

Thailand Company Update

15 March 2023

Industrials | Road & Rail

Buy (Maintained)

Target Price (Return): THB11 (27.9%) Price (Market Cap): THB8.60 (USD3,805m) ESG score: 3.30 (out of 4)

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Avg Daily Turnover (THB/USD)



559m/16.5m

Analyst

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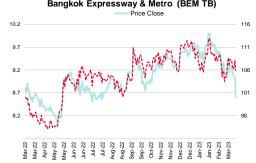
Share Performance (%)

	YTD	1m	3m	6m	12m
Absolute	(12.3)	(10.4)	(10.4)	(5.5)	(2.3)
Relative	(3.6)	(2.6)	(3.7)	2.5	5.9
52-wk Price low/high (THB)				7.95	- 10.00

Bangkok Expressway & Metro (BEM TB) Jun-22 Jun-22 Jul-22 Jul-22 Jug-22 Sep-22 Sep-22 Sep-22 Sep-22

Source: Bloomberg

	YTD	1m	3m	6m	12m
Absolute	(12.3)	(10.4)	(10.4)	(5.5)	(2.3)
Relative	(3.6)	(2.6)	(3.7)	2.5	5.9
52-wk Price lov		7.95 -	- 10.00		



Overall ESG Score: 3.30 (out of 4)

BEM has assured that the expressway users are provided with convenient, fast, safe services, by which the economic losses caused by fuel burning in the course of traffic congestion can be minimised. As for the metro system, in addition to safe, convenient, fast services provided to users, it is also an eco-friendly public transport system that consumes clean energy, helps minimise air pollution, and reduces greenhouse gas and carbon dioxide emissions.

S: EXCELLENT

BEM has carried out activities based on responsibility for impact its business has had on communities and the society. It also participates in helping to develop and maintain the well-being of communities. Its guidelines for operations on care for and collaborations in community development are divided into three target groups: i) Origin (communities surrounding the workplaces), ii) middle-way (communities along the service routes), and iii) destination (society as a whole).

G: EXCELLENT

The structure and agility of BEM's governance is essential to ensure consistency in: i) Strategic risk management; and ii) giving critical, accurate and timely information throughout the entire IT governance system. This is so that BEM can maximise efficiency in managing resources. in response to the ever-changing business environment.

Bangkok Expressway and Metro

(BEM TB)

Maybe Next Time; Still BUY

- Still BUY and THB11 TP (SOP), 28% upside and >1% yield. Given that the Orange Line Mass Rapid Transit (MRT) concession is more than likely delayed to 2H23, we expect zero impact on Bangkok Expressway and Metro's FY23 bottomline prospects. Its existing businesses' organic growth should play a major role in supporting full-year earnings growth.
- According to media reports, the 14 Mar Cabinet meeting saw a proposal for BEM to be declared the bid winner for the Orange Line Mass Rapid Transit (MRT) project (Bang Khun Non-Min Buri) and Mass Rapid Transit Authority of Thailand be given the okay to sign the operations & maintenance concession contract with the former. This topic was proposed late within yesterday's agenda and discussed for almost an hour. During the meeting, the bulk of the Cabinet disagreed with these proposals, citing intense public scrutiny on the matter. The project's legal tussles are also going, especially those within the Supreme Administrative Court, and the decision was made to wait for the final legal decisions to be declared before the project returns for Cabinet approval. Hence, the proposal was withdrawn from the meeting agenda. We believe the approvals will be delayed until after the upcoming general election, as the existing government will be dissolved soon.
- As expected, expressway traffic crawled up 2% MoM in February to 1.13m trips/day (+15% YoY). We see it staying sideways up throughout 2023. Although there should be upside potential to reach of maturity levels of c.1.2-1.3m trips/day, we think this will likely occur in FY24 instead.
- MRT ridership's sharp improvement stays intact. February's Blue Line MRT ridership's average grew an impressive 98% YoY to 395k trips/day on the remarkable notion that the average number of working days hit 441k trips/day - surpassing Nov 2019's previous high of 412.75k. There should be a further solid improvements in ridership numbers ahead when two monorail networks (Yellow and Pink Lines) commence operations within 2H23. Note: Management is anticipating 50K passengers/day from the Yellow Line MRT to be fed into the Blue Line MRT network.
- Organic growth to continue in FY23. Despite the Orange Line MRT concession award to BEM timeline being likely delayed till August at the earliest, we do not see this posing a risk to its performance prospects the organic growth of existing businesses (especially the Blue Line MRT) will continue in FY23 based on our assumption that 2023 averages for expressway traffic and MRT ridership grow to 1.12m (+8% YoY) and 380k (+40% YoY) trips/day. We retain the view that FY23F earnings grows 43% YoY, ie stronger than FY23F core revenue's +10% YoY.
- Based on our in-house proprietary methodology, BEM's ESG score stands at 3.3. As this is on par with the country median, we assign a 0% premium/discount to arrive at our SOP-based THB11 TP.

