SELL (From: BUY)

Transfer of Coverage

TP: Bt 7.90 (From: Bt 10.90)

Downside : 10.7%

19 JULY 2022

Small Cap Research

Jasmine Broadband Int. (JASIF TB)

Fully valued

We downgrade JASIF to SELL as we see the stock as already fully valued in all our valuation scenarios, ranging between Bt7.5-8.6/unit. In our new base-case scenario which assumes lower rental prices to JASIF when TTTBB gets its new owner, we value JASIF at Bt7.9/unit.

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Thanachart Securities

Downgrading to SELL

We downgrade JASIF to SELL (from Buy) as we see too many uncertainties for its rental contract terms after Advanced Info Service Pcl (ADVANC, BUY, Bt202) announced a plan to acquire 100% of its major tenant (Triple T Broadband, TTTBB) and 19% in JASIF. We calculate three valuation scenarios for JASIF, and they result in our 2023F DDM-based valuation being in the range of Bt7.5-8.6/unit. Our base investment case values JASIF at Bt7.9, assuming the acquisition by ADVANC is successful in 1Q23F so the rental contract terms are revised. We cut JASIF's 2023-24F earnings by 23/31% to reflect the new terms. The unit price now implies a 9% 2023F dividend yield and a 6% IRR.

Our base-case scenario

As part of the deal, ADVANC plans to lower the rental fee that TTTBB is now paying JASIF by 26% from 2Q23F. In return, it would offer a six-year contract extension to end 2037 (from January 2032). This is our new base investment case, and it results in JASIF's fair value falling to Bt7.9 (from Bt10.9). We believe JASIF's unitholders will accept the new terms since the current terms could see lower returns (than the new terms from ADVANC) if the option to extend the contract by another 10 years (to January 2042) is not triggered. That would be our *worst-case scenario*, in which we value JASIF's value at Bt7.5.

Logic of the new contract terms

We believe ADVANC is negotiating for the new contract terms for three reasons. *First,* TTTBB has been making losses since the current high rental rates started in 2020. The negotiated-down rental prices would thus improve TTTBB's profitability. *Second*, extending the contract to 2037 means ADVANC would not need to speed up investment to handle a significantly larger subscriber base post acquisition. *Lastly,* though renting assets from JASIF is more expensive than investing itself, ADVANC is compensated for this by the low acquisition price for TTTBB at Bt8,000 per sub compared to the average acquisition cost for a new subscriber of Bt10,000-12,000 in the market currently.

No upside even in best-case scenario

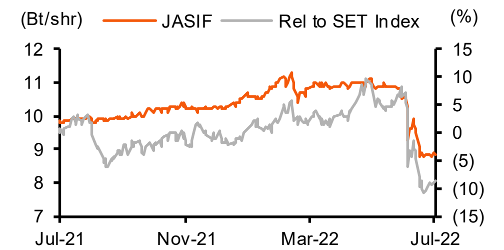
We see only a small chance of our *best-case scenario* for JASIF happening. In this scenario, we assume JASIF maintains its high rental rates under the current contract terms until expiry in January 2032. Beyond that, we assume TTTBB continues renting the assets from JASIF for another 10 years (to January 2042) but at a 50% lower price. We value JASIF at Bt8.6 in this scenario, still below the current market price. For this scenario to happen, ADVANC needs to progress with the deal even if JASIF's unitholders vote against its proposed rental terms and it decides not to migrate TTTBB's subscribers to its own network by 2042.

COMPANY VALUATION

Y/E Dec (Bt m)	2021A	2022F	2023F	2024F
Sales	10,144	10,235	8,123	7,536
Net profit	8,030	8,608	6,706	6,160
Consensus NP	—	8,794	7,970	9,246
Diff frm cons (%)	—	*(2.1)*	*(15.9)*	*(33.4)*
Norm profit	8,730	8,608	6,706	6,160
Prev. Norm profit	—	8,628	8,719	8,876
Chg frm prev (%)	—	*(0.2)*	*(23.1)*	*(30.6)*
Norm EPS (Bt)	1.1	1.1	0.8	0.8
Norm EPS grw (%)	1.5	(1.4)	(22.1)	(8.1)
Norm PE (x)	8.1	8.2	10.6	11.5
EV/EBITDA (x)	8.5	8.4	10.9	11.8
P/NAV (x)	0.8	0.8	0.8	0.8
Cash div yield (%)*	10.7	11.2	8.7	8.0
Effective yield (%)**	10.7	11.2	8.7	8.0
ROE (%)	9.8	9.5	7.3	6.7
Net D/E (%)	11.2	7.6	7.5	7.1

