



# Land & Houses

Land & Houses  
Public Company Limited

# LH

Bloomberg  
Reuters

LH TB  
LH.BK

## 2Q22: Earnings up both YoY and QoQ

**LH reported strong 2Q22 earnings of Bt2.13bn (up 14.4% YoY and 10.8% QoQ), in line with market estimates. 3Q22F is expected to grow YoY off a low base and be flat QoQ, backed by backlog and recovery in rentals. We maintain our 2022F net profit of Bt8bn (+15% YoY); an expected extra gain from asset divestment by yearend is not in our projection. We maintain our tactical call of Outperform with a 2023 TP of Bt11.10/sh.**

**2Q22 net profit up both YoY and QoQ.** 2Q22 net profit was Bt2.13bn (+14.4% YoY and +10.8% QoQ), in line with market estimates on revenue of Bt9.2bn (+4.5%YoY and +21.8% QoQ), 91% from real estate and 9% from rental and recurring income. Of real estate revenue, 77.3% was from SDH, 10.2% from TH and 12.5% from condos. Gross margin was 32%, flat QoQ but up YoY on widening in low-rise gross margin to 33.6%. Contribution from subsidiaries was Bt651mn (+1.1% YoY but -9% QoQ), with QH and LHFG dragging it down. 1H22 profit was Bt4bn (+12.6% YoY, 50% of our 2022F of Bt7.98bn) on revenue of Bt16.7bn (+2.7% YoY), 46% of our 2022F of Bt35.9bn (+12% YoY).

**Achieving 2022 presales target.** In 1H22, LH reports presales of Bt15.4bn (+0.2% YoY), 82% from SDH, 10% TH and 9% condos. Most presales in 1H22 were of units with average selling price of Bt3-7mn/unit at 34%, with Bt20-50mn/units at 23%. LH is planning to launch eight projects valued at Bt11.2bn in 3Q22 out of its 2022 plan of Bt29.5bn. We believe this will raise presales in 2H22. 1H22 achieved 50% of its targeted 2022 presales of Bt31bn (+8.3% YoY).

**3Q22 to rise YoY; expect extra gain from sale of asset in 2H22.** LH's current backlog of Bt4.5bn will all be booked as revenue in 2H22. Of this, 58% is low-rise and 42% condos. 3Q22F net profit will grow YoY off a low base, while we expect it to be flat QoQ, upheld by recovery in rental assets and backlog recognition. The sale of its apartment building in the US, *Parc*, is still planned for this year. We keep our 2022 revenue forecast at Bt35.9bn (+12% YoY) with net profit of Bt8bn (+15% YoY). Our projection does not include the asset divestment in the US.

**Risks and concerns.** The minimum wage may be raised in 4Q22, which would pressure gross margin from 4Q22. It will raise prices to offset the cost, but it also faces labor shortages that could affect construction timelines.

**Outperform with 2023 TP of Bt11.10.** We maintain our tactical call of Outperform, backed by earnings recovery, benefit from lower LTV and better contribution from affiliates. Our 2023 TP is 11.10/share based on 1SD PE of 15.7x. LH announced a 1H22 dividend of Bt0.25/share, XD on Aug 25.

