

Thailand Company Update

5 October 2023

(BEM TB)

Industrials | Road & Rail

Buy (Maintained)

Target Price (Return): THB10.77 (33.8%) Price (Market Cap): THB8.05 (USD3,322m) ESG score: 3.3 (out of 4) 234m/6.56m Avg Daily Turnover (THB/USD)

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• Purple Line MRT extension in progress. The Deputy Minister of Transport visited the project construction site, and noted that the overall construction progress as of end-September was at 18.7%. As the **Share Performance (%)**

Absolute (17.9)(6.4)(6.4)(10.1)(10.1)Relative (4.9)(0.1)(2.2)(1.1)(2.1)52-wk Price low/high (THB) 7.95 - 10.00

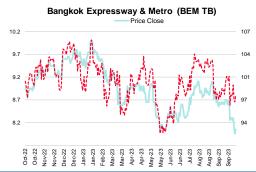
1m

3m

6m

12m

YTD



Source: Bloomberg

for the MRT project from FY28 onwards. • Near-term earnings growth on track. Based on our assumption that the FY23 average for expressway traffic and MRT ridership will grow 8% and 40% YoY to 1.12m and 380,000 trips/day, expressway traffic needs to

concession, and therefore, has the potential to double its service revenue

Bangkok Expressway and Metro

• Still BUY, lower THB10.77 TP (SOP) from THB11.22, 34% upside,

c.2% yield. In addition to Bangkok Expressway and Metro's organic

growth in both its expressway business and the Blue Line Mass Rapid Transit (MRT) playing critical roles in its earnings growth post pandemic,

there are other opportunities to extend this growth in the longer term. The

Purple Line MRT extension (Taopoon-Ratburana), which is under construction, presents opportunities for BEM, especially as expressway traffic normalises and its Blue Line MRT achieves ridership maturity.

construction progress is on schedule, the project is expected to

commence operations in FY28, as scheduled. We believe the construction

is being accelerated due to the heavy traffic congestion along the route, as

the extension passes through several government agencies and old-town

communities. On-schedule progress of the project should present opportunities for the O&M operator that is awarded the extension route.

The Mass Rapid Transit Authority (MRTA) said it is currently studying the details of the Term of Reference (TOR) to award the O&M concession for the Purple Line extension route to a private sector operator, and will submit the TOR to MRTA's board for approval by the year-end. MRTA noted, however, that it believes the most efficient decision would be to award the extension to the current operator of the first phase of the Purple Line MRT (Taopoon-Khlong Bang Phai) to ensure a seamless connection between the existing and extension routes. In our view, this is positive for BEM as the operator of the first phase. BEM charges c.THB2bn/year for its O&M services under the gross-cost public-private partnership

Opportunities To Boost Long-Term Prospects

achieve >1.2m trips/day, while the Blue Line MRT ridership has already achieved a new high in August, and should continue to reach new highs in the months ahead, until it reaches maturity. We maintain our FY23F earnings of THB3.47bn (+43% YoY).

• Lower TP. Despite solid organic growth in its core businesses, we revise down BEM's SOP-based TP by 4% to THB10.77, mainly due to the lower fair value of its two related companies. However, we maintain our view on the strong prospects of its core businesses. Our TP includes a 2% ESG premium based on BEM's ESG score of 3.3 (above the country median).

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)	121.81	50.51	35.41	29.34	28.88
P/B (x)	3.3	3.1	3.1	2.9	2.8
P/CF (x)	42.88	21.85	25.61	18.58	17.57
Dividend Yield (%)	1.0	1.5	1.8	2.2	2.3
EV/EBITDA (x)	44.88	27.55	20.78	17.72	17.30
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

Overall ESG Score: 3.3 (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.



Financial Exhibits

Asia Thailand Industrials

Bangkok Expressway and Metro

BEM TB Buy

Valuation basis

We use SOP methodology:

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

Key drivers

Chances of winning new infrastructure projects under public-private partnership schemes

Key risks

Weaker-than-expected future traffic and ridership growth.

