

## BUY (unchanged)

**CGR Scoring Rating** -

Share price: THB7.90  
 Target price: THB9.80 (from 9.50)

Suttatip Peerasub

http://www.maybank-ke.co.th  
 (662) 658-6300

**Stock Information**

**Description** : The Company is a shopping center development and management.

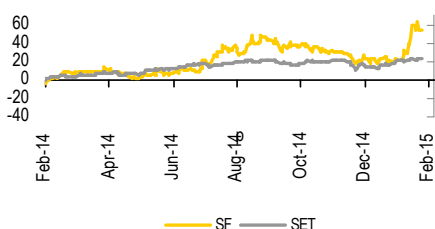
Ticker :	SF
Shares Issued (m):	1,480
Market Cap (THB m)	11,696
Market Cap (USD m)	358.83
3-mth Avg Daily Turnover (THB m)	74.67
SET INDEX	1,615.89
Free float (%)	46.70

**Major Shareholders :** %

Major Cineplex Group Plc.	23.50
LUCKY SECURITIES, INC.	8.09

**Key Indicators**

ROE – annualised (%)	10.5
Net cash (THB m):	1,450
NTA/shr (THB):	4.9
Interest cover (x):	8.3

**Historical Chart**

**Performance**

52-week High/Low	THB 8.65/THB 4.80				
	1-mth	3-mth	6-mth	1-yrs	YTD
Absolute (%)	24.4	15.3	17.9	50.8	26.4
Relative (%)	18.2	12.5	12.5	22.4	17.2

## Siam Future Development (SF)

### Stronger-than-expected profit from Mega Bangna

2014 earnings have beaten our estimate due to surprisingly high profit from Mega Bangna. We have revised up our 2015 and 2016 earnings forecasts by 11% and 8%, respectively. Earnings this year will be bolstered by a higher occupancy rate, new projects launch and a rental rate hike. Our TP has been revised up from THB9.50 to THB9.80 (THB8.15 after XD). Gains from land sales in Bangyai and the launch of Mega Rungsit will be an upside to our forecast. Our BUY call is maintained.

**4Q14 earnings driven by Mega Bangna.** Net profit was THB214m (+34% QoQ, +86% YoY). When excluding the fair value adjustment of investment property and impacts from new accounting standards, the norm profit was THB73m, dropping 2% QoQ due to the absence of finance lease income. However, profit did improve 133% YoY due to profit sharing from Mega Bangna increasing 87% YoY to THB52m, thanks to a rental rate hike and more rental space (+1,000 sq m) after changing from Mini Anchor to a retail tenant with a higher rental rate. Rental income from common areas also grew due to more marketing events. SF's own earnings also increased based on higher rental rates. Overall, 2014 norm profit grew 48% to THB256m, beating our estimate due mainly to the strong, 63% YoY growth of profit sharing from Mega Bangna.

**Key catalyst from SF's projects and Mega Bangna.** 2015 growth will come from a 5% increase in rental rates, a higher occupancy rate from new tenants in The Avenue Pattaya (Premium outlet open since 4Q14) and the Esplanade. SF plans to launch new projects in LPN Rungsit (5,600 sqm. rental space) in 3Q15. Profit sharing from Mega Bangna is expected to increase from a rental rate hike of 7-10% due to the expiration of its three-year contract.

**Delayed projects launch but no impact to our forecast.** This year, SF will launch Rungsit project only and postpone the other two projects (10,000 sq m of rental space each) to 2016. This does not affect our projection as we have not priced these two into our forecast. The Mega Rungsit project will open in the next four to five years (140,000 sq m.). SF is considering selling 50 rai of land in Bangyai, from which, we expect it to realise at least THB300m profit.

**Risks.** Delayed project launch / lower-than-estimated rental rate increase.

**SF – Summary Earnings Table**

FYE: Dec 31 (THB m)	2012	2013	2014	2015F	2016F
Revenue	1,287	1,307	1,341	1,417	1,579
EBITDA	639	606	618	684	770
Recurring Net Profit	133	173	256	296	326
Net profit	1,401	512	700	735	821
EPS (THB)	1.20	0.39	0.47	0.50	0.55
EPS growth (%)	75.0	(67.5)	21.6	4.9	11.7
DPS (THB)	0.14	0.14	0.22	0.15	0.17
PER	6.6	20.3	16.7	15.9	14.2
EV/EBITDA (x)	17.4	20.6	21.6	19.2	17.6
Div Yield (%)	1.8	1.8	2.8	1.9	2.1
P/BV(x)	1.7	1.7	1.7	1.6	1.5
Net Gearing (%)	32.1	33.0	26.9	18.8	22.5
ROE (%)	28.9	8.8	11.0	10.5	10.9
ROA (%)	12.8	4.4	5.7	5.9	6.3
Cons. Net Profit (THB m)	-	-	-	1,924	-

Source: Company reports and MBKET.

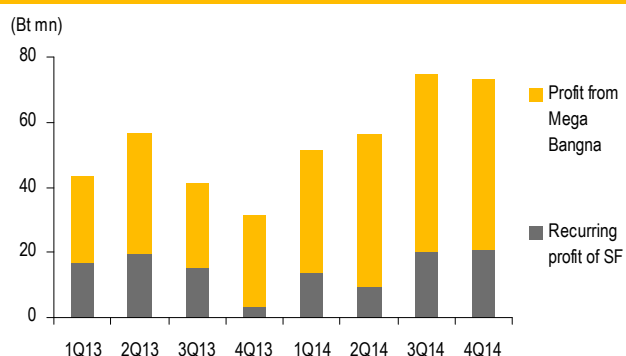
**Stock dividend:** SF announced a stock dividend at a ratio of 5:1 dividend stock and a cash dividend of THB0.2222/share (XD on 27 Apr). 286m new shares will be issued for the stock dividend. We expect the gearing to be 0.2x.

