

## Earnings revisions; PO raised

We increase our 2020E EPS for Pruksa Holding (PSH) by 10% to take into account a lower operating cost to sales ratio, but lower our 2021E-22E EPS by 5%-6% to reflect weaker backlog from lower presales this year and higher expenses from expected losses for Vimut Hospital, which is scheduled to commence operations in 2Q21. We raise our PO to Bt10.3 (from Bt9.4) as we roll over our valuation to 2021E (assumptions unchanged). We reiterate our Underperform rating due to an expected weaker growth profile, mainly from losses in its healthcare business in 2021E.

## 3Q - in line

PSH reported net profit of Bt603mn, down 34% YoY but increasing 45% QoQ. 9M20 net income was Bt1.9bn, down 45% YoY. This made up 69% of our full-year estimate. The results were in line with our expectation. The YoY decline was from lower presales while the QoQ increase was from lower operating expenses as there were charges from its 2Q employee lay-offs.

## Operations update

PSH achieved presales of Bt6.6bn in 3Q. YTD presales totaled Bt16.6bn, down 57% YoY and accounting for 58% of its Bt28bn 2020 presales target. There would be transfers of Reserve Sukhumvit 61 condo project (Bt2.7bn) to boost revenue in 4Q.

## Outlook

PSH slowed its launch plan to 13 projects with a value of Bt14bn this year but plans to launch 30-40 projects next year with the concentration in landed property. We assume that PSH can grow its presales by 10% next year. In sum, we expect PSH to see an earnings contraction of 1% next year, driven mainly by expected higher operating expenses from commission paid to its brokers on condo transfers and higher expenses from the operations of Vimut Hospital.

Estimates (Dec)

(Bt)	2018A	2019A	2020E	2021E	2022E
Net Income (Adjusted - mn)	6,022	5,359	2,827	2,797	3,437
EPS	2.75	2.45	1.29	1.28	1.57
EPS Change (YoY)	10.3%	-11.0%	-47.2%	-1.1%	22.9%
Dividend / Share	1.55	1.55	0.818	0.809	0.994
Free Cash Flow / Share	0.020	0.067	(0.612)	(1.20)	(0.247)

Valuation (Dec)

	2018A	2019A	2020E	2021E	2022E
P/E	4.11x	4.61x	8.75x	8.84x	7.19x
Dividend Yield	13.72%	13.72%	7.24%	7.16%	8.80%
EV / EBITDA*	6.78x	7.32x	11.94x	11.67x	9.66x
Free Cash Flow Yield*	0.175%	0.591%	-5.42%	-10.66%	-2.19%

\* For full definitions of *IQmethod*<sup>SM</sup> measures, see page 6.

18 November 2020 ||

Equity

### Key Changes

(Bt)	Previous	Current
Price Obj.	9.40	10.30
2020E EPS	1.17	1.29
2021E EPS	1.36	1.28
2022E EPS	1.65	1.57
2020E EBITDA (m)	4,151.7	4,627.5
2021E EBITDA (m)	4,882.4	4,734.9
2022E EBITDA (m)	5,867.2	5,722.7

Jiraporn Linmaneechote \*\*\*

Research Analyst  
Kiatnakin Phatra Securities  
+66 2 305 9197  
jiraporn.linm@kppfg.com

### Stock Data

Price	11.30 THB
Price Objective	10.30 THB
Date Established	18-Nov-2020
Investment Opinion	B-3-8
52-Week Range	8.30 THB-15.80 THB
Mkt Val / Shares Out (mn)	819 USD / 2,188.5
Market Value (mn)	24,730 THB
Average Daily Value (mn)	0.399 USD
Free Float	26.0%
BofA Ticker / Exchange	PKARF / SET
Bloomberg / Reuters	PSH TB / PSH.BK
ROE (2020E)	6.6%
Net Dbt to Eqty (Dec-2019A)	66.8%

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Analyst Certification on page 5. Price Objective Basis/Risk on page 5.

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# iQprofile<sup>SM</sup> Pruksa Holding Pcl.

