Upside: 13.3%

SISB PCI (SISB TB)

Back in growth mode

Given the swift student recovery after the COVID crisis to a record high now, we lift our earnings for SISB by 5-6% in 2022-24F and our TP to Bt14.5. With a 30% three-year earnings CAGR, 35%-plus EBITDA margin, and net-cash position, valuation at 42/33/27x PE in 2022-24F vs. its three-year average of 39x looks acceptable to us. BUY.



SAKSID PHADTHANANARAK

662 – 779 9112 saksid.pha@thanachartsec.co.th

Raising our TP to Bt14.5; still a BUY

Given the rapid student recovery after the COVID-19 crisis to a record high now, we lift our student assumptions for SISB by 2-3% in 2022-24F and our earnings by 5-6%. With a lower WACC of 8.5% from 9.7%, our DCF-based TP (2022F base year) is raised to Bt14.5 from Bt12.5. We reaffirm our BUY call on SISB as, *firstly*, we not only forecast a strong earnings turnaround in 1Q22F but also expect record-high earnings this year with further earnings growth of 30/23% y-y in 2023/24F. *Secondly*, its business is highly profitable with 31/35% EBITDA margins despite the COVID crisis in 2020/21 and we project a further rise to 37-38% in 2022-24F. *Thirdly*, its net-cash position allows SISB to expand with no concerns about rising interest rates. *Finally*, it is one of the few international schools that has a growth mindset with a growth strategy via expansion.

Series of record-high earnings

After the easing of the government's COVID restrictions and resumption of onsite classes, SISB's students recovered from a low of 2,275 in 3Q21 to the pre-COVID level of 2,611 in 1Q22. SISB actually expects student numbers to reach a record high of over 2,700 in 2Q22. We assume 2,814 students by end 2022F with student growth of 14/12% y-y in 2023/24F, driven by the planned opening of its Nonthaburi campus in August 2023 and Rayong campus in August 2024. With no more tuition fee discounts and tuition fee hikes of 3-5% a year in 2022-24F, we estimate SISB's earnings growth at 37/30/23% in 2022-24F.

Deserve a premium valuation in our view

Despite its 42% share price rise from its low this year, SISB's 42x PE this year before falling to 33/27x in 2023/24F vs. its three-year average of 39x in 2019-21 is still acceptable to us. Besides a 30% three-year earnings CAGR in 2022-24F, its ROE and ROA look decent at 14-18% and 8-12% in 2022-24F. Despite its net cash position, we estimate SISB to generate EBITDA of Bt458m-664m/year in 2022-24F with EBITDA margins of 37-38%.

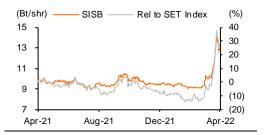
Another potential growth driver

Given strong demand, SISB has changed its plan to build a full-scale school in Rayong instead of a low-cost school. But it still plans to build low-cost schools in Tier-2 provinces. The low-cost schools would have the same Singapore curriculum but a different brand. Tuition fees would be 30-40% lower along with its cost base, e.g. 50% lower capex, 30% lower teacher salaries (using foreign teachers from Asian countries rather than Western ones), and a 1:10 teacher-to-student ratio (vs. 1:7 at full-scale schools). We don't yet factor the potential schools into our model.

COMPANY VALUATION

Y/E Dec (Bt m)	2021A	2022F	2023F	2024F
Sales	1,055	1,253	1,502	1,740
Net profit	209	285	371	455
Consensus NP	_	260	332	na
Diff frm cons (%)	_	9.9	11.6	na
Norm profit	209	285	371	455
Prev. Norm profit	_	271	352	428
Chg frm prev (%)	_	5.5	5.3	6.2
Norm EPS (Bt)	0.2	0.3	0.4	0.5
Norm EPS grw (%)	19.2	36.7	29.8	22.7
Norm PE (x)	57.6	42.2	32.5	26.5
EV/EBITDA (x)	30.7	24.6	20.3	16.8
P/BV (x)	6.0	5.5	5.0	4.5
Div yield (%)	0.8	1.1	1.4	1.7
ROE (%)	10.7	13.6	16.1	17.9
Net D/E (%)	(34.1)	(34.0)	(29.1)	(32.5)