### Forecasts and valuation

Year to 31 Dec	Unit	2020	2021	2022F	2023F	2024F
Revenue	(Btmn)	29,668	32,069	35,905	38,388	40,488
EBITDA	(Btmn)	9,949	10,847	11,146	11,478	11,962
Core profit	(Btmn)	6,917	6,936	7,981	8,406	8,813
Reported profit	(Btmn)	7,145	6,936	7,981	8,406	8,813
Core EPS	(Bt)	0.58	0.58	0.67	0.70	0.74
DPS	(Bt)	0.50	0.50	0.57	0.60	0.63
P/E, core	(x)	15.3	15.2	13.3	12.6	12.0
EPS growth, core	(%)	(28.5)	0.3	15.1	5.3	4.8
P/BV, core	(x)	2.1	2.1	2.1	2.0	2.0
ROE	(%)	13.5	13.9	15.7	15.9	16.2
Dividend yield	(%)	5.7	5.6	6.5	6.8	7.2
FCF yield	(%)	11.0	18.5	14.0	6.0	6.3
EV/EBIT	(x)	20.8	20.3	15.7	14.9	14.2
EBIT growth, core	(%)	(26.5)	3.7	8.5	4.9	4.6
EV/CE	(x)	1.3	1.3	1.2	1.2	1.2
ROCE	(%)	3.6	4.2	5.2	5.7	6.0
EV/EBITDA	(x)	14.4	13.0	11.3	10.9	10.4
EBITDA growth	(%)	(23.4)	9.0	2.8	3.0	4.2

Source: SCBS Investment Research

## Tactical: OUTPERFORM

(3-month)

### Stock data

Last close (Aug 15) (Bt)	8.85
Target price (Bt)	11.10
Mkt cap (Btbn)	105.75
Mkt cap (US\$mn)	2,978

Beta	H
Mkt cap (%) SET	0.54
Sector % SET	5.66
Shares issued (mn)	11,950
Par value (Bt)	1.00
12-m high / low (Bt)	9.9 / 7.9
Avg. daily 6m (US\$mn)	9.79
Foreign limit / actual (%)	30 / 16
Free float (%)	69.4
Dividend policy (%)	NA

### 2021 Sustainability / ESG Score

Sustainability Index (THSI)	Not Included
-----------------------------	--------------

ESG Bloomberg Score	38.44
Environmental Score	2.93
Social Score	28.63
Governance Score	83.59

Source: Bloomberg Finance L.P.

### Share performance

(%)	1M	3M	12M
Absolute	8.6	2.3	9.9
Relative to SET	2.5	(0.3)	3.6

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>35.15</b>	<b>38.44</b>
<b>Environment</b>	<b>0.42</b>	<b>2.93</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.
<b>Social</b>	<b>21.25</b>	<b>28.63</b>
Number of Employees	1,589.00	785.00
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	1.00	0.40
<b>Governance</b>	<b>83.59</b>	<b>83.59</b>
Size of the Board	9.00	9.00
Indep Directors	3.00	3.00
% Indep Directors	33.33	33.33
Board Duration (Years)	3.00	3.00
# Board Meetings	10.00	5.00
Board Mtg Attendance (%)	100.00	100.00

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)	34,922	34,247	29,762	29,668	32,069	35,906	38,388	40,488
Cost of goods sold	(Btmn)	22,915	22,235	20,356	20,588	22,113	24,733	26,104	27,532
<b>Gross profit</b>	<b>(Btmn)</b>	<b>12,007</b>	<b>12,011</b>	<b>9,406</b>	<b>9,080</b>	<b>9,956</b>	<b>11,173</b>	<b>12,284</b>	<b>12,956</b>
SG&A	(Btmn)	4,275	4,670	4,071	3,904	3,974	4,549	5,030	5,301
Other income	(Btmn)	2,732	2,192	3,532	1,233	1,015	587	595	628
Interest expense	(Btmn)	641	731	835	888	1,112	898	911	904
<b>Pre-tax profit</b>	<b>(Btmn)</b>	<b>9,822</b>	<b>8,803</b>	<b>8,031</b>	<b>5,521</b>	<b>5,885</b>	<b>6,313</b>	<b>6,938</b>	<b>7,379</b>
Corporate tax	(Btmn)	1,890	1,708	1,719	1,216	1,279	1,199	1,318	1,402
Equity a/c profits	(Btmn)	3,137	3,409	3,383	2,588	2,333	2,855	2,774	2,824
Minority interests	(Btmn)	690	29	23	(23)	2	(12)	(12)	(12)
<b>Core profit</b>	<b>(Btmn)</b>	<b>10,479</b>	<b>10,475</b>	<b>10,025</b>	<b>7,145</b>	<b>6,936</b>	<b>7,981</b>	<b>8,406</b>	<b>8,813</b>
Extra-ordinary items	(Btmn)	100	0	353	228	0	0	0	0
<b>Net Profit</b>	<b>(Btmn)</b>	<b>10,479</b>	<b>10,475</b>	<b>10,025</b>	<b>7,145</b>	<b>6,936</b>	<b>7,981</b>	<b>8,406</b>	<b>8,813</b>
EBITDA	(Btmn)	14,143	13,558	12,988	9,949	10,847	10,921	11,478	11,962
<b>Core EPS</b>	<b>(Bt)</b>	<b>0.87</b>	<b>0.88</b>	<b>0.81</b>	<b>0.58</b>	<b>0.58</b>	<b>0.67</b>	<b>0.70</b>	<b>0.74</b>
Net EPS	(Bt)	0.88	0.88	0.84	0.60	0.58	0.67	0.70	0.74
DPS	(Bt)	0.79	0.79	0.70	0.50	0.50	0.57	0.60	0.63

