

PLEASE CLICK ON THE PAGE NUMBER TO MOVE TO THE RELEVANT PAGE.

KEY HIGHLIGHTS

Sector

Property

1Q25 earnings under pressure; recovery outlook remains uncertain.

Page 2

Update

Asset World Corporation (AWC TB/BUY/Bt2.20/Target: Bt3.30)

Expect strong earnings growth in 1Q25.

Page 5

Bumrungrad Hospital (BH TB/HOLD/Bt168.50/Target: Bt178.00)

Less optimistic on foreign patient numbers. Downgrade to HOLD.

Page 8

Siam Cement (SCC TB/HOLD/Bt160.00/Target: Bt160.00)

Timeline for the LSP project to resume operations remains uncertain.

Page 11

KEY INDICES

Symbol	Close	Chg	%Chg
SET	1,197.26	26.14	2.23
SET50	775.79	21.79	2.89
Value (Btm) - SET	51,327		
Top 5 Sector			
BANK	397.82	8.99	2.31
PETRO	433.71	3.92	0.91
PROP	152.34	1.63	1.08
ENERG	15,758.13	256.10	1.65
ICT	193.57	4.40	2.33

Source: Bloomberg

TOP VOLUME

Symbol	Close (Baht)	+/-(% Chg)	5-day ADT (BTm)
DELTA	98.00	11.36	3,971.2
KBANK	159.50	3.24	2,550.7
ADVANC	295.00	3.87	1,524.4
KTB	21.80	3.81	1,430.1
CPALL	51.50	2.49	1,356.4

TOP GAINERS

Symbol	Close (Baht)	+/-(% Chg)	5-day ADT (BTm)
CIG	0.04	33.33	0.1
GLAND	1.27	27.00	0.0
J	1.10	25.00	3.9
KC	0.05	25.00	0.2
JCK	0.22	22.22	1.4

TOP LOSERS

Symbol	Close (Baht)	+/-(% Chg)	5-day ADT (BTm)
MORE	0.02	(33.33)	0.0
NATION	0.02	(33.33)	0.0
CHO	0.11	(15.38)	1.3
EE	0.34	(15.00)	12.5
AQUA	0.16	(11.11)	2.9

*ADT: Average daily turnover

KEY STATISTICS

Commodity	Current Price	%Chg		
		1m	3M	YTD
Brent crude*	62.5	(15.7)	(15.2)	(14.7)
Dubai crude*	62.1	(15.7)	(17.8)	(17.4)
Baltic Dry Index	1,411.0	(10.9)	92.0	41.5
Gold Spot***	3,233.9	3.2	15.6	23.2

*(US\$/bbl), *** (US\$/toz)

FOREIGN PORTFOLIO INVESTMENT IN EQUITIES (THAILAND)

Day (Mil US\$)	MTD Net (Mil US\$)	YTD Net (Mil US\$)	YTD Net YoY%
99.5	(432.5)	(1,604.5)	1,488.9

Source: Bloomberg

Foreign Exchange Rate - THB/US\$ (onshore) = 33.55

Interest Rate (%) - TH Policy Rate = 2.00

Thai Lending Rate (%)* - MLR = 6.90

SECTOR UPDATE

Property – Thailand

1Q25 Earnings Under Pressure; Recovery Outlook Remains Uncertain

Developers under our coverage are expected to report a combined net profit of Bt2.6b in 1Q25, down 34% yoy and 54% qoq, pressured by weak transfers, shrinking backlogs, and delayed purchasing decisions. Despite stimulus measures and interest rate cuts, we maintain a neutral outlook, as the market recovery appears delayed due to multiple headwinds and downside risks to earnings forecasts. Maintain UNDERWEIGHT.

WHAT'S NEW

- **Miserable 1Q25 results expected.** We expect developers under our coverage to report a combined net profit of Bt2.6b in 1Q25 (-34% yoy, -54% qoq), with core profit projected at Bt867m (-54% yoy, -66% qoq). Overall, combined transfers are forecast to decline both yoy and qoq, pressured by shrinking backlogs, delayed purchasing decisions, and subdued homebuyer purchasing power. Additionally, ongoing inventory reduction efforts, intensified competition, and aggressive promotional campaigns are expected to weigh on profitability and gross margins.
- **Maintain a cautious outlook on market and presales momentum.** Developers under our coverage are expected to report combined presales of Bt36.6b in 1Q25, down 2% yoy but up 6% qoq, representing 20% of their full-year targets. Despite supportive measures such as the easing of loan-to-value rules and reduced transfer and mortgage fees, effective in 2Q25, we remain cautious on presales momentum. Demand in the high-rise segment has likely been affected by the recent earthquake in Myanmar, while the ongoing trade war continues to delay purchasing decisions in the high-end segment.
- **BOT cut policy rate.** The Bank of Thailand (BOT) cut its policy interest rate by 25bp to 1.75% on 30 Apr 25, aiming to support economic growth amid the ongoing trade war. This move is expected to generate positive sentiment for the property sector, as lower rates could help stimulate housing demand. However, the overall impact may be muted due to persistent challenges, including high household debt and cautious bank lending.

ACTION

- **We maintain UNDERWEIGHT on the sector.** Despite real estate stimulus measures and interest rate cuts, we maintain a neutral stance on the sector and remain cautious on the outlook for the rest of the year. The recovery in the residential market may be delayed due to the recent earthquake and ongoing trade war, along with persistent challenges. Additionally, the expected weak sector results in 1Q25 could pose downside risks to earnings forecasts. AP Thailand (AP) is our stock pick, given its market leadership and solid financial position, which provide resilience against multiple headwinds.

RISKS

- Tightening of bank policies, rising costs and weaker-than-expected economic growth.

PEER COMPARISON

Company	Ticker	Rec	Current	Target	Upside	Market Capitalization	PE			EPS Growth			PB	ROE	Div Yield
			Price (Bt)	Price (Bt)			2024	2025F	2026F	2024	2025F	2026F	2025F	2025F	2025
AP (Thailand)	AP TB	BUY	8.00	11.30	41	25,167	5.0	4.6	4.5	-17.1	8.4	2.2	0.5	12.0	7.5
Land and Houses	LH TB	HOLD	4.24	5.20	23	50,667	9.2	10.5	9.2	-26.6	-11.9	13.5	0.9	9.2	7.1
LPN Development	LPN TB	SELL	2.02	1.60	-21	2,937	26.6	16.0	13.1	-68.7	66.2	22.3	0.2	1.5	3.3
Origin Property	ORI TB	HOLD	1.97	2.90	47	4,835	4.6	4.0	3.5	-61.3	13.8	15.7	0.2	5.5	9.9
Pruksa Holding	PSH TB	SELL	4.80	4.70	-2	10,505	23.0	14.2	11.5	-79.3	62.5	23.5	0.2	1.7	5.9
Quality Houses	QH TB	HOLD	1.50	1.70	13	16,072	7.5	7.3	6.9	-14.1	2.8	5.1	0.5	7.4	8.3
Supalai	SPALI TB	HOLD	15.80	18.20	15	30,858	5.0	5.5	5.4	3.3	-8.7	1.8	0.5	10.1	7.9
Sector						141,041	6.2	6.2	5.9	-25.0	-1.0	6.9	0.5	7.6	7.4

Source: Respective companies, UOB Kay Hian

UNDERWEIGHT

(Maintained)

SECTOR PICKS

Company	Ticker	Rec	Current Price (Bt)	Target Price (Bt)
AP (Thailand)	AP TB	BUY	8.00	11.30

