

Bangkok Chain Hospital BCH

Bangkok Chain Hospital
Public Company Limited

Bloomberg
Reuters

BCH TB
BCH.BK

Sky clearing, clouds lifting

We are optimistic about the 2025 payments for SC high-cost care, which should make 4Q24 the final quarter of concern regarding SC budget shortfalls. In 2025, we expect BCH to lead the sector with the strongest core earnings growth at 19%. After the recent 7% decline in share price over the past month vs the SET's far lower drop of 2%, we see an attractive risk/reward opportunity. The share is currently trading at 22x 2025 PE, nearly -2SD of historical average, presenting a compelling entry point in view of a brighter outlook. We rate Outperform with a new end-2025 DCF TP of Bt21.5/share.

Catalyst #1: 4Q24 to be the final quarter of concern of SC budget shortfall. BCH says in 4Q24 it has decided to record social security (SC) revenue for high-cost care (RW>2) at a conservative rate of Bt7,200 baht/RW, below the predetermined rate of Bt12,000/RW. It is basing this on its view that the 2024 budget will again fall short and since it is an annual budget, details cannot be adjusted. However, for 2025, BCH reports that relevant bodies, including the Social Security Office, have reached a consensus to guarantee a rate of Bt12,000/RW consistently throughout the year, thereby reducing uncertainty on this matter. An official resolution is expected after a meeting on December 3, ahead of the deadline for private hospitals to sign contracts for 2025 SC services.

Our earnings projection has already factored in the conservative rate of Bt7,200 baht/RW in 4Q24, which will cut revenue and earnings both YoY and QoQ. On an annual basis, we currently assume a lower average payment for high-cost care at Bt10,800/RW from 2024 onward. A 2025 rate at Bt12,000/RW would give 5-6% upside to our 2025 projections; we will factor this in after official announcement.

Catalyst #2: Strong earnings growth in 2025. In 2025, we expect BCH to report the sector's strongest core earnings growth at 19% backed by: 1) capacity expansion and renovations in 2024-25, 2) upgrade of a hospital in 1Q25, *Karunvej Hospital Pathumthani* to *Kasemrad Hospital Pathumthani*, 3) new services: *Kasemrad Ari Radiation Oncology Center* (3Q24, 51% held by BCH) and a mobile dental service (3Q24, 60% held by BCH), 4) growing operations at three new hospitals: *Kasemrad International Hospital Aranyaprathet*, *Kasemrad Hospital Prachinburi* and *Kasemrad International Hospital Vientiane* and 5) normalized base of revenue from Kuwaiti patients after the drop in 2024.

Action & recommendation. We see this price point as offering attractive risk/reward for accumulation. The market clearly has low expectations for BCH given the 7% drop in share price over the past month, underperforming the SET's much lower fall of 2%, to trade at 22x 2025PE, nearly -2SD of historical average. This is against the backdrop of easing concerns over SC high-cost care payments and strong earnings growth expected in 2025. We rate Outperform with an end-2025 DCF TP of Bt21.5/share (rolling from end-2024 TP of Bt21/share), based on WACC at 7%, long-term growth at 3%.

Risks. Change in SC reimbursement, slower patient traffic and cost burden at new facilities. We see ESG risk as patient safety (S): BCH has adopted a variety of quality assurance systems to provide continuous patient care.

Forecasts and valuation

Year to 31 Dec	Unit	2022	2023	2024F	2025F	2026F
Revenue	(Btmn)	18,827	11,729	12,185	13,194	13,877
EBITDA	(Btmn)	5,151	2,922	2,960	3,443	3,672
Core profit	(Btmn)	4,033	1,492	1,511	1,794	1,929
Reported profit	(Btmn)	3,039	1,406	1,444	1,794	1,929
Core EPS	(Bt)	1.62	0.60	0.61	0.72	0.77
DPS	(Bt)	0.80	0.35	0.36	0.45	0.48
P/E, core	(x)	10.3	27.7	27.4	23.1	21.5
EPS growth, core	(%)	(41.1)	(63.0)	1.3	18.7	7.5
P/BV, core	(x)	3.3	3.3	3.1	3.0	2.8
ROE	(%)	29.0	11.0	10.8	12.2	12.5
Dividend yield	(%)	4.8	2.1	2.2	2.7	2.9
EV/EBITDA	(x)	8.3	14.0	13.8	11.7	10.7
EBITDA growth	(%)	(50.4)	(43.3)	1.3	16.3	6.6

Source: InnovestX Research

Tactical: OUTPERFORM (3-month)

Stock data

Last close (Nov 28) (Bt)	16.60
Target price (Bt)	21.50
Mkt cap (Btmn)	41.40
12-m high / low (Bt)	23.8 / 14.8
Avg. daily 6m (US\$mn)	6.79
Foreign limit / actual (%)	49 / 7
Free float (%)	43.8
Outstanding Short	
Position (%)	1.13

Share price performance

(%)	1M	3M	12M
Absolute	(7.8)	5.7	(23.5)
Relative to SET	(6.3)	0.5	(25.7)

INVX core earnings vs consensus

Earnings vs consensus	2024F	2025F
Consensus (Bt mn)	1,496	1,740
INVX vs Consensus (%)	1.0	3.1

Earnings momentum	YoY	QoQ
INVX 4Q24 core earnings	Down	Down

2023 Sustainability/2023 ESG Score

SET ESG Ratings	AA
-----------------	----

Bloomberg ESG Score and Rank in the sector

ESG Score and Rank	3.78 4/27
Environmental Score and Rank	3.44 4/27
Social Score and Rank	3.81 3/27
Governance Score and Rank	3.98 4/27

Source: SET, InnovestX Research, Bloomberg Finance L.P.