### Balance Sheet

FY December 31	Unit	2017	2018	2019	2020	2021	2022F	2023F	2024F
Total current assets	(Btmn)	55,376	57,724	60,510	63,355	60,464	54,015	54,816	56,370
Total fixed assets	(Btmn)	54,116	53,757	52,629	59,216	64,734	59,971	61,444	63,886
<b>Total assets</b>	<b>(Btmn)</b>	<b>109,491</b>	<b>111,481</b>	<b>113,139</b>	<b>122,571</b>	<b>125,198</b>	<b>113,986</b>	<b>116,259</b>	<b>120,257</b>
Total loans	(Btmn)	26,460	36,464	35,662	44,953	45,394	23,099	23,600	24,101
Total current liabilities	(Btmn)	23,906	22,631	22,838	25,091	28,122	18,099	17,883	19,442
Total long-term liabilities	(Btmn)	34,777	38,099	37,118	46,879	46,429	42,742	43,688	44,543
<b>Total liabilities</b>	<b>(Btmn)</b>	<b>58,683</b>	<b>60,729</b>	<b>59,956</b>	<b>71,970</b>	<b>74,552</b>	<b>60,841</b>	<b>61,571</b>	<b>63,985</b>
Paid-up capital	(Btmn)	11,950	11,950	11,950	11,950	11,950	11,950	11,950	11,950
<b>Total equity</b>	<b>(Btmn)</b>	<b>50,067</b>	<b>49,983</b>	<b>52,463</b>	<b>49,904</b>	<b>49,947</b>	<b>51,962</b>	<b>53,505</b>	<b>55,089</b>
<b>BVPS</b>	<b>(Bt)</b>	<b>4.19</b>	<b>4.18</b>	<b>4.39</b>	<b>4.18</b>	<b>4.18</b>	<b>4.35</b>	<b>4.48</b>	<b>4.61</b>

### Cash Flow Statement

FY December 31	Unit	2017	2018	2019	2020	2021	2022F	2023F	2024F
Core Profit	(Btmn)	10,379	10,475	9,672	6,917	6,936	7,981	8,406	8,813
Depreciation and amortization	(Btmn)	543	616	739	951	1,517	855	855	855
Operating cash flow	(Btmn)	10,655	9,146	4,531	5,722	13,714	10,936	8,701	10,017
Investing cash flow	(Btmn)	(6,494)	(257)	5,870	5,871	5,872	3,908	(2,327)	(3,298)
Financing cash flow	(Btmn)	(2,669)	(6,570)	(9,752)	(9,751)	(9,750)	(21,162)	(5,901)	(5,719)
<b>Net cash flow</b>	<b>(Btmn)</b>	<b>1,492</b>	<b>2,320</b>	<b>649</b>	<b>1,841</b>	<b>9,836</b>	<b>(6,318)</b>	<b>472</b>	<b>1,000</b>

