

BUY (From: HOLD)

Change in Recommendation

TP: Bt 11.00

(From: Bt 14.50)

18 SEPTEMBER 2023**Upside : 17.0%**

Digital Telecom. Infra. Fund (DIF TB)

Overly punished

We upgrade DIF to BUY after its 24% unit price fall over the past three months, while we see no changes to its secured rental contracts. Our TP cut to Bt11 is to reflect its diminishing contract lives and interest rate hike impacts. DIF now offers attractive 10% dividend yields in 2023-25F, with a yield-to-maturity at 7% IRR, on our estimate.

**NUTTAPOL PRASITSUKSANT**

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Upgrading to BUY

We upgrade DIF to BUY (from Hold) based on three reasons. *First*, we foresee no changes to DIF's core asset rental contracts (fixed prices and volumes) until 2033 and maintain our view that six (out of nine) of its contracts will get their contract extension clause exercised to 2043. *Second*, after its unit price collapse of 24% over the past three months, DIF's dividend yields of 10% for 2023-25F look attractive though we cut its dividends down 5-8% in 2023-26F to reflect its interest cost rise to 5.6% in 2023F (from 4.1% in 2022). *Third*, we see DIF's 7.3% IRR for a 20-year holding period (c.4% above comparable Thai government bonds) as enticing with a lower counterparty risk after the amalgamation completion of its key tenant. We lower our DDM-based 12-month TP, rolled over to 2024F, to Bt11 (from Bt14.5) after these cuts.

No change to its rental contracts

There is no change to DIF's fixed-price and fixed-volume asset rental contracts until 2033F. The telecom towers and fiber-optic cable system nationwide are used by True Corp (TRUE TB, not rated) to provide mobile and fixed-broadband (FBB) services for its 51m and 3.8m customers, respectively. We believe six (of nine) sets of those contracts, which make up 67% of DIF's total revenue, will be extended for another 10 years (to 2043F) since TRUE still looks set to generate Bt23.5bn of revenue from its FBB service in 2023F, which is well above the Bt16.5bn threshold of the obligation clause for TRUE to extend the contracts. Note that we value DIF based on its Bt10.3/unit contract value plus Bt0.7 in remaining asset value after its contracts fully expire in 2043.

Still generous dividends after the cuts

DIF still offers generous 10% yields in 2023-33F and 8% in 2034-43F after our dividend cuts. DIF was hit hard by policy rate hikes to 2.25% (from 0.5% in 1H22) since its Bt26.5bn of outstanding loans are on floating rates. We project its cost of debt to surge to 5.5-6.0% in 2023-25F from 4.1% in 2022. Thus, we expect lower dividends of Bt0.96/unit in 2023-33F and Bt0.83/unit in 2034-43F. Despite the cuts, we still estimate a high return of a 7.3% IRR for investors holding DIF until its contracts fully expire in 2043.

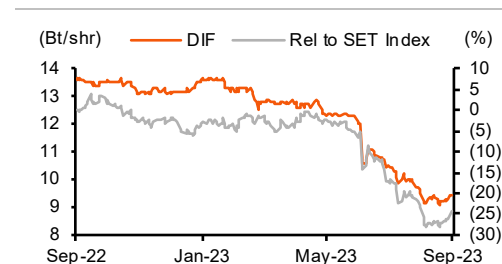
Lower risks after TRUE's amalgamation

We foresee lower counterparty risk for DIF given the improving financial health of its major tenant, TRUE, supported by its post-merger synergies (i.e., operating cost savings, less competition, and scale benefits). We also see loans and debentures becoming more favorable to TRUE after its credit rating was upgraded to A+ (from BBB+) in March, so we expect a lower risk of an unconventional cash flow boost by TRUE via the divestment of DIF's units or asset injections into DIF.

