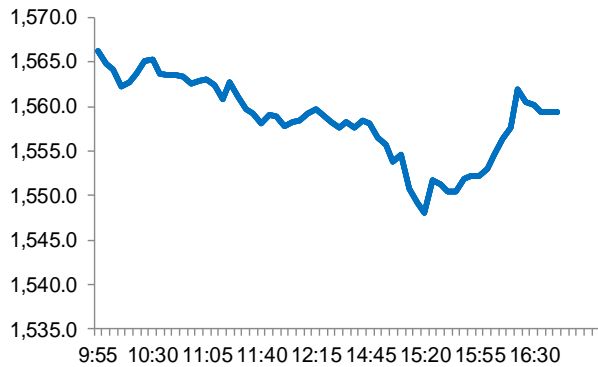


Thailand Morning Cuppa

Bulletin

STOCK/SECTOR	NEWS	COMMENT	RATING
Amata Corp (AMATA TB)	<p>The Industrial Estate Authority of Thailand (IEAT) is preparing to hold a roadshow in Japan this month to attract more foreign investment into the kingdom. The remaining total available areas for sale and leasing is about 11,101 acres. IEAT Governor Veeris Ammarapala said the move was aimed at expanding investments to support Thailand's economic recovery.</p> <p>Ammarapala said that, in 2018-2022, industrial estates in Lamphun Province expanded to support the bio-circular-green or BCG economy. Together with industrial estates in the Eastern Economic Corridor (EEC) in Rayong Province, this totalled 586 acres. In collaboration with the private sector, 18 industrial estates have been established, with some already completed and delivered, eg Double H A-Rayong (36 land plots and 506 acres), Double H Industrial Estate Rayong Set (831 acres), Amata City Chonburi (Project 2) (3,252 acres), Pinthong Industrial Estate (Project 6) (523 acres), and CPGC (1,213 acres).</p> <p>"The Rojana Industrial Park in Chonburi Province covers an area of 322 acres, Rojana Chonburi 2 (Khao Kansong) 357 acres, Rojana Nongyai 785 acres, Yamato Industrial Estate (273 acres), Ban Bueng 767 acres, Bo Thong 33 in Prachinburi Province 690 acres, and Udon Thani Industrial Estate 875 acres," he added. Ammarapala also said that, in addition, the S Industrial Estate in Ang Thong Province covered an area of 550 acres while the Asia Clean Industrial Estate in Chonburi, EGCO Rayong Industrial Estate, Apex Green Industrial Estate (Rayong), BlueTech City (Chachoengsao), and Nong Lalok (Rayong) covered areas of 512, 245, 866, 467, and 611 acres. (<i>The Nation</i>)</p>	<p>We believe IEAT's roadshow to attract Japanese foreign direct investment (FDI) investors will also bode well for the overall industry – especially for industrial estate developers still relying on selling industrial land plots to Japanese FDI investors. We do note that nowadays Chinese FDI investors are playing the top role when it comes to investments in Thailand. In FY22, FDI amounted to THB619bn – a slight 4% YoY decline – with Japan retaining its second place in terms of investments in Thailand with 293 project worth THB50.8bn in total. Top industries among Japanese FDI investors were smart electronics, auto parts, and consumer products.</p> <p>Although the IEAT roadshow will aim to promote its industrial estate projects, we expect interest amongst FDI investors to flow into non-IEAT projects as well, especially within the EEC zone – as industrial estate projects there come complete with fully fledged infrastructure facilities. In addition to Chinese FDI investors being the investment leaders in Thailand, we believe the IEAT's roadshow will play a part in convincing Japanese FDI investors to continue focusing on Thailand as a regional manufacturing base. We do note that some of low-cost manufacturing factories have already migrated to neighbouring countries.</p> <p>In our view, the EEC will be the major target area for Japanese investors focused on high-technology industries – especially in EV and relevant parts – as Japan plays catch-up with global trends. We believe success in this roadshow will benefit major industrial estate developers in the EEC, as the two leaders in this zone – Amata Corp and WHA Corp – have set industrial land sales targets at high-ebb levels for this year, ie 2,250rai (AMATA) and 1,750rai (WHA) with potential upsides. Our Top Pick is WHA. We maintain our calls and TPs for the two counters.</p>	<p>AMATA: SELL, TP: THB13.20</p> <p>WHA: BUY, TP: THB4.89</p>

