

Origin Property

(ORI.BK/ORI TB)*

Outperform • Maintained

Price as of 12 Nov 2021	11.50
12M target price (Bt/shr)	13.50
Unchanged/Revised up(down)(%)	Unchanged
Upside/downside (%)	17.4

Key messages

ORI reported a 3Q21 normalized profit of Bt603mn (-16% YoY, flat QoQ), below our forecast by 13% due to lower-than-expected residential gross margin. Overall, ORI's earnings performance outperformed local peers backed by solid residential transfers. Looking ahead, we expect earnings to gain strong momentum in 4Q21 backed by more active launches of low-rise and two additional new condominiums ready to be transferred. We maintain a rating of Outperform and a target price of Bt13.50.

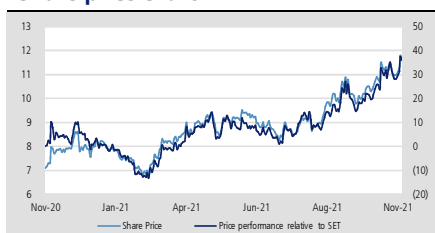
Trading data

Mkt cap (Btbn/US\$m)	28.7/717
Outstanding shares (mn)	2,453
Foreign ownership (mn)	83
3M avg. daily trading (mn)	14
52-week trading range (Bt)	6.8/11.8
Performance (%)	3M 6M 12M
Absolute	30.7 36.0 59.2
Relative	22.4 29.0 30.3

Quarterly EPS

EPS	Q1	Q2	Q3	Q4
2019	0.29	0.30	0.28	0.36
2020	0.24	0.29	0.29	0.26
2021	0.34	0.35	0.29	

Share price chart



Source: SET

Napat Vorajanyavong
66.2658.8888 Ext. 8857
napatv@kgi.co.th

3Q21 earnings review: 13% below our expectation

Event

3Q21 earnings review.

Impact

Normalized profit was flat QoQ, but dropped 16% YoY

ORI reported a 3Q21 normalized profit of Bt603mn (-16% YoY, flat QoQ). The result was 13% below our forecast due to a lower-than-expected residential gross margin. Overall, ORI's earnings momentum outperformed local peers in 3Q21 amid the deteriorating market sentiment due to solid residential transfers from both low-rise and high-rise.

Residential transfers (excluding JV projects) came in strong at Bt3.7bn (+66% YoY, +19% QoQ) comprised of i) low-rise transfers of Bt1bn (+92% YoY, +13% QoQ), and ii) high-rise transfers of Bt2.7bn (+58% YoY, +21% QoQ). The high-rise transfers were propelled by the start of transfers on Park Origin Phayathai (61% sold, project value: Bt4.6bn), while the solid low-rise performance was backed by the accelerated transfer of backlog. In terms of profitability, residential gross margin softened to 32.1% (-1.7ppts QoQ) partly due to poorer market sentiment as well as a greater proportion of transfers from condominium projects that yielded lower-than-average gross margins (e.g. Park 24 Phase 2).

Share income from JV turned to a loss of Bt22mn (from profit of Bt250mn in 3Q20) due to the mismatch between revenue recognition and costs of new project developments. We expect share income from JV to turnaround in 4Q21F propelled by the start of transfers for Park Origin Thonglor (74% sold, project value: Bt12bn).

Earnings to reach a peak in 4Q21F

Looking ahead, we expect earnings to gain stronger momentum in 4Q21 supported by more active launches for low-rise and two new condominiums ready to be transferred including Notting Hill Rayong, and Park Origin Thonglor.

Valuation & action

With strong earnings growth ahead and catalyst from the pre-emptive offering to subscribe to Britannia Public Company Limited (BRI)'s newly-issued ordinary shares with a ratio of 71 ordinary shares of ORI : 1 newly-issued ordinary share of BRI (Record date: November, 23), we maintain a rating of Outperform and a target price of Bt13.50 based on 8.7x 2022F PE or +0.5SD to its long-term mean.

Risks

Longer-than-expected COVID-19 outbreak and construction delays.

Key financials and valuations

	Dec - 18A	Dec - 19A	Dec - 20A	Dec - 21F	Dec - 22F
Revenue (Btmn)	15,749	13,197	10,486	14,232	15,168
Gross Profit (Btmn)	7,138	6,263	4,178	5,707	6,235
SG&A (Btmn)	2,872	2,687	1,822	2,462	2,548
Net Profit (Btmn)	3,338	3,027	2,662	3,119	3,817
Normalized Profit (Btmn)	2,711	2,569	2,481	3,119	3,817
EPS (Bt)	1.4	1.2	1.1	1.3	1.6
Normalized EPS (Bt)	1.1	1.0	1.0	1.3	1.6
DPS (Bt)	0.4	0.5	0.5	0.6	0.6
EPS Growth (%)	65.2	(9.3)	(12.1)	17.2	22.4
Normalized EPS Growth	96.5	(5.3)	(3.4)	25.7	22.4
P/E (X)	5.4	5.3	6.9	9.0	7.4
P/B (X)	2.1	1.5	1.5	2.0	1.7
EV/EBITDA (X)	6.2	7.4	11.4	11.1	10.3
Net Debt to Equity (%)	142.4	146.8	134.6	127.4	124.0
Dividend Yield (%)	5.4	7.6	6.5	5.0	5.4
Return on Average Equity (%)	37.9	27.7	22.2	22.4	23.2

