

# Bangkok Expressway

Bangkok Expressway and Metro  
Public Company Limited

# BEM

Bloomberg BEM.TB  
Reuters BEM.BK



## 4Q23: Beat expectations

**We maintain our OUTPERFORM rating and SOTP-based TP of Bt9.0/sh with Bt1.5/sh upside from the West Orange Line project. We continue to like BEM due to its strong earnings growth. The announcement of a share repurchase is also a downside protection to share price.**

**4Q23 results beat.** BEM reported 4Q23 net profit of Bt859mn, down 11.4% QoQ, but up 42.5% YoY, 8% above INVX and 11.6% above consensus, due to lower cost, believed to reflect delayed maintenance cost. Expressway revenue (54% of total revenue) was Bt2.3bn, up 0.4% QoQ and 2.9% YoY, driven by a 0.1% QoQ and 2.3% YoY rise in expressway traffic to 98mn trips. The small QoQ growth was due to more holidays in 4Q23 vs 3Q23 while the YoY growth was off last year's low base. Rail business (39%) revenue was Bt1.6bn, slipping 1.8% QoQ, but growing 10.8% YoY. MRT ridership (Blue Line) was 38.3mn trips, up 1.3% QoQ and 19.3% YoY. Revenue from commercial development (7%) was Bt306mn, up 9.7% QoQ and 10.7% YoY, in line with ridership recovery. 2023 net profit was Bt3.5bn, up 42.8% YoY. The company also announced a dividend of Bt0.14/sh, XD on Mar 12. BEM will hold an analyst meeting on Mar 5 and we will provide further upsides after that.

**Summary of 2023 and Jan 2024 traffic numbers.** In 2023, expressway traffic averaged 1.1mn/day, up 7.4% YoY and MRT Blue Line averaged 390k/day, up 44.1% YoY. In Jan 2024, BEM reported expressway traffic of 1.1mn trips/day, a slide of 0.65% MoM, but up 0.5% YoY. Average MRT ridership was 422.9k trips/day, up 4.6% MoM and 13% YoY.

**Announced share repurchase.** After releasing results, BEM announced a share repurchase program of a maximum of Bt4bn or 450mn shares (2.9% of total shares), running from March 5 to Sep 4. The purchase price will not exceed 115% of the average closing price for the five business days prior to the share repurchase date.

**Risks and concerns.** If the new government ends up restarting the West Orange Line from scratch, this would be sentimentally negative to BEM. Another risk is a lower expected dividend from TTW in 2024 after TTW signed a new contract for Pathum Thani Water Treatment Plant that will erode TTW's revenue by 10-15%. We assume TTW will still be able to pay a dividend of Bt0.6/sh. Each fall of 10% would impact BEM's earnings by 1% in 2024F. Key ESG risk for BEM is the travel safety for people who use expressway and MRT.

### Forecasts and valuation

Year to 31 Dec	Unit	2022	2023	2024F	2025F	2026F
Revenue	(Btmn)	14,029	16,374	17,612	18,582	19,684
EBITDA	(Btmn)	6,625	9,076	10,030	10,784	11,791
Core profit	(Btmn)	2,436	3,479	4,293	4,995	5,900
Reported profit	(Btmn)	2,436	3,479	4,293	4,995	5,900
Core EPS	(Bt)	0.16	0.23	0.28	0.33	0.39
DPS	(Bt)	0.12	0.14	0.17	0.20	0.15
P/E, core	(x)	50.8	35.6	28.8	24.8	21.0
EPS growth, core	(%)	141.2	42.8	23.4	16.4	18.1
P/BV, core	(x)	3.3	3.3	3.1	2.9	2.7
ROE	(%)	6.5	9.3	11.1	12.2	13.5
Dividend yield	(%)	1.5	1.7	2.1	2.4	1.9
FCF yield	(%)	3.5	3.9	4.4	5.2	5.8
EV/EBIT	(x)	37.1	29.0	24.4	21.5	18.5
EBIT growth, core	(%)	55.9	26.8	16.5	11.4	13.2
EV/CE	(x)	2.0	1.9	1.9	1.9	1.9
ROCE	(%)	3.9	4.9	5.7	6.5	7.4
EV/EBITDA	(x)	29.1	21.0	18.7	17.0	15.2
EBITDA growth	(%)	48.5	37.0	10.5	7.5	9.3

Source: InnovestX Research

## Tactical: OUTPERFORM

(3-month)

Stock data	
Last close (Feb 28) (Bt)	8.10
Target price (Bt)	9.00
Mkt cap (Btbn)	123.81
Mkt cap (US\$m)	3,444
Beta	L
Mkt cap (%) SET	0.73
Sector % SET	8.09
Shares issued (mn)	15,285
Par value (Bt)	1.00
12-m high / low (Bt)	9.5 / 7.2
Avg. daily 6m (US\$m)	6.37
Foreign limit / actual (%)	49 / 8
Free float (%)	51.0
Dividend policy (%)	≥ 40

Share performance			
(%)	1M	3M	12M
Absolute	9.5	4.5	(13.4)
Relative to SET	9.0	4.9	1.5

Source: SET, InnovestX Research

### 2023 Sustainability /2022 ESG Score

SET ESG Ratings	AA
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### ESG Bloomberg Rank in the sector

ESG Score Rank	7/27
Environmental Score Rank	7/27
Social Score Rank	8/27
Governance Score Rank	1/27

### ESG comment

BEM has an above-sector-average ESG score and is also above-average in each category (Environmental, Social & Governance).