Key Income Statement Data (Dec)	2018A	2019A	2020E	2021E	2022E
<b>(Bt Millions)</b>					
Sales	44,901	39,885	27,856	29,306	33,260
Gross Profit	16,086	14,131	9,281	9,791	11,144
Sell General & Admin Expense	(8,430)	(7,036)	(5,266)	(5,765)	(6,160)
Operating Profit	7,656	7,096	4,016	4,027	4,984
Net Interest & Other Income	31	(57)	(276)	(374)	(552)
Associates	0	0	0	0	0
Pretax Income	7,686	7,039	3,740	3,652	4,432
Tax (expense) / Benefit	(1,556)	(1,560)	(860)	(804)	(931)
Net Income (Adjusted)	6,022	5,359	2,827	2,797	3,437
Average Fully Diluted Shares Outstanding	2,189	2,189	2,189	2,189	2,189

<b>Key Cash Flow Statement Data</b>					
Net Income	6,022	5,379	2,827	2,797	3,437
Depreciation & Amortization	497	451	612	708	739
Change in Working Capital	(5,807)	(4,708)	(2,879)	(4,642)	(4,117)
Deferred Taxation Charge	NA	NA	NA	NA	NA
Other Adjustments, Net	0	(20)	0	0	0
Cash Flow from Operations	712	1,102	560	(1,137)	59
Capital Expenditure	(669)	(955)	(1,900)	(1,500)	(600)
(Acquisition) / Disposal of Investments	NA	NA	NA	NA	NA
Other Cash Inflow / (Outflow)	9	(344)	(54)	(57)	(59)
Cash Flow from Investing	(659)	(1,299)	(1,954)	(1,557)	(659)
Shares Issue / (Repurchase)	55	0	0	0	0
Cost of Dividends Paid	(2,743)	(3,392)	(3,392)	(1,790)	(1,770)
Cash Flow from Financing	163	577	(3)	2,641	536
Free Cash Flow	43	146	(1,340)	(2,637)	(541)
Net Debt	25,655	29,326	33,990	38,420	40,727
Change in Net Debt	2,635	3,590	4,786	4,483	2,370

<b>Key Balance Sheet Data</b>					
Property, Plant & Equipment	5,445	5,950	7,238	8,030	7,891
Other Non-Current Assets	732	1,076	1,130	1,187	1,246
Trade Receivables	0	0	0	0	0
Cash & Equivalents	1,445	1,774	500	500	500
Other Current Assets	74,223	77,981	77,995	82,954	88,042
Total Assets	81,845	86,782	86,863	92,670	97,679
Long-Term Debt	15,100	17,950	19,500	12,750	3,750
Other Non-Current Liabilities	497	466	466	466	466
Short-Term Debt	12,000	13,150	14,990	26,170	37,477
Other Current Liabilities	12,374	11,424	8,559	8,876	9,847
Total Liabilities	39,971	42,990	43,514	48,262	51,540
Total Equity	41,948	43,898	43,455	43,673	45,340
Total Equity & Liabilities	81,919	86,888	86,969	91,935	96,880

<b>iQmethod<sup>SM</sup> - Bus Performance*</b>					
Return On Capital Employed	9.2%	7.6%	4.0%	3.9%	4.6%
Return On Equity	15.2%	12.7%	6.6%	6.5%	7.7%
Operating Margin	17.1%	17.8%	14.4%	13.7%	15.0%
EBITDA Margin	18.2%	18.9%	16.6%	16.2%	17.2%

<b>iQmethod<sup>SM</sup> - Quality of Earnings*</b>					
Cash Realization Ratio	0.1x	0.2x	0.2x	-0.4x	0x
Asset Replacement Ratio	1.3x	2.1x	3.1x	2.1x	0.8x
Tax Rate (Reported)	20.2%	22.2%	23.0%	22.0%	21.0%
Net Debt-to-Equity Ratio	61.2%	66.8%	78.2%	88.0%	89.8%
Interest Cover	NM	21.9x	8.5x	6.9x	6.4x

## Key Metrics

\* For full definitions of iQmethod<sup>SM</sup> measures, see page 6.

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## Company Sector

Real Estate/Property

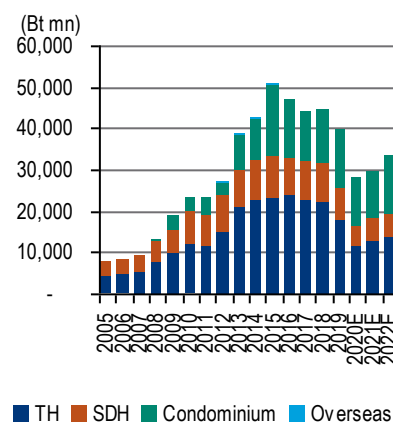
## Company Description

Pruksa Holding Pcl. (PSH) is the market leader in the low-end segment with average housing price of Bt1-2mn/unit, the lowest among listed property developers. Some 80% of revenue is derived from projects with average housing price below Bt3mn/unit. PSH is a mass-market developer, transferring over 10,000 housing units/year, the highest among property developers. This leads PSH to be the dominant player in townhouses, commanding about 40% market share.