Source: Company data, KGI Securities Research

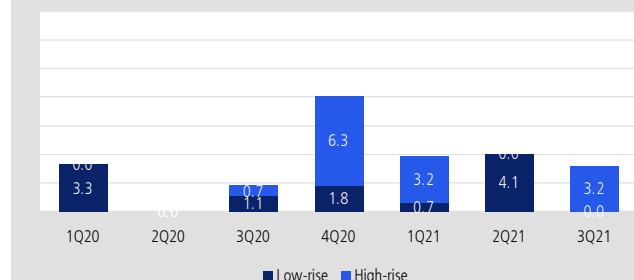
Figure 1: ORI's 3Q21 earnings review

Bt mn	3Q21	3Q20	YoY (%)	2Q21	QoQ (%)	9M21	9M20	YoY (%)
Revenue	3,819	2,400	59.1	3,405	12.2	10,854	7,738	40.3
Revenue from sales of real estate	3,666	2,207	66.1	3,085	18.8	10,197	7,248	40.7
Revenue from project management	153	193	(20.5)	319	(52.0)	656	489	34.1
Gross Profit	1,329	973	36.6	1,362	(2.4)	4,116	3,140	31.1
SG&A	(577)	(468)	23.3	(540)	6.9	(1,691)	(1,362)	24.1
Operating EBIT	951	645	47.5	976	(2.6)	2,890	2,099	37.7
Operating EBITDA	994	683	45.6	1,019	(2.4)	3,022	2,217	36.3
Equity Income/(Loss)	(22)	250	N.A.	4	(696.0)	30	451	(93.3)
Pre-tax Profit	875	593	47.5	900	(2.7)	2,671	1,906	40.1
Extraordinary items	106	-		243		475	181	
Net Profit	709	717	(1.1)	852	(16.8)	2,386	2,019	18.2
Normalized profit	603	717	(15.9)	609	(0.9)	1,911	1,839	4.0
Percent	3Q21	3Q20	YoY (ppts)	2Q21	QoQ (ppts)	9M21	9M20	YoY (ppts)
Total gross margin	34.8	40.6	(5.7)	40.0	(5.2)	37.9	40.6	(2.7)
Residential gross margin	32.1	35.4	(3.3)	33.8	(1.7)	33.9	36.6	(2.6)
EBIT margin	24.9	26.9	(2.0)	28.7	(3.8)	26.6	27.1	(0.5)
SG&A/sales	15.1	19.5	(4.4)	15.8	(0.7)	15.6	17.6	(2.0)
Revenue breakdown by segments	3Q21	3Q20	YoY (%)	2Q21	QoQ (%)	9M21	9M20	YoY (%)
Low-rise	1,046	544	92.2	924	13.2	1,759	1,296	35.8
High-rise	2,620	1,663	57.6	2,161	21.2	4,772	3,745	27.4

Source: Company data, KGI Securities Research

Figure 2: Quarterly launches

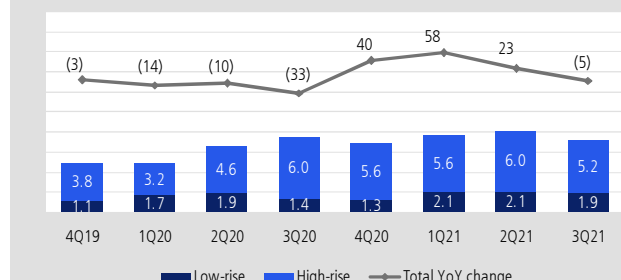
Launches of high-rise and low-rise, Btbn



Source: Company data, KGI Securities Research

Figure 3: Quarterly presales

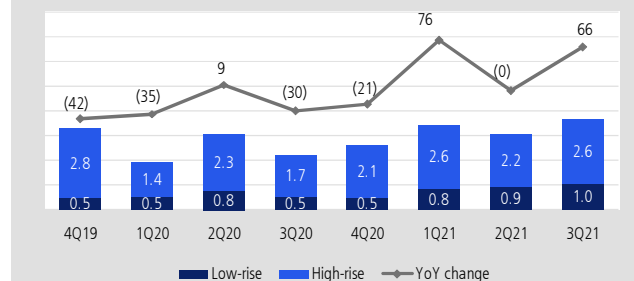
Presales of high-rise and low-rise, Btbn; YoY change of total presales, percent



Source: Company data, KGI Securities Research

Figure 4: Quarterly transfers (ORI only)

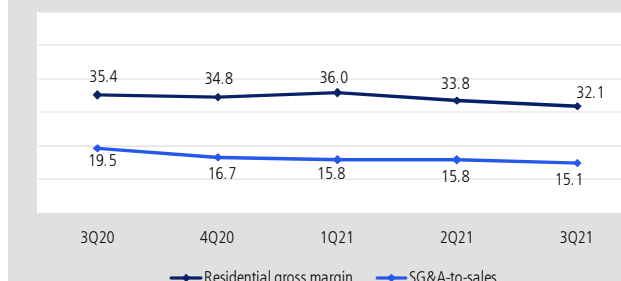
Transfer of high-rise and low-rise, Btbn; YoY change, percent



Source: Company data, KGI Securities Research

Figure 5: Quarterly margins

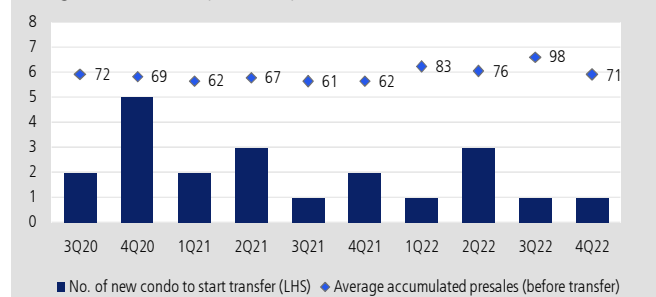
Percent



Source: Company data, KGI Securities Research

Figure 6: Number of new condominiums ready to be transferred (Quarterly)

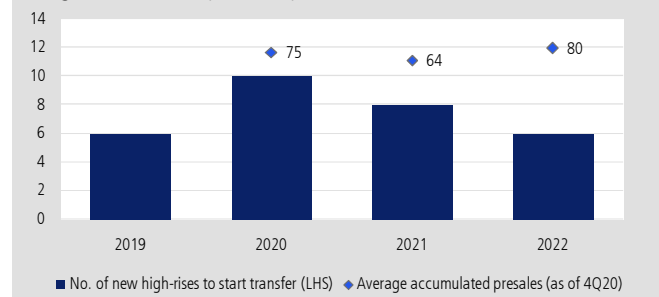
Number of new condominium ready to be transferred, number (LHS); average accumulated presales, percent (RHS)



