

Bangkok Bank

Bangkok Bank
Public Company Limited

BBL

Bloomberg
Reuters
BBL TB
BBL.BK

Upside on DPS with the most solid B/S

Post analyst meeting, we keep BBL as our sector pick with an unchanged TP of Bt180 (based on 0.6x PBV) as it has the most solid balance sheet, strongest loan growth, lowest asset quality risk and cheapest valuation plus an upside on DPS. In 2025, BBL expects lower credit cost, solid loan growth (strongest in the sector), fee income recovery and a narrowed NIM from rate cuts. BBL is considering capital management in the form of a hike in dividend payout and/or treasury stock. We raise our forecast dividend payout to 36% from 34% for 2024, giving 4.2% dividend yield on 2H24. We see the likely hike in DPS as a near term catalyst.

- **Easing credit cost ahead.** BBL targets reducing credit cost to 0.9-1% in 2025 from 1.3% in 2024. We maintain our conservative forecast of 2025F credit cost at 1.1% (-20 bps). With the sector's highest LLR coverage at 334%, it has ample room to cut credit cost. It estimates NPL ratio at 3% in 2024 vs. 2.7% (BBL's calculations) in 2024.
- **Sector's highest 2025 loan growth target.** BBL targets 2025 loan growth of 3-4%, comprised of 3-5% growth in international and large corporate loans and 1-2% in SME and retail loans. It is in the best position to gain from rising FDI in ASEAN. We maintain our 2025F loan growth at 3%.
- **Narrowing NIM.** BBL targets NIM at 2.8-2.9% in 2025 (vs. 2.96% in 2024), factoring in a 25 bps cut in the policy rate. As BBL was the only bank that cut both savings deposit rates (by 10 bps) and time deposit rates (by 20 bps) in November, we expect its NIM to be squeezed less than peers'. We forecast a 13 bps drop in NIM in 2025 on a forecast of a 50 bps cut in the policy rate in 2025.
- **Fee income picking up.** BBL targets single-digit fee income growth in 2025 (vs. +2% in 2024), driven by bancassurance and wealth management. We maintain our 2025F fee income growth at 3%.
- **Upside from capital management.** BBL is looking at capital management, considering both a hike in dividend payout and treasury stock. We raise our forecast to a dividend payout of 36% from 34% on 2024. We expect a 2H24 DPS of Bt6.5, giving 4.2% dividend yield.
- **Cheapest valuation.** We keep BBL as our sector pick as it has the most solid balance sheet, strongest loan growth, lowest asset quality risk and cheapest valuation plus upside on DPS.

Key risks: 1) Asset quality risk from a global economic slowdown, 2) NIM risk from interest rate cuts, 3) slower-than-expected loan growth from sluggish loan demand and 4) ESG risk from market conduct.

Forecasts and valuation

Year to 31 Dec	Unit	2023	2024	2025F	2026F	2027F
Net profit	(Bt mn)	41,636	45,211	46,382	48,467	51,749
EPS	(Bt)	21.81	23.69	24.30	25.39	27.11
BVPS	(Bt)	277.12	290.77	306.57	322.96	340.57
DPS	(Bt)	7.00	8.50	9.00	9.50	10.00
PE	(x)	7.15	6.59	6.42	6.14	5.75
EPS growth	(%)	42.07	8.59	2.59	4.50	6.77
PBV	(x)	0.56	0.54	0.51	0.48	0.46
ROE	(%)	8.05	8.34	8.14	8.07	8.17
Dividend yield	(%)	4.49	5.45	5.77	6.09	6.41

Source: InnovestX Research

Tactical: OUTPERFORM
(3-month)

Stock data

Last close (Feb 18) (Bt)	156.00
Target price (Bt)	180.00
Mkt cap (Btbn)	297.78

12-m high / low (Bt)	159.5 / 129
Avg. daily 6m (US\$mn)	37.58
Foreign limit / actual (%)	30 / 27
Free float (%)	98.5
Outstanding Short Position (%)	0.61

Share price performance

(%)	1M	3M	12M
Absolute	3.3	4.3	11.0
Relative to SET	10.1	21.2	22.5

INVX core earnings vs consensus

Earnings vs consensus	2025F	2026F
Consensus (Bt mn)	45,698	47,462
INVX vs Consensus (%)	1.5	2.1