Source: Bloomberg Finance L.P.

### Analyst

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**Our view on ESG**

**BEM is involved in infrastructure businesses (expressway and MRT) which do not in and of themselves release any emissions. We therefore view its businesses as friendly to the environment. The company is also listed on THSI. Key ESG risk for BEM is the travel safety of its passengers.**

**ESG Disclosure Score**

<b>Bloomberg ESG Score</b>	<b>43.14 (2022)</b>
Rank in Sector	7/27

<b>CG Rating</b>	<b>DJSI</b>	<b>SETESG</b>	<b>SET ESG Ratings</b>
BEM	5	No	Yes
			AA

Source: Thai Institute of Directors (IOD), SET

**Environmental Issue (E)**

- BEM continues to maintain the ISO 14001 Environmental Management System and optimizes the use of natural resources through continuous energy management measures.
- It has also obtained ISO certifications: ISO 9001: 2015 Quality Management System and ISO 14001: 2015 Environmental Management System from SGS (Thailand) Limited.

**Social Issue (S)**

- BEM strives to operate its businesses with social responsibility throughout the value chain as a part of society.
- It supplied one million fabric masks to MRT passengers and delivered fabric masks and protective equipment for COVID-19 to many parties during the COVID-19 outbreak.
- BEM gave scholarships for school development and provided COVID-19 prevention devices to 56 schools surrounding MRT routes including communities surrounding the stations.

**Governance Issue (G)**

- BEM regards good corporate governance as a key business management tool to achieve its targets with efficiency and effectiveness.
- The board of directors has appointed a Corporate Governance and Risk Management Committee for policy-level consideration of adequacy and appropriateness.
- Management is tasked to supervise compliance with the principles of good corporate governance.
- In 2021, CG rating was excellent and anti-corruption progress indicator was certified.

**ESG Disclosure Score**

	2021	2022
<b>ESG Disclosure Score</b>	<b>45.41</b>	<b>43.14</b>
<b>Environment</b>	<b>29.27</b>	<b>16.79</b>
Emissions Reduction Initiatives	Yes	Yes
Climate Change Policy	Yes	Yes
Energy Efficiency Policy	Yes	Yes
Total Energy Consumption	216.10	—
Waste Reduction Policy	Yes	Yes
<b>Social</b>	<b>19.44</b>	<b>25.12</b>
Human Rights Policy	Yes	Yes
Consumer Data Protection Policy	Yes	Yes
Equal Opportunity Policy	Yes	Yes
Business Ethics Policy	Yes	Yes
Anti-Bribery Ethics Policy	Yes	Yes
<b>Governance</b>	<b>87.36</b>	<b>87.36</b>
Size of Audit Committee	3	3
Number of Independent Directors on Audit Committee	3	3
Company Conducts Board Evaluations	Yes	Yes
Number of Executives / Company Managers	5	7
Director Share Ownership Guidelines	No	No

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. 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	2019	2020	2021	2022	2023	2024F	2025F	2026F
Total revenue	(Btmn)	16,107	13,489	10,727	14,029	16,374	17,612	18,582	19,684
Cost of goods sold	(Btmn)	(10,310)	(8,427)	(6,990)	(8,447)	(9,311)	(9,414)	(9,447)	(9,479)
<b>Gross profit</b>	(Btmn)	<b>5,797</b>	<b>5,063</b>	<b>3,737</b>	<b>5,582</b>	<b>7,064</b>	<b>8,198</b>	<b>9,135</b>	<b>10,204</b>
SG&A	(Btmn)	(1,356)	(1,347)	(1,160)	(1,160)	(1,241)	(1,339)	(1,412)	(1,496)
Other income	(Btmn)	707	830	755	772	764	817	831	977
Interest expense	(Btmn)	(1,723)	(2,113)	(2,187)	(2,361)	(2,371)	(2,310)	(2,310)	(2,310)
<b>Pre-tax profit</b>	(Btmn)	<b>3,444</b>	<b>2,433</b>	<b>1,145</b>	<b>2,834</b>	<b>4,216</b>	<b>5,366</b>	<b>6,244</b>	<b>7,376</b>
Corporate tax	(Btmn)	(1,755)	(382)	(134)	(398)	(737)	(1,073)	(1,249)	(1,475)
Equity a/c profits	(Btmn)	173	0	0	0	0	0	0	0
Minority interests	(Btmn)	(17)	(4)	(1)	(0)	(0)	(0)	(0)	(0)
<b>Core profit</b>	(Btmn)	<b>2,548</b>	<b>2,048</b>	<b>1,010</b>	<b>2,436</b>	<b>3,479</b>	<b>4,293</b>	<b>4,995</b>	<b>5,900</b>
Extra-ordinary items	(Btmn)	2,887	4	0	0	0	0	0	0
<b>Net Profit</b>	(Btmn)	<b>5,435</b>	<b>2,051</b>	<b>1,010</b>	<b>2,436</b>	<b>3,479</b>	<b>4,293</b>	<b>4,995</b>	<b>5,900</b>
EBITDA	(Btmn)	9,194	6,404	4,461	6,625	9,076	10,030	10,784	11,791
<b>Core EPS</b>	<b>(Bt)</b>	<b>0.17</b>	<b>0.13</b>	<b>0.07</b>	<b>0.16</b>	<b>0.23</b>	<b>0.28</b>	<b>0.33</b>	<b>0.39</b>
Net EPS	(Bt)	0.36	0.13	0.07	0.16	0.23	0.28	0.33	0.39
DPS	(Bt)	0.15	0.10	0.08	0.12	0.14	0.17	0.20	0.23