Source: Company data, KGI Securities Research

Figure 7: Number of new condominiums ready to be transferred (Yearly)

Number of new condominium ready to be transferred, number (LHS); average accumulated presales, percent (RHS)



Source: Company data, KGI Securities Research

Figure 8: Completed condominium projects to be transferred in 2021-22F (presales as of 2Q21)

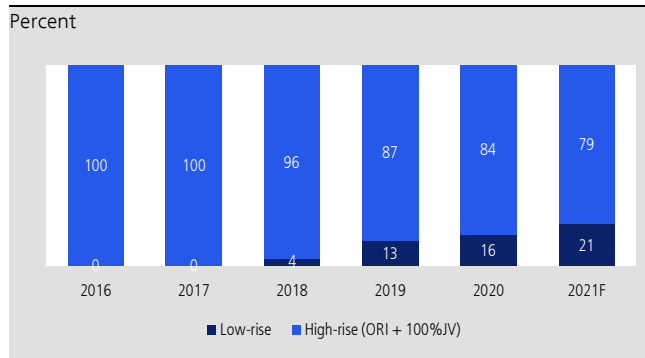
Project	Ownership	Value	Avg price per unit (Btmn)	Sold (%)	Beg. Transfer
Knightsbridge Space Rama IX		2,300	7.1	64	1Q21
THE ORIGIN Ramintra 83 Station		2,100	2.4	61	1Q21
THE ORIGIN Ratchada-Ladprao		750	3.6	87	2Q21
Knightsbridge Sukhumvit-Thepharak	JV	1,300	2.7	64	2Q21
BRIXTON Pet&Play Sukhumvit 107 C		180	2.3	51	2Q21
Park Origin Phayathai		4,600	8.4	61	3Q21
Notting Hill Rayong		1,200	2.2	50	4Q21
Park Origin Thonglor	JV	12,000	10.2	74	4Q21
The Origin Ram 209 Interchange		2,050	2.0	83	1Q22
THE ORIGIN Ladprao 15		400	2.5	55	2Q22
Park Origin Ratchathewi	JV	3,000	11.3	95	2Q22
Park Origin Chula-Samyan	JV	4,600	9.2	98	3Q22
THE ORIGIN Onnut		700	1.8	79	2Q22
Hampton Sriracha by Origin and Dusit	JV	1,400	3.0	71	4Q22

Source: Company data, KGI Securities Research

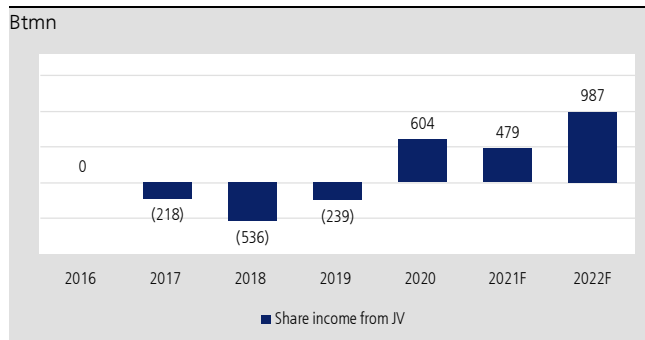
Figure 9: Company profile

Origin Property (ORI) develops residential property covering all segments; townhouse, single-detached house and condominium. Apart from residential development, the company also operates three business groups: i) recurring business group (e.g. hotel and office building) under the operations of One Origin Group Company Limited, ii) service business related to real estate such as juristic person management services under the operation of Primo Service Solution Company Limited, and iii) "Origin Next Level" business group which includes healthcare and logistics business.

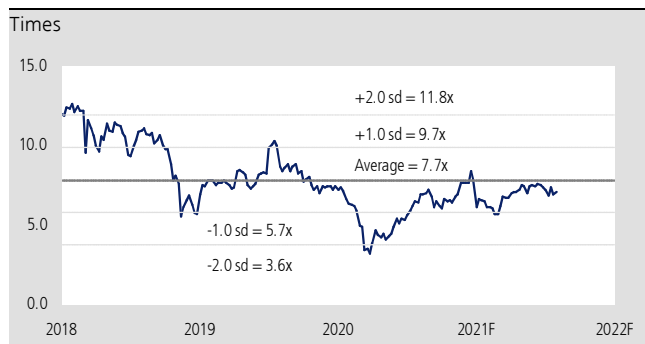
Source: Company data

Figure 11: Transfer breakdown (including 100% JV)


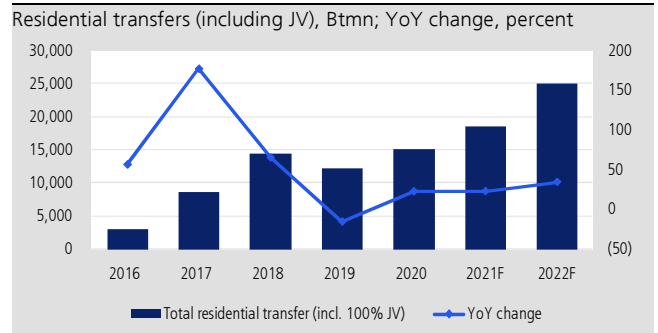
Source: Company data, KGI Securities Research

Figure 13: Share income from JV


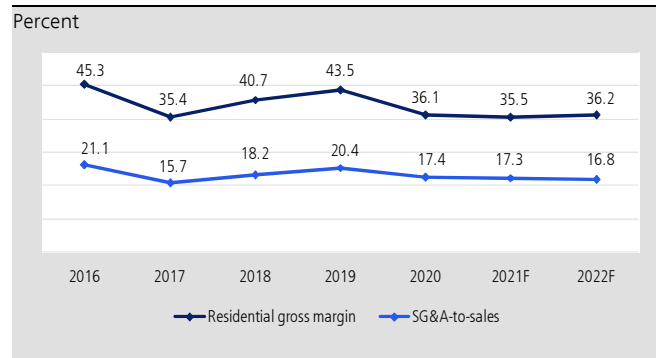
Source: Company data, KGI Securities Research