### Key Financial Ratios

FY December 31	Unit	2017	2018	2019	2020	2021	2022F	2023F	2024F
Gross margin	(%)	34.4	35.1	31.6	30.6	31.0	31.1	32.0	32.0
Operating margin	(%)	22.1	21.4	17.9	17.4	18.7	18.4	18.9	18.9
EBITDA margin	(%)	40.5	39.6	43.6	33.5	33.8	30.4	29.9	29.5
EBIT margin	(%)	30.0	27.8	29.8	21.6	21.8	20.1	20.4	20.5
Net profit margin	(%)	30.0	30.6	33.7	24.1	21.6	22.2	21.9	21.8
ROE	(%)	21.4	20.9	18.9	13.5	13.9	15.7	15.9	16.2
ROA	(%)	9.8	9.5	8.6	5.9	5.6	6.7	7.3	7.5
Net D/E	(x)	0.4	0.6	0.6	0.8	0.7	0.4	0.4	0.3
Debt service cover	(x)	1.5	1.0	1.0	0.5	0.7	1.1	1.1	1.2
Payout Ratio	(x)	90.2	90.2	84.0	84.0	86.0	86.0	86.0	86.0

## Financial statement

### Profit and Loss Statement

FY December 31	Unit	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22
Total revenue	(Btmn)	8,104	8,078	7,523	8,824	6,874	8,849	7,569	9,218
Cost of goods sold	(Btmn)	5,578	5,369	5,187	6,150	4,785	5,846	5,151	6,270
<b>Gross profit</b>	<b>(Btmn)</b>	<b>2,526</b>	<b>2,709</b>	<b>2,335</b>	<b>2,674</b>	<b>2,089</b>	<b>3,002</b>	<b>2,419</b>	<b>2,948</b>
SG&A	(Btmn)	1,001	1,015	1,004	1,001	934	1,036	1,006	1,221
Other income	(Btmn)	253	590	542	330	679	192	373	210
Interest expense	(Btmn)	216	234	259	293	285	275	246	254
<b>Pre-tax profit</b>	<b>(Btmn)</b>	<b>1,561</b>	<b>2,051</b>	<b>1,614</b>	<b>1,710</b>	<b>1,550</b>	<b>1,883</b>	<b>1,541</b>	<b>1,684</b>
Corporate tax	(Btmn)	512	352	284	326	229	440	320	399
Equity a/c profits	(Btmn)	685	656	647	644	466	577	717	651
Minority interests	(Btmn)	7	2	2	6	(6)	(4)	(1)	2
<b>Core profit</b>	<b>(Btmn)</b>	<b>1,741</b>	<b>2,357</b>	<b>1,978</b>	<b>2,033</b>	<b>1,780</b>	<b>2,015</b>	<b>1,937</b>	<b>1,938</b>
Extra-ordinary items	(Btmn)	308	0	(234)	(164)	(473)	0	(6)	201
<b>Net Profit</b>	<b>(Btmn)</b>	<b>2,049</b>	<b>2,357</b>	<b>1,744</b>	<b>1,870</b>	<b>1,308</b>	<b>2,015</b>	<b>1,931</b>	<b>2,139</b>
EBITDA	(Btmn)	2,721	3,266	2,661	2,864	2,220	3,103	2,875	2,617
<b>Core EPS</b>	<b>(Bt)</b>	<b>0.15</b>	<b>0.20</b>	<b>0.17</b>	<b>0.17</b>	<b>0.15</b>	<b>0.17</b>	<b>0.16</b>	<b>0.16</b>
Net EPS	(Bt)	0.17	0.20	0.15	0.16	0.11	0.17	0.16	0.18

