

# Digital Telecommunications Infrastructure Fund

## DIF

Digital Telecommunications  
Infrastructure Fund

Bloomberg DIF TB  
Reuters DIF.BK

## A moment of opportunity

We upgrade our recommendation to **OUTPERFORM** from **NEUTRAL** with end-2025F DCF-based TP Bt10.5/sh (6.7% WACC and no terminal value), and we assume TRUE will renew the FOC lease agreement to 2043 as the conditions mandating an extension have been met (either TRUE's FBB market share is more than 33% or its FBB revenue is higher than Bt16.5bn). We turn positive on DIF as we see: 1) a shift in bond yield to a downtrend, which is positive for DIF, 2) a decent dividend yield at 11.5% in 2024F and 3) share price is laggard to the sector while yield is above sector average of 8.6%. We also see the risk of TRUE (20.6% stake in DIF) divesting DIF as low as financial status has improved markedly after amalgamation.

**Catalyst#1: Bond yield ready to switch down.** DIF is considered a dividend stock that is sensitive to bond yield: a declining bond yield would make DIF's dividend yield more attractive. Currently, INVX expects the Fed to cut its policy rate by 25 bps twice before the end of this year, beginning in Sep. We expect 10-year US government bond yield to move down, which would lower the yield on 10-year Thai government bonds. (Note that 10-year Thai government bond has 0.9 positive correlation.) INVX also sees a chance the BoT will cut its policy rate this year, adding another push down on Thai government bond yield. The REIT sector and DIF share price rise when yield is falling (details in Figures 2 and 3).

**Catalyst#2: Decent and stable dividend yield.** DIF paid a 1H24 dividend of Bt0.44/sh. In 2H24F, we expect a similar dividend, which suggests a full-year dividend of Bt0.89/sh (11.5% yield). Since its rental income is stable, we see little downside to our 2024F dividend expectation.

**Catalyst#3: Laggard play in the sector.** The REIT sector has risen 12.3% in the past two months, outperforming the SET by 7.5%, on anticipation of a Fed rate cut. However, a look at DIF shows its share price has been relatively flat in the same period, implying DIF has underperformed both the SET and its sector. With a dividend yield of 11.5% in 2024F, nicely above the sector average of 8.6%, we see DIF as a good laggard play in the sector.

**Action & recommendation.** We now turn positive on DIF as we are more confident interest rates will begin to trend down in Sep after the Fed starts to cut policy rate, which will act as a catalyst for share price. With very decent yield, we recommend investors accumulate at this level.

**Risk and concerns.** Rising bond yield makes dividends less attractive and thereby caps upside to share price as DIF is considered a yield play. This risk is seen to be low right now, as INVX believes the policy rate is ready to start to move down. Additionally, we see risk of further divestment by TRUE as low in view of its stronger financial status post amalgamation.

### Forecasts and valuation

Year to 31 Dec	Unit	2022	2023	2024F	2025F	2026F
Revenue	(Btmn)	14,404	14,252	14,436	14,790	15,226
EBITDA	(Btmn)	14,053	13,895	13,635	13,927	14,313
Core profit	(Btmn)	12,341	11,858	11,678	12,035	12,544
Reported profit	(Btmn)	7,469	7,940	11,678	12,035	12,544
Core EPS	(Bt)	1.16	1.12	1.10	1.13	1.18
DPS	(Bt)	1.03	0.93	0.89	0.90	0.91
P/E, core	(x)	6.7	7.0	7.1	6.9	6.6
EPS growth, core	(%)	(2.6)	(3.9)	(1.5)	3.1	4.2
P/BV, core	(x)	0.5	0.5	0.5	0.5	0.5
ROE	(%)	7.1	6.9	6.8	6.9	7.1
Dividend yield	(%)	13.3	12.0	11.5	11.5	11.6
EV/EBITDA	(x)	7.5	7.6	7.5	7.1	6.7
EBITDA growth	(%)	(2.2)	(1.1)	(1.9)	2.1	2.8

Source: InnovestX Research

## Tactical: **OUTPERFORM** (3-month)

### Stock data

Last close (Aug 30) (Bt)	7.80
Target price (Bt)	10.50
Mkt cap (Btmn)	82.93
Mkt cap (US\$m)	2,443
Mkt cap (%) SET	0.49
Sector % SET	1.73
Shares issued (mn)	2
Par value (Bt)	10
12-m high / low (Bt)	10
Avg. daily 6m (US\$m)	2.24
Dividend policy (%)	≥ 90

### Share performance

(%)	1M	3M	12M
Absolute	(1.3)	0.6	(17.5)
Relative to SET	(4.0)	(0.3)	(4.9)

Source: SET, InnovestX Research

### 2023 Sustainability/2023 ESG Score

SET ESG Ratings	No
-----------------	----

### ESG Bloomberg Rank in the sector

ESG Score Rank	6/36
Environmental Score Rank	n.a.
Social Score Rank	n.a.
Governance Score Rank	6/36

### ESG comment

The fund is managed by SCBAM which is one of the largest fund managers in Thailand and has strict compliance rules.