Figure 15: P/E band


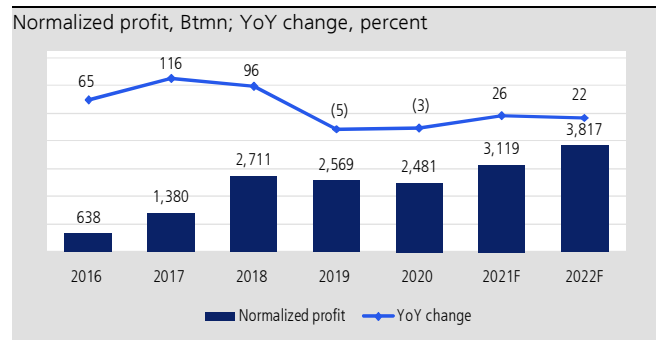
Source: KGI Securities Research

Figure 10: Residential transfers


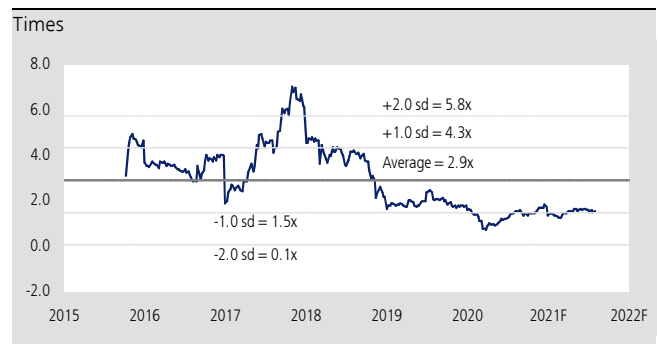
Source: Company data, KGI Securities Research

Figure 12: Profitability


Source: Company data, KGI Securities Research

Figure 14: Normalized profit momentum


Source: Company data, KGI Securities Research

Figure 16: P/BV band


Source: KGI Securities Research

Quarterly Income Statement

	Mar-18A	Jun-18A	Sep-18A	Dec-18A	Mar-19A	Jun-19A	Sep-19A	Dec-19A	Mar-20A	Jun-20A	Sep-20A	Dec-20A	Mar-21A	Jun-21A	Sep-21A
Income Statement (Bt mn)															
Revenue	2,405	3,821	3,658	5,865	3,143	3,106	3,512	3,437	2,121	3,216	2,400	2,748	3,630	3,405	3,819
Cost of Goods Sold	(1,209)	(2,139)	(1,923)	(3,340)	(1,702)	(1,614)	(1,797)	(1,821)	(1,174)	(1,997)	(1,427)	(1,710)	(2,206)	(2,043)	(2,490)
Gross Profit	1,196	1,682	1,735	2,525	1,441	1,492	1,715	1,616	947	1,220	973	1,038	1,424	1,362	1,329
Operating Expense	(386)	(599)	(664)	(1,221)	(734)	(647)	(706)	(600)	(475)	(419)	(468)	(460)	(575)	(540)	(577)
Other incomes	69	50	62	80	95	168	80	111	102	71	135	124	112	152	197
Operating Profit	878	1,133	1,133	1,384	802	1,013	1,089	1,127	574	871	640	702	962	975	949
Depreciation of fixed asset	(28)	(30)	(63)	(13)	(29)	(30)	(28)	(32)	(45)	(35)	(38)	(47)	(45)	(43)	(43)
Operating EBITDA	907	1,163	1,196	1,397	833	1,047	1,118	1,163	622	912	683	751	1,009	1,019	994
Non-Operating Income	0	0	0	0	1	4	2	4	4	5	4	3	2	1	1
Interest Income	0	0	0	0	1	4	2	4	4	5	4	3	2	1	1
Other Non-op Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Operating Expense	(226)	(144)	(260)	(170)	(105)	(133)	(186)	(89)	65	(6)	199	82	(19)	(72)	(98)
Interest Expense	(47)	(57)	(73)	(85)	(60)	(64)	(75)	(74)	(74)	(67)	(51)	(71)	(67)	(76)	(75)
Other Non-op Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Equity Income/(Loss)	(179)	(87)	(186)	(85)	(45)	(69)	(111)	(14)	139	61	250	153	48	4	(22)
Pre-tax profit	831	1,076	1,059	1,299	744	953	1,015	1,057	503	809	593	634	896	900	875
Current Taxation	(164)	(282)	(285)	(250)	(192)	(206)	(206)	(244)	(147)	(164)	(122)	(127)	(202)	(238)	(200)
Minorities	0	(0)	(12)	(26)	0	0	(46)	(68)	(81)	0	(5)	(17)	(43)	(57)	(50)
Extraordinary items	0	312	315	0	213	59	35	152	181	0	0	0	125	243	106
Net Profit	489	1,019	892	938	721	737	687	882	595	707	717	642	825	852	709
Normalized Profit	489	707	577	938	507	679	652	730	414	707	717	642	700	609	603
EPS (Bt)	0.20	0.42	0.36	0.38	0.29	0.30	0.28	0.36	0.24	0.29	0.29	0.26	0.34	0.35	0.29
Normalized EPS (Bt)	0.20	0.29	0.24	0.38	0.21	0.28	0.27	0.30	0.17	0.29	0.29	0.26	0.29	0.25	0.25
Margins															
Gross profit margin	49.7	44.0	47.4	43.1	45.8	48.0	48.8	47.0	44.6	37.9	40.6	37.8	39.2	40.0	34.8
Operating EBIT margin	36.5	29.6	31.0	23.6	25.5	32.6	31.0	32.8	27.0	27.1	26.7	25.5	26.5	28.6	24.9
Operating EBITDA margin	37.7	30.4	32.7	23.8	26.5	33.7	31.8	33.8	29.3	28.4	28.5	27.3	27.8	29.9	26.0
Net profit margin	20.3	26.7	24.4	16.0	22.9	23.7	19.6	25.7	28.1	22.0	29.9	23.4	22.7	25.0	18.6
Growth (YoY)															
Revenue growth	178.7	229.0	119.7	5.4	30.7	(18.7)	(4.0)	(41.4)	(32.5)	3.6	(31.7)	(20.0)	71.1	5.9	59.1
Operating EBIT growth	301.9	268.8	157.6	9.3	(8.7)	(10.6)	(3.9)	(18.6)	(28.5)	(14.0)	(41.2)	(37.7)	67.6	11.9	48.3
Operating EBITDA growth	294.8	263.4	161.5	6.6	(8.2)	(10.0)	(6.5)	(16.8)	(25.3)	(12.9)	(38.9)	(35.4)	62.1	11.7	45.6
Net profit growth	184.3	327.0	60.3	37.9	47.4	(27.7)	(22.9)	(6.0)	(17.4)	(4.1)	4.3	(27.2)	38.6	20.5	(1.1)
Normalized profit growth	184.3	196.3	99.6	37.9	3.8	(4.1)	13.1	(22.1)	(18.3)	4.2	9.9	(12.0)	68.9	(14.0)	(15.9)

