q-q and y-y

Despite the impact of the long holiday in 4Q, we retain a positive 4Q25 earnings outlook for the two piling contractors, SEAFCO and PYLON. We estimate aggregate 4Q25 net profit at THB165m, up 10% q-q and turning around from a net loss of THB34m in 4Q24, in-line with our earlier forecast. The improvement should be driven by revenue growth from accelerating backlog execution. GPM is expected to remain at a healthy level, flat q-q but improving y-y, supported by economies of scale. In particular, we project SEAFCO's 4Q25 net profit at THB95m, up 9% q-q and turning around from a net loss of THB27m in 4Q24, marking its highest level in six years, driven mainly by full-scale construction of the MRT Orange Line project across five sections. Similarly, PYLON's 4Q25 net profit is projected at THB70m, up 12% q-q and turning around from a net loss of THB7m in 4Q24, marking a 22-quarter high, driven by higher equipment utilization from ongoing private-sector projects.

Political stability to support further investment recovery

As of end-2025, their backlog is expected to remain at a solid level of around THB1.6b for SEAFCO and THB1b for PYLON. This should support revenue recognition through 2Q26 and provide earnings visibility in 1H26. In 2H26, revenue will likely be driven by the ability to secure new projects, mainly from the private sector. Overall, the current bored-pile market outlook remains stable. Private investment is expected to resume after the formation of the new government. On the public investment side, the Double Deck expressway project is among those with near-term progress potential, with construction potentially commencing in 4Q26. New project bidding is likely to take place in late 2026 or early 2027. Meanwhile, competition is currently subdued, but intensity could pick up from 2Q26 onward as major projects are completed, potentially releasing capacity back into the bidding market.

Solid backlog to drive 1H26 earnings momentum

Assuming in-line results, SEAFCO's 2025 net profit would reach THB158m (vs THB1m in 2024), while PYLON's would amount to THB209m (vs THB1m in 2024), both slightly exceeding our forecasts by 5–7%. We maintain our 2026 net profit forecasts at THB171m for SEAFCO (+16% y-y) and THB204m for PYLON (+2% y-y). For 1Q26, both companies' earnings are projected to jump y-y from a low base in 1Q25. PYLON's earnings are likely to remain flat q-q, while SEAFCO's may decline q-q due to the initial stage of new projects. Earnings momentum is expected to accelerate into 2Q26, likely the strongest quarter of the year, with 1H26 outperforming 2H26.

Catalysts: 4Q25E earnings strength and improving political stability

Share prices have rallied in the week following the election, with SEAFCO up 13% and PYLON up 6%, reflecting improved visibility on government formation. Moreover, near-term catalysts stem from strong 4Q25E earnings and undemanding valuations. SEAFCO currently trades at 1.1x 2026E P/BV and PYLON at 2.0x, below their historical averages of 1.5x and 2.5x, respectively. We prefer PYLON (BUY, TP THB3.1) over SEAFCO (BUY, TP THB2.4), given its more lagged share price performance. In addition, we expect 2025 DPS of THB0.20 for PYLON (7.1% yield) and THB0.08 for SEAFCO (3.5% yield).



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Exhibit 1: Piling contractors – 4Q25 results preview

Company	Net Profit					Core Profit				
	4Q24	3Q25	4Q25E	Change		4Q24	3Q25	4Q25E	Change	
	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)	(THB m)	(THB m)	(THB m)	(q-q %)	(y-y %)
PYLON	(7)	62	70	12.2	n/a	(10)	61	70	13.5	n/a
SEAFCO	(27)	87	95	8.9	n/a	(29)	84	95	13.1	n/a
Total	(34)	149	165	10.3	n/a	(39)	145	165	13.3	n/a