Note: * Dividend from operations and capital reduction
** Dividend from operations

PRICE PERFORMANCE



COMPANY INFORMATION

Price *as of* 19-Jul-22 (Bt)	8.85
Market Cap (US$ m)	1,933.8
Listed Shares (m shares)	8,000.0
Free Float (%)	79.4
Avg Daily Turnover (US$ m)	7.0
12M Price H/L (Bt)	11.30/8.80
Sector	Telecom
Major Shareholder	JAS 19%

Sources: Bloomberg, Company data, Thanachart estimates

Our new investment case

We downgrade to SELL with a lower TP of Bt7.9 on our new investment case

We downgrade Jasmine Broadband Internet Infrastructure Fund (JASIF) to SELL (from Buy) as we now value it at Bt7.9/unit, using DDM methodology with a 2023F base year. This is after revising our base investment case for JASIF following the announcement by Advanced Info Service Pcl (ADVANC TB, BUY, Bt202) of its plan to acquire its major tenant, Triple T Broadband (TTTBB), thus becoming the new main sponsor for JASIF.

Our new base investment case assumes the following:

- **First,** ADVANC successfully acquires 100% of TTTBB and 19% of JASIF in 1Q23F.

- **Second,** ADVANC's proposal to lower JASIF's rental prices by 26% (via the elimination of the guaranteed rental agreement while keeping core rental prices unchanged) in compensation for a six-year longer contract life (from January 2032 to December 2037) is approved by JASIF's unitholders.

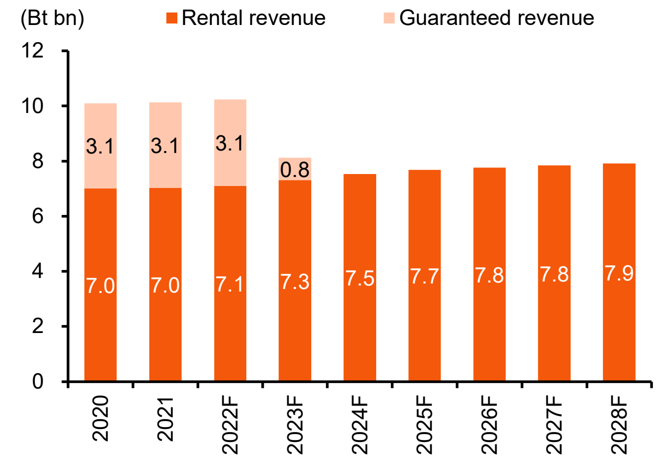
  This is because we believe the unitholders would prefer long-term benefits from having a lower counterparty risk and the higher growth potential offered by ADVANC over the near-term impact of a lower dividend but high risk of the rental contracts not being renewed when they expire in early 2032.

- **Third,** ADVANC renews the rental contract for another five years until JASIF's asset life expires in 2042F, but at a 50% rental discount. The lower price is to attract ADVANC to renew the contracts for the ageing network assets of JASIF, instead of investing in brand-new network assets itself.

JASIF now offers a 9% yield and 6% IRR for holding to maturity, on our estimates

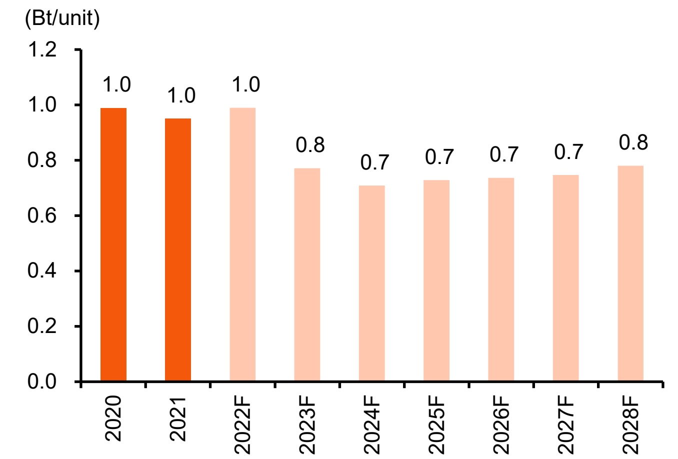
Due to the change of rental contract terms, we cut our earnings estimates for JASIF by 23% in 2023F and 31% in 2024F to reflect the negotiated-down rental prices by ADVANC. We estimate a 9% effective cash dividend from JASIF in 2023F and forecast a 6% IRR for investors holding the fund to the final contract expiry year in 2042.