### Balance Sheet

FY December 31	Unit	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22
Total current assets	(Btmn)	61,954	63,355	65,845	68,774	59,887	60,464	59,527	55,245
Total fixed assets	(Btmn)	59,678	59,216	59,562	59,463	59,690	64,734	66,347	66,015
<b>Total assets</b>	<b>(Btmn)</b>	<b>121,632</b>	<b>122,571</b>	<b>125,407</b>	<b>128,237</b>	<b>119,577</b>	<b>125,198</b>	<b>125,874</b>	<b>121,260</b>
Total Loans	(Btmn)	64,162	48,610	65,229	69,371	62,170	56,622	64,448	61,007
Total current liabilities	(Btmn)	27,321	25,091	24,849	30,640	24,395	28,122	26,881	23,321
Total long-term liabilities	(Btmn)	46,030	46,879	48,491	47,055	46,515	46,429	46,579	46,797
<b>Total liabilities</b>	<b>(Btmn)</b>	<b>73,352</b>	<b>71,970</b>	<b>73,339</b>	<b>77,695</b>	<b>70,910</b>	<b>74,552</b>	<b>73,460</b>	<b>70,118</b>
Paid-up capital	(Btmn)	11,950	11,950	11,950	11,950	11,950	11,950	11,950	11,950
<b>Total equity</b>	<b>(Btmn)</b>	<b>47,581</b>	<b>49,904</b>	<b>51,372</b>	<b>49,855</b>	<b>47,972</b>	<b>49,947</b>	<b>51,713</b>	<b>50,444</b>
<b>BVPS</b>	<b>(Bt)</b>	<b>3.92</b>	<b>4.12</b>	<b>4.24</b>	<b>4.11</b>	<b>3.96</b>	<b>4.12</b>	<b>4.27</b>	<b>4.16</b>

### Cash Flow Statement

FY December 31	Unit	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22
Core Profit	(Btmn)	1,741	2,357	1,978	2,033	1,780	2,015	1,937	1,938
Depreciation and amortization	(Btmn)	226	327	375	381	393	368	378	382
Operating cash flow	(Btmn)	1	3,329	1,058	3,729	5,938	10,320	(2,004)	3,544
Investing cash flow	(Btmn)	990	3,016	(650)	(76)	169	(1,861)	(808)	(585)
Financing cash flow	(Btmn)	(2,513)	(3,837)	1,370	1,560	(8,261)	(4,839)	(1,384)	(8,480)
<b>Net cash flow</b>	<b>(Btmn)</b>	<b>(1,522)</b>	<b>2,507</b>	<b>1,778</b>	<b>5,214</b>	<b>(2,154)</b>	<b>3,620</b>	<b>(4,196)</b>	<b>(5,521)</b>

### Key Financial Ratios

FY December 31	Unit	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22
Gross margin	(%)	31.2	33.5	31.0	30.3	30.4	33.9	32.0	32.0
Operating margin	(%)	18.8	21.0	17.7	19.0	16.8	22.2	18.7	18.7
EBITDA margin	(%)	33.6	40.4	35.4	32.5	32.3	35.1	38.0	28.4
EBIT margin	(%)	30.8	36.4	30.4	28.1	26.6	30.9	33.0	24.2
Net profit margin	(%)	25.3	29.2	23.2	21.2	19.0	22.8	25.5	23.2
ROE	(%)	14.5	19.3	15.6	16.1	14.6	16.5	15.2	15.2
ROA	(%)	5.8	7.7	6.4	6.4	5.7	6.6	6.2	6.3
Net gearing	(x)	1.3	0.8	1.1	1.1	1.2	0.9	1.1	1.1
Interest coverage	(x)	12.6	14.0	10.3	9.8	7.8	11.3	11.7	10.3
Debt service coverage	(x)	0.5	1.1	0.5	0.4	0.5	0.6	0.5	0.6