Chart 1: SET intra-day graph



SET	2021	2022	2023F	2024F
PE (x)	17.40	14.52	16.50	14.77
P/BV (x)	1.68	1.65	1.48	1.47
Yield (%)	2.65	2.73	3.04	3.41

SET Value by investor Type: Daily	Buy	Sell	Net
	(THBm)	(THBm)	(THBm)
Institution	3,010.55	2,953.24	57.31
Proprietary	3,544.04	4,028.53	-484.48
Foreign	37,032.48	38,271.51	-1,239.03
Retail	14,838.26	13,172.06	1,666.20

SET Value by investor Type	MTD	YTD
	(THBm)	(THBm)
Institution	4,231.37	40,642.89
Proprietary	-556.34	-5,948.55
Foreign	-5,403.08	-103,440.41
Retail	1,728.05	68,746.06

SET50 Index Future	Long	Short	Net	MTD	YTD
Institution	55,976	52,345	3,631	-4,799	44,400
Foreign	144,200	149,157	-4,957	75,438	-124,927
Local	145,622	144,296	1,326	-70,639	80,527

Foreign Fund Flows (USDm)	MTD	YTD	YoY
Thailand	-35.7	-85.4	-156.5
			-3000.1
			-4880.9

Note: *As at 16 Jun 2023's closing

Table 1: Key market indices (19 Jun 2023)

	Index	Chg	Chg (%)	YTD (%)
Thailand (SET)	1559.39	1.68	0.11%	-6.5%
Thailand (SET50)	948.82	1.20	0.13%	-5.6%
Thailand (SET100)	2108.61	2.01	0.10%	-6.6%
USA (Dow Jones)	34299.12	-108.94	-0.32%	3.5%
USA (S&P500)	4409.59	-16.25	-0.37%	14.8%
USA (Nasdaq)	13689.57	-93.25	-0.68%	30.8%
UK (FTSE)	7642.72	14.46	0.19%	2.6%
Singapore (FSSTI)	3260.03	17.18	0.53%	0.3%
Hong Kong (Hang Seng)	20040.37	211.45	1.07%	1.3%
Japan (Nikkei)	33647.06	355.42	1.07%	28.9%
Malaysia (KLCI)	1388.61	6.88	0.50%	-7.1%
China (SHANGHAI SE)	3273.33	20.36	0.63%	6.0%
Indonesia (JCI)	6698.55	-15.25	-0.23%	-2.2%

Foreign Exchange Rates / Oil Market			
USD	Closed	Chg	Chg (%)
Baht (Onshore)	34.70	0.05	-0.14
Yen	141.91	0.09	-0.06
Euro	1.09	0.00	0.03
Oil Price (USD/barrel)			
Brent	75.82	-0.33	-0.44
Nymex-Crude Light	71.16	-0.62	-0.86
Baltic Dry Index	1,076.00	-18.00	-1.65