**Figure 1: SF 4Q14 results**

(THB m)	4Q14	3Q14	QoQ	4Q13	YoY	Comment
Sales	333	352	(5%)	326	2%	
Rental and service	333	330	1%	326	2%	Rental rate increase
Finance lease	(0)	22	N.A.	(0)	N.A.	
Other income	14	13	11%	16	(15%)	
COG	138	153	(10%)	142	(3%)	
Gross profit	195	199	(2%)	184	6%	
Gross margin (%)	58.5%	56.5%	N.A.	56.4%	N.A.	
SG&A	59	53	12%	51	16%	
Interest expense	22	23	(3%)	26	(14%)	
Recurring profit from Mega Bangna	52	55	(4%)	28	87%	Expanding rental area, rental rate hike, more income from common areas
Recurring profit	73	75	(2%)	31	133%	Strong profit contributed by Mega Bangna project
Net profit	214	159	34%	115	86%	Realize gains from fair value adjustment for investment property
EPS (THB)	0.13	0.11	23%	0.09	51%	

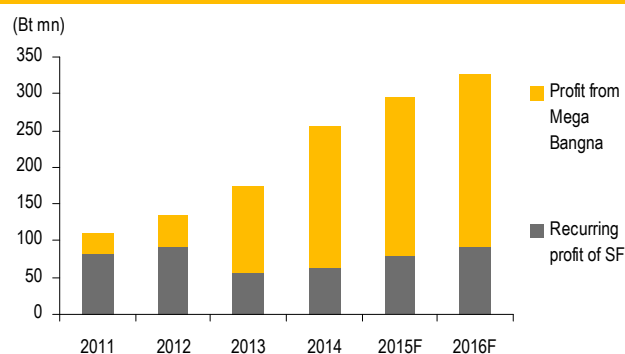
Source : Company reports and MBKET

**Figure 2: Quarterly recurring profit**



Source: Company reports

**Figure 3: Recurring profit**



Source: Company reports and MBKET

**INCOME STATEMENT (THBm)**

FY December	2013	2014	2015F	2016F
Revenue	1,307	1,341	1,417	1,579
EBITDA	606	618	684	770
Depreciation & Amortisation	11	14	15	16
<b>Operating Profit (EBIT)</b>	<b>594</b>	<b>605</b>	<b>669</b>	<b>754</b>
Interest (Exp)/Inc	103	95	80	79
Associates	292	475	296	314
One-offs	339	445	439	495
<b>Pre-Tax Profit</b>	<b>491</b>	<b>510</b>	<b>589</b>	<b>675</b>
Tax	84	87	118	135
Minority Interest	32	32	32	33
<b>Net Profit</b>	<b>512</b>	<b>700</b>	<b>735</b>	<b>821</b>
<b>Recurring Net Profit</b>	<b>173</b>	<b>256</b>	<b>296</b>	<b>326</b>
Revenue Growth %	1.6	2.6	5.7	11.4
EBITDA Growth (%)	(5.2)	2.1	10.7	12.5
EBIT Growth (%)	(4.8)	1.8	10.7	12.7
Net Profit Growth (%)	(63.5)	36.8	4.9	11.7
Recurring Net Profit Growth (%)	30.0	47.8	15.9	10.0
Tax Rate %	17.2	17.1	20.0	20.0

**BALANCE SHEET (THBm)**

FY December	2013	2014	2015F	2016F
Fixed Assets	7,639	7,569	7,624	8,358
Other LT Assets	3,974	4,308	4,605	4,919
Cash/ST Investments	72	265	25	27
Other Current Assets	317	318	314	341
<b>Total Assets</b>	<b>12,003</b>	<b>12,460</b>	<b>12,568</b>	<b>13,644</b>
ST Debt	698	499	378	488
Other Current Liabilities	471	460	457	481
LT Debt	1,448	1,448	1,098	1,418
Other LT Liabilities	2,956	2,907	2,931	2,919
Minority Interest	385	417	450	482
Shareholders' Equity	6,045	6,729	7,254	7,854
<b>Total Liabilities-Capital</b>	<b>12,003</b>	<b>12,460</b>	<b>12,568</b>	<b>13,644</b>
Share Capital (m)	1,316	1,481	1,481	1,481
Gross Debt/(Cash)	2,146	1,946	1,476	1,906
Net Debt/(Cash)	2,074	1,682	1,450	1,880
Working Capital	(112)	(104)	(103)	(102)
BVPS	4.59	4.55	4.90	5.31

**CASH FLOW (THBm)**

FY December	2013	2014	2015F	2016F
Profit before taxation	491	510	589	675
Depreciation	11	14	15	16
Net interest receipts/(payments)	103	95	80	79
Working capital change	(57)	(8)	(1)	(2)
Cash tax paid	(84)	(87)	(118)	(135)
Others (incl'd exceptional items)	(135)	(127)	(113)	(112)
<b>Cash flow from operations</b>	<b>330</b>	<b>396</b>	<b>453</b>	<b>522</b>
Capex	(603)	(278)	(70)	(750)
Disposal/(purchase)	0	0	0	0
Others	287	288	237	0
<b>Cash flow from investing</b>	<b>(316)</b>	<b>9</b>	<b>167</b>	<b>(750)</b>
Debt raised/(repaid)	(222)	(219)	28	(14)
Equity raised/(repaid)	178	197	32	33
Dividends (paid)	(162)	(183)	(210)	(220)
Interest payments	103	95	80	79
Others	(103)	(95)	(80)	(79)
<b>Cash flow from financing</b>	<b>(207)</b>	<b>(206)</b>	<b>(149)</b>	<b>(201)</b>
Change in cash	(193)	199	471	(430)

