Wed, Dec 4, 2019

Jasmine Broadband Internet Infrastructure Fund

Jasmine Broadband Internet Infrastructure Fund

JASIF

Bloomberg Reuters

JASIF TB

JASIF.BK

Competition in FBB hits LT outlook for JASIF

We are turning more conservative on JASIF on the rising competition in the FBB market – which accounts for 94% of JAS's revenue – that damaged JAS' ARPU and FBB revenue in 9M19. As we no longer expect JAS to achieve Bt40bn in FBB revenue by 2030, the condition that JAS has to lease 80% of JASIF after 2032 seems unlikely to be triggered. We thus downgrade our recommendation to NEUTRAL with a new TP of Bt10.5.

Analyzing JAS business momentum. JAS (not rated) is JASIF's sole tenant, currently leasing 100% of JASIF's capacity, JAS also has 19% in JASIF after the most recent capital call. We are beginning to be concerned about the lease extension after 2032 as the condition for automatic renewal requires revenue from JAS' fixed broadband business (FBB) of at least Bt40bn in 2030 vs Bt16.9bn as of 2018. This implies JAS has to grow its FBB revenue by 7% per annum until 2030 to reach the Bt40bn trigger. We now see two major challenges to JAS' achievement of that goal. First, ARPU is heading down as competition rises: its ARPU has slipped from Bt652/sub/mth in 4Q18 to Bt640/sub/mth in 3Q19. Second, JAS' FBB revenue in 9M19 was Bt12.8bn, relatively flat YoY. Automatic renewal after 2032 is appearing less likely.

EBITDA can continue to support rental expense. Although admittedly JAS' FBB revenue growth is softening, its ability to service its rental expense to JASIF remains strong: JAS' EBITDA in 9M19 was Bt6.0bn, up 8% YoY. Therefore, we have no concern that it will be unable to pay its rental expense to JASIF.

No selling pressure from JAS until 2023. After the recent capital raising, JAS has 19% in JASIF. Based on contract conditions, JAS has to maintain a 19% stake until November 2023, alleviating worries of selling pressure from JAS.

More conservative assumptions. We earlier assumed the Bt40bn FBB revenue would be triggered, which meant that JAS would lease 80% of JASIF's capacity at Bt433/core km/mth after 2032. Based on JAS' FBB revenue momentum, we are becoming more conservative, now assuming JAS will not reach the trigger Bt40bn in FBB revenue by 2030 and will thus lease only 50% of JASIF's capacity for Bt433/core km/mth after 2032.

Downgrade to NEUTRAL nudged down TP to Bt10.5. We cut our TP to reflect more conservative assumptions after 2032. We are less positive on JASIF on rising concerns about its rental income after 2032. This leads us to downgrade our forecast and our recommendation to NEUTRAL from BUY and our TP to Bt10.5 (from Bt12.5). We recommend investors hold JASIF for decent dividend yield at 10.2% in 2020F. We prefer DIF (BUY TP Bt19.5) over JASIF.

Forecasts and valuation

Year to 31 Dec	Unit	2017	2018	2019F	2020F	2021F
Revenue	(Btmn)	5,776	5,814	5,877	10,163	10,275
EBITDA	(Btmn)	5,416	5,424	5,401	9,412	9,470
Core profit	(Btmn)	5,443	5,455	5,401	8,650	8,804
Reported profit	(Btmn)	7,148	5,099	6,201	8,650	8,804
Core EPS	(Bt)	0.99	0.99	0.98	1.08	1.10
DPS	(Bt)	0.93	0.90	0.91	1.01	1.02
P/E, core	(x)	10.0	9.9	10.0	9.1	9.0
EPS growth, core	(%)	5.8	0.2	(1.0)	10.1	1.8
P/BV, core	(x)	0.9	0.9	0.9	0.9	0.9
ROE	(%)	9.4	9.3	9.1	12.0	10.4
Dividend yield	(%)	9.5	9.1	9.3	10.2	10.4
FCF yield	(%)	8.9	9.2	11.5	(36.2)	11.3
EV/EBIT	(x)	10.0	10.0	9.8	10.5	10.3
EBIT growth, core	(%)	5.8	0.1	(0.4)	59.9	1.5
EV/CE	(x)	0.9	0.9	0.9	1.0	0.9
ROCE	(%)	9.4	9.5	9.5	9.9	10.0
ev/ebitda	(x)	10.0	10.0	9.8	9.7	9.5
EBITDA growth	(%)	5.7	0.1	(0.4)	74.3	0.6

ource: SCBS Investment Research

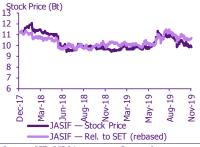


NEUTRAL

Stock data

Last close (Dec 3) (Bt)	9.85
12-m target price (Bt)	10.50
Upside (Downside) to TP (%)	6.60
Mkt cap (Btbn)	78.80
Mkt cap (US\$mn)	2,604
Mkt cap (%) SET	0.47
Sector % SET	2.78
Shares issued (mn)	8,000
Par value (Bt)	10
12-m high / low (Bt)	12.1 / 9.7
Avg. daily 6m (US\$mn)	7.67
Dividend policy (%)	≥ 90

Price performance



Source: SET, SCBS Investment Research

Share performance

(%)	1M	3M	12M					
Absolute	(1.5)	(14.3)	(3.4)					
Relative to SET	1.9	(9.4)	3.0					
Source: SET. SCBS Investment Research								

Expected total return (FTR)

Target price	(Bt)	10.50								
12-month dividend	(Bt)	0.91								
Capital gain	(%)	6.60								
Dividend yield	(%)	9.27								
Total return	(%)	15.87								
Source: SET_SCBS Investment Research										

Source: SET, SCBS Investment Resea

Analyst

Kittisorn Pruitipat, CFA, FRM Fundamental Investment Analyst on Securities (662) 949 1007 kittisorn.pruitipat@scb.co.th