Forecasts and Valuation	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
Total turnover (THBm)	10,727	14,029	15,467	16,707	17,178
Recurring net profit (THBm)	1,010	2,436	3,475	4,193	4,261
Recurring net profit growth (%)	(50.7)	141.2	42.6	20.7	1.6
Recurring P/E (x)	130.14	53.96	37.83	31.35	30.85
P/B (x)	3.5	3.4	3.3	3.1	3.0
P/CF (x)	45.81	23.34	27.36	19.85	18.77
Dividend Yield (%)	0.9	1.4	1.7	2.1	2.1
EV/EBITDA (x)	47.02	28.86	21.75	18.56	18.11
Return on average equity (%)	2.7	6.3	8.8	10.2	10.0
Net debt to equity (%)	183.9	181.7	183.1	172.8	166.2

Source: Company data, RHB

Financial Exhibits

Asia Thailand Industrials

Bangkok Expressway and Metro

BEM TB Buy

Valuation basis

We use SOP methodology:

- The company's core businesses are based on DCF;
- CK Power and TTW are based on Bloomberg consensus.

Key drivers

Chance for winning new infrastructure projects under public-private partnership schemes.

Key risks

Weaker-than-expected in future traffic and ridership growth.

Company Profile

BEM conducts construction and operations of expressways, operations management of mass rapid transit or MRT systems, and other related businesses.

Financial summary (THB)	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
Recurring EPS	0.07	0.16	0.23	0.27	0.28
DPS	0.08	0.12	0.15	0.18	0.18
BVPS	2.47	2.56	2.64	2.73	2.83
Return on average equity (%)	2.7	6.3	8.8	10.2	10.0

Valuation metrics	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
Recurring P/E (x)	130.14	53.96	37.83	31.35	30.85
P/B (x)	3.5	3.4	3.3	3.1	3.0
FCF Yield (%)	0.6	3.3	(0.4)	3.2	2.2
Dividend Yield (%)	0.9	1.4	1.7	2.1	2.1
EV/EBITDA (x)	47.02	28.86	21.75	18.56	18.11
EV/EBIT (x)	71.68	41.97	33.65	29.23	28.63

Income statement (THBm)	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
Total turnover	10,727	14,029	15,467	16,707	17,178
Gross profit	3,737	5,582	6,918	7,835	8,035
EBITDA	3,929	6,432	8,663	10,076	10,318
Depreciation and amortisation	(1,352)	(2,009)	(3,063)	(3,679)	(3,792)
Operating profit	2,577	4,423	5,599	6,397	6,526
Net interest	(1,960)	(2,173)	(2,093)	(2,028)	(2,062)
Pre-tax profit	1,145	2,834	4,120	4,987	5,084
Taxation	(134)	(398)	(641)	(790)	(816)
Reported net profit	1,010	2,436	3,475	4,193	4,261
Recurring net profit	1,010	2,436	3,475	4,193	4,261

