



# L.P.N. Development

L.P.N. Development  
Public Company Limited

# LPN

Bloomberg LPN TB  
Reuters LPN.BK

## 2Q22: Up YoY but down QoQ

**LPN reported 2Q22 net profit of Bt147mn, up 21% YoY but down 23% QoQ with one condo starting transfers. We maintain our 2022F net profit of Bt606mn (+100% YoY) on revenue of Bt8bn (+45% YoY). Take-up rate at two new condos finishing in 2H22 is low and the higher launches in 2H22 led to higher expenses, meaning 2H22 profit may be below 1H22. There may be upside in sale of assets in 2H22 and spin-off of subsidiaries in 2023. We maintain our tactical call of Underperform with a new TP of Bt4.50/sh.**

**2Q22 net profit up 21% YoY but down 23% QoQ.** LPN's 2Q22 net profit was Bt147mn (+20.6% YoY but -23.3% QoQ), as expected, on revenue of Bt1.98bn (+46% YoY but -10% QoQ), 78% from sale of real estate and 22% from rental and management fee income. 2Q22 revenue was partially backed by transfers of a newly finished condo, the Bt1.1bn *Lumpini Selected Charan 65–Sirindhorn Station*, but only 21% was sold and 18% transferred. Average gross margin was 25.8% vs. 26.2% in 1Q22 and 31.7% in 2Q21. Gross margin on real estate remains low at 22% from cutting prices to offload inventory. 1H22 net profit was Bt339mn (+39% YoY).

**Maintains 2022 targets.** LPN's 1H22 presales came to Bt4.7bn, 37% of its 2022 presales target of Bt13bn (+46% YoY). LPN continues to target launches of Bt11bn in 2022, in 2H22 launching three new condos (Bt5.1bn in value) and four low-rise projects (Bt4bn). The launch of all projects as scheduled would expand presales in 2H22 but meeting target will be a challenge. LPN has introduced a new brand segment, *168*, offering both condos and low-rise projects supposed to have a "smart, stylish look", with premium selling priced. We view this as neutral since the first launch, a condo, *PLACE 168 Pinklao* received lackluster feedback.

**Maintain 2022 forecast.** Of LPN's backlog of Bt2.5bn, Bt1.5 will be booked as revenue in 2H22 with the rest in 2023-2025. We maintain our 2022 revenue forecast of Bt8bn (+45% YoY), with two more condos finishing in 2H22: *Lumpini Ville Chaengwatthana Pakkret Station* (project value Bt1.06bn, 28% sold) and *Lumpini Ville Chaengwatthana 10* (project value Bt540mn, 41% sold). Given the low take-up rates for both and higher SG&A for new launches, we assume 2H22 earnings will be lower than 1H22 and maintain our net profit forecast at Bt606mn (+100% YoY). 3Q22F is expected to be flat QoQ but up YoY off a low base.

**Risks and concerns.** Rise in minimum wage and labor shortage.

**Maintain Underperform.** We stand by our tactical call of Underperform with a 2023 TP of Bt4.5/sh based on PE of 9.5x. Another factor in 2H22 is the possible sale of LPN's new office building this year. Also, in 3Q22 LPN will cut paid-up capital by Bt21.5mn to reflected the unsold repurchased shares (expired).

### Forecasts and valuation

Year to 31 Dec	Unit	2020	2021	2022F	2023F	2024F
Revenue	(Btmn)	7,363	5,570	8,056	9,034	10,078
EBITDA	(Btmn)	1,126	682	1,067	1,123	1,306
Core profit	(Btmn)	716	302	608	693	817
Reported profit	(Btmn)	716	302	606	693	817
Core EPS	(Bt)	0.49	0.20	0.41	0.47	0.55
DPS	(Bt)	1.38	0.15	0.31	0.35	0.42
P/E, core	(x)	9.3	22.0	10.9	9.6	8.1
EPS growth, core	(%)	(43.0)	(57.8)	100.9	14.0	17.9
P/BV, core	(x)	0.6	0.6	0.6	0.5	0.5
ROE	(%)	5.7	2.6	5.2	5.7	6.6
Dividend yield	(%)	30.7	3.4	6.8	7.8	9.2
FCF yield	(%)	44.8	(7.4)	(19.3)	59.7	0.4
EV/EBIT	(x)	22.8	58.3	30.6	18.7	16.6
EBIT growth, core	(%)	(34.8)	(44.4)	62.9	8.9	18.0
EV/CE	(x)	0.8	0.8	0.8	0.7	0.7
ROCE	(%)	3.4	2.0	3.0	3.6	4.1
EV/EBITDA	(x)	14.5	25.9	17.4	11.5	10.4
EBITDA growth	(%)	(32.5)	(39.5)	56.5	5.2	16.3

Source: SCBS Investment Research

## Tactical: UNDERPERFORM

(3-month)

### Stock data

Last close (Aug 4) (Bt)	4.50
Target price (Bt)	4.50
Mkt cap (Btbn)	6.64
Mkt cap (US\$mn)	184

Beta	H
Mkt cap (%) SET	0.03
Sector % SET	5.62
Shares issued (mn)	1,476
Par value (Bt)	1.00
12-m high / low (Bt)	5.3 / 4.2
Avg. daily 6m (US\$mn)	0.40
Foreign limit / actual (%)	39 / 5
Free float (%)	92.1
Dividend policy (%)	≥ 50

### 2021 Sustainability / ESG Score

Sustainability Index (THSI)	Included
-----------------------------	----------

ESG Bloomberg Score	52.04
Environmental Score	31.35
Social Score	37.27
Governance Score	87.36

Source: Bloomberg Finance L.P.