SCBS 🗘

Financial statement

Profit and Loss Statement								
FY December 31	Unit	2015	2016	2017	2018	2019F	2020F	2021F
Total revenue	(Btmn)	4,377	5,442	5,776	5,814	5,877	10,163	10,275
Cost of goods sold	(Btmn)	(174)	(219)	(256)	(275)	(358)	(591)	(616)
Gross profit	(Btmn)	4,203	5,223	5,520	5,540	5,519	9,572	9,659
SG&A	(Btmn)	(78)	(99)	(104)	(116)	(118)	(160)	(188)
Other income	(Btmn)	31	27	(104)	32	(110)	13	35
	(Btmn)			-	-	-		
Interest expense	. ,	(68)	(6)				(775)	(701)
Pre-tax profit	(Btmn)	4,088	5,145	5,443	5,455	5,401	8,650	8,804
Corporate tax	(Btmn)	-	-	-	-	-		-
Equity a/c profits	(Btmn)	0	0	0	0	0	0	0
Minority interests	(Btmn)	-	-	-	-	-	-	-
Core profit	(Btmn)	4,088	5,145	5,443	5,455	5,401	8,650	8,804
Extra-ordinary items	(Btmn)	641	310	1,705	(356)	800	-	-
Net Profit	(Btmn)	4,729	5,455	7,148	5,099	6,201	8,650	8,804
EBITDA	(Btmn)	4,126	5,124	5,416	5,424	5,401	9,412	9,470
Core EPS	(Bt)	0.74	0.94	0.99	0.99	0.98	1.08	1.10
Net EPS	(Bt)	0.86	0.99	1.30	0.93	1.13	1.08	1.10
DPS	(Bt)	0.74	0.90	0.93	0.90	0.91	1.01	1.02
Balance Sheet								
FY December 31	Unit	2015	2016	2017	2018	2019F	2020F	2021F
Total current assets	(Btmn)	3,999	464	13	47	1,290	3,473	2,777
Total fixed assets	(Btmn)	55,641	55,951	57,656	57,300	57,300	95,300	95,300
Total assets	(Btmn)	61,616	55,951 58,102	59,683	59,846	61,089	101,272	100,576
Total loans	(Btmn)				,			,
Total current liabilities	(Btmn)	3,850 4,747	0 1,359	0 928	0 941	0 988	15,500 1,794	14,024
	, ,	-	-				-	1,921
Total long-term liabilities	(Btmn)	0	0	0	0	0	15,500	14,024
Total liabilities	(Btmn)	4,747	1,359	928	941	988	17,294	15,945
Paid-up capital	(Btmn)	55,000	54,314	54,184	54,184	54,184	76,684	76,684
Total equity	(Btmn)	56,869	56,743	58,755	58,905	60,101	83,979	84,632
Total equity BVPS	(Btmn) (Bt)			58,755 10.68	58,905 10.71	60,101 10.93	83,979 10.50	84,632 10.58
BVPS	, ,	56,869	56,743					
	, ,	56,869	56,743					
BVPS	(Bt) Unit	56,869 10.34 2015	56,743	10.68 2017	10.71 2018	10.93 2019F	10.50 2020F	10.58 2021F
BVPS Cash Flow Statement	(Bt)	56,869 10.34	56,743 10.32	10.68	10.71	10.93	10.50	10.58
BVPS Cash Flow Statement FY December 31	(Bt) Unit	56,869 10.34 2015	56,743 10.32 2016	10.68 2017	10.71 2018	10.93 2019F	10.50 2020F	10.58 2021F
BVPS Cash Flow Statement FY December 31 Core Profit	(Bt) Unit (Btmn)	56,869 10.34 2015 4,088	56,743 10.32 2016 5,145	10.68 2017 5,443	10.71 2018 5,455	10.93 2019F 5,401	10.50 2020F 8,650	10.58 2021F 8,804
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization	(Bt) Unit (Btmn) (Btmn)	56,869 10.34 2015 4,088 0 1,156	56,743 10.32 2016 5,145 0 9,439	10.68 2017 5,443 0 4,986	10.71 2018 5,455 0 5,440	10.93 2019F 5,401 0 5,447	10.50 2020F 8,650 0 10,212	10.58 2021F 8,804 0 9,602
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow	(Bt) Unit (Btmn) (Btmn) (Btmn)	56,869 10.34 2015 4,088 0 1,156 (57,002)	56,743 10.32 2016 5,145 0 9,439 306	10.68 2017 5,443 0 4,986 (174)	10.71 2018 5,455 0 5,440 (458)	10.93 2019F 5,401 0 5,447 800	10.50 2020F 8,650 0	10.58 2021F 8,804 0 9,602 (672)
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn)	2015 4,088 0 1,156 (57,002) 55,990	56,743 10.32 2016 5,145 0 9,439 306 (9,431)	10.68 2017 5,443 0 4,986 (174) (5,266)	10.71 2018 5,455 0 5,440 (458) (4,950)	10.93 2019F 5,401 0 5,447 800 (5,004)	10.50 2020F 8,650 0 10,212 (38,764) 30,728	10.58 2021F 8,804 0 9,602 (672) (9,627)
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn)	56,869 10.34 2015 4,088 0 1,156 (57,002)	56,743 10.32 2016 5,145 0 9,439 306	10.68 2017 5,443 0 4,986 (174)	10.71 2018 5,455 0 5,440 (458)	10.93 2019F 5,401 0 5,447 800	10.50 2020F 8,650 0 10,212 (38,764)	10.58 2021F 8,804 0 9,602 (672)
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn)	2015 4,088 0 1,156 (57,002) 55,990	56,743 10.32 2016 5,145 0 9,439 306 (9,431)	10.68 2017 5,443 0 4,986 (174) (5,266)	10.71 2018 5,455 0 5,440 (458) (4,950)	10.93 2019F 5,401 0 5,447 800 (5,004)	10.50 2020F 8,650 0 10,212 (38,764) 30,728	10.58 2021F 8,804 0 9,602 (672) (9,627)
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn)	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144	2016 5,145 0 9,439 306 (9,431) 315	2017 5,443 0 4,986 (174) (5,266) (454)	2018 5,455 0 5,440 (458) (4,950) 32	2019F 5,401 0 5,447 800 (5,004) 1,243	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176	2021F 8,804 0 9,602 (672) (9,627) (696)
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn)	2015 2015 4,088 0 1,156 (57,002) 55,990 144 2015	2016 5,145 0 9,439 306 (9,431) 315 2016	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2020F	10.58
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn)	2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0	2016 5,145 0 9,439 306 (9,431) 315 2016 96.0	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2020F 94.2	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn)	2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3	56,743 10.32 2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3 93.3	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2020F 94.2 92.6	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn)	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3	2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3 93.3 93.3	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2020F 94.2 92.6 92.6	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2 92.2
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBIT margin	(Bt) Unit (Btmn) (B	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3	56,743 10.32 2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.6	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8 93.8 94.2	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3 93.3 93.3 93.8	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 91.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2020F 94.2 92.6 92.6 92.7	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2 92.2 92.2