## Investment Rationale

PSH has been a market leader in low- to mid-end townhouses. However, the company has been losing market share to other players in the industry. The slower presales/ revenue has resulted in weaker utilization of its precast concrete factories, which would hurt profitability of its housing business. This would hurt PSH's core business segment. Its plan to enter the healthcare business could also adversely affect its ROEs.

Figure 1: PSH – Revenue breakdown



Source: Company, KKPS estimates

## Stock Data

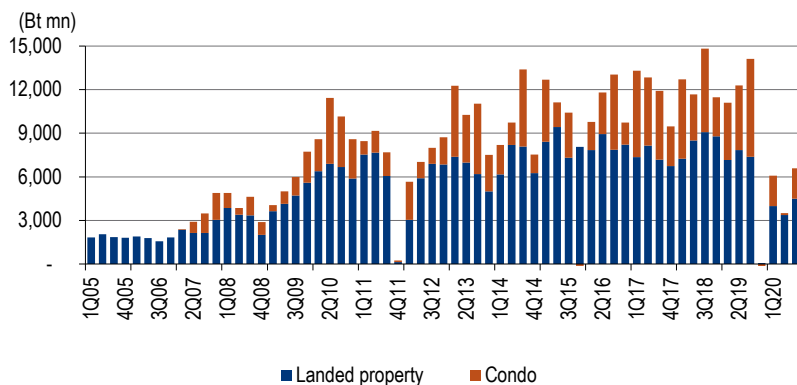
Price to Book Value 0.6x

Figure 2: PSH - 3Q20 results review

(Bt mn)	3Q20	3Q19	% YoY	2Q20	% QoQ	9M20	9M19	% YoY
Sales of real estate	6,353	8,517	(25.4)	6,166	3.0	19,661	28,179	(30.2)
Cost of real estate sales	4,315	5,525	(21.9)	4,200	2.7	13,096	18,312	(28.5)
Gross profit	2,038	2,992	(31.9)	1,966	3.7	6,565	9,868	(33.5)
Operating expenses	1,156	1,752	(34.0)	1,339	(13.7)	3,764	5,051	(25.5)
EBIT	882	1,240	(28.9)	626	40.9	2,801	4,816	(41.8)
Other income	50	34	45.0	57	(13.0)	140	87	60.3
Interest expenses	112	82	37.7	130	(13.7)	364	217	67.5
EBT	820	1,193	(31.3)	553	48.1	2,577	4,687	(45.0)
Income tax expenses	204	260	(21.7)	128	59.7	596	1,052	(43.4)
<b>EAT</b>	<b>616</b>	<b>933</b>	<b>(34.0)</b>	<b>426</b>	<b>44.7</b>	<b>1,981</b>	<b>3,635</b>	<b>(45.5)</b>
Minority interests	(12)	(17)	(28.2)	(9)	41.8	(39)	(66)	(40.9)
Equity income	-	(0)	n/a	-	n/a	-	(0)	(100.0)
Pre-ex net income	603	916	(34.1)	417	44.7	1,942	3,568	(45.6)
Exceptional items	-	-	-	-	-	-	(34)	(100.0)
<b>Net income</b>	<b>603</b>	<b>916</b>	<b>(34.1)</b>	<b>417</b>	<b>44.7</b>	<b>1,942</b>	<b>3,534</b>	<b>(45.0)</b>
Pre-ex EPS (Bt)	0.28	0.42	(34.1)	0.19	44.7	0.89	1.63	(45.6)
EPS weighted average (Bt)	0.28	0.42	(34.1)	0.19	44.7	0.89	1.61	(45.0)
Gross margin (%)	32.1	35.1		31.9		33.4	35.0	
OPEX as % of sales	18.2	20.6		21.7		19.1	17.9	
Operating margin (%)	13.9	14.6		10.2		14.2	17.1	
Net D/E (x)	0.7	0.7		0.7		0.7	0.7	