PRICE PERFORMANCE



COMPANY INFORMATION

Price as of 28-Apr-22 (Bt)	12.80
Market cap (US\$ m)	349.1
Listed shares (m shares)	2940.0
Free float (%)	21.6
Avg daily turnover (US\$ m)	0.7
12M price H/L (Bt)	14.10/8.95
Sector	Professional services
Major shareholder	Mr. Yew Hook Koh 32.8%

Sources: Bloomberg, Company data, Thanachart estimates

Back in growth mode

We raise our earnings estimates by 5-6% in 2022-24F

We raise our earnings estimates for SISB PcI (SISB) by 5-6% in 2022-24F after making changes to the following assumptions: $\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{2} \left(\frac{1}{2} \right) = \frac$

First, we revise up our student number assumptions by 2-3% in 2022-24F given a faster-than-expected student recovery to a record high in 2Q22 (see more details at the bottom of this page).

Second, given the high operating leverage nature of its business, we now estimate its gross margin to increase to 49-50% in 2022-24F from 46-47% previously.

Our TP is increased to Bt14.5 and we reaffirm our BUY call on SISB Along with a lower WACC of 8.5% from 9.7% previously, our DCF-based 12-month TP (2022F base year) is increased to Bt14.5/share from Bt12.5 and we reaffirm our BUY rating on shares of SISB.

Ex 1: Ke	v Assumption	Changes
----------	--------------	---------

	2020	2021	2022F	2023F	2024F
Students (students)					
New	2,638	2,434	2,814	3,202	3,591
Old			2,769	3,137	3,482
Change (%)			1.6	2.1	3.1
Gross margin (%)					
New	42.7	47.1	49.2	49.6	49.8
Old			46.2	46.4	46.9
Change (pp)			3.0	3.2	2.9
Normalized earnings (Bt m)					
New	175	209	285	371	455
Old			271	352	428
Change (%)			5.5	5.3	6.2

Source: Company data, Thanachart estimates

We like SISB given...

...1) its strong earnings recovery in 1Q22F with a 30% earnings CAGR in 2022-24F... Despite the 42% surge in its share price from its low this year, we still like SISB as:

First, we not only estimate SISB to experience a strong earnings recovery in 1Q22F, but we also project record-high earnings this year with earnings growth of 30/23% y-y in 2023/24F, driven by;

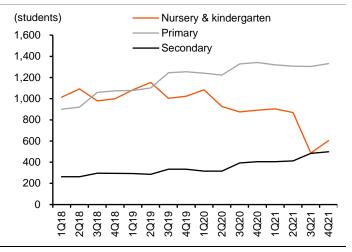
1) Student number recovery after the easing of the government's COVID-19 restrictions. SISB resumed its onsite classes (from online study) in November 2021 and dropped-out students (mostly at the kindergarten level) have continued to return to school. SISB's students recovered from a low of 2,275 in 3Q21 to the pre-COVID level of 2,611 in 1Q22. With the enrollment of new students, SISB expects to have over 2,700 students in 2Q22. With the planned opening of the Nonthaburi campus in August 2023 and the Rayong campus in 2024, we now assume 2,814 students by end 2022F, 3,202 students by end 2023F, and 3,591 students by end 2024F.

(students) Opening of Rayong campus 4,000 3,500 Opening of Nonthaburi campus Opening of Thonburi campus's phase 2 2,500 2,000 1,500

Sources: Company data, Thanachart estimates

1,000

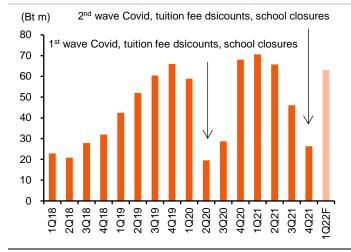
Ex 3: Student breakdown



Sources: Company data

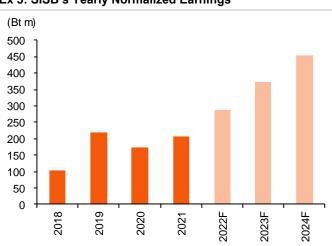
- 2) No more tuition fee discounts this year after SISB gave 5-15% discounts for Term 1 2021/22 (August 2021 to December 2021) to assist parents during the COVID-19 crisis. Moreover, it plans to increase tuition fees by 3-5% for Term 1 in 2022/23 (August 2022 to June 2023).
- 3) Higher food & beverage and after-school activity revenue as students have returned to on-site study at its schools. This revenue made up around 15% of the total in 2019 but it dropped to 8% in 2020 and 5% in 2021 during the online study period.