Earnings momentum	YoY	QoQ
INVX 1Q25 core earnings	Up	Up

2024 Sustainability/2023 ESG Score

SET ESG Ratings	AAA
-----------------	-----

Bloomberg ESG Score and Rank in the sector

ESG Score and Rank	2.22	8/12
Environmental Score and Rank	0.08	6/12
Social Score and Rank	2.74	7/12
Governance Score and Rank	4.38	6/12

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

Analyst

Kittima Sattayapan, CFA

Fundamental Investment
Analyst on Securities
(66-2) 949-1003
kittima.s@innovestx.co.th

Value proposition

BBL is the 6th largest bank in Southeast Asia and the largest bank in Thailand by assets. Its loan breakdown shows 46% large corporate, 25% international, 12% medium-sized SMEs, 5% small SMEs and 12% retail loans. Its deposit mix consists of 62% current & savings deposits and 38% term deposits. It is currently one of the largest regional banks in Southeast Asia providing comprehensive financial services with an extensive network of international branches in 14 countries — Cambodia, China, Hong Kong, Indonesia, Japan, Laos, Malaysia, Myanmar, the Philippines, Singapore, Taiwan, the United Kingdom, the United States and Vietnam.

Business outlook

We expect 3% earnings growth in 2025, with 3% loan growth, a 13 bps drop in NIM, a 20 bps fall in credit cost, 2% growth in non-NII and rising cost to income ratio.

Bullish views	Bearish views
1. Expect an ease in credit cost in 2025.	1. Expect a narrowed NIM in 2025.
2. Expect outperforming loan growth as BBL is best positioned to benefit from business relocations into ASEAN.	

Key catalysts

Factor	Event	Impact	Comment
Rising asset quality risk	Global economic slowdown and geopolitical risk	Negative	High LLR coverage to cope with uncertainties
NIM downside risk	Policy rate cuts	Negative	We factor in a policy rate cut of 50 bps in 2025.

Sensitivity analysis

Factor	Earnings impact	TP impact
1ppt change in loan growth	1.1%	Bt0.1/sh.
5 bps change in NIM	5.3%	Bt0.5/sh.
10 bps change in credit cost	6.7%	Bt1/sh.

Our view on ESG

We view that BBL provides concrete targets on environmental and social issues with a committed timeline and actual performance relative to its targets. We view BBL's management and governance as satisfactory, with a decent board of directors.

ESG Ratings and Indices

Bloomberg ESG Financial Materiality Score 2.22 (2023)

Rank in Sector 8/12

Environmental Issue (E)

- BBL conducts business to environmentally support Thailand's targets for achieving carbon neutrality by 2050 and net zero by 2065.
- BBL established the goal of managing Greenhouse Gas Emissions (scope 1 and 2) to be consistent with the Paris Agreement goal.
- In 2023, BBL supported the effort towards Bangkok Goals on Bio-Circular-Green (BCG) Economy which was endorsed at the 2022 APEC Summit in Thailand by announcing the goal of zero waste to landfill at the Rama 3 building by 2025.
- It has consistently reported Greenhouse Gas Emissions (Scope 1 and 2), Energy Consumption and Water Consumption.

Governance Issue (G)

- As of December 31, 2023, its Board of Directors consisted of: Seven independent directors (35% of the total number of directors), One non-executive director (5% of the total number of directors and Twelve executive directors (60% percent of the total number of directors).
- BBL was selected as a member of The Sustainability Yearbook 2023 published by S&P Global and was selected as a listed company in the Sustainable Stocks list of Thailand Sustainability Investment (THSI) 2023, as well as being selected as a member of the SET THSI index 2023 by the SET. The Bank received an ESG rating of AA from the 2023 sustainability assessment by the SET.
- The Thai Institute of Directors (IOD) published the Bank's corporate governance assessment results in the 2023 Corporate Governance Survey of Listed Companies in which the Bank received a score of 107 percent. In addition, the Bank received a score of 94.5 out of 100 ("Excellent") in the quality assessment of the 2023 Annual Ordinary Meeting of Shareholders by the IOD.

CG Rating DJSI SETESG SET ESG Ratings

BBL 5 No Yes AAA

Source: Thai Institute of Directors and SET

Social Issue (S)

- Its initiatives on Sustainability Management for the Social Dimension included: 1) Financial Inclusion and Financial Literacy, 2) Responsibility Towards Customers, 3) Employee Support and Development, 4) Human Rights and 5) Value Creation for Communities and Society.
- it had an average training hours per employee of 37.21 with 1.66 absentee rate.
- Customer Satisfaction Score for branch services was 94.71 in 2022.
- Volunteer hours were 44,302 with investment for community and society of Bt124.48mn.