Company Profile

BEM conducts construction and operations of expressways, operations management of 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)	121.81	50.51	35.41	29.34	28.88
P/B (x)	3.3	3.1	3.1	2.9	2.8
FCF Yield (%)	0.7	3.5	(0.4)	3.4	2.3
Dividend Yield (%)	1.0	1.5	1.8	2.2	2.3
EV/EBITDA (x)	44.88	27.55	20.78	17.72	17.30
EV/EBIT (x)	68.42	40.07	32.15	27.92	27.34

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: 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 the 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	16.82%	6,249	Based on Bloomberg consensus' FV.
TTW	18.47%	6,338	Based on Bloomberg consensus' FV.
Other operating assets		4,798	
Net debt		(67,474)	
Minority interest		(42)	
Total		161,418	
Number of shares outstanding		15,285	
Intrinsic value (THB)		10.56	
ESG premium/(discount)		2%	
TP (THB)		10.77	

Source: RHB

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Recommendation Chart

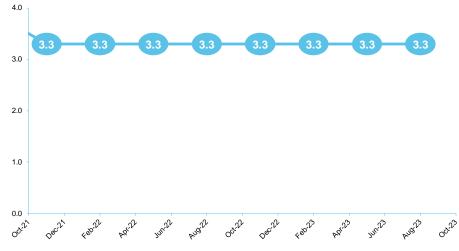


Source: RHB, Bloomberg

Date	Recommendation	Target Price	Price
2023-05-16	Buy	11.2	8.7
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

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

yakkustini yakkustini yakkustini yakkustini

Companies with Excellent CG Scoring by alphabetical order

	National CG Committee National CG Committee												
AAV	AWC	BWG	CSS	FSMART	ILINK	LALIN	MST	PDG	Q-CON	SCN	SPRC	THANA	TQM
ADVANC	AYUD	CENTEL	DDD	FVC	ILM	LHFG	MTC	PDJ	QH	SDC	SPVI	THANI	TRC
AF	BAFS	CFRESH	DELTA	GC	IND	LIT	MVP	PG	QTC	SEAFCO	SSC	THCOM	TRUE
AH	BAM	CGH	DEMCO	GEL	INTUCH	LOXLEY	NCL	PHOL	RATCH	SEAOIL	SSSC	THG	TSC
AIRA	BANPU	CHEWA	DOHOME	GFPT	IP	LPN	NEP	PLANB	RBF	SE-ED	SST	THIP	TSR
AJ	BAY	CHO	DRT	GGC	irc	LRH	NER	PLANET	RS	SELIC	STA	THRE	TSTE
AKP	BBIK	CIMBT	DTAC	GLAND	IRPC	LST	NKI	PLAT	S	SENA	STEC	THREL	TSTH
ALLA	BBL	CK	DUSIT	GLOBAL	ITEL	MACO	NOBLE	PORT	S&J	SENAJ	STGT	TIPCO	TTA
ALT	BCP	CKP	EA	GPI	IVL	MAJOR	NSI	PPS	SAAM	SGF	STI	TISCO	TTB
AMA	BDMS	CM	EASTW	GPSC	JTS	MAKRO	NOBLE	PR9	SABINA	SHR	SUN	TK	TTCL
AMARIN	BEM	CNT	ECF	GRAMMY	JWD	MALEE	NSI	PREB	SAMART	SICT	SUSCO	TKN	TTW
AMATA	BEYOND	COLOR	ECL	GULF	K	MBK	NVD	PRG	SAMTEL	SIRI	SUTHAI	TKS	TU
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	Ü
ASP	BPP	CPI	FN	ICC	KSL	MONO	OTO	PTTEP	SCG	SORKON	TCAP	TOA	ŬAC
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

2S	всн	CV	IMH	MBAX	PICO	SABUY	SRICHA	TPAC	хо
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	вн	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	
ВС	CSP	IIG	MATCH	РВ	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
RI AND	CSR	GREEN	KYF	NEWS	RP	SVH	TPOLY	

Score Range	Number of Logo	Description
Less than 50	No logo given	-
50-59	AND THE PARTY OF T	Pass
60-69	AND THE RESERVE AND THE RESERV	Satisfactory
70-79	A A A	Good
80-89	$\triangle \triangle \triangle \triangle$	Very Good
90-100		Excellent

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

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อนึ่ง ผลการสำรวจดังกล่าว เป็นผลการสำรวจ ณ วันที่ปรากฏในรายงานการกำกับดูและกิจการบริษัทจดทะเบียนไทยเท่านั้น ดังนั้นผลการสำรวจจึงอาจเปลี่ยนแปลงได้ภายหลังวันดังกล่าว ทั้งนี้บริษัทหลักทรัพย์ อาร์เอชบี จำกัด (มหาชน) มีได้ยืนยันหรือรับรองถึงความถูกต้องของผลการสำรวจดังกล่าวแต่อย่างใด



VCOM VGI VIIH WACOAL WAVE WHA WHAUP WICE WINNER XPG ZEN

Anti-Corruption Progress Indicator (as of 1 Nov 22)