### Share performance

(%)	1M	3M	12M
Absolute	5.1	(0.9)	(8.2)
Relative to SET	1.4	1.9	(12.2)

Source: SET, SCBS Investment Research

### Analyst

#### Termporn Tantivat

Fundamental Investment Analyst on Securities

(662) 949-1020

termporn.tantivat@scb.co.th

### ESG Disclosure Score

	2020	2021
<b>ESG Disclosure Score</b>	<b>n.a.</b>	<b>n.a.</b>
<b>Environment</b>	<b>n.a.</b>	<b>n.a.</b>
Total GHG Emissions (thousands of metric tonnes)	n.a.	n.a.
Total Water Use (thousands of cubic meters)	n.a.	n.a.
Hazardous Waste (thousands of metric tonnes)	n.a.	n.a.
Total Waste (thousands of metric tonnes)	n.a.	n.a.
	n.a.	n.a.
<b>Social</b>	<b>n.a.</b>	<b>n.a.</b>
Number of Employees	n.a.	n.a.
Workforce Accidents	n.a.	n.a.
Lost Time from Accidents	n.a.	n.a.
Fatalities - Contractors	n.a.	n.a.
Fatalities - Employees	n.a.	n.a.
Fatalities - Total	n.a.	n.a.
Community Spending	n.a.	n.a.
	n.a.	n.a.
<b>Governance</b>	<b>n.a.</b>	<b>n.a.</b>
Size of the Board	n.a.	n.a.
Indep Directors	n.a.	n.a.
% Indep Directors	n.a.	n.a.
Board Duration (Years)	n.a.	n.a.
# Board Meetings	n.a.	n.a.
Board Mtg Attendance (%)	n.a.	n.a.

Source: Bloomberg Finance L.P.

### Disclaimer

Bloomberg ESG Disclosure Scores rate companies on their level of disclosure of ESG data. Bloomberg offers four disclosure scores, for overall ESG, as well as Environmental, Social, and Governance such as energy consumption, board composition, and workforce accidents

Company ESG reporting has evolved since our ESG Disclosure Score was originally created in 2010. In order to reflect the evolution in corporate reporting, in early 2022 Bloomberg updated its ESG disclosure scores methodology. The methodology changes were implemented for all years of data for all companies in the ESG Coverage universe.

To review the fully transparent methodology, calculate disclosure scores for any company, and compare a company's scores vs its peers, see ESG Disclosure Score Model in Bloomberg

## Financial statement

### Profit and Loss Statement

FY December 31	Unit	2017	2018	2019	2020	2021	2022F	2023F	2024F
Total revenue	(Btmn)	9,613	11,252	9,954	7,363	5,570	8,056	9,034	10,078
Cost of goods sold	(Btmn)	6,835	7,773	6,754	5,158	3,959	5,869	6,490	7,261
<b>Gross profit</b>	<b>(Btmn)</b>	<b>2,777</b>	<b>3,479</b>	<b>3,200</b>	<b>2,205</b>	<b>1,611</b>	<b>2,187</b>	<b>2,544</b>	<b>2,817</b>
SG&A	(Btmn)	1,458	1,783	1,695	1,259	1,059	1,299	1,634	1,736
Other income	(Btmn)	42	38	86	95	28	48	108	121
Interest expense	(Btmn)	3	3	4	98	189	168	142	168
<b>Pre-tax profit</b>	<b>(Btmn)</b>	<b>1,359</b>	<b>1,731</b>	<b>1,587</b>	<b>632</b>	<b>852</b>	<b>841</b>	<b>5,571</b>	<b>5,572</b>
Corporate tax	(Btmn)	300	369	321	217	83	160	184	217
Equity a/c profits	(Btmn)	0	(0)	(6)	(8)	(5)	0	0	0
Minority interests	(Btmn)	0	6	4	2	0	(0)	(0)	(0)
<b>Core profit</b>	<b>(Btmn)</b>	<b>1,059</b>	<b>1,367</b>	<b>1,256</b>	<b>716</b>	<b>302</b>	<b>606</b>	<b>693</b>	<b>817</b>
Extra-ordinary items	(Btmn)	(0)	12	0	0	0	(1)	0	0
<b>Net Profit</b>	<b>(Btmn)</b>	<b>1,059</b>	<b>1,367</b>	<b>1,256</b>	<b>716</b>	<b>302</b>	<b>606</b>	<b>693</b>	<b>817</b>
EBITDA	(Btmn)	1,427	1,805	1,668	1,126	682	1,067	1,123	1,306
<b>Core EPS</b>	<b>(Bt)</b>	<b>0.72</b>	<b>0.92</b>	<b>0.85</b>	<b>0.49</b>	<b>0.20</b>	<b>0.41</b>	<b>0.47</b>	<b>0.55</b>
Net EPS	(Bt)	0.72	0.93	0.85	0.49	0.20	0.41	0.47	0.55
DPS	(Bt)	0.50	0.60	0.60	1.38	0.15	0.31	0.35	0.42