Ex 1: Lower Rental Income When ADVANC Comes In



Sources: Company data; Thanachart estimates

Ex 2: Our Dividend Estimates



Sources: Company data; Thanachart estimates

Our valuation scenarios

We see two major uncertainties regarding JASIF's valuation: 1) whether JASIF's rental contracts are extended from the current expiry date of January 2032, and 2) whether the proposal from ADVANC to lower rental prices in return for a longer contract life and less counterparty risk will be approved by JASIF's unitholders.

Condition 1: whether JASIF contract life will be extended to 2042F

Condition 1: JASIF's rental contracts will expire in January 2032. However, there is a clause whereby TTTBB is obligated to renew the contracts for another 10 years (to January 2042) under the same contract terms if it generates more than Bt40bn in revenue from the fixed-broadband service in 2030F.

We believe it would be difficult for the clause to be triggered given that TTTBB's revenue came to only Bt18bn in 2021 despite it already holding sizeable subscriber market share as the second-largest player in the Thai fixed-broadband market at 20% as of 1Q22 (vs. 38% for the market leader, and 16% for the third largest). Moreover, TTTBB now generates the strongest ARPU in the industry at Bt600/subscriber per month, or 19% above the industry average.

We only assume this condition materializes in our best-case scenario for JASIF.

Condition 2: will JASIF's unitholders accept new rental terms from ADVANC

Condition 2: As a part of its deal to acquire TTTBB, ADVANC plans to negotiate JASIF's rental prices down by 26% when it becomes the new owner of TTTBB, and therefore also the new major tenant in JASIF, in 2Q23F. It intends to compensate for the price reduction with a six-year contract extension (to December 2037 from January 2032 currently). The offer is still subject to approval from JASIF's unitholders. We believe the proposal will be accepted due to the long-term benefits to JASIF through lower counterparty risk and higher growth potential for its portfolio, even though it may hurt JASIF's value in the near term.

We assume JASIF's unitholders accept the deal in our base investment case since it would benefit the fund in the long term, and reduce the risk of the worst-case scenario taking place of all the rental contracts completely ending in 2032.

Ex 3: Our Valuation Scenarios For JASIF

	Condition 1	Condition 2	JASIF's value (Bt/unit)
Best case	Yes	No	**8.6**
Base case	Yes	Yes	**7.9**
Worst case	No	No	**7.5**

Sources: Company data, Thanachart estimates

Ex 4: 12-month DDM-based Valuation Using A Base Year Of 2023F

(Bt m)		2023F	2024F	2025F	2026F	2027F	2028F	2029F	2030F	2031F	2032-42F
Dividend of common stock		6,607	5,793	5,786	5,878	5,953	6,176	6,298	6,370	6,442	64,755
Dividend payment		6,607	5,793	5,786	5,878	5,953	6,176	6,298	6,370	6,442	64,755
Cost of equity (%)	6.5										
Terminal growth (%)	0.0										
PV of dividend		**6,589**	**5,115**	**4,734**	**4,498**	**4,260**	**4,133**	**3,942**	**3,729**	**3,382**	**22,505**
Equity value (m)	**62,887**										
No. of units (m)	**8,000**										
Equity value / unit (Bt)	**7.90**										

Sources: Company data, Thanachart estimates

Note: Our DDM calculation continues into 2042F, when we assume JASIF's asset life to expire thus no more income generation.