Source: KGI Securities Research

Balance Sheet

As of 31 Dec (Bt mn)	2018	2019	2020	2021F	2022F
Total Assets	27,203	32,079	33,694	37,013	42,452
Current Assets	23,505	26,481	26,503	28,992	33,227
Cash & ST Investment	1,819	1,330	808	1,662	2,445
Inventories	20,151	22,582	23,430	24,842	28,145
Account Receivable	135	530	314	395	421
Others	1,392	1,731	1,876	2,017	2,140
Non-current Assets	3,698	5,599	7,190	8,021	9,225
LT Investment	2,190	3,104	4,170	4,695	5,716
Net fixed Assets	766	1,718	1,808	1,989	2,154
Others	743	776	1,212	1,337	1,354
Total Liabilities	18,402	21,146	21,686	23,061	25,964
Current Liabilities	13,183	10,822	13,568	14,494	16,109
Account Payable	2,603	2,574	2,874	3,410	3,573
ST Borrowing	8,017	6,447	9,171	9,727	11,116
Others	2,563	1,800	1,523	1,357	1,420
Long-term Liabilities	5,219	10,323	8,118	8,567	9,855
Long-term Debts	4,513	9,606	6,990	8,041	9,329
Others	705	717	1,127	526	526
Shareholders' Equity	8,801	10,934	12,008	13,951	16,488
Common Stock	1,225	1,226	1,226	1,226	1,226
Capital Surplus	2,299	2,337	2,337	2,337	2,337
Retained Earnings	3,888	6,089	7,785	9,661	11,951
Preferred Stock					

Source: KGI Securities Research

Key Ratios

Year to 31 Dec	2018	2019	2020	2021F	2022F
Growth (%YoY)					
Sales	70.2	(16.2)	(20.5)	35.7	6.6
OP	102.9	(11.0)	(30.8)	35.8	12.6
EBITDA	101.1	(10.8)	(28.7)	34.1	12.6
NP	65.2	(9.3)	(12.1)	17.2	22.4
Normalized Profit	96.5	(5.3)	(3.4)	25.7	22.4
EPS	65.2	(9.3)	(12.1)	17.2	22.4
Normalized EPS	96.5	(5.3)	(3.4)	25.7	22.4
Profitability (%)					
Gross Margin	45.3	47.5	39.8	40.1	41.1
Operating Margin	28.8	30.5	26.6	26.6	28.1
EBITDA Margin	29.6	31.5	28.3	28.0	29.5
Net Margin	21.2	22.9	25.4	21.9	25.2
ROAA	12.3	9.4	7.9	8.4	9.0
ROAE	37.9	27.7	22.2	22.4	23.2
Stability					
Gross Debt/Equity (%)	209.1	193.4	180.6	165.3	157.5
Net Debt/Equity (%)	142.4	146.8	134.6	127.4	124.0
Interest Coverage (x)	17.3	14.8	10.6	14.0	14.0
Interest & ST Debt Coverage (x)	0.5	0.6	0.3	0.4	0.4
Cash Flow Interest Coverage (x)	(0.9)	(4.5)	6.2	6.1	0.2
Cash Flow/Interest & ST Debt (x)	(0.0)	(0.2)	0.2	0.2	0.0
Current Ratio (x)	1.8	2.4	2.0	2.0	2.1
Quick Ratio (x)	0.3	0.4	0.2	0.3	0.3
Net Debt (Bt mn)	10,711.5	14,724.0	15,353.2	16,105.2	17,999.4
Per Share Data (Bt)					
EPS	1.4	1.2	1.1	1.3	1.6
Normalized EPS	1.1	1.0	1.0	1.3	1.6
CFPS	(0.1)	(0.5)	0.7	0.7	0.0
BVPS	3.6	4.5	4.9	5.7	6.7
SPS	6.4	5.4	4.3	5.8	6.2
EBITDA/Share	1.9	1.7	1.2	1.6	1.8
DPS	0.4	0.5	0.5	0.6	0.6
Activity					
Asset Turnover (x)	0.6	0.4	0.3	0.4	0.4
Days Receivables	3.1	14.7	10.9	10.1	10.1
Days Inventory	854.2	1,188.7	1,355.8	1,063.6	1,150.1
Days Payable	110.3	135.5	166.3	146.0	146.0
Cash Cycle	747.0	1,067.8	1,200.4	927.7	1,014.2