Ex 4: SISB's Quarterly Normalized Earnings



Sources: Company data, Thanachart estimates

Ex 5: SISB's Yearly Normalized Earnings



Sources: Company data, Thanachart estimates

...2) highly profitable business...

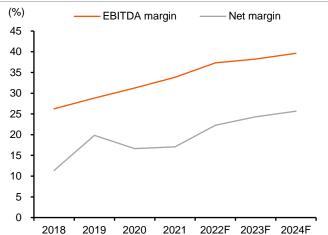
Second, its business is very resilient and highly profitable. Despite the COVID-19 crisis, SISB still generated EBITDA of Bt328m-370m in 2020-21 with an EBITDA margin of 31-35%. We estimate its EBITDA to rise to Bt458m-664m/year in 2022-24F with an EBITDA margin of 37-38%.

...3) undemanding valuation in our view...

Third, along with its net-cash position, we see its valuation at a PE multiple of 42x in 2022F before falling to 33/27x in 2023/24F as acceptable compared to its three-year average PE of 39x in 2019-21.

Ex 6: SISB's EBITDA Vs. Net D/E (Bt m) (x) EBITDA (LHS) Net D/E (RHS) 700 0.0 600 (0.1)500 (0.2)400 (0.3)300 (0.4)200 (0.5)100 0 (0.6)2019 2020 2021 2022F 2023F 2024F 2018

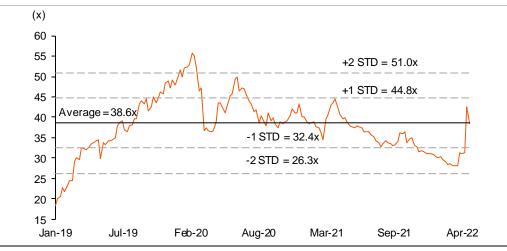
Ex 7: SISB's EBITDA Margin Vs. Net Margin



Sources: Company data, Thanachart estimates

Sources: Company data, Thanachart estimates

Ex 8: SISB's PE Standard Deviation



Sources: Bloomberg, Thanachart estimates

...4) potential upside from low-cost school model

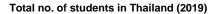
Fourth, we also see potential upside from its new low-cost school model. Besides its expansion plans in the middle- to high-income family market, SISB is studying a new low-cost international school model to capture demand for international schools in the larger, middle-income family segment. The concept is to provide comparable SISB school educational services at a lower price while ensuring high margins through a cost-saving model. The areas where management expects cost savings include 50% lower facility and equipment costs, 30% lower teaching staff salaries by, for example, using foreign teachers from Asian countries rather than from Western ones, and having a higher teacher-to-student ratio of 1:10 vs. SISB's existing schools' 1:7. We have yet to factor in the potential low-cost schools in our model.

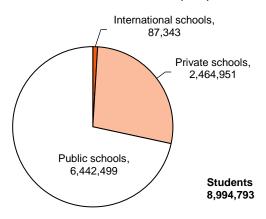
Ex 9: Overview Of The Low-Cost School Model...