**RATES & RATIOS**

FY December	2013	2014	2015F	2016F
Gross margin %	56.6	58.0	59.4	60.0
EBITDA Margin %	44.3	44.4	46.5	47.1
Op. Profit Margin %	43.5	43.4	45.5	46.2
Net Profit Margin %	37.5	50.2	50.0	50.3
ROE %	8.8	11.0	10.5	10.9
ROA %	4.4	5.7	5.9	6.3
Net Margin Ex. EI %	48.8	62.1	50.0	50.3
Dividend Cover (x)	2.8	2.1	3.3	3.3
Interest Cover (x)	5.8	6.4	8.3	9.5
Asset Turnover (x)	0.1	0.1	0.1	0.1
Asset/Debt (x)	2.2	2.3	2.6	2.6
Debtors Turn (days)	58.4	69.1	65.0	60.0
Creditors Turn (days)	46.5	93.1	92.0	80.0
Inventory Turn (days)	0.0	0.0	0.0	0.0
Net Gearing %	33.0	26.9	18.8	22.5
Debt/ EBITDA (x)	3.4	2.7	2.1	2.4
Debt/ Market Cap (x)	0.2	0.1	0.1	0.2

Source: Company reports and MBKET

## RESEARCH OFFICES

## REGIONAL

**WONG Chew Hann, CA**

*Regional Head, Institutional Research*  
(603) 2297 8686 wchewh@maybank-ib.com

**Alexander GARTHOFF**

*Institutional Product Manager*  
(852) 2268 0638 agarthoff@maybank-ke.com.sg

**ONG Seng Yeow**

*Regional Head, Retail Research*  
(65) 6432 1453 ongsengyeow@maybank-ke.com.sg

## MALAYSIA

**WONG CHEW HANN, CA**

(603) 2297 8686 wchewh@maybank-ib.com  
▪ Strategy

**DESMOND CH'NG, ACA**

(603) 2297 8680 desmond.chng@maybank-ib.com  
▪ Banking & Finance

**LIAW THONG JUNG**

(603) 2297 8688 tjliaw@maybank-ib.com  
▪ Oil & Gas – Regional  
▪ Shipping

**ONG CHEE TING, CA**

(603) 2297 8678 ct.ong@maybank-ib.com  
▪ Plantations – Regional

**MOHSHIN AZIZ**

(603) 2297 8692 mohshin.aziz@maybank-ib.com  
▪ Aviation – Regional  
▪ Petrochem

**YIN SHAO YANG, CPA**

(603) 2297 8916 samuel.y@maybank-ib.com  
▪ Gaming – Regional  
▪ Media

**TAN CHI WEI, CFA**

(603) 2297 8690 chiwei.t@maybank-ib.com  
▪ Power  
▪ Telcos

**WONG WEI SUM, CFA**

(603) 2297 8679 weisum@maybank-ib.com  
▪ Property & REITs

**LEE YEN LING**

(603) 2297 8691 lee.yl@maybank-ib.com  
▪ Building Materials  
▪ Glove producers

**CHAI LI SHIN**

(603) 2297 8684 lishin.c@maybank-ib.com  
▪ Plantation  
▪ Construction & Infrastructure

**KANG CHUN EE**

(603) 2297 8675 chunee@maybank-ib.com  
▪ Consumer

**IVAN YAP**

(603) 2297 8612 ivan.yap@maybank-ib.com  
▪ Automotive

**LEE Cheng Hooi, Regional Chartist**

(603) 2297 8694 chenghooi.lee@maybank-ib.com

**Tee Sze Chiah, Head of Retail Research**

(603) 2297 6858 szechiah.t@maybank-ib.com

## HONG KONG / CHINA

**Howard WONG** *Head of Research*

(852) 2268 0648 howardwong@kimeng.com.hk  
▪ Oil & Gas - Regional

**Alexander LATZER**

(852) 2268 0647 alexanderlatzer@kimeng.com.hk  
▪ Metals & Mining - Regional

**Jacqueline Ko, CFA**

(852) 2268 0633 jacquelineko@kimeng.com.hk  
▪ Consumer

**Karen KWAN**

(852) 2268 0640 karenkwon@kimeng.com.hk  
▪ HK & China Property

**Philip TSE**

(852) 2268 0643 philiptse@kimeng.com.hk  
▪ HK & China Property

**Simon QIAN**

(852) 2268 0634 simonqian@kimeng.com.hk  
▪ Telecom & Internet

**Steven CHAN**

(852) 2268 0645 stevenchan@kimeng.com.hk  
▪ Banking & Financials

**Warren LAU**

(852) 2268 0644 warrenlau@kimeng.com.hk  
▪ Technology – Regional

## INDIA

**Jigar SHAH** *Head of Research*

(91) 22 6623 2601 jigar@maybank-ke.co.in  
▪ Oil & Gas  
▪ Automobile  
▪ Cement

**Anubhav GUPTA**

(91) 22 6623 2605 anubhav@maybank-ke.co.in  
▪ Metal & Mining  
▪ Capital goods  
▪ Property