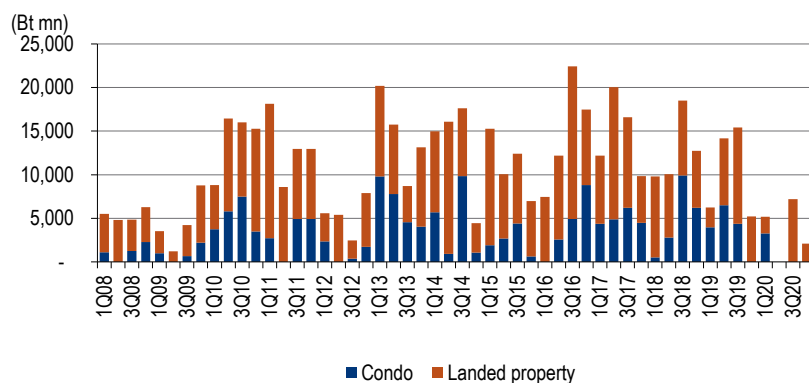
Source: Company, KKPS

Figure 3: PSH - Quarterly presales



Source: Company, KKPS

Figure 4: PSH - Quarterly launches



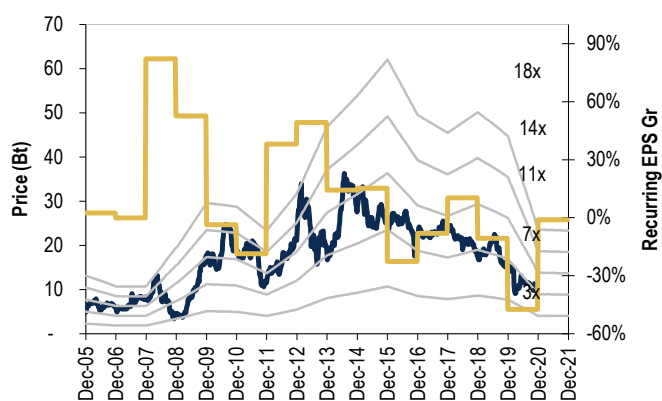
Source: Company, KKPS

Figure 5: Property Comp

		Price	Market cap	Core EPS growth			Core PER (x)			Yield (%)		PBV (x)		ROE		Housing P/E	
		(Bt)	(US\$ mn)	2019A	2020E	2021E	2019A	2020E	2021E	2019A	2020E	2021E	2020E	2020E	2021E	2020E	2021E
AP Thailand	AP	6.70	699	-24.1%	32.6%	-18.9%	7.01	5.29	6.52	5.97	7.00	5.68	0.73	14.4%	10.8%	5.29	6.52
Supalai	SPALI	17.50	1,130	-6.4%	-26.2%	50.3%	6.94	9.41	6.26	5.19	3.74	5.75	0.94	9.9%	14.3%	9.41	6.26
Land and Houses	LH	7.60	3,011	-15.4%	-17.0%	13.6%	11.80	14.22	12.51	9.21	6.78	6.79	1.74	12.2%	13.7%	(2.70)	(1.69)
Quality Houses	QH	2.26	803	-23.7%	-25.8%	10.0%	8.38	11.28	10.26	8.85	6.65	6.82	0.90	8.0%	8.7%	-	-
LPN Develop	LPN	4.40	213	-5.4%	-42.0%	2.1%	5.05	8.71	8.53	13.64	30.76	8.13	0.56	6.0%	6.5%	8.71	8.53
Pruksa Holding	PSH	11.30	820	-10.7%	-47.4%	-1.0%	4.59	8.72	8.81	13.72	7.24	7.16	0.58	6.6%	6.5%	8.72	8.81
Ananda Develop*	ANAN	1.73	191	-77.1%	-178.2%	243.6%	11.19	-	9.97	6.79	0.84	5.77	0.36	-2.5%	3.6%	-	9.97
SC Asset*	SC	2.46	341	6.3%	-31.5%	-1.8%	5.37	7.84	7.98	7.72	5.10	5.01	0.57	7.4%	7.0%	7.84	7.98
Sansiri*	SIRI	0.76	363	1.3%	-56.3%	21.5%	5.23	11.96	9.85	10.53	5.08	6.40	0.30	2.7%	3.0%	11.96	9.85
<b>Average</b>				<b>-16.6%</b>	<b>-27.4%</b>	<b>15.3%</b>	<b>8.68</b>	<b>10.86</b>	<b>9.88</b>	<b>8.82</b>	<b>6.75</b>	<b>6.49</b>	<b>1.12</b>	<b>8.1%</b>	<b>9.1%</b>	<b>2.93</b>	<b>3.14</b>