COMPANY VALUATION

Y/E Dec (Bt m)	2022A	2023F	2024F	2025F
Sales	14,404	14,426	14,427	14,429
Net profit	7,462	12,039	12,036	12,130
Consensus NP	—	11,290	11,314	11,414
Diff frm cons (%)	—	6.6	6.4	6.3
Norm profit	12,335	12,039	12,036	12,130
Prev. Norm profit	—	12,517	12,575	12,744
Chg frm prev (%)	—	(3.8)	(4.3)	(4.8)
Norm EPS (Bt)	1.2	1.1	1.1	1.1
Norm EPS grw (%)	(2.6)	(2.4)	(0.0)	0.8
Norm PE (x)	8.1	8.3	8.3	8.2
EV/EBITDA (x)	8.7	8.6	8.5	8.4
P/NAV (x)	0.6	0.6	0.6	0.6
Cash div yield (%)*	11.0	10.3	10.2	10.3
Effective yield (%)**	11.0	10.3	10.2	10.3
ROE (%)	7.1	6.9	6.9	6.9
Net D/E (%)	13.1	12.4	11.6	10.8

PRICE PERFORMANCE



COMPANY INFORMATION

Price as of 18-Sep-23 (Bt)	9.40
Market Cap (US\$ m)	2,797.2
Listed Shares (m shares)	10,631.7
Free Float (%)	79.2
Avg Daily Turnover (US\$ m)	4.4
12M Price H/L (Bt)	13.70/9.10
Sector	Property Fund
Major Shareholder	TRUE Corporation 20.56%

Sources: Bloomberg, Company data, Thanachart estimates

Overly punished, in our view

We upgrade DIF to BUY after its 24% unit price collapse

High near-term dividend yields and attractive IRR for long-term investors

We value DIF at Bt11/unit

We upgrade our recommendation on units of Digital Telecommunications Infrastructure Fund (DIF) to BUY (from Hold), mainly since we see its 24% unit price collapse over the past three months as unjustified given the following three supporting factors:

- **First**, there are no changes to its secured revenue stream from its fixed-price and fixed-volume asset rental contracts over 2023-33, while we maintain our view that two-thirds of those contracts will be extended to 2043.
- **Second**, DIF's dividend yields still look attractive to us at 10% over 2023-33F and 8% in 2034-43F despite our of 5-15% dividend cuts over its contract lives to reflect our higher interest cost assumptions for DIF.
- **Third**, we estimate a high 7.3% IRR for investors holding DIF's units until all its contracts expire in 2043 (20-year holding period).

We now value DIF on a 12-month basis at Bt11.0/unit based on DDM-based methodology (2024F base year) for its rental contracts at Bt10.3/unit plus Bt0.7/unit from the salvage value of its telecommunication infrastructure assets after its contracts fully expire in 2043F.

Ex 1: Key Assumption Changes

	2023F	2024F	2025F	2026F
Total revenue (Bt bn)				
- New	14.4	14.4	14.4	14.4
- Old	14.5	14.6	14.6	14.7
- Change (%)	(0.6)	(1.0)	(1.4)	(1.8)
Average cost of debt (%)				
- New	5.6	6.0	6.0	5.8
- Old	4.1	4.4	4.4	4.5
- Change (ppt)	1.5	1.5	1.6	1.3
Dividend payments (Bt/unit)				
- New	0.96	0.96	0.97	0.99
- Old	1.04	1.04	1.04	1.04
- Change (%)	(7.4)	(7.5)	(7.0)	(5.0)

Source: Thanachart estimates

No change to its rental contracts

No change to secured revenue streams until 2033F

There is no change to DIF's fixed pricing structure (stable rental prices adjusted with inflation) and fixed committed volume rental contracts for its telecommunication assets, 16k telecom towers and 3.1m core-km of fiber-optic cable (FOC) system nationwide until September 2033. Those assets are in use by its main tenant, True Corporation Pcl (TRUE TB, not rated), as its core operating infrastructure to provide mobile and fixed-broadband (FBB) services. We summarize DIF's nine sets of asset rental contracts on the following page.