Source: KGI Securities Research

Profit & Loss

Year to Dec 31 (Bt mn)	2018	2019	2020	2021F	2022F
Revenue	15,749	13,197	10,486	14,232	15,168
Cost of Goods Sold	(8,611)	(6,934)	(6,308)	(8,525)	(8,932)
Gross Profit	7,138	6,263	4,178	5,707	6,235
Operating Expenses	(2,872)	(2,687)	(1,822)	(2,462)	(2,548)
Other Incomes	262	455	432	541	576
Operating Profit	4,528	4,031	2,787	3,786	4,264
Depreciation of fixed assets	(134)	(119)	(165)	(183)	(205)
Operating EBITDA	4,662	4,161	2,968	3,980	4,481
Non-Operating Income	0	11	16	11	12
Interest Income	0	11	16	11	12
Other Non-op Income	0	0	0	0	0
Non-Operating Expense	(262)	(273)	(263)	(271)	(306)
Interest Expense	(262)	(273)	(263)	(271)	(306)
Other Non-op Expense	0	0	0	0	0
Equity Income/(Loss)	(536)	(239)	604	479	987
Pretax Profit	4,356	3,989	3,325	4,005	4,957
Current Taxation	(981)	(848)	(560)	(793)	(893)
Minorities	38	114	102	93	246
Extraordinaries items	627	459	181	0	0
Net Profit	3,338	3,027	2,662	3,119	3,817
Normalized Profit	2,711	2,569	2,481	3,119	3,817
EPS (Bt)	1.36	1.23	1.09	1.27	1.56
Normalized EPS (Bt)	1.11	1.05	1.01	1.27	1.56

Source: KGI Securities Research

Cash Flow

Year to 31 Dec (Bt mn)	2018	2019	2020	2021F	2022F
Operating Cash Flow	(247)	(1,217)	1,622	1,651	55
Net Profit	3,338	3,027	2,662	3,119	3,817
Depreciation & Amortization	134	119	165	183	205
Change in Working Capital	(3,666)	(4,256)	(522)	(1,264)	(3,227)
Others					
Investment Cash Flow	(1,226)	(1,788)	(561)	(1,135)	(423)
Net CAPEX	254	(710)	(38)	(486)	(423)
Change in LT Investment	(1,273)	(1,152)	(470)	7	0
Change in Other Assets	(133)	63	(463)	(55)	0
Free Cash Flow	(1,473)	(3,004)	1,061	516	(367)
Financing Cash Flow	2,471	2,515	(1,583)	338	1,150
Change in Share Capital	477	39	0	0	0
Net Change in Debt	3,458	3,523	108	1,606	2,677
Change in Other LT Liab.	54	(221)	(725)	(25)	0
Net Cash Flow	999	(489)	(522)	854	783

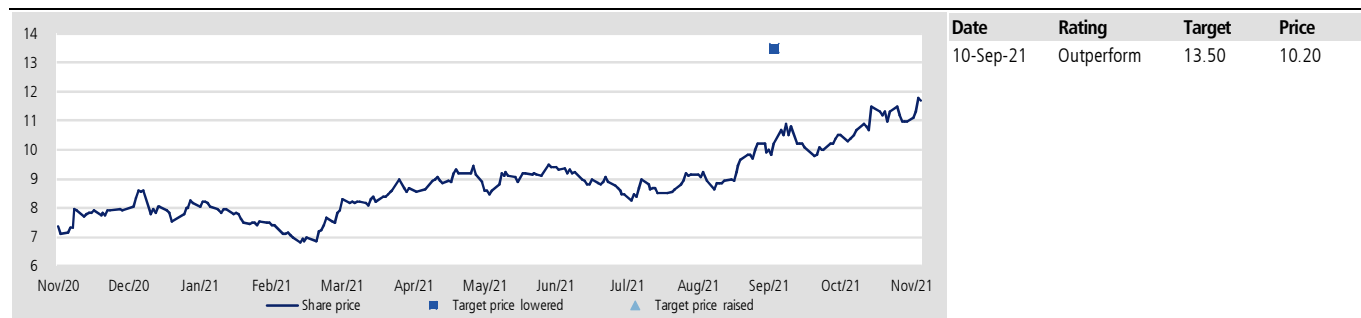
Source: KGI Securities Research

Rates of Return on Invested Capital

Year	1-	COGS Revenue	+	Depreciation Revenue	+	Operating Exp. Revenue	=	Operating Margin
2018		54.7%		0.9%		18.2%		26.2%
2019		52.5%		0.9%		20.4%		26.2%
2020		60.2%		1.6%		17.4%		20.9%
2021F		59.9%		1.3%		17.3%		21.5%
Year	1/	Working Capital Revenue	+	Net PPE Revenue	+	Other Assets Revenue	=	Capital Turnover
2018		0.7		0.0		1.7		0.4
2019		1.2		0.1		2.3		0.3
2020		1.2		0.2		3.0		0.2
2021F		1.0		0.1		2.5		0.3
Year		Operating Margin	x	Capital Turnover	x	Cash Tax Rate	=	After-tax Return on Inv. Capital
2018		26.2%		0.4		22.5%		2.5%
2019		26.2%		0.3		21.3%		1.5%
2020		20.9%		0.2		16.9%		0.8%
2021F		21.5%		0.3		19.8%		1.2%