### Balance Sheet

FY December 31	Unit	2017	2018	2019	2020	2021	2022F	2023F	2024F
Total current assets	(Btmn)	17,960	17,786	19,940	18,564	19,151	20,606	18,578	19,051
Total fixed assets	(Btmn)	3,046	3,465	3,533	5,055	4,625	4,444	3,973	4,104
<b>Total assets</b>	<b>(Btmn)</b>	<b>21,007</b>	<b>21,250</b>	<b>23,473</b>	<b>23,619</b>	<b>23,777</b>	<b>25,051</b>	<b>22,550</b>	<b>23,155</b>
Total loans	(Btmn)	7,937	7,236	12,486	10,619	11,325	12,317	7,195	7,278
Total current liabilities	(Btmn)	6,340	5,688	5,444	7,947	8,279	4,060	5,444	5,668
Total long-term liabilities	(Btmn)	2,253	2,627	4,870	3,850	4,101	8,992	4,870	4,953
<b>Total liabilities</b>	<b>(Btmn)</b>	<b>8,593</b>	<b>8,316</b>	<b>10,314</b>	<b>11,797</b>	<b>12,379</b>	<b>13,052</b>	<b>10,314</b>	<b>10,621</b>
Paid-up capital	(Btmn)	1,476	1,476	1,476	1,476	1,476	1,476	1,476	1,476
<b>Total equity</b>	<b>(Btmn)</b>	<b>12,379</b>	<b>12,901</b>	<b>13,135</b>	<b>11,822</b>	<b>11,397</b>	<b>11,998</b>	<b>12,236</b>	<b>12,534</b>
<b>BVPS</b>	<b>(Bt)</b>	<b>8.39</b>	<b>8.74</b>	<b>8.90</b>	<b>8.01</b>	<b>7.72</b>	<b>8.13</b>	<b>8.29</b>	<b>8.49</b>

### Cash Flow Statement

FY December 31	Unit	2017	2018	2019	2020	2021	2022F	2023F	2024F
Core Profit	(Btmn)	1,059	1,356	1,256	716	302	608	693	817
Depreciation and amortization	(Btmn)	65	72	83	93	107	131	104	104
Operating cash flow	(Btmn)	(383)	2,176	(1,084)	3,006	(749)	(1,385)	3,581	242
Investing cash flow	(Btmn)	(609)	(438)	(162)	(30)	258	105	383	(219)
Financing cash flow	(Btmn)	758	(1,707)	1,359	(49)	(91)	1,318	(3,454)	(518)
<b>Net cash flow</b>	<b>(Btmn)</b>	<b>(235)</b>	<b>31</b>	<b>114</b>	<b>2,927</b>	<b>(582)</b>	<b>38</b>	<b>510</b>	<b>(495)</b>

### Key Financial Ratios

FY December 31	Unit	2017	2018	2019	2020	2021	2022F	2023F	2024F
Gross margin	(%)	28.9	30.9	32.2	29.9	28.9	27.1	28.2	28.0
Operating margin	(%)	13.7	15.1	15.1	12.8	9.9	11.0	10.1	10.7
EBITDA margin	(%)	14.8	16.0	16.8	15.3	12.2	13.2	12.4	13.0
EBIT margin	(%)	14.2	15.4	16.0	14.1	10.4	11.6	11.3	11.9
Net profit margin	(%)	11.0	12.2	12.6	9.7	5.4	7.5	7.7	8.1
ROE	(%)	8.5	10.7	9.6	5.7	2.6	5.2	5.7	6.6
ROA	(%)	5.4	6.4	5.6	3.0	1.3	2.5	2.9	3.6
Net D/E	(x)	0.6	0.5	0.9	0.8	1.0	1.0	0.5	0.5
Debt service cover	(x)	0.4	0.7	0.5	0.2	0.1	2.2	2.4	2.6
Payout Ratio	(%)	70.0	65.0	70.0	285.0	75.0	75.0	75.0	75.1

## Financial statement

### Profit and Loss Statement

FY December 31	Unit	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22
Total revenue	(Btmn)	1,354	2,649	1,423	1,361	1,183	1,603	2,205	1,986
Cost of goods sold	(Btmn)	943	1,904	975	930	854	1,200	1,628	1,473
<b>Gross profit</b>	<b>(Btmn)</b>	<b>411</b>	<b>745</b>	<b>448</b>	<b>431</b>	<b>328</b>	<b>403</b>	<b>577</b>	<b>513</b>
SG&A	(Btmn)	261	411	250	235	253	322	305	294
Other income	(Btmn)	16	24	4	8	4	12	10	6
Interest expense	(Btmn)	25	34	46	54	47	44	37	41
<b>Pre-tax profit</b>	<b>(Btmn)</b>	<b>141</b>	<b>324</b>	<b>157</b>	<b>151</b>	<b>33</b>	<b>50</b>	<b>244</b>	<b>184</b>
Corporate tax	(Btmn)	37	80	33	29	8	13	52	37
Equity a/c profits	(Btmn)	(1)	(7)	(1)	(1)	(1)	3	(1)	(0)
Minority interests	(Btmn)	(0)	(0)	(0)	(0)	(0)	0	(0)	(0)
<b>Core profit</b>	<b>(Btmn)</b>	<b>103</b>	<b>237</b>	<b>123</b>	<b>121</b>	<b>23</b>	<b>39</b>	<b>191</b>	<b>147</b>
Extra-ordinary items	(Btmn)	0	6	0	0	3	(7)	0	0
<b>Net Profit</b>	<b>(Btmn)</b>	<b>103</b>	<b>243</b>	<b>123</b>	<b>121</b>	<b>26</b>	<b>32</b>	<b>191</b>	<b>147</b>
EBITDA	(Btmn)	189	373	227	230	105	122	307	252
<b>Core EPS</b>	<b>(Bt)</b>	<b>0.07</b>	<b>0.16</b>	<b>0.08</b>	<b>0.08</b>	<b>0.02</b>	<b>0.03</b>	<b>0.13</b>	<b>0.10</b>
Net EPS	(Bt)	0.07	0.16	0.08	0.08	0.02	0.02	0.13	0.10