ESG Financial Materiality Score and Disclosure

	2022	2023
ESG Financial Materiality Score	2.22	2.22
Environment Financial Materiality Score	0.08	0.08
GHG Scope 1 ('000 metric tonnes)	21.77	20.85
GHG Scope 2 Location-Based ('000 metric tonnes)	60.63	59.28
GHG Scope 3 ('000 metric tonnes)	1.51	1.94
Total Energy Consumption ('000 megawatt hours)	163.61	152.84
Total Waste ('000 metric tonnes)	3.82	2.89
Water Consumption ('000 cubic meters)	500.00	97.51
Social Financial Materiality Score	2.81	2.74
Community Spending (millions)	194	—
Number of Customer Complaints	192	245
Women in Workforce (%)	66	67
Number of Employees - CSR (persons)	19,091	18,705
Employee Turnover (%)	13	10
Employee Training (hours)	710,376	705,927
Governance Financial Materiality Score	4.22	4.38
Board Size (persons)	18	20
Number of Executives / Company Managers (persons)	60	61
Number of Non Executive Directors on Board	7	8
Number of Female Executives (persons)	24	21
Number of Women on Board (persons)	1	2
Number of Independent Directors (persons)	6	7

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	2020	2021	2022	2023	2024	2025F	2026F	2027F
Interest & dividend income	(Btmn)	112,524	114,313	139,088	194,365	208,029	194,102	190,609	194,945
Interest expense	(Btmn)	35,477	32,156	36,865	63,504	74,129	64,325	61,082	62,011
Net interest income	(Btmn)	77,046	82,156	102,223	130,860	133,900	129,777	129,527	132,934
Non-interest income	(Btmn)	41,696	52,176	36,482	36,440	41,707	42,397	43,561	44,779
Non-interest expenses	(Btmn)	65,974	67,266	69,019	81,775	84,405	84,231	84,467	85,485
Pre-provision profit	(Btmn)	52,769	67,066	69,687	85,525	91,201	87,943	88,621	92,228
Provision	(Btmn)	31,196	34,134	32,647	33,667	34,838	30,071	28,157	27,687
Pre-tax profit	(Btmn)	21,573	32,932	37,040	51,859	56,363	57,873	60,464	64,541
Tax	(Btmn)	4,014	6,189	7,484	9,993	10,946	11,285	11,790	12,585
Equities & minority interest	(Btmn)	379	236	250	230	206	206	206	206
Core net profit	(Btmn)	17,181	26,507	29,306	41,636	45,211	46,382	48,467	51,749
Extra item	(Btmn)	0	0	0	0	0	0	0	0
Net profit	(Btmn)	17,181	26,507	29,306	41,636	45,211	46,382	48,467	51,749
EPS	(Bt)	9.00	13.89	15.35	21.81	23.69	24.30	25.39	27.11
DPS	(Bt)	2.50	3.50	4.50	7.00	8.50	9.00	9.50	10.00

Balance Sheet

FY December 31	Unit	2020	2021	2022	2023	2024	2025F	2026F	2027F
Cash	(Btmn)	73,886	62,552	52,433	45,518	47,364	48,650	50,901	53,083
Interbank assets	(Btmn)	519,036	801,212	766,074	757,120	752,269	752,269	780,856	812,090
Investments	(Btmn)	817,330	889,306	926,608	1,062,668	1,096,563	1,096,563	1,096,563	1,096,563
Gross loans	(Btmn)	2,368,238	2,588,339	2,682,221	2,671,964	2,693,301	2,774,100	2,857,323	2,971,616
Accrued interest receivable	(Btmn)	6,431	7,489	10,138	12,363	21,986	21,986	21,986	21,986
Loan loss reserve	(Btmn)	185,567	219,801	243,474	258,666	286,966	312,745	336,396	359,352
Net loans	(Btmn)	2,189,102	2,376,027	2,449,355	2,425,661	2,428,321	2,483,341	2,542,913	2,634,250
Total assets	(Btmn)	3,822,960	4,333,281	4,421,752	4,514,484	4,551,379	4,607,685	4,698,096	4,822,849
Deposits	(Btmn)	2,810,863	3,156,940	3,210,896	3,184,283	3,169,654	3,195,803	3,254,926	3,346,064
Interbank liabilities	(Btmn)	219,149	288,709	262,522	334,219	346,936	346,936	346,936	346,936
Borrowings	(Btmn)	136,177	183,239	188,302	212,505	213,785	213,785	213,785	213,785
Total liabilities	(Btmn)	3,372,713	3,838,688	3,914,610	3,983,654	3,994,506	4,020,656	4,079,778	4,170,916
Minority interest	(Btmn)	1,233	1,865	1,796	1,855	1,834	1,834	1,834	1,834
Paid-up capital	(Btmn)	19,088	19,088	19,088	19,088	19,088	19,088	19,088	19,088
Total Equities	(Btmn)	449,014	492,727	505,346	528,975	555,039	585,196	616,484	650,999
BVPS	(Bt)	235.23	258.13	264.74	277.12	290.77	306.57	322.96	340.57