Valuation Comparison

Ex 5: Valuation Comparison With Regional Peers

Name	BBG Code	Country	EPU growth 22F (%)	EPU growth 23F (%)	PE 22F (x)	PE 23F (x)	P/NAV 22F (x)	P/NAV 23F (x)	EV/EBITDA 22F (x)	EV/EBITDA 23F (x)	Div yield 22F (%)	Div yield 23F (%)
Link REIT/The	823 HK	Hong Kong	(5.6)	0.9	20.7	20.5	0.8	0.8	21.1	20.4	4.9	4.9
Yuexiu Real Estate	405 HK	Hong Kong	(38.5)	(2.4)	15.8	16.2	0.4	0.4	18.0	17.6	6.4	6.5
Fortune Real Estate	778 HK	Hong Kong	(7.9)	5.7	17.1	16.2	0.8	0.8	21.8	21.4	7.2	7.2
CapitaLand Mall Trust	CT SP	Singapore	na	8.7	na	na	na	na	na	na	na	na
Frasers Centrepoint Trust	FCT SP	Singapore	24.8	2.4	17.9	17.4	1.0	1.0	24.2	23.5	5.7	5.7
Mapletree Commercial	MCT SP	Singapore	(19.6)	10.7	21.4	19.4	1.0	1.0	25.2	20.2	5.2	5.4
Suntec Real Estate	SUN SP	Singapore	(49.9)	1.2	19.3	19.0	0.7	0.7	34.6	33.3	6.0	6.1
Starhill Global REIT	SGREIT SP	Singapore	61.9	2.5	14.5	14.1	0.7	0.7	18.2	17.5	6.9	7.1
CapitaLand Commercial	CCT SP	Singapore	(24.0)	14.9	na	na	na	na	na	na	na	na
Keppel REIT	KREIT SP	Singapore	(26.2)	12.8	22.6	20.0	0.8	0.8	45.1	43.2	5.7	5.8
CapitaLand Retail China	CRCT SP	Singapore	na	42.1	na	na	na	na	16.1	14.9	na	na
Ascendas Real Estate	AREIT SP	Singapore	(30.3)	3.8	17.9	17.3	1.2	1.2	21.6	20.6	5.6	5.7
Mapletree Industrial Trust	MINT SP	Singapore	(17.0)	(2.9)	18.6	19.1	1.4	1.4	23.5	21.4	5.3	5.4
Mapletree Logistics Trust	MLT SP	Singapore	(55.3)	(1.3)	22.1	22.4	1.3	1.2	26.8	23.7	5.2	5.3
Ascott Residence Trust	ART SP	Singapore	(63.7)	52.9	33.2	21.7	1.0	1.0	29.2	23.2	4.6	5.5
CDL Hospitality Trusts	CDREIT SP	Singapore	(2.4)	22.2	23.1	18.9	0.9	0.9	28.7	22.6	4.4	5.7
Axis Real Estate	AXRB MK	Malaysia	(29.7)	8.2	19.5	18.0	1.2	1.2	19.4	18.2	5.0	5.4
Sunway Real Estate	SREIT MK	Malaysia	180.1	8.1	16.7	15.5	1.0	0.9	19.2	18.2	5.6	5.9
KLCCP Stapled Group	KLCCSS MK	Malaysia	428.2	8.1	18.8	17.4	1.0	1.0	24.3	23.1	4.9	5.4
IGB Real Estate	IGBREIT MK	Malaysia	55.1	6.9	17.9	16.8	1.5	1.5	18.9	17.6	5.4	5.8
Pavilion Real Estate	PREIT MK	Malaysia	77.6	6.8	17.7	16.5	1.0	1.0	19.2	18.2	5.6	6.0
BTS Rail Mass Transit **	BTSGIF TB	Thailand	204.8	56.2	9.0	5.8	0.7	0.9	8.9	5.7	11.1	17.4
Digital Telecom Int. *	DIF TB	Thailand	(0.9)	0.9	11.3	11.2	0.8	0.8	11.5	11.4	7.8	7.8
Jasmine Broadband Int. *	JASIF TB	Thailand	(1.4)	(22.1)	8.2	10.6	0.8	0.8	8.4	10.9	11.2	8.7
IMPACT Growth REIT **	IMPACT TB	Thailand	558.4	14.4	21.0	18.4	1.3	1.3	21.5	19.1	4.6	5.3
Frasers Property Thailand *	FTREIT TB	Thailand	(7.3)	3.2	14.8	14.3	1.0	1.0	17.7	17.2	6.2	7.0
WHA Premium Growth *	WHART TB	Thailand	13.4	0.9	14.1	13.9	1.0	1.0	18.1	17.6	6.5	6.8
CPN Retail Growth *	CPNREIT TB	Thailand	68.6	30.2	15.1	11.6	1.4	1.4	18.6	14.9	6.0	7.8
Lotus's Retail Growth**	LPF TB	Thailand	15.5	14.8	15.8	13.8	1.1	1.1	16.4	14.2	5.7	6.5
Average			**48.5**	**10.7**	**17.9**	**16.4**	**1.0**	**1.0**	**21.3**	**19.6**	**6.1**	**6.6**

