Upside: 14.1%

Digital Telecom. Infra. Fund (DIF TB)

A rate-cut play

We reaffirm our BUY call on DIF. Apart from its improved fundamentals, we see DIF as a yield play with a 7.4% hold-to-maturity IRR and 9.7% p.a. dividend yields. As a REIT, we expect it to also be a play on the upcoming potential policy rate cut on 17 December.



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A high-yield and rate cut play; BUY

We reaffirm our BUY call on DIF with a rolled-over to 2026F base year DDM-based 12-month TP of Bt10.5/unit (from Bt10.0). First, DIF offers attractive 9.7% p.a. dividend yields and a hold-tomaturity IRR of 7.4%. The yields look highly secure by fixed-price and fixed-volume asset rental contracts. Second, as a REIT, we see DIF as a play on upcoming policy rate cuts. Our house view is for one cut on 17 December and another in April 2026. Third, the improving financial health of its key tenant, True Corporation Pcl (TRUE TB, BUY, Bt11.1), has sharply reduced counterparty risk. The risk would decline further if TRUE receives additional credit rating upgrades. Lastly, fast-growing data centers lift demand for digital infrastructure that could support the value of DIF's assets beyond the expiry of its rental contracts in 2043F.

Resilient cash flow stream

We expect DIF to sustain its 9.7% p.a. dividend yield through 2033F, supported by its resilient Bt14bn annual rental revenue from fixed-price, fixed-volume rental contracts on 16,059 telecom towers and nearly 1m kilometers of nationwide fiber-optic cable network. We assume six of the total nine contracts will be extended for 10 years to 2043F, given that TRUE's operating metrics remain above the renewal thresholds, i.e., 1) broadband revenue above Bt16.5bn (vs. Bt20.7bn in 2025F) or 2) a broadband market share above 33% (vs. 34%) in 2032F. Despite a lower rental rate over the extended term, which would result in revenue of Bt11.4bn in 2034-43F, we still estimate a decent dividend of Bt0.89/unit vs. Bt0.92/unit over 2025-33F.

Much lower counterparty risk

We project TRUE's EBITDA to rise to Bt122bn in 2028F from the pre-merger level of Bt53bn in 2022, with net D/E falling to 2.2x from 4.3x in 2022. Please refer to TRUE - The gaps of opportunity, dated 1 December 2025, for details. DIF's counterparty risks thus look materially reduced, in our view. These include lower risks of payment delays, unfavorable contract renegotiations, and forced asset injections into DIF that may trigger capital calls. In addition, improving financials could lead to a further credit rating upgrade for TRUE, which would be a re-rating factor for DIF to be priced at a lower yield.

Strong demand for digital infrastructure

We foresee demand for digital infrastructure to remain strong, driven by accelerating data center development and structurally rising data traffic. While we expect 5G to remain in use for many years, we do not believe the eventual transition to 6G will reduce infrastructure requirements. As such, DIF's assets are likely to remain technologically relevant beyond the expiry of its contracts.

COMPANY VALUATION

Y/E Dec (Bt m)	2024A	2025F	2026F	2027F
Sales	14,102	14,054	14,056	14,059
Net profit	656	11,806	12,039	12,174
Consensus NP	_	10,002	10,160	10,342
Diff frm cons (%)	_	18.0	18.5	17.7
Norm profit	11,663	11,806	12,039	12,174
Prev. Norm profit	_	11,806	12,039	12,174
Chg frm prev (%)	_	0.0	0.0	0.0
Norm EPS (Bt)	1.1	1.1	1.1	1.1
Norm EPS grw (%)	(1.6)	1.2	2.0	1.1
Norm PE (x)	8.4	8.3	8.1	8.0
EV/EBITDA (x)	8.6	8.6	8.4	8.3
P/NAV (x)	0.6	0.6	0.6	0.6
Cash div yield (%)*	9.7	9.7	9.7	9.8
Effective yield (%)**	9.7	9.7	9.7	9.8
ROE (%)	7.0	7.3	7.3	7.3
Net D/E (%)	13.3	12.2	10.8	9.5

