8 OCTOBER 2025

Amata Corporation Pcl (AMATA TB)

Backlog transfers starting

We expect market concerns about AMATA's slow backlog transfers to subside with strong revenue booking in 3Q25F. With its large backlog of Bt25bn as of 2Q25, we estimate robust earnings growth of 23/25% in 2H25-2026F. We reaffirm our BUY call on AMATA.



RATA LIMSUTHIWANPOOM 662-779-9119 rata.lim@thanachartsec.co.th

Transfers of backlog coming through

AMATA's strong presales momentum of 2,000-3,000 rai annually in 2023-24 has yet to be fully reflected in earnings. Due to slow land transfers for Chonburi 1 industrial estate (IE) and Chonburi 2 IE, AMATA's backlog built up to a record-high of Bt25bn in 2Q25. There was a big-lot transfer in 3Q25F, the 400-rai Hisense Chinese electrical appliances plot, at Chonburi 2. We estimate AMATA to report earnings of Bt900m in 3Q25F, up 20% y-y and 190% q-q. With continued momentum into the next quarter, we project a Bt2.1bn profit in 2H25F, up 23% y-y and 180% h-h. We also fine-tune up our earnings estimates by 1-3% in 2025-27F to reflect the better-than-expected gross margin of the Chonburi 2 estate of 50% vs. our previous assumption of 47%.

High-quality backlog

Thanachart Securities

AMATA's backlog appears high-quality. Based on our estimate, up to 35-40% of its backlog comes from the high-margin Chonburi 1. Meanwhile, Chonburi 2 makes up roughly another 35-40% with the remainder from its two Rayong estates. Due to its prime location, Chonburi 1's selling price is double that of other estates and thus earns a higher margin. Chonburi 1 IE sells at c.Bt12-14m/rai with a GPM of 60-70%, while other estates, including Chonburi 2, are priced at Bt6-7m/rai with a GPM of 45-55%.

Presales slow in 3Q25F

We expect presales in 3Q25F to be slow. According to AMATA, Chinese customers are awaiting a resolution on the US reciprocal tariff, which is widely expected to be finalized in 4Q25. We, however, also suspect that it may involve uncertainty over the final rate of regional content value that is required for goods not to be classified as trans-shipment products. Our conservative 1,600rai presales assumption this year reflects this risk. AMATA presold 748 rai in 1H25 and the normal high season in 4Q. Having said that, we remain of the view that Thailand continues to be in an FDI boom cycle and that our 1,600/1,400/1,400 rai presales estimates in 2026-28F are achievable.

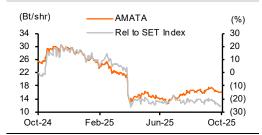
A deep-value stock; BUY

We reaffirm our BUY rating on AMATA with an unchanged NAVderived SOTP-based 12-month TP (2026F base year) of Bt27. We believe the stock offers compelling value, with the current price reflecting only its land value in Thailand, implying that no value is being assigned to its other businesses. That is despite the other businesses accounting for as much as 40% of EBITDA in 2025F. Additionally, these other businesses account for 30% of our TP of Bt27/share. We believe AMATA's current 0.7x P/BV implies unrealistically low land sales of only 225 rai p.a. Meanwhile, our TP of Bt27 implies a 1.1x P/BV.

COMPANY VALUATION

Y/E Dec (Bt m)	2024A	2025F	2026F	2027F
Sales	14,724	14,626	16,941	15,211
Net profit	2,483	3,241	4,058	3,633
Consensus NP	_	2,974	3,246	3,481
Diff frm cons (%)	_	9.0	25.0	4.4
Norm profit	2,529	3,241	4,058	3,633
Prev. Norm profit	_	3,146	3,985	3,588
Chg frm prev (%)	_	3.0	1.8	1.2
Norm EPS (Bt)	2.2	2.8	3.5	3.2
Norm EPS grw (%)	29.3	28.2	25.2	(10.5)
Norm PE (x)	7.3	5.7	4.6	5.1
EV/EBITDA (x)	7.6	6.2	5.3	5.0
P/BV (x)	0.8	0.8	0.7	0.6
Div yield (%)	5.0	5.3	6.6	5.9
ROE (%)	11.9	14.0	15.8	12.8
Net D/E (%)	41.4	47.6	46.9	28.3

PRICE PERFORMANCE



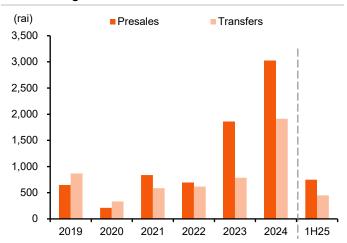
COMPANY INFORMATION

Price as of 8-Oct-25 (Bt)	16.10
Market Cap (US\$ m)	569.3
Listed Shares (m shares)	1,150.0
Free Float (%)	72.1
Avg Daily Turnover (US\$	m) 8.5
12M Price H/L (Bt)	30.50/12.20
Sector	Industrial Estate
Major Shareholder	Mr. Vikrom Kromadit 26.2%

Sources: Bloomberg, Company data, Thanachart estimates

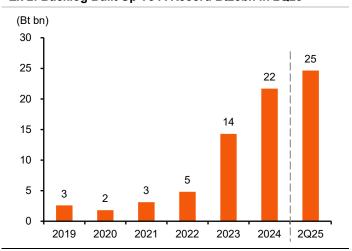
ESG Summary Report P6

Ex 1: Strong Presales But Slow Transfers



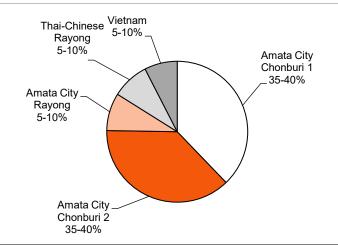
Sources: Company data, Thanachart estimates

Ex 2: Backlog Built Up To A Record Bt25bn In 2Q25



Sources: Company data, Thanachart estimates

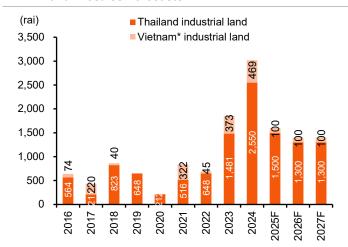
Ex 3: Backlog Value Breakdown As Of End-2Q25