**Urmil SHAH**

(91) 22 6623 2606 urmil@maybank-ke.co.in  
▪ Technology  
▪ Media

## ECONOMICS

**JUNIMAN**

*Chief Economist, BI*

▪ Indonesia  
(62) 21 29228888 ext 29682 Juniman@bankbii.com

**Josua PARDEDE**

*Economist / Industry Analyst, BI*

▪ Indonesia  
(62) 21 29228888 ext 29695 JPardede@bankbii.com

## SINGAPORE

**Ng Wee Siang** *Head of Research*

(65) 6432 1467 ngweesiang@maybank-ke.com.sg  
▪ Banking & Finance

**Gregory YAP**

(65) 6432 1450 gyap@maybank-ke.com.sg  
▪ SMID Caps – Regional  
▪ Technology & Manufacturing

**Wilson LIEW**

(65) 6432 1454 wilsonliaw@maybank-ke.com.sg  
▪ Property Developers

**ONG Kian Lin**

(65) 6432 1470 ongkianlin@maybank-ke.com.sg  
▪ S-REITs

**James KOH**

(65) 6432 1447 jameskoh@maybank-ke.com.sg  
▪ Consumer – Regional

**YEAK Chee Keong, CFA**

(65) 6432 1460 yeakcheekeong@maybank-ke.com.sg  
▪ Offshore & Marine

**Derrick HENG**

(65) 6432 1446 derrickheng@maybank-ke.com.sg  
▪ Transport (Land, Shipping & Aviation)

**Wei Bin**

(65) 6432 1455 weibin@maybank-ke.com.sg  
▪ Commodity  
▪ Logistics  
▪ S-chips

**Alison FOK**

(65) 6432 1447 alisonfok@maybank-ke.com.sg  
▪ Small & Mid Caps  
▪ Construction

**John CHEONG**

(65) 6432 1461 johncheong@maybank-ke.com.sg  
▪ Small & Mid Caps  
▪ Healthcare

## INDONESIA

**Lucky ARIESANDI, CFA**

(62) 21 2557 1127 lucky.ariesandi@maybank-ke.co.id  
▪ Base metals  
▪ Mining  
▪ Oil & Gas  
▪ Wholesale

**Pandu ANUGRAH**

(62) 21 2557 1137 pandu.anugrah@maybank-ke.co.id  
▪ Automotive  
▪ Heavy equipment  
▪ Plantation  
▪ Toll road

**Rahmi MARINA**

(62) 21 2557 1128 rahmi.marina@maybank-ke.co.id  
▪ Banking  
▪ Multifinance

**Adi N. WICAKSONO**

(62) 21 2557 1128 adi.wicaksono@maybank-ke.co.id  
▪ Generalist

**Anthony YUNUS**

(62) 21 2557 1139 anthony.yunus@maybank-ke.co.id  
▪ Cement  
▪ Infrastructure  
▪ Property

## PHILIPPINES

**Luz LORENZO** *Head of Research*

(63) 2 849 8836 luz\_lorenzo@maybank-atrke.com  
▪ Strategy

**Laura DY-LIACCO**

(63) 2 849 8840 laura\_dyliacco@maybank-atrke.com  
▪ Utilities  
▪ Conglomerates  
▪ Telcos

**Lovell SARREAL**

(63) 2 849 8841 lovell\_sarreal@maybank-atrke.com  
▪ Consumer  
▪ Media  
▪ Cement

**Rommel RODRIGO**

(63) 2 849 8839 rommel\_rodrigo@maybank-atrke.com  
▪ Conglomerates  
▪ Property  
▪ Ports/Logistics  
▪ Gaming

**Katherine TAN**

(63) 2 849 8843 kat\_tan@maybank-atrke.com  
▪ Banks  
▪ Construction

**Ramon ADVIENTO**

(63) 2 849 8845 ramon\_adviento@maybank-atrke.com  
▪ Mining

## THAILAND

**Sukit UDOMSIRIKUL** *Head of Research*

(66) 2658 6300 ext 5090  
Sukit.u@maybank-ke.co.th

**Mayuree CHOWVIKARN**

(66) 2658 6300 ext 1440 mayuree.c@maybank-ke.co.th  
▪ Strategy

**Padon Vannarat**

(66) 2658 6300 ext 1450 Padon.v@maybank-ke.co.th  
▪ Strategy

**Surachai PRAMUALCHAROENKIT**

(66) 2658 6300 ext 1470 Surachai.p@maybank-ke.co.th  
▪ Auto  
▪ Conmat  
▪ Contractor  
▪ Steel

**Suttatip PEERASUB**

(66) 2658 6300 ext 1430 suttatip.p@maybank-ke.co.th  
▪ Media  
▪ Commerce

**Sutthichai KUMWORACHAI**

(66) 2658 6300 ext 1400 sutthichai.k@maybank-ke.co.th  
▪ Energy  
▪ Petrochem

**Termporn TANTIVIVAT**

(66) 2658 6300 ext 1520 termporn.t@maybank-ke.co.th  
▪ Property

**Woraphon WIROONSRI**

(66) 2658 6300 ext 1560 woraphon.w@maybank-ke.co.th  
▪ Banking & Finance

**Jaroonpan WATTANAWONG**

(66) 2658 6300 ext 1404 jaroonpan.w@maybank-ke.co.th  
▪ Transportation  
▪ Small cap.

