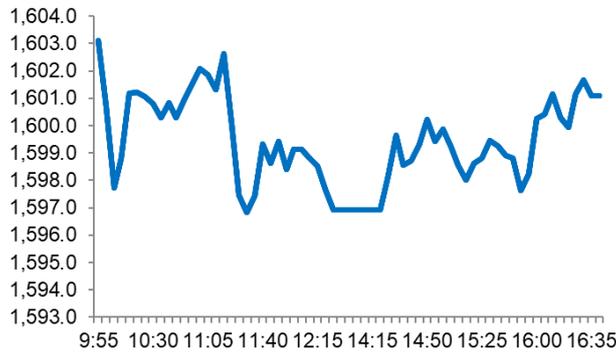


Thailand Morning Cuppa

Bulletin

STOCK/SECTOR	NEWS	COMMENT	RATING
Supalai (SPALI TB)	<p>The Bangkok Metropolitan Administration (BMA) is planning to fully collect land and building taxes on lands used for agricultural purposes after landlords and property owners allegedly exploited tax cuts to avoid higher taxes, a source told the Bangkok Post. Under the current regulations, land plots used for agricultural purposes are subject to a land tax of 0.01-0.1% depending on their value. The full rate is 0.15%, which has a tax liability of THB1,500 per THB1m. However, the full rate is being planned on lands used for agricultural purposes in three zones: i) Commercial, ii) industrial, and iii) warehouse under the city's planning law, the source told the newspaper. The tax rates for other zones will remain unchanged.</p> <p>This plan comes after owners of undeveloped land in commercial areas – where land prices are high – have turned their properties into banana and lime plantations to lower their tax rates. Undeveloped lands in commercial areas are subject to a 0.3-0.7% tax on their value. According to the source, more than 120,000 undeveloped land plots have been used for agricultural purposes lately.</p> <p>The BMA's fiscal office has already drafted new tax regulations, which will be submitted to the Bangkok City Council for approval. The BMA has sent a letter to the Finance Ministry's Fiscal Policy Office to ask about its plan to make the full collection on lands used for agricultural purposes. The source said the plan is in line with Bangkok Governor Chadchart Sittipunt's policy on land development, in which land should be developed in accordance with city zoning regulations. (<i>Bangkok Post</i>)</p>	<p>This land and building tax is likely to affect developers' holding costs on landbank for future development. However, several landlords – and also project developers – have temporarily turned their landbank into agricultural-purpose land area that will be imposed a tax rate that is much lower than other purposes. Therefore, Governor Sittipunt has considered charging a higher tax rate at the maximum within the blanket for agriculture-purpose land within the city's commercial and industrial locations.</p> <p>Within developers' landbank in commercial locations, such areas will be developed into the condominium projects. This projects, in our view, will be based on the premium price of the land plots within these areas. Therefore, we expect the effects of the higher tax rate charged to be limited to only condominium developers with accumulated landbank on hand. However, we also expect the higher tax burden to be passed on to the condominium buyers once these land plots are developed into luxury condominium projects.</p> <p>Our sector Top Picks are Supalai (SPALI) and AP (Thailand) (AP). We maintain our calls and TPs on these two stocks.</p>	<p>SPALI: BUY, TP: THB24.90</p> <p>AP: BUY, TP: THB12.80</p>
AP (Thailand) (AP TB)			

Chart 1: SET intra-day graph


SET	2020	2021	2022F	2023F
PE (x)	37.27	15.12	15.77	14.62
P/BV (x)	1.56	1.77	1.63	1.54
Yield (%)	2.75	2.65	2.74	3.02

SET Value by investor Type: Daily	Buy	Sell	Net
	(THBm)	(THBm)	(THBm)
Institution	6,221.89	6,727.09	-505.20
Proprietary	4,894.74	5,006.85	-112.11
Foreign	28,188.68	27,287.24	901.44
Retail	19,532.89	19,817.01	-284.13

SET Value by investor Type	MTD	YTD
	(THBm)	(THBm)
Institution	-3,712.29	-102,524.64
Proprietary	1,476.45	2,499.14
Foreign	4,124.77	121,475.57
Retail	-1,888.92	-21,450.05

SET50 Index Future	Long	Short	Net	MTD	YTD
	Institution	26,346	25,024	1,322	4,120
Foreign	57,437	56,005	1,432	51,444	56,677
Local	64,187	66,941	-2,754	-55,564	-65,709