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBIT margin Net profit margin	(Bt) Unit (Btmn) (B	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3	2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8	10.71 2018 5,455 0 5,440 (4,58) (4,950) 32 2018 95.3 93.3 93.3 93.3 93.3 93.8 87.7	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2020F 94.2 92.6 92.6 92.6 92.6 92.7 85.1	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2 92.2 92.2
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBIT margin Net profit margin ROE	(Bt) Unit (Btmn) (B	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 95.0	56,743 10.32 2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.6	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8 93.8 94.2 123.7 9.4	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3 93.3 93.3 93.3 93.3 93.8 87.7 9.3	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 91.9 91.9 91.9 91.9 91.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2,176 94.2 94.2 92.6 92.6 92.6 92.6 92.7 85.1 12.0	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2 92.2 92.2
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBIT margin Net profit margin ROE ROA	(Bt) Unit (Btmn) (B	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 95.0 108.0	2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.6 100.2	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8 93.8 94.2 123.7	10.71 2018 5,455 0 5,440 (4,58) (4,950) 32 2018 95.3 93.3 93.3 93.3 93.3 93.8 87.7	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 91.9 91.9 91.9 91.9 91.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2020F 94.2 92.6 92.6 92.6 92.6 92.7 85.1	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2 92.2 92.2 92.5 85.7 10.4
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBIT margin Net profit margin ROE	(Bt) Unit (Btmn) (B	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 95.0 108.0	2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.6 100.2 9.1	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8 93.8 94.2 123.7 9.4	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3 93.3 93.3 93.3 93.3 93.8 87.7 9.3	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 91.9 91.9 91.9 91.9 91.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2,176 94.2 94.2 92.6 92.6 92.6 92.6 92.7 85.1 12.0	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2 92.2 92.2 92.5 85.7 10.4 8.7
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBIT margin Net profit margin ROE ROA	(Bt) Unit (Btmn) (B	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 94.3 95.0 108.0 14.4 13.3	2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.2 94.6 100.2 9.1 8.6	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8 93.8 94.2 123.7 9.4 9.2	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3 93.3 93.3 93.3 93.3 93.3 93.3 93.3 93.3	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.0 8.9 91.9 91.0 8.9 91.0 91.	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2,176 94.2 92.6 92.6 92.6 92.6 92.7 85.1 12.0	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2 92.2 92.5 85.7 10.4 8.7 0.1
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBIT margin Net profit margin ROE ROA Net D/E	(Bt) Unit (Btmn) (B	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 95.0 108.0 14.4 13.3 0.1	2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.6 100.2 9.1 8.6 net cash	10.68 2017 5,443 0 4,986 (174) (5,266) (454) (454) 2017 95.6 93.8 93.8 93.8 93.8 93.8 93.8 93.8 93.8	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3 93.3 93.3 93.3 93.3 93.3 93.3 93.3	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 91.9 91.9 91.9 91.9 91.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2,176 94.2 94.2 92.6 92.6 92.6 92.6 92.6 92.7 85.1 12.0 10.7	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2 92.2 92.5 85.7 10.4 8.7 10.4 8.7
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBITDA margin ROE ROA Net D/E Interest coverage	(Bt) Unit (Btmn) (B	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 95.0 108.0 14.4 13.3 0.1 60.4	56,743 10.32 2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.2 94.2 94.6 100.2 9.1 8.6 net cash 899.7	10.68 2017 5,443 0 4,986 (174) (5,266) (454) (454) 2017 95.6 93.8 93.8 93.8 93.8 93.8 93.8 93.8 93.8	10.71 2018 5,455 0 5,440 (4,58) (4,950) 32 2018 95.3 93.3 93.3 93.3 93.3 93.3 93.3 93.3	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 91.9 91.9 91.9 91.9 91.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2,176 94.2 92.6 92.6 92.6 92.6 92.6 92.7 85.1 12.0 10.7 10.7	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2 92.2 92.5 85.7 10.4 8.7 10.4 8.7 0.1 13.5
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBITDA margin ROE ROA Net D/E Interest coverage Debt service coverage	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (b	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 95.0 108.0 14.4 13.3 0.1 60.4 1.1	2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.6 100.2 9.1 8.6 net cash 899.7	10.68 2017 5,443 0 4,986 (174) (5,266) (454) (454) 93.8 93.8 93.8 93.8 94.2 123.7 9,4 9,2 net cash 0.0	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3 93.5 9.5 9.5 9.5 9.5 9.5 9.5 9.5 9	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 91.9 9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2020F 94.2 94.2 92.6 92.6 92.6 92.7 85.1 12.0 10.7 0.1 12.1	10.58 2021F 8,804 0 9,602 (672) (696) 2021F 94.0 94.0 92.2 92.2 92.5 85.7 10.4 8.7 0.1 13.5 13.5