Source: Thanachart estimates

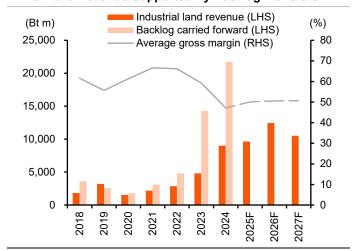
Note: Chonburi 1 IE sells at ~Bt12m-14m/rai with a GPM of 60-70%, while other estates, including Chonburi 2, are priced at Bt6m-7m/rai with a GPM of 45-55%

Ex 4: Land Presales Forecasts



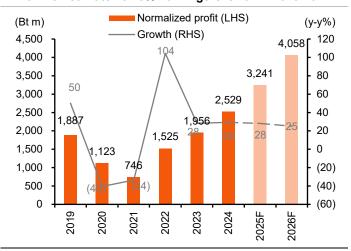
Sources: Company data, Thanachart estimates
Note: *Vietnam is via a 73% stake in AMATA VN

Ex 5: Land Revenue Supported By Backlog Transfers



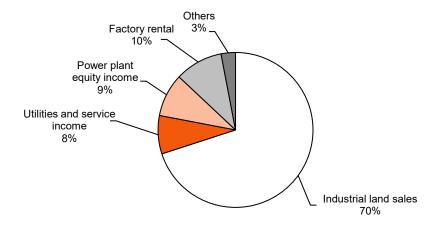
Sources: Company data, Thanachart estimates

Ex 6: We Estimate 28/25% Earnings Growth In 2025-26F



Sources: Company data, Thanachart estimates

Ex 7: 2026F EBIT And Equity Income Breakdown



Sources: Company data, Thanachart estimates

Ex 8: NAV-derived SOTP-based TP of Bt27.0/share

	Equity	Value/	Sum of
	Value	Share	The Parts
	(Bt m)	(Bt)	(%)
Thailand industrial land bank value*	19,705	17.1	64
Factory rentals (book value)	4,057	3.5	13
Utilities and power (DCF)	5,316	4.7	17
REIT investment (DDM)	475	0.4	1
Vietnam industrial land bank value	1,471	1.3	5
Total equity value	31,024	27.0	100.0

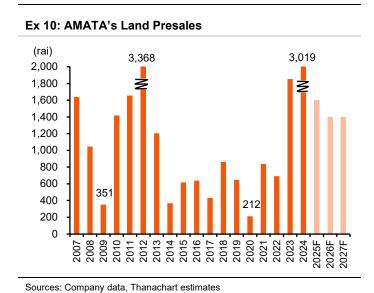
Sources: Thanachart estimates

Note:* We assign an average 30% discount to the price of developed land, while raw land is valued at cost. We also deduct the company's total consolidated net debt here.

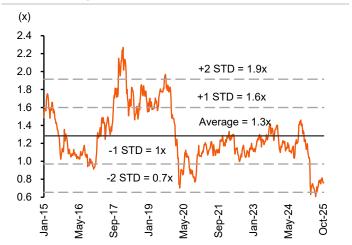
Ex 9: P/BV Sensitivity Against Annual Land Sales

Annual land sales (rai)	P/BV (x)	Implied share price (Bt/share)
225	0.70	17
500	1.03	24
1,000	1.32	31
1,500	1.44	34
2,000	1.49	35
3,000	1.52	36

Sources: Company data, Thanachart estimates







Sources: Bloomberg, Thanachart estimates

Valuation Comparison

Ex 12: Valuation Comparison With Regional Peers

			EPS	growth	—— РЕ	Ē—	— P/B	v —	EV/EB	ITDA	—Div yi	ield—
Name	BBG code	Country	25F	26F	25F	26F	25F	26F	25F	26F	25F	26F
			(%)	(%)	(x)	(x)	(x)	(x)	(x)	(x)	(%)	(%)
Sembcorp Industri	SCI SP	Singapore	4.4	7.6	10.9	2.1	10.2	11.6	11.7	11.0	3.9	4.1
Bumi Serpong Damai	BSDE IJ	Indonesia	(34.3)	7.5	7.4	6.9	0.5	0.5	6.4	6.3	1.7	1.3
Ciputra Development	CTRA IJ	Indonesia	10.5	1.7	7.2	7.1	0.7	0.7	4.3	4.4	2.9	3.1
Lippo Karawaci	LPKR IJ	Indonesia	(97.7)	61.8	15.4	9.6	0.2	0.2	8.9	7.4	na	na
Pakuwon Jati	PWON IJ	Indonesia	12.2	5.6	7.6	7.2	8.0	0.7	5.2	4.9	3.2	3.6
Summarecon Agung	SMRA IJ	Indonesia	(26.3)	(8.7)	6.6	7.2	0.6	0.5	6.0	5.9	1.8	2.0
Surya Semesta	SSIA IJ	Indonesia	32.2	59.9	31.0	19.4	1.7	1.6	10.2	8.0	0.3	0.5
Amata Corporation *	AMATA TB	Thailand	28.2	25.2	5.7	4.6	0.8	0.7	6.2	5.3	5.3	6.6
Pinthong Industrial Park *	PIN TB	Thailand	(46.0)	(5.6)	5.4	5.7	1.0	0.9	7.5	8.0	3.7	3.5
Rojana Industrial Park *	ROJNA TB	Thailand	8.7	(43.5)	4.5	8.0	0.5	0.4	4.3	4.5	2.8	3.1
WHA Corp PCL *	WHA TB	Thailand	16.9	(11.0)	10.1	11.3	1.4	1.4	13.6	15.5	5.9	5.3
Average			(9.6)	9.3	10.1	8.7	0.8	0.8	7.3	7.0	3.1	3.2

Sources: Company data, Thanachart estimates

Note: * Thanachart estimates, using Thanachart normalized EPS

Based on 8 October 2025 closing prices

COMPANY DESCRIPTION

Amata Corporation PcI (AMATA) develops industrial estates primarily serving manufacturing plants and factories. The company acquires land and develops the essential infrastructure and facilities required for industrialized operations. It has four estates in Thailand, and two estates operating in Vietnam.

Source: Thanachart

THANACHART'S SWOT ANALYSIS

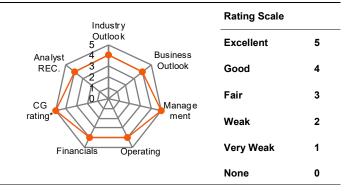
S — Strength

- Strategically located. Amata Nakorn is 42km from Suvarnabhumi airport and Amata City is 27km from Laem Chabang deep-sea port.
- Operates in an oligopolistic market.
- Huge landbank available for sale.