Key Assumptions and Financial Ratios

FY December 31	Unit	2020	2021	2022	2023	2024	2025F	2026F	2027F
Growth									
YoY loan growth	(%)	14.89	9.29	3.65	(0.40)	0.80	3.00	3.00	4.00
YoY non-NII growth	(%)	(33.37)	25.13	(30.08)	(0.12)	14.45	1.66	2.75	2.80
Profitability									
Yield on earning assets	(%)	3.27	2.86	3.21	4.38	4.61	4.24	4.07	4.06
Cost on int-bearing liabilities	(%)	1.22	0.95	1.01	1.72	1.99	1.72	1.61	1.61
Spread	(%)	2.05	1.92	2.20	2.67	2.62	2.52	2.46	2.45
Net interest margin	(%)	2.24	2.06	2.36	2.95	2.96	2.83	2.77	2.77
ROE	(%)	3.92	5.63	5.87	8.05	8.34	8.14	8.07	8.17
ROA	(%)	0.49	0.65	0.67	0.93	1.00	1.01	1.04	1.09
Asset Quality									
NPLs/Total Loans	(%)	4.41	3.91	3.62	3.22	3.19	3.25	3.31	3.34
LLR/NPLs	(%)	177.74	217.40	250.52	300.93	334.33	347.01	355.48	361.66
Provision expense/Total loans	(%)	1.41	1.38	1.24	1.26	1.30	1.10	1.00	0.95
Liquidity									
Loans/Deposits & borrowings	(%)	80.36	77.49	78.92	78.66	79.60	81.36	82.37	83.48
Efficiency									
Cost to income ratio	(%)	55.56	50.07	49.76	48.88	48.07	48.92	48.80	48.10
Capital Fund									
Capital adequacy ratio	(%)	18.30	19.57	19.13	19.57	20.41	20.50	20.97	21.29
Tier-1	(%)	15.76	15.98	15.67	16.14	17.01	17.15	17.69	18.10
Tier-2	(%)	2.54	3.60	3.46	3.44	3.40	3.35	3.28	3.19

Financial statement

Profit and Loss Statement

FY December 31	Unit	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24
Interest & dividend income	(Btmn)	44,170	47,273	50,284	52,637	51,672	51,645	52,312	52,400
Interest expense	(Btmn)	14,093	15,785	16,154	17,473	18,250	18,511	18,945	18,424
Net interest income	(Btmn)	30,078	31,487	34,130	35,165	33,422	33,134	33,367	33,977
Non-interest income	(Btmn)	10,158	10,906	8,398	6,977	8,208	10,367	12,391	10,740
Non-interest expenses	(Btmn)	18,850	20,111	19,208	23,607	19,618	19,208	21,839	23,740
Earnings before tax & provision	(Btmn)	21,386	22,283	23,320	18,536	22,012	24,293	23,919	20,977
Provision	(Btmn)	8,474	8,880	8,969	7,343	8,582	10,425	8,197	7,634
Pre-tax profit	(Btmn)	12,912	13,403	14,351	11,192	13,431	13,868	15,722	13,343
Tax	(Btmn)	2,728	2,047	2,938	2,281	2,849	1,993	3,208	2,896
Equities & minority interest	(Btmn)	55	63	64	48	57	68	38	42
Core net profit	(Btmn)	10,129	11,294	11,350	8,863	10,524	11,807	12,476	10,404
Extra item	(Btmn)	0	0	0	0	0	0	0	0
Net profit	(Btmn)	10,129	11,294	11,350	8,863	10,524	11,807	12,476	10,404
EPS	(Bt)	5.31	5.92	5.95	4.64	5.51	6.19	6.54	5.45