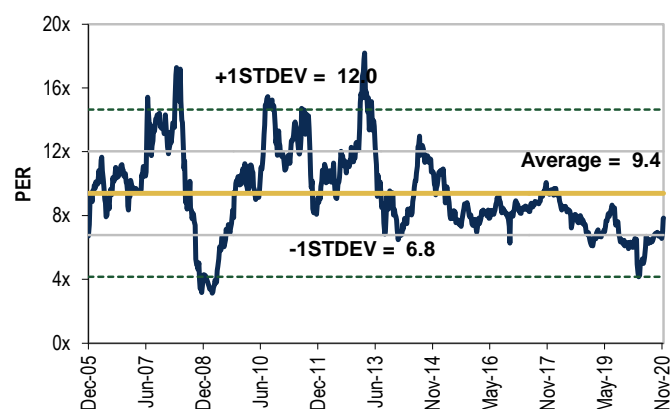
Source: Companies, Kiatnakin Phatra Securities estimates (\*Bloomberg consensus estimates for non-covered companies)

Figure 6: PSH - PER Band



Source: SET, KKPS estimates

Figure 7: PSH - Trailing P/E



Source: SET, KKPS estimates

## Price objective basis & risk

### Pruksa Holding Pcl. (PKARF)

Our 12-month price objective of Bt10.3/share is based on our valuation at year-end 2021E. This is based on P/E of 8x, which is a 7% discount to its peers and a 15% discount to the 10-year industry average. We believe the discount is justified by PSH's earnings contraction and the loss of market share in its townhouse business.

Upside risks to our price objective are: 1) banks' increasing appetite on mortgage financing loans, 2) improving market sentiment, which could lead to higher-than-expected presales momentum, and 3) weaker-than-expected competition among developers. Downside risks to our PO are lower-than-expected presales and revenue, and higher-than-expected bank rejection rates.

## Analyst Certification

I, Jiraporn Linmaneechote, hereby certify that the views expressed in this research report accurately reflect my personal views about the subject securities and issuers. I also certify that no part of my compensation was, is, or will be, directly or indirectly, related to the specific recommendations or view expressed in this research report.

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Investment rating	Company	BofA Ticker	Bloomberg symbol	Analyst
<b>BUY</b>				
	AP (Thailand)	XPPKF	AP TB	Jiraporn Linmaneechote
	Ascendas REIT	ACDSF	AREIT SP	Donald Chua
	Ayala Land, Inc.	AYAAF	ALI PM	Jojo Gonzales
	Capitaland	CLLDF	CAPL SP	Donald Chua
	CapitaLand Integrated Commercial Trust	CPAMF	CICT SP	Donald Chua
	CDL Hospitality Trusts	CDHSF	CDREIT SP	Donald Chua
	Central Pattana Public Co., Ltd.	XENRF	CPN TB	Jiraporn Linmaneechote
	Ciputra Development TBK PT	PTCDF	CTRA IJ	Donald Chua
	City Developments	CDEVF	CIT SP	Donald Chua
	Fraser's Centrepoint Trust	FRZCF	FCT SP	Donald Chua
	Keppel DC REIT	KPDCF	KDCREIT SP	Donald Chua
	Land & Houses	LDXHF	LH TB	Jiraporn Linmaneechote
	Mapletree Industrial Trust	MAPIF	MINT SP	Donald Chua
	Mapletree Logistics Trust	MAPGF	MLT SP	Donald Chua
	Megaworld Corporation	MGAWF	MEG PM	Jojo Gonzales
	Robinsons Land Corporation	RBLAF	RLC PM	Jojo Gonzales
	Supalai	XPAYF	SPALI TB	Jiraporn Linmaneechote
	UOL Group	UOLGF	UOL SP	Donald Chua
	VinCom Retail Joint Stock Company	XVRJF	VRE VN	Donald Chua
	Vinhomes Joint Stock Company	XFIFF	VHM VN	Donald Chua
<b>NEUTRAL</b>				
	Bumi Serpong Damai	BSPDF	BSDE IJ	Donald Chua
	Mapletree Commercial Trust	MPCMF	MCT SP	Donald Chua
	Prime US REIT	KBSUF	PRIME SP	Donald Chua
	Siam City	USIZF	SCCC TB	Jiraporn Linmaneechote
	SM Prime Holdings, Inc.	SPHXF	SMPH PM	Jojo Gonzales
	Tesco Lotus Retail Growth Property Fund	XXZLF	TLGF TB	Sirichai Chalokepunrat
<b>UNDERPERFORM</b>				
	Asset World Corp	XQWTF	AWC TB	Charti Phrawphraikul
	Fraser's Property Ltd	FSRPF	FPL SP	Donald Chua
	Keppel REIT	KREVF	KREIT SP	Donald Chua
	LPN Devp Pub Co	LDVPF	LPN TB	Jiraporn Linmaneechote
	Pruksa Holding Pcl.	PKARF	PSH TB	Jiraporn Linmaneechote
	Quality Houses	XDQBF	QH TB	Jiraporn Linmaneechote
	Summarecon Agung TBK PT	PSAHF	SMRA IJ	Donald Chua
	Suntec REIT	SURVF	SUN SP	Donald Chua