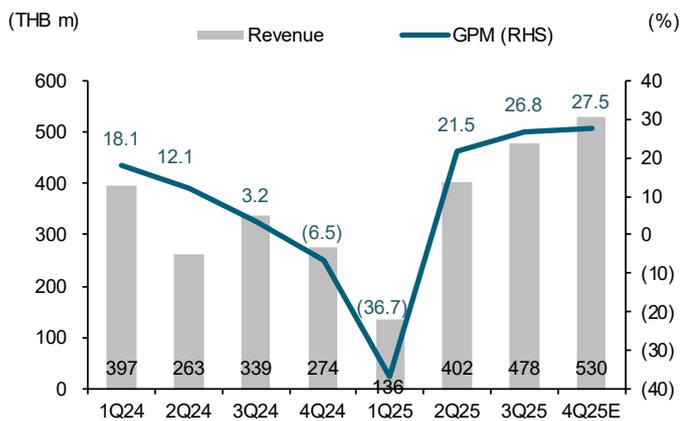
Source: FSSIA estimates

Exhibit 2: SEAFCO – 4Q25 results preview

	4Q24	1Q25	2Q25	3Q25	4Q25E	Change		2024	2025E	Change
	(THB m)	(q-q%)	(y-y%)	(THB m)	(THB m)	(y-y%)				
Total revenue	274	136	402	478	530	10.9	93.2	1,273	1,547	21.5
Cost of sales	292	186	316	350	385	9.8	31.6	1,177	1,236	5.1
Gross profit	(18)	(50)	87	128	146	13.9	n/a	97	311	221.8
SG&A	22	27	29	26	26	(1.6)	15.8	110	109	(0.6)
Operating profit	(40)	(77)	57	102	120	18.0	n/a	(13)	202	n/a
Interest expense	3	2	5	5	5	(1.8)	84.1	12	17	41.8
Tax expense	(13)	(18)	13	22	24	5.5	n/a	(9)	42	n/a
Reported net profit	(27)	(62)	37	87	95	8.9	n/a	1	158	11,493
Core profit	(29)	(60)	43	84	95	13.1	n/a	(4)	162	n/a
Key ratios (%)						(ppt)	(ppt)			
Gross margin	(6.5)	(36.7)	21.5	26.8	27.5	0.7	34.0	7.6	20.1	12.5
SG&A / Sales	8.2	19.9	7.3	5.5	4.9	(0.6)	(3.3)	8.6	7.0	(1.6)
Operating margin	(14.7)	(56.7)	14.2	21.2	22.6	1.4	37.3	(1.0)	13.0	14.1
Net margin	(9.7)	(45.6)	9.2	18.2	17.9	(0.3)	27.6	0.1	10.2	10.1
Norm margin	(10.5)	(44.0)	10.6	17.6	17.9	0.3	28.4	(0.4)	10.5	10.8