Analyst

Raweenuch Piyakriengkai

Fundamental Investment

Analyst on Securities

(66-2) 949-1002

raweenuch.p@innovestx.co.th

Value proposition

BCH is a leading presence in Thailand's healthcare arena and the country's largest social security service provider with over 1mn registered persons, accounting for ~7% of total SC insured persons (under Section 33 and Section 39) in Thailand. BCH operates 15 hospitals in a network offering 2,245 registered beds to serve all types of patients, with four hospital groups: World Medical Hospital, Kasemrad International Hospital, Kasemrad Hospital and Karunvej Hospital.

Business outlook

2024 has been an unexciting year for BCH and 2025 looks better, with forecast core earnings growth of 19%. Backing the growth is: 1) capacity expansion and renovations in 2024-25, 2) upgrade of a hospital in 1Q25, *Karunvej Hospital Pathumthani* to *Kasemrad Hospital Pathumthani*, 3) new services: *Kasemrad Ari Radiation Oncology Center* (3Q24, 51% held by BCH) and a mobile dental service (3Q24, 60% held by BCH), 4) growing operations at three new hospitals: *Kasemrad International Hospital Aranyaprathet*, *Kasemrad Hospital Prachinburi* and *Kasemrad International Hospital Vientiane* and 5) normalized base of revenue from Kuwaiti patients after the drop in 2024. BCH was one of Thailand's private hospitals very actively involved in providing COVID-19 hospitalizations and we believe its large-scale provision of COVID-19-related services with over 2mn new registered patients during 2020-21 built brand recognition, positioning it to enlarge its patient base. Over 2023-27, BCH targets to increase licensed beds to ~3,100 beds, a 38% increase from 2022, in areas with potential such as the EEC.

Bullish views	Bearish views
1. Large-scale provision of COVID-19-related services built brand recognition, giving it an opportunity to enlarge its patient base.	1. Concern over a reduction in SC reimbursement
2. Strong core earnings growth.	

Key catalysts			
Factor	Event	Impact	Comment
Near-term earnings outlook	4Q24 earnings	-YoY and -QoQ	We expect BCH's core earnings to drop YoY and QoQ based on its guidance of conservative revenue recognition for SC high-cost care (RW>2) at Bt7,200/RW (from a predetermined rate at Bt12,000/RW) in 4Q24.
Factor to be aware of in 2024-25	SC payments for high-cost care (RW>2)	Positive/ Negative	After a budget shortfall that reduced SC payments for high-cost care (RW>2) in 2022-23, the private hospitals participating in SC services and the Social Security Office are working together to find a solution with a guaranteed payment to match higher demand. After a meeting involving several parties on October 29, the situation looks better as the Social Security Office announced that it will pay a predetermined rate of Bt12,000/RW in 2025 and this rate will remain consistent throughout the year. A final resolution is expected at a meeting on December 3, ahead of the deadline for private hospitals to sign contracts for 2025 SC services.

Sensitivity analysis

Factor	Earnings impact	TP impact
1ppt change in hospital revenue	2%	Bt0.2/share (1%)

Our view on ESG

BCH has set up a Sustainability, Governance and Risk Management Committee to impose sustainability policies as well as enforce and manage sustainability-related matters in the company. For the environmental issue (E), BCH has set a short-term goal and we expect to see further development as it works towards setting a long-term goal. We see ESG risk as patient safety (S): BCH has adopted a variety of quality assurance systems to provide continuous patient care.

ESG Ratings and Indices

Bloomberg ESG Financial Materiality Score 3.78 (2023)

Rank in Sector 4/27

Environmental Issue (E)

- BCH has an energy conservation goal to reduce energy consumption by 0.3% within 2024 (baseline year 2022) by cooperating with affiliated hospitals to operate energy-saving projects such as installing more Solar rooftops and replacing inefficient equipment with energy-efficient equipment.
- BCH has a waste reduction goal to reduce waste per patient by 5% within 2024 (baseline year 2022) by cooperating with affiliated hospitals to improve waste management such as encouraging employees to reduce the usage of a single-use package and reduce waste from food.
- BCH has a water conservation goal to reduce water consumption by 0.3% within 2024 (the baseline year 2022) by cooperating with affiliated hospitals to operate water conservation projects such as replacing water taps with automatic water taps in crowded areas.

Governance Issue (G)

- BCH's operation guideline considers stakeholders across the value chain, from upstream to downstream. This will help increase opportunities, reduce risks and improve competitive capabilities. Its goal is 100% of business partners acknowledge supplier code of conduct through BCH website within 2024.
- BCH has established anti-corruption policy, anti-corruption handbook and whistleblowing and complaint policy to the Board of Directors, Executive Directors and employees for their acknowledgement and strict adherence.
- As of 31 December 2023, BCH has 12 members of the Board of Director, including 7 Executive Directors and, 5 Non-Executive Director. 4 of Non-Executive Directors are Independent Directors (33.33% of all directors).
- The chairman is not an independent director.
- Major shareholders control ~50% of total issued and paid-up shares.

CG Rating DJSI SETESG SET ESG Ratings

BCH 5 No Yes AA

Source: Thai Institute of Directors and SET

Social Issue (S)

- BCH puts patient safety first. It has established a policy to control the quality of services that is consistent with both national and international standards, such as Hospital Accreditation (HA) and Joint commission International (JCI). There are also guidelines for continuous and regular improvement.
- In 2023, average employee training hours was 9.5 hours per person, higher than 7.6 hours per person in 2022 and above its goal of at least 6 hours per person.
- The data regarding employee engagement is only from the World Medical Hospital. In 2023, employee engagement score was 70%, reaching its target and better than 68.3% in 2022.
- We see ESG risk as patient safety (S): BCH has adopted a variety of quality assurance systems to provide continuous

ESG Financial Materiality Score and Disclosure

	2022	2023
ESG Financial Materiality Score	3.58	3.78
Environment Financial Materiality Score	4.63	3.44
GHG Scope 1 ('000 metric tonnes)	1.77	0.00
GHG Scope 2 Location-Based ('000 metric tonnes)	5.82	29.67
Total Energy Consumption ('000 MWh)	11.74	59.31
Hazardous Waste ('000 metric tonnes)	0.12	0.00
Waste Recycled ('000 metric tonnes)	No	No
Total Water Withdrawal ('000 cubic meters)	68.28	75.95
Social Financial Materiality Score	3.47	3.81
Human Rights Policy	Yes	Yes
Consumer Data Protection Policy	No	Yes
Quality Assurance Policy	Yes	Yes
Employee Training (hours)	54,702	65,479
Lost Time Incident Rate (per 100 employees)	0.36	0.00
Women in Workforce (%)	76.30	74.14
Employee Turnover rate (%)	42.98	39.71
Governance Financial Materiality Score	3.12	3.98
Size of the Board (persons)	11	12
Number of Independent Directors (persons)	4	4
Number of Non Executive Directors (persons)	5	5
Number of Women on Board (persons)	3	3

Source: Bloomberg Finance L.P.