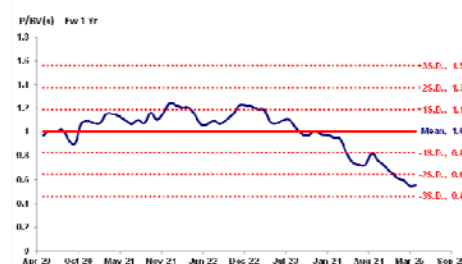
Source: UOB Kay Hian

SECTOR PE BAND



Source: Bloomberg, UOB Kay Hian

SECTOR P/B BAND



Source: Bloomberg, UOB Kay Hian

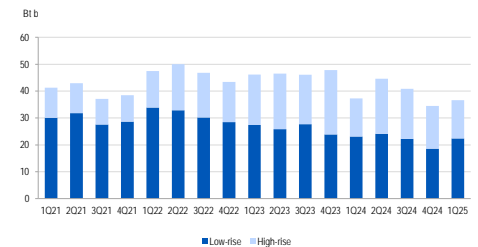
ANALYST(S)

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ESSENTIALS

- AP (Thailand).** AP is expected to report a net profit of Bt878m in 1Q25, down 13% yoy and 32% qoq. Non-JV transfers are projected to remain stable yoy but decrease qoq, driven by limited transfers from a single condominium project (Aspire Rattanathibet - Weston) and accelerated transfers in the prior quarters. Gross margins are anticipated to contract yoy due to intensified competition, though it should hold steady qoq. Additionally, equity income is expected to rise slightly yoy but decline qoq due to softer JV transfer momentum.
- Land & Houses (LH).** We expect LH to report a net profit of Bt609m in 1Q25 (-51% yoy, -77% qoq). The core business could see a loss, with transfers pressured by weak low-rise presales and a shrinking backlog, as homebuyers delay their purchase decisions. Gross margin is likely to remain under pressure, weighed down by a high proportion of indirect costs. Earnings are expected to be supported mainly by share of profit from investments.
- L.P.N. Development (LPN).** LPN is expected to report a thin net profit of Bt18m in 1Q25, down 78% yoy but recovering from a net loss in the prior quarter. Transfers are projected to improve yoy, supported by using more agencies for selling, but will likely remain at a low level. Gross margin is expected to decline yoy, continuing to face pressure from ongoing promotional campaigns.
- Origin Property (ORI).** We estimate ORI's core profit at Bt171m in 1Q25, down 22% yoy and 22% qoq. Total transfer activities are expected to improve yoy from newly-completed condo projects (Plug & Play Sirindhorn, and The Origin Campus Khon Kaen) but decrease qoq from softer transfer momentum in existing projects, impacted by low purchasing power in the mid- to low-end segment. Residential gross margin is projected to contract significantly yoy, pressured by aggressive promotional campaigns.
- Prukha Holding (PSH).** We forecast a thin net profit of Bt14m in 1Q25, recovering qoq from a loss but down 79% from the previous year. In 1Q25, transfers are expected to remain weak and align with the prior year, pressured by a shrinking backlog and subdued homebuyer purchasing power. Residential gross margin is projected to improve qoq but decline yoy, remaining under pressure due to aggressive pricing strategies.
- Quality Houses (QH).** We estimate a net profit of Bt433m in 1Q25, down 12% yoy and 7% qoq. Transfers are expected to remain under pressure, weighed down by weak presales in 1Q25 and a shrinking backlog. Residential gross margin is projected to decline yoy, impacted by aggressive pricing strategies. Meanwhile, share of profit from investments is expected to remain flat, both yoy and qoq.
- Supalai (SPALI).** SPALI is projected to post a net profit of Bt475m for 1Q25, reflecting a 23% yoy drop and a 76% qoq decline. The weaker performance is likely due to a slowdown in transfer activity after a surge in 4Q24, a reduced backlog, and the lack of government stimulus during the quarter. However, gross margin is anticipated to improve compared with the same period last year, thanks to a more favourable transfer mix with a higher proportion of high-rise projects. SG&A expenses are expected to align with last year, while equity income is set to rise significantly yoy, supported by 12 newly-acquired JV projects in Australia.

SECTOR PRESALES



Source: Respective companies, UOB Kay Hian

LOW-RISE PRESALES

Low-rise Presales (Btm)	1Q24	4Q24	1Q25	yoy	qoq
AP	6,782	6,677	9,464	40%	42%
LH	4,790	3,631	3,000	-37%	-17%
LPN	387	350	379	-2%	8%
ORI	1,791	1,364	1,204	-33%	-12%
PSH	2,576	2,040	2,590	1%	27%
QH	1,576	1,262	990	-37%	-22%
SPALI	5,195	3,205	4,735	-9%	48%
Total	23,097	18,529	22,362	-3%	21%

Source: Respective companies, UOB Kay Hian

HIGH-RISE PRESALES

High-rise Presales (Btm)	1Q24	4Q24	1Q25	yoy	qoq
AP	2,889	2,573	2,646	-8%	3%
LH	817	468	600	-27%	28%
LPN	1,471	1,217	1,175	-20%	-3%
ORI	6,348	7,261	6,823	7%	-6%
PSH	797	806	804	1%	0%
QH	111	160	270	143%	69%
SPALI	1,732	3,474	1,934	12%	-44%
Total	14,165	15,959	14,252	1%	-11%

Source: Respective companies, UOB Kay Hian

LOW-RISE PROJECTS LAUNCHED

Low-rise Launch	1Q24	4Q24	1Q25	yoy	qoq
AP	5,100	16,490	1,450	-72%	-91%
LH	9,050	12,265	4,340	-52%	-65%
LPN	520	-	-	-100%	0%
ORI	350	1,300	1,100	214%	-15%
PSH	1,841	7,665	2,930	59%	-62%
QH	-	5,989	-	0%	-100%
SPALI	16,610	7,930	7,170	-57%	-10%
Total	33,471	51,639	16,990	-49%	-67%

Source: Respective companies, UOB Kay Hian

HIGH-RISE PROJECTS LAUNCHED

High-rise Launch	1Q24	4Q24	1Q25	yoy	qoq
AP	-	1,000	1,800	100%	80%
LH	-	-	-	0%	0%
LPN	-	-	-	0%	0%
ORI	2,500	5,520	2,600	4%	-53%
PSH	-	-	1,760	100%	100%
QH	-	-	-	0%	0%
SPALI	-	5,800	-	0%	-100%
Total	2,500	12,320	6,160	146%	-50%

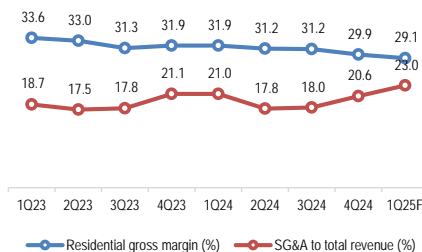
Source: Respective companies, UOB Kay Hian