## Figure 1: Earnings Review

### Profit and Loss Statement

FY December 31	2Q21	3Q21	4Q21	1Q22	2Q22	YoY%Chg	QoQ%Chg	1H21	1H22	% Chg
Sales	8,824	6,874	8,849	7,569	9,218	4.5%	21.8%	16,346	16,788	2.7%
Costs of Sales	(6,150)	(4,785)	(5,950)	(5,151)	(6,270)	2.0%	21.7%	(11,378)	(11,420)	0.4%
Gross Profit	2,674	2,089	2,899	2,419	2,948	10.3%	21.9%	4,968	5,367	8.0%
SG&A Expense	(1,001)	(934)	(1,077)	(1,006)	(1,221)	22.0%	21.4%	(1,964)	(2,226)	13.4%
EBIT	1,673	1,155	1,822	1,413	1,728	3.3%	22.3%	3,005	3,141	4.5%
Depreciation Expense	381	393	368	378	382	0.4%	1.3%	756	760	0.5%
EBITDA	2,054	1,548	2,190	1,791	2,110	2.7%	17.8%	3,761	3,901	3.7%
Interest Expense	(293)	(285)	(275)	(246)	(254)	-13.5%	3.3%	(552)	(499)	-9.7%
Other Income (Expense)	166	206	336	367	411	147.7%	11.7%	473	778	64.3%
Pre-tax Profit	1,546	1,077	1,882	1,535	1,885	21.9%	22.8%	2,926	3,420	16.9%
Corporate Tax	(326)	(229)	(440)	(320)	(399)	22.1%	24.6%	(611)	(719)	17.7%
Pre-exceptional Profit	1,219	848	1,442	1,215	1,486	21.9%	22.3%	2,315	2,701	16.7%
Gn (Ls) from Affiliates	644	466	577	717	651	1.1%	-9.1%	1,291	1,368	6.0%
Net Profit	1,870	1,308	2,015	1,931	2,139	14.4%	10.8%	3,614	4,071	12.6%
Normalized Profit	1,870	1,308	2,015	1,931	2,139	14.4%	10.8%	3,614	4,071	12.6%
EPS (Bt)	0.16	0.11	0.17	0.16	0.18	14.4%	10.7%	0.30	0.34	12.6%
<b>Financial Ratio</b>										
Gross Margin (%)	30.3%	30.4%	32.8%	32.0%	32.0%			30.4%	32.0%	
EBIT Margin (%)	19.0%	16.8%	20.6%	18.7%	18.7%			18.4%	18.7%	
EBITDA Margin (%)	23.3%	22.5%	24.7%	23.7%	22.9%			23.0%	23.2%	
Net Margin (%)	21.2%	19.0%	22.8%	25.5%	23.2%			22.1%	24.2%	