iQmethod<sup>SM</sup> Measures Definitions

Business Performance	Numerator	Denominator
Return On Capital Employed	$\text{NOPAT} = (\text{EBIT} + \text{Interest Income}) * (1 - \text{Tax Rate}) + \text{Goodwill Amortization}$	$\text{Total Assets} - \text{Current Liabilities} + \text{ST Debt} + \text{Accumulated Goodwill Amortization}$
Return On Equity	Net Income	Shareholders' Equity
Operating Margin	Operating Profit	Sales
Earnings Growth	Expected 5-Year CAGR From Latest Actual	N/A
Free Cash Flow	Cash Flow From Operations – Total Capex	N/A
<b>Quality of Earnings</b>		
Cash Realization Ratio	Cash Flow From Operations	Net Income
Asset Replacement Ratio	Capex	Depreciation
Tax Rate	Tax Charge	Pre-Tax Income
Net Debt-To-Equity Ratio	Net Debt = Total Debt, Less Cash & Equivalents	Total Equity
Interest Cover	EBIT	Interest Expense
<b>Valuation Toolkit</b>		
Price / Earnings Ratio	Current Share Price	Diluted Earnings Per Share (Basis As Specified)
Price / Book Value	Current Share Price	Shareholders' Equity / Current Basic Shares
Dividend Yield	Annualised Declared Cash Dividend	Current Share Price
Free Cash Flow Yield	Cash Flow From Operations – Total Capex	Market Cap. = Current Share Price * Current Basic Shares
Enterprise Value / Sales	$\text{EV} = \text{Current Share Price} * \text{Current Shares} + \text{Minority Equity} + \text{Net Debt} + \text{Other LT Liabilities}$	Sales
EV / EBITDA	Enterprise Value	Basic EBIT + Depreciation + Amortization

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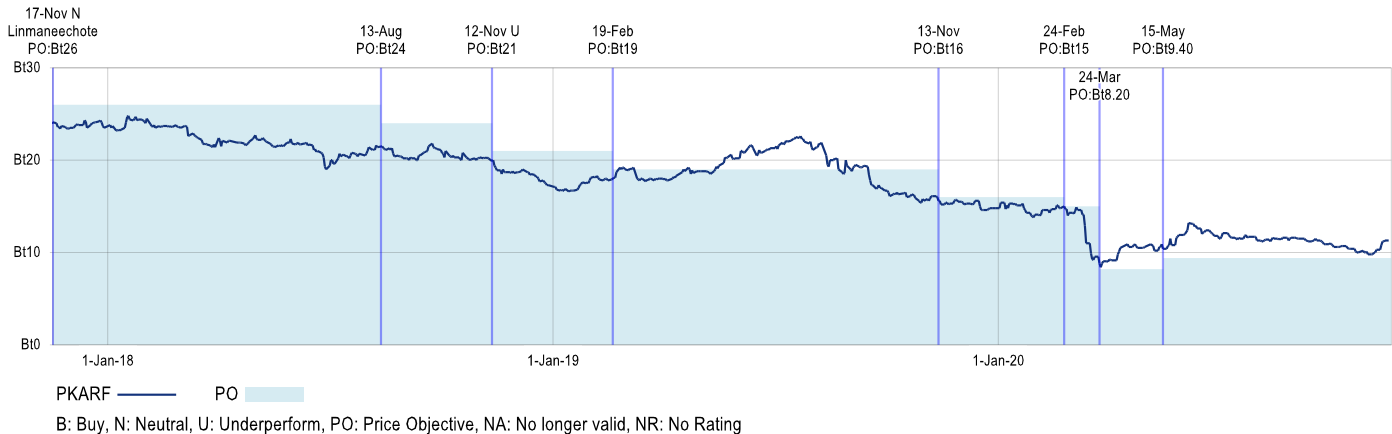
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## Important Disclosures