Chiang Mai Udon Thani Konkaen Bangkok Rayong

- The Halving Project aims to provide a comparable quality of SISB Schools' educational services at a lower price, while ensuring margins through a costsaving model
- We aim to tap into a new, sizeable target group beyond the international education market in Thailand, i.e. new families and students enrolling in EP/bilingual schools
- This will also serve as a model to expand to Greater Bangkok and upcountry

Ex 10: ... To Gain Market Share From Private Schools





Source: Company data Source: Company data

Ex 11: 12-month DCF-based TP Calculation Using A Base Year Of 2022F

(Bt m)		2022F	2023F	2024F	2025F	2026F	2027F	2028F	2029F	2030F	2031F	2032F	Terminal Value
EBITDA		458	558	664	768	885	1,002	1,118	1,243	1,390	1,551	1,727	_
Free cash flow		251	52	307	608	722	838	953	827	1,221	1,378	1,552	23,487
PV of free cash flow		250	44	240	439	469	500	521	415	562	582	572	7,900
Risk-free rate (%)	2.5												
Market risk premium (%)	8.0												
Beta	0.8												
WACC (%)	8.5												
Terminal growth (%)	2.0												
Enterprise value - add investments	13,075												
Net debt (2021)	(687)												
Minority interest	0												
Equity value	13,762												
# of shares (m)	940												
Target price/share (Bt)	14.5												

Sources: Company data, Thanachart estimates

Valuation Comparison

Ex 12: Valuation Comparison With Regional Peers

			—EPS (growth—	—— Р	PE ——	— F	P/BV —	EV/E	BITDA	— Div y	/ield —
Name	BBG code	Country	22F	23F	22F	23F	22F	23F	22F	23F	22F	23F
			(%)	(%)	(x)	(x)	(x)	(x)	(x)	(x)	(%)	(%)
Beijing Kaiwen Edu.	002659 CH	China	na	140.0	134.8	56.2	17.6	13.9	0.8	0.8	na	na
NIIT Ltd	NIIT IN	India	40.5	19.4	35.7	29.9	5.1	4.5	21.1	18.4	1.6	1.6
Huali University Group	1756 HK	Hong Kong	16.3	20.7	3.5	2.9	0.4	0.4	4.2	3.7	10.8	12.7
Minsheng Education	1569 HK	Hong Kong	41.0	20.4	2.7	2.3	0.4	0.4	1.3	1.1	9.4	11.7
Edvantage Group	382 HK	Hong Kong	37.4	18.6	4.1	3.5	0.7	0.6	4.5	3.8	7.0	8.7
SISB Pcl	SISB TB	Thailand	36.7	29.8	42.2	32.5	5.5	5.0	24.6	20.3	1.1	1.4
Average			34.4	41.5	37.2	21.2	5.0	4.1	9.4	8.0	6.0	7.2

Sources: Company data, Thanachart estimates

Note: * Thanachart estimates, using normalized EPS

Based on 28-Apr-2022 closing prices

COMPANY DESCRIPTION

SISB Public Company Limited (SISB) provides educational services in Thailand. The school offers various subjects such as languages, sciences, social studies, and maths, as well as music, dance, art, and sports. With four campuses in Bangkok, Samut Prakan and Chiang Mai and more than 2,600 students, it is one of the biggest school groups in Thailand.

Source: Thanachart

THANACHART'S SWOT ANALYSIS

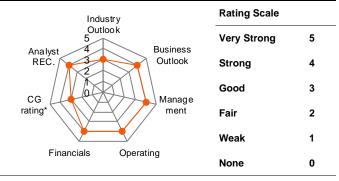
S — Strength

- Solid brand perception and awareness.
- Economies of scale allow it to offer mid-range tuition fees and broaden targeted households.
- Robust financial status.

Opportunity

- Growing demand for international schools in Thailand.
- Opportunities to expand in AEC markets.
- Business diversification.

COMPANY RATING



Source: Thanachart; * CG Rating

W — Weakness

- Three out of four campuses are located on leased land, so there is a risk pertaining to lease contract extensions.
- Teachers are the key to its success, so a shortage of teachers presents a risk.

T — Threat

- Intense competition.
- Ageing society trend.
- Laws and regulations for operating schools.

CONSENSUS COMPARISON

	Consensus	Thanachart	Diff
Target price (Bt)	12.93	14.50	12%
Net profit 22F (Bt m)	260	285	10%
Net profit 23F (Bt m)	332	371	12%
Consensus REC	BUY: 4	HOLD: 1	SELL: 0

HOW ARE WE DIFFERENT FROM THE STREET?