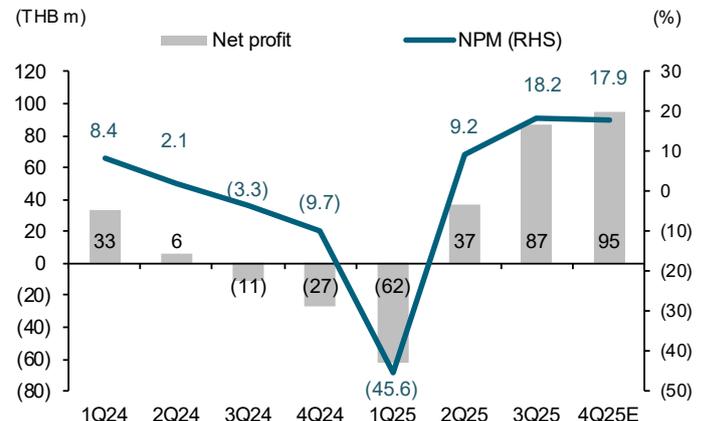
Sources: SEAFCO; FSSIA estimates

Exhibit 3: Quarterly revenue and GPM



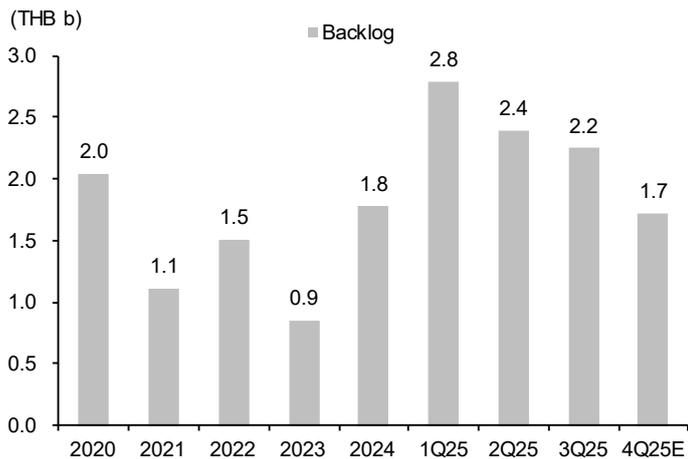
Sources: SEAFCO; FSSIA estimates

Exhibit 4: Quarterly net profit and NPM



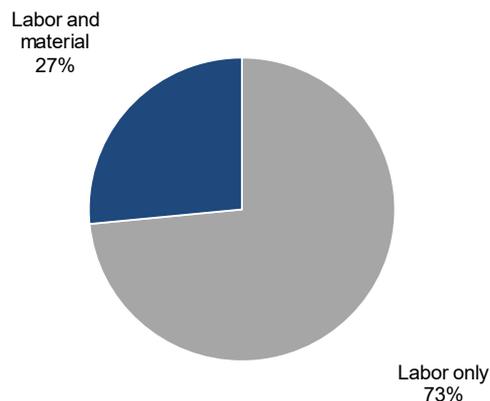
Sources: SEAFCO; FSSIA estimates

Exhibit 5: SEAFCO's backlog



Sources: SEAFCO; FSSIA estimates

Exhibit 6: Backlog breakdown by type of work



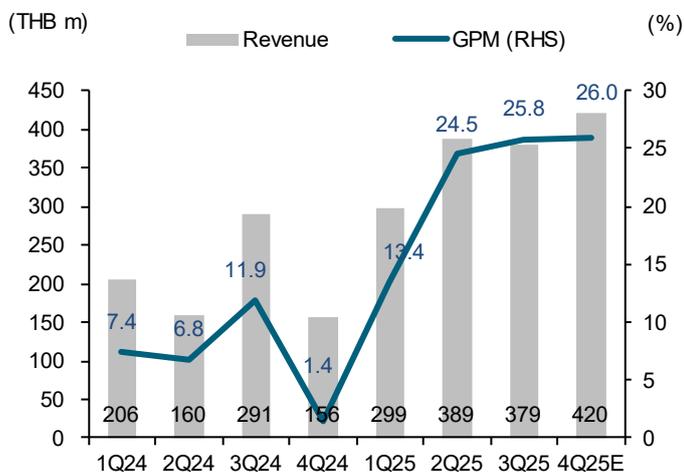
Sources: SEAFCO; FSSIA's compilation

Exhibit 7: PYLON – 4Q25 results preview

	4Q24	1Q25	2Q25	3Q25	4Q25E	Change		2024	2025E	Change
	(THB m)	(q-q%)	(y-y%)	(THB m)	(THB m)	(y-y%)				
Total revenue	156	299	389	379	420	11	169	814	1,486	83
Cost of sales	154	259	293	281	311	11	102	750	1,144	52
Gross profit	2	40	95	98	109	12	4,833	63	342	443
SG&A	17	21	24	23	24	2	40	77	91	18
Operating profit	(15)	19	71	75	85	14	n/a	(14)	251	n/a
Interest expense	0.5	0.5	0.8	0.8	0.8	6	63	2	3	87
Tax expense	(2)	3	14	15	17	14	n/a	(2)	51	n/a
Reported net profit	(7)	18	59	62	70	12	n/a	1	209	41,565
Core profit	(10)	17	58	61	70	14	n/a	(6)	206	n/a
Key ratios (%)						(ppt)	(ppt)			
Gross margin	1.4	13.4	24.5	25.8	26.0	1.3	13.9	7.8	23.0	15.3
SG&A / Sales	10.9	6.9	6.1	6.1	5.7	(0.0)	(0.9)	9.5	6.2	(3.4)
Operating margin	(9.5)	6.5	18.4	19.7	20.3	1.3	14.9	(1.8)	16.9	18.6
Net margin	(4.8)	6.1	15.1	16.4	16.6	1.3	11.8	0.1	14.1	14.0
Norm margin	(6.5)	5.8	14.9	16.2	16.6	1.3	11.9	(0.8)	13.9	14.7