PRICE PERFORMANCE

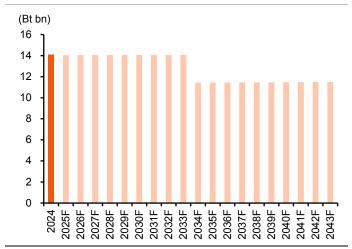


COMPANY INFORMATION

Price as of 15-Dec-25 (Bt)	9.20
Market Cap (US\$ m)	3,111.5
Listed Shares (m shares)	10,631.7
Free Float (%)	79.4
Avg Daily Turnover (US\$	m) 2.7
12M Price H/L (Bt)	9.45/7.60
Sector	Telecom
Major Shareholder	TRUE Corporation 20.56%

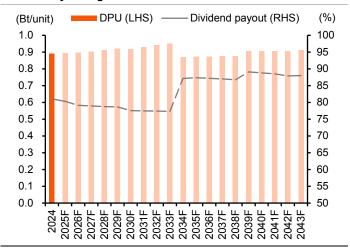
Sources: Bloomberg, Company data, Thanachart estimates

Ex 1: We Factor In Contract Extension Until 2043F



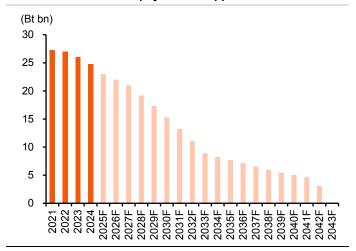
Sources: Company data, Thanachart estimates

Ex 2: Only A Slight DPU Decline At New Contract Rates



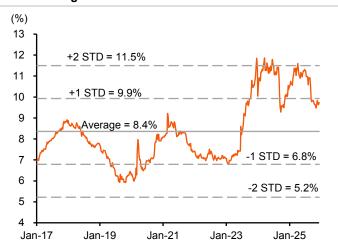
Sources: Company data, Thanachart estimates

Ex 3: Gradual Debt Repayments Support DPU Growth



Sources: Company data, Thanachart estimates

Ex 4: Trading Yield Yet To Reflect Its Lower Risks



Sources: Bloomberg, Thanachart estimates

Ex 5: 12-month DDM-based Valuation Using A Base Year Of 2026F

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(Bt m)		2026F	2027F	2028F	2029F	2030F	2031F	2032F	2033F	2034F	2035F	2036F	2037-43F
Dividend of common stock		9,513	9,586	9,661	9,755	9,762	9,842	9,960	10,082	9,452	9,249	9,270	64,034
Dividend from capital reduction	ı	_	_	_	_	_	_	_	_	_	_	_	-
Dividend payment		9,513	9,586	9,661	9,755	9,762	9,842	9,960	10,082	9,452	9,249	9,270	64,034
Cost of equity (%)	6.9												
Terminal growth (%)	0.0												
PV of dividend		8,933	8,451	7,995	7,579	7,121	6,740	6,403	6,085	5,355	4,920	4,629	37,378
Equity value (m)	111,587												
No. of units (m)	10,632												
Equity value / unit (Bt)	10.5												