### Balance Sheet

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Total current assets	(Btmn)	4,448	5,044	4,541	5,566	5,247	7,120	11,210	15,639
Total fixed assets	(Btmn)	84,296	84,532	83,845	81,997	79,500	77,647	75,942	74,388
<b>Total assets</b>	(Btmn)	<b>111,697</b>	<b>113,616</b>	<b>115,088</b>	<b>114,128</b>	<b>112,496</b>	<b>112,676</b>	<b>115,224</b>	<b>118,263</b>
Total loans	(Btmn)	66,333	69,088	71,211	70,441	68,303	66,000	66,000	66,000
Total current liabilities	(Btmn)	11,429	13,734	10,645	12,092	15,566	13,608	13,694	13,787
Total long-term liabilities	(Btmn)	61,445	61,848	66,744	64,773	59,265	59,250	59,293	59,336
<b>Total liabilities</b>	(Btmn)	<b>72,874</b>	<b>75,582</b>	<b>77,390</b>	<b>76,865</b>	<b>74,832</b>	<b>72,859</b>	<b>72,987</b>	<b>73,123</b>
Paid-up capital	(Btmn)	21,102	21,102	21,102	21,102	21,102	21,102	21,102	21,102
<b>Total equity</b>	(Btmn)	<b>38,823</b>	<b>38,034</b>	<b>37,699</b>	<b>37,264</b>	<b>37,664</b>	<b>39,817</b>	<b>42,237</b>	<b>45,140</b>
<b>BVPS</b>	<b>(Bt)</b>	<b>2.54</b>	<b>2.49</b>	<b>2.47</b>	<b>2.44</b>	<b>2.46</b>	<b>2.60</b>	<b>2.76</b>	<b>2.95</b>

### Cash Flow Statement

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Core Profit	(Btmn)	2,548	2,048	1,010	2,436	3,479	4,293	4,995	5,900
Depreciation and amortization	(Btmn)	4,026	1,858	1,129	1,430	2,490	2,353	2,230	2,105
Operating cash flow	(Btmn)	5,469	5,522	3,445	5,545	7,544	7,825	8,900	9,540
Investing cash flow	(Btmn)	(7,061)	(4,593)	(4,526)	(1,177)	(2,692)	(2,435)	(2,455)	(2,366)
Financing cash flow	(Btmn)	1,769	(19)	598	(3,711)	(5,393)	(4,443)	(2,576)	(2,997)
<b>Net cash flow</b>	(Btmn)	<b>178</b>	<b>910</b>	<b>(482)</b>	<b>656</b>	<b>(542)</b>	<b>947</b>	<b>3,869</b>	<b>4,177</b>

### Key Financial Ratios

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Gross margin	(%)	36.0	37.5	34.8	39.8	43.1	46.5	49.2	51.8
Operating margin	(%)	27.7	27.5	24.0	31.5	35.6	38.9	41.6	44.2
EBITDA margin	(%)	57.1	47.5	41.6	47.2	55.4	56.9	58.0	59.9
EBIT margin	(%)	32.1	33.7	31.1	37.0	40.2	43.6	46.0	49.2
Net profit margin	(%)	33.7	15.2	9.4	17.4	21.2	24.4	26.9	30.0
ROE	(%)	14.0	5.4	2.7	6.5	9.2	10.8	11.8	13.1
ROA	(%)	1.7	1.8	0.9	2.1	3.1	3.8	4.4	5.1
Net D/E	(x)	1.7	1.8	1.9	1.8	1.8	1.6	1.4	1.2
Interest coverage	(x)	5.3	3.0	2.0	2.8	3.8	4.3	4.7	5.1
Debt service coverage	(x)	0.9	0.5	0.4	0.6	0.6	0.8	0.8	0.9
Payout Ratio	(%)	42.2	74.5	121.1	75.3	61.5	60.0	60.0	60.0