**Chatchai JINDARAT**

(66) 2658 6300 ext 1401 chatchai.j@maybank-ke.co.th  
▪ Electronics

## Institutional Research

**Maria LAPIZ** *Head of Institutional Research*

Dir (66) 2257 0250 | (66) 2658 6300 ext 1399  
Maria.L@maybank-ke.co.th

**Jesada TECHAHUSDIN, CFA**

(66) 2658 6300 ext 1394 Jesada.T@maybank-ke.co.th  
▪ Financial Services

**Kittisorn PRUITIPAT, CFA, FRM**

(66) 2658 6300 ext 1395 Kittisorn.P@maybank-ke.co.th  
▪ Real Estate

**SITTICHAI DUANGRATTANACHAYA**

(66) 2658 6300 ext 1393 Sittichai.D@maybank-ke.co.th  
▪ Services Sector

## VIETNAM

**Nguyen Thi Ngan Tuyen**

(84) 844 55 58 88 x 8081 tuyen.nguyen@maybank-kimeng.com.vn  
▪ Food and Beverage  
▪ Oil and Gas

**Hang Vu**

(84) 844 55 58 88 x 8087 hang.vu@maybank-kimeng.com.vn  
▪ Banking

**Trinh Thi Ngoc Diep**

(84) 844 55 58 88 x 8242 diep.trinh@maybank-kimeng.com.vn  
▪ Technology  
▪ Utilities  
▪ Construction

**Dang Thi Kim Thoa**

(84) 844 55 58 88 x 8083 thoa.dang@maybank-kimeng.com.vn  
▪ Consumer

**Nguyen Trung Hoa**

(84) 844 55 58 88 x 8088 hoa.nguyen@maybank-kimeng.com.vn  
▪ Steel  
▪ Sugar  
▪ Resources

## APPENDIX I: TERMS FOR PROVISION OF REPORT, DISCLAIMERS AND DISCLOSURES

### DISCLAIMERS

This research report is prepared for general circulation and for information purposes only and under no circumstances should it be considered or intended as an offer to sell or a solicitation of an offer to buy the securities referred to herein. Investors should note that values of such securities, if any, may fluctuate and that each security's price or value may rise or fall. Opinions or recommendations contained herein are in form of technical ratings and fundamental ratings. Technical ratings may differ from fundamental ratings as technical valuations apply different methodologies and are purely based on price and volume-related information extracted from the relevant jurisdiction's stock exchange in the equity analysis. Accordingly, investors' returns may be less than the original sum invested. Past performance is not necessarily a guide to future performance. This report is not intended to provide personal investment advice and does not take into account the specific investment objectives, the financial situation and the particular needs of persons who may receive or read this report. Investors should therefore seek financial, legal and other advice regarding the appropriateness of investing in any securities or the investment strategies discussed or recommended in this report.

The information contained herein has been obtained from sources believed to be reliable but such sources have not been independently verified by Maybank Investment Bank Berhad, its subsidiary and affiliates (collectively, "MKE") and consequently no representation is made as to the accuracy or completeness of this report by MKE and it should not be relied upon as such. Accordingly, MKE and its officers, directors, associates, connected parties and/or employees (collectively, "Representatives") shall not be liable for any direct, indirect or consequential losses or damages that may arise from the use or reliance of this report. Any information, opinions or recommendations contained herein are subject to change at any time, without prior notice.

This report may contain forward looking statements which are often but not always identified by the use of words such as "anticipate", "believe", "estimate", "intend", "plan", "expect", "forecast", "predict" and "project" and statements that an event or result "may", "will", "can", "should", "could" or "might" occur or be achieved and other similar expressions. Such forward looking statements are based on assumptions made and information currently available to us and are subject to certain risks and uncertainties that could cause the actual results to differ materially from those expressed in any forward looking statements. Readers are cautioned not to place undue relevance on these forward-looking statements. MKE expressly disclaims any obligation to update or revise any such forward looking statements to reflect new information, events or circumstances after the date of this publication or to reflect the occurrence of unanticipated events.

MKE and its officers, directors and employees, including persons involved in the preparation or issuance of this report, may, to the extent permitted by law, from time to time participate or invest in financing transactions with the issuer(s) of the securities mentioned in this report, perform services for or solicit business from such issuers, and/or have a position or holding, or other material interest, or effect transactions, in such securities or options thereon, or other investments related thereto. In addition, it may make markets in the securities mentioned in the material presented in this report. MKE may, to the extent permitted by law, act upon or use the information presented herein, or the research or analysis on which they are based, before the material is published. One or more directors, officers and/or employees of MKE may be a director of the issuers of the securities mentioned in this report.

This report is prepared for the use of MKE's clients and may not be reproduced, altered in any way, transmitted to, copied or distributed to any other party in whole or in part in any form or manner without the prior express written consent of MKE and MKE and its Representatives accepts no liability whatsoever for the actions of third parties in this respect.

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 law or regulation. This report is for distribution only under such circumstances as may be permitted by applicable law. The securities described herein may not be eligible for sale in all jurisdictions or to certain categories of investors. Without prejudice to the foregoing, the reader is to note that additional disclaimers, warnings or qualifications may apply based on geographical location of the person or entity receiving this report.

#### Malaysia

Opinions or recommendations contained herein are in the form of technical ratings and fundamental ratings. Technical ratings may differ from fundamental ratings as technical valuations apply different methodologies and are purely based on price and volume-related information extracted from Bursa Malaysia Securities Berhad in the equity analysis.

#### Singapore

This report has been produced as of the date hereof and the information herein may be subject to change. Maybank Kim Eng Research Pte. Ltd. ("Maybank KERPL") in Singapore has no obligation to update such information for any recipient. For distribution in Singapore, recipients of this report are to contact Maybank KERPL in Singapore in respect of any matters arising from, or in connection with, this report. If the recipient of this report is not an accredited investor, expert investor or institutional investor (as defined under Section 4A of the Singapore Securities and Futures Act), Maybank KERPL shall be legally liable for the contents of this report, with such liability being limited to the extent (if any) as permitted by law.