Sources: Company data, Thanachart estimates

Valuation Comparison

Ex 6: \	/aluation	Comparison	With	Regional	Peers
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			EPU g	rowth	—— Р	E ——	— P/N	IAV —	EV/EB	ITDA	Div y	ield
Name	BBG Code	Market	25F	26F	25F	26F	25F	26F	25F	26F	25F	26F
			(%)	(%)	(x)	(x)	(x)	(x)	(x)	(x)	(%)	(%)
Link REIT/The	823 HK	Hong Kong	na	(1.9)	13.0	13.3	0.5	0.6	14.1	14.8	7.7	7.5
Yuexiu Real Estate	405 HK	Hong Kong	na	2.1	26.2	25.6	0.4	0.4	18.0	17.8	7.4	7.6
Fortune Real Estate	778 HK	Hong Kong	na	112.1	26.7	12.6	0.3	0.3	21.4	22.0	7.2	7.4
CapitaLand Mall Trust	CT SP	Singapore	(16.9)	8.0	na	na	na	na	na	na	na	na
Frasers Centrepoint Trust	FCT SP	Singapore	6.3	1.8	20.5	20.2	1.0	1.0	28.9	25.6	5.3	5.4
Mapletree Commercial	MCT SP	Singapore	(29.7)	0.0	na	na	na	na	na	na	na	na
Suntec Real Estate	SUN SP	Singapore	50.0	20.7	24.0	19.9	0.7	0.7	32.1	31.0	4.7	5.1
Starhill Global REIT	SGREIT SP	Singapore	(20.2)	10.5	15.1	13.7	8.0	0.8	17.3	17.0	6.6	6.6
CapitaLand Commercial	CCT SP	Singapore	na	na	na	na	na	na	na	na	na	na
Keppel REIT	KREIT SP	Singapore	62.2	2.4	23.1	22.6	8.0	0.7	35.6	29.6	5.6	5.7
CapitaLand Retail China	CRCT SP	Singapore	(486.8)	2.4	na	na	na	na	17.8	17.4	na	na
Ascendas Real Estate	AREIT SP	Singapore	(12.1)	4.6	na	na	na	na	na	na	na	na
Mapletree Industrial Trust	MINT SP	Singapore	14.3	(4.4)	15.0	15.7	1.1	1.1	17.8	18.6	6.8	6.4
Mapletree Logistics Trust	MLT SP	Singapore	80.8	(10.6)	19.5	21.9	0.9	1.0	23.9	24.2	6.6	5.6
Ascott Residence Trust	ART SP	Singapore	(21.5)	4.3	na	na	na	na	na	na	na	na
CDL Hospitality Trusts	CDREIT SP	Singapore	169.6	41.9	26.8	18.9	0.6	0.6	21.6	20.0	5.7	6.4
Axis Real Estate	AXRB MK	Malaysia	(15.3)	5.0	19.8	18.9	1.2	1.2	20.7	20.1	5.1	5.1
Sunway Real Estate	SREIT MK	Malaysia	(19.4)	1.7	18.0	17.7	1.3	1.3	18.6	18.4	5.3	5.1
KLCCP Stapled Group	KLCCSS MK	Malaysia	72.1	2.5	18.7	18.2	1.2	1.2	23.8	23.4	5.1	5.2
IGB Real Estate	IGBREIT MK	Malaysia	(29.6)	19.5	23.5	19.6	2.0	1.9	27.5	19.0	4.3	5.1
Pavilion Real Estate	PREIT MK	Malaysia	(17.9)	6.5	19.3	18.2	1.3	1.3	20.0	18.7	5.3	5.6
3BB Internet Infra. Fund *	3BBIF TB	Thailand	5.7	3.0	7.8	7.6	0.7	0.7	7.9	7.6	9.1	9.4
BTS Rail Mass Transit **	BTSGIF TB	Thailand	(3.4)	1.0	3.2	3.2	0.6	0.8	3.2	3.2	30.0	31.1
CPN Retail Growth *	CPNREIT TB	Thailand	(16.1)	14.7	9.8	8.6	0.9	0.9	16.0	13.3	9.2	10.2
Digital Telecom. Infra. Fund *	DIF TB	Thailand	1.2	2.0	8.3	8.1	0.6	0.6	8.6	8.4	9.7	9.7
Average			(10.8)	10.4	17.8	16.0	0.9	0.9	19.7	18.5	7.7	7.9

Source: Bloomberg

Based on 15 December 2025 closing prices

Note: * Thanachart estimates, using Thanachart normalized EPS,

** Fiscal year ends in March, and we use one-year forward numbers for 26-27F.

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

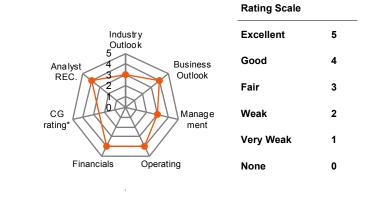
Dividend policy : No less than 90% of adjusted net profit

Payment date : Quarterly basis

Foreign limit : No more than 49% of total units

Source: SET

COMPANY RATING



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.

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.

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.

T — Threat

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

CONSENSUS COMPARISON

	Consensus	Thanachart	Diff
Target price (Bt)	9.94	10.50	6%
Net profit 25F (Bt m)	10,002	11,806	18%
Net profit 26F (Bt m)	10,160	12,039	18%
Consensus REC	BUY: 5	HOLD: 3	SELL: 0

HOW ARE WE DIFFERENT FROM THE STREET?

- Our 2025-26F earnings estimates are 18% higher than the Bloomberg consensus numbers, which we believe is due to us assuming a lower cost of funds for DIF.
- Our DDM-based TP is therefore 6% higher than the Street's.