Note: *As at 16 Jun 2023's closing

Top BUYs

	TP (THB)	Upside (%)	Catalysts
Airports of Thailand (AOT TB)	82	15.09	<ul style="list-style-type: none"> 1HFY23F (Sep) will be the first lively peak travel season for AOT in two years. Medium- to long-haul flights from East Asia, the Middle East, and Europe are likely ramping up, and acting as key performance drivers. China's border re-opening from 8 Jan onwards will strongly benefit both AOT's aeronautical and commercialised activities. With air traffic being unlocked, we expect the scheduled flights between Thailand and China to increase six-fold to c.180 per week by end 2023 (1QFY24). AOT implemented measures to help concessionaires until 31 Mar and is applying the minimum guarantee sharing per head for its duty-free and commercial area concessions from 1 Apr. This should bring FY23 concession revenue up 226% to THB13.13bn (29% of revenue). Expect FY23F core profit of THB11.5bn, with total aircrafts and passengers at 74% and 67% of 2019 levels. Stronger operations may improve profit margins.
Bangkok Dusit Medical Services (BDMS TB)	35.25	22.61	<ul style="list-style-type: none"> Stabilised earnings growth to be driven by ongoing recovery of general treatments from locals, expatriates, and fly-in demand – ie medical tourism (eg Chinese patients) – and growing new markets (eg Saudi Arabia). We expect normalising foreign patient revenue mix of 30%, with well-balanced contributions from COVID-19 treatments. BDMS targets a 3-year organic revenue of 6-8% CAGR (2022-2025) and superior 23-24% EBITDA margin – to be driven by more revenue intensity and case mix (ie fly-in patients and Centres of Excellence). BDMS is looking to increase market share in Social Security and enhance health insurance revenues for Thai and expatriate patients. Expect healthy core profit expansion by 6% in 2023. Stable bed occupancy rates vs 2022's 73% (including COVID-19 treatment) are assumed. Profit margins may jointly benefit from patients and price intensity.
Bangkok Express and Metro (BEM TB)	11.22	34.37	<ul style="list-style-type: none"> The key highlight for BEM is the recovery speed of both expressway and mass rapid transit (MRT). Expressway traffic improved immediately after the pandemic situation started taming down, but it has not reached the saturation level of 1.2m trips per day seen during the pre-COVID-19 period. The Blue Line MRT's ridership improved moderately and has been growing faster since May 2022 when the Government began partially unlocking restrictions. Expressway traffic crawled up 2% MoM in February to 1.13m trips per day (+15% YoY) and should stay sideways up throughout 2023, while MRT ridership's sharp improvement stays intact. February's Blue Line MRT ridership's average grew an impressive 98% YoY to 395k trips per day on the remarkable notion that the average number of working days hit 441k trips per day – surpassing Nov 2019's previous high of 412.75k. Despite the ongoing legal tussle, the Orange Line MRT concession is likely to be awarded to BEM soon.
Central Pattana (CPN TB)	85	24.09	<ul style="list-style-type: none"> CPN should deliver further 18% core profit growth in 2023 on: i) A better outlook for local consumption and tourism (including the return of Chinese visitors), ii) low base of 1H22, and iii) new malls (including a Central WestVille mall in 4Q23), as well as at least four hotels and three low-rise residential projects to be opened. Operations of local demand-driven retail malls may be mostly back to normal, ie those in Bangkok suburbs and non-tourist areas in the kingdom's southern region. Any cut in the average rental rate discounts to a mid-to-high single digits may be an upside to our current conservative 10% assumption. The opening of new retail projects in Thailand is likely secured at c.2 malls pa in 2023-2025, with possible updates on international expansions in Vietnam in mid-2023. Its strategy to develop non-retail projects (ie hotels, leasable office buildings, and residential projects) should help drive earnings growth via retail-led mixed-use projects. According to CPN's 5-year plan, the sales mix of non-retail properties may ramp up to 20-25% in 2027 (2022: c.15%).
Central Retail Corp (CRC TB)	54	35.00	<ul style="list-style-type: none"> We expect THB8.26bn core profit for 2023, expanding 19% to pre-pandemic levels. Key drivers: i) Aggressive new store openings (mainly hardline stores, retail malls, and various small-format outlets), ii) back-to-normal fashion and leasable property segments, iii) high-spending customers via omni-channel platforms, and iv) full-year tourism recovery with the potential return of Chinese visitors to the kingdom. Enhancing food segment performance post rebranding, with potential development of its wholesale business unit in early 2023. Ramping up cost optimisations for all its business segments – mainly fashion – to attain profit margin increases.
CP All (CPALL TB)	79	22.48	<ul style="list-style-type: none"> Convenience store or CVS traffic is strongly benefiting from the rebound in out-of-home activities and foreign tourist arrivals, supporting a better product mix on high GPM food and personal care sales. Tourism recovery positively supports Makro's higher sales from HoReCa customers (c.30% of Makro sales). Visible Lotus's earnings recovery from store enhancements, phasing-out rebranding costs, and back-to-normal leasable retail mall operations. To drive topline, c.700 new CVS outlets will be larger-sized stores, while the planned opening of 18 new Makro stores (2022: 12) looks aggressive. Expect 2023 earnings of THB19.66bn (+46% YoY) or 85% of pre-pandemic levels. CPALL's subsidiary Siam Makro is refinancing its USD-denominated loans (70% of portfolio) – therefore, finance costs may decline in 2H23.