Pruksa Holding Pcl. (PKARF) Price Chart



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Equity Investment Rating Distribution: Real Estate/Property Group (as of 30 Sep 2020)

Coverage Universe	Count	Percent	Inv. Banking Relationships*	Count	Percent
Buy	61	52.59%	Buy	22	36.07%
Hold	27	23.28%	Hold	6	22.22%
Sell	28	24.14%	Sell	6	21.43%

Equity Investment Rating Distribution: Global Group (as of 30 Sep 2020)

Coverage Universe	Count	Percent	Inv. Banking Relationships*	Count	Percent
Buy	1749	54.79%	Buy	1114	63.69%
Hold	677	21.21%	Hold	415	61.30%
Sell	766	24.00%	Sell	386	50.39%

\* Issuers that were investment banking clients of BofA Securities or one of its affiliates within the past 12 months. For purposes of this Investment Rating Distribution, the coverage universe includes only stocks. A stock rated Neutral is included as a Hold, and a stock rated Underperform is included as a Sell.

**FUNDAMENTAL EQUITY OPINION KEY:** Opinions include a Volatility Risk Rating, an Investment Rating and an Income Rating. **VOLATILITY RISK RATINGS**, indicators of potential price fluctuation, are: A - Low, B - Medium and C - High. **INVESTMENT RATINGS** reflect the analyst's assessment of a stock's: (i) absolute total return potential and (ii) attractiveness for investment relative to other stocks within its *Coverage Cluster* (defined below). There are three investment ratings: 1 - Buy stocks are expected to have a total return of at least 10% and are the most attractive stocks in the coverage cluster; 2 - Neutral stocks are expected to remain flat or increase in value and are less attractive than Buy rated stocks and 3 - Underperform stocks are the least attractive stocks in a coverage cluster. Analysts assign investment ratings considering, among other things, the 0-12 month total return expectation for a stock and the firm's guidelines for ratings dispersions (shown in the table below). The current price objective for a stock should be referenced to better understand the total return expectation at any given time. The price objective reflects the analyst's view of the potential price appreciation (depreciation).

Investment rating	Total return expectation (within 12-month period of date of initial rating)	Ratings dispersion guidelines for coverage cluster*
Buy	≥ 10%	≤ 70%
Neutral	≥ 0%	≤ 30%
Underperform	N/A	≥ 20%

\* Ratings dispersions may vary from time to time where BofA Global Research believes it better reflects the investment prospects of stocks in a Coverage Cluster.

**INCOME RATINGS**, indicators of potential cash dividends, are: 7 - same/higher (dividend considered to be secure), 8 - same/lower (dividend not considered to be secure) and 9 - pays no cash dividend. *Coverage Cluster* is comprised of stocks covered by a single analyst or two or more analysts sharing a common industry, sector, region or other classification(s). A stock's coverage cluster is included in the most recent BofA Global Research report referencing the stock.

For the report jointly responsible for covering the securities by ML analyst, ML analyst receives compensation based upon, among other factors, the overall profitability of Merrill Lynch, including profits derived from investment banking revenues.

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## Corporate Governance Report of Thai Listed Companies 2019

### Disclaimer

The disclosure of the survey result of the Thai Institute of Directors Association (“IOD”) regarding corporate governance is made pursuant to the policy of the Office of the Securities and Exchange Commission. The survey of the IOD is based on the information of a company listed on the Stock Exchange of Thailand and the Market of Alternative Investment disclosed to the public and able to be accessed by a general public investor. The result, therefore, is from the perspective of a third party. It is not an evaluation of operation and is not based on inside information.

The survey result is as of the data appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey result may be changed after that date. Kiatnakin Phatra Securities Public Company Limited (“KKPS”) does not confirm nor certify the accuracy of such survey result. In addition, the list only includes companies under KKPS's coverage except those specified.