Opportunity

- New cycle of land sales driven by the need to diversify due to geopolitical threat and China policy risk
- Diversification into businesses that contribute recurring income, i.e., rental business, utilities, and power.

COMPANY RATING



Source: Thanachart; *CG Rating

W — Weakness

- Earnings are highly dependent on land sales which are by nature bulky and can cause high earnings volatility.
- Business is capital intensive.
- Business is less diversified than peers'.

T — Threat

- Highly sensitive to economic conditions.
- A weakening global economy.

CONSENSUS COMPARISON

	Consensus	Thanachart	Diff
Target price (Bt)	21.99	27.00	23%
Net profit 25F (Bt m)	2,974	3,241	9%
Net profit 26F (Bt m)	3,246	4,058	25%
Consensus REC	BUY: 16	HOLD: 1	SELL: 2

HOW ARE WE DIFFERENT FROM THE STREET?

Our earnings for 2025-26F and TP are higher than the Bloomberg consensus numbers, which we attribute to us being more bullish than the Street on the FDI outlook.

RISKS TO OUR INVESTMENT CASE

- If global economic conditions weaken, industrial land demand could fall short of expectations.
- Delays in customer readiness or permitting could push revenue recognition into later years, leading to earnings shortfalls versus our forecast.
- If Vietnam's economy grows slower than the level we expect presently, there could be downside risk to AMATAV's (AMATAV TB, not rated) earnings, which contribute to AMATA's bottom line.

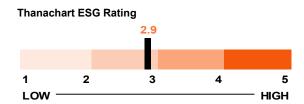
Sources: Bloomberg consensus, Thanachart estimates

Source: Thanachart

AMATA Corporation Pcl.

Sector: Property & Construction | Property Dev.

AMATA's businesses cover industrial estate land sales, power, and other utilities. It has also expanded its industrial estate business into Vietnam. AMATA focuses strongly on ESG, but our moderate score of 2.9 reflects a weak board structure and its businesses' direct exposure to the risk of the US tariffs.



							S&P		
	SET ESG Index	SET ESG (BBB-AAA)	DJSI Index	MSCI (CCC-AAA)	ESG Book (0-100)	Refinitiv (0-100)	Global (0-100)	Moody's (0-100)	CG Rating (0-5)
AMATA	YES	AAA	-	Α	-	73.05	41.00	-	5.0

Sources: SETTRADE, SET ESG Index, SET ESG Rating, The Dow Jones Industrial Average (DJSI), MSCI ESG Research LLC, ESG Book, Refinitiv ESG Information, S&P Global Market Intelligence, Moody's ESG Solutions, Thai IOD (CG rating) Note: Please see third party on "terms of use" toward the back of this report.

Factors	Our Comments
ENVIRONMENT	 We assign an E score of 3.2 for AMATA, which reflects a decent commitment to sustainability with clearly defined goals and actionable plans.
	ANATA 44-4

- Environmental Policies & Guidelines
- Energy Management
- Carbon Management
- Water Management
- Waste Management
- AMATA targets to achieve carbon neutrality by 2040 and to reduce greenhouse gas (GHG) intensity by 30% in 2030 from the 2019 baseline. In 2024, GHG emissions scopes 1-3 stood at 63,271 tonnes of CO2e (tCO2e), flat y-y. GHG intensity for scopes 1 & 2 was 3.15 tCO2e/hectare, decreasing by 11.5% from the 2019 base year.
- The use of a water reclamation system has helped AMATA reduce its reliance on natural water sources. In 2024, reclaimed water accounted for 37% of total water usage, slightly below its target of over 40% due to limited wastewater input.
- 27,645kg of solid waste was produced in 2024 (+5% y-y), of which 61% was recycled into refuse-derived fuel (RDF), 8% was recyclable, and the remaining 31% sent to landfills, presenting an area for potential improvement.

SOCIAL

- Human Rights
- Staff Management
- Health & Safety
- Product Safety & Quality
- Social Responsibility
- We assign AMATA a moderate S score of 3.0, reflecting its solid performance in labor practices, safety standards, and community investment.
- AMATA focuses on fair labor practices and employee development. Staff training was 23 hours/person in 2024, up 11% y-y. AMATA had a low voluntary turnover rate of 7% and maintained a gender-diverse workforce with women representing 47% of total employees.
- AMATA strictly follows the Occupational Safety, Health, and Environment Act and international safety standards. The company reported one work-related injury case annually in both 2023 and 2024.
- In 2024, AMATA implemented a total of 25 projects and activities by spending a social investment budget of Bt5.4m (excluding donations). Around 134,262 people directly and indirectly benefited from these projects and activities

GOVERNANCE & SUSTAINABILITY

- Board
- Ethics & Transparency
- Business Sustainability
- Risk Management
- Innovation

- We assign a relatively low G score of 2.7, which reflects a non-ideal board structure and rising business risk from US tariff policies.
- The board chair is an executive, a founding family member, and a major shareholder. Six out of nine directors (67%) are independent, which is at the ideal ratio of 2/3.
- The board comprises three female directors (33%) and offers a rounded skill set across real estate, engineering, general management, accounting, corporate governance, sustainability, and IT. However, board members are concentrated in the 60-75 age range.
- A significant portion of AMATA's 2025F EBIT (53%) is derived from industrial land sales, which remain sensitive to geopolitical developments.