#### Thailand

The disclosure of the survey result of the Thai Institute of Directors Association ("IOD") regarding corporate governance is made pursuant to the policy of the Office of the Securities and Exchange Commission. The survey of the IOD is based on the information of a company listed on the Stock Exchange of Thailand and the market for Alternative Investment disclosed to the public and able to be accessed by a general public investor. The result, therefore, is from the perspective of a third party. It is not an evaluation of operation and is not based on inside information. The survey result is as of the date appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey may be changed after that date. Maybank Kim Eng Securities (Thailand) Public Company Limited ("MBKET") does not confirm nor certify the accuracy of such survey result.

Except as specifically permitted, no part of this presentation may be reproduced or distributed in any manner without the prior written permission of MBKET. MBKET accepts no liability whatsoever for the actions of third parties in this respect.

#### US

This research report prepared by MKE is distributed in the United States ("US") to Major US Institutional Investors (as defined in Rule 15a-6 under the Securities Exchange Act of 1934, as amended) only by Maybank Kim Eng Securities USA Inc ("Maybank KESUSA"), a broker-dealer registered in the US (registered under Section 15 of the Securities Exchange Act of 1934, as amended). All responsibility for the distribution of this report by Maybank KESUSA in the US shall be borne by Maybank KESUSA. All resulting transactions by a US person or entity should be effected through a registered broker-dealer in the US. This report is not directed at you if MKE is prohibited or restricted by any legislation or regulation in any jurisdiction from making it available to you. You should satisfy yourself before reading it that Maybank KESUSA is permitted to provide research material concerning investments to you under relevant legislation and regulations.

#### UK

This document is being distributed by Maybank Kim Eng Securities (London) Ltd ("Maybank KESL") which is authorized and regulated, by the Financial Services Authority and is for Informational Purposes only. This document is not intended for distribution to anyone defined as a Retail Client under the Financial Services and Markets Act 2000 within the UK. Any inclusion of a third party link is for the recipients convenience only, and that the firm does not take any responsibility for its comments or accuracy, and that access to such links is at the individuals own risk. Nothing in this report should be considered as constituting legal, accounting or tax advice, and that for accurate guidance recipients should consult with their own independent tax advisers.

## DISCLOSURES

### Legal Entities Disclosures

**Malaysia:** This report is issued and distributed in Malaysia by Maybank Investment Bank Berhad (15938-H) which is a Participating Organization of Bursa Malaysia Berhad and a holder of Capital Markets and Services License issued by the Securities Commission in Malaysia. **Singapore:** This material is issued and distributed in Singapore by Maybank KERPL (Co. Reg No 197201256N) which is regulated by the Monetary Authority of Singapore. **Indonesia:** PT Kim Eng Securities ("PTKES") (Reg. No. KEP-251/PM/1992) is a member of the Indonesia Stock Exchange and is regulated by the BAPEPAM LK. **Thailand:** MBKET (Reg. No.0107545000314) is a member of the Stock Exchange of Thailand and is regulated by the Ministry of Finance and the Securities and Exchange Commission. **Philippines:** Maybank ATRKES (Reg. No.01-2004-00019) is a member of the Philippines Stock Exchange and is regulated by the Securities and Exchange Commission. **Vietnam:** Maybank Kim Eng Securities JSC (License Number: 71/UBCK-GP) is licensed under the State Securities Commission of Vietnam. **Hong Kong:** KESHK (Central Entity No AAD284) is regulated by the Securities and Futures Commission. **India:** Kim Eng Securities India Private Limited ("KESI") is a participant of the National Stock Exchange of India Limited (Reg No: INF/INB 231452435) and the Bombay Stock Exchange (Reg. No. INF/INB 011452431) and is regulated by Securities and Exchange Board of India. KESI is also registered with SEBI as Category 1 Merchant Banker (Reg. No. INM 000011708) **US:** Maybank KESUSA is a member of/ and is authorized and regulated by the FINRA – Broker ID 27861. **UK:** Maybank KESL (Reg No 2377538) is authorized and regulated by the Financial Services Authority.

### Disclosure of Interest

**Malaysia:** MKE and its Representatives may from time to time have positions or be materially interested in the securities referred to herein and may further act as market maker or may have assumed an underwriting commitment or deal with such securities and may also perform or seek to perform investment banking services, advisory and other services for or relating to those companies.

**Singapore:** As of 16 February 2015, Maybank KERPL and the covering analyst do not have any interest in any companies recommended in this research report.

**Thailand:** MBKET may have a business relationship with or may possibly be an issuer of derivative warrants on the securities /companies mentioned in the research report. Therefore, Investors should exercise their own judgment before making any investment decisions. MBKET, its associates, directors, connected parties and/or employees may from time to time have interests and/or underwriting commitments in the securities mentioned in this report.

**Hong Kong:** KESHK may have financial interests in relation to an issuer or a new listing applicant referred to as defined by the requirements under Paragraph 16.5(a) of the Hong Kong Code of Conduct for Persons Licensed by or Registered with the Securities and Futures Commission.

As of 16 February 2015, KESHK and the authoring analyst do not have any interest in any companies recommended in this research report.

MKE may have, within the last three years, served as manager or co-manager of a public offering of securities for, or currently may make a primary market in issues of, any or all of the entities mentioned in this report or may be providing, or have provided within the previous 12 months, significant advice or investment services in relation to the investment concerned or a related investment and may receive compensation for the services provided from the companies covered in this report.

## OTHERS

### Analyst Certification of Independence

The views expressed in this research report accurately reflect the analyst's personal views about any and all of the subject securities or issuers; and no part of the research analyst's compensation was, is or will be, directly or indirectly, related to the specific recommendations or views expressed in the report.