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBITDA margin ROE ROA Net D/E Interest coverage Debt service coverage	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (b	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 95.0 108.0 14.4 13.3 0.1 60.4 1.1	2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.6 100.2 9.1 8.6 net cash 899.7	10.68 2017 5,443 0 4,986 (174) (5,266) (454) (454) 93.8 93.8 93.8 93.8 94.2 123.7 9,4 9,2 net cash 0.0	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3 93.5 9.5 9.5 9.5 9.5 9.5 9.5 9.5 9	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 91.9 9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2020F 94.2 94.2 92.6 92.6 92.6 92.7 85.1 12.0 10.7 0.1 12.1	10.58 2021F 8,804 0 9,602 (672) (696) 2021F 94.0 94.0 92.2 92.2 92.5 85.7 10.4 8.7 0.1 13.5 13.5
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBITDA margin EBIT margin Net profit margin ROE ROA Net D/E Interest coverage Payout Ratio Main Assumptions	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btm) (%) (%) (%) (%) (%) (%) (%) (%	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 94.3 94.3 95.0 108.0 14.4 13.3 0.1 60.4 1.1 0.0	56,743 10.32 2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.6 100.2 94.2 94.6 100.2 9.1 8.6 net cash 899.7 899.7 86.1	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8 93.8 94.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.2 123.7 9.4 9.5 123.7 9.4 123.7 9.4 123.7 9.4 123.7 9.4 123.7 9.4 123.7 9.4 123.7 9.4 123.7 9.4 123.7 9.4 123.7 9.4 123.7 9.4 123.7 9.4 123.7 9.4 123.7 125.7 125.7 125.7 125.7 12	10.71 2018 5,455 0 5,440 (458) (4,950) 32 2018 95.3 93.2 93.3 93.5 93.5 93.5 93.5 93.5 93.5 93.5 94.5 95.5	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 91.9 91.9 91.9 91.9 91.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 92.7 94.2 92.6 92.6 92.7 85.1 12.0 10.7 0.1 12.1 12.1 81.0	10.58 2021F 8,804 0 9,602 (672) (696) 2021F 94.0 92.2 92.5 85.7 10.4 8.7 0.1 13.5 13.5 93.0
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin EBITDA margin ROE ROA Net p/E Interest coverage Debt service coverage Payout Ratio	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (b	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 95.0 108.0 108.0 108.0 108.0 108.0 108.0 108.0 108.0 108.0 108.0 108.0 108.0 108.0 108.0 108.0 109.0 1000	56,743 10.32 2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.2 94.2 94.2 94.2 94.2	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 93.8 93.8 93.8 93.8 93.8 93.8 94.2 123.7 9.4 9.4 9.4 9.4 9.2 net cash 0.0 0.0 90.7 2017	10.71 2018 5,455 0 5,440 (4,58) (4,950) 32 2018 93.3 93.4 93.5 94.5 94.	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 9 1,243 9 1,9 1,	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 92.7 92.6 92.6 92.6 92.6 92.7 85.1 12.0 10.7 0.1 12.1 12.1 81.0	10.58 2021F 8,804 0 9,602 (672) (9,627) (696) 2021F 94.0 92.2 92.5 85.7 10.4 8.7 0.1 13.5 13.5 93.0
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin ROE ROA Net p/E Interest coverage Debt service coverage Payout Ratio Main Assumptions FY December 31 OFCs	(Bt) Unit (Btmn) (B	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 94.3 94.3 94.3 94.3 94.3	56,743 10.32 2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.2 94.2 94.2 94.2 94.2	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8 93.8 93.8 93.8 94.2 123.7 9.3 9.4 2017 1.3 .0 .0 .0 .0 .0 .0 .0 .0 .0 .0	10.71 2018 5,455 0 5,440 (4,58) (4,950) 32 2018 93.3 93.4 93.5 93.	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 9	10.50 2020F 8,650 10,212 (38,764) 30,728 2,176 2,176 2,27 4,27 2,26 92.6 92.6 92.6 92.6 92.6 92.7 8,51 1,20 1,02	10.58 2021F 8,804 0 9,602 (672) (6962) (6963) 2021F 94.0 92.2 92.5 85.7 10.4 8.7 0.1 13.5 93.0 2021F 1,680,500
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin ROE ROA Net D/E Interest coverage Debt service coverage Payout Ratio Main Assumptions FY December 31 OFCs Rental rate for Main Lease Agreement	(Bt) Unit (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Btmn) (Bt/core km/mth)	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 94.3 94.3 94.3 95.0 108.0 14.4 13.3 0.1 4.4 13.3 0.1 1.1 0.0 0.0 1.1 0.0 0.0 980,500	56,743 10.32 2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.2 94.2 94.2 94.2 94.2	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8 93.8 93.8 93.8 94.2 123.7 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.2 9.4 9.4 9.2 9.4 9.4 9.4 9.2 9.4 9.4 9.2 9.4 9.4 9.4 9.4 9.4 9.4 9.4 9.4	10.71 2018 5,455 0 5,440 (4,58) (4,950) 32 2018 93.3 9.1 9.1 9.1 9.1 9.1 9.1 9.1 9.1	10.93 2019F 5,447 800 (5,004) 1,243 2019F 93.9 91.9	10.50 2020F 8,650 0 10,212 (38,764) 30,728 2,176 2,176 2,176 92.6 92.6 92.6 92.6 92.7 1.2.0 1.2.0 1.2.0 1.2.1	10.58 2021F 8,804 0 9,602 (672) (6962) (696) 2021F 94.0 92.2 92.2 92.2 92.5 85.7 10.4 85.7 10.4 8.57 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 9.5 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.4 8.57 10.5 8.57 10.4 8.57 10.5 10.5 8.57 10.5 10.5 10.5 10.5 10.5 10.5 10.5 10.5
BVPS Cash Flow Statement FY December 31 Core Profit Depreciation and amortization Operating cash flow Investing cash flow Financing cash flow Net cash flow Key Financial Ratios FY December 31 Gross margin Operating margin EBITDA margin ROE ROA Net p/E Interest coverage Debt service coverage Payout Ratio Main Assumptions FY December 31 OFCs	(Bt) Unit (Btmn) (B	56,869 10.34 2015 4,088 0 1,156 (57,002) 55,990 144 2015 96.0 94.3 94.3 94.3 94.3 94.3 94.3 94.3 94.3	56,743 10.32 2016 5,145 0 9,439 306 (9,431) 315 2016 96.0 94.2 94.2 94.2 94.2 94.2 94.2 94.2 94.2	10.68 2017 5,443 0 4,986 (174) (5,266) (454) 2017 95.6 93.8 93.8 93.8 93.8 93.8 94.2 123.7 9.3 9.4 2017 1.3 .0 .0 .0 .0 .0 .0 .0 .0 .0 .0	10.71 2018 5,455 0 5,440 (4,58) (4,950) 32 2018 93.3 93.4 93.5 93.	10.93 2019F 5,401 0 5,447 800 (5,004) 1,243 2019F 93.9 91.9 9	10.50 2020F 8,650 10,212 (38,764) 30,728 2,176 2,176 2,27 4,27 2,26 92.6 92.6 92.6 92.6 92.6 92.7 8,51 1,20 1,02	10.58 2021F 8,804 0 9,602 (672) (6962) (6963) 2021F 92.2 92.5 85.7 10.4 8.57 10.4 8.57 10.4 8.7 0.1 13.5 93.0