Sources: Company data, Thanachart

INCOME STATEMENT

FY ending Dec (Bt m)	2023A	2024A	2025F	2026F	2027F
Sales	9,517	14,724	14,626	16,941	15,211
Cost of sales	5,804	9,755	8,317	9,144	8,290
Gross profit	3,713	4,968	6,309	7,797	6,921
% gross margin	39.0%	33.7%	43.1%	46.0%	45.5%
Selling & administration expenses	1,261	1,447	1,458	1,804	1,595
Operating profit	2,452	3,522	4,851	5,993	5,326
% operating margin	25.8%	23.9%	33.2%	35.4%	35.0%
Depreciation & amortization	430	451	545	581	617
EBITDA	2,882	3,973	5,396	6,574	5,943
% EBITDA margin	30.3%	27.0%	36.9%	38.8%	39.1%
Non-operating income	196	219	232	248	233
Non-operating expenses	0	0	0	0	0
Interest expense	(687)	(707)	(743)	(822)	(794)
Pre-tax profit	1,960	3,034	4,340	5,419	4,765
Income tax	463	479	868	1,084	953
After-tax profit	1,497	2,555	3,472	4,335	3,812
% net margin	15.7%	17.4%	23.7%	25.6%	25.1%
Shares in affiliates' Earnings	1,056	964	807	824	843
Minority interests	(596)	(990)	(1,038)	(1,102)	(1,021)
Extraordinary items	(112)	(46)	0	0	0
NET PROFIT	1,845	2,483	3,241	4,058	3,633
Normalized profit	1,956	2,529	3,241	4,058	3,633
EPS (Bt)	1.6	2.2	2.8	3.5	3.2
Normalized EPS (Bt)	1.7	2.2	2.8	3.5	3.2

Due to the nature of its business, it carries huge land inventory for sale

BALANCE SHEET					
FY ending Dec (Bt m)	2023A	2024A	2025F	2026F	2027F
ASSETS:					
Current assets:	20,235	21,103	19,611	21,226	20,947
Cash & cash equivalent	3,774	5,803	5,300	5,300	5,300
Account receivables	621	1,453	1,443	1,671	1,500
Inventories	15,127	12,920	11,948	13,189	13,189
Others	713	927	921	1,067	958
Investments & loans	5,522	5,727	6,027	6,027	6,027
Net fixed assets	8,240	9,205	10,095	10,578	11,027
Other assets	23,591	28,906	34,230	39,576	35,631
Total assets	57,588	64,941	69,963	77,408	73,632
LIABILITIES:					
Current liabilities:	15,323	19,554	19,934	21,436	18,410
Account payables	1,862	2,962	3,190	3,507	3,180
Bank overdraft & ST loans	1,263	1,559	2,024	2,195	1,632
Current LT debt	4,722	4,141	4,755	5,156	3,833
Others current liabilities	7,477	10,891	9,965	10,578	9,766
Total LT debt	11,487	11,726	13,464	14,600	10,854
Others LT liabilities	5,051	5,573	5,144	5,886	5,382
Total liabilities	31,861	36,853	38,543	41,922	34,646
Minority interest	5,309	6,104	7,141	8,243	9,264
Preferred shares	0	0	0	0	0
Paid-up capital	1,150	1,150	1,150	1,150	1,150
Share premium	1,070	1,070	1,070	1,070	1,070
Warrants	0	0	0	0	0
Surplus	788	619	619	619	619
Retained earnings	17,410	19,145	21,440	24,403	26,883
Shareholders' equity	20,418	21,984	24,279	27,242	29,722
Liabilities & equity	57,588	64,941	69,963	77,408	73,632

Sources: Company data, Thanachart estimates

CASH FLOW STATEMENT

FY ending Dec (Bt m)	2023A	2024A	2025F	2026F	2027F
Earnings before tax	1,960	3,034	4,340	5,419	4,765
Tax paid	(396)	(589)	(750)	(1,114)	(944)
Depreciation & amortization	430	451	545	581	617
Chg In working capital	(6,932)	2,476	1,211	(1,152)	(157)
Chg In other CA & CL / minorities	5,752	3,982	(270)	1,320	128
Cash flow from operations	814	9,354	5,076	5,054	4,409
Capex	(1,115)	(1,372)	(1,372)	(1,000)	(1,000)
Right of use	(115)	48	(50)	(50)	(50)
ST loans & investments	0	0	0	0	0
LT loans & investments	(558)	(205)	(300)	0	0
Adj for asset revaluation	0	0	0	0	0
Chg In other assets & liabilities	394	(4,745)	(5,727)	(4,616)	3,426
Cash flow from investments	(1,394)	(6,274)	(7,450)	(5,666)	2,376
Debt financing	2,656	(135)	2,817	1,707	(5,631)
Capital increase	0	0	0	0	0
Dividends paid	(1,003)	(917)	(946)	(1,095)	(1,154)
Warrants & other surplus	118	1	0	0	0
Cash flow from financing	1,771	(1,051)	1,871	612	(6,785)
Free cash flow	(300)	7,982	3,704	4,054	3,409

VALUATION

FY ending Dec	2023A	2024A	2025F	2026F	2027F
Normalized PE (x)	9.5	7.3	5.7	4.6	5.1
Normalized PE - at target price (x)	15.9	12.3	9.6	7.7	8.5
PE(x)	10.0	7.5	5.7	4.6	5.1
PE - at target price (x)	16.8	12.5	9.6	7.7	8.5
EV/EBITDA (x)	11.2	7.6	6.2	5.3	5.0
EV/EBITDA - at target price (x)	15.5	10.7	8.5	7.3	7.1
P/BV (x)	0.9	8.0	8.0	0.7	0.6
P/BV - at target price (x)	1.5	1.4	1.3	1.1	1.0
P/CFO (x)	22.7	2.0	3.6	3.7	4.2
Price/sales (x)	1.9	1.3	1.3	1.1	1.2
Dividend yield (%)	4.0	5.0	5.3	6.6	5.9
FCF Yield (%)	(1.6)	43.1	20.0	21.9	18.4
(Bt)					
Normalized EPS	1.7	2.2	2.8	3.5	3.2
EPS	1.6	2.2	2.8	3.5	3.2
DPS	0.7	8.0	8.0	1.1	0.9
BV/share	17.8	19.1	21.1	23.7	25.8
CFO/share	0.7	8.1	4.4	4.4	3.8
FCF/share	(0.3)	6.9	3.2	3.5	3.0