Disclaimer

Bloomberg ESG Scores rate companies on their level of management of financially material industry-specific ESG issues. Bloomberg offers four financially material scores, for overall ESG, as well as Environmental, Social, and Governance. Values range from 0 to 10; 10 is best. To review the fully transparent methodology, see ESG Financial Materiality Score Model in Bloomberg.

Financial statement

Profit and Loss Statement

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Total revenue	(Btmn)	8,880	8,928	21,405	18,827	11,729	12,185	13,194	13,877
Cost of goods sold	(Btmn)	6,052	5,975	10,561	12,772	8,116	8,512	9,004	9,416
Gross profit	(Btmn)	2,828	2,953	10,844	6,055	3,613	3,673	4,190	4,461
SG&A	(Btmn)	1,232	1,213	1,469	1,946	1,755	1,774	1,833	1,890
Other income	(Btmn)	116	93	129	92	119	120	100	100
Interest expense	(Btmn)	131	132	151	156	95	41	10	0
Pre-tax profit	(Btmn)	1,582	1,702	9,352	4,045	1,882	1,978	2,448	2,671
Corporate tax	(Btmn)	286	313	1,846	888	405	420	514	561
Equity a/c profits	(Btmn)	2	3	2	0	1	1	1	1
Minority interests	(Btmn)	(163)	(163)	(661)	(118)	(73)	(115)	(141)	(182)
Core profit	(Btmn)	1,240	1,262	6,846	4,033	1,492	1,511	1,794	1,929
Extra-ordinary items	(Btmn)	(105)	(33)	0	(994)	(86)	(67)	0	0
Net Profit	(Btmn)	1,135	1,229	6,846	3,039	1,406	1,444	1,794	1,929
EBITDA	(Btmn)	2,387	2,616	10,377	5,151	2,922	2,960	3,443	3,672
Core EPS (Bt)	(Bt)	0.50	0.51	2.75	1.62	0.60	0.61	0.72	0.77
Net EPS (Bt)	(Bt)	0.46	0.49	2.75	1.22	0.56	0.58	0.72	0.77
DPS (Bt)	(Bt)	0.23	0.23	1.20	0.80	0.35	0.36	0.45	0.48

Balance Sheet

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Total current assets	(Btmn)	2,967	3,538	13,541	6,835	4,843	4,321	4,560	5,542
Total fixed assets	(Btmn)	10,584	12,404	11,790	11,829	11,728	11,681	11,716	11,535
Total assets	(Btmn)	14,116	16,527	26,384	19,796	17,731	17,162	17,435	18,237
Total loans	(Btmn)	5,468	7,232	6,956	3,870	1,564	483	0	0
Total current liabilities	(Btmn)	2,186	5,667	7,848	3,510	3,505	2,679	2,237	2,272
Total long-term liabilities	(Btmn)	4,759	2,946	3,979	2,599	324	0	0	0
Total liabilities	(Btmn)	7,137	8,901	12,078	6,287	4,026	2,877	2,435	2,469
Paid-up capital	(Btmn)	2,494	2,494	2,494	2,494	2,494	2,494	2,494	2,494
Total equity	(Btmn)	6,978	7,626	14,306	13,510	13,704	14,286	15,000	15,768
BVPS (Bt)	(Bt)	2.51	2.76	5.20	4.99	5.05	5.27	5.54	5.84

Cash Flow Statement

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Core Profit	(Btmn)	1,240	1,262	6,846	4,033	1,492	1,511	1,794	1,929
Depreciation and amortization	(Btmn)	675	782	874	950	944	941	985	1,000
Operating cash flow	(Btmn)	1,902	1,863	6,226	5,715	4,183	1,820	2,632	2,810
Investing cash flow	(Btmn)	(1,729)	(2,597)	(1,495)	(759)	(919)	(875)	(1,000)	(800)
Financing cash flow	(Btmn)	(27)	886	(1,185)	(6,878)	(3,680)	(1,944)	(1,562)	(1,162)
Net cash flow	(Btmn)	147	151	3,545	(1,922)	(415)	(998)	70	848

Key Financial Ratios

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Gross margin	(%)	31.8	33.1	50.7	32.2	30.8	30.1	31.8	32.1
Operating margin	(%)	18.0	19.5	43.8	21.8	15.8	15.6	17.9	18.5
EBITDA margin	(%)	26.9	29.3	48.5	27.4	24.9	24.3	26.1	26.5
EBIT margin	(%)	19.0	20.3	44.1	22.2	16.7	16.4	18.5	19.1
Net profit margin	(%)	12.8	13.8	32.0	16.1	12.0	11.9	13.6	13.9
ROE	(%)	18.5	17.3	62.4	29.0	11.0	10.8	12.2	12.5
ROA	(%)	9.3	8.2	31.9	17.5	8.0	8.7	10.4	10.8
Net D/E	(x)	0.7	0.8	0.2	0.1	(0.0)	(0.0)	(0.1)	(0.1)
Interest coverage	(x)	18.3	19.8	68.6	33.1	30.6	72.3	356.7	N.M.
Debt service coverage	(x)	1.5	0.3	1.7	1.9	1.1	2.9	356.7	N.M.
Payout Ratio	(x)	50.5	46.7	43.7	65.6	62.1	62.1	62.1	62.1