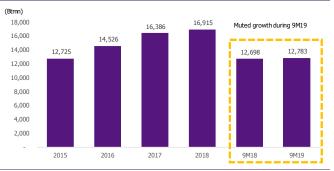


Financial statement

Profit and Loss Statement FY December 31	1 Init	4047	1010	2010	2010	4040	1010	2010	2012
	Unit	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19
Total revenue	(Btmn)	1,482	1,454	1,454	1,454	1,454	1,469	1,469	1,469
Cost of goods sold	(Btmn)	(81)	(66)	(66)	(74)	(69)	(72)	(73)	(81)
Gross profit	(Btmn)	1,401	1,388	1,388	1,379	1,385	1,397	1,397	1,388
SG&A	(Btmn)	(40)	(27)	(34)	(29)	(25)	(34)	(33)	(30)
Other income	(Btmn)	11	7	7	8	9	10	11	12
Interest expense	(Btmn)	0	0	0	0	0	0	0	0
Pre-tax profit	(Btmn)	1,372	1,368	1,360	1,358	1,369	1,374	1,375	1,371
Corporate tax	(Btmn)	0	0	0	0	0	0	0	0
Equity a/c profits	(Btmn)	0	0	0	0	0	0	0	0
Minority interests	(Btmn)	0	0	0	0	0	0	0	0
Core profit	(Btmn)	1,372	1,368	1,360	1,358	1,369	1,374	1,375	1,371
Extra-ordinary items	(Btmn)	(2,133)	(56)	100	(300)	(100)	200	300	300
Net Profit	(Btmn)	(761)	1,312	1,460	1,059	1,269	1,574	1,675	1,671
EBITDA	(Btmn)	1,372	1,368	1,360	1,358	1,369	1,374	1,375	1,371
Core EPS	(Bt)	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Net EPS	(Bt)	(0.14)	0.24	0.27	0.19	0.23	0.29	0.30	0.30
Balance Sheet									
FY December 31	Unit	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19
Total current assets	(Btmn)	928	901	910	928	941	894	911	966
Total fixed assets	(Btmn)	57,656	57,600	57,700	57,400	57,300	57,500	57,800	58,100
Total assets	(Btmn)	59,683	59,703	59,962	59,774	59,846	60,108	60,479	60,941
Total loans	(Btmn)	0	0	0	0	0	0	0	0
Total current liabilities	(Btmn)	928	901	910	928	941	894	911	966
Total long-term liabilities	(Btmn)	0	0	0	0	0	0	0	0
Total liabilities	(Btmn)	928	901	910	928	941	894	911	966
Paid-up capital	(Btmn)	54,184	54,184	54,184	54,184	54,184	54,184	54,184	54,184
Total equity	(Btmn)	58,755	58,802	59,052	58,845	58,905	59,213	59,569	59,974
BVPS	(Bt)	10.68	10.69	10.74	10.70	10.71	10.77	10.83	10.90
Cash Flow Statement									
FY December 31	Unit	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19
Core Profit	(Btmn)	1,372	1,368	1,360	1,358	1,369	1,374	1,375	1,371
Depreciation and amortization	(Btmn)	0	0	0	0	0	0	0	0
Operating cash flow	(Btmn)	1,336	1,336	1,371	1,381	1,384	1,324	1,398	1,428
Investing cash flow	(Btmn)	(231)	(37)	(132)	(110)	(179)	(60)	(65)	(161)
Financing cash flow	(Btmn)	(1,185)	(1,282)	(1,225)	(1,268)	(1,207)	(1,265)	(1,326)	(1,266)
Net cash flow	(Btmn)	(80)	17	15	3	(3)	(0)	6	1
Key Financial Ratios									
FY December 31	Unit	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19
Gross margin	(%)	94.5	95.5	95.5	94.9	95.3	95.1	95.1	94.5
Operating margin	(%)	91.8	93.6	93.1	92.9	93.6	92.8	92.8	92.5
EBITDA margin		91.8	93.6 94.1	93.1	92.9	93.6 94.2	92.8	92.8	92.5
EBIT margin	(%) (%)	92.0		93.6	93.4	94.2	93.5		93.3
Net profit margin	(%)	(51.3)	94.1 90.2	93.6	93.4 72.8	94.2 87.3	93.5	93.6 114.0	93.3
ROE	(%)								
ROA	(%)	9.3 9.2	9.3 9.2	9.3 9.1	9.2 9.1	9.3 9.2	9.3 9.2	9.3 9.1	9.2 9.1
Net D/E									
Interest coverage	(%)	net cash 0.0							
Debt service coverage	(%)								
שבשר שבו אונב נטיבו משב	(70)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Main Assumptions									

	Unit	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19
OFCs	(core km)	980,500	980,500	980,500	980,500	980,500	980,500	980,500	980,500
Rental rate for Main Lease Agreement	(Bt/core km/mth)	425.8	428.6	428.6	428.6	428.6	433.2	433.2	433.2
Rental rate for Rental Assurance Agreement	(Bt/core km/mth)	751.4	756.4	756.4	756.4	756.4	764.5	764.5	764.5
OFCs maintenance fee	(Bt/core km/mth)	212.2	218.5	218.5	218.5	218.5	225.1	225.1	225.1

Figure 1: JAS's FBB revenue reported muted growth in 9M19

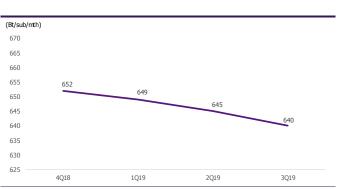


Source: SCBS Investment Research, JAS

Figure 3: ...but JAS's EBITDA remains strong



Figure 2: JAS's ARPU also declining



SCBS

Source: SCBS Investment Research, JAS

Source: SCBS Investment Research, JASIF

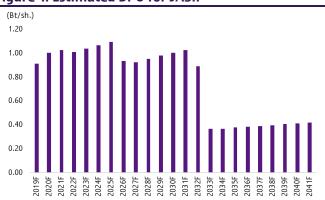


Figure 4: Estimated DPU for JASIF

Source: SCBS Investment Research, JAS

Figure 5: Valuation summary (price as of Dec 3, 2019)

	Price (Bt)	Bt) MKt Cap		e (Bt) MKt Cap		(t Cap PE (x)		EPS Gr	EPS Growth (%)		PBV (x)		Div. Yield (%)		ROE (%)		EV/EBITDA (x)		(x)
	3-Dec-19	(Btmn)	19F	20F	21F	19F	20F	21F	19F	20F	21F	19F	20F	21F	19F 20F	21F	19F	20F	21F
DIF *	16.7	177,549	15.9	15.6	15.5	19.7	1.9	0.7	1.1	1.1	1.1	6.2	6.3	6.3	6.7 6.8	6.9	17.3	15.9	15.8
JASIF *	9.9	78,800	10.0	9.1	9.0	(1.0)	10.1	1.8	0.9	0.9	0.9	9.3	10.2	10.4	9.1 12.0	10.4	9.8	9.7	9.5
BTSGIF *	10.4	60,195	12.8	10.2	10.1	3.7	25.4	1.8	1.0	1.0	1.1	7.7	9.7	9.9	7.8 9.9	10.4	13.2	10.5	10.3
GVREIT *	16.1	13,118	17.3	17.3	16.8	2.5	0.3	2.4	1.5	1.5	1.5	5.3	5.2	5.3	8.7 8.6	8.9	18.3	18.2	17.8
CPNREIT	32.5	71,905	19.1	18.1	18.1	(1.7)	5.9	(0.3)	2.4	2.4	2.4	5.1	5.4	5.4	12.6 11.8	10.9	21.9	20.1	19.4
EGATIF	12.5	26,069	27.8	28.4	30.5	(53.9)	(2.2)	(6.8)	1.3	1.3	1.4	6.5	3.5	3.4	4.4 4.5	4.4	27.6	28.1	30.2
IMPACT	25.0	37,063	26.6	25.5	23.6	15.8	4.3	8.0	2.2	2.3	2.3	3.6	3.7	4.0	8.7 8.9	9.6	25.7	25.9	24.0
SPF	23.2	22,040	16.0	15.6	n.m.	3.3	2.8	n.m.	1.8	1.8	n.a	6.3	6.4	n.a	11.5 11.8	n.m.	16.1	15.6	n.a.
WHART	16.9	37,999	25.4	22.2	21.8	2.4	14.3	2.0	1.5	1.6	1.6	4.5	4.7	4.8	6.5 7.2	7.3	24.9	21.3	20.9
			19.0	18.0	18.2	(1.0)	7.0	1.2	1.5	1.5	1.5	6.1	6.1	6.2	8.4 9.1	8.6	19.4	18.4	18.5

Source: SCBS Investment Research, Bloomberg

* SCBS estimates



Disclaimer

The information in this report has been obtained from sources believed to be reliable. However, its accuracy or completeness is not guaranteed. Any opinions expressed herein reflect our judgment at this date and are subject to change without notice. This report is for information only. It is not to be construed as an offer, or solicitation of an offer to sell or buy any securities. We accept no liability for any loss arising from the use of this document. We or our associates may have an interest in the companies mentioned therein.