Ex 2: DIF's Fixed-Price And Fixed-Volume Asset Rental Contracts Until 2033F

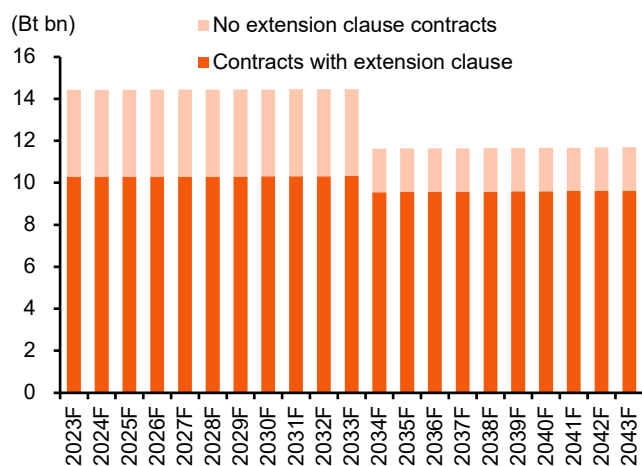
Contracts	1	2	3	4	5	6	7	8	9
Asset									
- Telecom towers (units)	4,847	1,485	6,000	—	3,727	—	—	—	—
- FOC ('000 core-km)	—	680	—	431	422	455	78	303	700
Extension clause	No	No	No	No	Yes	Yes	Yes	Yes	Yes
% total revenue (2023F)	8.4	13.3	11.4	11.4	16.3	9.4	2.4	9.4	18.1
	33%			67%					

Sources: Company data, Thanachart estimates

We assume its 10-year contract extension clauses will be exercised

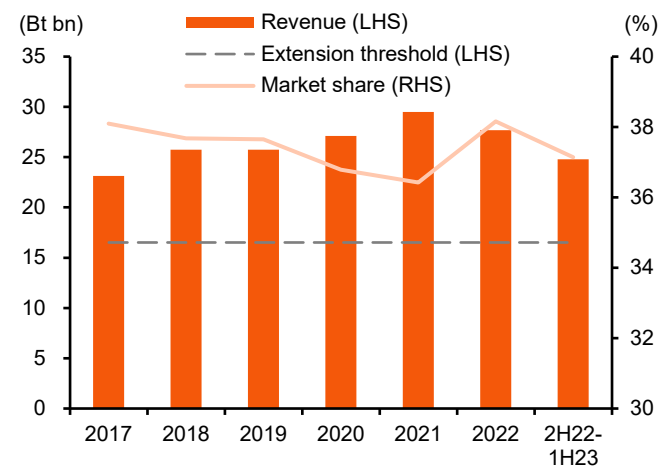
Beyond its secured revenue streams into 2033F, we maintain our view that six (out of nine) of the rental contracts, which comprise 67% of DIF's total revenue in 2023F, will have their extension clause exercised. We recap here that for contracts #4-9 (as shown in Exhibit 3), TRUE is obligated to extend the rental term by another 10 years (to September 2043) if 1) it generates more than Bt16.5bn of revenue from its FBB service, or 2) it commands more than a 33% market share in the FBB industry in 2032. Given that TRUE's annual FBB (based on its performance over the past 12 months) remains healthy at Bt23.5bn, which is significantly higher than the threshold level for the contracts' extension, we factor into our valuation that these six rental contracts will continue to 2043F. For the remainder of the 12k towers and 680k core-km of FOC system (under contracts #1-3), we assume that TRUE carries on renting those assets to maintain its services but at only half the current rental prices from 2034F to 2043F.