Main Assumptions

FY December 31	Unit	2019	2020	2021	2022	2023	2024F	2025F	2026F
Revenue breakdown									
Cash service	(%)	65.2	63.7	34.9	49.8	68.0	68.8	70.3	70.9
Social security service (SC)	(%)	34.8	36.3	13.6	17.9	32.8	31.2	29.7	29.1
Universal coverage (UC)	(%)	0.0	0.0	51.5	32.3	(0.8)	0.0	0.0	0.0

Financial statement

Profit and Loss Statement

FY December 31	Unit	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
Total revenue	(Btmn)	2,788	2,674	2,849	3,175	3,032	2,844	2,857	3,261
Cost of goods sold	(Btmn)	1,876	1,936	1,989	2,098	2,094	2,044	2,112	2,238
Gross profit	(Btmn)	912	738	860	1,077	938	801	744	1,023
SG&A	(Btmn)	511	398	495	470	392	376	388	417
Other income	(Btmn)	13	25	28	26	40	23	28	24
Interest expense	(Btmn)	34	28	24	30	13	11	13	15
Pre-tax profit	(Btmn)	380	337	369	602	574	437	372	615
Corporate tax	(Btmn)	101	70	86	135	114	87	70	122
Equity a/c profits	(Btmn)	(1)	(1)	2	0	(0)	0	(0)	(0)
Minority interests	(Btmn)	(8)	(12)	(1)	(27)	(32)	(31)	(25)	(40)
Core profit	(Btmn)	362	254	297	456	485	326	337	456
Extra-ordinary items	(Btmn)	(92)	0	(13)	(15)	(58)	(7)	(60)	(3)
Net Profit	(Btmn)	270	254	284	441	427	319	277	453
EBITDA	(Btmn)	654	603	627	869	823	688	626	882
Core EPS (Bt)	(Btmn)	0.15	0.10	0.12	0.18	0.19	0.13	0.14	0.18
Net EPS (Bt)	(Bt)	0.11	0.10	0.11	0.18	0.17	0.13	0.11	0.18

Balance Sheet (Btmn)

FY December 31	Unit	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
Total current assets	(Btmn)	6,835	5,875	5,099	4,389	4,843	4,055	4,090	3,793
Total fixed assets	(Btmn)	11,829	11,778	11,715	11,764	11,728	11,779	12,171	12,211
Total assets	(Btmn)	19,796	18,803	17,925	17,268	17,731	17,041	17,484	17,229
Total loans	(Btmn)	3,870	2,817	2,750	1,549	1,564	569	1,406	1,050
Total current liabilities	(Btmn)	3,510	3,279	3,315	3,421	3,505	2,472	3,296	2,995
Total long-term liabilities	(Btmn)	2,599	1,540	1,467	390	324	296	280	242
Total liabilities	(Btmn)	6,287	4,996	4,957	4,001	4,026	2,963	3,779	3,450
Paid-up capital	(Btmn)	2,494	2,494	2,494	2,494	2,494	2,494	2,494	2,494
Total equity	(Btmn)	13,510	13,807	12,968	13,267	13,704	14,078	13,705	13,779
BVPS (Bt)	(Bt)	4.99	5.09	4.80	4.88	5.05	5.19	5.04	5.09

Cash Flow Statement (Btmn)

FY December 31	Unit	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
Core Profit	(Btmn)	362	254	297	456	485	326	337	456
Depreciation and amortization	(Btmn)	240	238	234	236	236	240	242	251
Operating cash flow	(Btmn)	2,985	1,264	784	1,145	990	676	529	874
Investing cash flow	(Btmn)	(705)	(275)	(176)	(124)	(344)	(312)	(517)	(364)
Financing cash flow	(Btmn)	(2,070)	(1,095)	(1,202)	(1,432)	50	(1,028)	50	(766)
Net cash flow	(Btmn)	211	(106)	(595)	(411)	696	(664)	62	(256)

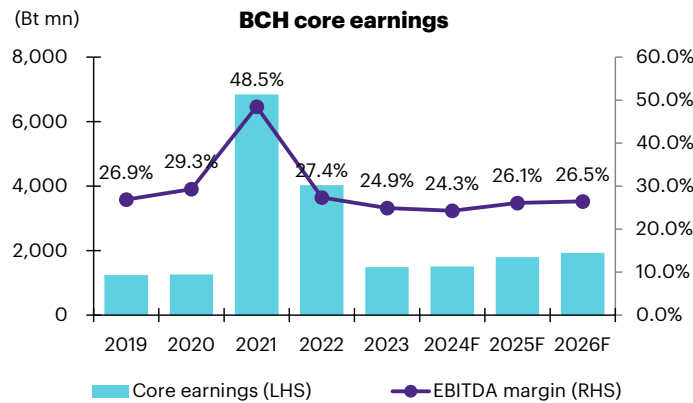
Key Financial Ratios

FY December 31	Unit	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
Gross margin	(%)	32.7	27.6	30.2	33.9	30.9	28.1	26.1	31.4
Operating margin	(%)	14.4	12.7	12.8	19.1	18.0	14.9	12.5	18.6
EBITDA margin	(%)	23.4	22.5	22.0	27.4	27.1	24.2	21.9	27.0
EBIT margin	(%)	14.8	13.5	13.7	19.8	19.1	15.6	13.3	19.2
Net profit margin	(%)	9.7	9.5	10.0	13.9	14.1	11.2	9.7	13.9
ROE	(%)	29.0	6.7	8.0	10.1	11.0	9.4	9.9	11.0
ROA	(%)	17.5	4.3	5.2	6.8	8.0	7.3	7.5	8.6
Net D/E	(x)	0.1	0.0	0.1	0.0	(0.0)	(0.1)	(0.0)	(0.0)
Interest coverage	(x)	19.1	21.8	25.7	28.6	63.7	61.4	49.1	57.9
Debt service coverage	(x)	1.9	1.7	1.8	2.7	2.5	8.7	2.1	4.1