### Balance Sheet

FY December 31	Unit	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22
Total current assets	(Btmn)	19,145	18,564	19,219	18,808	19,873	19,151	19,743	19,708
Total fixed assets	(Btmn)	4,997	5,055	5,114	4,918	4,475	4,625	4,597	4,626
<b>Total assets</b>	<b>(Btmn)</b>	<b>24,142</b>	<b>23,619</b>	<b>24,333</b>	<b>23,726</b>	<b>24,349</b>	<b>23,777</b>	<b>24,340</b>	<b>24,334</b>
Total Loans	(Btmn)	9,453	8,751	9,415	9,417	10,234	9,398	9,747	9,469
Total current liabilities	(Btmn)	7,967	7,947	9,108	7,997	7,848	8,279	8,014	6,849
Total long-term liabilities	(Btmn)	4,596	3,850	3,862	4,245	5,136	4,101	4,810	5,821
<b>Total liabilities</b>	<b>(Btmn)</b>	<b>12,563</b>	<b>11,797</b>	<b>12,970</b>	<b>12,242</b>	<b>12,983</b>	<b>12,379</b>	<b>12,824</b>	<b>12,671</b>
Paid-up capital	(Btmn)	1,476	1,476	1,476	1,476	1,476	1,476	1,476	1,476
<b>Total equity</b>	<b>(Btmn)</b>	<b>11,579</b>	<b>11,822</b>	<b>11,363</b>	<b>11,484</b>	<b>11,365</b>	<b>11,397</b>	<b>11,516</b>	<b>11,663</b>
<b>BVPS</b>	<b>(Bt)</b>	<b>7.84</b>	<b>8.01</b>	<b>7.70</b>	<b>7.78</b>	<b>7.70</b>	<b>7.72</b>	<b>7.80</b>	<b>7.90</b>

### Cash Flow Statement

FY December 31	Unit	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22
Core Profit	(Btmn)	103	237	123	121	23	39	191	147
Depreciation and amortization	(Btmn)	24	21	26	27	27	26	27	27
Operating cash flow	(Btmn)	(340)	(339)	(100)	(133)	(535)	(500)	(88)	284
Investing cash flow	(Btmn)	(35)	(22)	(30)	(83)	(83)	(76)	(18)	284
Financing cash flow	(Btmn)	658	957	673	85	743	(5)	241	24
<b>Net cash flow</b>	<b>(Btmn)</b>	<b>284</b>	<b>596</b>	<b>543</b>	<b>(132)</b>	<b>125</b>	<b>(582)</b>	<b>134</b>	<b>592</b>

### Key Financial Ratios

FY December 31	Unit	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22
Gross margin	(%)	30.4	28.1	31.5	31.7	27.8	25.1	26.2	25.8
Operating margin	(%)	11.1	12.6	13.9	14.4	6.3	5.1	12.3	11.1
EBITDA margin	(%)	13.9	14.1	16.0	16.9	8.9	7.6	13.9	12.7
EBIT margin	(%)	12.1	13.3	14.1	14.9	6.6	6.0	12.7	11.3
Net profit margin	(%)	7.6	9.2	8.6	8.9	2.2	2.0	8.7	7.4
ROE	(%)	3.6	8.1	4.2	4.2	0.8	1.4	6.7	5.1
ROA	(%)	1.7	4.0	2.0	2.0	0.4	0.6	3.2	2.4
Net D/E	(x)	0.7	0.7	0.7	0.7	0.8	0.8	0.8	0.7
Debt service cover	(x)	0.1	0.2	0.1	0.1	0.1	0.1	0.2	0.2