Balance Sheet

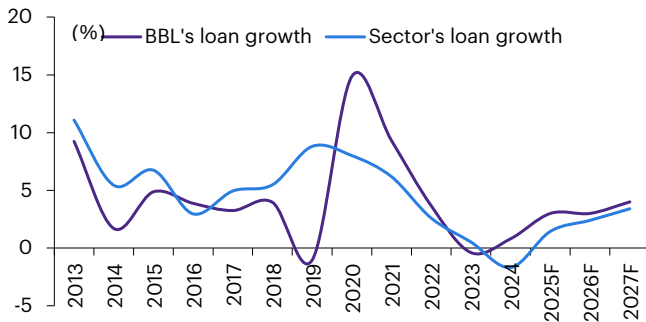
FY December 31	Unit	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24
Cash	(Btmn)	46,651	42,763	40,004	45,518	41,562	38,682	41,846	47,364
Interbank assets	(Btmn)	811,274	749,158	694,436	757,120	647,181	671,135	629,788	752,269
Investments	(Btmn)	986,207	1,003,301	1,056,479	1,062,668	1,130,842	1,103,161	1,155,438	1,096,563
Gross loans	(Btmn)	2,640,090	2,698,304	2,723,751	2,671,964	2,736,427	2,719,989	2,638,697	2,693,301
Accrued interest receivable	(Btmn)	11,347	11,341	12,620	12,363	13,364	9,764	9,237	21,986
Loan loss reserve	(Btmn)	250,361	257,146	257,331	258,666	262,084	266,980	264,447	286,966
Net loans	(Btmn)	2,401,076	2,452,499	2,479,040	2,425,661	2,487,707	2,462,773	2,383,487	2,428,321
Total assets	(Btmn)	4,461,137	4,485,625	4,559,185	4,514,484	4,556,914	4,530,171	4,475,155	4,551,379
Deposits	(Btmn)	3,205,989	3,200,155	3,163,297	3,184,283	3,198,332	3,184,856	3,109,982	3,169,654
Interbank liabilities	(Btmn)	317,865	309,199	323,105	334,219	328,084	316,210	329,140	346,936
Borrowings	(Btmn)	185,745	192,632	243,371	212,505	202,620	204,574	207,014	213,785
Total liabilities	(Btmn)	3,943,986	3,963,103	4,029,234	3,983,654	3,999,337	3,982,953	3,924,560	3,994,506
Minority interest	(Btmn)	1,943	1,908	1,834	1,855	2,011	1,886	1,771	1,834
Paid-up capital	(Btmn)	19,088	19,088	19,088	19,088	19,088	19,088	19,088	19,088
Total Equities	(Btmn)	515,209	520,613	528,117	528,975	555,567	545,332	548,824	555,039
BVPS	(Bt)	269.91	272.74	276.67	277.12	291.05	285.69	287.52	290.77

Financial Ratios

FY December 31	Unit	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24
Growth									
YoY loan growth	(%)	2.03	1.71	(2.61)	(0.40)	3.65	0.80	(3.12)	0.80
YoY non-NII growth	(%)	9.08	2.65	(17.37)	9.33	(19.20)	(4.94)	47.55	53.93
Profitability									
Yield on earning assets	(%)	4.01	4.25	4.51	4.70	4.59	4.59	4.69	4.68
Cost on int-bearing liabilities	(%)	1.53	1.70	1.74	1.87	1.96	1.99	2.06	2.00
Spread	(%)	2.48	2.55	2.77	2.82	2.63	2.59	2.63	2.68
Net interest margin	(%)	2.73	2.83	3.06	3.14	2.97	2.94	2.99	3.03
ROE	(%)	7.94	8.72	8.66	6.71	7.76	8.58	9.12	7.54
ROA	(%)	0.91	1.01	1.00	0.79	0.92	1.04	1.12	0.91
Asset Quality									
NPLs/Total Loans	(%)	3.73	3.46	3.48	3.22	3.43	3.64	3.94	3.19
LLR/NPLs	(%)	254.54	275.66	271.21	300.93	278.96	269.30	254.29	334.33
Provision expense/Total loans	(%)	1.27	1.33	1.32	1.09	1.27	1.53	1.22	1.15
Liquidity									
Loans/Deposits & borrowings	(%)	77.84	79.53	79.95	78.66	80.46	80.25	79.55	79.60
Efficiency									
Cost to income ratio	(%)	46.85	47.44	45.16	56.02	47.12	44.16	47.73	53.09
Capital Fund									
Capital adequacy ratio	(%)	19.20	19.10	19.60	19.57	19.71	19.50	20.80	20.41
Tier-1	(%)	15.70	15.70	16.20	16.14	16.33	16.10	17.40	17.01
Tier-2	(%)	3.50	3.40	3.40	3.44	3.38	3.40	3.40	3.40