Top BUYs

	TP (THB)	Upside (%)	Catalysts
PTT Exploration & Production (PTTEP TB)	183	19.61	<ul style="list-style-type: none"> OPEC+ recently announced huge production cuts of 1.15mbpd, starting from May 2023 till year's end. This is a positive surprise and should strongly enhance oil prices in 2023. Gas sales volumes in 2023 are likely to improve and should be in the range of 470-510kboed vs 468kboed in 2022. The Erawan G1/61 site, which previously had issues with site access, is now seeing more developments, as the company has sited eight production rigs there. Production should therefore increase from 200mmcf/d in 2022 to 600mmcf/d by the end of the year. China and India are the largest growth demand factors in 2023 on the back of a recovery in transportation and industrial fuel demand. It will take some time before the impact of China's re-opening of borders is fully recognised – this may gather momentum in 2Q23-3Q23, and we expect an oil supply deficit in 2023.
Siam Cement (SCC TB)	400	20.85	<ul style="list-style-type: none"> In 1Q23, all of SCC's major businesses simultaneously improved from 4Q22 trough levels. The petrochemicals business in 1Q23 was supported by more stable levels of product spreads while the cement & building materials business improved on increased construction and renovation activities in Thailand, in spite of a mix of business trends in other ASEAN member states. The packaging business has shown signs of improvement in sales volumes and enhancements in production costs management. After the plunge in FY22 earnings, especially in 4Q22 – due to lower sales volumes and weak cost management in all three major businesses – we keep our view that SCC's earnings will improve in FY23, particularly in 2H23. This is due to China's full re-opening – which should bode well for both the petrochemicals and packaging businesses – and also new government policies post the general election that support higher local demand for cement and building materials.
Supalai (SPALI TB)	26.40	26.32	<ul style="list-style-type: none"> Based on FY23's new project launches that focus on the low-rise projects segment (80% of total value), there are prospects for FY23F core revenue to rise should the company be able to increase presales of its low-rise projects throughout the year. Note: Management guided for higher targets for FY23 – presales and total revenue targets of THB36bn (+11%YoY) and THB36bn (+4%YoY) based on new project launches of THB41bn (+8.5% YoY). Based on the THB14.8bn orderbook to be recognised in FY23, there will only be two best-selling condominium projects to be transferred from 2Q23 – the majority of earnings should be concentrated in 2Q23-3Q23. Conservatively, we expect FY23F earnings to be softer, with a 17% YoY decline.
TISCO Financial (TISCO TB)	114	18.13	<ul style="list-style-type: none"> Due to its solid asset quality and healthy capital position, as well as its above-average dividend yields of 7%.
WHA Corp (WHA TB)	4.89	4.94	<ul style="list-style-type: none"> WHA has set its industrial land sales aim at 1,750rai as local and Vietnam industrial land sale targets are set at 1,200rai and 550rai. We think its FY23 target for Vietnam is achievable, given that WHA plans to soon convert 300rai land plots from a high-profile electronics manufacturer. In Thailand, it is negotiating with EV manufacturers requiring >1,000rai in industrial land plots. If successful, the FY23 targets are highly achievable. We see WHA attempting to retain its high-base earnings for FY23 and expect a full-year earnings growth of 5% YoY after a 56% surge in FY22. Based on our assumption for FY23 industrial land sales of 1,400rai, industrial land transfers should stay the same. Meanwhile, the water utility services and warehouse space rental businesses should grow consistently, while the power generation arm is set to recover in FY23 after coming under heavy pressure due to rising fuel costs in FY22.