**Figure 1: Earnings Preview****Profit and Loss Statement**

<b>FY December 31</b>	<b>2Q21</b>	<b>3Q21</b>	<b>4Q21</b>	<b>1Q22</b>	<b>2Q22</b>	<b>YoY%Chg</b>	<b>QoQ%Chg</b>	<b>1H21</b>	<b>1H22</b>	<b>% Chg</b>
Sales	1,361	1,183	1,603	2,205	1,986	45.9%	-9.9%	2,784	4,191	50.5%
Costs of Sales	(930)	(854)	(1,200)	(1,628)	(1,473)	58.4%	-9.5%	(1,904)	(3,100)	62.8%
Gross Profit	431	328	403	577	513	19.0%	-11.0%	879	1,090	24.0%
SG&A Expense	(235)	(253)	(322)	(305)	(294)	25.0%	-3.8%	(485)	(599)	23.6%
EBIT	196	75	81	272	220	11.9%	-19.2%	395	491	24.5%
Depreciation Expense	27	27	27	26	53	96.8%	101.7%	53	79	48.9%
EBITDA	223	102	108	298	272	22.1%	-8.6%	448	570	27.4%
Interest Expense	(54)	(47)	(44)	(37)	(41)	-23.9%	9.6%	(99)	(78)	-21.3%
Other Income (Expense)	8	4	12	10	6	-33.3%	-42.1%	12	15	26.8%
Pre-tax Profit	151	33	50	244	184	22.0%	-24.5%	308	429	39.3%
Corporate Tax	(29)	(8)	(13)	(52)	(37)	27.4%	-28.8%	(61)	(88)	44.1%
Pre-exceptional Profit	122	25	36	192	148	20.8%	-23.3%	246	340	38.1%
Extraordinary Items	(1)	2	(1)	(1)	(0)	-87.5%	-86.1%	(1)	(1)	0.0%
Gn (Ls) from Affiliates	0	0	(4)	0	0	-99.8%	-80.0%	(1)	0	n.m.
Net Profit	121	26	32	191	147	21.8%	-22.9%	244	339	38.9%
Normalized Profit)	122	25	33	192	148	20.6%	-23.3%	245	340	38.7%
EPS (Bt)	0.08	0.02	0.02	0.13	0.10	21.8%	-22.9%	0.17	0.23	38.9%
<b>Financial Ratio</b>										
Gross Margin (%)	31.7%	27.8%	25.1%	26.2%	25.8%			31.6%	26.0%	
EBIT Margin (%)	14.4%	6.3%	5.1%	12.3%	11.1%			14.2%	11.7%	
EBITDA Margin (%)	16.4%	8.6%	6.8%	13.5%	13.7%			16.1%	13.6%	
Net Margin (%)	8.9%	2.2%	2.0%	8.7%	7.4%			8.8%	8.1%	

Source: LPN, SCBS Investment Research

**Figure 2: Valuation summary** (price as of Aug 4, 2022)

	Rating	Price (Bt/Sh)	Target (Bt/Sh)	ETR (%)	P/E (x)			EPS growth (%)			P/BV (x)			ROE (%)			Div. Yield (%)			EV/EBITDA (x)		
					21A	22F	23F	21A	22F	23F	21A	22F	23F	21A	22F	23F	21A	22F	23F	21A	22F	23F
AP	Outperform	10.20	13.60	39.2	7.1	6.0	5.7	7	18	5	1.0	0.9	0.8	15	16	15	4.9	5.8	6.1	9.4	7.4	7.1
LH	Outperform	8.65	10.50	28.0	14.9	13.0	12.3	0	15	5	2.1	2.0	2.0	14	16	16	5.8	6.6	7.0	12.8	11.3	10.7
LPN	Underperform	4.50	4.50	6.8	22.0	10.9	9.6	(58)	101	14	0.6	0.6	0.5	3	5	6	3.4	6.8	7.8	25.9	17.4	11.5
PSH	Underperform	12.30	13.40	17.0	12.0	8.7	9.8	(19)	37	(11)	0.6	0.6	0.6	5	7	6	7.8	8.0	7.2	8.9	8.0	8.9
QH	Underperform	2.16	2.10	3.0	13.9	10.4	8.8	(21)	34	17	0.8	0.8	0.8	6	8	9	4.3	5.8	6.8	4.7	1.0	2.4
SIRI	Neutral	1.01	1.42	47.4	8.0	5.9	5.9	19	36	(1)	0.4	0.4	0.4	5	7	6	5.6	6.8	6.8	27.3	22.2	18.7
SPALI	Neutral	19.70	23.50	25.8	6.0	6.2	5.9	66	(3)	5	1.0	0.9	0.8	18	15	15	6.4	6.5	6.8	7.6	6.8	6.2
<b>Average</b>					<b>12.0</b>	<b>8.7</b>	<b>8.3</b>	<b>(1)</b>	<b>34</b>	<b>5</b>	<b>0.9</b>	<b>0.9</b>	<b>0.8</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>5.5</b>	<b>6.6</b>	<b>6.9</b>	<b>13.8</b>	<b>10.6</b>	<b>9.4</b>

Source: SCBS Investment Research

**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.

This document is prepared by SCB Securities Company Limited ("SCBS") which is wholly-owned by the Siam Commercial Bank Public Company Limited ("SCB"). SCB acts as financial advisor of the SCG Chemicals Public Company Limited (SCGC). 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 may be appointed to act as financial advisor in relation to transactions to be carried out by Thai Oil 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, 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 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. 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.

SCBS reserves the right to modify the Information from time to time without notice and in its sole discretion. 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.

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 2021 Companies with CG Rating