Source: Bloomberg

Note: * Thanachart estimates, using Thanachart normalized EPS,
** Fiscal year ends in February for LPF, March for IMPACT and BTSGIF, and we use one-year forward numbers for 23-24F.

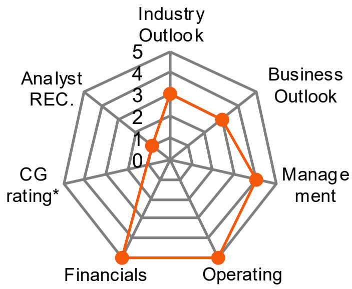
Based on 19 Jul 2022 closing prices

FUND DETAILS

Name	: Jasmine Broadband Internet Infrastructure Fund
Ticker	: JASIF TB
Listed date	: 16 February 2015
Fund size	: Bt55bn (55,000 units @ par Bt9.8516/unit)
Type	: Closed-end retail infrastructure fund
Investment A/S	: Optical fiber cable
Project life	: Ends 22 February 2026 with extension period
Sponsor	: Jasmine International (JAS TB)
Fund manager	: BBL Asset Management
Dividend policy	: No less than 90% of adjusted net profit
Payment date	: No less than two times per year
Foreign limit	: No more than 49% of total units

Source: SET

COMPANY RATING



Rating Scale	
Excellent	**5**
Good	**4**
Fair	**3**
Weak	**2**
Very Weak	**1**
None	**0**

Source: Thanachart; * No CG Rating

THANACHART'S SWOT ANALYSIS

S — Strength

- One of the top two telecom infrastructure funds.
- Strong, sustainable cash inflows from its business.
- Nationwide core fiber-optic network coverage.

W — Weakness

- Leases only one underlying asset type (fiber optic network for fixed broadband service) to only one tenant.

O — Opportunity

- Fixed broadband penetration rate in Thailand is still low.
- Rising incomes and changes in consumer lifestyles into more digitalization, particularly in the provinces.
- Greater demand for high-speed internet due to multimedia, content and applications requiring heavier bandwidth.

T — Threat

- Ability to renew its rental contracts from 2032F.
- More new infrastructure funds potentially getting listed in the future.

CONSENSUS COMPARISON

	Consensus	Thanachart	Diff
Target price (Bt)	9.81	7.90	-19%
Net profit 22F (Bt m)	8,794	8,608	-2%
Net profit 23F (Bt m)	7,970	6,706	-16%
Consensus REC	**BUY: 1**	**HOLD: 3**	**SELL: 1**

HOW ARE WE DIFFERENT FROM THE STREET?

- Our 2023F earnings are 16% below the Bloomberg consensus number, which we attribute to us already factoring in a negotiated-down rental price from ADVANC being approved.
- Our TP is 19% lower, likely as we assume new contract terms from ADVANC.

Sources: Bloomberg consensus, Thanachart estimates

RISKS TO OUR INVESTMENT CASE

- If JASIF could sustain its rental prices above what we now factor into our numbers, this would represent the key upside risk to our TP and rating.
- If JASIF could extend its contract life beyond 2042F, that would be a secondary upside risk to our investment case.
- More asset injections to the fund, either from its current or the new major sponsor, would represent another upside risk to our numbers.