1Q25 RESULTS PREVIEW

	1Q24	4Q24	1Q25F	yoy %	qoq %
Residential revenue (Btm)					
AP	7,607	9,018	7,546	(0.8)	(16.3)
LH	4,432	3,866	2,773	(37.4)	(28.3)
LPN	793	1,399	910	14.8	(35.0)
ORI	1,525	1,483	1,410	(7.5)	(4.9)
PSH	3,475	4,416	3,423	(1.5)	(22.5)
QH	1,336	1,607	1,362	2.0	(15.3)
SPALI	4,472	8,733	3,548	(20.7)	(59.4)
Total	23,639	30,523	20,973	(11.3)	(31.3)
Core profit (Btm)					
AP	985	1,240	838	(15.0)	(32.4)
LH	167	(44)	(393)	(335.6)	(795.4)
LPN	94	(72)	22	(76.8)	130.5
ORI	196	197	153	(22.1)	(22.5)
PSH	(75)	(439)	(79)	(5.3)	81.9
QH	(4)	(49)	(68)	(1,616.3)	(39.4)
SPALI	538	1,703	395	(26.6)	(76.8)
Total	1,902	2,537	867	(54.4)	(65.8)
Net profit (Btm)					
AP	1,008	1,293	878	(13.0)	(32.1)
LH	1,231	2,593	609	(50.5)	(76.5)
LPN	84	(116)	18	(78.1)	n.a.
ORI	464	(266)	193	(58.4)	n.a.
PSH	65	(296)	14	(79.2)	n.a.
QH	490	467	433	(11.6)	(7.2)
SPALI	614	1,988	475	(22.6)	(76.1)
Total	3,956	5,663	2,620	(33.8)	(53.7)
Residential gross margin (%)					
AP	33.7	31.7	31.5	(2.2)	(0.2)
LH	27.5	24.4	20.1	(7.4)	(4.3)
LPN	26.4	11.4	20.5	(5.9)	9.1
ORI	31.9	24.2	24.5	(7.4)	0.3
PSH	30.2	24.6	26.6	(3.6)	2.0
QH	30.9	25.2	27.4	(3.5)	2.3
SPALI	36.0	38.0	38.0	2.0	0.0
Total	31.9	29.9	29.1	(2.9)	(0.8)
SG&A to total revenue (%)					
AP	20.8	19.3	19.9	(0.9)	0.6
LH	18.7	19.9	22.7	4.0	2.8
LPN	16.4	15.8	17.1	0.7	1.3
ORI	24.2	34.9	30.9	6.7	(4.0)
PSH	25.5	29.4	25.6	0.1	(3.8)
QH	30.4	26.2	29.2	(1.2)	3.0
SPALI	17.1	13.5	22.0	4.9	8.5
Total	21.0	20.6	23.0	1.9	2.4

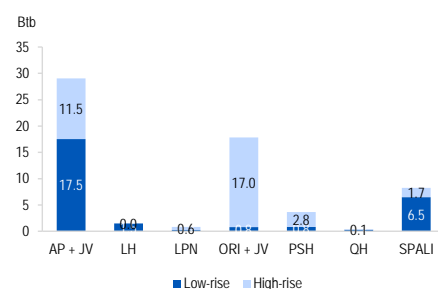
Source: Respective companies, UOB Kay Hian

RESIDENTIAL MARGIN AND SG&A TO SALES



Source: Covered companies, UOB Kay Hian

BACKLOG AS OF 31 DEC 24, SCHEDULED FOR 2025



Source: Respective companies, UOB Kay Hian

NET IBD/E

Net IBD/E	4Q23	1Q24	2Q24	3Q24	4Q24
AP	0.79	0.80	0.83	0.74	0.70
LH	1.08	1.17	1.35	1.34	1.31
LPN	1.03	1.03	0.95	0.90	0.84
ORI	1.60	1.61	1.65	1.62	1.59
PSH	0.27	0.31	0.39	0.35	0.30
QH	0.34	0.34	0.35	0.34	0.38
SPALI	0.44	0.45	0.47	0.51	0.54
Average	0.79	0.82	0.86	0.83	0.81

Source: Respective companies, UOB Kay Hian

INVENTORY

Inventory	4Q23	1Q24	2Q24	3Q24	4Q24
AP	79,949	81,296	79,439	79,650	79,949
LH	62,197	66,036	68,978	70,419	70,678
LPN	21,268	21,596	20,992	20,360	19,687
ORI	47,049	47,994	48,444	48,847	47,221
PSH	43,295	42,001	43,084	40,638	39,995
QH	20,312	20,260	20,671	19,719	20,860
SPALI	71,125	74,731	76,335	75,068	74,641
Total	345,195	353,913	357,942	354,700	353,031

Source: Respective companies, UOB Kay Hian

COMPANY UPDATE

Asset World Corporation (AWC TB)

Expect Strong Earnings Growth In 1Q25

AWC is expected to report a core profit of Bt736m (+15.6% yoy, +8.9% qoq) in 1Q25. Despite the weak outlook of the Chinese market, hotel performance remained strong. Contribution from the retail business was also decent, due to higher occupancy rates and rental rates in several locations. Moreover, we expect margins to expand yoy. The 2Q25 outlook is promising with the number of bookings and ADR still showing a yoy growth. Maintain BUY. Target price: Bt3.30.

1Q25 EARNINGS PREVIEW

Year to 31 Dec (Btm)	1Q24	4Q24	1Q25F	yoy (%)	qoq (%)
Hotel sales	3,317	3,414	3,530	6.4	3.4
Retail sales	877	937	933	6.3	(0.4)
Total Revenue	4,252	4,407	4,512	6.1	2.4
Gross profit	2,464	2,405	2,629	6.7	9.3
SG&A	1,188	1,270	1,254	5.6	(1.2)
Operating EBITDA	1,716	1,610	1,855	8.1	15.2
Core profit	637	676	736	15.6	8.9
(%)	1Q24	4Q24	1Q25F	yoy (ppts)	qoq (ppts)
Gross margin	57.9	54.6	58.3	0.3	3.7
SG&A to sales	27.9	28.8	27.8	(0.1)	(1.0)
EBITDA margin	40.4	36.5	41.1	0.7	4.6
Core profit margin	15.0	15.3	16.3	1.3	1.0

Source: AWC, UOB Kay Hian

WHAT'S NEW

- **Expect a strong earnings growth in 1Q25.** We expect Asset World Corporation (AWC) to report a net profit of Bt736m (+15.6% yoy, +8.9% qoq) for 1Q25. Total revenue should come in at Bt4.5b (+6.1% yoy, +2.4% qoq) with strong contribution from both the hotel and retail businesses. Despite the gloomy outlook from the Chinese market, the hotel business, especially MICE Bangkok City and Luxury resorts, saw an outstanding performance, with the growth mainly driven by average room rates (ADR). For the retail business, the main contributions were from the significant uplift in occupancy rate in Pantip malls and Asiatique as well as the increase of average rental rate (ARR) of several locations in 1Q25. We expect the overall profitability to improve yoy as well.

KEY FINANCIALS

Year to 31 Dec (Btm)	2023	2024	2025F	2026F	2027F
Net turnover	13,988.9	15,902.3	18,885.8	21,217.9	23,589.4
EBITDA	4,767.5	5,688.5	6,958.7	7,822.2	8,717.4
Operating profit	3,049.4	3,805.7	4,921.0	5,684.5	6,479.6
Net profit (rep./act.)	5,037.9	5,850.3	2,122.9	2,692.8	3,288.0
Net profit (adj.)	1,057.6	1,860.2	2,122.9	2,692.8	3,288.0
EPS (Bt)	0.0	0.1	0.1	0.1	0.1
PE (x)	66.6	37.8	33.2	26.1	21.4
P/B (x)	0.8	0.8	0.8	0.7	0.7
EV/EBITDA (x)	29.1	24.4	20.0	17.8	15.9
Dividend yield (%)	2.9	3.3	1.2	1.5	1.9
Net margin (%)	36.0	36.8	11.2	12.7	13.9
Net debt/(cash) to equity (%)	80.5	84.5	74.0	71.9	69.1
Interest cover (x)	2.8	3.0	3.2	3.5	3.7
ROE (%)	5.9	6.5	2.3	2.9	3.5
Consensus net profit (Btm)	-	-	3,544	4,131	4,939
UOBKH/Consensus (x)	-	-	0.60	0.65	0.67

Source: Asset World Corporation, Bloomberg, UOB Kay Hian

BUY

(Maintained)

Share Price	Bt2.20
Target Price	Bt3.30
Upside	+50.0%

COMPANY DESCRIPTION

Asset World Corp Public Company Limited focuses on real estate development and investment services. The Company offers property management. Asset World Corp serves customers in Thailand.