Key statistics

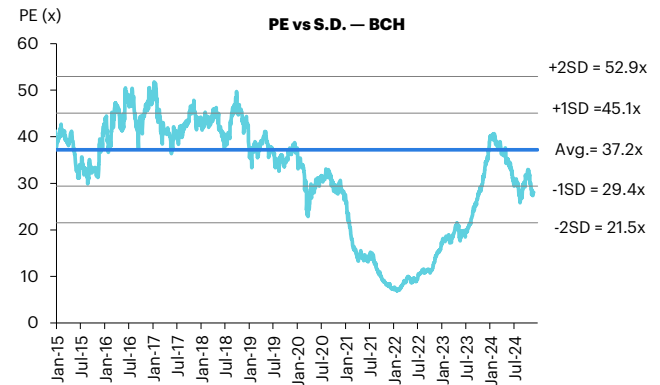
FY December 31	Unit	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
Revenue breakdown									
Cash service	(%)	68.9	66.1	67.5	69.4	68.8	66.1	67.1	66.3
Social security service (SC)	(%)	32.6	33.5	33.1	31.3	33.6	34.3	33.1	34.1
Universal coverage (UC)	(%)	(1.5)	0.4	(0.6)	(0.6)	(2.4)	(0.3)	(0.2)	(0.4)

Figure 1: BCH earnings forecast



Source: InnovestX Research

Figure 2: BCH PE band



Source: SET and InnovestX Research

*Data for PE band since 2015, excluding exceptional years from COVID-19 services in 2020-22

Figure 3: Valuation summary (price as of Nov 28, 2024)

	Rating	Price (Bt/Sh)	Target (Bt/Sh)	ETR (%)	P/E (x)			EPS growth (%)			P/BV (x)			ROE (%)			Div. Yield (%)			EV/EBITDA (x)		
					23A	24F	25F	23A	24F	25F	23A	24F	25F	23A	24F	25F	23A	24F	25F	23A	24F	25F
BCH	Outperform	16.60	21.5	31.7	27.7	27.4	23.1	(63.0)	1.3	18.7	3.3	3.1	3.0	11	11	12	2.1	2.2	2.7	14.0	13.7	11.7
BDMS	Outperform	25.75	36.0	42.9	28.5	25.3	23.4	14.0	12.6	8.0	4.3	4.1	4.0	15	16	17	2.7	3.1	3.3	16.8	15.3	14.2
BH	Neutral	204.00	300.0	49.5	23.4	20.9	19.9	40.0	12.2	5.0	6.8	5.8	5.0	31	30	27	2.2	2.4	2.6	16.4	13.6	12.7
CHG	Neutral	2.58	3.0	19.1	26.0	24.1	22.2	(60.7)	7.8	8.7	3.8	3.6	3.4	14	14	15	2.7	2.8	3.2	15.1	13.8	12.5
RJH	Neutral	22.70	29.0	34.6	16.2	12.1	12.8	(59.3)	34.1	(5.7)	3.3	3.0	3.0	18	23	21	5.3	6.8	6.6	11.1	9.5	9.3
Average					24.4	22.0	20.3	(25.8)	13.6	6.9	4.5	4.2	3.9	18	18	18	2.4	2.6	2.9	15.6	14.1	12.8

Source: InnovestX Research

Disclaimer

The information in this report has been obtained from sources believed to be reliable. However, its accuracy or completeness is not guaranteed. Any opinions expressed herein reflect our judgment at this date and are subject to change without notice. This report is for information only. It is not to be construed as an offer, or solicitation of an offer to sell or buy any securities. We accept no liability for any loss arising from the use of this document. We or our associates may have an interest in the companies mentioned therein.

InnovestX Securities Company Limited ("INVX") is wholly owned by SCB X Public Company Limited ("SCBX") and The Siam Commercial Bank Public Company Limited ("SCB") is majority-owned by SCBX. Any information related to SCB is for sector comparison purpose.

This document is prepared by InnovestX Securities Company Limited ("INVX") which is wholly owned by SCB X Public Company Limited ("SCBX"). The Siam Commercial Bank Public Company Limited, which is majority-owned by SCBX, acts as financial advisor of the LH Hotel Leasehold Real Estate Investment Trust. Any opinions, news, research, analyses, prices, statements, forecasts, projections and/or other information contained in this document (the "Information") is provided as general information purposes only and shall not be construed as individualized recommendation of an offer to buy or sell or the solicitation of an offer to buy or sell any securities. INVX and/or its directors, officers and employees shall not be liable for any direct, indirect, incidental, special or consequential loss or damage, resulting from the use of or reliance on the Information, including without limitation to, damages for loss of profits. The investors shall use the Information in association with other information and opinion, including their own judgment in making investment decision. The Information is obtained from sources believed to be reliable, and INVX cannot guarantee the accuracy, completeness and/or correctness of the Information.

INVX reserves the right to modify the Information from time to time without notice and in its sole discretion. This document is delivered to intended recipient(s) only and is not permitted to reproduce, retransmit, disseminate, sell, distribute, republish, circulate or commercially exploit the Information in any manner without the prior written consent of INVX.

Futures and Options trading carry a high level of risk with the potential for substantial losses, and are not suitable for all persons. Before deciding to trade Futures and Options, you should carefully consider your financial position, investment objectives, level of experience, and risk appetite if Futures and Options trading are appropriate. The possibility exists that you could sustain a loss of some or all of your initial investment. You should be aware of all the risks associated with Futures and Options trading, and you are advised to rely on your own judgment while making investment decision and/or should seek advice from professional investment advisor if you have any doubts.

This document is delivered to intended recipient(s) only and is not permitted to reproduce, retransmit, disseminate, sell, distribute, republish, circulate or commercially exploit the Information in any manner without the prior written consent of INVX.

© Copyright 2022 InnovestX Securities Co., Ltd. All right reserved.