- Our earnings estimates for 2022-23F are 10-12% higher than the Bloomberg consensus numbers, likely due to us having more aggressive assumptions for SISB's student number growth and economies of scale.
- Our DCF-based TP is 12% higher than the Street's following our higher earnings forecast.

RISKS TO OUR INVESTMENT CASE

- A weak economic situation in Thailand would represent the key downside risk to our student and tuition-fee-growth assumptions.
- A continuation of the COVID-19 crisis would also represent a secondary downside risk to our student and tuition-feegrowth assumptions.
- If the company can't increase its tuition fees to offset rising teacher costs, this would negatively impact our gross-margin assumptions and therefore our net-profit forecasts.
- To comply with the government's strict regulations, the company may incur extra costs, which would negatively impact our gross-margin assumptions and our net-profit forecasts. This is a secondary downside risk to our call.

Sources: Bloomberg consensus, Thanachart estimates

Source: Thanachart

INCOME STATEMENT

FY ending Dec (Bt m)	2020A	2021A	2022F	2023F	2024F
Sales	1,048	1,055	1,253	1,502	1,740
Cost of sales	601	558	637	757	873
Gross profit	447	496	616	745	867
% gross margin	42.7%	47.1%	49.2%	49.6%	49.8%
Selling & administration expenses	276	279	326	376	418
Operating profit	172	218	290	370	449
% operating margin	16.4%	20.7%	23.2%	24.6%	25.8%
Depreciation & amortization	156	152	168	189	214
EBITDA	328	370	458	558	664
% EBITDA margin	31.3%	35.0%	36.6%	37.2%	38.1%
Non-operating income	28	20	20	25	30
Non-operating expenses	(0)	(5)	0	0	0
Interest expense	(26)	(26)	(24)	(22)	(21)
Pre-tax profit	174	208	287	373	458
Income tax	(1)	0	3	4	5
After-tax profit	175	208	283	369	453
% net margin	16.7%	19.7%	22.6%	24.5%	26.0%
Shares in affiliates' Earnings	1	1	2	2	2
Minority interests	0	0	0	0	0
Extraordinary items	(15)	0	0	0	0
NET PROFIT	160	209	285	371	455
Normalized profit	175	209	285	371	455
EPS (Bt)	0.2	0.2	0.3	0.4	0.5
Normalized EPS (Bt)	0.2	0.2	0.3	0.4	0.5

After COVID-19 subsides, we expect SISB's earnings to turn around strongly from 2022F

BALANCE SHEET

FY ending Dec (Bt m)

ASSETS:					
Current assets:	1,098	863	917	940	1,062
Cash & cash equivalent	1,008	764	800	800	900
Account receivables	77	78	93	112	129
Inventories	7	8	9	11	12
Others	6	12	15	18	20
Investments & loans	54	55	55	55	55
Net fixed assets	1,556	1,999	2,032	2,343	2,479
Other assets	458	417	423	428	433
Total assets	3,166	3,334	3,427	3,766	4,029
LIABILITIES:					
Current liabilities:	626	635	632	669	670
Account payables	77	84	96	114	132
Bank overdraft & ST loans	0	0	0	0	0
Current LT debt	17	18	13	23	7
Others current liabilities	532	533	522	531	531
Total LT debt	60	58	43	74	21
Others LT liabilities	604	626	564	611	657
Total liabilities	1,289	1,319	1,238	1,355	1,348
Minority interest	0	0	0	0	0
Preferreds shares	0	0	0	0	0
Paid-up capital	470	470	470	470	470
Share premium	1,128	1,128	1,128	1,128	1,128
Warrants	0	0	0	0	0
Surplus	0	0	0	0	0
Retained earnings	279	416	591	814	1,083
Shareholders' equity	1,877	2,014	2,189	2,412	2,681
Liabilities & equity	3,166	3,334	3,427	3,766	4,029

2020A

2021A

2022F

2023F

2024F

Despite its capex cycle, SISB's huge cash on hand should be ample with no need for loans