Cash flow (THBm)	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
Change in working capital	1,534	1,798	47	(113)	19
Cash flow from operations	2,870	5,632	4,804	6,621	7,003
Capex	(2,047)	(1,276)	(5,328)	(2,473)	(4,122)
Cash flow from investing activities	(1,731)	(597)	(5,328)	(2,473)	(4,122)
Dividends paid	(1,529)	(1,223)	(2,259)	(2,725)	(2,769)
Cash flow from financing activities	(1,621)	(4,379)	528	(4,658)	(1,803)
Cash at beginning of period	1,614	1,131	1,788	1,792	1,282
Net change in cash	(482)	656	4	(511)	1,078
Ending balance cash	1,132	1,788	1,792	1,282	2,360

Balance sheet (THBm)	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
Total cash and equivalents	1,897	2,735	2,739	2,229	3,307
Tangible fixed assets	384	338	365	340	311
Total investments	16,030	13,539	13,539	13,539	13,539
Total assets	115,088	114,128	118,293	118,268	121,005
Short-term debt	8,544	9,673	11,250	11,987	12,000
Total long-term debt	62,667	60,768	61,974	59,301	60,247
Total liabilities	77,390	76,865	79,805	78,304	79,535
Total equity	37,699	37,264	38,487	39,963	41,470
Total liabilities & equity	115.088	114.128	118.293	118.268	121.005

Key metrics	Dec-21	Dec-22	Dec-23F	Dec-24F	Dec-25F
Revenue growth (%)	(20.5)	30.8	10.2	8.0	2.8
Recurrent EPS growth (%)	(50.7)	141.2	42.6	20.7	1.6
Gross margin (%)	34.8	39.8	44.7	46.9	46.8
Operating EBITDA margin (%)	36.6	45.8	56.0	60.3	60.1
Net profit margin (%)	9.4	17.4	22.5	25.1	24.8
Dividend payout ratio (%)	121.1	75.3	65.0	65.0	65.0
Capex/sales (%)	19.1	9.1	34.4	14.8	24.0
Interest cover (x)	1.18	1.87	2.23	2.67	2.62

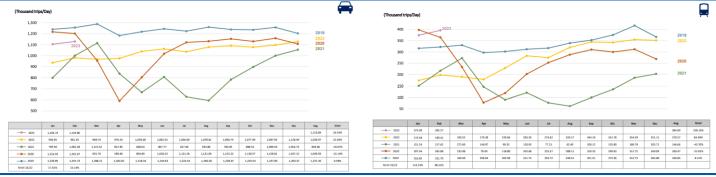
Source: Company data, RHB



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Figure 1: Expressway traffic slowly improved and was still far off from the saturation level of above 1.2m trips per day

Figure 2: Blue Line MRT ridership in Feb 2023 almost caught up with the previous high in Nov 2019 and grew almost double YoY



Source: Company data

Source: Company data

Figure 3: SOP valuation

		Value (THBm)	Remarks
Expressway business		84,883	Based on a contract extension for expressway network sectors – including the second stage (A, B, C, and D) and Bang Pa-in-Pak Kret section – which will end on 31 Oct 2035.
Mass transit business		101,324	
Commercial development		25,342	
BEM's investments listed on the SET	Stake		
CK Power	17.59%	9,152	Based on Bloomberg consensus' FV.
TTW	18.47%	10,170	Based on Bloomberg consensus' FV.
Other operating assets		4,798	
Net debt		(67,474)	
Minority interest		(42)	
Total		151,326	
Number of shares outstanding		15,285	
Intrinsic value (THB)		11.00	
ESG premium/(discount)		0%	
TP (THB)		11.00	

Source: RHB

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Recommendation Chart

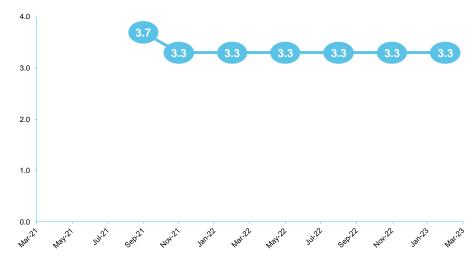


Source: RHB, Bloomberg

Date	Recommendation	Target Price	Price
2023-02-27	Buy	11.0	9.1
2023-02-06	Buy	11.0	9.8
2022-11-17	Buy	11.0	9.5
2022-04-21	Buy	9.9	8.4
2022-02-27	Buy	10.1	8.9
2022-02-16	Buy	10.1	8.7
2021-11-17	Buy	10.1	9.0
2021-09-12	Buy	9.9	8.4
2021-04-15	Buy	10.4	8.1
2021-03-03	Buy	11.5	8.4
2021-02-02	Buy	11.5	8.2
2020-05-18	Buy	11.5	9.6
2020-03-24	Buy	9.3	6.7
2020-02-28	Neutral	10.8	9.3
2019-12-24	Neutral	10.8	11.0