**CG Rating 2024 Companies with CG Rating
Companies with Excellent CG Scoring**

AAV, ABM, ACE, ACG, ADVANC, AE, AF, AGE, AH, AIT, AJ, AKP, AKR, ALLA, ALT, AMA, AMARIN, AMATA, AMATAV, ANAN, AOT, AP, ASIMAR, ASK, ASP, ASW, AURA, AWC, B, BAFS, BAM, BANPU, BAY, BBGI, BBL, BCH, BCP, BCPG, BDMS, BEC, BEM, BEYOND, BGC, BGRIM, BJC, BKIH, BLA, BPP, BR, BRI, BRR, BSRC, BTG, BTS, BTW, BWG, CBG, CENTEL, CFRESH, CHASE, CHEWA, CHOW, CIMBT, CIVIL, CK, CKP, CNT, COLOR, COM7, CPALL, CPAXT, CPF, CPL, CPN, CPW, CRC, CRD, CREDIT, CSC, CV, DCC, DDD, DELTA, DEMCO, DITTO, DMT, DOHOME, DRT, DUSIT, EASTW, ECF, ECL, EGCO, EPG, ERW, ETC, ETE, FLOYD, FN, FPI, FPT, FVC, GABLE, GC, GCAP, GFC, GFPT, GGC, GLAND, GLOBAL, GPSC, GRAMMY, GULF, GUNKUL, HANA, HARN, HENG, HMPRO, HPT, HTC, ICC, ICHI, III, ILINK, ILM, IND, INET, INSET, INTUCH, IP, IRC, IRPC, IT, ITC, ITCL, ITTHI, IVL, JAS, JTS, K, KBANK, KCC, KCE, KCG, KEX, KKP, KSL, KTB, KTC, KTMS, KUMWEL, LALIN, LANNA, LH, LHFG, LIT, LOXLEY, LPN, LRH, LST, M, MAJOR, MALEE, MBK, MC, M-CHAI, MCOT, MFC, MFEC, MINT, MODERN, MONO, MOONG, MOSHI, MSC, MST, MTC, MTI, MVP, NCH, NER, NKI, NOBLE, NRF, NSL, NTSC, NVD, NWR, NYT, OCC, OR, ORI, OSP, PAP, PB, PCC, PCSGH, PDJ, PEER, PG, PHOL, PIMO, PLANB, PLAT, PLUS, PM, PORT, PPP, PPS, PR9, PRG, PRIME, PRM, PRTR, PSH, PSL, PTT, PTTEP, PTTGC, Q-CON, QH, QTC, RATCH, RBF, RPC, RPH, RS, RT, RWI, S, S&J, SA, SAAM, SABINA, SAK, SAMART, SAMTEL, SAT, SAV, SAWAD, SC, SCAP, SCB, SCC, SCCC, SCG, SCGD, SCGP, SCM, SCN, SDC, SEAFCO, SEAOL, SELIC, SENA, SENX, SGC, SGF, SGP, SHR, SICT, SIRI, SIS, SITHAI, SJWD, SKE, SKR, SM, SMPC, SNC, SNNP, SNP, SO, SONIC, SPALI, SPC, SPI, SPRC, SR, SSC, SSF, SSP, SSSC, STA, STEC, STGT, STI, SUC, SUN, SUTHA, SVI, SYMC, SYNEX, SYNTec, TASCO, TBN, TCAP, TCMC, TEAMG, TEGH, TFG, TFMAMA, TGE, TGH, THANA, THANI, THCOM, THG*, THIP, THRE, THREL, TIPH, TISCO, TK, TKS, TKT, TLI, TM, TMILL, TMT, TNDT, TNITY, TNL, TOA, TOG, TOP, TPAC, TPBI, TPIPL, TPIPP, TPS, TQM, TQR, TRP, TRUBB, TRUE, TRV, TSC, TSTE, TSTH, TTA, TTB, TTCL, TTW, TU, TVDH, TVO, TVT, TWPC, UAC, UBE, UBIS, UKEM, UPF, UPOIC, UV, VARO, VGI, VIH, WACOAL, WGE, WHA, WHAUP, WICE, WINMED, WINNER, ZEN

Companies with Very Good CG Scoring

2S, AAI, ADB, AEONTS, AHC, AIRA, APCO, APSC, APURE, ARIP, ARROW, ASIAN, ATP30, AUCT, AYUD, BA, BBIK, BC, BE8, BH, BIZ, BOL, BSBM, BTC, CH, CI, CIG, CM, COCOCO, COMAN, CPI, CSS, DTCENT, EVER, FE, FORTH, FSMART, FSX, FTI, GEL, GIFT, GPI, HUMAN, IFS, INSURE, JCK, JDF, JMART, KGI, KJL, KTIS, KUN, L&E, LHK, MATCH, MBAX, MEGA, METCO, MICRO, NC, NCAP, NCL, NDR, ONEE, PATO, PDG, PJW, POLY, PQS, PREB, PROUD, PSG, PSP, PSTC, PT, PTECH, PYLON, QLT, RABBIT, RCL, SAPPE, SECURE, SFLEX, SFT, SINO, SMT, SPCG, SPVI, STANLY, STPI, SUPER, SUSCO, SVOA, SVT, TACC, TAE, TCC, TEKA, TFM, TITLE, TKN, TMD, TNR, TPA, TPCH, TPCS, TPLAS, TPOLY, TRT, TURTLE, TVH, UBA, UP, UREKA, VCOM, VIBHA, VRANDA, WARRIX, WIN, WP

