

21 August 2009

Thailand / Property Development

Toyo-Thai Corporation

BUY

 SET | Reuters | Bloomberg
 TTCL | TTCL.BK | TTCL.TB

 CG Rating 2008
 n.a. | n.a.

 Price (20 August 2009)
Bt4.52
[Company Visit + Result Comment](#)
Strong niche market with plenty of potential

 12-month target price
Bt6.40 (+42%)

Strong niche in contractor market with stable margins

We like TTCL in light of: 1) its extensive experience (more than 20 years) in the contract engineering industry; 2) the global network of its major shareholder, Toyo Engineering of Japan; 3) its long-term relations with suppliers and repeat customers; 4) low overhead costs compared with its overseas peers; and 5) its solid financial position. TTCL focuses on value-added engineering and project management services, where competition is limited, gross margins are relatively high and stable, and it is less exposed to fluctuations in material prices than civil contractors.

Normalised profit fell by 29% YoY and 52% QoQ to Bt68m

TTCL's 2Q09 normalised profit of Bt68m represented a decline of 29% YoY and 52% QoQ. This was due mainly to a 33% YoY and 45% QoQ fall in construction revenue as a result of lower revenue recognition. However, its gross margin improved to 9.4% from 5.8% in 2Q08 and 7.7% in 1Q09.

Backlog may look thin but TTCL has a good growth potential

TTCL's earnings are secured by a backlog of orders and newly-awarded projects worth Bt10bn. Also the company plans to participate in bidding for eight projects worth Bt35bn during the 3Q09-10 period. Based on its cost competitiveness and long-term relations with suppliers and repeat customers, we believe TTCL is in a good position to expand its order book.

We rate a BUY with TP of Bt6.40 based on a 2009F PER of only 9x

We maintain our forecasts and project a 3-year Cagr for earnings of 18%, thus our fair value estimate of Bt6.40 still stands. Based on a projected PER of 9x for 2009F this represents a 25% discount to the average PER for small-cap contractor stocks during 2003-07. Key risks are the company's small backlog of orders and that a downturn in the economy may affect investments in the company's potential projects, also problems incurred with sub-contractors.

CONSOLIDATED FINANCIAL SUMMARY

Year	2006	2007	2008	2009F	2010F	2011F
Sales (Bt, m)	2,789	4,475	10,909	10,982	14,182	16,428
EBITDA (Bt, m)	215	275	463	486	656	766
Net profit bef. extra (Bt, m)	134	160	301	340	458	534
Net profit bef. extra growth	n.a.	18.7%	88.2%	13.2%	34.8%	16.6%
Net profit (Bt, m)	122	140	312	340	458	534
Net profit growth	n.a.	14.3%	123.7%	8.9%	34.8%	16.6%
FD EPS bef. extra (Bt)	0.84	0.50	0.94	0.71	0.95	1.11
EPS bef. extra growth	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
PER (X)	5.4	9.1	4.8	6.4	4.7	4.1
PCF (X)	1.2	0.7	1.9	7.7	n.a.	7.7
PBV (X)	1.1	1.3	2.1	2.1	1.6	1.3
EV/EBITDA (X)	-4.7	-5.5	-4.5	-3.7	-2.1	-2.0
Yield	7.7%	44.5%	9.0%	7.8%	10.6%	12.3%
ROE	21.1%	22.5%	46.5%	39.2%	38.3%	35.7%
Net D/E ratio (X)	-3.0	-4.5	-5.2	-3.7	-2.6	-2.2

Note : use average price for historical PER, PBV, Yield

SHARE SUMMARY

Price:

52-week high	Bt4.54
52-week low	Bt4.24
52-week average	Bt4.39

Stock data:

Issued shares:	480.0m
Par value:	Bt1.0
Market capitalization:	Bt2.2bn
Market capitalization:	US\$63.8m
Avg. Daily Turnover:	Bt51.7m
Avg. Daily Turnover:	US\$1.5m
Foreign Limit:	49.0%
Foreign Ownership:	36.4%
Free Float:	42.1%
NVDR:	1.65%
Beta (3 years)	0.02X

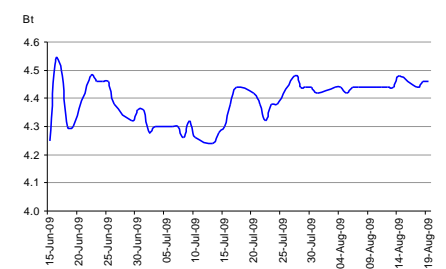
TISCO's forecast vs. consensus

EPS (Bt)	TISCO	Consensus	% Diff.
2009F	0.71	0.68	3.6
2010F	0.95	0.77	23.7

Major Shareholders (Post-IPO)