STOCK DATA

GICS sector	Consumer Discretionary
Bloomberg ticker:	AWC TB
Shares issued (m):	32,013.0
Market cap (Btm):	70,428.5
Market cap (US\$m):	2,105.5
3-mth avg daily t'over (US\$m):	4.8

Price Performance (%)

52-week high/low Bt4.50/Bt2.06

1mth	3mth	6mth	1yr	YTD
(13.4)	(28.6)	(39.6)	(49.8)	(37.5)

Major Shareholders

	%
TCC Business Management Company	45.0
TCC Retail Co. Ltd.	30.0
Nomura Holdings Inc.	4.5

FY25 NAV/Share (Bt)	2.88
FY25 Net Debt/Share (Bt)	2.13

PRICE CHART



Source: Bloomberg

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CORE STATISTICS PREVIEW

Hotel stats	1Q24	4Q24	1Q25F	yoy chg	qoq chg
Occ (%) - Avg	75%	73%	75%	0.0 ppt	1.5 ppt
ADR - Avg	6,298	6,254	6,644	5.5%	6.2%
RevPar - Avg	4,711	4,583	4,970	5.5%	8.4%
Number of room keys	6,029	6,029	6,134	1.7%	1.7%
Retail and Office stats	1Q24	4Q24	1Q25F	yoy chg	qoq chg
Occ (%) - Avg	67%	68%	70%	2.5 ppt	1.5 ppt
Rental rate - Avg	800	814	822	2.7%	0.9%

Source: AWC, UOB Kay Hian

STOCK IMPACT

- Robust upturn in retail statistics.** Despite the office business expecting a flat yoy performance in both occupancy rate and ARR, the retail business could see strong growth yoy. We expect to see a mid-single-digit yoy growth in rental rate for the retail business and a mid-single-digit ppt yoy increase in occupancy rate in 1Q25. The key contributors for the retail business during the quarter are: a) the surge in tourist traffic at Asiatique which should have boosted the occupancy rate from 70% in 1Q24 up to 80% in 1Q25, and b) the reopening of three renovated Pantip malls. The ramp-up in occupancy rates at these properties would allow AWC to increase rental rates as well.
- 2025 guidance.** Management is aiming for a double-digit yoy growth in hotel RevPar, with an occupancy rate exceeding 75% in 2025 — higher than 2019 levels. This goal does not factor in the contribution from new hotels set to open in 2025, which are expected to add 1,349 rooms to the portfolio. Meanwhile, the retail and office segments are projected to remain relatively stable yoy. AWC plans to boost the ARR and improve occupancy in select locations, such as Asiatique The Riverfront, where a new Jurassic Park attraction will be launched. The interest-bearing debt-to-equity ratio is anticipated to rise from 0.8x to approximately 1.0x by the end of 2025, reflecting funding needs for the upcoming hotel openings.
- 2Q25 outlook.** The earthquake did not damage any of AWC's assets; however, we expect a short-term slowdown in room bookings. So far, the number of bookings in Apr and May 25 is still showing yoy growth, and the ADR is also displaying yoy growth, which is a promising sign. The Marriott Jomtien Beach Pattaya Hotel will also commence operations in Jun 25.

VALUATION/RECOMMENDATION

- Maintain BUY with a target price of Bt3.30.** Our valuation is based on a three-year historical average of EV/EBITDA multiple at 25.0x (excluding the COVID-19 period). We are optimistic on AWC due to: a) the improving trend of the retail business, b) its robust project pipeline, and c) a positive outlook in 2Q25.

ENVIRONMENTAL, SOCIAL, GOVERNANCE (ESG)

CG Report: 5

SET ESG Rating: AA

• Environmental

- Sustainable building design & operations:** AWC integrates energy-efficient and eco-friendly designs in its hotels, retail spaces, and office buildings.
- Carbon neutrality goal:** Aiming to reduce greenhouse gas emissions in line with Thailand's sustainability targets.

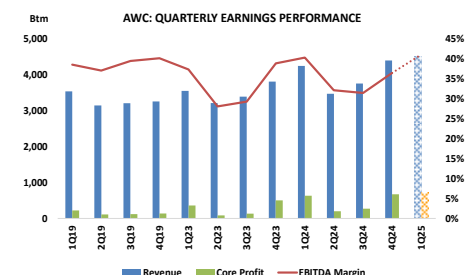
• Social

- Community engagement:** Supporting local communities through CSR projects, education initiatives, and tourism development.

• Governance

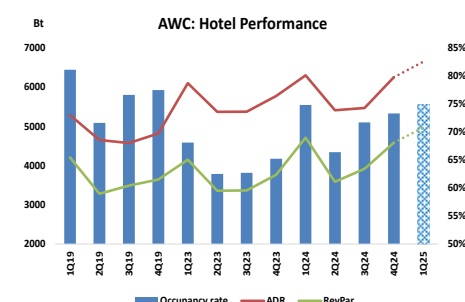
- Strong corporate governance:** Adopting transparent management policies to ensure ethical business practices.
- Risk management:** Robust frameworks to mitigate financial, operational, and environmental risks.

QUARTERLY PERFORMANCE



Source: AWC, UOB Kay Hian

HOTEL PERFORMANCE



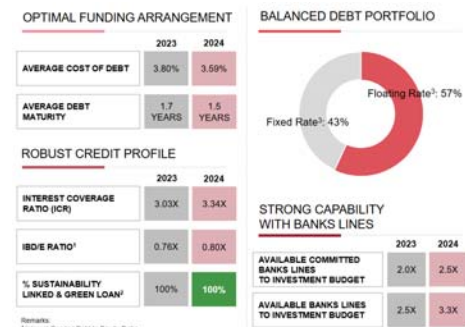
Source: AWC, UOB Kay Hian

PROJECT PIPELINE



Source: AWC, UOB Kay Hian

DEBT PROFILE



Source: AWC, UOB Kay Hian

PROFIT & LOSS

Year to 31 Dec (Btm)	2024	2025F	2026F	2027F
Net turnover	15,902	18,886	21,218	23,589
EBITDA	5,689	6,959	7,822	8,717
Deprec. & amort.	1,883	2,038	2,138	2,238
EBIT	3,806	4,921	5,684	6,480
Total other non-operating income	5,103	113	127	142
Associate contributions	71	0	0	0
Net interest income/(expense)	(1,870)	(2,207)	(2,267)	(2,327)
Pre-tax profit	7,110	2,827	3,545	4,294
Tax	(1,260)	(565)	(709)	(859)
Minorities	0	(139)	(143)	(147)
Net profit	5,850	2,123	2,693	3,288
Net profit (adj.)	1,860	2,123	2,693	3,288

CASH FLOW

Year to 31 Dec (Btm)	2024	2025F	2026F	2027F
Operating	8,455	3,928	4,836	5,687
Pre-tax profit	7,110	2,827	3,545	4,294
Tax	(1,260)	(565)	(709)	(859)
Deprec. & amort.	1,883	2,038	2,138	2,238
Working capital changes	285	(678)	(61)	28
Non-cash items	22	(384)	(77)	(13)
Other operating cashflows	486	690	0	0
Investing	(13,319)	7,795	(3,400)	(3,449)
Capex (growth)	(13,760)	9,368	(4,505)	(4,469)
Investment	2,112	2,112	2,112	2,112
Others	(1,671)	(3,685)	(1,007)	(1,092)
Financing	4,827	(6,754)	1,151	923
Dividend payments	(2,015)	(2,340)	(849)	(1,077)
Proceeds from borrowings	6,973	(4,414)	2,000	2,000
Loan repayment	0	0	0	0
Others/interest paid	(131)	0	0	0
Net cash inflow (outflow)	(38)	4,969	2,586	3,162
Beginning cash & cash equivalent	509	472	5,440	8,027
Ending cash & cash equivalent	472	5,440	8,027	11,188

BALANCE SHEET

Year to 31 Dec (Btm)	2024	2025F	2026F	2027F
Fixed assets	179,295	167,889	170,257	172,489
Other LT assets	4,488	3,371	3,433	3,598
Cash/ST investment	472	5,440	8,027	11,188
Other current assets	1,708	1,944	2,143	2,429
Total assets	185,963	178,645	183,859	189,704
ST debt	39,233	4,000	4,000	4,000
Other current liabilities	4,030	3,204	3,265	3,566
LT debt	38,789	69,609	71,609	73,609
Other LT liabilities	12,132	9,443	10,609	11,795
Shareholders' equity	91,778	92,103	93,947	96,158
Minority interest	0	287	429	577
Total liabilities & equity	185,963	178,645	183,859	189,704