### Companies with Excellent CG Scoring

AAV, ADVANC, AF, AH, AIRA, AKP, AKR, ALT, AMA, AMATA, AMATAV, ANAN, AOT, AP, ARIP, ARROW, ASP, AUCTION, AWC, AYUD, BAFS, BANPU, BAY, BBL, BCP, BCPG, BDMS, BEM, BGC, BGRIM, BIZ, BKI, BOL, BPP, BRR, BTS, BTW, BWG, CENTEL, CFRESH, CHEWA, CHO, CIMBT, CK, CKP, CM, CNT, COM7, COMAN, COTTO, CPALL, CPF, CPI, CPN, CRC, CSS, DDD, DELTA, DEMCO, DRT, DTAC, DUSIT, EA, EASTW, ECF, ECL, EE, EGCO, EPG, ETC, FPI, FPT, FSMART, GBX, GC, GCAP, GFPT, GGC\*, GLAND, GLOBAL, GPI, GPSC, GRAMMY, GULF, GUNKUL, HANA, HARN, HMPRO, ICC, ICHI, III, ILINK, ILM, INTUCH, IP, IRPC, ITEL, IVL, JSP, JWD, K, KBANK, KCE, KKP, KSL, KTB, KTC, LALIN, LANNA, LH, LHFG, LIT, LPN, MACO, MAJOR, MAKRO, MALEE, MBK, MBKET, MC, MCOT, METCO, MFEC, MINT, MONO, MOONG, MSC, MTC, MVP, NCL, NEP, NER, NKI, NOBLE, NSI, NVD, NWR, NYT, OISHI, OR, ORI, OSP, OTO, PAP, PCSGH, PDG, PDJ, PG, PHOL\*, PLANB, PLANET, PLAT, PORT, PPS, PR9, PREB, PRG, PRM, PROUD, PSH, PSL, PTG, PTT, PTTEP, PTTGC, PYLON, Q-CON, QH, QTC, RATCH, RS, S, S & J, SAAM, SABINA, SAMART, SAMTEL, SAT, SC, SCB, SCC, SCCC, SCG, SCGP, SCM, SDC, SEAFSCO, SEAOL, SE-ED, SELIC, SENA, SHR, SIRI, SIS, SITHAI, SMK, SMP, SNC, SONIC, SPALI, SPI, SPRC, SPVI, SSSC, SST, STA, STEC\*, STI, SUN, SUSCO, SUTHA, SVI\*, SYMC, SYNTEC, TACC, TASCO, TCAP, TEAMG, TFMAMA, TGH, THANA, THANI, THCOM, THG, THIP, THRE, THREL, TIP, TIPC, TISCO, TK, TKT, TMT, TNDT, TNITY, TOA, TOP, TPBI, TQM, TRC, TRU, TRUE, TSC, TSS, TSTE, TSTH, TTA, TTB, TTCL, TU, TVD, TVI, TVO, TWPC, U, UAC, UBIS, UV, VGI, VIH, WACOAL, WAVE, WHA, WHAUP, WICE, WINNER, ZEN

### Companies with Very Good CG Scoring

2S, 7UP, ABICO, ABM, ACE, ACG, ADB, AEONTS, AGE, AHC, AIT, ALL, ALLA, ALUCON, AMANAH, AMARIN, APCO, APCS, APURE, AQUA, ASEFA, ASIAN, ASK, ATP30, BA, BC, BEC, BFIT, BUCHI, BR, CBG, CGH, CHAYO, CHOTI, CI, CMC, CPL, CRD, CSP, DCC, ASAP, ASIA, ASIMAR, ASN, B, BAM, BCH, BEYOND, BJC, BLA, BROOK, CEN, CHARAN, CHG, CHOW, CIG, COLOR, CPW, CSC, CWT, DCON, DHOUSE, DOD, DOHOME, DV8, EASON, EFORL, ERW, ESSO, ESTAR, ETE, FE, FLOYD, FN, FNS, FORTH, FSS, FVC, GEL, GENCO, GJS, GYT, HEMP, HPT, HTC, HYDRO, ICN, IFS, IMH, IND, INET, INSET, INSURE, IRC, IRCP, IT, ITD\*, J, JAS, JCK, JCKH, JMART, JMT, KBS, KCAR, KEX, KGI, KIAT\*, KISS, KOOL, KTIS, KUMWEL, KUN, KWC, KWM, L&E, LDC, LEO, LHK, LOXLEY, LRH, LST, M, MATCH, MBAX, MEGA, META, MFC\*, MGT, MICRO, MILL, MITSIB, MK, MODERN, MTI, NBC, NCAP, NCH, NETBAY, NEX, NINE, NRF, NTV, OGC, PATO, PB, BICO, PIMO, PJW, PL, PM, PMTA, PPP, PPPM, PRIME, PRIN, PRINC, PSTC, PT, QLT, RBF, RCL, RICHY, RML, ROJNA, RPC, RT, RWI, S11, SA, SAK, SALEE, SAMCO, SANKO, SAPPE, SAWAD, SCI, SCN, SCP, SE, SFLEX, SFP, SFT, SGF, SIAM, SINGER, SKE, SKN, SKR, SKY, SLP, SMIT, SMT, SNP, SO, SORKON, SPA, SPC, SPCG, SR, SRICHA, SSC, SSF, STANLY, STGT, STOWER\*, STPI, SUC, SWC, SYNEX, T, TAE, TAKUNI, TBSP, TCC, TCMC, TEAM, TFG, TFI, TIGER, TITLE, TKN, TKS, TM, TMC, TMD, TMI, TMILL, TNL, TNP, TOG, TPA, TPAC, TPCS, TPS, TRITN, TRT, TSE, TVT, TWP, UEC, UMI, UOBKH, UP, UPF, UPOIC, UTP, VCOM, VL, VNT, VPO, VRANDA, WGE, WIJK, WP, XO, XPG, YUASA