Recent Stories

To access the following reports, please click on the link:

[RHB | Thailand Morning Cuppa : 16 June 2023](#)

[Star Petroleum Refining : SPM To Resume, Leading Gasoline Player; BUY](#)

[RHB | Thailand Morning Cuppa : 15 June 2023](#)

[Airports of Thailand : BKK Free Zone Site Visit KTA; Keep BUY](#)

[RHB | Thailand Morning Cuppa : 14 June 2023](#)

[CH Karnchang : Needing To Be Highly Self-Reliant; Keep BUY](#)

[RHB | Thailand Morning Cuppa : 13 June 2023](#)

[Airports of Thailand : Anticipating Air Traffic Rebound In July; Still BUY](#)

[RHB | Thailand Morning Cuppa : 12 June 2023](#)

[PTT : KTAs From East Coast Site Visit; Keep BUY](#)

[RHB | Thailand Morning Cuppa : 9 June 2023](#)

[Expert Speaker Series – ESG : KTA: Impact Of ESG Megatrends On Thai Equities](#)

[Siam Global House : Looking Forward To a Better 2H23F; Still BUY](#)

[RHB | Thailand Morning Cuppa : 8 June 2023](#)

[WHA Corp : On High Alert Due To Water Shortage Risks; BUY](#)

[RHB | Thailand Morning Cuppa : 7 June 2023](#)

[Thai Union Group : Short-Term Challenges, Long-Term Recovery; BUY](#)

[RHB | Thailand Morning Cuppa : 6 June 2023 – Mid-Morning Edition](#)

[RHB | Thailand Morning Cuppa : 6 June 2023](#)

[Bangkok Dusit Medical Services : Key Takeaways From Rayong Site Visit; Keep BUY](#)

[Regional Oil & Gas : OPEC+ Extends Production Cut Till 2024; Still O/W](#)

[RHB | Thailand Morning Cuppa : 2 June 2023](#)

[Charoen Pokphand Foods : Strong Chicken Prices, Swine Market To Improve](#)

[RHB | Thailand Morning Cuppa : 1 June 2023](#)

[AP \(Thailand\) : Kick-Starting The Real Presales Engine; Stay BUY](#)

[RHB | Thailand Morning Cuppa : 31 May 2023](#)

[RHB | Thailand Morning Cuppa : 30 May 2023](#)

[RHB | Thailand Morning Cuppa : 29 May 2023](#)

[Central Plaza Hotel : Limited TP Upside](#)

[RHB | Thailand Morning Cuppa : 26 May 2023](#)

[RHB | Thailand Morning Cuppa : 25 May 2023](#)

[TOA Paint : Signs Of a Resumption Of Growth; Keep BUY](#)

[Bangchak Corp : Moving To a Strong Long-Term Position; Keep BUY](#)

[RHB | Thailand Morning Cuppa : 24 May 2023](#)

[Bangkok Chain Hospital : Quarterly Earnings Bottomed Out; Stay BUY](#)

[RHB | Thailand Morning Cuppa : 23 May 2023](#)

[WHA Corp : Leading The Pack At The Start; Still BUY](#)

[RHB | Thailand Morning Cuppa : 22 May 2023](#)

[Central Retail Corporation : Fashion Wing Still The Key Growth Driver; Stay BUY](#)

[RHB | Thailand Morning Cuppa : 19 May 2023](#)

[Market Strategy : A Political Dilemma Ahead](#)

[PTT Oil and Retail Business : Continuous Retail Market Revival Ahead; Stay BUY](#)

[RHB | Thailand Morning Cuppa : 18 May 2023](#)

[Berli Jucker : Better Topline And GPM Outlook; Maintain BUY](#)

RHB Guide to Investment Ratings

- Buy:** Share price may exceed 10% over the next 12 months
Trading Buy: Share price may exceed 15% over the next 3 months, however longer-term outlook remains uncertain
Neutral: Share price may fall within the range of +/- 10% over the next 12 months
Take Profit: Target price has been attained. Look to accumulate at lower levels
Sell: Share price may fall by more than 10% over the next 12 months
Not Rated: Stock is not within regular research coverage

Investment Research Disclaimers

RHB has issued this report for information purposes only. This report is intended for circulation amongst RHB and its affiliates' clients generally or such persons as may be deemed eligible by RHB to receive this report and does not have regard to the specific investment objectives, financial situation and the particular needs of any specific person who may receive this report. This report is not intended, and should not under any circumstances be construed as, an offer or a solicitation of an offer to buy or sell the securities referred to herein or any related financial instruments.