Share price trades below average P/BV

Sources: Company data, Thanachart estimates

FINANCIAL RATIOS

TIVANCIAL NATIOS						
FY ending Dec	2023A	2024A	2025F	2026F	2027F	
Growth Rate						
Sales (%)	46.4	54.7	(0.7)	15.8	(10.2)	
Net profit (%)	(21.2)	34.6	30.5	25.2	(10.5)	
EPS (%)	(21.2)	34.6	30.5	25.2	(10.5)	
Normalized profit (%)	28.3	29.3	28.2	25.2	(10.5)	
Normalized EPS (%)	28.3	29.3	28.2	25.2	(10.5)	
Dividend payout ratio (%)	40.5	37.1	30.0	30.0	30.0	
Operating performance						
Gross margin (%)	39.0	33.7	43.1	46.0	45.5	
Operating margin (%)	25.8	23.9	33.2	35.4	35.0	
EBITDA margin (%)	30.3	27.0	36.9	38.8	39.1	
Net margin (%)	15.7	17.4	23.7	25.6	25.1	
D/E (incl. minor) (x)	0.7	0.6	0.6	0.6	0.4	
Net D/E (incl. minor) (x)	0.5	0.4	0.5	0.5	0.3	
Interest coverage - EBIT (x)	3.6	5.0	6.5	7.3	6.7	
Interest coverage - EBITDA (x)	4.2	5.6	7.3	8.0	7.5	
ROA - using norm profit (%)	3.7	4.1	4.8	5.5	4.8	
ROE - using norm profit (%)	9.8	11.9	14.0	15.8	12.8	
DuPont						
ROE - using after tax profit (%)	7.5	12.1	15.0	16.8	13.4	
- asset turnover (x)	0.2	0.2	0.2	0.2	0.2	
- operating margin (%)	27.8	25.4	34.8	36.8	36.5	
- leverage (x)	2.6	2.9	2.9	2.9	2.7	
- interest burden (%)	74.0	81.1	85.4	86.8	85.7	
- tax burden (%)	76.4	84.2	80.0	80.0	80.0	
WACC (%)	8.1	8.1	8.1	8.1	8.1	
ROIC (%)	5.9	8.7	11.5	12.2	9.7	
NOPAT (Bt m)	1,873	2,965	3,881	4,794	4,261	
invested capital (Bt m)	34,116	33,608	39,223	43,893	40,741	

AMATA is financially strong. Its net D/E ratio is only 0.5x in 2026F

Sources: Company data, Thanachart estimates

ESG Information - Third Party Terms

SETTRADE: You acknowledge that the use of data, information or service displayed and/or contained in this website may require third party's data, content or software which is subject to the terms of third party provider. By accessing and/or using of such certain data, you acknowledge and agree to comply with and be bound by the applicable third party terms specified below

ESG Scores by Third Party data from www.SETTRADE.com 1. MSCI (CCC- AAA)

- 2. ESG Book (0-100)
- 3. Refinitiv (0-100)
- 4. S&P Global (0-100)
- 5. Moody's ESG Solutions (0-100)
- 6. SET ESG Rating (BBB-AAA)

SETESG Index (SETESG)

The SETESG Index reflects the price movement of stock of companies that have sustainable business practices which consider environmental, social and governance (ESG) aspect.

SET Index, SET50 Index, SET50 Index, SET100 Index and all indices calculated by the Stock Exchange of Thailand ("SET") (collectively called "SET Index Series") are the registered trademarks/service marks solely owned by, and proprietary to SET. Any unauthorized use of SET Index Series is strictly prohibited. All information provided is for information purposes only and no warranty is made as to its fitness for purpose, satisfactory quality or otherwise. Every effort has been made to ensure that all information given is accurate, but no responsibility or liability (including in negligence) can be accepted by SET for errors or omissions or for any losses arising from the use of this information.

SET ESG Index (SET ESG)

Currently, long-term investment guidelines abroad are beginning to focus on investing in companies that have sustainable business practices. which considers environmental, social and governance factors (Environmental, Social and Governance or ESG) of the company in making investment decisions along with analyzing the company's financial data.

Stock Exchange Has prepared the results of evaluating sustainable stocks which are stocks of listed companies (SETESG Rating) as an alternative for investors who want to invest in stocks of listed companies that are outstanding in ESG, including to support listed companies with operations, sustainable business Taking into account all stakeholders in both social and environmental aspects. There is a management process to create sustainability for the organization, such as risk management. Supply chain management and innovation development. Therefore, the SETESG index was created to be an index that reflects the price movement of a group of securities. of companies with sustainable business operations that meet the required size and liquidity criteria

ESG Book's Disclaimer

ESG Book's Disclaimer

Arabesque S-Ray GmbH, also trading as "ESG Book", is a limited liability company (Gesellschaft mit beschränkter Haftung) incorporated in Frankfurt am Main and organised under the laws of Germany with registered number HRB 113087 in the commercial register of the local court with its seat and business address at Zeppelinallee 15, 60325 Frankfurt am Main, Germany (hereinafter "ESG Book"). ESG Book, with its UK branch and local subsidiaries, is a provider of sustainability data and advisory services and operates the sustainability data platform ESG Book. ESG Book does not offer any regulated financial services nor products. This document is provided on a confidential basis by ESG Book and is for information purposes only; accordingly, it is not a solicitation or an offer to buy any security or instrument or to participate in any trading activities nor should it be construed as a recommendation or advice on the merits of investing in any financial product. THIRD PARTY INFORMATION. Certain information contained in this document has been obtained from sources outside ESG Book. While such information is believed to be reliable for the purposes used herein, no representations are made as to the accuracy or completeness thereof and neither ESG Book nor its affiliates take any responsibility for such information. To the extent this document contains any links to third party websites, such links are provided as a convenience and for informational purposes only; they do not constitute an endorsement or an approval by ESG Book of any of the products, services or opinions of the corporations or organization or individual operating such third party websites. ESG Book bears no responsibility for the accuracy, legality or content of the external site or for that of subsequent links. RELIANCE – ESG Book makes no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and accepts no liability for any loss, of whatever had a produced in this doc

MSCI ESG Research LLC

MSCI ESG Research LLC
"Certain information @2021 MSCI ESG Research LLC. Reproduced by permission"
"Although [User ENTITY NAME's] information providers, including without limitation, MSCI ESG Research LLC and its affiliates (the "ESG Parties"), obtain information (the "Information") from sources they consider reliable, none of the ESG Parties warrants or guarantees the originality, accuracy and/or completeness, of any data herein and expressly disclaim all express or implied warranties, including those of merchantability and fitness for a particular purpose. The Information may only be used for your internal use, may not be reproduced or redisseminated in any form and may not be used as a basis for, or a component of, any financial instruments or products or indices. Further, non of the Information can in and of itself be used to determine which securities to buy or sell or when to buy or sell them. None of the ESG Parties shall have any liability for any errors or omissions in connection with any data herein, or any liability for any direct, indirect, special, punitive, consequential or any other damages (including lost profits) even if notified of the possibility of such damages."