Foreign Fund Flows (USDm)	Thailand		MTD	YTD	YoY
		25.2	114.2	114.2	3683.9

Note: *As at 5 Aug 2022 closing

Table 1: Key market indices (8 Aug 2022)

	Index	Chg	Chg (%)	YTD (%)
Thailand (SET)	1601.09	2.34	0.15%	-3.4%
Thailand (SET50)	969.41	2.12	0.22%	-2.2%
Thailand (SET100)	2192.97	4.92	0.22%	-3.2%
USA (Dow Jones)	32803.47	76.65	0.23%	-9.7%
USA (S&P500)	4145.19	-6.75	-0.16%	-13.0%
USA (Nasdaq)	12657.55	-63.03	-0.50%	-19.1%
UK (FTSE)	7439.74	-8.32	-0.11%	0.7%
Singapore (FSSTI)	3282.88	13.02	0.40%	5.1%
Hong Kong (Hang Seng)	20201.94	27.90	0.14%	-13.7%
Japan (Nikkei)	28175.87	243.67	0.87%	-2.1%
Malaysia (KLCI)	1501.55	-6.16	-0.41%	-4.2%
China (SHANGHAI SE)	3227.03	37.99	1.19%	-11.3%
Indonesia (JCI)	7084.66	27.31	0.39%	7.6%

Foreign Exchange Rates / Oil Market

USD	Closed	Chg	Chg (%)
Baht (Onshore)	35.76	-0.04	0.11
Yen	135.35	0.34	-0.25
Euro	1.02	0.00	-0.20

Oil Price (USD/barrel)		Chg	Chg (%)
Brent	97.73	-0.06	-0.06
Nymex-Crude Light	88.23	-0.78	-0.88

Note: *As at 5 Aug 2022 closing

Top BUYs

	TP (THB)	Upside (%)	Catalysts
Bangkok Dusit Medical Services (BDMS TB)	32.50	20.37	<ul style="list-style-type: none"> Expect 2Q22F core profit of THB2.68bn (+85% YoY, -22% QoQ). The YoY growth may be driven by the recovery of non-COVID-19 patients - both local and foreign, which will boost revenue and GPM. The QoQ decline may be due to seasonality. A high season for healthcare services may deliver earnings growth YoY and QoQ in 3Q22. This is coupled with an ongoing increase in foreign patient revenue that is approaching pre-pandemic levels of 30% and resurgence of the Omicron variant in Thailand in July to improve the COVID-19 treatment momentum. 2022 core profit may grow strongly by 28% to THB10.15bn, achieving 2019's level. It may also deliver resilient 9-11% earnings growth in 2023-2024.
Berli Jucker (BJC TB)	41.00	23.31	<ul style="list-style-type: none"> Expect Big C's +8% YoY SSSG in 2Q22F (2Q21: -14.3%, 1Q22: +2.9%) to be driven by dry food, home line, and soft line product categories. Less COVID-19 cases and Thailand's full reopening for foreign tourists may support June's sales momentum. A healthy demand for BJC's glass and aluminium can products is likely. This will be driven by launches of new items among beverage players, as well as easing pandemic restrictions in Thailand and Vietnam. Big C's improving product sales mix could help limit the impact from the raw material price hikes for BJC's non-retail businesses. Opex management and gradual increases in ASPs may be carried out to cope with the issues. Expect a strong 48% core profit growth in 2022 (2021: -23%), or at two-thirds of 2019's numbers. This is based on +6% SSSG, stronger rental revenues, and +0.8ppts core profit margin.
Central Retail Corporation (CRC TB)	45.00	18.42	<ul style="list-style-type: none"> Seek an earnings turnaround in 2Q22F vs a 2Q21 core loss, and growth rebounds QoQ. 3Q22F may also jump from a low base during 3Q21's lockdown. All business pillars and destinations may deliver robust positive SSSG. Price adjustments and intensive opex controls may support a wider EBITDA margin. Fashion business may benefit a rebound Thai operations and stronger Italian store performance. Hardline's product price hikes and better management over private label goods will enhance the segment's SSSG and GPM. Easing restrictions in Vietnam may also boost CRC's food and retail mall wings. Expect a core profit of THB4.90bn for 2022, jumping from an extremely low base of THB189m in 2021, and it will expand 61% to pre-pandemic levels in 2023.
CH Karnchang (CK TB)	23.30	9.39	<ul style="list-style-type: none"> After the noticeably slower revenue momentum since FY19, we expect CK to reverse the trend from FY22 onwards due to newly awarded construction projects – including two double-track railway contracts and two Purple Line Mass Rapid Transit (MRT) extension works – that will boost FY22 core revenue. Therefore, we expect full-year core revenue growth of 28% YoY. There are currently two key construction projects lying ahead for CK to add into its orderbook: i) Construction works at the Orange Line MRT extension in case that its affiliated company can win the bid that should be launched within this year and ii) construction works at the Luang Prabang hydropower project in Laos. Put together, CK's orderbook on hand can breach the THB100bn level while its earnings visibility will be extended to more than five years. In addition, CK also has a good chance to pump in more from new bids: i) State Railway of Thailand's Red Line MRT and double-track railway, ii) Department of Highways' three motorway projects, and iii) major Bangkok Metropolitan Administration projects that may be accelerated by the Governor.
Kasikornbank (KBANK TB)	175.00	19.05	<ul style="list-style-type: none"> KBANK is ready for the new digital era, as it has business units that are fully equipped with new tech. This will be hidden value waiting to be unlocked in future Historical price trends suggest its share price should outperform peers when the economy is on a recovery path KBANK offers lowest CIR in the banking industry, while its asset quality remains manageable.
Land and Houses (LH TB)	9.45	9.25	<ul style="list-style-type: none"> Land and Houses will focus on i) Conservative increases in targets for project sales revenue and presales; and ii) a major focus on boosting new project launches which may include new condominiums. This key developer's plan may highlight industry trends for 2022, and its competitors may follow suit by ramping up project launches more aggressively. 1H22 overall presale was in line with FY22 business target at 50% of full-year target. Low-rise project presale in 2Q22 slightly declined 2%YoY while condominium presale jumped strongly 50%YoY from the low-base level. Its presales progress was in line with other leading developers. The country's re-opening will also bode well for the company's recurring income assets including hotel and shopping mall that can start to generate revenue growth from FY23 onwards.
Minor International (MINT TB)	41.25	23.13	<ul style="list-style-type: none"> A rapid recovery for its hotel performance in Europe (c.40% of sales) in 2Q22 and it may get stronger towards the high tourism period in 3Q. As the COVID-19 situation improves, pent-up demand for leisure travellers and re-activation of business trips within the region could be the key drivers. Success in average room rate (ARR) maintenance for the Minor and NH Hotels should benefit revenue and GPM when OR strongly rebounds. MINT's key restaurant hub in Thailand may carry out strong, positive SSSG throughout the remaining quarters of 2022. It may be able to apply efficient cost control measures and partially pass through food price hikes while a positive local sales outlook should help its operating leverage to get better. Expect core earnings to turn positive to THB1.97bn this year (2021: -THB9.31bn) and jump 3.3x to THB6.60bn in 2023. Its 2Q22F earnings turnaround is likely.