Source: Bloomberg Finance L.P.

### Analyst

#### Kittisorn Pruittipat, CFA, FRM

Fundamental Investment  
Analyst on Securities  
(662) 949 1007  
kittisorn.pruittipat@scb.co.th

### Value proposition

DIF is the biggest infrastructure fund in Thailand. The fund invested in 16k telecom towers and 3mn core-km fiber optic cable. DIF is well-positioned to utilize future technological developments, leading to more opportunities for third-party mobile and broadband operators. The fund also has stable attractive return from its long-term lease contract with TRUE.

### Business outlook

DIF business outlook relies on TRUE as 100% of its rental income is derived from TRUE. The amalgamation of TRUE and DTAC presents both upside and downside. On the plus side, more assets (from DTAC) may be injected into the fund. On the minus side, TRUE may not renew its tower lease agreement (30% of DIF revenue), which ends in 2033. However, our assumptions did not assume that TRUE would renew the tower lease agreement after 2033.

Bullish views	Bearish views
1. Attractive dividend yield	1. Selling pressure from TRUE continues to cap mid- to long-term upside.
2. Policy rate is shifting to down trend	2. Long-term risk over if TRUE will renew its tower rental agreement, which ends in 2033.

### Key catalysts

Factor	Event	Impact	Comment
Near-term earnings outlook	3Q24F earnings momentum	Flat QoQ, but slightly lower YoY	The slight decline YoY will reflect lower income from DTAC while the flat QoQ is due to its stable income.
Factors to be aware in 2024	Fed and BOT rate cut	Positive	This will be positive to DIF as it is considered as a dividend stock

### Sensitivity analysis

Factor	Earnings impact	TP impact
1ppt change in rental income in 2024F	1.2%	Bt0.3/sh.

**Our view on ESG**

DIF is an infrastructure fund. Hence, its ESG outlined below is that of SCBAM, the fund manager. Additionally, DIF itself has invested in telecom towers and fiber optics where we see limited ESG issues.

**ESG Disclosure Score**

Bloomberg ESG Score	n.a.	CG Rating	DJSI	SETESG	SET ESG Ratings
Rank in Sector	n.a.	DIF	-	No	No

Source: Thai Institute of Directors (IOD), SET

**Environmental Issue (E)**

- N/A

**Social Issue (S)**

- N/A

**Governance Issue (G)**

- The Management Company has a procedure to deal with staff and underscores strict compliance with the policy by every employee from director to executive and fund managers, including other persons who may have an opportunity to get access to inside information where they will be subject to harsh and written punishment in case of violation.
- The Management Company allows employees to invest in securities for personal purposes, but they are required to comply with the Code of Conduct and other notifications made by the Office of the SEC and the Association of Investment Management Companies (AIMC).

**ESG Disclosure Score**

	2021	2022
<b>ESG Disclosure Score</b>	<b>6.86</b>	<b>6.86</b>
<b>Environment</b>	<b>0.00</b>	<b>0.00</b>
<b>Social</b>	<b>0.00</b>	<b>0.00</b>
R&D Expenditures per Cash Flow	0.00	0.00
<b>Governance</b>	<b>20.53</b>	<b>20.53</b>
% of Non-Executive Directors on Board	71.43	71.43
% Women on Board	28.57	28.57
Percentage of Female Executives	63.16	61.11