Companies with Good CG Scoring

A5, ADD, AIE, ALUCON, AMC, AMR, ARIN, ASEFA, ASIA, ASN, BIG, BIOTEC, BIS, BJCHI, BLC, BVG, CEN, CGH, CHARAN, CHAYO, CHIC, CHOTI, CITY, CMC, CPANEL, CSP, DEXON, DOD, DPAINT, DV8, EASON, EE, EFORL, EKH, ESTAR, ETL, FNS, GBX, GENCO, GTB, GYT, ICN, IIG, IMH, IRCP, J, JCKH, JMT, JPARK, JR, JSP, JUBILE, KBS, KCAR, KIAT, KISS, KK, KWC, LDC, LEO, MCA, META, MGC, MITSIB, MK, NAM, NOVA, NTV, NV, OGC, PACO, PANEL, PHG, PIN, PRAPAT, PRI, PRIN, PROEN, PROS, PTC, READY, ROCTEC, SABUY, SALEE, SAMCO, SANKO, SCI, SE, SE-ED, SINGER, SISB, SKN, SKY, SMD100, SMIT, SORKON, SPG, SST, STC, STOWER, STP, SVR, SWC, TAKUNI, TC, TFI, TMC, TMI, TNP, TOPP, TRU, UEC, UOBKH, VL, WAKE, WFX, WIUK, XO, XPG, YUASA, ZAA

Corporate Governance Report

The material contained in this publication is for general information only and is not intended as advice on any of the matters discussed herein. Readers and others should perform their own independent analysis as to the accuracy or completeness or legality of such information. The Thai Institute of Directors, its officers, the authors and editor make no representation or warranty as to the accuracy, completeness or legality of any of the information contained herein. By accepting this document, each recipient agrees that the Thai Institute of Directors Association, its officers, the authors and editor shall not have any liability for any information contained in, or for any omission from, this publication.

The survey result is as of the date appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey result may be changed after that date. InnovestX Securities Company Limited does not conform nor certify the accuracy of such survey result.

To recognize well performers, the list of companies attaining "Good", "Very Good" and "Excellent" levels of recognition (Not including listed companies qualified in the "no announcement of the results" clause from 1 January 2023 to 28 October 2024) is publicized.

*บริษัทหรือกรรมการหรือผู้บริหารของบริษัทที่มีส่วนดำเนินการกำกับดูแลกิจการ เช่น การระดมทุนเกี่ยวกับหลักทรัพย์ การทุจริต คอร์รัปชัน เป็นต้น ซึ่งการใช้ข้อมูล CGR ของระดมทุนถึงช่วงดังกล่าวประกอบด้วย

Anti-corruption Progress Indicator**Certified (ได้รับรับรอง)**

2S, AAI, ADB, ADVANC, AE, AF, AH, AI, AIE, AIRA, AJ, AKP, AMA, AMANAH, AMATA, AMATAV, AP, APSC, AS, ASIAN, ASK, ASP, ASW, AWC, AYUD, B, BAFS, BAM, BANPU, BAY, BBGI, BBL, BCH, BCP, BCPG, BE8, BEC, BEYOND, BGC, BGRIM, BLA, BPP, BRI, BRR, BSBM, BTG, BTS, BWG, CAZ, CBG, CEN, CENTEL, CFRESH, CGH, CHEWA, CHOTI, CHOW, CI, CIG, CIMBT, CM, CMC, COM7, CPALL, CPAXT, CPF, CPI, CPL, CPN, CPW, CRC, CSC, CV, DCC, DELTA, DEMCO, DIMET, DMT, DOHOME, DRT, DUSIT, EA, EASTW, ECF, EGCO, EP, EPG, ERW, ETC, ETE, FNS, FPI, FPT, FSMART, FSX, FTE, GBX, GC, GCAP, GEL, GFPT, GGC, GJS, GLOBAL, GPI, GPSC, GSTEEL, GULF, GUNKUL, HANA, HARN, HEALTH, HENG, HMPRO, HTC, ICC, ICHI, IFS, III, ILINK, ILM, INET, INOX, INSURE, INTUCH, IRPC, ITCL, IVL, JAS, JR, JTS, KASET, KBANK, KCAR, KCC, KCE, KGEN, KGI, KKP, KSL, KTB, KTC, L&E, LANNA, LH, LHFG, LHK, LPN, LRH, M, MAJOR, MALEE, MATCH, MBAX, MBK, MC, MCOT, MEGA, MENA, META, MFC, MFEC, MILL, MINT, MODERN, MONO, MOONG, MSC, MTC, MTI, NATION, NCAP, NEP, NER, NKI, NOBLE, NRF, OCC, OGC, OR, ORI, OSP, PAP, PATO, PB, PCSGH, PDG, PDJ, PG, PHOL, PIMO, PK, PL, PLANB, PLANET, PLAT, PM, PPP, PPPM, PPS, PR9, PREB, PRG, PRINC, PRM, PROS, PRTR, PSH, PSL, PSTC, PT, PTECH, PTG, PTT, PTTEP, PTTGC, PYLON, Q-CON, QH, QLT, QTC, RABBIT, RATCH, RBF, RML, RS, RWI, S&J, SA, SAAM, SABINA, SAK, SAPPE, SAT, SC, SCB, SCC, SCCC, SCG, SCGP, SCM, SCN, SEAOL, SE-ED, SELIC, SENA, SENX, SFLEX, SGC, SGP, SIRI, SIS, SITHAI, SKR, SM, SMIT, SMPC, SNC, SNP, SORKON, SPACK, SPALI, SPC, SPI, SPRC, SRICHA, SSF, SSP, SSSC, SST, STA, STGT, STOWER, SUSCO, SVI, SVOA, SVT, SYMC, SYNTec, TAE, TAKUNI, TASCO, TCAP, TEGH, TFG, TFI, TFMAMA, TGE, TGH, THANI, THCOM, THIP, THRE, THREL, TIDLO, TIPCO, TIPH, TISCO, TKN, TKS, TKT, TMD, TMILL, TMT, TNITY, TNL, TNP, TNR, TOG, TOP, TOPP, TPA, TPCS, TPLAS, TRT, TRU, TRUE, TSC, TSI, TSTE, TSTH, TTB, TTCL, TU, TURTLE, TVDH, TVO, TWPC, UBIS, UEC, UKEM, UPF, UV, VCOM, VGI, VIBHA, VIH, WACOAL, WHA, WHAUP, WICE, WIUK, WPH, XO, YUASA, ZEN