### Main Assumptions

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Traffic for toll roads	('000 trips/day)	1,237	1,049	850	1,039	1,117	1,141	1,179	1,210
Ridership for mass transit	('000 trips/day)	337	260	147	274	390	449	494	551
CD revenue	(Btmn)	783	825	822	921	1,117	1,173	1,231	1,293

## Financial statement

### Profit and Loss Statement

FY December 31	Unit	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Total revenue	(Btmn)	3,094	3,261	3,739	3,935	4,099	3,908	4,182	4,186
Cost of goods sold	(Btmn)	(1,905)	(2,051)	(2,094)	(2,396)	(2,339)	(2,333)	(2,391)	(2,248)
<b>Gross profit</b>	(Btmn)	<b>1,189</b>	<b>1,210</b>	<b>1,644</b>	<b>1,539</b>	<b>1,760</b>	<b>1,574</b>	<b>1,791</b>	<b>1,938</b>
SG&A	(Btmn)	(264)	(304)	(278)	(313)	(301)	(322)	(297)	(321)
Other income	(Btmn)	65	383	266	58	50	390	266	58
Interest expense	(Btmn)	(570)	(583)	(604)	(604)	(572)	(601)	(602)	(596)
<b>Pre-tax profit</b>	(Btmn)	<b>419</b>	<b>706</b>	<b>1,028</b>	<b>680</b>	<b>937</b>	<b>1,043</b>	<b>1,158</b>	<b>1,079</b>
Corporate tax	(Btmn)	(83)	(72)	(165)	(77)	(187)	(142)	(188)	(220)
Equity a/c profits	(Btmn)	0	0	0	0	0	0	0	0
Minority interests	(Btmn)	(0)	(0)	(0)	(0)	0	(0)	(0)	(0)
<b>Core profit</b>	(Btmn)	<b>336</b>	<b>634</b>	<b>863</b>	<b>603</b>	<b>749</b>	<b>901</b>	<b>970</b>	<b>859</b>
Extra-ordinary items	(Btmn)	0	0	0	0	0	0	0	0
<b>Net Profit</b>	(Btmn)	<b>336</b>	<b>634</b>	<b>863</b>	<b>603</b>	<b>749</b>	<b>901</b>	<b>970</b>	<b>859</b>
EBITDA	(Btmn)	1,316	1,664	2,063	2,381	2,114	2,227	2,402	2,333
<b>Core EPS (Bt)</b>	(Bt)	<b>0.02</b>	<b>0.04</b>	<b>0.06</b>	<b>0.04</b>	<b>0.05</b>	<b>0.06</b>	<b>0.06</b>	<b>0.06</b>
Net EPS (Bt)	(Bt)	0.02	0.04	0.06	0.04	0.05	0.06	0.06	0.06

### Balance Sheet

FY December 31	Unit	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Total current assets	(Btmn)	4,987	4,448	6,495	5,566	5,228	4,567	5,469	5,247
Total fixed assets	(Btmn)	83,388	82,779	82,433	81,997	81,299	80,817	80,041	79,500
<b>Total assets</b>	(Btmn)	<b>115,682</b>	<b>115,474</b>	<b>116,471</b>	<b>114,128</b>	<b>113,091</b>	<b>111,849</b>	<b>112,850</b>	<b>112,496</b>
Total loans	(Btmn)	70,669	71,200	71,801	70,441	69,202	69,729	69,193	68,303
Total current liabilities	(Btmn)	9,969	15,287	12,344	12,092	12,235	12,251	15,572	15,566
Total long-term liabilities	(Btmn)	67,477	62,345	66,364	64,773	63,521	63,913	60,571	59,265
<b>Total liabilities</b>	(Btmn)	<b>77,446</b>	<b>77,632</b>	<b>78,708</b>	<b>76,865</b>	<b>75,756</b>	<b>76,164</b>	<b>76,143</b>	<b>74,832</b>
Paid-up capital	(Btmn)	21,102	21,102	21,102	21,102	21,102	21,102	21,102	21,102
<b>Total equity</b>	(Btmn)	<b>38,236</b>	<b>37,842</b>	<b>37,763</b>	<b>37,264</b>	<b>37,334</b>	<b>35,685</b>	<b>36,707</b>	<b>37,664</b>
<b>BVPS (Bt)</b>	(Bt)	<b>2.50</b>	<b>2.48</b>	<b>2.47</b>	<b>2.44</b>	<b>2.44</b>	<b>2.33</b>	<b>2.40</b>	<b>2.46</b>

### Cash Flow Statement

FY December 31	Unit	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Core Profit	(Btmn)	336	634	863	603	749	901	970	859
Depreciation and amortization	(Btmn)	327	375	431	298	605	583	642	659
Operating cash flow	(Btmn)	1,675	1,062	843	5,320	2,235	1,731	2,198	1,380
Investing cash flow	(Btmn)	1,327	930	3,315	(8,028)	1,116	795	1,112	(5,714)
Financing cash flow	(Btmn)	(2,467)	(2,404)	(3,540)	5,836	(3,277)	(3,314)	(2,546)	3,744
<b>Net cash flow</b>	<b>(Btmn)</b>	<b>535</b>	<b>(412)</b>	<b>618</b>	<b>3,127</b>	<b>74</b>	<b>(789)</b>	<b>763</b>	<b>(590)</b>