SCB Securities Company Limited ("SCBS") is a wholly-owned subsidiary of The Siam Commercial Bank Public Company Limited ("SCB"). Any information related to SCB is for sector comparison purposes.

SCB Securities Company Limited ("SCBS") acts as market maker and issuer of Derivative Warrants on the ordinary shares ADVANC, BEM, BJC, KCE, MINT, MTC, ORI, PTT, SAWAD, STA, TKN, TOP.

Before making an investment decision over a derivative warrant, an investor should carefully read the prospectus for the details of the said derivative warrants. Any opinion, news, research, analyse, price, statement, forecast, projection and/or other information contained in this document (the "Information") is provided as general purpose information only, and shall not be construed as a recommendation to any person of an offer to buy or sell, or the solicitation of an offer to buy or sell, any securities. SCBS and/or its directors, officers, employees, and agents shall not be liable for any direct, indirect, incidental, special or consequential loss or damage, resulting from the use of, or reliance on, the Information, including without limitation, damages for loss of profits. The investor should use the Information in association with other information adopinion, including his/her own judgment in making investment decision. The Information is obtained from sources believed to be reliable, and SCBS cannot guarantee the accuracy, completeness and/or correctness of the Information.

SCBS reserves the right to modify the Information from time to time at its sole discretion without giving any notice. This document is delivered to intended recipient(s) only and is not permitted to reproduce, retransmit, disseminate, sell, distribute, republish, circulate or commercially exploit the Information in any manner without the prior written consent of SCBS.

This document is prepared by SCB Securities Company Limited ("SCBS") which is wholly-owned by The Siam Commercial Bank Public Company Limited ("SCB"). SCBS has acted as Joint Lead Underwriters and Joint Domestic Bookrunners of Asset World Corp Public Company Limited. Any opinions, news, research, analyses, prices, statements, forecasts, projections and/or other information contained in this document (the "Information") is provided as general information purposes only, and shall not be construed as individualized recommendation of an offer to buy or sell or the solicitation of an offer to buy or sell any securities. SCBS and/or its directors, officers and employees shall not be liable for any direct, indirect, incidental, special or consequential loss or damage, resulting from the use of or reliance on the Information, including without limitation to, damages for loss of profits. The investors shall use the Information in association with other information and opinion, including their own judgment in making investment decision. The Information is obtained from sources believed to be reliable, and SCBS cannot guarantee the accuracy, completeness and/or correctness of the Information.

This document is prepared by SCB Securities Company Limited ("SCBS") which is wholly-owned by The Siam Commercial Bank Public Company Limited ("SCB"). SCB has acted as Financial Advisor, Lead Arranger of Global Power Synergy Public Company Limited. Any opinions, news, research, analyses, prices, statements, forecasts, projections and/or other information contained in this document (the "Information") is provided as general information purposes only, and shall not be construed as individualized recommendation of an offer to buy or sell or the solicitation of an offer to buy or sell any securities. SCBS and/or its directors, officers and employees shall not be liable for any direct, incidental, special or consequential loss or damage, resulting from the use of or reliance on the Information, including without limitation to, damages for loss of profits. The investors shall use the Information in association with other information and opinion, including their own judgment in making investment decision. The Information is obtained from sources believed to be reliable, and SCBS cannot guarantee the accuracy, completeness and/or correctness of the Information.

This document is prepared by SCB Securities Company Limited ("SCBS") which is wholly-owned by The Siam Commercial Bank Public Company Limited ("SCB"). SCB Asset Management Company Limited ("SCBAM") which is wholly-owned by The Siam Commercial Bank Public Company Limited ("SCB"). SCB has acted as Financial Advisor of Digital Telecommunications Infrastructure Fund. SCBAM has acted as Fund Manager of Digital Telecommunications Infrastructure Fund. SCBAM has acted as Fund Manager of Digital Telecommunications Infrastructure Fund. Any opinions, news, research, analyses, prices, statements, forecasts, projections and/or other information contained in this document (the "Information") is provided as general information purposes only, and shall not be construed as individualized recommendation of an offer to buy or sell or the solicitation of an offer to buy or sell any securities. SCBS and/or its directors, officers and employees shall not be liable for any direct, indirect, incidental, special or consequential loss or damage, resulting from the use of or reliance on the Information, including without limitation to, damages for loss of profits. The investors shall use the Information in association with other information and opinion, including their own judgment in making investment decision. The Information is obtained from sources believed to be reliable, and SCBS cannot guarantee the accuracy, completeness and/or correctness of the Information.

Futures and Options trading carry a high level of risk with the potential for substantial losses, and are not suitable for all persons. Before deciding to trade Futures and Options, you should carefully consider your financial position, investment objectives, level of experience, and risk appetite if Futures and Options trading are appropriate. The possibility exists that you could sustain a loss of some or all of your initial investment. You should be aware of all the risks associated with Futures and Options trading, and you are advised to rely on your own judgment while making investment decision and/or should seek advice from professional investment advisor if you have any doubts.

This document is delivered to intended recipient(s) only and is not permitted to reproduce, retransmit, disseminate, sell, distribute, republish, circulate or commercially exploit the Information in any manner without the prior written consent of SCBS.

Copyright©2012 SCB Securities Company Limited. All rights reserved.



CG Rating 2019 Companies with CG Rating

AAV, ADVANC, AIRA, AKP, AKR, AMA, AMATA, AMATAV, ANAN, AOT, AP, ARROW, BAFS, BANPU, BAY, BCP, BCPG, BOL, BRR, BTS, BTW, BWG, CFRESH, CHEWA, CHO, CK, CKP, CM, CNT, COL, COMAN, CPALL, CPF, CPI, CPN, CSS, DELTA, DEMCO, DRT, DTAC, DTC, EA, EASTW, ECF, EGCO, GBX, GC, GCAP, GEL, GFPT, GGC, GOLD, GPSC, GRAMMY, GUNKUL, HANA, HARN, HMPRO, ICC, ICHI, III, ILINK, INTUCH, IRPC, IVL, JKN, JSP, K, KBANK, KCE, KKP, KSL, KTB, KTC, KTIS, LH, LHFG, LIT, LPN, MAKRO, MALEE, MBK, MBKET, MC, MCOT, MFEC, MINT, MONO*, MTC, NCH, NCL, NKI, NSI, NVD, NYT, OISHI, OTO, PAP, PCSGH, PDJ, PG, PHOL, PJW, PLANB, PLANET, PORT, PPS, PR9, PREB, PRG, PRM, PSH, PSL, PTG, PTT, PTTEP, PTTGC, PYLON, Q-CON, QH, QTC, RATCH, ROBINS, RS, S, S & J, SABINA, SAMART, SAMTEL, SAT, SC, SCB, SCC, SCCC, SCN, SDC, SEAFCO, SEAOIL, SE-ED, SELIC, SENA, SIS, SITHAI, SNC, SORKON, SPALI, SPI, SPRC, SSSC, STA, STEC, SVI, SYNTEC, TASCO, TCAP, THAI, THANA, THANI, THCOM, THIP, THREL, TIP, TISCO, TK, TKT, TMB, TMILL, TNDT, TOA, TOP, TRC, TRU, TRUE, TSC, TSR, TSTH, TTA, TTCL, TTW, TU, TVO, U, UAC, UV, VGI, VIH, WACOAL, WAVE, WHA, WHAUP, WICE, WINNER