Ex 3: DIF's Stable Revenue Stream Over Contract Lives



Source: Thanachart estimates

Ex 4: TRUE's FBB Business Remains Healthy



Sources: TRUE, Bloomberg, National Broadcasting and Telecommunication Commission (NBTC)

Dividends still generous after our cuts

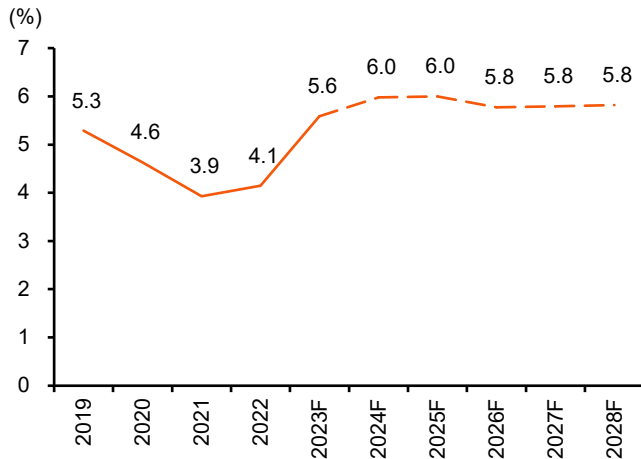
Still attractive 10% dividend yields in 2023-25F after our cuts on interest rate surge

We cut our estimated dividend payments from DIF by an average of 6% in 2023-33F and 15% over 2034-43F as we assume a 2.5% higher average cost of debt for DIF. This is because DIF's cost of debt has surged to 5.6% in 2023F (from 3.9/4.1% in 2021-22), mainly due to the Thai policy rate rising to 2.25% as of 2Q23 (vs. 0.5% in 1H22) while DIF's Bt26.5bn worth of outstanding loans (as of 2Q23) are quoted in floating rates.

However, after our cuts, DIF now offers attractive dividend yields, in our view, at 10% over 2023-25F. The total investment return is also high for investors holding DIF's units until its

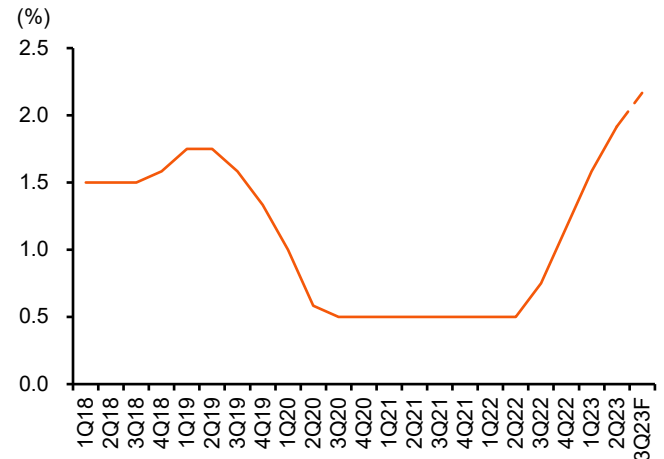
rental contracts fully expire in 2043 (20-year holding period) at a 7.3% IRR (after tax is deducted), which is almost 4% above the comparable return from the 20-year Thailand government bond yield, which stands at 3.4% currently.

Ex 5: DIF's Average Cost Of Debt



Sources: Company data, Thanachart estimates

Ex 6: Thai Policy Rate Has Surged Over Past 12 Months



Source: Bank of Thailand, Thanachart estimates

Ex 7: 12-month DDM-based Valuation Using A Base Year Of 2024F

(Bt m)	2024F	2025F	2026F	2027F	2028F	2029F	2030F	2031F	2032F	2033F	2034-43F
Dividend of common stock	10,237	10,274	10,458	10,557	10,614	10,877	10,996	11,075	11,134	11,212	90,016
Dividend from capital reduction	—	—	—	—	—	—	—	—	—	—	—
Dividend payment	10,237	10,274	10,458	10,557	10,614	10,877	10,996	11,075	11,134	11,212	90,016
Cost of equity (%)	7.0										
Terminal growth (%)	0.0										
PV of dividend	9,626	9,084	8,573	8,099	7,620	7,308	6,914	6,518	5,879	5,515	34,567
Equity value (m)	109,627										
No. of units (m)	10,632										
Equity value / unit (Bt)	10.3										
+ asset value after contracts expire in 2043	0.7										
Grand total	11.0										