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)	13,855	14,689	14,726	14,404	14,252	14,436	14,790	15,226
Cost of goods sold	(Btmn)	(172)	(171)	(176)	(181)	(200)	(636)	(697)	(746)
<b>Gross profit</b>	<b>(Btmn)</b>	<b>13,683</b>	<b>14,519</b>	<b>14,550</b>	<b>14,223</b>	<b>14,052</b>	<b>13,801</b>	<b>14,093</b>	<b>14,480</b>
SG&A	(Btmn)	(155)	(172)	(176)	(172)	(162)	(172)	(173)	(173)
Other income	(Btmn)	37	17	16	21	49	37	58	76
Interest expense	(Btmn)	(2,175)	(1,957)	(1,719)	(1,734)	(2,084)	(1,988)	(1,944)	(1,839)
<b>Pre-tax profit</b>	<b>(Btmn)</b>	<b>11,390</b>	<b>12,407</b>	<b>12,671</b>	<b>12,338</b>	<b>11,854</b>	<b>11,678</b>	<b>12,035</b>	<b>12,544</b>
Corporate tax	(Btmn)	(0)	(2)	(1)	(3)	(4)	-	-	-
Equity a/c profits	(Btmn)	0	0	0	0	0	0	0	0
Minority interests	(Btmn)	-	-	-	-	-	-	-	-
<b>Core profit</b>	<b>(Btmn)</b>	<b>11,390</b>	<b>11,206</b>	<b>12,669</b>	<b>12,335</b>	<b>11,850</b>	<b>11,678</b>	<b>12,035</b>	<b>12,544</b>
Extra-ordinary items	(Btmn)	7,521	1,018	219	(4,873)	(3,918)	-	-	-
<b>Net Profit</b>	<b>(Btmn)</b>	<b>18,910</b>	<b>12,224</b>	<b>12,888</b>	<b>7,462</b>	<b>7,932</b>	<b>11,678</b>	<b>12,035</b>	<b>12,544</b>
EBITDA	(Btmn)	13,528	14,348	14,375	14,053	13,895	13,635	13,927	14,313
<b>Core EPS</b>	<b>(Bt)</b>	<b>1.07</b>	<b>1.05</b>	<b>1.19</b>	<b>1.16</b>	<b>1.12</b>	<b>1.10</b>	<b>1.13</b>	<b>1.18</b>
Net EPS	(Bt)	1.78	1.26	1.21	0.70	0.75	1.10	1.13	1.18
DPS	(Bt)	1.03	1.04	1.04	1.03	0.93	0.89	0.90	0.91

### Balance Sheet

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Total current assets	(Btmn)	8,939	7,233	7,959	8,265	7,185	9,396	11,202	13,529
Total fixed assets	(Btmn)	213,443	215,752	215,927	209,028	205,426	205,426	205,426	205,426
<b>Total assets</b>	<b>(Btmn)</b>	<b>226,050</b>	<b>222,984</b>	<b>223,886</b>	<b>217,502</b>	<b>213,916</b>	<b>216,126</b>	<b>217,933</b>	<b>220,260</b>
Total loans	(Btmn)	27,880	27,586	27,267	27,004	25,987	24,488	23,235	21,982
Total current liabilities	(Btmn)	26,068	20,971	20,402	17,887	17,609	19,271	19,893	20,573
Total long-term liabilities	(Btmn)	27,880	27,586	27,267	27,004	25,987	24,488	23,235	21,982
<b>Total liabilities</b>	<b>(Btmn)</b>	<b>53,948</b>	<b>48,557</b>	<b>47,670</b>	<b>44,891</b>	<b>43,596</b>	<b>43,759</b>	<b>43,128</b>	<b>42,555</b>
Paid-up capital	(Btmn)	127,116	127,116	127,116	127,116	127,116	127,116	127,116	127,116
<b>Total equity</b>	<b>(Btmn)</b>	<b>172,102</b>	<b>174,427</b>	<b>176,216</b>	<b>172,611</b>	<b>170,320</b>	<b>172,367</b>	<b>174,805</b>	<b>177,705</b>
<b>BVPS</b>	<b>(Bt)</b>	<b>16.19</b>	<b>16.41</b>	<b>16.57</b>	<b>16.24</b>	<b>16.02</b>	<b>16.21</b>	<b>16.44</b>	<b>16.71</b>

### Cash Flow Statement

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Core Profit	(Btmn)	11,390	11,206	12,669	12,335	11,850	11,678	12,035	12,544
Depreciation and amortization	(Btmn)	0	0	0	0	0	0	0	0
Operating cash flow	(Btmn)	29,166	14,510	13,441	11,241	13,414	15,297	14,548	14,993
Investing cash flow	(Btmn)	(35,803)	438	(1,660)	102	(5,856)	(1,957)	(1,892)	(1,769)
Financing cash flow	(Btmn)	5,158	(11,394)	(11,418)	(11,331)	(8,837)	(11,130)	(10,850)	(10,897)
<b>Net cash flow</b>	<b>(Btmn)</b>	<b>(1,479)</b>	<b>3,554</b>	<b>362</b>	<b>13</b>	<b>(1,278)</b>	<b>2,210</b>	<b>1,806</b>	<b>2,327</b>