Source: KGI Securities Research


Origin Property - Recommendation & target price history



Source: KGI Securities Research

Corporate Governance Report of Thai Listed Companies

 Companies with Excellent CG Scoring					
Stock	Company name	Stock	Company name	Stock	Company name
AAV	ASIA AVIATION	EGCO	ELECTRICITY GENERATING	PTTEP	PTT EXPLORATION AND PRODUCTION
ADVANC	ADVANCED INFO SERVICE	GFPT	GFPT	PTTGC	PTT GLOBAL CHEMICAL
AMA	AMA MARINE	GGC	GLOBAL GREEN CHEMICALS	PYLON	PYLON
AMATA	AMATA CORPORATION	GPSC	GLOBAL POWER SYNERGY	QH	QUALITY HOUSES
ANAN	ANANDA DEVELOPMENT	HANA	HANA MICROELECTRONICS	RATCH	RATCHABURI ELECTRICITY GENERATING HOLDING
AOT	AIRPORTS OF THAILAND	HMPRO	HOME PRODUCT CENTER	RS	RS
AP	ASIAN PROPERTY DEVELOPMENT	INTUCH	SHIN CORPORATION	SCB	THE SIAM COMMERCIAL BANK
BANPU	BANPU	IRPC	IRPC	SCC	THE SIAM CEMENT
BCP	THE BANGCHAK PETROLEUM	IVL	INDORAMA VENTURES	SCCC	SIAM CITY CEMENT
BCPG	BCPG	KBANK	KASIKORN BANK	SEAFCO	SEAFCO
BDMS	BANGKOK DUSIT MEDICAL SERVICES	KCE	KCE ELECTRONICS	SMPC	SAHAMITR PRESSURE CONTAINER
BEC	BEC WORLD	KKP	KIATNAKIN BANK	SPALI	SUPALAI
BEM	BANGKOK EXPRESSWAY AND METRO	KTG	KRUNG THAI BANK	SPRC	STAR PETROLEUM REFINING
BGRIM	B. GRIMM POWER	KTC	KRUNGTHAI CARD	SVI	SVI
BPP	BANPU POWER	LH	LAND AND HOUSES	TACC	T.A.C. CONSUMER
BTS	BTS GROUP HOLDINGS	LPN	L.P.N. DEVELOPMENT	TCAP	THANACHART CAPITAL
CENDEL	CENTRAL PLAZA HOTEL	MAKRO	SIAM MAKRO	THCOM	THAICOM
CK	CH. KARNCHANG	MBK	MBK	TISCO	TISCO FINANCIAL GROUP
CKP	CK POWER	MINT	MINOR INTERNATIONAL	TOP	THAI OIL
CPALL	CP ALL	MTC	MUANGTHAI CAPITAL	TRUE	TRUE CORPORATION
CPF	CHARDEN POKPHAND FOODS	PLANB	PLAN B MEDIA	TTB	TMBTHANACHART BANK
CPN	CENTRAL PATTANA	PSH	PRUKSA HOLDING	VGI	VGI GLOBAL MEDIA
DELTA	DELTA ELECTRONICS (THAILAND)	PTG	PTG ENERGY	WHA	WHA CORPORATION
DTAC	TOTAL ACCESS COMMUNICATION	PTT	PTT	WHAUP	

 Companies with Very Good CG Scoring					
Stock	Company name	Stock	Company name	Stock	Company name
BAM	BANGKOK COMMERCIAL ASSET MANAGEMENT	GULF	GULF ENERGY DEVELOPMENT	SAPPE	SAPPE
BBL	BANGKOK BANK	JMT	JMT NETWORK SERVICES	SAWAD	SRI SAWAD POWER 1979
CBG	CARABAO GROUP	LPH	LADPRAO GENERAL HOSPITAL	SINGER	SINGER THAILAND
CHG	CHULARAT HOSPITAL	M	MK RESTAURANT GROUP	SPA	SIAM WELLNESS GROUP
COM7	COM7	MAJOR	MAJOR CINEPLEX GROUP	TFG	THAIFOODS GROUP
DOHOME	DOHOME	MEGA	MEGA LIFESCIENCES	TKN	TAOKAENOI FOOD & MARKETING
ERW	THE ERAWAN GROUP	NETBAY	NETBAY	ZEN	ZEN CORPORATION GROUP
GLOBAL	SIAM GLOBAL HOUSE	OSP	OSOTSPA		

 Companies with Good CG Scoring					
Stock	Company name	Stock	Company name	Stock	Company name
BCH	BANGKOK CHAIN HOSPITAL	ESSO	ESSO (THAILAND)	SF	SIAM FUTURE DEVELOPMENT
BH	BUMRUNGRAD HOSPITAL	HUMAN	HUMANICA	SISB	SISB
EKH	EKACHAI MEDICAL CARE	RBF	R&B FOOD SUPPLY	TPCH	TPC POWER HOLDING

Companies classified Not in the three highest score groups					
Stock	Company name	Stock	Company name	Stock	Company name
IIG	I&I GROUP	OR	PTT OIL AND RETAIL BUSINESS	STGT	SRI TRANG GLOVES (THAILAND)
KEX	KERRY EXPRESS (THAILAND)	STEC	SINO-THAI ENGINEERING AND CONSTRUCTION		

Source: www.thai-iod.com

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 for 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 assessment of operation and is not based on inside information. 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 or when there is any change to the relevant information. Nevertheless, KGI Securities (Thailand) Public Company Limited (KGI) does not confirm, verify, or certify the accuracy and completeness of such survey result.

Anti-corruption Progress Indicator

Level 5: Extended

Stock	Company name	Stock	Company name	Stock	Company name
ADVANC	ADVANCED INFO SERVICE	GLOBAL	SIAM GLOBAL HOUSE	QH	QUALITY HOUSES
ANAN	ANANDA DEVELOPMENT	GPSC	GLOBAL POWER SYNERGY	RATCH	RATCHABURI ELECTRICITY GENERATING HOLDING
BBL	BANGKOK BANK	HMPRO	HOME PRODUCT CENTER	ROBINS	ROBINSON DEPARTMENT STORE
BCH	BANGKOK CHAIN HOSPITAL	IRPC	IRPC	SCC	THE SIAM CEMENT
BDMS	BANGKOK DUSIT MEDICAL SERVICES	KBANK	KASIKORNBANK	SIRI	SANSIRI
BIGC	BIG C SUPERCENTER	KCE	KCE ELECTRONICS	SPALI	SUPALAI
CK	CH. KARNCHANG	KKP	KIATNAKIN BANK	STEC	SINO-THAI ENGINEERING AND CONSTRUCTION
DCC	DYNASTY CERAMIC	KTG	KRUNG THAI BANK	TCAP	THANACHART CAPITAL
DELTA	DELTA ELECTRONICS (THAILAND)	LPH	LADPRAO GENERAL HOSPITAL	TISCO	TISCO FINANCIAL GROUP
DRT	DIAMOND ROOFING TILES	PACE	PACE DEVELOPMENT CORPORATION	TMT	THAI METAL TRADE
EGCO	ELECTRICITY GENERATING	PTT	PTT	TOP	THAI OIL
GFPT	GFPT	PTTGC	PTT GLOBAL CHEMICAL		