Sources: Company data, Thanachart estimates

Valuation Comparison

Ex 8: Valuation Comparison With Regional Peers

Name	BBG Code	Country	EPU growth		PE		P/NAV		EV/EBITDA		Div yield	
			23F (%)	24F (%)	23F (x)	24F (x)	23F (x)	24F (x)	23F (x)	24F (x)	23F (%)	24F (%)
Link REIT/The	823 HK	Hong Kong	(60.1)	(8.1)	13.2	14.4	0.5	0.5	16.8	15.0	7.4	7.1
Yuexiu Real Estate	405 HK	Hong Kong	53.9	6.4	12.3	11.6	0.3	0.3	14.8	14.2	8.7	9.1
Fortune Real Estate	778 HK	Hong Kong	(208.3)	(26.2)	10.5	14.3	0.4	0.4	19.6	19.3	7.8	7.4
CapitaLand Mall Trust	CT SP	Singapore	na	(0.9)	na	na	na	na	na	na	na	na
Frasers Centrepoint Trust	FCT SP	Singapore	(6.4)	0.9	19.6	19.4	0.9	0.9	24.4	24.2	5.4	5.4
Mapletree Commercial	MCT SP	Singapore	na	(8.2)	na	na	na	na	na	na	na	na
Suntec Real Estate	SUN SP	Singapore	(44.9)	8.3	20.3	18.8	0.6	0.6	29.1	28.0	5.9	5.9
Starhill Global REIT	SGREIT SP	Singapore	(1.4)	0.0	12.4	12.4	0.6	0.7	15.7	15.9	8.2	8.0
CapitaLand Commercial	CCT SP	Singapore	(12.6)	na	na	na	na	na	na	na	na	na
Keppel REIT	KREIT SP	Singapore	(59.6)	2.3	20.1	19.7	0.7	0.7	37.7	35.0	6.7	6.7
CapitaLand Retail China	CRCT SP	Singapore	na	7.8	na	na	na	na	14.3	13.5	na	na
Ascendas Real Estate	AREIT SP	Singapore	na	(0.7)	na	na	na	na	na	na	na	na
Mapletree Industrial Trust	MINT SP	Singapore	29.4	(0.7)	17.1	17.2	1.2	1.2	20.6	19.1	6.0	5.8
Mapletree Logistics Trust	MLT SP	Singapore	(29.6)	(1.3)	21.4	21.6	1.1	1.1	25.7	24.7	5.3	5.1
Ascott Residence Trust	ART SP	Singapore	na	14.6	na	na	na	na	na	na	na	na
CDL Hospitality Trusts	CDREIT SP	Singapore	(70.2)	5.8	20.4	19.3	0.7	0.7	20.2	17.5	6.0	6.7
Axis Real Estate	AXRB MK	Malaysia	(23.4)	13.5	20.3	17.9	1.2	1.2	20.7	18.9	4.8	5.5
Sunway Real Estate	SREIT MK	Malaysia	11.7	9.1	14.8	13.6	1.1	1.1	17.6	16.5	6.5	7.1
KLCCP Stapled Group	KLCCSS MK	Malaysia	167.6	2.4	16.4	16.0	0.9	1.1	22.2	21.9	5.6	5.8
IGB Real Estate	IGBREIT MK	Malaysia	(9.5)	4.0	16.6	16.0	1.5	1.5	17.3	16.7	6.1	6.4
Pavilion Real Estate	PREIT MK	Malaysia	(37.8)	6.2	14.9	14.1	0.9	0.9	18.1	15.9	6.5	6.9
BTS Rail Mass Transit **	BTSGIF TB	Thailand	33.1	16.6	4.4	3.8	0.5	0.6	4.4	3.8	22.7	26.5
CPN Retail Growth *	CPNREIT TB	Thailand	10.7	(9.0)	7.6	8.3	0.9	1.0	11.9	13.2	10.4	9.5
Digital Telecom. Infra. Fund *	DIF TB	Thailand	(2.4)	(0.0)	8.3	8.3	0.6	0.6	8.6	8.5	10.3	10.2
Average			(13.7)	1.9	15.0	14.8	0.8	0.8	18.9	18.0	7.8	8.1