### Companies with Good CG Scoring

A, AI, AIE, AJ, AMC, APP, AQ, ARIN, AS, AU, B52, BEAUTY, BGT, BH, BIG, BLAND, BM, BROCK, BSBM, BSM, BYD\*, CCP, CITY, CMO, CPT, CSR, EKH, EP, FMT, GLOCON\*, GSC, HTECH, IHL, INGRS, JAK, JTS, KASET, KK, KWG, LEE, BTNC, CAZ, CGD, CMAN, CMR, CRANE, D, EMC, F&D, GIFT, GREEN, GTB, HUMAN, IIG, INOX, JR, JUBILE, KCM, KKC, KYE, LPH, MATI, M-CHAI, MCS, MDX, MJD, MORE, MUD, NC, NDR, NFC, NNCL, NOVA, NPK, NUSA, OCEAN, PAF, PF, PK, PLE, PPM, PRAKIT, PRAPAT, PRECHA, PTL, RCI\*, RJH, RP, RPH, RSP, SABUY, SF, SG, SICT, SIMAT, SISB, SK, SMART, SOLAR, SPACK, SPG, SQ, SSP, STARK, STC, SUPER, SVOA, TC, TCCC, THMUI, TNH, TNR, TOPP, TPCH, TPIPL, TPIPP, TPLAS, TPOLY, TQR, TTI, TYCN, UKEM, UMS, UNIQ, UPA, UREKA, VIBHA, W, WIN, WORK, WPH, YGG, 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 2020 to 26 October 2021) is publicized.

<sup>1</sup> TIP was voluntarily delisted from the Stock Exchange of Thailand effectively on July 24, 2021

<sup>2</sup> RCI was voluntarily delisted from the Stock Exchange of Thailand, effectively on July 16, 2021

\* บริษัทหรือกรรมการหรือผู้บริหารของบริษัทที่มีข่าวด้านการศึกษาเกี่ยวกับหลักทรัพย์ การทุจริต คอร์รัปชัน เป็นต้น ซึ่งการใช้ข้อมูล CGR ควรระมัดระวังข่าวดังกล่าว ประกอบด้วย

### Anti-corruption Progress Indicator

#### Certified (ได้รับการรับรอง)

2S, 7UP, ADVANC, AF, AI, AIE, AIRA, AKP, AKR, AMA, AMANAH, AMATA, AMATAV, AP, APCS, AQUA, ARROW, AS, ASIAN, ASK, ASP, AWC, AYUD, B, BAFS, BAM, BANPU, BAY, BBL, BCH, BCP, BCPG, BE8, BEYOND, BGC, BGRIM, BKI, BLA, BPP, BROOK, BRR, BSBM, BTS, BWG, CEN, CENTEL, CFRESH, CGH, CHEWA, CHOTI, CHOW, CIG, CIMBT, CM, CMC, COM7, COTTO, CPALL, CPF, CPI, CPN, CSC, DCC, DELTA, DEMCO, DIMET, DRT, DTAC, DUSIT, EA, EASTW, ECL, EGCO, EP, EPG, ERW, ESTAR, ETE, FE, FNS, FPI, FPT, FSMART, FSS, FTE, GBX, GC, GCAP, GEL, GFPT, GGC, GJS, GPI, GPSC, GSTEEL, GULF, GUNKUL, HANA, HARN, HEMP, HENG, HMPRO, HTC, ICC, ICHI, IFS, ILINK, INET, INSURE, INTUCH, IRC, IRPC, ITEL, IVL, JKN, JR, K, KASET, KBANK, KBS, KCAR, KCE, KGI, KKP, KSL, KTB, KTC, KWI, L&E, LANNA, LH, LHFG, LHK, LPN, LRH, M, MAKRO, MALEE, MATCH, MBAX, MBK, MC, MCOT, META, MFC, MFEC, MILL, MINT, MONO, MOONG, MSC, MST, MTC, MTI, NATION, NBC, NEP, NINE, NKI, NOBLE, NOK, NSI, NWR, OCC, OGC, ORI, PAP, PATO, PB, PCSGH, PDG, PDJ, PG, PHOL, PK, PL, PLANB, PLANET, PLAT, PM, PPP, PPPM, PPS, PR9, PREB, PRG, PRINC, PRM, PROS, PSH, PSL, PSTC, PT, PTG, PTT, PTTEP, PTTGC, PYLON, Q-CON, QH, QLT, QTC, RATCH, RML, RWI, S & J, SAAM, SABINA, SAPPE, SAT, SC, SCB, SCC, SCCC, SCG, SCGP, SCM, SDC, SEAFSCO, SE-ED, SELIC, SENA, SGP, SINGER, SIRI, SITHAI, SKR, SMIT, SMK, SMP, SNC, SNP, SORKON, SPACK, SPALI, SPC, SPI, SPRC, SRICHA, SSF, SSP, SSSC, SST, STA, STOWER, SUSCO, SVI, SYMC, SYNTEC, TAE, TAKUNI, TASCO, TCAP, TCMC, TFG, TFI, TFMAMA, TGH, THANI, THCOM, THIP, THRE, THREL, TIDLOR, TIPC, TISCO, TKS, TKT, TMILL, TMT, TNITY, TNL, TNP, TNR, TOG, TOP, TOPP, TPA, TPAC, TRU, TRU, TRUE, TSC, TSTE, TSTH, TTA, TTB, TTCL, TU, TVDH, TVI, TVO, TWPC, U, UBE, UBIS, UEC, UKEM, UOBKH, UPF, UV, VGI, VIH, WACOAL, WHA, WHAUP, WICE, WIJK, XO, YUASA, ZEN, ZIGA