Score range Description CCC - B LAGGARD: A company lagging its industry based on its high exposure and failure to manage significant ESG risks BB - BBB - A AVERAGE: A company with a mixed or unexceptional track record of managing the most significant ESG risks and opportunities relative to industry peers LEADER: A company leading its industry in managing the most significant ESG risks and opportunities AA - AAA

The Dow Jones Sustainability Indices (DJSI)

The Dow Jones Sustainability Indices (DJSI) are a family of best-in-class benchmarks for investors who have recognized that sustainable business practices are critical to generating long-term shareholder value and who wish to reflect their sustainability convictions in their investment portfolios. The family was launched in 1999 as the first global sustainability benchmark and tracks the stock performance of the world's leading companies in terms of economic, environmental and social criteria. Created jointly by S&P Dow Jones Indices and SAM, the DJSI combine the experience of an established index provider with the expertise of a specialist in Sustainable Investing to select the most sustainable companies from across 61 industries. The indices serve as benchmarks for investors who integrate sustainability considerations into their portfolios, and provide an effective engagement platform for investors who wish to encourage companies to improve their corporate sustainability practices.

S&P Global Market Intelligence
Copyright © 2021, S&P Global Market Intelligence (and its affiliates as applicable). Reproduction of any information, opinions, views, data or material, including ratings ("Content") in any form is prohibited except with the prior written permission of the relevant party. Such party, its affiliates and suppliers ("Content Providers") do not guarantee the accuracy, adequacy, completeness, timeliness or availability of any Content and are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, or for the results obtained from the use of such Content. In no event shall Content Providers be liable for any damages, costs, expenses, legal fees, or losses (including lost income or lost profit and opportunity costs) in connection with any use of the Content. A reference to a particular investment or security, a rating or any observation concerning an investment that is part of the Content is not a recommendation to buy, sell or hold such investment or security, does not address the suitability of an investment or security and should not be relied on as investment advice. Credit ratings are statements of opinions and are not statements of fact.

ESG risk combines the concepts of management and exposure to arrive at an absolute assessment of ESG risk. We identify five categories of ESG risk severity that could impact a company's enterprise value

Moody's ESG Solutions

© 2022 Moody's Corporation, Moody's Investors Service, Inc., Moody's Analytics, Inc. and/or their licensors and affiliates (collectively, "MOODY'S"). All rights reserved. CREDIT RATINGS ISSUED BY MOODY'S CREDIT RATINGS AFFILIATES ARE THEIR CURRENT OPINIONS OF THE RELATIVE FUTURE CREDIT RISK OF ENTITIES, CREDIT COMMITMENTS, OR DEBT OR DEBT-LIKE SECURITIES, AND MATERIALS, PRODUCTS, SERVICES AND INFORMATION PUBLISHED BY MOODY'S (COLLECTIVELY, "PUBLICATIONS") MAY INCLUDE SUCH CURRENT OPINIONS. MOODY'S DEFINES CREDIT RISK AS THE RISK THAT AN ENTITY MAY NOT MEET ITS CONTRACTULY, FINANCIAL OBLIGATIONS AS THEY COME DUE AND ANY ESTIMATED FINANCIAL LOSS IN THE EVENT OF DEFAULT OR IMPAIRMENT. SEE APPLICABLE MOODY'S RATING SYMBOLS AND DEFINITIONS PUBLICATION FOR INFORMATION ON THE TYPES OF CONTRACTULAL FINANCIAL OBLIGATIONS ADDRESSED BY MOODY'S CREDIT RATINGS, CREDIT RATINGS DO NOT ADDRESS ANY OTHER RISK, INCLUDING BUT NOT LIMITED TO: LIQUIDITY RISK, MARKET VALUE RISK, OR PRICE VOLATILITY. CREDIT RATINGS, NON-CREDIT ASSESSMENTS ("ASSESSMENTS"), AND OTHER OPINIONS INCLUDED IN MOODY'S PUBLICATIONS ARE NOT STATEMENTS OF CURRENT OR HISTORICAL FACT. MOODY'S PUBLICATIONS MAY ALSO INCLUDE QUANTITATIVE MODEL-BASED ESTIMATES OF CREDIT RISK AND RELATED OPINIONS OR COMMENTARY PUBLISHED BY MOODY'S ANALYTICS, INC. AND/OR ITS AFFILIATES. MOODY'S CREDIT RATINGS, ASSESSMENTS, OTHER OPINIONS AND PUBLICATIONS ON THE OPINIONS ON THE SUITABILITY OF AN INVESTMENT FOR ANY PARTICULAR INVESTOR. MOODY'S ISSUES ITS CREDIT RATINGS, ASSESSMENTS, OTHER OPINIONS AND PUBLICATIONS ON THE SUITABILITY OF AN INVESTMENT FOR ANY PARTICULAR INVESTOR. MOODY'S ISSUES ITS CREDIT RATINGS,

ASSESSMENTS AND OTHER OPINIONS AND PUBLISHES ITS PUBLICATIONS WITH THE EXPECTATION AND UNDERSTANDING THAT EACH INVESTOR WILL, WITH DUE CARE, MAKE ITS OWN STUDY AND EVALUATION OF EACH SECURITY THAT IS UNDER CONSIDERATION FOR PURCHASE, HOLDING, OR SALE.
MOODY'S CREDIT RATINGS, ASSESSMENTS, OTHER OPINIONS, AND PUBLICATIONS ARE NOT INTENDED FOR USE BY RETAIL INVESTORS AND IT WOULD BE RECKLESS AND INAPPROPRIATE FOR RETAIL INVESTORS TO USE MOODY'S CREDIT RATINGS, ASSESSMENTS, OTHER OPINIONS OR PUBLICATIONS WHEN MAKING AN INVESTMENT DECISION. IF IN DOUBT YOU SHOULD CONTACT YOUR FINANCIAL OR OTHER PROFESSIONAL ADVISER.