Level 4: Certified

Stock	Company name	Stock	Company name	Stock	Company name
AAV	ASIA AVIATION	ERW	THE ERWAN GROUP	SAPPE	SAPPE
AP	ASIAN PROPERTY DEVELOPMENT	GLOW	GLOW ENERGY	SAWAD	SRISAWAD POWER 1979
BA	BANGKOK AIRWAYS	GUNKUL	GUNKUL ENGINEERING	SCB	THE SIAM COMMERCIAL BANK
BANPU	BANPU	ILINK	INTERLINK COMMUNICATION	SCN	SCAN INTER
BCP	THE BANGCHAK PETROLEUM	KTC	KRUNGTHAI CARD	SEAFICO	SEAFICO
BH	BUMRUNGRAD HOSPITAL	LH	LAND AND HOUSES	SVI	SVI
BJCHI	BJC HEAVY INDUSTRIES	LPN	L.P.N. DEVELOPMENT	TASCO	TIPCO ASPHALT
CBG	CARABAO GROUP	MAKRO	SIAM MAKRO	TKN	TAOKAENOI FOOD & MARKETING
CENEL	CENTRAL PLAZA HOTEL	MALEE	MALEE SAMPRAN	TMB	TMB BANK
CHG	CHULARAT HOSPITAL	MINT	MINOR INTERNATIONAL	TRT	TIRATHAI
CKP	CK POWER	MODERN	MODERNFORM GROUP	TRUE	TRUE CORPORATION
CPF	CHAROEN POKPHAND FOODS	NOK	NOK AIRLINES	TVO	THAI VEGETABLE OIL
CPN	CENTRAL PATTANA	PTTEP	PTT EXPLORATION AND PRODUCTION		
DTAC	TOTAL ACCESS COMMUNICATION	PYLON	PYLON		

Level 3: Established

Stock	Company name	Stock	Company name	Stock	Company name
BEM	BANGKOK EXPRESSWAY AND METRO	MTLS	MUANGTHAI LEASING	SPRC	STAR PETROLEUM REFINING
CPALL	CP ALL	SCI	SCI ELECTRIC		

No progress

Stock	Company name	Stock	Company name	Stock	Company name
AOT	AIRPORTS OF THAILAND	BPP	BANPU POWER	FN	FN FACTORY OUTLET
BCPG	BCPG	BTS	BTS GROUP HOLDINGS	TPCH	TPC POWER HOLDING

Source: www.cgthailand.org

Disclaimer: The disclosure of the Anti-Corruption Progress Indicators of a listed company on the Stock Exchange of Thailand, which is assessed by the relevant institution as disclosed by the Office of the Securities and Exchange Commission, is made in order to comply with the policy and sustainable development plan for the listed companies. The relevant institution made this assessment based on the information received from the listed company, as stipulated in the form for the assessment of Anti-corruption which refers to the Annual Registration Statement (Form 56-1), Annual Report (Form 56-2), or other relevant documents or reports of such listed company. The assessment result is therefore made from the perspective of a third party. It is not an assessment of operation and is not based on any inside information. Since this assessment is only the assessment result as of the date appearing in the assessment result, it may be changed after that date or when there is any change to the relevant information. Nevertheless, KGI Securities (Thailand) Public Company Limited (KGI) does not confirm, verify, or certify the accuracy and completeness of the assessment result.

KGI Locations

China	Shanghai	Room 2703B-2704, Tower A , Shanghai Dawning Centre,500 Hongbaoshi Road Shanghai, PRC 201103
	Shenzhen	Room 24D1, 24/F, A Unit, Zhen Ye Building, 2014 Bao'annan Road, Shenzhen, PRC 518008
Taiwan	Taipei	700 Mingshui Road, Taipei, Taiwan Telephone 886.2.2181.8888 · Facsimile 886.2.8501.1691
Hong Kong		41/F Central Plaza, 18 Harbour Road, Wanchai, Hong Kong Telephone 852.2878.6888 Facsimile 852.2878.6800
Thailand	Bangkok	8th - 11th floors, Asia Centre Building 173 South Sathorn Road, Bangkok 10120, Thailand Telephone 66.2658.8888 Facsimile 66.2658.8014
Singapore		4 Shenton Way #13-01 SGX Centre 2 Singapore 068807 Telephone 65.6202.1188 Facsimile 65.6534.4826

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Rating	Definition
Outperform (OP)	The stock's excess return over the next twelve months is ranked in the top 40% of KGI's coverage universe in the related market (e.g. Taiwan)..
Neutral (N)	The stock's excess return over the next twelve months is ranked in the range between the top 40% and the bottom 40% of KGI's coverage universe in the related market (e.g. Taiwan)
Under perform (U)	The stock's excess return over the next twelve months is ranked in the bottom 40% of KGI's coverage universe in the related market (e.g. Taiwan).
Not Rated (NR)	The stock is not rated by KGI.
Restricted (R)	KGI policy and/or applicable law regulations preclude certain types of communications, including an investment recommendation, during the course of KGI's engagement in an investment banking transaction and in certain other circumstances. <i>Excess return = 12M target price/current price-</i>
Note	When an analyst publishes a new report on a covered stock, we rank the stock's excess return with those of other stocks in KGI's coverage universe in the related market. We will assign a rating based on its ranking. If an analyst does not publish a new report on a covered stock, its rating will not be changed automatically.

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