Source: LH, SCBS Investment Research

## Figure 2: Valuation summary (price as of Aug 11, 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	10.30	13.90	40.7	7.1	6.1	5.8	7	18	5	1.0	0.9	0.8	15	16	15	4.8	5.8	6.0	9.5	7.4	7.1
LH	Outperform	8.85	11.10	31.9	15.2	13.3	12.6	0	15	5	2.1	2.1	2.0	14	16	16	5.6	6.5	6.8	13.0	11.3	10.9
LPN	Underperform	4.62	4.50	4.1	22.6	11.2	9.8	(58)	101	14	0.6	0.6	0.6	3	5	6	3.3	6.7	7.6	26.1	17.6	11.7
PSH	Underperform	12.80	11.90	(0.3)	12.5	10.4	10.3	(19)	20	1	0.7	0.6	0.6	5	6	6	7.5	6.7	6.8	9.1	9.0	9.1
QH	Underperform	2.20	2.30	10.2	14.1	10.5	9.0	(21)	34	17	0.8	0.8	0.8	6	8	9	4.2	5.7	6.7	4.9	1.1	2.6
SIRI	Neutral	1.04	1.42	43.2	8.2	6.0	6.1	19	36	(1)	0.4	0.4	0.4	5	7	6	5.5	6.6	6.6	27.5	22.3	18.8
SPALI	Neutral	20.50	23.50	20.9	6.2	6.4	6.1	66	(3)	5	1.0	1.0	0.9	18	15	15	6.1	6.2	6.5	7.8	7.0	6.4
<b>Average</b>					<b>12.3</b>	<b>9.1</b>	<b>8.5</b>	<b>(1)</b>	<b>31</b>	<b>7</b>	<b>1.0</b>	<b>0.9</b>	<b>0.9</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>5.3</b>	<b>6.3</b>	<b>6.7</b>	<b>14.0</b>	<b>10.8</b>	<b>9.5</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, PTTCG, PYLON, Q-CON, QH, QTC, RATCH, RS, S, S & J, SAAM, SABINA, SAMART, SAMTEL, SAT, SC, SCB, SCC, SCCC, SCG, SCGP, SCM, SDC, SEAFCO, SEAOIL, SE-ED, SELIC, SENA, SHR, SIRI, SIS, SITHAI, SMK, SMPC, 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\*, TIPCO, TISCO, TK, TKT, TMT, TNDT, TNITY, TOA, TOP, TPBI, TQM, TRC, TRU, TRUE, TSC, TSR, 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, BJCHI, 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, DVE, EASON, EFORL, ERW, ESSO, ESTAR, ETE, FE, FLOYD, FN, FNS, FORTH, FTE, 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, NCH, NETBAY, NEX, NINE, NRF, NTV, OCC, OGC, PATO, PB, PICO, PIMO, PJW, PL, PM, PMTA, PPM, 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, SGP, 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

\* บริษัทหรือกรรมการหรือผู้บริหารของบริษัทที่มีข่าวด้านการกำกับดูแลกิจการ เช่น การกระทำความผิดเกี่ยวกับหลักทรัพย์ การทุจริต คอร์รัปชัน เป็นต้น ซึ่งการใช้ข้อมูล CGR

ควรตระหนักถึงข้อควรระวังประกอบด้วย

### Anti-corruption Progress Indicator

#### Certified (ได้รับการรับรอง)

2S, 7UP, ADVANC, AF, AI, AIE, AIRA, AKP, 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, BROCK, 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, PTTCG, PYLON, Q-CON, QH, QLT, QTC, RATCH, RML, RWI, S & J, SAAM, SABINA, SAPPE, SAT, SC, SCB, SCC, SCCC, SCG, SCGP, SCM, SCN, SEAOIL, SE-ED, SELIC, SENA, SGP, SINGER, SIRI, SITHAI, SKR, SMIT, SMK, SMPC, 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, TIPCO, TISCO, TKS, TKT, TMILL, TMT, TNITY, TNL, TNP, TNR, TOG, TOP, TOPP, TPA, TPCS, TPP, TRU, TRU, TRU, 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, BBIK, 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, DTIC, 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, MATI, 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, SDC, SE, SEAFAC, SECURE, SENAJ, SFLEX, SFP, SFT, SGF, SHANG, SHR, SIAM, SICT, SIMAT, SISB, SK, SKE, SKN, SKY, SLM, SLP, SMART, SMD, SMT, SNPN, SO, SOLAR, SONIC, SPA, SPCG, SPG, SPVI, SQ, SR, SSC, SSS, STANLY, STARK, STC, STEC, STHAI, STI, STP, STPI, SUC, SUN, SUTHA, SVH, SVOA, SWC, SYNEX, TACC, TPAC, TC, TCC, TCCC, TCJ, TCOAT, TEAM, TEAMG, TEKA, TFM, TGPRO, TH, THAI, THANA, THE, THG, THL, THMUI, TIGER, TIPH, TITLE, TK, TKT, TLI, 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, TSR, TTI, TTT, TTW, TVT, TWP, 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.