ALL INFORMATION CONTAINED HEREIN IS PROTECTED BY LAW, INCLUDING BUT NOT LIMITED TO, COPYRIGHT LAW, AND NONE OF SUCH INFORMATION MAY BE COPIED OR OTHERWISE REPRODUCED, REPACKAGED, FURTHER TRANSMITTED, TRANSFERRED, DISSEMINATED, REDISTRIBUTED OR RESOLD, OR STORED FOR SUBSEQUENT USE FOR ANY SUCH PURPOSE, IN WHOLE OR IN PART, IN ANY FORM OR MANNER OR BY ANY MEANS WHATSOEVER, BY ANY PERSON WITHOUT

MOODY'S PRIOR WRITTEN CONSENT.

MOODY'S CREDIT RATINGS, ASSESSMENTS, OTHER OPINIONS AND PUBLICATIONS ARE NOT INTENDED FOR USE BY ANY PERSON AS A BENCHMARK AS THAT TERM IS
DEFINED FOR REGULATORY PURPOSES AND MUST NOT BE USED IN ANY WAY THAT COULD RESULT IN THEM BEING CONSIDERED A BENCHMARK.

All information contained herein is obtained by MOODY'S from sources believed by it to be accurate and reliable. Because of the possibility of human or mechanical error as well as other factors, however, all information contained herein is provided "AS IS" without warranty of any kind. MOODY'S adopts all necessary measures so that the information it uses in assigning a credit rating is of sufficient quality and from sources MOODY'S considers to be reliable including, when appropriate, independent third-party sources. However, MOODY'S is not an auditor and cannot in every instance independently errify or validate information received in the rating process or in preparing its Publications.

To the extent permitted by law, MOODY'S and its directors, officers, employees, agents, representatives, licensors and suppliers disclaim liability to any person or entity for any indirect, special, consequential, or incidental losses or damages whatsoever arising from or in connection with the information contained herein or the use of or inability to use any such

special, consequential, or incidental losses or damages whatsoever arising from or in connection with the information contained herein or the use of or inability to use any such information, even if MOODY'S or any of its directors, officers, employees, agents, representatives, licensors or suppliers is advised in advance of the possibility of such losses or damages, including but not limited to: (a) any loss of present or prospective profits or (b) any loss or damage arising where the relevant financial instrument is not the subject of a particular credit rating assigned by MOODY'S.

To the extent permitted by law, MOODY'S and its directors, officers, employees, agents, representatives, licensors and suppliers disclaim liability for any direct or compensatory losses or damages caused to any person or entity, including but not limited to by any negligence (but excluding fraud, willful misconduct or any other type of liability that, for the avoidance of doubt, by law cannot be excluded) on the part of, or any contingency within or beyond the control of, MOODY'S or any of its directors, officers, employees, agents, representatives, licensors or suppliers, arising from or in connection with the information contained herein or the use of or inability to use any such information.

NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, TIMELINESS, COMPLETENESS, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY CREDIT RATING, ASSESSMENT, OTHER OPINION OR INFORMATION IS GIVEN OR MADE BY MOODY'S IN ANY FORM OR MANNER WHATSOEVER.

Moody's Investors Service, Inc., a wholly-owned credit rating agency subsidiary of Moody's Corporation ("MOO") hereby discloses that most issuers of debt securities (including corporate).

NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, TIMELINESS, COMPLETENESS, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY CARDIT RATING, ASSESSMENT, OTHER OPINION OR INFORMATION IS GIVEN ON DAID BY MOODY'S IN ANY FORM OR MANNER WHATSOEVER.

Moody's Investors Service, Inc., a wholly-owned credit rating agency subsidiary of Moody's Corporation ("MCO"), hereby discloses that most issuers of debt securities (including corporate and municipal bonds, debentures, notes and commercial paper) and preferred stock rated by Moody's Investors Service, Inc. have, prior to assignment of any credit rating, agreed to pay to Moody's Investors Service, Inc. have, prior to assignment of any credit rating, agreed to pay to Moody's Investors Service, Inc. have, prior to assignment of any credit rating of Moody on Moody's Investors Service and have also publicly reported to the SEC an ownership interest in MCO of more than 5%, is posted annually at www.moodys.com under the heading "Investor Relations — Corporate Governance — Director and Shareholder Affiliation Policy." Additional terms for Australia only: Any publication into Australia of this document is pursuant he Australian Financial Services License of MOODY'S affiliate, Moody's Investors Service Pty Limited ABN 61 003 399 657AFSL 336969 and/or Moody's Analytics Australia Pty Ltd ABN 94 105 136 972 AFSL 383569 (as applicable). This document is intended to be provided only to "wholesale clients" within the meaning of section 761G of the Corporations Act 2001. By continuing to access this document from within Australia, you represent to MOODY'S that you are, or are accessing the document as a representative of, a "wholesale client" and that neither you nor the entity you represent to MOODY'S that you are, or are accessing the document as a representative of, a "wholesale client" and that neither you nor the entity you represent to MOODY'S that you are, or are accessing the document as a representative of, a "wholesale client" and that neither you nor the entity

These Terms of Use govern your access or use of the ESG information and materials on the Refinitiv website and any Al powered voice assistance software ("Refinitiv ESG Information"). 2020© Refinitiv. All rights reserved. Refinitiv ESG Information is proprietary to Refinitiv Limited and/or its affiliates ("Refinitiv")

The Refinitiv ESG Information is for general informational and non-commercial purposes only. Reproduction, redistribution or any other form of copying or transmission of the Refinitiv ESG Information is prohibited without Refinitiv's prior written consent.

All warranties, conditions and other terms implied by statute or common law including, without limitation, warranties or other terms as to suitability, merchantability, satisfactory quality and fitness for a particular purpose, are excluded to the maximum extent permitted by applicable laws. The Refinitiv ESG Information is provided "as is" and Refinitiv makes no express or implied warranties, representations or guarantees concerning the accuracy, completeness or currency of the information in this service or the underlying Third Party Sources (as defined below). You assume sole responsibility and entire risk as to the suitability and results obtained from your use of the Refinitiv ESG Information.