This report may further consist of, whether in whole or in part, summaries, research, compilations, extracts or analysis that has been prepared by RHB's strategic, joint venture and/or business partners. No representation or warranty (express or implied) is given as to the accuracy or completeness of such information and accordingly investors should make their own informed decisions before relying on the same.

This report is not directed to, or intended for distribution to or use by, any person or entity who is a citizen or resident of or located in any locality, state, country or other jurisdiction where such distribution, publication, availability or use would be contrary to the applicable laws or regulations. By accepting this report, the recipient hereof (i) represents and warrants that it is lawfully able to receive this document under the laws and regulations of the jurisdiction in which it is located or other applicable laws and (ii) acknowledges and agrees to be bound by the limitations contained herein. Any failure to comply with these limitations may constitute a violation of applicable laws.

All the information contained herein is based upon publicly available information and has been obtained from sources that RHB believes to be reliable and correct at the time of issue of this report. However, such sources have not been independently verified by RHB and/or its affiliates and this report does not purport to contain all information that a prospective investor may require. The opinions expressed herein are RHB's present opinions only and are subject to change without prior notice. RHB is not under any obligation to update or keep current the information and opinions expressed herein or to provide the recipient with access to any additional information. Consequently, RHB does not guarantee, represent or warrant, expressly or impliedly, as to the adequacy, accuracy, reliability, fairness or completeness of the information and opinion contained in this report. Neither RHB (including its officers, directors, associates, connected parties, and/or employees) nor does any of its agents accept any liability for any direct, indirect or consequential losses, loss of profits and/or damages that may arise from the use or reliance of this research report and/or further communications given in relation to this report. Any such responsibility or liability is hereby expressly disclaimed.

Whilst every effort is made to ensure that statement of facts made in this report are accurate, all estimates, projections, forecasts, expressions of opinion and other subjective judgments contained in this report are based on assumptions considered to be reasonable and must not be construed as a representation that the matters referred to therein will occur. Different assumptions by RHB or any other source may yield substantially different results and recommendations contained on one type of research product may differ from recommendations contained in other types of research. The performance of currencies may affect the value of, or income from, the securities or any other financial instruments referenced in this report. Holders of depositary receipts backed by the securities discussed in this report assume currency risk. Past performance is not a guide to future performance. Income from investments may fluctuate. The price or value of the investments to which this report relates, either directly or indirectly, may fall or rise against the interest of investors.

This report may contain comments, estimates, projections, forecasts and expressions of opinion relating to macroeconomic research published by RHB economists of which should not be considered as investment ratings/advice and/or a recommendation by such economists on any securities discussed in this report.

This report does not purport to be comprehensive or to contain all the information that a prospective investor may need in order to make an investment decision. The recipient of this report is making its own independent assessment and decisions regarding any securities or financial instruments referenced herein. Any investment discussed or recommended in this report may be unsuitable for an investor depending on the investor's specific investment objectives and financial position. The material in this report is general information intended for recipients who understand the risks of investing in financial instruments. This report does not take into account whether an investment or course of action and any associated risks are suitable for the recipient. Any recommendations contained in this report must therefore not be relied upon as investment advice based on the recipient's personal circumstances. Investors should make their own independent evaluation of the information contained herein, consider their own investment objective, financial situation and particular needs and seek their own financial, business, legal, tax and other advice regarding the appropriateness of investing in any securities or the investment strategies discussed or recommended in this report.