Source: RHB, Bloomberg

ESG Rating History



Source: RHB

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

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Analyst	Company
-	-

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Corporate Governance Report Rating 2022 (CG Score) as of 27 Oct 2022



Companies with Excellent CG Scoring by alphabetical order

AAV	AWC	BWG	CSS	FSMART	ILINK	LALIN	MST	PDG	Q-CON	SCN	SPRC	THANA	TQM	UV
ADVANC	AYUD	CENTEL	DDD	FVC	ILM	LHFG	MTC	PDJ	QH	SDC	SPVI	THANI	TRC	VCOM
AF	BAFS	CFRESH	DELTA	GC	IND	LIT	MVP	PG	QTC	SEAFCO	SSC	THCOM	TRUE	VGI
AH	BAM	CGH	DEMCO	GEL	INTUCH	LOXLEY	NCL	PHOL	RATCH	SEAOIL	SSSC	THG	TSC	VIIH
AIRA	BANPU	CHEWA	DOHOME	GFPT	IP	LPN	NEP	PLANB	RBF	SE-ED	SST	THIP	TSR	WACOAL
AJ	BAY	CHO	DRT	GGC	IRC	LRH	NER	PLANET	RS	SELIC	STA	THRE	TSTE	WAVE
AKP	BBIK	CIMBT	DTAC	GLAND	IRPC	LST	NKI	PLAT	S	SENA	STEC	THREL	TSTH	WHA
ALLA	BBL	CK	DUSIT	GLOBAL	ITEL	MACO	NOBLE	PORT	S&J	SENAJ	STGT	TIPCO	TTA	WHAUP
ALT	BCP	CKP	EA	GPI	IVL	MAJOR	NSI	PPS	SAAM	SGF	STI	TISCO	TTB	WICE
AMA	BDMS	CM	EASTW	GPSC	JTS	MAKRO	NOBLE	PR9	SABINA	SHR	SUN	TK	TTCL	WINNER
AMARIN	BEM	CNT	ECF	GRAMMY	JWD	MALEE	NSI	PREB	SAMART	SICT	SUSCO	TKN	TTW	XPG
AMATA	BEYOND	COLOR	ECL	GULF	K	MBK	NVD	PRG	SAMTEL	SIRI	SUTHAI	TKS	TU	ZEN
ANAN	BGC	COM7	EE	GUNKUL	KBANK	MC	NYT	PRM	SAT	SIS	SVI	TKT	TVDH	
AOT	BGRIM	COMAN	EGCO	HANA	KCE	MCOT	OISHI	PSH	SC	SITHAI	SYMC	TMILL	TVI	
AP	BIZ	COTTO	EPG	HARN	KEX	METCO	OR	PSL	SCB	SMPC	SYNTEC	TMT	TVO	
APURE	BKI	CPALL	ETC	HENG	KGI	MFEC	ORI	PTG	SCC	SNC	TACC	TNDT	TWPC	
ARIP	BOL	CPF	ETE	HMPRO	KKP	MINT	OSP	PTT	SCCC	SONIC	TASCO	TNITY	U	
ASP	BPP	CPI	FN	ICC	KSL	MONO	ОТО	PTTEP	SCG	SORKON	TCAP	TOA	UAC	
ASW	BRR	CPN	FNS	ICHI	KTB	MOONG	PAP	PTTGC	SCGP	SPALI	TEAMG	TOP	UBIS	
AUCT	BTS	CRC	FPI	III	KTC	MSC	PCSGH	PYLON	SCM	SPI	TFMAMA	TPBI	UPOIC	