Sources: Company data, Thanachart estimates

CASH FLOW STATEMENT

FY ending Dec (Bt m) 2020A 2021A 2022F 2023F 2024F Earnings before tax 174 208 287 373 458 (0)(0)(3)(4)(5)Tax paid 152 168 156 189 214 Depreciation & amortization 16 5 (2) Chg In working capital (4) (2)53 21 (11)8 Chg In other CA & CL / minorities (1)386 564 665 Cash flow from operations 399 436 (293)(595)(200)(500)(350)Capex (348)(6)(5) Right of use (5)(5)ST loans & investments 0 0 0 0 0 (1) (1) 0 0 0 LT loans & investments 0 0 0 Adj for asset revaluation 0 0 255 43 (63)48 45 Chg In other assets & liabilities (558) (386)(268)(457)(310)Cash flow from investments Debt financing (0)(20)41 (70)Capital increase 0 0 0 (148)(186)(94)(71)(111)Dividends paid 0 Warrants & other surplus (8)0 (101)(72)(132)(106)(255)Cash flow from financing 106 (209)236 64 315 Free cash flow

Capex in 2021-24F is for the Thonburi campus's phase 2, the Nonthaburi campus and the Rayong campus

VALUATION

FY ending Dec 2020A 2021A 2022F 2023F 2024F Normalized PE(x) 68.7 57.6 42.2 32.5 26.5 47.8 36.8 30.0 Normalized PE - at target price (x) 77.8 65.3 PE(x) 75.2 57.6 42.2 32.5 26.5 85.2 65.3 47.8 36.8 30.0 PE - at target price (x) EV/EBITDA (x) 33.9 30.7 24.6 20.3 16.8 38.7 35.0 28.1 23.2 19.2 EV/EBITDA - at target price (x) 5.5 5.0 4.5 6.4 6.0 P/BV (x) P/BV - at target price (x) 7.3 6.8 6.2 5.7 5.1 P/CFO(x) 30.2 31.2 27.6 21.3 18.1 Price/sales (x) 11.5 11.4 9.6 8.0 6.9 Dividend yield (%) 8.0 1.4 1.7 0.6 1.1 0.5 FCF Yield (%) 0.9 (1.7)2.0 2.6 (Bt) 0.2 Normalized EPS 0.2 0.3 0.4 0.5 **EPS** 0.2 0.2 0.3 0.4 0.5 DPS 0.1 0.1 0.2 0.1 0.2 BV/share 2.1 2.3 2.6 2.9 2.0 CFO/share 0.7 0.4 0.4 0.5 0.6 FCF/share 0.1 (0.2)0.3 0.1 0.3

Given its solid fundamentals, SISB deserves a premium valuation, in our view

Sources: Company data, Thanachart estimates

FINANCIAL RATIOS

FY ending Dec	2020A	2021A	2022F	2023F	2024F
Growth Rate	2020A	ZUZIA	ZUZZI	20231	20241
Sales (%)	(4.3)	0.6	18.8	19.9	15.8
Net profit (%)	(4.3) (27.6)	30.5	36.7	29.8	22.7
EPS (%)	(27.6)	30.5	36.7 36.7	29.8	22.7
Normalized profit (%)	(27.6)	30.5 19.2	36.7	29.8	22.7 22.7
Normalized EPS (%)	(20.7)	19.2	36.7	29.8	22.7 22.7
` '	` ,	45.0	45.0	29.6 45.0	
Dividend payout ratio (%)	44.7	45.0	45.0	45.0	45.0
Operating performance					
Gross margin (%)	42.7	47.1	49.2	49.6	49.8
Operating margin (%)	16.4	20.7	23.2	24.6	25.8
EBITDA margin (%)	31.3	35.0	36.6	37.2	38.1
Net margin (%)	16.7	19.7	22.6	24.5	26.0
D/E (incl. minor) (x)	0.0	0.0	0.0	0.0	0.0
Net D/E (incl. minor) (x)	(0.5)	(0.3)	(0.3)	(0.3)	(0.3)
Interest coverage - EBIT (x)	6.6	8.5	12.2	16.9	21.0
Interest coverage - EBITDA (x)	12.6	14.5	19.3	25.5	30.9
ROA - using norm profit (%)	6.0	6.4	8.4	10.3	11.7
ROE - using norm profit (%)	9.5	10.7	13.6	16.1	17.9
DuPont					
ROE - using after tax profit (%)	9.4	10.7	13.5	16.0	17.8
- asset turnover (x)	0.4	0.3	0.4	0.4	0.4
- operating margin (%)	19.1	22.2	24.8	26.3	27.5
- leverage (x)	1.6	1.7	1.6	1.6	1.5
- interest burden (%)	87.0	89.1	92.4	94.5	95.5
- tax burden (%)	100.4	99.9	98.9	98.9	98.9
WACC (%)	8.5	8.5	8.5	8.5	8.5
ROIC (%)	21.6	23.0	21.6	25.3	26.0
NOPAT (Bt m)	172	218	287	365	444
invested capital (Bt m)	946	1,327	1,445	1,709	1,809