Source: Bloomberg

Note: * Thanachart estimates, using Thanachart normalized EPS,

** Fiscal year ends in March, and we use one-year forward numbers for 24-25F.

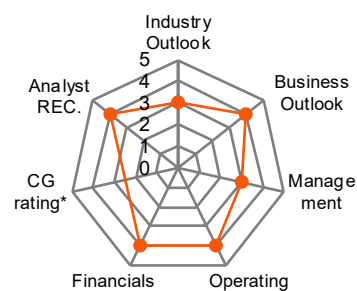
Based on 18 Sep 2023 closing prices

FUND DETAILS

Name	: Digital Telecommunication Infrastructure Fund
Ticker	: DIF TB
Listed date	: 27 December 2013
Fund size	: Bt58bn (58,000 units @ par Bt10/unit)
Type	: Closed-end retail infrastructure fund
Investment A/S	: Telecom towers and optical fiber cable
Project life	: No specific term
Sponsor	: True Corporation (TRUE TB)
Fund manager	: SCB Asset Management
Dividend policy	: No less than 90% of adjusted net profit
Payment date	: Quarterly basis
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

- Top infrastructure fund with a solid portfolio of network assets.
- Stronger financial position of its main sponsor, TRUE, after the amalgamation.

O — Opportunity

- Accelerating 5G network rollout increases demand for telecom equipment and infrastructure.
- DIF can purchase more assets from TRUE (or other telecom operators) to boost its revenues or extend contract life.

W — Weakness

- Income from rental contracts is guaranteed for only a certain period, until 2033 (and some can be extended into 2043), while we believe it is difficult for DIF to find new tenants.

T — Threat

- Regulatory changes.
- The imposition of any taxes on infrastructure funds.

CONSENSUS COMPARISON

	Consensus	Thanachart	Diff
Target price (Bt)	14.03	11.00	-22%
Net profit 23F (Bt m)	11,290	12,039	7%
Net profit 24F (Bt m)	11,314	12,036	6%
Consensus REC	BUY: 5	HOLD: 1	SELL: 0

HOW ARE WE DIFFERENT FROM THE STREET?

- We estimate 7/6% higher 2023-24F earnings for DIF than the Bloomberg consensus, which we believe is because we assume higher average rental prices than the Street.
- However, our TP is 22% lower, likely as we assume DIF's rental contracts will not get extended beyond 2043F.

RISKS TO OUR INVESTMENT CASE

- A stronger-than-expected rise and a longer-than-expected period of high global interest rates represent the two major downside risks to DIF's ability to pay dividends and, therefore, our DDM-based valuation.
- If, for whatever reason, TRUE fails to deliver recurring rental payments or terminates the rental contracts, these represent the key counterparty risks to DIF and, therefore, its ability to pass on cash flow from asset rental as dividends to its unitholders.