Companies with Very Good CG Scoring by alphabetical order

28	BCH	CV	IMH	MBAX	PICO	SABUY	SRICHA	TPAC	XO
7UP	BE8	CWT	INET	MEGA	PIMO	SAK	SSF	TPCS	YUASA
ABICO	BEC	DCC	INGRS	META	PIN	SALEE	SSP	TPIPL	ZIGA
ABM	SCAP	DHOME	INSET	MFC	PJW	SAMCO	STANLY	TPIPP	
ACE	BH	DITTO	INSURE	MGT	PL	SANKO	STC	TPLAS	
ACG	BIG	DMT	IRCP	MICRO	PLE	SAPPE	STPI	TPS	
ADB	BJC	DOD	IT	MILL	PM	SAWAD	SUC	TQR	
ADD	BJCHI	DPAINT	ITD	MITSIB	PMTA	SCI	SVOA	TRITN	
AEONTS	BLA	DV8	J	MK	PPP	SCP	SVT	TRT	
AGE	BR	EASON	JAS	MODREN	PPPM	SE	SWC	TRU	
AHC	BRI	EFORL	JCK	MTI	PRAPAT	SECURE	SYNEX	TRV	
AIE	BROOK	ERW	JCKH	NBC	PRECHA	SFLEX	TAE	TSE	
AIT	BSM	ESSO	JMT	NCAP	PRIME	SFP	TAKUNI	TVT	
ALUCON	BYD	ESTAR	JR	NCH	PRIN	SFT	TCC	TWP	
AMANAH	CBG	FE	KBS	NDR	PRINC	SGP	TCMC	UBE	
AMR	CEN	FLOYD	KCAR	NETBAY	PROEN	SIAM	TFG	UEC	
APCO	CHARAN	FSS	KIAT	NEX	PROS	SINGER	TFI	UKEM	
APCS	CHAYO	FTE	KISS	NINE	PROUD	SKE	TFM	UMI	
AQUA	CHG	GBX	KK	NATION	PSG	SKN	TGH	UOBKH	
ARIN	CHOTI	GCAP	KOOL	NNCL	PSTC	SKR	TIDLOR	UP	
ARROW	CHOW	GENCO	KTIS	NOVA	PT	SLP	TIGER	UPF	
AS	CI	GJS	KUMWEL	NPK	PTC	SMART	TIPH	UTP	
ASAP	CIG	GTB	KUN	NRF	QLT	SMD	TITLE	VIBHA	
ASIA	CITY	GYT	KWC	NTV	RCL	SMIT	TM	VL	
ASIAN	CIVIL	HEMP	KWM	NUSA	RICHY	SMT	TMC	VPO	
ASIMAR	CMC	HPT	L&E	NWR	RJH	SNNP	TMD	VRANDA	
ASK	CPL	HTC	LDC	OCC	ROJNA	SNP	TMI	WGE	
ASN	CPW	HUMAN	LEO	OGC	RPC	so	TNL	WIIK	
ATP30	CRANE	HYDRO	LH	ONEE	RT	SPA	TNP	WIN	
В	CRD	ICN	LHK	PACO	RWI	SPC	TNR	WINMED	
BA	CSC	IFS	М	PATO	S11	SPCG	TOG	WORK	
BC	CSP	IIG	MATCH	PB	SA	SR	TPA	WP	



Companies with Good CG Scoring by alphabetical order

Α	BM	CTW	GSC	LEE	NFC	RPH	PTECH	TRUBB
A5	BROOK	D	HL	LPH	NSL	RSP	TC	TTI
Al	BSBM	DCON	HTECH	MATI	NV	SIMAT	TCCC	TYCN
ALL	BTNC	EKH	IHL	M-CHAI	PAF	SISB	TCJ	UMS
ALPHAX	CAZ	EMC	INOX	MCS	PEACE	SK	TEAM	UNIQ
AMC	CCP	EP	JAK	MDX	PF	SOLAR	THE	UPA
APP	CGD	EVER	JMART	MENA	PK	SPACK	THMUI	UREKA
AQ	CMAN	F&D	JSP	MJD	PPM	SPG	TKC	VARO
AU	CMO	FMT	JUBILE	MORE	PRAKIT	SQ	TNH	W
B52	CMR	GIFT	KASET	MPIC	PTL	STARK	TNPC	WFX
BEAUTY	CPANEL	GLOCON	KCM	MUD	RAM	STECH	TOPP	WPH
BGT	CPT	GLORY	KWI	NC	ROCK	SUPER	TPCH	YGG
BLAND	CSR	GREEN	KYE	NEWS	RP	SVH	TPOLY	