This report may contain forward-looking statements which are often but not always identified by the use of words such as "believe", "estimate", "intend" and "expect" and statements that an event or result "may", "will" or "might" occur or be achieved and other similar expressions. Such forward-looking statements are based on assumptions made and information currently available to RHB and are subject to known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievement to be materially different from any future results, performance or achievement, expressed

or implied by such forward-looking statements. Caution should be taken with respect to such statements and recipients of this report should not place undue reliance on any such forward-looking statements. RHB expressly disclaims any obligation to update or revise any forward-looking statements, whether as a result of new information, future events or circumstances after the date of this publication or to reflect the occurrence of unanticipated event. The use of any website to access this report electronically is done at the recipient's own risk, and it is the recipient's sole responsibility to take precautions to ensure that it is free from viruses or other items of a destructive nature. This report may also provide the addresses of, or contain hyperlinks to, websites. RHB takes no responsibility for the content contained therein. Such addresses or hyperlinks (including addresses or hyperlinks to RHB own website material) are provided solely for the recipient's convenience. The information and the content of the linked site do not in any way form part of this report. Accessing such website or following such link through the report or RHB website shall be at the recipient's own risk.

This report may contain information obtained from third parties. Third party content providers do not guarantee the accuracy, completeness, timeliness or availability of any information and are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, or for the results obtained from the use of such content. Third party content providers give no express or implied warranties, including, but not limited to, any warranties of merchantability or fitness for a particular purpose or use. Third party content providers shall not be liable for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including lost income or profits and opportunity costs) in connection with any use of their content.

The research analysts responsible for the production of this report hereby certifies that the views expressed herein accurately and exclusively reflect his or her personal views and opinions about any and all of the issuers or securities analysed in this report and were prepared independently and autonomously. The research analysts that authored this report are precluded by RHB in all circumstances from trading in the securities or other financial instruments referenced in the report, or from having an interest in the company(ies) that they cover.

The contents of this report is strictly confidential and may not be copied, reproduced, published, distributed, transmitted or passed, in whole or in part, to any other person without the prior express written consent of RHB and/or its affiliates. This report has been delivered to RHB and its affiliates' clients for information purposes only and upon the express understanding that such parties will use it only for the purposes set forth above. By electing to view or accepting a copy of this report, the recipients have agreed that they will not print, copy, videotape, record, hyperlink, download, or otherwise attempt to reproduce or re-transmit (in any form including hard copy or electronic distribution format) the contents of this report. RHB and/or its affiliates accepts no liability whatsoever for the actions of third parties in this respect.

The contents of this report are subject to copyright. Please refer to Restrictions on Distribution below for information regarding the distributors of this report. Recipients must not reproduce or disseminate any content or findings of this report without the express permission of RHB and the distributors.

The securities mentioned in this publication may not be eligible for sale in some states or countries or certain categories of investors. The recipient of this report should have regard to the laws of the recipient's place of domicile when contemplating transactions in the securities or other financial instruments referred to herein. The securities discussed in this report may not have been registered in such jurisdiction. Without prejudice to the foregoing, the recipient is to note that additional disclaimers, warnings or qualifications may apply based on geographical location of the person or entity receiving this report.

The term "RHB" shall denote, where appropriate, the relevant entity distributing or disseminating the report in the particular jurisdiction referenced below, or, in every other case, RHB Investment Bank Berhad and its affiliates, subsidiaries and related companies.

RESTRICTIONS ON DISTRIBUTION

Malaysia

This report is issued and distributed in Malaysia by RHB Investment Bank Bhd. The views and opinions in this report are our own as of the date hereof and is subject to change. If the Financial Services and Markets Act of the United Kingdom or the rules of the Financial Conduct Authority apply to a recipient, our obligations owed to such recipient therein are unaffected. RHB Investment Bank Bhd has no obligation to update its opinion or the information in this report.

Thailand

This report is issued and distributed in the Kingdom of Thailand by RHB Securities (Thailand) PCL, a licensed securities company that is authorised by the Ministry of Finance, regulated by the Securities and Exchange Commission of Thailand and is a member of the Stock Exchange of Thailand. The Thai Institute of Directors Association has disclosed the Corporate Governance Report of Thai Listed Companies made pursuant to the policy of the Securities and Exchange Commission of Thailand. RHB Securities (Thailand) PCL does not endorse, confirm nor certify the result of the Corporate Governance Report of Thai Listed Companies.