The Refinitiv ESG Information does not amount to financial, legal or other professional advice, nor does it constitute: (a) an offer to purchase shares in the funds referred to; or (b) a recommendation relating to the sale and purchase of instruments; or (c) a recommendation to take any particular legal, compliance and/or risk management decision. Investors should

remember that past performance is not a guarantee of future results. The Refinitiv ESG Information will not be used to construct or calculate and index or a benchmark, used to create any derivative works or used for commercial purposes. Refinitiv's disclaimer in respect of Benchmark Regulations applies to the Refinitiv ESG Information. No responsibility or liability is accepted by Refinitiv its affiliates, officers, employees or agents (whether for negligence or otherwise) in respect of the Refinitiv ESG Information, or for any inaccuracies, omissions, mistakes, delays or errors in the computation and compilation of the Refinitiv ESG Information (and Refinitiv shall not be obliged to advise any person of any error therein). For the avoidance of doubt, in no event will Refinitiv have any liability for any direct, indirect, special, punitive, consequential or any other damages (including lost profits) relating to any use of the Refinitiv ESG Information.
You agree to indemnify, defend and hold harmless Refinitiv from and against any claims, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable legal

and experts' fees and costs, as incurred, arising in any manner out of your use of, or inability to use, any Information contained on the Refinitiv web site or obtained via any Al powered voice assistance software.

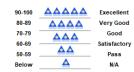
You represent to us that you are lawfully able to enter into these Terms of Use. If you are accepting these Terms of Use for and on behalf of an entity such as the company you work for, you represent to us that you have legal authority to bind that entity.

By accepting these Terms of Use you are also expressly agreeing to the following Refinitiv's website Terms of Use.

Refinitiv ESG scores are derived from third party publicly available sources ("Third Party Sources") and are formulated on the basis of Refinitiv own transparent and objectively applied methodology. Refinitiv's ESG Information methodology can be accessed here.

Score range	Description	
0 to 25	First Quartile	Scores within this range indicates poor relative ESG performance and insufficient degree of transparency in reporting material ESG data publicly.
> 25 to 50	Second Quartile	Scores within this range indicates satisfactory relative ESG performance and moderate degree of transparency in reporting material ESG data publicly.
> 50 to 75	Third Quartile	Scores within this range indicates good relative ESG performance and above average degree of transparency in reporting material ESG data publicly.
> 75 to 100	Fourth Quartile	Score within this range indicates excellent relative ESG performance and high degree of transparency in reporting material ESG data publicly.

CG Report: by Thai Institute of Directors Association (Thai IOD), Established in December 1999, the Thai IOD is a membership organization that strives to promote professionalism in directorship. The Thai IOD offers directors certification and professional development courses, provides a variety of seminars, forums and networking events, and conducts research on board governance issues and practices. Membership comprises board members from companies ranging from large publicly listed companies to small private firms.



General Disclaimers And Disclosures:

This report is prepared and issued by Thanachart Securities Public Company Limited (TNS) which is owned 99.97% by TMBThanachart Bank Public Company Limited (TTB) as a resource only for clients of TNS, TMBThanachart Bank Public Company Limited (TTB) and its group companies. Copyright © Thanachart Securities Public Company Limited. All rights reserved. The report may not be reproduced in whole or in part or delivered to other persons without our written consent.

This report is prepared by analysts who are employed by the research department of TNS. While the information is from sources believed to be reliable, neither the information nor the forecasts shall be taken as a representation or warranty for which TNS or TTB or its group companies or any of their employees incur any responsibility. This report is provided to you for informational purposes only and it is not, and is not to be construed as, an offer or an invitation to make an offer to sell or buy any securities. Neither TNS, TTB nor its group companies accept any liability whatsoever for any direct or consequential loss arising from any use of this report or its contents.

The information and opinions contained herein have been compiled or arrived at from sources believed reliable. However, TNS, TTB and its group companies make no representation or warranty, express or implied, as to their accuracy or completeness. Expressions of opinion herein are subject to change without notice. The use of any information, forecasts and opinions contained in this report shall be at the sole discretion and risk of the user.

TNS, TTB and its group companies perform and seek to perform business with companies covered in this report. TNS, TTB, its group companies, their employees and directors may have positions and financial interest in securities mentioned in this report. TNS, TTB or its group companies may from time to time perform investment banking or other services for, or solicit investment banking or other business from, any entity mentioned in this report. Therefore, investors should be aware of conflict of interest that may affect the objectivity of this report.

Disclosure of Interest of Thanachart Securities

Investment Banking Relationship

Within the preceding 12 months, Thanachart Securities has lead-managed public offerings and/or secondary offerings (excluding straight bonds) of the securities of the following companies:

Note: Thanachart Securities Public Company Limited (TNS) acts as an underwriter of "Debentures of Banpu Public Co. Ltd. No. 2/2025 (B.E. 2568) tranche 1-3", therefore investors need to be aware that there could be conflicts of interest in this research.

Note: Thanachart Securities Public Company Limited (TNS) acts as an underwriter of "Debentures of Gulf Development Public Co. Ltd. No. 1/2025 (B.E. 2568) tranche 1-4", therefore investors need to be aware that there could be conflicts of interest in this research.

Recommendation Structure:

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 18 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, Strategy pimpaka.nic@thanachartsec.co.th

Nuttapop Prasitsuksant

Telecom, Utilities nuttapop.pra@thanachartsec.co.th

Rata Limsuthiwanpoom

Auto, Industrial Estate, Media, Prop. Fund rata.lim@thanachartsec.co.th

Siriporn Arunothai

Small Cap, Healthcare, Hotel siriporn.aru@thanachartsec.co.th

Sittichet Rungrassameephat

Analyst, Retail Market Strategy sittichet.run@thanachartsec.co.th

Adisak Phupiphathirungul, CFA

Retail Market Strategy adisak.phu@thanachartsec.co.th

Pattadol Bunnak

Electronics, Food & Beverage, Shipping pattadol.bun@thanachartsec.co.th

Rawisara Suwanumphai

Bank, Finance rawisara.suw@thanachartsec.co.th

Yupapan Polpornprasert

Energy, Petrochemical yupapan.pol@thanachartsec.co.th

Thaloengsak Kucharoenpaisan

Analyst, Retail Market Strategy thaloengsak.kuc@thanachartsec.co.th

Pattarawan Wangmingmat

Senior Technical Analyst pattarawan.wan@thanachartsec.co.th

Phannarai Tiyapittayarut

Property, Retail phannarai.von@thanachartsec.co.th

Saksid Phadthananarak

Construction, Transportation saksid.pha@thanachartsec.co.th

Witchanan Tambamroong

Technical Analyst witchanan.tam@thanachartsec.co.th

Nariporn Klangpremchitt, CISA

Analyst, Retail Market Strategy nariporn.kla@thanachartsec.co.th