#### Declared (ประกาศเจตนารมณ์)

AH, AJ, ALT, APCO, B52, BEC, CHG, CI, CPL, CPR, CPW, CRC, DDD, DHOUSE, DOHOME, ECF, EKH, ETC, EVER, FLOYD, GLOBAL, III, ILM, INOX, JTS, KEX, KUMWEL, LDC, MAJOR, MEGA, NCAP, NOVA, NRF, NUSA, NYT, OR, PIMO, PLE, RS, SAK, SIS, STECH, STGT, SUPER, SVT, TKN, TMI, TQM, TSI, VARO, VCOM, VIBHA, WIN

#### N/A

3K-BAT, A, A5, AAV, ABICO, ABM, ACAP, ACC, ACE, ACG, ADB, ADD, AEONTS, AFC, AGE, AHC, AIT, AJA, AKR, ALL, ALLA, ALPHAX, ALUCON, AMARIN, AMC, AMR, ANAN, AOT, APEX, APP, APURE, AQ, ARIN, ARIP, ASAP, ASEFA, ASIA, ASIMAR, ASN, ASW, ATP30, AU, AUCTION, BA, BBGI, BBK, BC, BCT, BDMS, BEAUTY, BEM, BFIT, BGT, BH, BIG, BIOTEC, BIS, BIZ, BJC, BJCHI, BKD, BLAND, BLESS, BLISS, BM, BOL, BR, BRI, BROCK, BSM, BTNC, BTW, BUI, BYD, CAZ, CBG, CCET, CCP, CEYE, CGD, CHARAN, CHAYO, CHIC, CHO, CITY, CIVIL, CK, CKP, CMAN, CMO, CMR, CNT, COLOR, COMAN, CPANEL, CPH, CPT, CRANE, CRD, CSP, CSR, CSS, CTW, CV, CWT, D, DCON, DITTO, DMT, DOD, DPAINT, DTCL, DV8, EASON, EE, EFORL, EMC, ESSO, F&D, FANCY, FMT, FN, FORTH, FTI, FVC, GENCO, GIFT, GL, GLAND, GLOCON, GLORY, GRAMMY, GRAND, GREEN, GSC, GTB, GYT, HFT, HL, HPT, HTECH, HUMAN, HYDRO, ICN, IFEC, IHL, IIG, IMH, IND, INGRS, INSET, IP, IRCP, IT, ITD, J, JAK, JAS, JCK, JCKH, JCT, JDF, JMART, JMT, JP, JUBILE, JWD, KAMART, KC, KCC, KCM, KDH, KIAT, KISS, KK, KKC, KOOL, KTIS, KUN, KWC, KWM, KYE, LALIN, LEE, LEO, LIT, LOXLEY, LPH, LST, MACO, MANRIN, MATT, MAX, M-CHAI, MCS, MDX, MENA, METCO, MGT, MICRO, MIDA, MITSIB, MJD, MK, ML, MODERN, MORE, MPIC, MUD, MVP, NC, NCH, NCL, NDR, NER, NETBAY, NEW, NEWS, NEX, NFC, NNCL, NPK, NSL, NTV, NV, NVD, OHTL, OISHI, ONEE, OSP, OTO, PACE, PACO, PAF, PEACE, PERM, PF, PICO, PIN, PJW, PLUS, PMTA, POLAR, POMPU, PORT, POST, PPM, PRAKIT, PRAPAT, PRECHA, PRIME, PRIN, PRO, PROEN, PROUD, PSG, PTC, PTECH, PTL, RAM, RBF, RCL, RICHY, RJH, ROCK, ROH, ROJNA, RP, RPC, RPH, RSP, RT, S, S11, SA, SABUY, SAFARI, SALEE, SAM, SAMART, SAMCO, SAMTEL, SANKO, SAUCE, SAWAD, SAWANG, SCI, SCP, SD, SE, SEAFSCO, SECURE, SENAJ, SFLEX, SFP, SFT, SGF, SHANG, SHR, SIAM, SICT, SIMAT, SISB, SK, SKE, SKN, SKY, SLM, SLP, SMART, SMD, SMT, SNNP, SO, SOLAR, SONIC, SPA, SPCG, SPVI, SQ, SR, SSC, SSS, STANLY, STARK, STC, STEC, STHAI, STI, STP, STPI, SUC, SUN, SUTHA, SVH, SVOA, SWC, SYNEX, TACC, TAPAC, TC, TCC, TCCC, TCJ, TCOAT, TEAM, TEAMG, TEKA, TFM, TGPPO, TH, THAI, THANA, THE, THG, THL, THMUI, TIGER, TIPH, TITLE, TK, TKT, TLL, TM, TMC, TMD, TMW, TNDT, TNH, TNPC, TOA, TPAC, TPBI, TPCH, TPIPL, TPIPP, TPLAS, TPOLY, TPS, TQR, TR, TRC, TRITN, TRT, TRUBB, TRV, TSE, TSF, TSS, TTI, TTT, TTW, TVT, TWC, TYCN, UAC, UMI, UMS, UNIQ, UP, UPA, UPOIC, UREKA, UTP, UVAN, VL, VNG, VPO, VRANDA, W, WAVE, WFX, WGE, WINMED, WINNER, WORK, WORLD, WP, WPH, XPG, YGG, YONG

#### Explanations

Companies participating in Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) under Thai Institute of Directors (as of May 9, 2022) are categorised into: companies that have declared their intention to join CAC, and companies certified by CAC.