KEY METRICS

Year to 31 Dec (%)	2024	2025F	2026F	2027F
Profitability				
EBITDA margin	35.8	36.8	36.9	37.0
Pre-tax margin	44.7	15.0	16.7	18.2
Net margin	36.8	11.2	12.7	13.9
ROA	3.3	1.2	1.5	1.8
ROE	6.5	2.3	2.9	3.5
Growth				
Turnover	13.7	18.8	12.3	11.2
EBITDA	19.3	22.3	12.4	11.4
Pre-tax profit	11.9	(60.2)	25.4	21.1
Net profit	16.1	(63.7)	26.8	22.1
Net profit (adj.)	75.9	14.1	26.8	22.1
EPS	75.9	14.1	26.8	22.1
Leverage				
Debt to total capital	45.9	44.3	44.5	44.5
Debt to equity	85.0	79.9	80.5	80.7
Net debt/(cash) to equity	84.5	74.0	71.9	69.1
Interest cover (x)	3.0	3.2	3.5	3.7

COMPANY UPDATE

Bumrungrad Hospital (BH TB)

Less Optimistic On Foreign Patient Numbers

The tone at BH's 1Q25 analyst meeting was negative. Management still does not expect a rebound in hospital revenue as a result of the earthquake in Mar 25. The drop in revenue intensity in 1Q25 could become a concern if it becomes a recurring trend. Despite the positive development in Saudi Arabia and Bangladesh, we are less optimistic on BH as it lacks a substantial catalyst to improve its earnings. Downgrade to HOLD. Target price: Bt178.00.

WHAT'S NEW

- **Negative tone at the analyst meeting.** We attended Bumrungrad Hospital's (BH) analyst meeting to review its 1Q25 earnings and the tone was negative.
- **2Q25 guidance.** BH's management guided a 3-5% yoy decline in total revenue as a result of the weak outlook for foreign patient numbers following the earthquake in Mar 25. Management indicated that it took BH 7-10 days to return to normal operations after the earthquake. BH's clinic in Yangon took a week to reopen, and Mandalay Airport required about a month to resume operations. Therefore, the arrival of Myanmar patients is expected to slow in the short term. Furthermore, fear of the earthquake is weighing on arrivals to Thailand from various markets, which will negatively impact BH's 2Q25 earnings. We are disappointed by the lack of momentum in foreign patient revenue recovery in 2Q25 and hence take a more negative view on BH's outlook going forward.
- **Shorter length of stay and decrease in revenue intensity from international patients.** In 1Q25, foreign patient revenue dropped 10% yoy, mainly due to the shorter length of stay and revenue intensity from international patients. The key was the earlier timing of Ramadan, which led many long-staying Middle Eastern patients to return home sooner. This brought BH's revenue from Middle Eastern patients down by 30.6% yoy. In contrast, the number of Middle Eastern patients visiting both the In-Patient Department and Out-Patient Department increased yoy. However, the drop in revenue intensity was not limited to Middle Eastern patients; Cambodian patient revenue also fell 7.1% yoy. Uncertainty remains, as the drop in revenue intensity may not be solely due to the early Ramadan. There is no indication that this trend will not recur in coming quarters, posing a downside risk to BH's earnings.

KEY FINANCIALS

Year to 31 Dec (Btm)	2023	2024	2025F	2026F	2027F
Net turnover	25,376	25,718	26,399	27,468	28,838
EBITDA	9,569	10,265	10,374	10,613	11,132
Operating profit	8,472	9,188	9,209	9,429	9,941
Net profit (rep./act.)	7,006	7,775	7,607	7,789	8,210
Net profit (adj.)	6,984	7,793	7,607	7,789	8,210
EPS (Bt)	8.1	9.0	8.8	9.0	9.5
PE (x)	20.9	18.8	19.2	18.8	17.8
P/B (x)	5.6	4.9	4.3	3.8	3.7
EV/EBITDA (x)	12.5	11.7	11.6	11.3	10.8
Dividend yield (%)	2.7	3.0	2.8	2.9	2.8
Net margin (%)	27.6	30.2	28.8	28.4	28.5
Net debt/(cash) to equity (%)	(44.8)	(43.6)	(46.4)	(53.3)	(59.1)
Interest cover (x)	3,997.7	1,231.6	1,948.9	1,960.1	2,021.1
ROE (%)	32.2	30.3	26.0	23.5	22.0
Consensus net profit (Btm)	-	-	7,540	7,623	7,834
UOBKH/Consensus (x)	-	-	1.01	1.02	1.05

Source: Bumrungrad Hospital, Bloomberg, UOB Kay Hian

HOLD

(Downgraded)

Share Price	Bt168.50
Target Price	Bt178.00
Upside	+5.6%
(Previous TP)	Bt232.00)

COMPANY DESCRIPTION

Bumrungrad Hospital provides healthcare services. The company offers behavioural health, diabetes management, digestive disease treatment, hyperbaric oxygen therapy, joint replacement, rehabilitation, travel medicine, and refractive surgery services. Bumrungrad Hospital serves patients in Thailand.

STOCK DATA

GICS sector	Health Care
Bloomberg ticker:	BH TB
Shares issued (m):	795.0
Market cap (Btm):	133,969.8
Market cap (US\$m):	4,005.1
3-mth avg daily t'over (US\$m):	19.8

Price Performance (%)

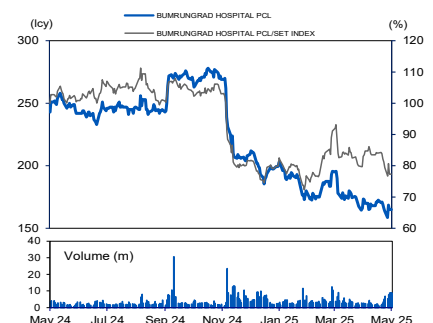
52-week high/low			Bt284.00/Bt158.50	
1mth	3mth	6mth	1yr	YTD
0.6	(4.5)	(39.2)	(32.1)	(15.5)

Major Shareholders

	%
Harnphanich family	50.0
Thai NVDR	11.5
Social Security Office	1.9

FY25 NAV/Share (Bt)	39.15
FY25 Net Cash/Share (Bt)	18.16

PRICE CHART



Source: Bloomberg

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ASSISTANT ANALYST(S)

Nonpawit Vathanadachakul

STOCK IMPACT

• **Patients from Bangladesh to return soon.** BH is seeing phenomenal treatment demand from Bangladeshi patients following the resolution of political uncertainties in the country. Thailand remains a preferred alternative to India for Bangladeshi travellers seeking medical treatment. However, there are headwinds related to the visa process for entry into Thailand. Since the launch of E-Visa in Jan 25, only physical payment of fees was allowed until Mar 25, when the Thai government enabled online payment. This visa bottleneck is expected to ease soon and we anticipate the return of Bangladeshi patients from 2Q25 onwards.

• **Update on Saudi Arabia.** BH has been actively communicating with the Saudi Arabian market for a year and a half. BH is set to participate in Thai Festival at Riyadh, Saudi Arabia, in May 25; it hopes to engage with potential clients and build brand awareness. Once the signing of an MOU between the Thai and Saudi Arabian governments is completed in May 25, BH will engage with individual Saudi Arabian agencies and institutions to establish a bilateral patient referral system. It will take some time for Saudi Arabia to become a meaningful contributor to BH, as the Thai-Saudi Arabian relationship has been long severed

EARNINGS REVISION/RISK

• **Cut our 2025-27 net profit forecasts.** We trimmed our 2025-27 net profit forecasts by 5.1%, 6.5%, and 7.6% respectively to reflect the grim outlook of BH's foreign patient numbers.