RISKS TO OUR INVESTMENT CASE

- Slower-than-expected Thai policy rate cuts represent a major downside risk to our forecasts for 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

Stable rental income backed by its fixed price and volume contracts

INCOME STATEMENT

2023A	2024A	2025F	2026F	2027F
14,252	14,102	14,054	14,056	14,059
296	290	292	292	294
13,956	13,812	13,762	13,764	13,765
97.9%	97.9%	97.9%	97.9%	97.9%
0	0	0	0	0
13,956	13,812	13,762	13,764	13,765
97.9%	97.9%	97.9%	97.9%	97.9%
49	71	52	58	73
(67)	(46)	(45)	(46)	(47)
(2,084)	(2,169)	(1,960)	(1,733)	(1,614)
11,854	11,667	11,810	12,043	12,178
4	4	4	4	4
11,850	11,663	11,806	12,039	12,174
83.2%	82.7%	84.0%	85.6%	86.6%
0	0	0	0	0
0	0	0	0	0
(3,918)	(11,007)	0	0	0
7,932	656	11,806	12,039	12,174
11,850	11,663	11,806	12,039	12,174
0.7	0.1	1.1	1.1	1.1
1.1	1.1	1.1	1.1	1.1
	14,252 296 13,956 97.9% 0 13,956 97.9% 49 (67) (2,084) 11,854 4 11,850 83.2% 0 0 (3,918) 7,932 11,850 0.7	14,252 14,102 296 290 13,956 13,812 97.9% 0 0 13,812 97.9% 97.9% 49 71 (67) (46) (2,084) (2,169) 11,854 11,667 4 4 11,850 11,663 83.2% 82.7% 0 0 0 0 0 0 11,932 656 11,850 11,663 0.7 0.1	14,252 14,102 14,054 296 290 292 13,956 13,812 13,762 97.9% 97.9% 97.9% 0 0 0 13,956 13,812 13,762 97.9% 97.9% 97.9% 49 71 52 (67) (46) (45) (2,084) (2,169) (1,960) 11,854 11,667 11,810 4 4 4 11,850 11,663 11,806 83.2% 82.7% 84.0% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 11,806 11,806 11,850 11,663 11,806 11,806 11,806	14,252 14,102 14,054 14,056 296 290 292 292 13,956 13,812 13,762 13,764 97.9% 97.9% 97.9% 97.9% 0 0 0 0 13,956 13,812 13,762 13,764 97.9% 97.9% 97.9% 97.9% 49 71 52 58 (67) (46) (45) (46) (2,084) (2,169) (1,960) (1,733) 11,854 11,667 11,810 12,043 4 4 4 4 11,850 11,663 11,806 12,039 83.2% 82.7% 84.0% 85.6% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Steady debt repayments

over the next 10 years

BALANCE SHEET					
FY ending Dec (Bt m)	2023A	2024A	2025F	2026F	2027F
ASSETS:					
Current assets:	7,185	7,441	7,052	8,053	9,053
Cash & cash equivalent	3,131	3,258	3,000	4,000	5,000
Account receivables	4,036	4,173	4,043	4,044	4,044
Inventories	0	0	0	0	0
Others	18	9	9	9	9
Investments & loans	206,731	196,741	196,741	196,741	196,741
Net fixed assets	0	0	0	0	0
Other assets	0	0	0	0	0
Total assets	213,916	204,182	203,793	204,794	205,795
LIABILITIES:					
Current liabilities:	6,986	8,138	7,830	7,867	7,904
Account payables	662	662	450	450	450
Bank overdraft & ST loans	0	0	0	0	0
Current LT debt	0	0	0	0	0
Others current liabilities	6,324	7,476	7,380	7,416	7,454
Total LT debt	25,987	24,803	22,990	22,027	21,002
Others LT liabilities	0	0	0	0	0
Total liabilities	43,596	42,698	39,977	38,452	36,864
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	43,204	34,367	36,700	39,226	41,814
Net Assets	170,320	161,484	163,816	166,342	168,931
Sources: Company data. Thanachart esti	mates				