### Key Financial Ratios

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Gross margin	(%)	98.8	98.8	98.8	98.7	98.6	95.6	95.3	95.1
Operating margin	(%)	97.6	97.7	97.6	97.5	97.5	94.4	94.1	94.0
EBITDA margin	(%)	97.6	97.7	97.6	97.6	97.5	94.4	94.2	94.0
EBIT margin	(%)	97.9	97.8	97.7	97.7	97.8	94.7	94.5	94.5
Net profit margin	(%)	136.5	91.4	87.5	51.8	55.7	80.9	81.4	82.4
ROE	(%)	7.2	7.2	7.2	7.1	6.9	6.8	6.9	7.1
ROA	(%)	5.6	5.5	5.7	5.6	5.5	5.4	5.5	5.7
Net D/E	(%)	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Interest coverage	(%)	6.2	7.3	8.4	8.1	6.7	6.9	7.2	7.8
Debt service coverage	(%)	6.2	7.3	8.4	8.1	6.7	6.9	7.2	7.8
Payout Ratio	(%)	58.1	82.7	86.1	147.2	125.3	81.5	79.5	77.0

### Main Assumptions

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Telecom tower	(towers)	16,059	16,059	16,059	16,059	16,059	16,059	16,059	16,059
FOC	(core km, mn)	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9

## Financial statement

### Profit and Loss Statement

FY December 31	Unit	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24
Total revenue	(Btmn)	3,600	3,601	3,614	3,592	3,524	3,523	3,525	3,525
Cost of goods sold	(Btmn)	(45)	(46)	(46)	(49)	(44)	(62)	(49)	(45)
<b>Gross profit</b>	<b>(Btmn)</b>	<b>3,555</b>	<b>3,555</b>	<b>3,568</b>	<b>3,543</b>	<b>3,480</b>	<b>3,461</b>	<b>3,476</b>	<b>3,480</b>
SG&A	(Btmn)	(41)	(46)	(40)	(41)	(41)	(40)	(40)	(40)
Other income	(Btmn)	5	7	7	11	16	15	16	20
Interest expense	(Btmn)	(425)	(476)	(496)	(509)	(530)	(549)	(543)	(556)
<b>Pre-tax profit</b>	<b>(Btmn)</b>	<b>3,094</b>	<b>3,041</b>	<b>3,039</b>	<b>3,003</b>	<b>2,926</b>	<b>2,887</b>	<b>2,910</b>	<b>2,904</b>
Corporate tax	(Btmn)	(0)	(2)	(1)	(1)	(1)	(1)	(1)	(1)
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>	<b>(Btmn)</b>	<b>2,793</b>	<b>2,739</b>	<b>2,738</b>	<b>2,702</b>	<b>2,625</b>	<b>2,586</b>	<b>2,609</b>	<b>2,603</b>
Extra-ordinary items	(Btmn)	(229)	(4,212)	(229)	(229)	(230)	(3,229)	(227)	(228)
<b>Net Profit</b>	<b>(Btmn)</b>	<b>2,564</b>	<b>(1,474)</b>	<b>2,508</b>	<b>2,473</b>	<b>2,395</b>	<b>(644)</b>	<b>2,382</b>	<b>2,376</b>
EBITDA	(Btmn)	3,518	3,517	3,535	3,512	3,455	3,435	3,453	3,460
<b>Core EPS</b>	<b>(Bt)</b>	<b>0.29</b>	<b>0.29</b>	<b>0.29</b>	<b>0.28</b>	<b>0.28</b>	<b>0.27</b>	<b>0.27</b>	<b>0.27</b>
Net EPS	(Bt)	0.27	(0.11)	0.26	0.26	0.25	(0.03)	0.25	0.25

### Balance Sheet

FY December 31	Unit	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24
Total current assets	(Btmn)	47,239	17,887	44,615	43,783	44,135	17,609	43,303	42,312
Total fixed assets	(Btmn)	215,242	209,028	208,799	208,569	208,340	205,426	205,198	204,970
<b>Total assets</b>	<b>(Btmn)</b>	<b>223,788</b>	<b>217,502</b>	<b>217,340</b>	<b>216,677</b>	<b>217,205</b>	<b>213,916</b>	<b>213,898</b>	<b>213,222</b>
Total loans	(Btmn)	27,243	27,004	27,022	26,495	26,514	25,987	26,004	25,395
Total current liabilities	(Btmn)	47,239	17,887	44,615	43,783	44,135	17,609	43,303	42,312
Total long-term liabilities	(Btmn)	0	27,004	0	0	0	25,987	0	0
<b>Total liabilities</b>	<b>(Btmn)</b>	<b>47,239</b>	<b>44,891</b>	<b>44,615</b>	<b>43,783</b>	<b>44,135</b>	<b>43,596</b>	<b>43,303</b>	<b>42,312</b>
Paid-up capital	(Btmn)	127,116	127,116	127,116	127,116	127,116	127,116	127,116	127,116
<b>Total equity</b>	<b>(Btmn)</b>	<b>176,549</b>	<b>172,611</b>	<b>172,725</b>	<b>172,894</b>	<b>173,070</b>	<b>170,320</b>	<b>170,596</b>	<b>170,909</b>
<b>BVPS</b>	<b>(Bt)</b>	<b>16.61</b>	<b>16.24</b>	<b>16.25</b>	<b>16.26</b>	<b>16.28</b>	<b>16.02</b>	<b>16.05</b>	<b>16.08</b>