Companies with Excellent CG Scoring							
ADVANC	ANAN	AOT	AP	BANPU	BCPG	CK	CPALL
CPF	CPN	DTAC	EGCO	GFPT	GGC	GPSC	HMPRO
INTUCH	IRPC	IVL	KBANK	KTB	KTC	LH	LPN
MALEE	MINT	MONO	MTC	OISHI	PR9	PSH	PTT
PTTEP	PTTGC	QH	RATCH	ROBINS	SC	SCB	SCC
SCCC	SPALI	SPRC	STEC	TCAP	THANI	TISCO	TMB
TOP	TRUE	TTCL	TU	VGI			

N/A - Companies without survey result available							
AWC	CPNREIT	DIF	DOHOME	TFFIF	THBEV	TLGF	UNIQ

Companies with Very Good CG Scoring							
BBL	BDMS	BEC	BEM	BGRIM	BJC	BLA	CBG
CENTEL	CHG	EPG	ERW	GLOBAL	GULF	ITD	JAS
M	MAJOR	MEGA	OSP	SAWAD	SIRI	STPI	TFG
TIPCO	TWPC	VNT					



Companies with Good CG Scoring							
AEONTS	BCH	BH	ESSO	WORK			

\* By alphabetical order under KKPS's Coverage

### DW Disclosure:

Kiatnakin Phatra Securities Public Company Limited (“KKPS”) under its proprietary trading desk, may, from time to time, issue derivative warrants that have underlying securities contained in the table below. Should KKPS be the issuer of the derivative warrants, KKPS may act as the market maker for such derivative warrants. As a result, investors should be aware that KKPS may have a conflict of interest that could affect the objectivity of this research report.

ADVANC	AMATA	AOT	AP	AWC	BANPU	BBL	BCH	BDMS	BGRIM	BJC	BTS	CBG
CHG	CK	CKP	COM7	CPALL	CPF	CPN	CRC	DOHOME	DTAC	EA	ESSO	GPSC
GULF	HANA	HMPRO	INTUCH	IRPC	IVL	JMT	KBANK	KCE	LH	MINT	MTC	OSP
PLANB	PTG	PTT	PTTEP	RATCH	RS	SET50	SAWAD	SCB	SCC	SPAL	SPRC	STA
TASCO	THANI	TKN	TOP	TRUE	TU	VGI	WHA					

## Anti-Corruption Progress Indicator of Thai Listed Companies 2018

### Disclosure

The disclosure of evaluation of Thai Listed Companies with respect to anti-corruption, Thailand’s Private Sector Collective Action Coalition Against Corruption (“CAC”), is an initiative under the Securities and Exchange Commission (SEC)’s Sustainability Development Roadmap for Listed Companies which emphasizing good corporate governance, corporate social responsibility and firm commitment to fighting graft. The Indicator, comprising three level assessment of Certified, Declared and N/A, is a result which demonstrate the commitment at management and organizational levels that adopted the policy to refrain from corruption. Certified: The company is certified, Declared: The company has participated, and N/A: Declaration expired or not participate.

The survey result is as of the data appearing in the website of the SEC. As a result, the survey result may change thereafter. Kiatnakin Phatra Securities Public Company Limited (“KKPS”) does not confirm nor certify the accuracy of such survey result. In addition, the list only includes companies under KKPS's coverage except those specified.

### Anti-Corruption Progress Indicator: List of Companies (under KKPS's coverage)

Certified															
ADVANC	BANPU	BCH	BCP	BCPG	CENTEL	CPALL	CPF	CPN	DTAC	GFPT	GGC	GLOW	HMPRO	IRPC	IVL
KBANK	KTC	M	MALEE	MINT	MONO	PSH	PTT	PTTEP	PTTGC	QH	RATCH		SC	SCB	SCC
SCCC	SIRI	SPRC	TCAP	TFG	THANI	TIPCO	TISCO	TMB	TOP	TRUE	TU	VNT			
Declared															
ANAN	BJC	JAS													
N/A															
AEONTS	AOT	AP	BBL	BDMS	BEC	BGRIM	BH	CBG	CHG	CK	DIF	EGCO	EPG	ERW	ESSO
GLOBAL	GULF	INTUCH	ITD	KTB	LH	LPN	MAJOR	MEGA	MTC	OISHI	SAWAD	SPALI	STEC	STPI	THBEV
TLGF	TTCL	TWPC	UNIQ	WORK	OSP	TFFIF	PR9								