Source: Thanachart

We assume negotiated-down rental prices are approved in 2Q23F

JASIF's core assets comprise a fiber-optic network for fixed-broadband services

INCOME STATEMENT

FY ending Dec (Bt m)	2020A	2021A	2022F	2023F	2024F
Revenue	10,144	10,144	10,235	8,123	7,536
Selling & administration expenses	613	625	948	987	983
Operating profit	**9,531**	**9,519**	**9,286**	**7,136**	**6,553**
% operating margin	94.0%	93.8%	90.7%	87.9%	87.0%
Depreciation & amortization	0	0	0	0	0
EBITDA	**9,531**	**9,519**	**9,286**	**7,136**	**6,553**
% EBITDA margin	94.0%	93.8%	90.7%	87.9%	87.0%
Non-operating income	28	18	17	17	13
Non-operating expenses	(10)	(9)	(9)	(7)	(7)
Interest expense	(948)	(797)	(687)	(439)	(400)
Pre-tax profit	**8,600**	**8,730**	**8,608**	**6,706**	**6,160**
Income tax	0	0	0	0	0
After-tax profit	**8,600**	**8,730**	**8,608**	**6,706**	**6,160**
% net margin	84.8%	86.1%	84.1%	82.6%	81.7%
Shares in affiliates' Earnings	0	0	0	0	0
Minority interests	0	0	0	0	0
Extraordinary items	500	(701)	0	0	0
NET INVESTMENT INCOME	**9,101**	**8,030**	**8,608**	**6,706**	**6,160**
Normalized Net Invest. Income	**8,600**	**8,730**	**8,608**	**6,706**	**6,160**
EPS (Bt)	1.1	1.0	1.1	0.8	0.8
Normalized EPS (Bt)	1.1	1.1	1.1	0.8	0.8

BALANCE SHEET

FY ending Dec (Bt m)	2020A	2021A	2022F	2023F	2024F
ASSETS:					
Current assets:	4,052	4,397	4,019	4,015	2,514
Cash & cash equivalent	4,038	4,380	4,000	4,000	2,500
Account receivables	0	0	3	2	2
Inventories	0	0	0	0	0
Others	15	16	16	13	12
Investments & loans	100,700	100,000	100,000	100,000	100,000
Net fixed assets	0	0	0	0	0
Other assets	0	0	0	0	0
Total assets	**104,752**	**104,397**	**104,019**	**104,015**	**102,514**
LIABILITIES:					
Current liabilities:	1,064	1,063	1,090	1,064	1,076
Account payables	0	0	0	0	0
Bank overdraft & ST loans	0	0	0	0	0
Current LT debt	0	0	0	0	0
Others current liabilities	1,064	1,063	1,090	1,064	1,076
Total LT debt	**15,102**	**14,317**	**11,015**	**10,938**	**9,058**
Others LT liabilities	0	0	0	0	0
Total liabilities	**16,166**	**15,380**	**12,105**	**12,002**	**10,134**
Minority interest	0	0	0	0	0
Preferreds shares	0	0	0	0	0
Paid-up capital	76,684	76,684	78,813	78,813	78,813
Share premium	0	0	0	0	0
Warrants	0	0	0	0	0
Surplus	0	0	0	0	0
Retained earnings	**11,903**	**12,333**	**13,101**	**13,200**	**13,567**
Net Assets	88,587	89,016	91,914	92,013	92,380

Sources: Company data, Thanachart estimates

Dividends fall in 2023F following lower rental income

CASH FLOW STATEMENT

FY ending Dec (Bt m)	2020A	2021A	2022F	2023F	2024F
Earnings before tax	8,600	8,730	8,608	6,706	6,160
Tax paid	0	0	0	0	0
Depreciation & amortization	0	0	0	0	0
Chg In w orking capital	(0)	0	(3)	1	0
Chg In other CA & CL / minorities	2,691	(2)	27	(23)	13
Cash flow from operations	**11,291**	**8,728**	**8,632**	**6,684**	**6,172**
Capex	0	0	0	0	0
Right of use	0	0	(0)	(0)	(0)
ST loans & investments	0	0	0	0	0
LT loans & investments	(500)	700	0	0	0
Adj for asset revaluation	0	0	0	0	0
Chg In other assets & liabilities	500	(701)	0	0	0
Cash flow from investments	**0**	**(1)**	**0**	**0**	**0**
Debt financing	(2,925)	(785)	(3,302)	(77)	(1,880)
Capital increase	0	0	2,129	0	0
Dividends paid	(7,520)	(7,600)	(7,839)	(6,607)	(5,793)
Warrants & other surplus	0	0	0	0	0
Cash flow from financing	**(10,445)**	**(8,385)**	**(9,012)**	**(6,684)**	**(7,672)**
Free cash flow	**11,291**	**8,728**	**8,632**	**6,684**	**6,172**