### Cash Flow Statement

FY December 31	Unit	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24
Core Profit	(Btmn)	2,793	2,739	2,738	2,702	2,625	2,586	2,609	2,603
Depreciation and amortization	(Btmn)	0	0	0	0	0	0	0	0
Operating cash flow	(Btmn)	3,689	4,623	3,174	3,152	3,730	3,358	3,100	3,053
Investing cash flow	(Btmn)	(1,056)	(1,013)	(498)	(1,425)	(1,213)	(2,720)	(856)	(514)
Financing cash flow	(Btmn)	(2,764)	(2,092)	(2,764)	(2,764)	(2,764)	(544)	(2,764)	(2,764)
<b>Net cash flow</b>	<b>(Btmn)</b>	<b>(132)</b>	<b>1,517</b>	<b>(88)</b>	<b>(1,037)</b>	<b>(246)</b>	<b>93</b>	<b>(521)</b>	<b>(226)</b>

### Key Financial Ratios

FY December 31	Unit	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24
Gross margin	(%)	98.7	98.7	98.7	98.6	98.8	98.3	98.6	98.7
Operating margin	(%)	97.6	97.4	97.6	97.5	97.6	97.1	97.5	97.6
EBITDA margin	(%)	97.7	97.7	97.8	97.8	98.1	97.5	97.9	98.2
EBIT margin	(%)	97.7	97.7	97.8	97.8	98.1	97.5	97.9	98.2
Net profit margin	(%)	79.5	(32.6)	77.7	77.2	76.5	(9.8)	76.1	75.9
ROE	(%)	7.0	7.0	7.0	6.9	6.7	6.7	6.8	6.8
ROA	(%)	5.5	5.5	5.5	5.5	5.3	5.4	5.4	5.4
Net D/E	(%)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Interest coverage	(%)	8.3	7.4	7.1	6.9	6.5	6.3	6.4	6.2
Debt service coverage	(%)	0.5	7.4	0.5	0.5	0.5	6.3	0.5	0.5

### Main Assumptions

FY December 31	Unit	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24
Telecom tower	(towers)	16,059	16,059	16,059	16,059	16,059	16,059	16,059	16,059
FOC	(core km)	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9

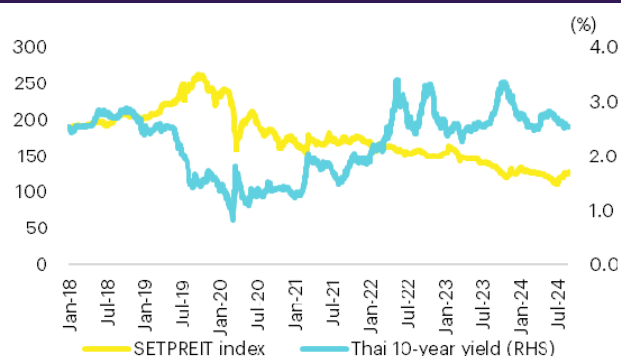
## Appendix

**Figure 1: High correlation between US and Thai bond yield**



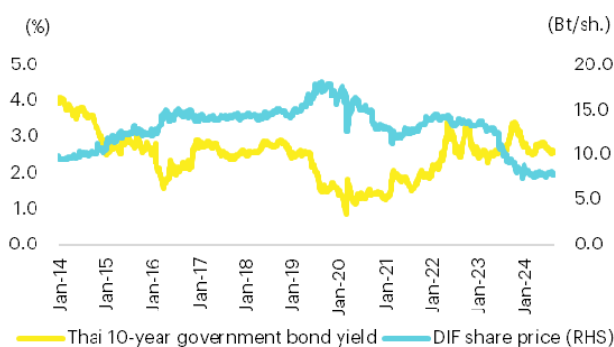
Source: InnovestX Research and Bloomberg Finance L.P.

**Figure 2: REIT stocks tend to perform during lower interest rate**



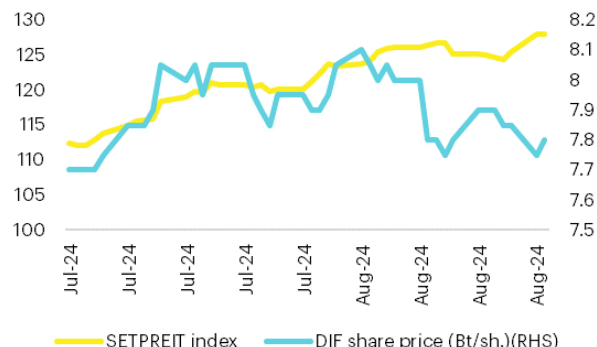
Source: InnovestX Research and Bloomberg Finance L.P.