### Reminder

Structured securities are complex instruments, typically involve a high degree of risk and are intended for sale only to sophisticated investors who are capable of understanding and assuming the risks involved. The market value of any structured security may be affected by changes in economic, financial and political factors (including, but not limited to, spot and forward interest and exchange rates), time to maturity, market conditions and volatility and the credit quality of any issuer or reference issuer. Any investor interested in purchasing a structured product should conduct its own analysis of the product and consult with its own professional advisers as to the risks involved in making such a purchase.

**No part of this material may be copied, photocopied or duplicated in any form by any means or redistributed without the prior consent of MKE.**

### Definition of Ratings (For MayBank Kim Eng Thailand)

Maybank Kim Eng Research uses the following rating system:

<b>BUY</b>	Return is expected to be above 10% in the next 12 months (excluding dividends)
<b>TRADING BUY/TAKE PROFIT</b>	Return is expected to be between - 10% to +10% in the next 12 months (excluding dividends).
<b>SELL</b>	Return is expected to be below -10% in the next 12 months (excluding dividends)

### Applicability of Ratings

The respective analyst maintains a coverage universe of stocks, the list of which may be adjusted according to needs. Investment ratings are only applicable to the stocks which form part of the coverage universe. Reports on companies which are not part of the coverage do not carry investment ratings as we do not actively follow developments in these companies.

### Some common terms abbreviated in this report (where they appear):

Adex = Advertising Expenditure	FCF = Free Cashflow	PE = Price Earnings
BV = Book Value	FV = Fair Value	PEG = PE Ratio To Growth
CAGR = Compounded Annual Growth Rate	FY = Financial Year	PER = PE Ratio
Capex = Capital Expenditure	FYE = Financial Year End	QoQ = Quarter-On-Quarter
CY = Calendar Year	MoM = Month-On-Month	ROA = Return On Asset
DCF = Discounted Cashflow	NAV = Net Asset Value	ROE = Return On Equity
DPS = Dividend Per Share	NTA = Net Tangible Asset	ROSF = Return On Shareholders' Funds
EBIT = Earnings Before Interest And Tax	P = Price	WACC = Weighted Average Cost Of Capital
EBITDA = EBIT, Depreciation And Amortisation	P.A. = Per Annum	YoY = Year-On-Year
EPS = Earnings Per Share	PAT = Profit After Tax	YTD = Year-To-Date
EV = Enterprise Value	PBT = Profit Before Tax	

- Malaysia**  
**Maybank Investment Bank Berhad**  
 (A Participating Organisation of Bursa Malaysia Securities Berhad)  
 33rd Floor, Menara Maybank,  
 100 Jalan Tun Perak,  
 50050 Kuala Lumpur  
 Tel: (603) 2059 1888;  
 Fax: (603) 2078 4194
- Stockbroking Business:  
 Level 8, Tower C, Dataran Maybank,  
 No.1, Jalan Maarof  
 59000 Kuala Lumpur  
 Tel: (603) 2297 8888  
 Fax: (603) 2282 5136
- Philippines**  
**Maybank ATR Kim Eng Securities Inc.**  
 17/F, Tower One & Exchange Plaza  
 Ayala Triangle, Ayala Avenue  
 Makati City, Philippines 1200
- Tel: (63) 2 849 8888  
 Fax: (63) 2 848 5738
- South Asia Sales Trading**  
 Kevin FOY  
 kevinfoy@maybank-ke.com.sg  
 Tel: (65) 6336-5157  
 US Toll Free: 1-866-406-7447
- Singapore**  
**Maybank Kim Eng Securities Pte Ltd**  
**Maybank Kim Eng Research Pte Ltd**  
 9 Temasek Boulevard  
 #39-00 Suntec Tower 2  
 Singapore 038989
- Tel: (65) 6336 9090  
 Fax: (65) 6339 6003
- Hong Kong**  
**Kim Eng Securities (HK) Ltd**  
 Level 30,  
 Three Pacific Place,  
 1 Queen's Road East,  
 Hong Kong
- Tel: (852) 2268 0800  
 Fax: (852) 2877 0104
- Thailand**  
**Maybank Kim Eng Securities (Thailand) Public Company Limited**  
 999/9 The Offices at Central World,  
 20<sup>th</sup> - 21<sup>st</sup> Floor,  
 Rama 1 Road Pathumwan,  
 Bangkok 10330, Thailand
- Tel: (66) 2 658 6817 (sales)  
 Tel: (66) 2 658 6801 (research)
- North Asia Sales Trading**  
 Eddie LAU  
 eddielau@kimeng.com.hk  
 Tel: (852) 2268 0800  
 US Toll Free: 1 866 598 2267
- London**  
**Maybank Kim Eng Securities (London) Ltd**  
 6/F, 20 St. Dunstan's Hill  
 London EC3R 8HY, UK
- Tel: (44) 20 7621 9298  
 Dealers' Tel: (44) 20 7626 2828  
 Fax: (44) 20 7283 6674
- Indonesia**  
**PT Kim Eng Securities**  
 Plaza Bapindo  
 Citibank Tower 17<sup>th</sup> Floor  
 Jl Jend. Sudirman Kav. 54-55  
 Jakarta 12190, Indonesia
- Tel: (62) 21 2557 1188  
 Fax: (62) 21 2557 1189
- Vietnam**  
*In association with*  
**Maybank Kim Eng Securities JSC**  
 1st Floor, 255 Tran Hung Dao St.  
 District 1  
 Ho Chi Minh City, Vietnam
- Tel : (84) 844 555 888  
 Fax : (84) 838 38 66 39
- New York**  
**Maybank Kim Eng Securities USA Inc**  
 777 Third Avenue, 21st Floor  
 New York, NY 10017, U.S.A.
- Tel: (212) 688 8886  
 Fax: (212) 688 3500
- India**  
**Kim Eng Securities India Pvt Ltd**  
 2nd Floor, The International 16,  
 Maharishi Karve Road,  
 Churchgate Station,  
 Mumbai City - 400 020, India
- Tel: (91).22.6623.2600  
 Fax: (91).22.6623.2604
- Saudi Arabia**  
*In association with*  
**Anfaal Capital**  
 Villa 47, Tujjar Jeddah  
 Prince Mohammed bin Abdulaziz  
 Street P.O. Box 126575  
 Jeddah 21352
- Tel: (966) 2 6068686  
 Fax: (966) 26068787