Sources: Company data, Thanachart estimates

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Note: Our major shareholder TCAP (Thanachart Capital Pcl) which holding 50.96% of Thanachart Securities and also TCAP holding 100% of Thanachart SPV1 Co. Ltd. TCAP and Thanachart SPV1 Co. Ltd has stake in THANI for 60% and being the major shareholder of THANI.

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Recommendations are based on absolute upside or downside, which is the difference between the target price and the current market price. If the upside is 10% or more, the recommendation is BUY. If the downside is 10% or more, the recommendation is SELL. For stocks where the upside or downside is less than 10%, the recommendation is HOLD. Unless otherwise specified, these recommendations are set with a 12-month horizon. Thus, it is possible that future price volatility may cause a temporary mismatch between upside/downside for a stock based on the market price and the formal recommendation.

For sectors, an "Overweight" sector weighting is used when we have BUYs on majority of the stocks under our coverage by market cap. "Underweight" is used when we have SELLs on majority of the stocks we cover by market cap. "Neutral" is used when there are relatively equal weightings of BUYs and SELLs.

Thanachart Securities Pcl.

Research Team

19 Floor, MBK Tower

444 Phayathai Road, Pathumwan Road, Bangkok 10330

Tel: 662 - 779-9119

Email: thanachart.res@thanachartsec.co.th

Pimpaka Nichgaroon, CFA

Head of Research Tel: 662-779-9199

pimpaka.nic@thanachartsec.co.th

Pattarawan Wangmingmat

Senior Technical Analyst Tel: 662-779-9105

pattarawan.wan@thanachartsec.co.th

Phannarai Tiyapittayarut

Property, Retail
Tel: 662-779-9109
phannarai.von@thanachartsec.co.th

Sarachada Sornsong

Bank, Finance
Tel: 662-779-9106
sarachada.sor@thanachartsec.co.th

Witchanan Tambamroong

Technical Analyst
Tel: 662-779-9123
witchanan.tam@thanachartsec.co.th

Adisak Phupiphathirungul, CFA

Retail Market Strategy Tel: 662-779-9120 adisak.phu@thanachartsec.co.th

Nuttapop Prasitsuksant

Telecom, Utilities
Tel: 662-483-8296
nuttapop.pra@thanachartsec.co.th

Rata Limsuthiwanpoom

Auto, Industrial Estate, Media, Prop. Fund Tel: 662-483-8297 rata.lim@thanachartsec.co.th

Siriporn Arunothai

Small Cap, Healthcare, Hotel Tel: 662-779-9113 siriporn.aru@thanachartsec.co.th

Sittichet Rungrassameephat

Analyst, Quantitative Tel: 662-483-8303 sittichet.run@thanachartsec.co.th

Chak Reungsinpinya

Thematic Research, Paper Tel: 662-779-9104 chak.reu@thanachartsec.co.th

Pattadol Bunnak

Electronics, Food & Beverage, Shipping Tel: 662-483-8298 pattadol.bun@thanachartsec.co.th

Saksid Phadthananarak

Construction, Transportation Tel: 662-779-9112 saksid.pha@thanachartsec.co.th

Yupapan Polpornprasert

Energy, Petrochemical Tel: 662-779-9110 yupapan.pol@thanachartsec.co.th

Thaloengsak Kucharoenpaisan

Analyst, Retail Market Tel: 662-483-8304 thaloengsak.kuc@thanachartsec.co.th