**Figure 3: DIF share price rises when the yield falls**



Source: InnovestX Research and Bloomberg Finance L.P.

**Figure 4: DIF share price underperform REIT sector in the past two months**



Source: InnovestX Research and Bloomberg Finance L.P.

**Figure 5: Valuation summary (price as of Aug 30, 2024)**

	Price (Bt)	Mkt Cap	PE (x)			EPS Growth (%)			PBV (x)			Div. Yield (%)			ROE (%)			EV/EBITDA (x)		
	30-Aug-24	(Btmn)	24F	25F	26F	24F	25F	26F	24F	25F	26F	24F	25F	26F	24F	25F	26F	24F	25F	26F
DIF *	7.8	82,927	7.1	6.9	6.6	(0.0)	0.0	0.0	0.5	0.5	0.5	11.5	11.5	11.6	6.8	6.9	7.1	7.5	7.1	6.7
3BBIF *	5.4	43,200	7.1	6.9	6.7	(26.4)	2.5	2.8	0.6	0.6	0.6	12.4	11.5	11.8	8.7	8.8	9.0	8.2	7.9	7.5
BTSGIF *	3.0	17,480	3.8	4.3	3.4	36.7	(12.8)	26.3	0.6	0.7	0.8	26.3	23.0	29.0	13.2	14.3	21.7	4.0	4.6	3.6
GVREIT *	5.6	4,522	6.3	7.2	6.9	(0.6)	(11.7)	3.1	0.5	0.5	0.5	14.2	12.6	13.0	8.0	7.0	7.2	7.8	8.7	8.4
CPNREIT	11.4	41,280	11.4	11.6	10.1	(20.8)	(1.1)	14.8	0.9	1.0	1.0	9.3	9.5	9.8	7.1	4.9	10.1	21.6	19.2	17.6
IMPACT	12.0	17,790	20.5	20.5	18.0	(10.0)	0.0	13.7	1.1	1.1	1.1	5.2	4.6	5.1	5.3	5.3	6.1	21.3	20.9	18.7
WHART	10.6	36,770	13.9	13.5	19.7	17.9	2.6	(31.4)	1.0	1.0	1.0	7.2	7.3	7.3	7.4	7.5	7.7	16.1	15.7	15.5
LHHOTEL*	12.2	12,797	9.3	8.9	8.3	(16.5)	4.2	7.2	1.0	1.0	0.9	9.5	9.7	9.1	11.1	11.2	11.8	12.3	11.9	11.4
FTREIT*	10.8	35,461	13.2	13.0	12.8	0.2	1.6	2.0	1.0	1.0	1.0	6.9	7.1	7.2	7.5	7.5	7.6	6.9	7.1	7.2
			<b>10.3</b>	<b>10.3</b>	<b>10.3</b>	<b>(2.2)</b>	<b>(1.6)</b>	<b>4.3</b>	<b>0.8</b>	<b>0.8</b>	<b>0.8</b>	<b>11.4</b>	<b>10.7</b>	<b>11.6</b>	<b>8.3</b>	<b>8.2</b>	<b>9.8</b>	<b>11.7</b>	<b>11.4</b>	<b>10.7</b>

Source: InnovestX Research

\* InnovestX estimates

**Disclaimer**

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

InnovestX Securities Company Limited (“INVX”) is wholly owned by SCB X Public Company Limited (“SCBX”) and The Siam Commercial Bank Public Company Limited (“SCB”) is majority-owned by SCBX. Any information related to SCB is for sector comparison purpose.

This document is prepared by InnovestX Securities Company Limited (“INVX”) which is wholly owned by SCB X Public Company Limited (“SCBX”). The Siam Commercial Bank Public Company Limited, which is majority-owned by SCBX, acts as financial advisor of the LH Hotel Leasehold Real Estate Investment Trust. 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. INVX 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 INVX cannot guarantee the accuracy, completeness and/or correctness of the Information.

INVX 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 INVX.

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 INVX.

© Copyright 2022 InnovestX Securities Co., Ltd. All right reserved.