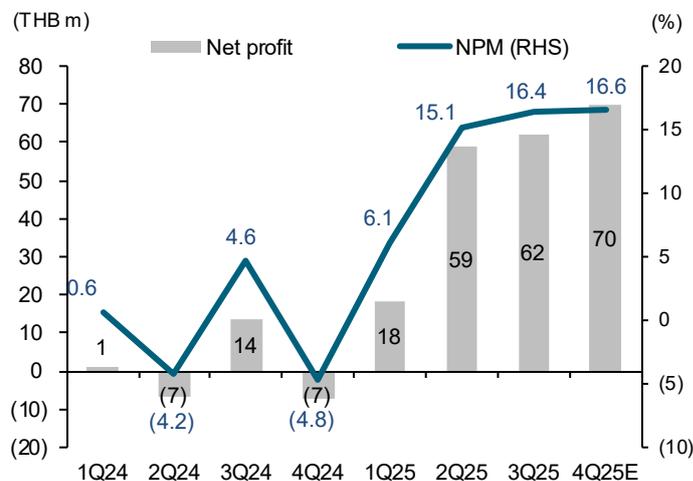
Sources: PYLON; FSSIA estimates

Exhibit 8: Quarterly revenue and GPM



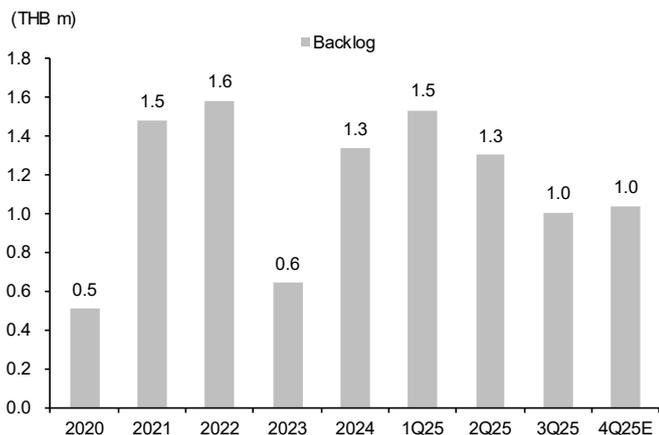
Sources: PYLON; FSSIA estimates

Exhibit 9: Quarterly net profit and NPM



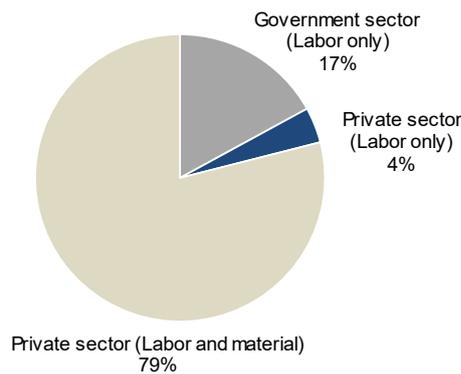
Sources: PYLON; FSSIA estimates

Exhibit 10: PYLON's backlog



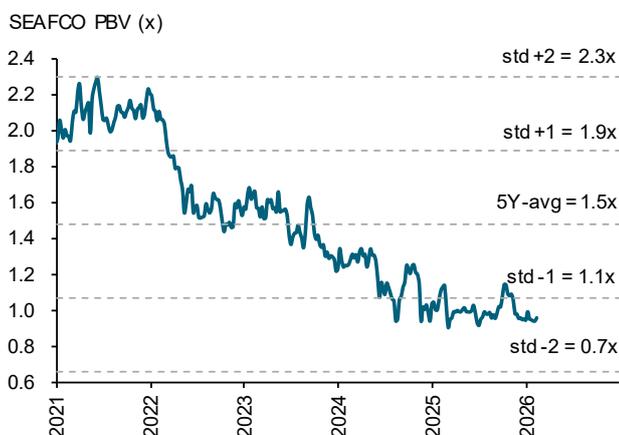
Sources: PYLON; FSSIA estimates

Exhibit 11: Backlog breakdown by type of work



Sources: PYLON; FSSIA's compilations

Exhibit 12: SEAFCO's historical P/BV band



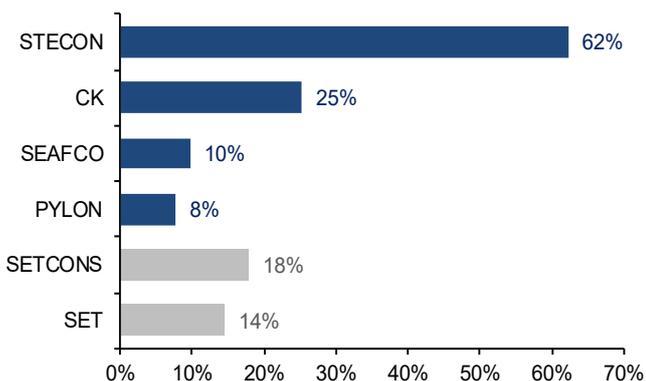
Sources: Bloomberg; FSSIA estimates

Exhibit 13: PYLON's historical P/BV band



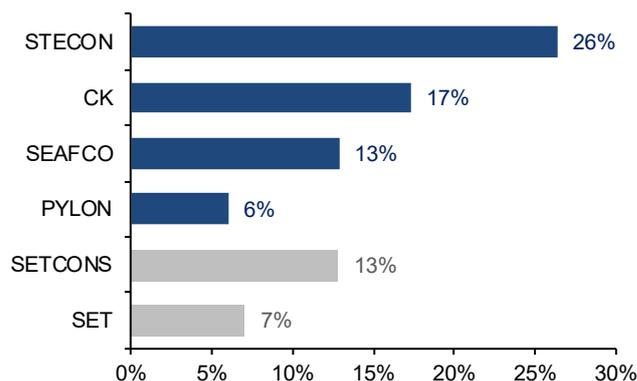
Sources: Bloomberg; FSSIA estimates

Exhibit 14: 2026YTD sector performances



Source: SETSMART

Exhibit 15: Sector performances post-election (7 Feb)



Source: SETSMART

Exhibit 16: Peer comparisons as of 12 Feb 2026

Company	Core profit			Core profit growth		PE		DivYld		ROE		PBV		PBV 5Y-avg
	24 (THB m)	25E (THB m)	26E (THB m)	25E (%)	26E (%)	25E (x)	26E (x)	25E (%)	26E (%)	25E (x)	26E (x)	25E (x)	26E (x)	
CK TB	1,446	2,190	2,284	51.4	4.3	11.5	11.1	4.2	3.2	8.1	8.0	0.9	0.9	1.3
STECON TB	(1,268)	967	1,065	176.3	10.0	16.2	14.7	3.4	2.7	5.4	5.7	0.9	0.8	0.9
PYLON TB	(6)	200	204	3,212.3	2.1	10.6	10.4	7.1	7.2	20.6	20.0	2.1	2.0	2.5
SEAFCO TB	(4)	148	171	3,411.8	15.7	12.6	10.9	3.1	3.6	9.5	10.3	1.2	1.1	1.5
Average	167	3,505	3,723	1,998	6	12.7	11.7	4.4	4.2	10.9	11.0	1.3	1.2	2.0

Sources: Bloomberg; 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%). <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-top: 10px;"> <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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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-top: 10px;"> <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) "SETESG". The ratings are updated on an annual basis. FSSIA does not confirm nor certify the accuracy of such ratings.

Source: FSSIA's compilation

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Company	Ticker	Price	Rating	Valuation & Risks
Pylon	PYLON TB	THB 2.82	BUY	Downside risks to our P/E-based TP include 1) fewer new projects than expected; 2) bidding delays for new projects; 3) political uncertainty; 4) delays in construction; 5) labour shortages; 6) higher raw material and labour costs; and 7) intense competition. Upside risks comprise 1) a higher-than-expected additional backlog and new auctions; and 2) sooner-than-expected commencement of the high-speed train project linking three airports.
Seafoo	SEAFKO TB	THB 2.28	BUY	Downside risks to our P/BV-based TP include 1) fewer than expected new contract signing; 2) auction delays; 3) a failure to win contracts from the Orange Line project; 4) political uncertainties; 5) construction delays and cost overrun; 6) higher building material costs, labor shortages, and a minimum wage hike; and 7) fierce 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 12-Feb-2026 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.