COLOR, COM7, COTTO, CRD, CSC, CSP, DCC, DCON, DDD, DOD, FASON, ECL, EE, EPG, ERW, ESTAR, ETE, FLOYD, FN, FNS, FORTH, FPI, FPT, FSMART, FSS, FVC, GENCO, GJS, GL, GLOBAL, GLOW, GULF, HPT, HTC, HYDRO, ICN, IFS, INET, INSURE, IRC, IRCP, IT, ITD*, ITEL, J, JAS*, JCK, JCKH, JMART, JMT, JWD, KBS, KCAR, KGI, KIAT, KOOL, KWC, KWM, L&E, LALIN, LANNA, LDC, LHK, LOXLEY, LRH, LST, M, MACO, MAJOR, MBAX, MEGA, METCO, MFC, MK, MODERN, MOONG, MPG, MSC, MTI, NEP, NETBAY, NEX, NINE, NOBLE, NOK, NTV, NWR, OCC, OGC, ORI, OSP, PATO, PB, PDG, PDI, PL, PLAT, PM, PPP, PRECHA, PRIN, PRINC, PSTC, PT, QLT, RCL, RICHY, RML, RWI, S11, SAAM, SALEE, SAMCO, SANKO, SAPPE, SAWAD, SCG, SCI, SCP, SE, SFP, SIAM, SINGER, SIRI, SKE, SKR, SKY, SMIT, SMK, SMPC, SMT, SNP, SONIC, SPA, SPC, SPCG, SPVI, SR, SRICHA, SSC, SSF, SST, STANLY, STPI, SUC, SUN, SUSCO, SUTHA, SWC, SYMC, SYNEX, T, TACC, TAE, TAKUNI, TBSP, TCC, TCMC, TEAM, TEAMG, TFG, TFMAMA, THG, THRE, TIPCO, TITLE, TIW, TKN, TKS, TM, TMC, TMD, TMI, TMT, TNITY, TNL, TNP, TNR, TOG, TPA, TPAC, TPBI, TPCORP, TPOLY, TRITN, TRT, TSE, TSTE, TVI, TVT, TWP, TWPC, UBIS, UEC, UMI, UOBKH, UP, UPF, UPOIC, UT, UWC, VNT, WIIK, XO, YUASA, ZEN, ZMICO

A, ABICO, ACAP*, AEC, AEONTS, AJ, ALUCON, AMC, APURE, AS, ASEFA, AU, B52, BCH, BEAUTY, BGT, BH, BIG, BLAND, BM, BR, BROCK, BSBM, BSM, BTNC, CCET, CCP, CGD, CHARAN, CHAYO, CITY, CMAN, CMC, CMO, CMR, CPL, CPT, CSR, CTW, CWT, D, DIMET, EKH, EMC, EPCO, ESSO, FE, FTE, GIFT, GLAND, GLOCON, GPI, GREEN, GTB, GYT, HTECH, HUMAN, IHL, INGRS, INOX, JTS, JUBILE, KASET, KCM, KKC, KWG, KYE, LEE, LPH, MATCH, MATI, M-CHAI, MCS, MDX, META, MGT, MJD, MM, MVP, NC, NDR, NER, NNCL, NPK, NUSA, OCEAN, PAF, PF, PICO, PIMO, PK, PLE, PMTA, POST, PPM, PROUD, PTL, RCI, RJH, ROJNA, RPC, RPH, SF, SGF, SGP, SKN, SLP, SMART, SOLAR, SPG, SQ, SSP, STI, SUPER, SVOA, TCCC, THE, THMUI, TIC, TIGER, TNH, TOPP, TPCH, TPIPP, TPLAS, TQM, TTI, TYCN, UTP, VCOM, VIBHA, VPO, WIN, WORK, WP, WPH, ZIGA

Corporate Governance Report

The material contained in this publication is for general information only and is not intended as advice on any of the matters discussed herein. Readers and others should perform their own independent analysis as to the accuracy or completeness or legality of such information. The Thai Institute of Directors, its officers, the authors and editor make no representation or warranty as to the accuracy, completeness or legality of any of the information contained herein. By accepting this document, each recipient agrees that the Thai Institute of Directors Association, its officers, the authors and editor shall not have any liability for any information contained in, or for any omission from, this publication.

The survey result is as of the date appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey result may be changed after that date. SCB Securities Company Limited does not conform nor certify the accuracy of such survey result.

To recognize well performers, the list of companies attaining "Good", "Very Good" and "Excellent" levels of recognition

(Not including listed companies qualified in the "no announcement of the results" clause from 1 January 2018 to 25 October 2019) is publicized.

บริษัทหรือกรรมการหรือผู้บริหารของบริษัททีมีข่าวด้านการกำกับดูแลกิจการ เช่น การกระทำผิดเกี่ยวกับหลักทรัพย์ การทุจริต คอร์รัปชัน เป็นต้น ซึ่งการใช้ข้อมูล CGR ควรดระหนักถึง ข่าวดังกล่าวประกอบด้วย

Anti-corruption Progress Indicator

Certified (ได้รับการรับรอง)