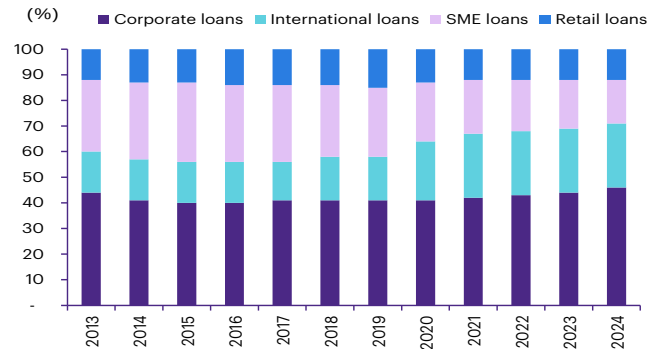
Appendix

Figure 1: Loan growth



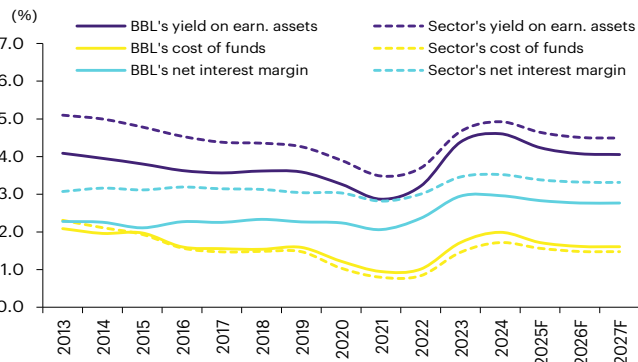
Source: Banks and InnovestX Research

Figure 2: Loan breakdown



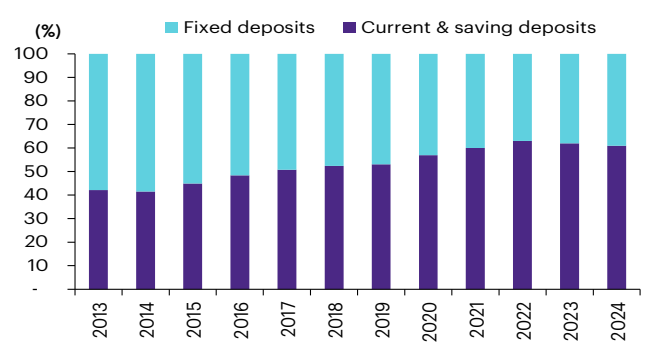
Source: Banks and InnovestX Research

Figure 3: NIM, yield on earning assets, cost of funds



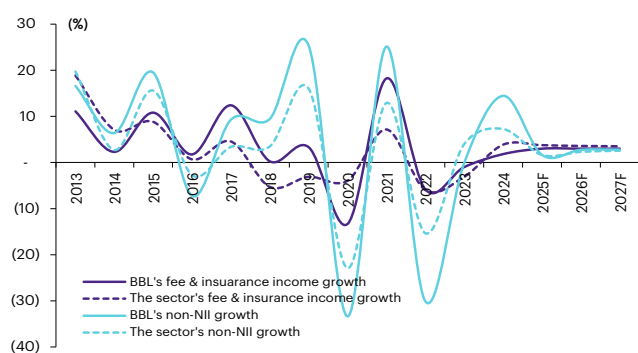
Source: Banks and InnovestX Research

Figure 4: Deposit mix



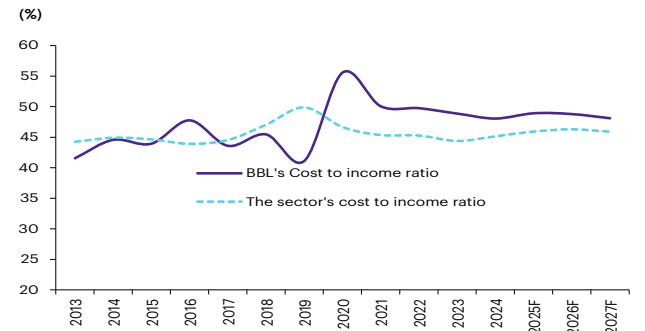
Source: Banks and InnovestX Research

Figure 5: Non-NII and fee income growth



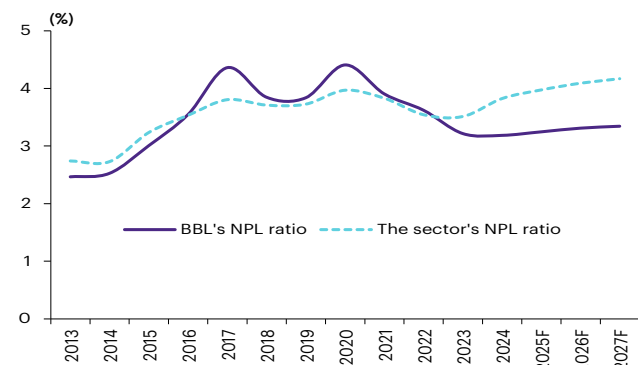
Source: Banks and InnovestX Research

Figure 6: Cost to income ratio



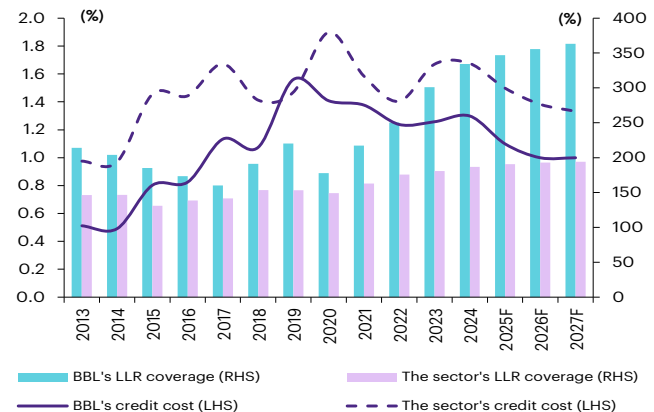
Source: Banks and InnovestX Research

Figure 7: NPL ratio



Source: Banks and InnovestX Research

Figure 8: LLR coverage



Source: Banks and InnovestX Research

Figure 9: Valuation summary (price as of Feb 18, 2025)