CG Score 2022

Score Range	Number of Logo	Description	IOD (IOD Disclaimer)
90-100	A A A A A A A A A A A A A A A A A A A	Excellent	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
80-89		Very Good	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, RHB Securities (Thailand) Public Company Limited does not confirm, verify, or certify the accuracy and completeness of such survey result.
70-79		Good	การเปิดเผลผลการสำรวจของสมาคมส่งเสริมสถาบันกรรมการบริษัทไทย (IOD) ในเรื่องการกำกับดูแลกิจการ (Corporate Governance) นี้ เป็นการดำเนินการตามนโยบายของสำนักงานคณะกรรมการกำกับหลักทรัพย์และตลาดหลักทรัพย์ โดยการสำรวจของ IOD เป็นการสำรวจ และประเมินจากข้อมูลของบรษัทจดทะเบียนในดลาดหลักทรัพย์แห่งประเทศไทยและตลาดหลักทรัพย์เอ็มเอไอ ที่มีการเปิดเผยต่อสาธารณะ
60-69		Satisfactory	และเป็นข้อมูลที่ผู้ลงทุนทั่วไปสามารถเข้าถึงได้ ดังนั้นผลสำรวจดังกล่าวจึงเป็นการนำเสนอในมุมมองของบุคคลภายนอกโดยไม่ได้เป็นการ ประเมินการปฏิบัติและมิได้มีการใช้ข้อมูลภายในในการประเมิน
50-59		Pass	อนึ่ง ผลการสำรวจดังกล่าว เป็นผลการสำรวจ ณ วันที่ปรากฏในรายงานการกำกับดูและกิจการบริษัทจดทะเบียนไทยเท่านั้น ดังนั้นผลการ สำรวจจึงอาจเปลี่ยนแปลงได้ภายหลังวันดังกล่าว ทั้งนี้บริษัทหลักทรัพย์ อาร์เอซบี จำกัด (มหาชน) มิได้ยืนยันหรือรับรองถึงความถูกต้อง ของผลการสำรวจดังกล่าวแต่อย่างใด

Source: http://www.thai-iod.com/th/projects-2.asp

Anti-Corruption Progress Indicator

Anu-C	onu	puon	rogress	muicator

Level 4: Certified

Level 5: Ext	ended	
ADVANC	GLOBAL	QH
ANAN	GPSC	RATCH
BBL	HMPRO	ROBINS
всн	IRPC	SCC
BDMS	KBANK	SIRI
BIGC	KCE	SPALI
ск	KKP	STEC
DCC	KTB	TCAP
DELTA	LPH	TISCO
DRT	PACE	TMT
EGCO	PTT	TOP
GFPT	PTTGC	

Level 4. Oc	ii tiiica		
AAV	ERW	SAPPE	CPN
AP	GLOW	SAWAD	DTAC
ВА	GUNKUL	SCB	PTTEP
BANPU	ILINK	SCN	PYLON
ВСР	KTC	SEAFCO	
вн	LH	SVI	
вјсні	LPN	TASCO	
CBG	MAKRO	TKN	
CENTEL	MALEE	TMB	
CHG	MINT	TRT	
CKP	MODERN	TRUE	
CPF	NOK	TVO	

Level 3: Established

ВЕМ	MTLS	SPRC
CPALL	SCI	

No progi	ress		
AOT	BPP	FN	
BCPG	BTS	TPCH	

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, RHB Securities (Thailand) Public Company Limited does not confirm, verify, or certify the accuracy and completeness of the assessment result.

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