We don't see its 9% yield in 2023F as attractive given its diminishing contract life

VALUATION

FY ending Dec	2020A	2021A	2022F	2023F	2024F
Normalized PE (x)	8.2	8.1	8.2	10.6	11.5
Normalized PE - at target price (x)	7.3	7.2	7.3	9.4	10.3
PE (x)	7.8	8.8	8.2	10.6	11.5
PE - at target price (x)	6.9	7.9	7.3	9.4	10.3
EV/EBITDA (x)	8.6	8.5	8.4	10.9	11.8
EV/EBITDA - at target price (x)	7.8	7.7	7.6	9.8	10.6
P/NAV (x)	0.8	0.8	0.8	0.8	0.8
P/NAV - at target price (x)	0.7	0.7	0.7	0.7	0.7
P/CFO (x)	6.3	8.1	8.2	10.6	11.5
Price/sales (x)	7.0	7.0	6.9	8.7	9.4
Effective dividend yield (%)	11.2	10.7	11.2	8.7	8.0
Capital reduction yield (%)	0.0	0.0	0.0	0.0	0.0
Cash dividend yield (%)	11.2	10.7	11.2	8.7	8.0
FCF Yield (%)	15.9	12.3	12.2	9.4	8.7
(Bt)					
Normalized EPS	1.1	1.1	1.1	0.8	0.8
EPS	1.1	1.0	1.1	0.8	0.8
Effective dividend *	1.0	1.0	1.0	0.8	0.7
Capital reduction dividend	0.0	0.0	0.0	0.0	0.0
Cash dividend **	1.0	1.0	1.0	0.8	0.7
NAV/unit	11.1	11.1	11.5	11.5	11.5
CFO/unit	1.4	1.1	1.1	0.8	0.8
FCF/unit	1.4	1.1	1.1	0.8	0.8

Sources: Company data, Thanachart estimates

JASIF already has a generous dividend payout ratio

FINANCIAL RATIOS

FY ending Dec	2020A	2021A	2022F	2023F	2024F
Growth Rate					
Sales (%)	59.6	0.0	0.9	(20.6)	(7.2)
Net profit (%)	(15.1)	(11.8)	7.2	(22.1)	(8.1)
EPS (%)	(34.9)	(11.8)	7.2	(22.1)	(8.1)
Normalized profit (%)	47.9	1.5	(1.4)	(22.1)	(8.1)
Normalized EPS (%)	13.3	1.5	(1.4)	(22.1)	(8.1)
Dividend payout ratio (%)***	87.0	94.7	92.0	92.0	92.0
Operating performance					
Gross margin (%)	100.0	100.0	100.0	100.0	100.0
Operating margin (%)	94.0	93.8	90.7	87.9	87.0
EBITDA margin (%)	94.0	93.8	90.7	87.9	87.0
Net margin (%)	84.8	86.1	84.1	82.6	81.7
Interest bearing debt to NAV (%)	17.0	16.1	12.0	11.9	9.8
D/E (incl. minor) (x)	0.2	0.2	0.1	0.1	0.1
Net D/E (incl. minor) (x)	0.1	0.1	0.1	0.1	0.1
Interest coverage - EBIT (x)	10.1	11.9	13.5	16.3	16.4
Interest coverage - EBITDA (x)	10.1	11.9	13.5	16.3	16.4
Interest bearing debt to total asset (	14.4	13.7	10.6	10.5	8.8
ROA - using norm profit (%)	8.2	8.3	8.3	6.4	6.0
ROE - using norm profit (%)	9.8	9.8	9.5	7.3	6.7
DuPont					
ROE - using after tax profit (%)	9.8	9.8	9.5	7.3	6.7
- asset turnover (x)	0.1	0.1	0.1	0.1	0.1
- operating margin (%)	94.1	93.9	90.8	88.0	87.0
- leverage (x)	1.2	1.2	1.2	1.1	1.1
- interest burden (%)	90.1	91.6	92.6	93.9	93.9
- tax burden (%)	100.0	100.0	100.0	100.0	100.0
Cost of equity (%)	#N/A	#N/A	6.1	6.1	6.1
ROIC (%)	9.4	9.6	9.4	7.2	6.6
NOPAT (Bt m)	9,531	9,519	9,286	7,136	6,553

Sources: Company data, Thanachart estimates

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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.

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