Sources: Company data, Thanachart estimates

CASH FLOW STATEMENT

2023A 2024A 2025F 2026F 2027F FY ending Dec (Bt m) Earnings before tax 11,854 11,667 11,810 12,043 12,178 32 12 (20)Tax paid (3) (3) Depreciation & amortization 0 0 0 0 0 Chg In working capital (223)(137)(82)(1) (1) 1,683 37 Chg In other CA & CL / minorities 908 (80)36 12,572 13,225 11,628 12,076 12,211 Cash flow from operations Capex 0 0 0 0 0 23 0 0 0 ST loans & investments 9 2,507 9,989 0 0 0 LT loans & investments 0 0 Adj for asset revaluation (600) Chg In other assets & liabilities (5,139)(12,419)(600)(600)Cash flow from investments (2,609)(2,421)(600)(600)(600)(1,017)(1,184)(1,813) (963) (1,025)Debt financing Capital increase 0 0 0 Dividends paid (10,223)(9,493)(9,474)(9,513)(9,586)Warrants & other surplus 0 0 0 0 Cash flow from financing (11,241)(10,677)(11,287)(10,476)(10,611)Free cash flow 12,572 13,225 11,628 12,076 12,211

VALUATION

VALUATION					
FY ending Dec	2023A	2024A	2025F	2026F	2027F
Normalized PE(x)	8.3	8.4	8.3	8.1	8.0
Normalized PE - at target price (x)	9.4	9.6	9.5	9.3	9.2
PE(x)	12.3	149.0	8.3	8.1	8.0
PE - at target price (x)	14.1	170.1	9.5	9.3	9.2
EV/EBITDA (x)	8.6	8.6	8.6	8.4	8.3
EV/EBITDA - at target price (x)	9.6	9.6	9.6	9.4	9.3
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)	7.8	7.4	8.4	8.1	8.0
Price/sales (x)	6.9	6.9	7.0	7.0	7.0
Effective dividend yield (%)	10.2	9.7	9.7	9.7	9.8
Capital reduction yield (%)	0.0	0.0	0.0	0.0	0.0
Cash dividend yield (%)	10.2	9.7	9.7	9.7	9.8
FCF Yield (%)	12.9	13.5	11.9	12.3	12.5
(Bt)					
Normalized EPS	1.1	1.1	1.1	1.1	1.1
EPS	0.7	0.1	1.1	1.1	1.1
Effective dividend *	0.9	0.9	0.9	0.9	0.9
Capital reduction dividend	-	-	-	-	-
Cash dividend **	0.9	0.9	0.9	0.9	0.9
NAV/unit	16.0	15.2	15.4	15.6	15.9
CFO/unit	1.2	1.2	1.1	1.1	1.1
FCF/unit	1.2	1.2	1.1	1.1	1.1

High dividend yields yet to reflect its lower counterparty risks

No required capex ahead

Sources: Company data, Thanachart estimates

FINANCIAL RATIOS

FY ending Dec	2023A	2024A	2025F	2026F	2027F
Growth Rate					
Sales (%)	(1.1)	(1.0)	(0.3)	0.0	0.0
Net profit (%)	6.3	(91.7)	1,698.9	2.0	1.1
EPS (%)	6.3	(91.7)	1,698.9	2.0	1.1
Normalized profit (%)	(3.9)	(1.6)	1.2	2.0	1.1
Normalized EPS (%)	(3.9)	(1.6)	1.2	2.0	1.1
Dividend payout ratio (%)***	125.3	1,439.8	80.3	79.1	78.9
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 (%)	83.2	82.7	84.0	85.6	86.6
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 - ⊞IT (x)	6.7	6.4	7.0	7.9	8.5
Interest coverage - EBITDA (x)	6.7	6.4	7.0	7.9	8.5
ROA - using norm profit (%)	5.5	5.6	5.8	5.9	5.9
ROE - using norm profit (%)	6.9	7.0	7.3	7.3	7.3
DuPont					
ROE - using after tax profit (%)	6.9	7.0	7.3	7.3	7.3
- asset turnover (x)	0.1	0.1	0.1	0.1	0.1
- operating margin (%)	97.8	98.1	98.0	98.0	98.1
- leverage (x)	1.3	1.3	1.3	1.2	1.2
- interest burden (%)	85.0	84.3	85.8	87.4	88.3
- tax burden (%)	100.0	100.0	100.0	100.0	100.0
Cost of equity (%)	6.5	6.5	6.5	6.5	6.5
ROIC (%)	7.1	7.1	7.5	7.5	7.5
NOPAT (Bt m)	13,951	13,808	13,758	13,760	13,761

Sources: Company data, Thanachart estimates

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

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

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