ได้รับการรับรอง CAC

2S	BAM	CGH	DUSIT	GPI	JKN	MAKRO	NOK	PR9	SAAM	SMPC	TASCO	TOG	UKEM
7UP	BANPU	CHEWA	EA	GPSC	JR	MALEE	NSI	PREB	SABINA	SNC	TCAP	TOP	UOBKH
ADVANC	BAY	CHOTI	EASTW	GSTEEL	K	MATCH	NWR	PRG	SAPPE	SNP	TCMC	TOPP	UPF
AF	BBL	CHOW	EGCO	GULF	KASET	MBAX	OCC	PRINC	SAT	SORKON	TFG	TPA	UV
Al	ВСН	CIG	EP	GUNKUL	KBANK	MBK	OGC	PRM	SC	SPACK	TFI	TPCS	VGI
AIE	BCP	CIMBT	EPG	HANA	KBS	MC	ORI	PROS	SCB	SPALI	TFMAMA	TPP	VIH
AIRA	BCPG	CM	ERW	HARN	KCAR	MCOT	PAP	PSH	scc	SPC	TGH	TRU	WACOAL
AJ	BE8	CMC	ESTAR	HEMP	KCE	META	PATO	PSL	sccc	SPI	THANI	TRUE	WHA
AKP	BEC	COM7	ETE	HENG	KGI	MFC	PB	PSTC	SCG	SPRC	THCOM	TSC	WHAUP
AMA	BEYOND	COTTO	FE	HMPRO	KKP	MFEC	PCSGH	PT	SCGP	SRICHA	THIP	TSTE	WICE
AMANAH	BGC	CPALL	FNS	HTC	KSL	MILL	PDG	PTG	SCM	SSF	THRE	TSTH	WIIK
AMATA	BGRIM	CPF	FPI	ICC	KTB	MINT	PDJ	PTT	SCN	SSP	THREL	TTA	XO
AMATAV	BKI	CPI	FPT	ICHI	KTC	MONO	PG	PTTEP	SEAOIL	SSSC	TIDLOR	TTB	YUASA
AP	BLA	CPL	FSMART	IFS	KWI	MOONG	PHOL	PTTGC	SE-ED	SST	TIPCO	TTCL	ZEN
APCS	BPP	CPN	FSS	III	L&E	MSC	PK	PYLON	SELIC	STA	TISCO	TU	ZIGA
AS	BROOK	CRC	FTE	ILINK	LANNA	MST	PL	Q-CON	SENA	STGT	TKS	TVDH	
ASIAN	BRR	CSC	GBX	INET	LH	MTC	PLANB	QH	SGP	STOWER	TKT	TVI	
ASK	BSBM	DCC	GC	INSURE	LHFG	MTI	PLANET	QLT	SINGER	SUSCO	TMILL	TVO	
ASP	BTS	DELTA	GCAP	INTUCH	LHK	NBC	PLAT	QTC	SIRI	SVI	TMT	TWPC	
AWC	BWG	DEMCO	GEL	IRC	LPN	NEP	PM	RATCH	SITHAI	SYMC	TNITY	U	
AYUD	CEN	DIMET	GFPT	IRPC	LRH	NINE	PPP	RML	SKR	SYNTEC	TNL	UBE	
В	CENTEL	DRT	GGC	ITEL	М	NKI	PPPM	RWI	SMIT	TAE	TNP	UBIS	
BAFS	CFRESH	DTAC	GJS	IVL	MAJOR	NOBLE	PPS	S&J	SMK	TAKUNI	TNR	UEC	

ประกาศเจตนารมณ์เข้าร่วม CAC

AH	CHG	DHOUSE	EVER	J	KUMWEL	NRF	RS	SUPER	TQM	VIBHA
ALT	CI	DOHOME	FLOYD	JMART	LDC	NUSA	SAK	SVT	TRT	W
APCO	CPR	ECF	GLOBAL	JMT	MEGA	OR	SIS	TKN	TSI	WIN
ASW	CPW	EKH	ILM	JTS	NCAP	PIMO	SSS	TMD	VARO	
B52	DDD	ETC	INOX	KEX	NOVA	PLE	STECH	TMI	VCOM	

คำชี้แลง: ข้อมูลบริษัทที่เข้าร่วมโครงการแนวร่วมปฏิบัติของภาคเอกชนไทยในการต่อต้านทุจริต (Thai CAC) ของสมาคมส่งเสริมสถาบันกรรมการบริษัทไทย มี 2 กลุ่ม

Source: www.cqthailand.org

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⁻ได้ประกาศเจตนารมณ์เข้าร่วม CAC

⁻ได้รับการรับรอง CAC