### Key Financial Ratios

FY December 31	Unit	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Gross margin	(%)	38.4	37.1	44.0	39.1	42.9	40.3	42.8	46.3
Operating margin	(%)	29.9	27.8	36.5	31.2	35.6	32.1	35.7	38.6
EBITDA margin	(%)	42.5	51.0	55.2	60.5	51.6	57.0	57.4	55.7
EBIT margin	(%)	32.0	39.5	43.7	52.9	36.8	42.1	42.1	40.0
Net profit margin	(%)	10.9	19.4	23.1	15.3	18.3	23.1	23.2	20.5
ROE	(%)	3.5	6.7	9.1	6.4	7.9	9.8	10.4	9.2
ROA	(%)	1.2	2.2	3.0	2.1	2.6	3.2	3.4	3.0
Net D/E	(x)	1.8	1.8	1.9	1.8	1.8	1.9	1.8	1.8
Interest coverage	(x)	2.3	2.9	3.4	3.9	3.7	3.7	4.0	3.9

### Main Assumptions

FY December 31	Unit	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Traffic for toll roads	('000 trips/day)	963	1,026	1,083	1,101	1,129	1,099	1,113	1,126
Ridership for mass transit	('000 trips/day)	188	231	313	349	382	411	382	416
CD revenue	(Btmn)	196	207	242	276	255	277	279	306

Figure 1: 4Q23 results review

Unit: Btmn	4Q22	3Q23	4Q23	QoQ	YoY
Revenue from expressway business	2,196	2,252	2,260	0.4%	2.9%
Revenue from rail business	1,463	1,651	1,621	-1.8%	10.8%
Revenue from commercial development business	276	279	306	9.7%	10.7%
<b>Total revenue</b>	<b>3,935</b>	<b>4,183</b>	<b>4,186</b>	0.1%	6.4%
Cost of expressway business	(741)	(764)	(745)	-2.5%	0.5%
Cost of rail business	(1,568)	(1,517)	(1,407)	-7.3%	-10.3%
Cost of commercial development business	(86)	(110)	(96)	-12.7%	11.0%
<b>Total COGS</b>	<b>(2,396)</b>	<b>(2,391)</b>	<b>(2,248)</b>	-6.0%	-6.2%
<b>Gross profit</b>	<b>1,539</b>	<b>1,792</b>	<b>1,938</b>	8.1%	25.9%
SG&A	(313)	(297)	(321)	8.1%	2.6%
<b>Operating profit</b>	<b>1,226</b>	<b>1,495</b>	<b>1,617</b>	8.2%	31.9%
Other income/(expense)	58	266	58	-78.3%	-0.6%
<b>EBIT</b>	<b>1,284</b>	<b>1,761</b>	<b>1,675</b>	-4.9%	30.4%
Equity income	0	0	0	na.	na.
Interest expense	(604)	(602)	(596)	-1.1%	-1.3%
<b>EBT</b>	<b>680</b>	<b>1,158</b>	<b>1,079</b>	-6.9%	58.6%
Income tax	(77)	(188)	(220)	16.7%	184.8%
Minority interests	(0)	(0)	(0)	na.	na.
<b>Core profit</b>	<b>603</b>	<b>970</b>	<b>859</b>	-11.4%	42.5%
Extra items	0	0	0	na.	na.
<b>Net income</b>	<b>603</b>	<b>970</b>	<b>859</b>	-11.4%	42.5%
EPS (Bt/sh.)	0.04	0.06	0.06	-11.4%	42.5%

**Operating statistic**

Ridership at MRT Blue line (mn trips)	32.1	37.8	38.3	1.3%	19.3%
Expressway traffic (mn trips)	95.8	97.9	98.0	0.1%	2.3%

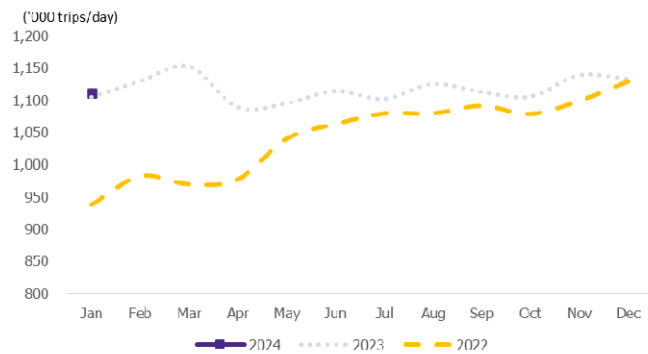
**Ratio analysis**

SG&A to sales (%)	8.0	7.1	7.7		
Operating profit margin (%)	31.2	35.7	38.6		
Net profit margin (%)	15.3	23.2	20.5		