Top BUYs

	TP (THB)	Upside (%)	Catalysts
PTT Oil and Retail Business (OR TB)	35.00	29.63	<ul style="list-style-type: none"> OR plans to have approximately 5 deals of business investments, both acquisitions and equity participations, in the remainder of year 2022, which are likely to be F&Bs, service businesses, SMEs, and start-ups. The investment budget is expected to be THB96,000m within 5 years, which will emphasize on non-oil business, with higher margin than oil segment as well as capture consumption activities in Thailand and neighbouring countries. In 2H22, the recovery of Thai economy will boost consumption demand along OR's oil stations and retail outlets. OR will get benefit from its oil and non-oil retail businesses via more than 2,400 nationwide oil stations and 4,000 outlets with lots of long holiday in 3Q22 and enter high season in 4Q22. The softened oil price is also likely to encourage travelling, transportation and consumption activities. Under the development of several potential businesses to capture future trend such as EV related businesses and healthy food products.
Siam Cement (SCC TB)	430.00	17.17	<ul style="list-style-type: none"> Despite a challenging 2Q22 and so on, when management had to tackle production costs and slower demand faced by its major segments, we expect Siam Cement to overcome these issues efficiently. After a series of product price revision, the company should be one of major construction material companies that can gain benefit immediately as soon as the production costs tame down. IPO of SCC's subsidiary, SCG Chemicals, will not be delayed beyond the year-end. This should be in line with the commencement of its maiden Long Son project in Vietnam, which is scheduled for 1Q23. Note that the demand for petrochemicals in Vietnam is estimated to grow 8% YoY on average over FY21-26.
TISCO Financial (TISCO TB)	114.00	27.37	<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)	4.35	36.79	<ul style="list-style-type: none"> WHA's performance is more secured than other peers as it is highly weighted towards recurring-income businesses (especially electricity and water utilities) and the asset monetisation plan slated for execution in 4Q22. Water utility demand will increase from new clients, especially for value-added products like demineralised, recycling, and clarified water. The power plant business is still facing immediate higher fuel costs and sluggish variable tariff (Ft) revisions. However, the unit's performance should improve in the following quarters due to upward revisions in Ft and lower pressure from coal prices.