EARNINGS REVISION

	2025F			2026F			2027F		
(Bt m)	New	Previous	Change	New	Previous	Change	New	Previous	Change
Total revenue	26,399	27,896	-5.4%	27,468	29,448	-6.7%	28,838	31,297	-7.9%
Operating EBITDA	10,374	10,873	-4.6%	10,613	11,269	-5.8%	11,132	11,954	-6.9%
Net profit	7,607	8,016	-5.1%	7,789	8,327	-6.5%	8,210	8,884	-7.6%
	(ppt)			(ppt)			(ppt)		
EBITDA margin	39.3%	39.0%	0.32	38.6%	38.3%	0.37	38.6%	38.2%	0.41
Net profit margin	28.8%	28.7%	0.08	28.4%	28.3%	0.08	28.5%	28.4%	0.08

Source: BH, UOB Kay Hian

VALUATION/RECOMMENDATION

• **Downgrade to HOLD with a target price of Bt178.00.** Our valuation is based on an EV/EBITDA multiple of 13.0x, 2SD below the five-year mean (excluding COVID-19 years). We are less optimistic on BH's outlook as there are no visible catalysts to cause a rebound in earnings and the drop in revenue intensity in 1Q25 is raising concerns for us.

ENVIRONMENTAL, SOCIAL, GOVERNANCE (ESG)

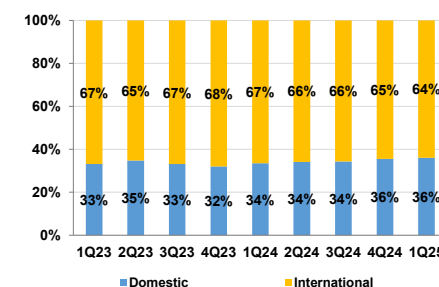
CG Report: 5	
SET ESG Rating: -	
• Environmental <ul style="list-style-type: none"> - Energy efficiency. BH has invested in eco-friendly infrastructure to reduce the hospital's carbon footprint and energy consumption. - Waste management. BH emphasises the safe disposal of medical waste and has protocols in place to minimise the environmental impact of hazardous materials. 	
• Social <ul style="list-style-type: none"> - Healthcare access. BH provides high-quality healthcare services to both local and international patients. It also engages in charitable work, providing free medical services to underprivileged communities. 	
• Governance <ul style="list-style-type: none"> - Corporate governance. BH adheres to high standards of corporate governance with transparent reporting, strict regulatory compliance, and clear anti-corruption policies. 	

QUARTERLY PERFORMANCE



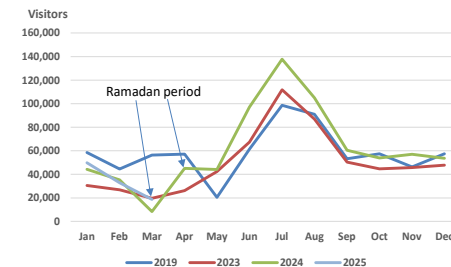
Source: BH, UOB Kay Hian

REVENUE CONTRIBUTION



Source: BH, UOB Kay Hian

MONTHLY MIDDLE EASTERN TOURIST ARRIVALS



Source: MOTS, UOB Kay Hian

FOREIGN PATIENTS REVENUE

Nationality	Net Patient Revenues - %Variance
	1Q2025 vs 1Q2024
1 Qatar	-24.4%
2 Myanmar	19.8%
3 United States	17.1%
4 Cambodia	-7.1%
5 Bangladesh	-16.8%
6 United Arab Emirates	-39.6%
7 Mongolia	-10.2%
8 China	-11.6%
9 Ethiopia	-3.6%
10 Oman	-33.6%
Total International	-11.6%

Source: BH, UOB Kay Hian

PROFIT & LOSS

Year to 31 Dec (Btm)	2024	2025F	2026F	2027F
Net turnover	25,718	26,399	27,468	28,838
EBITDA	10,265	10,374	10,613	11,132
Deprec. & amort.	1,077	1,166	1,184	1,191
EBIT	9,188	9,209	9,429	9,941
Total other non-operating income	256	152	159	165
Associate contributions	(0)	2	2	2
Net interest income/(expense)	(8)	(5)	(5)	(6)
Pre-tax profit	9,436	9,358	9,584	10,102
Tax	(1,604)	(1,684)	(1,725)	(1,818)
Minorities	(57)	(67)	(70)	(74)
Net profit	7,775	7,607	7,789	8,210
Net profit (adj.)	7,793	7,607	7,789	8,210

CASH FLOW

Year to 31 Dec (Btm)	2024	2025F	2026F	2027F
Operating	8,434	7,074	8,533	8,918
Profit fo the year	9,436	9,358	9,584	10,102
Tax	(1,604)	(1,684)	(1,725)	(1,818)
Deprec. & amort.	1,077	1,166	1,184	1,191
Associates	0	(2)	(2)	(2)
Working capital changes	411	(397)	(84)	(112)
Non-cash items	(467)	(364)	44	56
Other operating cashflows	(419)	(1,002)	(468)	(498)
Investing	(3,404)	(1,645)	(917)	(941)
Capex (growth)	(1,426)	(1,664)	(937)	(968)
Investment	2,144	2,146	2,148	2,150
Others	(4,122)	(2,127)	(2,127)	(2,123)
Financing	(3,520)	(3,994)	(3,801)	(3,890)
Dividend payments	(3,577)	(3,974)	(3,803)	(3,895)
Proceeds from borrowings	48	0	2	2
Loan repayment	0	(20)	0	0
Others/interest paid	9	0	0	2
Net cash inflow (outflow)	1,510	1,434	3,815	4,087
Beginning cash & cash equivalent	3,774	5,284	6,718	10,533
Changes due to forex impact	0	0	0	0
Ending cash & cash equivalent	5,284	6,718	10,533	14,620

BALANCE SHEET

Year to 31 Dec (Btm)	2024	2025F	2026F	2027F
Fixed assets	13,388	13,886	13,639	13,416
Other LT assets	2,533	2,647	2,670	2,698
Cash/ST investment	12,113	14,551	18,836	23,422
Other current assets	4,618	5,233	5,421	5,667
Total assets	32,653	36,318	40,567	45,202
ST debt	37	35	35	36
Other current liabilities	3,790	3,643	3,791	3,980
LT debt	102	85	86	88
Other LT liabilities	923	1,056	1,099	1,154
Shareholders' equity	27,488	31,120	35,106	39,421
Minority interest	313	380	450	524
Total liabilities & equity	32,653	36,318	40,567	45,202

KEY METRICS

Year to 31 Dec (%)	2024	2025F	2026F	2027F
Profitability				
EBITDA margin	39.9	39.3	38.6	38.6
Pre-tax margin	36.7	35.4	34.9	35.0
Net margin	30.2	28.8	28.4	28.5
ROA	25.1	22.1	20.3	19.1
ROE	30.3	26.0	23.5	22.0
Growth				
Turnover	1.3	2.6	4.1	5.0
EBITDA	7.3	1.1	2.3	4.9
Pre-tax profit	9.2	(0.8)	2.4	5.4
Net profit	11.0	(2.2)	2.4	5.4
Net profit (adj.)	11.6	(2.4)	2.4	5.4
EPS	11.6	(2.4)	2.4	5.4
Leverage				
Debt to total capital	0.5	0.4	0.3	0.3
Debt to equity	0.5	0.4	0.3	0.3
Net debt/(cash) to equity	(43.6)	(46.4)	(53.3)	(59.1)
Interest cover (x)	1,231.6	1,948.9	1,960.1	2,021.1

COMPANY UPDATE

Siam Cement (SCC TB)

Timeline For LSP Project To Resume Operations Remains Uncertain

We expect 2Q25 core profit to rise qoq, driven by improvements in the cement, petrochemical and packaging businesses, supported by higher cement prices, lower production costs and a recovery in petrochemical spreads. The LSP project restart remains unscheduled, and we are closely monitoring the supply situation. While trade tensions could reduce supply and support spreads, they may also weigh on demand. Maintain HOLD. Target price: Bt160.00.