Source: InnovestX Research, BEM

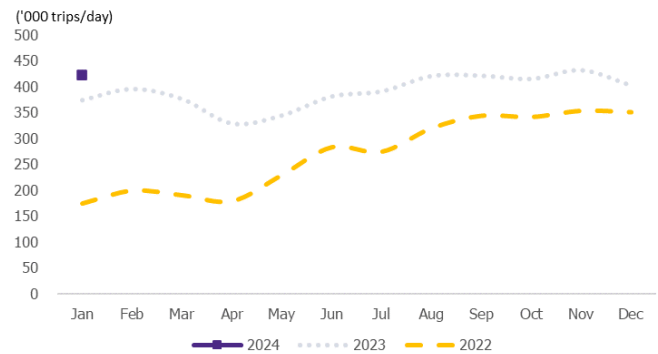
Appendix

Figure 2: Expressway traffic



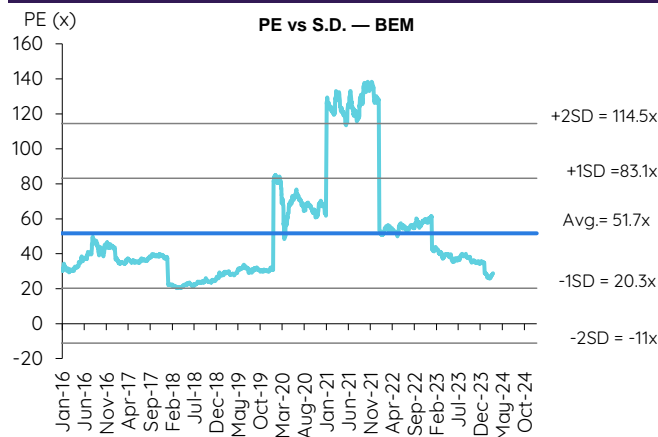
Source: Company data and InnovestX Research

Figure 3: MRT (Blue line) ridership



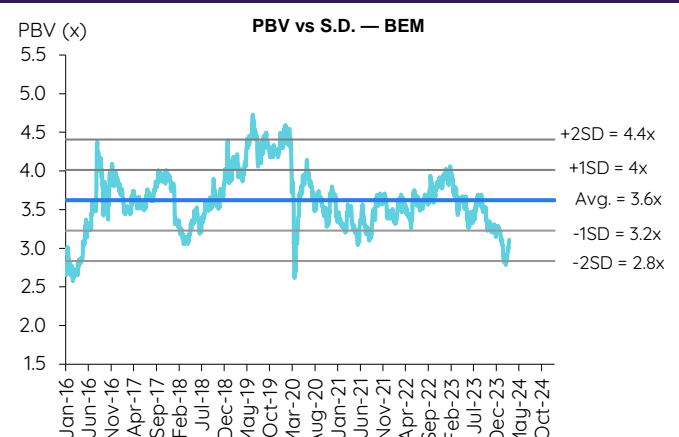
Source: Company data and InnovestX Research

Figure 4: PE Band



Source: Company data and InnovestX Research

Figure 5: PBV Band



Source: Company data and InnovestX Research

Figure 6: BEM - SOTP valuation

	Btmn	Bt/sh	Comment
Toll roads business	76,099	5.0	
Mass transit business	93,712	6.1	
Commercial development business	21,148	1.4	
Investments (CKP & TTW)	10,669	0.7	Market price
Less: net debt	63,654	4.2	
<b>Target price</b>	<b>137,975</b>	<b>9.0</b>	

Source: InnovestX Research, BEM

Figure 7: Valuation summary (Price as of Feb 28, 2024)

Company name	Country	Mkt. Cap (US\$m)	PE (x)			EPS Growth (%)			PBV (x)			Div. Yield (%)			ROE (%)			EV/EBITDA (x)		
			23F	24F	25F	23F	24F	25F	23F	24F	25F	23F	24F	25F	23F	24F	25F	23F	24F	25F
Guangshen Railway Co Ltd	China	2,518	9.7	9.7	8.4	154.6	0.0	16.3	0.4	0.4	0.4	5.6	5.6	6.3	4.1	4.1	4.8	5.9	5.9	5.5
MTR Corp Ltd	Hong Kong	21,167	23.6	23.6	9.9	(28.9)	0.0	137.5	0.9	0.9	0.9	5.0	5.0	5.1	3.8	3.8	8.5	13.5	13.5	7.9
East Japan Railway Co	Japan	22,206	46.0	24.5	18.2	43.0	87.2	35.0	1.4	1.3	1.2	1.1	1.3	1.6	2.8	5.3	6.8	15.2	12.2	10.6
West Japan Railway Co	Japan	10,014	21.0	18.6	15.9	105.7	12.9	16.8	1.5	1.4	1.3	1.6	1.9	2.2	6.5	7.7	8.6	13.0	10.1	8.9
Bangkok Expressway & Metro PCL	Thailand	3,438	37.5	37.5	32.4	35.0	0.0	15.7	3.2	3.2	3.0	1.5	1.5	1.8	8.9	8.9	10.0	22.3	22.3	20.5
BTS Group Holdings PCL	Thailand	1,865	29.3	53.5	52.0	(1.6)	(45.3)	2.9	1.1	1.1	1.2	4.7	4.1	3.7	3.7	0.6	1.6	58.9	45.9	42.0
<b>Average</b>			<b>27.8</b>	<b>27.9</b>	<b>22.8</b>	<b>51.3</b>	<b>9.1</b>	<b>37.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.3</b>	<b>3.3</b>	<b>3.2</b>	<b>3.4</b>	<b>5.0</b>	<b>5.1</b>	<b>6.7</b>	<b>21.5</b>	<b>18.3</b>	<b>15.9</b>