Recent Stories

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

[RHB | Thailand Morning Cuppa : 5 August 2022](#)

[LPN Development : 1H22 Still Far Below The Full-Year Target; SELL](#)
[Asian Sea Corp : Opportunities: Taiwan Conflict, Pet Care Segment](#)

[RHB | Thailand Morning Cuppa : 4 August 2022](#)

[CH Karnchang : Gradual Improvements Noticeable In 2Q22; BUY](#)

[RHB | Thailand Morning Cuppa : 2 August 2022 - Mid-Morning Edition](#)

[RHB | Thailand Morning Cuppa : 2 August 2022](#)

[ASEAN Renewable Energy : Weighing Climate Matters](#)

[PTT Exploration & Production : Strong Volumes, High Sales Price Support; BUY](#)

[RHB | Thailand Morning Cuppa : 1 August 2022](#)

[Central Retail Corporation : Expect Sturdy 2Q22 Numbers; Still BUY](#)

[Siam Cement : Cost Management Well Proven In 2Q22](#)

[RHB | Thailand Morning Cuppa : 27 July 2022](#)

[Market Strategy : Fretting Over The Big Picture](#)

[Land and Houses : Comeback Of Yield And Growth; Maintain BUY](#)

[RHB | Thailand Morning Cuppa : 26 July 2022](#)

[PTT Oil and Retail Business : Better Demand, Long-Term Investment Potential](#)

[RHB | Thailand Morning Cuppa : 25 July 2022](#)

[Bangkok Chain Hospital : Mild YoY Growth Expected In 2Q22; Keep BUY](#)

[RHB | Thailand Morning Cuppa : 22 July 2022](#)

[Market Strategy : External Factors Clouding Outlook, Be Selective](#)

[Supalai : Stronger Earnings Prospects In 2Q22; Keep BUY](#)

[Impact Of Myanmar's Foreign Loan Measures](#)

[RHB | Thailand Morning Cuppa : 21 July 2022](#)

[Asian Sea Corp : Strong Outlook Ahead, Positives From TIP U/G](#)

[RHB | Thailand Morning Cuppa : 20 July 2022](#)

[Central Plaza Hotel : Cost Hikes To Keep 2Q22F Earnings In The Red](#)

[RHB | Thailand Morning Cuppa : 19 July 2022](#)

[Charoen Pokphand Foods : Positive Strong Meat Prices Trend; Keep BUY](#)

[RHB | Thailand Morning Cuppa : 18 July 2022](#)

[Dynasty Ceramic : Cost-Push Situation To Accelerate In 2Q22](#)

[RHB | Thailand Morning Cuppa : 15 July 2022](#)

[Bangkok Dusit Medical Services : Expecting Robust 2Q22 YoY Growth; Still BUY](#)

[RHB | Thailand Morning Cuppa : 14 July 2022](#)

[Siam Cement : Unexciting 2Q22 Earnings Trend; Keep BUY](#)

[RHB | Thailand Morning Cuppa : 12 July 2022](#)

[The Erawan Group : Expecting Positive EBITDA In 2Q22](#)

[RHB | Thailand Morning Cuppa : 11 July 2022](#)

[Supalai : Solid Presales In All Segments; Reiterate BUY](#)

[RHB | Thailand Morning Cuppa : 8 July 2022](#)

[Thai Union Group : Solid Core Operations Despite Extra Items; BUY](#)

[RHB | Thailand Morning Cuppa : 7 July 2022](#)

[AP \(Thailand\) : Softer Presales Of Low-Rise Projects In 2Q22; BUY](#)

[Siam Global House : Pricing In The Challenges; Maintain BUY](#)

[RHB | Thailand Morning Cuppa : 6 July 2022](#)

[Sino-Thai Engineering & Construction : Performance To Continue Ramping Up](#)

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 – Aug 2022](#)) and the Disclosure of Conflict of Interest in each of the research reports provided in this email for more details.

Kuala Lumpur	Singapore
<p>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</p>	<p>RHB Bank Berhad (Singapore branch) 90 Cecil Street #04-00 RHB Bank Building Singapore 069531 Fax : +65 6509 0470</p>
Jakarta	Bangkok
<p>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</p>	<p>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</p>