ADVANC, AIE, AKP, AMANAH, AP, APCS, AQUA, ARROW, ASK, ASP, AYUD, BAFS, BANPU, BAY, BBL, BCH, BCP, BCPG, BGRIM, BJCHI, BKI, BLA, BROOK, BRR, BSBM, BTS, BWG, CEN, CENTEL, CFRESH, CGH, CHEWA, CIG, CIMBT, CM, CNS, COM7, CPALL, CPF, CPI, CPN, CSC, DCC, DEMCO, DIMET, DRT, DTAC, DTC, EASTW, ECL, EGCO, FE, FNS, FSS, GBX, GC, GCAP, GEL, GFPT, GGC, GJS, GLOW, GOLD, GPSC, GSTEEL, GUNKUL, HANA, HARN, HMPRO, HTC, ICC, IFS, INET, INSURĖ, INTUCH, IRPC, IVL, K. KASET, KBANK, KBS, KČAR, KČE, KGI, KKP, KSL, KTB, KTC, KWĆ, L&E, LANNA, LHK, LPN, LRH, M, MAKRO, MALEE, MBAX, MBK, MBKET, MC, MCOT, MC, MINT, MONO, MOONG, MSC, MTI, NBC, NIL, NKI, NMG, NNCL, NSI, OCC, OCEAN, OGC, PAP, PATO, PB, PCSGH, PDL, PDJ, PE, PG, PHOL, PL, PLANB, PLANET, PLAT, PM, PPP, PPS, PREB, PRG, PRINC, PSH, PSTC, PT, PTG, PTT, PTTEP, PTTGC, PYLON, Q-CON, QH, QLT, QTC, RATCH, RML, ROBINS, S & J, SABINA, SAT, SC, SCB, SCC, SCC, SCG, SCN, SE-ED, SELIC, SENA, SGP, SIRI, SIS, SITHAI, SMIT, SMK, SMPC, SNC, SNP, SORKON, SPACK, SPC, SPI, SPRC, SRICHA, SSF, SSI, SSSC, SST, STA, SUSCO, SVI, SYNTEC, TASCO, TCAP, TFG, TFI, TFMAMA, THANI, THCOM, THIP, THRE, THREL, TIP, TIPCO, TISCO, TKT, TMB, TMD, TMILL, TMT, TNITY, TNL, TNP, TNR, TOG, TOP, TPA, TPCORP, TRU, TRUE, TSC, TSTH, TTCL, TU, TVD, TVI, TWPC, U, UBIS, UEC, UKEM, UOBKH, VGI, VIH, VNT, WACOAL, WHA, WICE, WIIK

Declared (ประกาศเจตนารมณ์)

2S, ABICO, AF, AI, AIRA, ALT, ÁMA, AMARIN, AMATA, ANAN, B, BM, BPP, BUI, CHG, CHO, CHOTI, CHOW, CI, CMC, COL, DDD, DELTA, EFORL, EPCO, ESTAR, ETE, FI, FTE, ICHI, INOX, IRC, ITEL, JAS, JSP, JTS, KWG, LDC, LIT, META, MFEC, MPG, NEP, NOK, NWR, ORI, PRN, PSL, ROJNA, RWI, SAAM, SAPPE, SCI, SEAOIL, SHANG, SKR, SPALI, STANLY, SYNEX, TAE, TAKUNI, TMC, TOPP, TPP, TRITN, TVO, UV, UWC, WHAUP, XO, YUASA, ZEN N/A

MVA 7UP, A, A5, AAV, ABM, ACAP, ACC, ACE, ACG, ADB, AEC, AEONTS, AFC, AGE, AH, AHC, AIT, AJ, AJA, AKR, ALL, ALLA, ALUCON, AMATAV, AMC, AOT, APCO, APEX, APP, APURE, AQ, ARIN, ARIP, AS, ASAP, ASEFA, ASIA, ASIAN, ASIMAR, ASN, ATP30, AU, AUCT, AWC, B52, BA, BAT-3K, BC, BCT, BDMS, BEAUTY, BEC, BEM, BFIT, BGC, BGT, BH, BIG, BIZ, BJC, BKD, BLAND, BLISS, BOL, BR, BROCK, BSM, BTINC, BTW, CAZ, CBG, CCET, CCP, CGD, CHARAN, CHAYO, CHUO, CITY, CK, CKP, CMAN, CMO, CMR, CNT, COLOR, COMAN, COTTO, CPH, CPL, CPR, CPT, CPW, CRANE, CRD, CSP, CSS, CTW, CWT, D, DCON, DCORP, DOD, DOHOME, DTCI, EA, EASON, ECF, EE, EIC, EKH, EMC, EPG, ERW, ESSO, EVER, F&D, FANCY, FLOYD, FMT, FN, FORTH, FPT, FSMART, FVC, GENCO, GIFT, GL, GLAND, GLOBAL, GLOCON, GPI, GRAMMY, GRAND, GREEN, GSC, GTB, GULF, GYT, HFT, HPT, HTECH, HUMAN, HYDRO, ICN, IFEC, IHL, III, ILINK, ILM, INGRS, INSET, IP, IRCP, IT, ITD, J, JCK, JCKH, JCT, JKN, JMART, JMT, JUBILE, JUTHA, JWD, KAMART, KC, KCM, KDH, KIAT, KKC, KOOL, KTECH, KTIS, KUMWEL, KWM, KYE, LALIN, LEE, LH, LHFG, LOXLEY, LPH, LST, MACO, MAJOR, MANRIN, MATCH, MAX, M-CHAI, MCS, MDX, MEGA, METCO, MGT, MIDA, MILL, MITSIB, MJD, MK, ML, MM, MODERN, MORE, MPIC, MTC, MVP, NC, NCH, NCL, NDR, NER, NETBAY, NEW, NEWS, NEX, NFC, NOBLE, NPK, NTV, NUSA, NVD, NYT, OHTL, OSPI, OSP, PACE, PAE, PAF, PERM, PF, PICO, PIMO, PIW, PR, PRC, RPH, RS, RSP, S, S11, SAFARI, SALEE, SAM, SAMART, SAMCO, SAMTEL, SANKO, SAUCE, SAWAD, SAWANG, SCP, SDC, SE, SEAFCO, SEG, SF, SFP, SGF, SHR, SIAM, SIMAT, SINGER, SISB, SKE, SKN, SKY, SLP, SMART, SMT, SOLAR, SONIC, SPA, SPCG, SPG, SPORT, SPVI, SQ, SR, SSC, SSP, STAR, STARK, STC, STEC, STHAI, STI, STIP, SUC, SUN, SUPER, SUTHA, SVH, SVOA, SWC, SYMC, T, TACC, TAPAC, TBSP, TC, TCC, TCCC, TCI, TCMA, TEAM, TEAM, THAAI, THAA, THE, THG, THL, THMUI, TIGER, SISB, SKE, SKN, SKY, SLP, SMART, SM, SOLAR, SONIC, SPA, SPCG, SPG, SPGT, SPVI, SQ, SR, SSC, SSP, STAR, STARK, STC, STEC, STHAI, STI, STIP, SUC, SUN, SUPER, SUTHA, SVH, SVOA, SWC, SYMC, T, TACC, TAPAC, TBSP, TC, TCC, TCCC, TCOAT, TEAM, TEAM, TARAM, SIMAT, SINGER, S WORK, WORLD, WP, WPH, WR, YCI, ZIGA, ZMICO

Explanations

Companies participating in Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) under Thai Institute of Directors (as of November 30, 2018) are categorised into: companies that have declared their intention to join CAC, and companies certified by CAC.