WHAT'S NEW

- **The tone at Siam Cement's (SCC) analyst meeting was neutral.**
- **Lower feedstock costs to support petrochemical spreads in 2Q25.** Despite continued pressure on product prices from weak demand and rising new supply, the petrochemical business 2Q25 outlook has improved due to lower raw material costs. Prices for naphtha, ethylene, and ethylene dichloride declined by 13% qoq, 5% qoq, and 12% qoq, respectively. These cost reductions contributed to spread expansions, with polyethylene (PE), polypropylene (PP), and polyvinyl chloride (PVC) spreads up 24%, 18%, and 1.2% qoq respectively.
- **The LSP project restart remains unscheduled.** While high-density polyethylene (HDPE) spreads have recently improved, underlying demand in the olefins market remains weak, leading us to believe that the current spread levels are unsustainable in the long term. Based on our 2025 HDPE spread assumption of US\$320/tonne, we continue to expect that Longson Petrochemical (LSP) will not resume operations this year.
- **Trade war may spur a recovery in the petrochemical business.** While trade war risks remain uncertain, a potential increase in Chinese import tariffs on the US could lead to higher production costs for China petrochemical plants, prompting some to halt operations. This scenario would likely boost olefins spreads in 2H25 and enhance the likelihood of SCG Chemicals' (SCGC) LSP plant resuming operations. Currently, 50–60% of the propane used in China's propane dehydrogenation plants is imported from the US, and these facilities represent approximately 19.87m tonnes of capacity, or 20% of China's total petrochemical production capacity. However, the demand outlook remains a key risk to closely monitor, as it could be negatively impacted if the trade war escalates further.
- **Cement demand remains strong in 2Q25 but will likely slow down in 2H25.** We expect cement sales in 2Q25 to be flat qoq from 1Q25 which increased by 7% yoy, partly due to the government's accelerated budget disbursement for infrastructure construction. However, cement demand is likely to decline in 2H25 due to seasonal factors. Overall, SCC expects domestic cement demand to grow 2-3% yoy in 2025.

KEY FINANCIALS

Year to 31 Dec (Btm)	2023	2024	2025F	2026F	2027F
Net turnover	499,646	511,172	475,026	497,100	539,552
EBITDA	37,997	30,116	40,368	51,783	51,649
Operating profit	8,257	-1,475	2,777	16,257	18,884
Net profit (rep./act.)	25,915	6,342	5,720	15,490	18,682
Net profit (adj.)	14,895	3,798	5,720	15,490	18,682
EPS (Bt)	21.60	5.28	4.77	12.91	15.57
PE (x)	6.83	27.91	30.94	11.43	9.47
P/B (x)	0.49	0.50	0.50	0.49	0.48
EV/EBITDA (x)	16.55	20.54	14.08	10.35	9.89
Dividend yield (%)	4.07	3.39	3.39	5.42	5.76
Net margin (%)	2.98	0.74	1.20	3.12	3.46
Net debt/(cash) to equity (%)	73.83	80.77	67.33	59.52	51.88
Interest cover (x)	0.48	0.44	0.95	1.22	1.27
Consensus net profit	n.a.	n.a.	8,555	14,249	16,720
UOBKH/Consensus (x)	n.a.	n.a.	0.67	1.09	1.12

Source: Siam Cement, Bloomberg, UOB Kay Hian

HOLD

(Maintained)

Share Price	Bt160.00
Target Price	Bt160.00
Upside	+0.00%

COMPANY DESCRIPTION

SCC operates as a holding company which is engaged in the industrial supplies and construction industries. The company operates six core businesses - chemical, paper, cement, building materials, distribution and investment.

STOCK DATA

GICS sector	Materials
Bloomberg ticker:	SCC TB
Shares issued (m):	1,200.0
Market cap (Btm):	308,640.2
Market cap (US\$m):	8,529.5
3-mth avg daily t'over (US\$m):	11.6

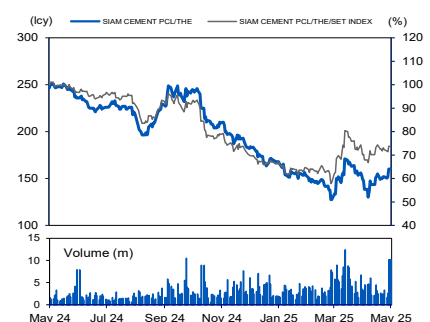
Price Performance (%)

52-week high/low			Bt328.00/Bt221.00	
1mth	3mth	6mth	1yr	YTD
(0.4)	(12.0)	(21.1)	(30.1)	(25.5)

Major Shareholders

	%
Maha Vajiralongkorn	33.3
Stock Exchange of Thailand	10.0
STATE STREET Corp	4.3
FY24 NAV/Share (Bt)	317.04
FY24 Net Debt/Share (Bt)	154.70

PRICE CHART



Source: Bloomberg

ANALYST(S)

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1Q25 RESULTS

Year to 31 Dec (Btm)	1Q24	4Q24	1Q25	% chg. yoy	% chg. qoq	2024	2025F	% chg. yoy
Revenue	124,266	130,512	124,392	0%	-5%	511,172	475,026	-7%
EBITDA	10,003	4,785	9,809	-2%	105%	30,116	40,368	34%
Core Profit	1,466	-1,579	1,187	-19%	n.a.	3,798	5,720	51%
Net Profit	2,425	-512	1,099	-55%	n.a.	6,342	5,720	-10%
- Cement (CBM)	2,031	-67	2,411	19%	n.a.	4,325	5,051	17%
- Chemical (SCGC)	-1,866	-3,403	-2,948	n.a.	n.a.	-7,990	-10,150	n.a.
- Packaging (SCGP)	1,725	-57	900	-48%	n.a.	3,699	3,535	-4%
EPS	2.02	-0.43	0.92	-55%	n.a.	5.28	4.77	-10%
Inventory gain (loss)	959	1,067	-88	n.a.	n.a.	361	0	n.a.
Financial ratio (%)								
EBITDA Margin	8.0%	3.7%	7.9%			5.9%	8.5%	
Net profit margin	2.0%	-0.4%	0.9%			1.2%	1.2%	

Source: Siam Cement, UOB Kay Hian

- **1Q25 net profit beat expectations.** SCC reported a 1Q25 net profit of Bt1.1b (vs a net loss of Bt512m in 4Q24), beating our and consensus estimates of 69% and 58% respectively, driven by better-than-expected recognition of profit-sharing from investments in the logistics business. The improvement was supported by: a) a quarterly recovery in the cement and building materials (CBM) business, driven by higher selling prices, increased sales volume, and reduced production costs; b) a smaller loss from SCGC, helped by improved olefins spreads and stronger PVC sales; and c) a rise in SCG Packaging's (SCGP) profit, reflecting higher overall sales and lower costs from cheaper recycled paper, coal, and freight.

STOCK IMPACT

- **Petrochemical spreads recover, supporting 2Q25 core profit.** We expect a significant qoq reduction in losses for the petrochemical segment, supported by: a) PE and PP spreads rising 24% and 18% qoq, respectively, driven by a decline in naphtha prices; b) the CBM business benefitting from higher cement selling prices; and c) increased regional sales and lower production costs contributing to improved profitability in the packaging business. These positive factors are expected to more than offset the impact of higher stock losses, which were driven by an 8% qoq drop in naphtha prices qtd.

EARNINGS REVISION/RISK

- **Earnings revision:** None.