Sources: Bloomberg consensus, Thanachart estimates

Source: Thanachart

INCOME STATEMENT

Revenue stream looks
highly secured into 2033F

FY ending Dec (Bt m)	2021A	2022A	2023F	2024F	2025F
Revenue	14,726	14,404	14,426	14,427	14,429
Selling & administration expenses	309	306	303	305	307
Operating profit	14,417	14,098	14,123	14,122	14,122
% operating margin	97.9%	97.9%	97.9%	97.9%	97.9%
Depreciation & amortization	0	0	0	0	0
EBITDA	14,417	14,098	14,123	14,122	14,122
% EBITDA margin	97.9%	97.9%	97.9%	97.9%	97.9%
Non-operating income	16	21	21	20	20
Non-operating expenses	(43)	(47)	(52)	(52)	(53)
Interest expense	(1,719)	(1,734)	(2,051)	(2,051)	(1,957)
Pre-tax profit	12,671	12,338	12,042	12,039	12,133
Income tax	1	3	3	3	3
After-tax profit	12,669	12,335	12,039	12,036	12,130
% net margin	86.0%	85.6%	83.5%	83.4%	84.1%
Shares in affiliates' Earnings	0	0	0	0	0
Minority interests	0	0	0	0	0
Extraordinary items	219	(4,873)	0	0	0
NET INVESTMENT INCOME	12,888	7,462	12,039	12,036	12,130
Normalized Net Invest. Income	12,669	12,335	12,039	12,036	12,130
EPS (Bt)	1.2	0.7	1.1	1.1	1.1
Normalized EPS (Bt)	1.2	1.2	1.1	1.1	1.1

BALANCE SHEET

Asset rental contracts
make up the majority of
DIF's value

FY ending Dec (Bt m)	2021A	2022A	2023F	2024F	2025F
ASSETS:					
Current assets:	7,959	8,265	7,597	7,598	7,598
Cash & cash equivalent	4,397	4,409	4,000	4,000	4,000
Account receivables	3,499	3,815	3,557	3,557	3,558
Inventories	0	0	0	0	0
Others	63	40	40	40	40
Investments & loans	215,927	209,238	209,238	209,238	209,238
Net fixed assets	0	0	0	0	0
Other assets	0	0	0	0	0
Total assets	223,886	217,502	216,835	216,836	216,836
LIABILITIES:					
Current liabilities:	8,245	6,466	6,331	6,352	6,372
Account payables	663	663	621	621	621
Bank overdraft & ST loans	0	0	0	0	0
Current LT debt	0	0	0	0	0
Others current liabilities	7,583	5,803	5,711	5,731	5,751
Total LT debt	27,267	27,004	25,573	24,454	23,278
Others LT liabilities	0	0	0	0	0
Total liabilities	47,670	44,891	42,626	40,827	38,972
Minority interest	0	0	0	0	0
Preferreds shares	0	0	0	0	0
Paid-up capital	106,317	106,317	106,317	106,317	106,317
Share premium	20,800	20,800	20,800	20,800	20,800
Warrants	0	0	0	0	0
Surplus	0	0	0	0	0
Retained earnings	49,100	45,495	47,093	48,892	50,748
Net Assets	176,216	172,611	174,209	176,009	177,864

Sources: Company data, Thanachart estimates

CASH FLOW STATEMENT

FY ending Dec (Bt m)	2021A	2022A	2023F	2024F	2025F
Earnings before tax	12,671	12,338	12,042	12,039	12,133
Tax paid	61	44	3	(3)	(3)
Depreciation & amortization	0	0	0	0	0
Chg In working capital	(407)	(316)	216	(0)	(0)
Chg In other CA & CL / minorities	43	(1,827)	(99)	20	20
Cash flow from operations	12,368	10,239	12,162	12,056	12,150
Capex	0	0	0	0	0
ST loans & investments	44	23	0	0	0
LT loans & investments	(176)	6,689	0	0	0
Adj for asset revaluation	0	0	0	0	0
Chg In other assets & liabilities	(456)	(5,608)	(700)	(700)	(700)
Cash flow from investments	(588)	1,104	(700)	(700)	(700)
Debt financing	(319)	(263)	(1,431)	(1,119)	(1,176)
Capital increase	0	0	0	0	0
Dividends paid	(11,099)	(11,067)	(10,441)	(10,237)	(10,274)
Warrants & other surplus	0	0	0	0	0
Cash flow from financing	(11,418)	(11,331)	(11,872)	(11,356)	(11,450)
Free cash flow	12,368	10,239	12,162	12,056	12,150