**CG Rating 2023 Companies with CG Rating**

**Companies with Excellent CG Scoring**

7UP, AAV, ABM, ACE, ACG, ADB, ADD, ADVANC, AEONTS, AF, AGE, AH, AHC, AIRA, AIT, AJ, AKP, AKR, ALL, ALLA, ALT, AMA, AMARIN, AMATA, AMATAV, ANAN, AOT, AP, APCO, APCS, ARIP, ARROW, ASEFA, ASK, ASP, ASW, ATP30, AUCTION, AWC, AYUD, B, BA, BAFS, BAM, BANPU, BAY, BBGI, BBIK, BBL, BC, BCH, BCP, BCPG, BDMS, BEC, BEM, BEYOND, BGC, BGRIM, BH, BIZ, BJC, BJCHI, BKI, BLA, BOL, BPP, BRI, BROOK, BRR, BTS, BTW, BWG, BYD, CBG, CENTEL, CFRESH, CHASE, CHEWA, CHG, CHOW, CIMBT, CIVIL, CK, CKP, CM, CNT, COLOR, COM7, COTTO, CPALL, CPAXT, CPF, CPI, CPL, CPN, CPW, CRC, CRD, CSC, CSS, CV, DCC, DDD, DELTA, DEMCO, DMT, DOHOME, DRT, DUSIT, EA, EASTW, ECF, ECL, EE, EGCO, EPG, ERW, ETC, ETE, FE, FLOYD, FN, FPI, FPT, FSX, FVC, GBX, GC, GCAP, GENCO, GFPT, GGC, GLAND, GLOBAL, GPSC, GRAMMY, GULF, GUNKUL, HANA, HARN, HENG, HMPRO, HPT, HTC, ICC, ICHI, ICN, III, ILINK, ILM, IMH, IND, INET, INTUCH, IP, IRC, IRPC, ITC, ITEL, IVL, JAS, JTS, KBANK, KCC, KCE, KEX, KKP, KSL, KTB, KTC, KTMS, KUMWEL, KUN, LALIN, LANNA, LH, LHFG, LIT, LOXLEY, LPN, LRH, LST, M, MAJOR, MALEE, MATCH, MBK, MC, M-CHAI, MCOT, MEGA, MFC, MFEC, MILL, MINT, MONO, MOONG, MSC, MST, MTC, MTI, NC, NCH, NCL, NDR, NER, NKI, NOBLE, NRF, NTV, NVD, NWR, NYT, OCC, OISHI<sup>1</sup>, ONEE, OR, ORI, OSP, OTO, PAP, PATO, PB, PCSGH, PDG, PDJ, PG, PHOL, PIMO, PJW, PLANB, PLAT, PLUS, PM, POLY, PORT, PPP, PPS, PR9, PRG, PRINC, PRM, PRTR, PSH, PSL, PT, PTC, PTT, PTTEP, PTTGC, Q-CON, QH, QTC, RATCH, RBF, RPH, RS, RT, S, S&J, SA, SABINA, SAK, SAMART, SAMTEL, SAPPE, SAT, SBNEXT, SC, SCB, SCC, SCCC, SCG, SCGP, SCM, SDC, SEAFCO, SEAOL, SECURE, SELIC, SENA, SENX, SFP<sup>2</sup>, SFT, SGC, SGF, SGP, SHR, SICT, SIRI, SIS, SITHAI, SJWD, SKR, SM, SMP, SMT, SNC, SNNP, SNP, SO, SPALI, SPC, SPCG, SPI, SPRC, SR, SSC, SSF, SSSC, STA, STC, STEC, STGT, STI, SUC, SUN, SUSCO, SUTHA, SVI, SVT, SYMC, SYNEX, SYNTEC, TACC, TAE, TCAP, TCMC, TEAMG, TEGH, TFG, TFMAMA, TGE, TGH, THANA, THANI, THCOM, THIP, THRE, THREL, TIDLOR, TIPH, TISCO, TK, TKN, TKS, TKT, TLI, TM, TMC, TMD, TMT, TNDT, TNITY, TNL, TNR, TOA, TOG, TOP, TPBI, TPCS, TPIPL, TPIPP, TPS, TQM, TQR, TRT, TRUE, TRV, TSC, TSTE, TSTH, TTA, TTB, TTCL, TTW, TURTLE, TVDH, TVH, TVO, TVT, TWPC, UAC, UBE, UBIS, UKEM, UP, UPF, UPOIC, UV, VCOM, VGI, VIBHA, VIH, VL, WACOAL, WGE, WHA, WHAUP, WICE, WINMED, WINNER, XPG, YUASA, ZEN

**Companies with Very Good CG Scoring**

2S, A5, AAI, AIE, ALUCON, AMR, APURE, ARIN, AS, ASIA, ASIAN, ASIMAR, ASN, AURA, BR, BSBM, BSRC, BTG, CEN, CGH, CH, CHIC, CI, CIG, CMC, COMAN, CSP, DOD, DPAINT, DV8, EFORL, EKH, 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, KWC, KWM, LDC, LEO, LHK, MACO, 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, RJH, 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**