	Rating	Price (Bt/Sh)	Target (Bt/Sh)	ETR (%)	P/E (x)			EPS growth (%)			P/BV (x)			ROE (%)			Div. Yield (%)		
					24A	25F	26F	24A	25F	26F	24A	25F	26F	24A	25F	26F	24A	25F	26F
BAY	Neutral	23.10	25.0	11.6	5.7	5.9	5.6	(10)	(3)	4	0.5	0.4	0.4	8	7	7	3.5	3.4	3.6
BBL	Outperform	156.00	180.0	21.2	6.6	6.4	6.1	9	3	4	0.6	0.5	0.5	8	8	8	5.4	5.8	6.1
KBANK	Neutral	162.50	174.0	14.2	7.9	7.5	6.8	15	5	10	0.7	0.7	0.6	9	9	9	6.5	7.1	7.7
KKP	Neutral	52.50	50.0	1.2	8.9	9.1	8.0	(8)	(2)	14	0.7	0.7	0.6	8	8	8	6.0	6.0	6.6
KTB	Neutral	23.80	24.0	5.5	7.6	7.5	7.3	20	1	3	0.8	0.7	0.7	10	10	9	4.6	4.7	4.8
SCB	No rec	125.50			9.6	9.1	8.6	1	6	6	0.9	0.8	0.8	9	9	10	8.3	8.8	9.3
TCAP	Neutral	50.00	52.0	10.8	7.4	6.9	6.8	7	7	3	0.7	0.7	0.6	10	10	10	6.6	6.8	7.0
TISCO	Neutral	99.50	100.0	8.2	11.5	12.7	12.2	(5)	(9)	4	1.9	1.8	1.8	16	15	15	7.7	7.7	7.7
TTB	Neutral	1.99	2.0	7.5	9.2	9.0	8.9	14	3	2	0.8	0.8	0.8	9	9	9	6.5	7.0	7.3
Average					8.3	8.2	7.8	15	5	2	0.9	0.8	0.8	10	9	9	6.1	6.4	6.7

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.