Declared (ประกาศเจตนารมณ์)

ACE, ALT, AMARIN, AMC, ANI, APCO, ASAP, B52, BLAND, BYD, CFARM, CHASE, CHG, DEXON, DITTO, ECL, EVER, FLOYD, GREEN, HL, HUMAN, ICN, IHL, IP, ITC, JDF, JMART, K, KJL, LDC, LIT, MITSIB, MJD, MOSHI, NEX, NTSC, PLE, PLUS, POLY, PQS, PRI, PRIME, PROEN, PROUD, PTC, RT, S, SAWAD, SCAP, SCGD, SFT, SHR, SINGER, SINO, SJWD, SKE, SNNP, SOLAR, SONIC, SUPER, TBN, TMI, TPAC, TPP, TQM, UOBKH, UREKA, VNG, WELL, WIN, XPG

N/A

24CS, 3K-BAT, A, A5, AAV, ABM, ACAP, ACC, ACG, ADD, ADVICE, AEONTS, AFC, AGE, AHC, AIT, AJA, AKR, AKS, ALLA, ALPHAX, ALUCON, AMARC, AMR, ANAN, AOT, APO, APP, APURE, AQUA, ARIN, ARIP, ARROW, ASEFA, ASIA, ASIMAR, ASN, ATP30, AU, AUCT, AURA, BA, BBIK, BC, BCT, BDMS, BEAUTY, BEM, BGT, BH, BIG, BIOTEC, BIS, BIZ, BJC, BJCHI, BKD, BKGI, BKIH, BLC, BLESS, BLISS, BM, BOL, BPS, BR, BROCK, BSM, BSRC, BTC, BTNC, BTW, BUI, BVG, CCET, CCP, CEYE, CGD, CH, CHAO, CHARAN, CHAYO, CHIC, CHO, CITY, CIVIL, CK, CKP, CMAN, CMO, CMR, CNT, COCOCO, COLOR, COMAN, CPANEL, CPH, CPR, CPT, CRANE, CRD, CREDIT, CSP, CSR, CSS, CTW, CWT, D, DCON, DDD, DHOUSE, DOD, DPAINT, DTCENT, DTCI, DV8, EASON, EE, EFORL, EKH, EMC, ESTAR, ETL, EURO, F&D, FANCY, FE, FM, FMT, FN, FORTH, FTI, FVC, GABLE, GENCO, GFC, GIFT, GL, GLAND, GLOCON, GLORY, GRAMMY, GRAND, GSC, GTB, GTV, GYT, HFT, HPT, HTECH, HYDRO, I2, IIG, IMH, IND, INGRS, INSET, IRC, IRCP, IROYAL, IT, ITD, ITNS, ITTHI, J, JAK, JCK, JCKH, JCT, JKN, JMT, JPARK, JSP, JUBILE, KAMART, KBS, KC, KCG, KCM, KDH, KEX, KIAT, KISS, KK, KKC, KLINI, KOOL, KTIS, KTMS, KUMWEL, KUN, KWC, KWI, KWM, KYE, LALIN, LEE, LEO, LOXLEY, LPH, LST, LTS, MAGURO, MANRIN, MASTER, MATI, MCA, M-CHAI, MCS, MDX, MEB, MEDEZE, METCO, MGC, MGI, MGT, MICRO, MIDA, MK, ML, MORE, MPJ, MST, MTW, MUD, MVP, NAM, NAT, NC, NCH, NCL, NCP, NDR, NEO, NETBAY, NEW, NEWS, NFC, NL, NNCL, NOK, NOVA, NPK, NSL, NTV, NUSA, NV, NVD, NWR, NYT, OHTL, OKJ, ONEE, ORN, PACO, PAF, PANEL, PCC, PCE, PEACE, PEER, PERM, PF, PHG, PICO, PIN, PJW, PLT, PMC, PMTA, POLAR, PORT, PPM, PRAKIT, PRAPAT, PRECHA, PRIN, PRO, PSG, PSP, PTL, QTCG, RAM, RCL, READY, RICHY, RJH, ROCK, ROCTEC, ROH, ROJNA, RP, RPC, RPH, RSP, S11, SABUY, SAF, SAFARI, SAFE, SALEE, SAM, SAMART, SAMCO, SAMTEL, SANKO, SAUCE, SAV, SAWANG, SBNEXT, SCI, SCL, SCP, SDC, SE, SEAFCO, SECURE, SEI, SGF, SHANG, SIAM, SICT, SIMAT, SISB, SK, SKN, SKY, SLP, SMART, SMD100, SMT, SNPS, SO, SPA, SPCG, SPG, SPREME, SPVI, SQ, SR, SRS, SSC, STANLY, STC, STECH, STECON, STHAI, STI, STP, STPI, STX, SUC, SUN, SUTHA, SVR, SWC, SYNEX, TACC, TAN, TAPAC, TATG, TC, TCB, TCJ, TCMC, TCOAT, TEAM, TEAMG, TEKA, TERA, TFM, TGPRO, TH, THAI, THANA, THE, THG, THMUI, TIGER, TITLE, TK, TKC, TLI, TM, TMAN, TMC, TMW, TNDT, TNH, TNPC, TOA, TPBI, TPCH, TPIPL, TPIPP, TPL, TPOLY, TPS, TQR, TR, TRC, TRITN, TRP, TRUBB, TRV, TSE, TTA, TTI, TTT, TTW, TVH, TVT, TWP, TWZ, TYCN, UAC, UBA, UBE, UMI, UMS, UNIQ, UP, UPOIC, UTP, UVAN, VARO, VL, VPO, VRANDA, W, WARRIX, WAVE, WFX, WGE, WINDOW, WINMED, WINNER, WORK, WP, YGG, YONG, ZAA, ZIGA

Explanations

Companies participating in Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) under Thai Institute of Directors (as of October 14, 2024) are categorised into: companies that have declared their intention to join CAC, and companies certified by CAC.