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. InnovestX 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 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 (ได้ผ่านการรับรอง)**

2S, AAI, ADVANC, AE, 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, BLA, BPP, BRR, BSBM, BTC, 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, KCE, KGEN, KGI, KKP, KSL, KTB, KTC, L&E, LANNA, 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, TASCO, TCAP, TCMC, TFG, TFI, TFMAMA, TGE, TGH, THANI, THCOM, THIP, THRE, THREL, TIDLOR, TIPCO, TISCO, TKS, TKT, TMD, TMILL, TMT, TNITY, TNL, TNR, TOG, TOP, TOPP, TPA, TPCS, TRT, 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 (ประกาศเจตนาแนบ)**

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, PEER, 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**

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, APO, 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, BKGI, BKIH, BLC, BLESS, BLISS, BM, BOL, BPS, BR, BRI, BROCK, BSM, BSRC, BTNC, BTW, BUI, BVG, CCET, CCP, CEYE, CFARM, CGD, CH, CHAO, CHARAN, CHASE, CHAYO, CHG, CHIC, CHO, CI, CITY, CIVIL, CK, CKP, CMAN, CMO, CMR, CNT, COCOCO, COLOR, COMAN, CPANEL, CPH, CPT, CPT, CRANE, CRD, CREDIT, CSP, CSR, CSS, CTW, CWT, D, DCON, DDD, DHOUSE, DITTO, DOD, DPAINT, DTCENT, DTICI, DV8, EASON, ECL, EE, EFORL, EMC, ETL, EURO, EVER, F&D, FANCY, FE, FLOYD, FM, FMT, FN, FORTH, FTI, FVC, GABLE, GENCO, GFC, GIFT, GL, GLAND, GLOCON, GLORY, GRAMMY, GRAND, GSC, GTB, GTV, GYT, HEALTH, HFT, HL, HPT, HTECH, HUMAN, HYDRO, I2, IIG, IMH, IND, INGRS, INSET, IP, IRC, IRCP, IT, ITD, ITNS, ITTHI, JAK, JCK, JCT, JDF, JPARK, JSP, JUBILE, K, KAMART, KC, KCC, KCG, KCM, KDH, KEX, KIAT, KISS, KJL, KK, KKC, KLINI, KOOL, KTIS, KTMS, KUMWEL, KUN, KWC, KWI, KWM, KYE, LALIN, LDC, LEE, LIT, LOXLEY, LPH, LST, LTS, MAGURO, 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, NCP, NDR, NEO, NETBAY, NEW, NEWS, NFC, NL, NNCL, NOK, NOVA, NPK, NSL, NTSC, NTV, NUSA, NV, NVD, NYT, OHTL, ONEE, ORN, PACO, PAF, PANEL, PCC, PEACE, PERM, PF, PHG, PICO, PIN, PJW, PLE, PLT, PMTA, POLAR, PORT, PPM, PRAKIT, PRAPAT, PRECHA, PRI, PRIN, PRO, PROUD, PSG, PSP, PTC, PTL, QTCG, RAM, RCL, READY, RICHY, RUH, ROCK, ROCTEC, ROH, ROJA, 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, SHR, SIAM, SICT, SIMAT, SINGER, SINO, SISB, SJWD, SK, SKN, SKY, SLM, SLP, SMART, SMD, SMT, SNNP, SO, SOLAR, SONIC, SPA, SPCG, SPG, SPREME, SPVI, SQ, SR, SRS, SSC, STANLY, STARK, STC, STEC, STECH, STHAI, STI, STP, STPI, STX, SUC, SUN, SUPER, SUTHA, SVR, SVT, SWC, SYNEX, TACC, TAN, TAPAC, TC, TCC, TCJ, TCOAT, TEAM, TEAMG, TEKA, TERA, TFM, TGPRO, TH, THAI, THANA, THE, THG, THMUI, TIGER, TITLE, TK, TKC, TLI, TM, TMC, TMI, TMW, TNDT, TNH, TNPC, TOA, TPBI, TPC, 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, UNIQ, UP, UPF, UPOIC, UREKA, UTP, UVAN, VARO, VIBHA, VL, VNG, VPO, VRANDA, WARRIX, WAVE, WELL, WFX, WGE, WIN, WINDOW, WINMED, WINNER, WORK, WORLD, WP, YGG, YONG, ZAA

**Explanations**

Companies participating in Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) under Thai Institute of Directors (as of November 1, 2023) are categorised into: companies that have declared their intention to join CAC, and companies certified by CAC.