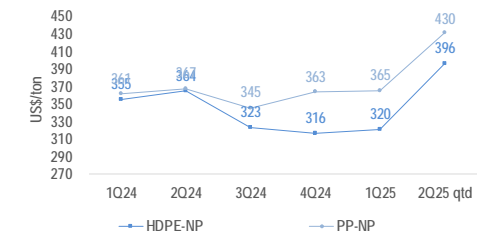
VALUATION/RECOMMENDATION

- **Maintain HOLD with an SOTP-based 2025 target price of Bt160.00.** We value the chemicals business based on -2.0SD P/B of 0.37x, the cement business based on forward PE of 12x of mean and SCGP based on regional forward PE at -2.0SD of 16.0x.

ENVIRONMENTAL, SOCIAL, GOVERNANCE (ESG)

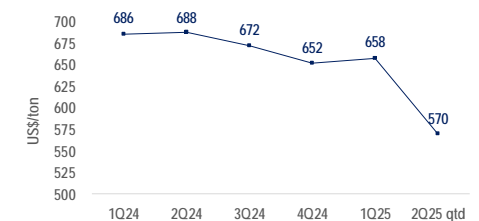
CG Report: 5
SET ESG Rating: AAA
<ul style="list-style-type: none"> • Environmental <ul style="list-style-type: none"> - a) Carbon reduction: Committed to reducing greenhouse gas emissions through energy efficiency, renewable energy and carbon capture technologies, b) renewable energy: expanding the renewable energy portfolio, including solar and biomass projects, c) green building materials: promoting eco-friendly construction materials like low-carbon cement and energy-efficient products. • Social <ul style="list-style-type: none"> - a) Community engagement: Investing in education, health, and infrastructure programmes for local communities, b) employee welfare: focusing on training, safe working conditions, and promoting diversity and inclusion, and c) human rights: ensuring ethical labour practices and engaging with stakeholders to respect their rights and needs. • Governance <ul style="list-style-type: none"> - a) Corporate governance: Maintaining transparent reporting and adhering to ethical business practices, b) risk management: integrating ESG considerations into risk management processes, and c) stakeholder engagement: aligning operations with UN SDGs and maintaining open communication with stakeholders.

SPREAD OF POLYOLEFIN



Source: Siam Cement, Bloomberg, UOB Kay Hian

NAPHTHA PRICES



Source: Siam Cement, UOB Kay Hian

LSP'S ETHANE SUPPLY CHAIN



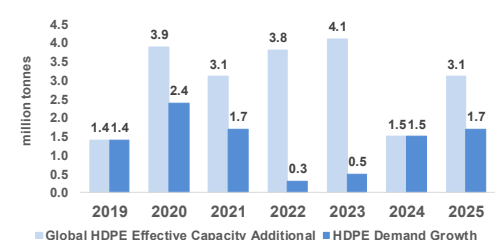
Source: Siam Cement, UOB Kay Hian

LSPE SUMMARY

<ul style="list-style-type: none"> • Ethane Gas Agreement <ul style="list-style-type: none"> • U.S. Feedstock Contract signed Jan'25 • Up to 1 MTA by FOB basis • Market price basis (Mont Belvieu) • Shipping Agreement <ul style="list-style-type: none"> • 15-yr time charter agreement • 5 VLCCs with Mitsui O.S.K. Lines (MOL) • Fixed rental fee plus operating cost • Require transportation at -90 degree Celsius • Ethane Storage Tanks <ul style="list-style-type: none"> • Consortium EPC contract signed with China Tianchen Engineering Corporation (TCC) and PetroVietnam Technical Service Corporation (PTSC) • 2 cryogenic tanks (55,000 tons each) • Require storage at -90 degree Celsius 	
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Source: Siam Cement, UOB Kay Hian

GLOBAL ADDITIONAL HDPE EFFECTIVE CAPACITY



Source: Thai Oil, UOB Kay Hian

SOTP-BASED VALUATION

	Equity Value	Bt/share	Methodology
Chemical	129,881	108	0.37xPBV
Cement	142,411	119	12.0xPE
Packaging (SCGP)	129,820	108	9.9xPE
Décor (SCGD)	10,255	9	110xPE
Others	5,073	3	12.0xPE
Net Debt	-235,441	-56	
Total	192,000	160	

Source: UOB Kay Hian

PROFIT & LOSS

Year to 31 Dec (Btm)	2024	2025F	2026F	2027F
Net turnover	511,172	475,026	497,100	539,552
EBITDA	30,116	40,368	51,783	51,649
Deprec. & amort.	31,591	37,591	35,526	32,765
EBIT	(1,475)	2,777	16,257	18,884
Associate contributions	6,530	6,813	7,154	7,511
Net interest income/(expense)	(11,500)	(15,100)	(14,991)	(13,209)
Pre-tax profit	5,160	5,275	18,362	23,978
Tax	(3,882)	(1,055)	(3,672)	(4,796)
Minorities	(2,520)	(1,500)	(800)	500
Net profit	6,342	5,720	15,490	18,682
Net profit (adj.)	3,798	5,720	15,490	18,682

BALANCE SHEET

Year to 31 Dec (Btm)	2024	2025F	2026F	2027F
Fixed assets	422,613	389,875	359,203	331,291
Other LT assets	83,516	47,503	49,710	53,955
Cash/ST investment	108,031	120,451	136,557	148,505
Other current assets	17,835	15,878	15,901	15,943
Total assets	861,502	809,299	785,817	769,927
ST debt	57,625	27,450	27,628	27,525
Other current liabilities	16,432	23,751	24,855	26,978
LT debt	196,252	168,802	141,174	113,649
Other LT liabilities	224,401	192,554	166,031	140,630
Shareholders' equity	373,419	373,139	382,629	391,711
Total liabilities & equity	861,502	809,300	785,819	769,930

CASH FLOW

Year to 31 Dec (Btm)	2024	2025F	2026F	2027F
Operating	36,179	57,485	60,367	57,839
Pre-tax profit	7,704	5,275	18,362	23,978
Tax	(3,882)	(1,055)	(3,672)	(4,796)
Deprec. & amort.	31,591	37,591	35,526	32,765
Working capital changes	4,501	15,674	10,152	5,891
Other operating cashflows	(3,735)	0	0	0
Investing	(6,879)	26,762	(5,957)	(6,976)
Investments	(4,853)	(4,853)	(4,853)	(4,853)
Others	(2,026)	31,615	(1,104)	(2,123)
Financing	(36,185)	(63,625)	(33,450)	(37,228)
Dividend payments	(10,167)	(6,000)	(6,000)	(9,600)
Issue of shares				
Proceeds from borrowings	(26,018)	(57,625)	(27,450)	(27,628)
Net cash inflow (outflow)	(6,885)	20,622	20,961	13,635
Beginning cash & cash equivalent	43,602	36,492	57,114	78,075
Changes due to forex impact	(225)	0	0	0
Ending cash & cash equivalent	36,492	57,114	78,075	91,710

KEY METRICS

Year to 31 Dec (%)	2024	2025F	2026F	2027F
Profitability				
EBITDA margin	10.56	8.16	10.77	12.42
Pre-tax margin	6.44	1.51	1.11	3.69
Net margin	5.19	1.24	1.20	3.12
ROA	0.74	0.71	1.97	2.43
ROE	1.70	1.53	4.05	4.77
Growth				
Turnover	2.31	(7.07)	4.65	8.54
EBITDA	(20.74)	34.04	28.28	(0.26)
Pre-tax profit	(75.59)	2.23	248.09	30.59
Net profit	(75.53)	(9.80)	170.80	20.61
Net profit (adj.)	(74.50)	50.62	170.80	20.61
EPS	(75.53)	(9.80)	170.80	20.61
Leverage				
Debt to total capital	40.47	34.47	30.61	26.49
Debt to equity	1.05	0.94	0.84	0.76
Net debt/(cash) to equity	0.81	0.67	0.60	0.52
Interest cover (x)	(0.13)	0.18	1.08	1.43

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