Source: Bloomberg Finance L.P., InnovestX Research

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**CG Rating 2023 Companies with CG Rating**

**Companies with Excellent CG Scoring**

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2S, A5, AAI, AIE, ALUCON, AMR, APURE, ARIN, AS, ASIA, ASIAN, ASIMAR, ASN, AURA, BR, BSBM, BTG, CEN, CGH, CH, CHIC, CI, CIG, CMC, COMAN, CSP, DOD, DPAINT, DV8, EFORL, EKH, ESSO, ESTAR, EVER, FORTH, FSMART, FTI, GEL, GPI, HEALTH, HUMAN, IFS, INSET, IT, J, JCKH, JDF, JKN, JMART, JUBILE, K, KCAR, KGI, KIAT, KISS, KK, KTIS, KWM, KWM, LDC, LEO, LHK, MICO, METCO, MICRO, MK, MVP, NCAP, NOVA, NTSC, PACO, PIN, PQS, PREB, PRI, PRIME, PROEN, PROS, PROUD, PSTC, PTECH, PYLON, RCL, SALEE, SANKO, SCI, SCN, SE, SE-ED, SFLEX, SINGER, SKN, SONIC, SORKON, SPVI, SSP, SST, STANLY, STP, SUPER, SVOA, SWC, TCC, TEKA, TFM, TMILL, TNP, TPLAS, TPOLY, TRC, TRU, TRUBB, TSE, VRANDA, WAVE, WFX, WIJK, WIN, WP, XO

**Companies with Good CG Scoring**

24CS, AMANAH, AMARC, AMC, APP, ASAP, BCT, BE8, BIG, BIOTEC, BLESS, BSM, BVG, CAZ, CCET, CHARAN, CHAYO, CHOTI, CITY, CMAN, CMR, CRANE, CWT, DHOUSE, DTCENT, EASON, FNS, FTE, GIFT, GJS, GTB, GTV, GYT, HL, HTECH, HYDRO, IIG, INGRS, INSURE, IRCP, ITD, ITNS, JCK, JMT, JR, JSP, KBS, KGEN, KJL, L&E, LEE, MASTER, MBAX, MEB, MENA, META, MGT, MITSIB, MJD, MOSHI, MUD, NATION, NNCL, NPK, NSL, NV, OGC, PAF, PCC, PEACE, PICO, PK, PL, PLANET, PLE, PMTA, PPM, PRAKIT, PRAPAT, PRECHA, PRIN, PSG, RABBIT, READY, RUH, RSP, RWI, S11, SAAM, SAF, SAMCO, SAWAD, SCAP, SCP, SIAM, SKE, SKY, SMART, SMD, SMIT, SOLAR, SPA, STECH, STPI, SVR, TC, TCCC<sup>3</sup>, TEAM, TFI, TIGER, TITLE, TKC, TMI, TNH, TPA, TPAC, TRITN, UBA, UMI, UMS, UTP, VARO, VPO, W, WARRIX, WORK, WPH, YONG, ZIGA

**Corporate Governance Report**

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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 2022 to 31 October 2023) is publicized.

<sup>1</sup>OISHI was voluntarily delisted from the Stock Exchange of Thailand, effectively on September 6, 2023

<sup>2</sup>SFP was voluntarily delisted from the Stock Exchange of Thailand, effectively on July 19, 2023

<sup>3</sup>TCCC was voluntarily delisted from the Stock Exchange of Thailand effectively on August 25, 2023

**Anti-corruption Progress Indicator**

**Certified (ได้คุ้มครอง)**

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

**Declared (ได้จดทะเบียน)**

ACE, ADB, ALT, AMC, ASW, BLAND, BTG, BYD, CAZ, CBG, CV, DEXON, DMT, EKH, FSX, GLOBAL, GREEN, ICN, IHL, ITC, J, JMART, JMT, LEO, LH, MENA, MITSIB, MODERN, NER, NEX, OSP, OTO, PLUS, POLY, PQS, PRIME, PROEN, PRTR, RBF, RT, SA, SANKO, SCB, SENX, SFLEX, SIS, SKE, SM, SVOA, TBN, TEGH, TIPH, TKN, TPAC, TPLAS, TQM, TRUE, W, WPH, XPG