Indonesia

This report is issued and distributed in Indonesia by PT RHB Sekuritas Indonesia. This research does not constitute an offering document and it should not be construed as an offer of securities in Indonesia. Any securities offered or sold, directly or indirectly, in Indonesia or to any Indonesian citizen or corporation (wherever located) or to any Indonesian resident in a manner which constitutes a public offering under Indonesian laws and regulations must comply with the prevailing Indonesian laws and regulations.

Singapore

This report is issued and distributed in Singapore by RHB Bank Berhad (through its Singapore branch) which is an exempt capital markets services entity and an exempt financial adviser regulated by the Monetary Authority of Singapore. RHB Bank Berhad (through its Singapore branch) may distribute reports produced by its respective foreign entities, affiliates or other foreign research houses pursuant to an arrangement under Regulation 32C of the Financial Advisers Regulations. Where the report is distributed in Singapore to a person who is not an Accredited Investor, Expert Investor or an Institutional Investor, RHB Bank Berhad (through its Singapore branch) accepts legal responsibility for the contents of the report to such persons only to the extent required by law. Singapore recipients should contact RHB Bank Berhad (through its Singapore branch) in respect of any matter arising from or in connection with the report.

United States

This report was prepared by RHB is meant for distribution solely and directly to "major" U.S. institutional investors as defined under, and pursuant to, the requirements of Rule 15a-6 under the U.S. Securities and Exchange Act of 1934, as amended (the "Exchange Act") via a registered U.S. broker-dealer as appointed by RHB from time to time. Accordingly, any access to this report via Bursa Marketplace or any other Electronic Services Provider is not intended for any party other than "major" US institutional investors (via a registered U.S broker-dealer), nor shall be deemed as solicitation by RHB in any manner. RHB is not registered as a broker-dealer in the United States and currently has not appointed a U.S. broker-dealer. Additionally, RHB does not offer brokerage services to U.S. persons. Any order for the purchase or sale of all securities discussed herein must be placed with and through a registered U.S. broker-dealer as appointed by RHB from time to time as required by the Exchange Act Rule 15a-6. For avoidance of doubt, RHB reiterates that it has not appointed any U.S. broker-dealer during the issuance of this report. This report is confidential and not intended for distribution to, or use by, persons other than the recipient and its employees, agents and advisors, as applicable. Additionally, where research is distributed via Electronic Service Provider, the analysts whose names appear in this report are not registered or qualified as research analysts in the United States and are not associated persons of any registered U.S. broker-dealer as appointed by RHB from time to time and therefore may not be subject to any applicable restrictions under Financial Industry Regulatory Authority ("FINRA") rules on communications with a subject company, public appearances and personal trading. Investing in any non-U.S. securities or related financial instruments discussed in this research report may present certain risks. The securities of non-U.S. issuers may not be registered with, or be subject to the regulations of, the U.S. Securities and Exchange Commission. Information on non-U.S. securities or related financial instruments may be limited. Foreign companies may not be subject to audit and reporting standards and regulatory requirements comparable to those in the United States. The financial instruments discussed in this report may not be suitable for all investors. Transactions in foreign markets may be subject to regulations that differ from or offer less protection than those in the United States.

Please refer to the following link ([RHB Research conflict disclosures - Jun 2023](#)) and the Disclosure of Conflict of Interest in each of the research reports provided in this email for more details.

Kuala Lumpur	Singapore
RHB Investment Bank Bhd Level 3A, Tower One, RHB Centre Jalan Tun Razak Kuala Lumpur Malaysia Tel : +(60) 3 9280 8888 Fax : +(60) 3 9200 2216	RHB Bank Berhad (Singapore branch) 90 Cecil Street #04-00 RHB Bank Building Singapore 069531 Fax : +65 6509 0470
Jakarta	Bangkok
PT RHB Sekuritas Indonesia Revenue Tower, 11th Floor, District 8 - SCBD Jl. Jendral Sudirman Kav 52-53 Jakarta 12190 Indonesia Tel : +6221 509 39 888 Fax : +6221 509 39 777	RHB Securities (Thailand) PCL 10th Floor, Sathorn Square Office Tower 98, North Sathorn Road, Silom Bangrak, Bangkok 10500 Thailand Tel : +(66) 2 088 9999 Fax : +(66) 2 088 9799