Dividend payments still
look generous after our
cuts

VALUATION

FY ending Dec	2021A	2022A	2023F	2024F	2025F
Normalized PE (x)	7.9	8.1	8.3	8.3	8.2
Normalized PE - at target price (x)	9.2	9.5	9.7	9.7	9.6
PE (x)	7.8	13.4	8.3	8.3	8.2
PE - at target price (x)	9.1	15.7	9.7	9.7	9.6
EV/EBITDA (x)	8.5	8.7	8.6	8.5	8.4
EV/EBITDA - at target price (x)	9.7	9.9	9.8	9.7	9.6
P/NAV (x)	0.6	0.6	0.6	0.6	0.6
P/NAV - at target price (x)	0.7	0.7	0.7	0.7	0.7
P/CFO (x)	8.1	9.8	8.2	8.3	8.2
Price/sales (x)	6.8	6.9	6.9	6.9	6.9
Effective dividend yield (%)	11.1	11.0	10.3	10.2	10.3
Capital reduction yield (%)	0.0	0.0	0.0	0.0	0.0
Cash dividend yield (%)	11.1	11.0	10.3	10.2	10.3
FCF Yield (%)	12.4	10.2	12.2	12.1	12.2
(Bt)					
Normalized EPS	1.2	1.2	1.1	1.1	1.1
EPS	1.2	0.7	1.1	1.1	1.1
Effective dividend *	1.0	1.0	1.0	1.0	1.0
Capital reduction dividend	-	-	-	-	-
Cash dividend **	1.0	1.0	1.0	1.0	1.0
NAV/unit	16.6	16.2	16.4	16.6	16.7
CFO/unit	1.2	1.0	1.1	1.1	1.1
FCF/unit	1.2	1.0	1.1	1.1	1.1

We see DIF's dividend
yields as highly attractive

Sources: Company data, Thanachart estimates

FINANCIAL RATIOS

FY ending Dec	2021A	2022A	2023F	2024F	2025F
Growth Rate					
Sales (%)	0.3	(2.2)	0.1	0.0	0.0
Net profit (%)	(4.0)	(42.1)	61.3	(0.0)	0.8
EPS (%)	(4.0)	(42.1)	61.3	(0.0)	0.8
Normalized profit (%)	2.1	(2.6)	(2.4)	(0.0)	0.8
Normalized EPS (%)	2.1	(2.6)	(2.4)	(0.0)	0.8
Dividend payout ratio (%)***	86.1	147.2	85.2	85.0	84.8
Operating performance					
Gross margin (%)	100.0	100.0	100.0	100.0	100.0
Operating margin (%)	97.9	97.9	97.9	97.9	97.9
EBITDA margin (%)	97.9	97.9	97.9	97.9	97.9
Net margin (%)	86.0	85.6	83.5	83.4	84.1
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)	8.4	8.1	6.9	6.9	7.2
Interest coverage - EBITDA (x)	8.4	8.1	6.9	6.9	7.2
ROA - using norm profit (%)	5.7	5.6	5.5	5.6	5.6
ROE - using norm profit (%)	7.2	7.1	6.9	6.9	6.9
DuPont					
ROE - using after tax profit (%)	7.2	7.1	6.9	6.9	6.9
- asset turnover (x)	0.1	0.1	0.1	0.1	0.1
- operating margin (%)	97.7	97.7	97.7	97.7	97.6
- leverage (x)	1.3	1.3	1.3	1.2	1.2
- interest burden (%)	88.1	87.7	85.4	85.4	86.1
- tax burden (%)	100.0	100.0	100.0	100.0	100.0
Cost of equity (%)	6.3	6.3	6.3	6.3	6.3
ROIC (%)	7.3	7.1	7.2	7.2	7.2
NOPAT (Bt m)	14,416	14,094	14,119	14,119	14,118

Sources: Company data, Thanachart estimates

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