**N/A**

24CS, 3K-BAT, A, A5, AAV, ABM, ACAP, ACC, ACG, ADD, ADVICE, AEONTS, AFC, AGE, AHC, AIT, AJA, AKR, AKS, ALL, ALLA, ALPHAX, ALUCON, AMARC, AMARIN, AMR, ANAN, ANI, AOT, APCO, APEX, APP, APURE, AQUA, ARIN, ARIP, ARROW, ASAP, ASEFA, ASIA, ASIMAR, ASN, ATP30, AU, AUCTION, AURA, B52, BA, BBIK, BC, BCT, BDMS, BEAUTY, BEM, BGT, BH, BIG, BIOTEC, BIS, BIZ, BJC, BJCHI, BKD, BLC, BLESS, BLISS, BM, BOL, BR, BRI, BROCK, BSM, BSRC, BTNC, BTW, BUI, BVG, CCET, CCP, CEYE, CGD, CH, CHARAN, CHASE, CHAYO, CHG, CHIC, CHO, CI, CITY, CIVIL, CK, CKP, CMAN, CMO, CMR, CNT, COCOCO, COLOR, COMAN, CPANEL, CPH, CPER, CPT, CRANE, CRD, CREDIT, CSP, CSR, CSS, CTW, CWT, D, DCON, DDD, DHOUSE, DITTO, DOD, DPAINT, DTCENT, DTCT, DV8, EASON, ECL, EE, EFORL, EMC, ETL, EURO, EVER, F&D, FANCY, FE, FLOYD, FMT, FN, FORTH, FTI, FVC, GABLE, GENCO, GFC, GIFT, GL, GLAND, GLOCON, GLORY, GRAMMY, GRC, GRAND, GSC, GTB, GTV, GYT, HEALTH, HFT, HL, HPT, HTECH, HUMAN, HYDRO, I2, IFEC, IIG, IMH, IND, INGRS, INSET, IP, IRC, IRPC, IT, ITD, ITNS, ITTHI, JAK, JCK, JCKH, JCT, JDF, JPARK, JSP, JUBILE, K, KAMART, KC, KCG, KCM, KDH, KEX, KIAT, KISS, KJL, KK, KKC, KLINIQU, KOOL, KTIS, KTMS, KUMWEL, KUN, KWC, KWI, KWM, KYE, LALIN, LDC, LEE, LIT, LOXLEY, LPH, LST, MANRIN, MASTER, MATI, MCA, M-CHAI, MCS, MDX, MEB, MEGA, METCO, MGC, MGI, MGT, MICRO, MIDA, MJD, MK, ML, MORE, MOSHI, MTW, MUD, MVP, NAM, NAT, NC, NCH, NCL, NDR, NETBAY, NEW, NEWS, NFC, NL, NNCL, NOK, NOVA, NPK, NSL, NTSC, NTV, NUSA, NV, NVD, NYT, OHTL, ONEE, ORN, PACE, PACO, PAF, PANEL, PCC, PEACE, PERM, PF, PHG, PICO, PIN, PJW, PLE, PLT, PMTA, POLAR, POMPUI, PORT, POST, PPM, PRAKIT, PRAPAT, PRECHA, PRI, PRIN, PRO, PROUD, PSG, PSP, PTC, PTL, RAM, RCL, READY, RICHY, RJH, ROCK, ROCTEC, ROH, ROJNA, RP, RPC, RPH, RSP, S, S11, SABUY, SAF, SAFARI, SAFE, SALEE, SAM, SAMART, SAMCO, SAMTEL, SAUCE, SAV, SAWAD, SAWANG, SBNEXT, SCAP, SCGD, SCI, SCL, SCP, SDC, SE, SEAFCO, SECURE, SFT, SGF, SHANG, SHIR, SIAM, SICT, SIMAT, SINGER, SINO, SISB, SJWD, SK, SKN, SKY, SLM, SLP, SMART, SMD, SMT, SNNP, SO, SOLAR, SONIC, SPA, SPCG, SPG, SPVI, SQ, SR, SRS, SSC, SSS, STANLY, STARK, STC, STEC, STECH, STHAI, STI, STP, STPI, SUN, SUN, SUPER, SUTHA, SVR, SVT, SWC, SYNEX, TACC, TAN, TAPAC, TC, TCC, TCJ, TCOAT, TEAM, TEAMG, TEKA, TFM, TGPRO, TH, THAI, THANA, THE, THG, THMUI, TIGER, TITLE, TK, TKC, TLI, TM, TMC, TMI, TMW, TNDT, TNH, TNPC, TOA, TPBI, TPCH, TPIPL, TPIPP, TPL, TPOLY, TPP, TPS, TQR, TR, TRC, TRITN, TRP, TRUBB, TRV, TSE, TTI, TTT, TTW, TURTLE, TVH, TVT, TWP, TWZ, TYCN, UAC, UBA, UMI, UMS, UNIQU, UP, UPF, UPOIC, UREKA, UTP, UVAN, VARO, VIBHA, VL, VNG, VPO, VRANDA, WARRIX, WAVE, WFX, WGE, WIN, WINDOW, WINMED, WINNER, WORK, WORLD, WP, YGG, YONG, ZAA

**Explanations**

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