[www.maybank-ke.com](http://www.maybank-ke.com) | [www.maybank-keresearch.com](http://www.maybank-keresearch.com)

## THAI INSTITUTE OF DIRECTORS ASSOCIATION (IOD) CORPORATE GOVERNANCE REPORT RATING 2014

				Score Range	Number of Logo	Description		
BAFS	IRPC	PTTEP	SIM	90-100	▲▲▲▲▲	Excellent		
BCP	IVL	PTTGC	SPALI	80-89	▲▲▲▲	Very Good		
BTS	KBANK	SAMART	TISCO	70-79	▲▲▲	Good		
CPN	KKP	SAMTEL	TMB	60-69	▲▲	Satisfactory		
EGCO	KTB	SAT	TOP	50-59	▲	Pass		
GRAMMY	MINT	SC		Lower than 50	No logo given	N/A		
HANA	PSL	SCB						
INTUCH	PTT	SE-ED						
AAV	CENDEL	GUNKUL	NKI	RATCH	TCAP	TTW		
ACAP	CFRESH	HEMRAJ	NMG	ROBINS	TF	TVO		
ADVANC	CIMBT	HMPRO	NSI	RS	THAI	UAC		
ANAN	CK	ICC	OCC	S&J	THANI	VGI		
AOT	CNT	KCE	OFM	SAMCO	THCOM	VNT		
ASIMAR	CPF	KSL	PAP	SCC	TIP	WACOAL		
ASK	CSL	LANNA	PE	SINGER	TIPCO			
ASP	DELTA	LH	PG	SIS	TK			
BANPU	DRT	LHBANK	PHOL	SITHAI	TKT			
BAY	DTAC	LOXLEY	PJW	SNC	TNITY			
BBL	DTC	LPN	PM	SNP	TNL			
BECL	EASTW	MACO	PPS	SPI	TOG			
BIGC	EE	MC	PR	SSF	TRC			
BKI	ERW	MCOT	PRANDA	SSI	TRUE			
BLA	GBX	NBC	PS	SSSC	TSTE			
BMCL	GC	NCH	PT	STA	TSTH			
BROOK	GFPT	NINE	QH	SVI	TTA			
2S	BEC	DEMCO	IRCP	MONO	PRIN	SOLAR	THREL	UPF
AF	BFIT	DNA	ITD	MOONG	PTG	SPC	TIC	UPOIC
AH	BH	EA	KBS	MPG	QLT	SPCG	TICON	UT
AHC	BJC	ESSO	KGI	MTI	QTC	SPPT	TIW	UV
AIT	BJCHI	FE	KKC	NC	RCL	SST	TKS	UWC
AJ	BOL	FORTH	KTC	NTV	SABINA	STANLY	TLUXE	VIH
AKP	BTNC	FPI	L&E	NUSA	SALEE	STEC	TM	WAVE
AKR	BWG	GENCO	LRH	NWR	SCBLIF	STPI	TMT	WHA
AMANA	CCET	GLAND	LST	NYT	SCCC	SUC	TNDT	WIN
AMARIN	CGD	GLOBAL	MAJOR	OGC	SCG	SWC	TPC	WINNER
AMATA	CGS	GLOW	MAKRO	OISHI	SEAFECO	SYMC	TPCORP	YUASA
AP	CHOW	GOLD	MATCH	PACE	SEAOIL	SYNEX	TRT	ZMICO
APCO	CI	HOTPOT	MBK	PATO	SFP	SYNTEC	TRU	
APCS	CKP	HTC	MBKET	PB	SIAM	TASCO	TSC	
AQUA	CM	HTECH	MEGA	PDI	SIRI	TBSP	TTCL	
ARIP	CMR	HYDRO	MFC	PICO	SKR	TEAM	TUF	
AS	CSC	IFS	MBAX	PPM	SMG	TFD	TVD	
ASIA	CSP	IHL	MFEC	PPP	SMK	TFI	TWFP	
AYUD	CSS	INET	MJD	PREB	SMPC	THANA	UMI	
BEAUTY	DCC	IRC	MODERN	PRG	SMT	THIP	UP	

Source: Thai Institute of Directors (IOD)

**Disclaimer**

The disclosure of the survey result of the Thai Institute of Directors Association (IOD) regarding corporate governance is made pursuant to the policy of the Office of the Securities and Exchange Commission. The survey of the IOD is based on the information of a company listed on the Stock Exchange of Thailand and the market for Alternative Investment disclosed to the public and able to be accessed by a general public investor. The result, therefore, is from the perspective of a third party. It is not an evaluation of operation and is not based on inside information.

The survey result is as of the date appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey may be changed after that date. Maybank Kim Eng Securities (Thailand) does not confirm nor certify the accuracy of such survey result.