IPO	27.1%
Toyo Engineering	26.0%
Management	17.2%
ITD Group	16.7%
Others	13.0%

PRICE / PRICE RELATIVE



Source: Reuters

Performance (%)	-1m	-3m	-12m
TTCL	2.26	n.a.	n.a.
SET	4.45	14.17	(7.11)

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2Q09 profit fell on lower construction revenue

Figure 1. Consolidated Quarterly Income Statement (Bt, m)

	2Q08	3Q08	4Q08	1Q09	2Q09	% YoY	% QoQ
Revenue from Construction	3,333	3,256	2,357	4,048	2,225	(33.2)	(45.0)
Cost of Construction	3,140	2,987	2,187	3,736	2,016	(35.8)	(46.0)
Gross Profit	194	269	171	312	209	7.8	(33.1)
S&A Expenses	106	122	127	129	124	16.2	(3.9)
Interest Expense	0	0	(0)	0	0	(27.3)	(20.0)
Other Incomes	29	36	37	19	17	(42.9)	(12.1)
Net Profit before Tax	116	183	81	202	102	(12.6)	(49.8)
Income Tax from Operations	20	62	23	59	32	59.8	(45.3)
Net Profit before M.I.	96	122	59	143	69	(27.9)	(51.6)
Net (Profit) Loss of M.I.	(0)	(0)	(0)	(1)	(1)	n.a.	n.a.
Net Profit before Extra. Items	96	121	58	142	68	(28.7)	(51.8)
Unrealised Gain from chg in Inv. Value	(7)	8	9	0	(4)	n.a.	n.a.
Loss on Exchange	(34)	0	(26)	(3)	17	n.a.	n.a.
Loss on Disposal of Investments	(6)	0	0	2	0	n.a.	(100.0)
Net Profit	48	131	42	140	81	67.6	(42.1)
EPS (Bt)	0.15	0.41	0.13	0.43	0.22	45.4	(48.8)
EBITDA	121	188	87	207	107	(11.5)	(48.4)
Gross Margin (%)	5.8	8.3	7.2	7.7	9.4		
S&A Expenses (% of Total Rev.)	3.2	3.8	5.4	3.2	5.6		
Net Profit Margin bef. Extra. (%)	2.9	3.7	2.5	3.5	3.1		
Net Profit Margin (%)	1.5	4.0	1.8	3.5	3.6		

- Normalised net profit fell by 29% YoY and 52% QoQ in 2Q09.

- The earnings drop was due mainly to a decline of 33% YoY and 45% QoQ in construction revenue. This should not be a cause for great concern as it only reflects the stage of revenue recognition, which is the nature of the contractor business.

- Despite lower revenue TTCL's gross margin improved from 5.8% in 2Q08 and 7.7% in 1Q09 to 9.4% due to the mix of revenue it recognised in the quarter.

- Other expenses were kept well under control.

- The result was in line with our expectation.

Figure 2. 6M Consolidated Income Statement (Bt, m)

	6M09	6M08	Chg. (%)
Revenue from Construction	6,273	5,296	18.5
Cost of Construction	5,752	5,007	14.9
Gross Profit	521	288	80.6
S&A Expenses	252	163	55.1
Interest Expense	0	0	(14.3)
Other Incomes	36	54	(34.1)
Net Profit before Tax	304	180	69.3
Income Tax from Operations	91	57	59.5
Net Profit before M.I.	213	122	73.8
Net (Profit) Loss of M.I.	(3)	(2)	n.a.
Net Profit before Extra. Items	210	121	74.1
Loss on exchange	13	26	(47.9)
Net Profit	221	139	58.6
EPS (Bt)	0.63	0.44	44.5
EBITDA	314	189	66.7
Gross Margin (%)	8.3	5.4	
S&A Expenses (% of Total Rev.)	4.0	3.1	
Net Profit Margin bef. Extra. (%)	3.3	2.3	
Net Profit Margin (%)	3.5	2.6	

- The normalised profit of Bt210m for 1H09 represents a jump of 74% YoY.

- This strong performance was due to: 1) a 19% rise in construction revenue; and 2) the gross margin widened from 5.4% in 1H08 to a more normal level of 8.3%.

Figure 3. Consolidated Balance Sheet (Bt, m)

	2Q08	3Q08	4Q08	1Q09	2Q09	% YoY	% QoQ
Total Current Assets	n.a.	7,274	6,697	7,835	7,061	n.a.	(9.9)
Total Assets	n.a.	7,362	6,789	7,924	7,151	n.a.	(9.8)
Current Liabilities	n.a.	6,713	6,101	7,191	5,801	n.a.	(19.3)
Total Liabilities	n.a.	6,713	6,101	7,192	5,801	n.a.	(19.3)
Minority Interests	n.a.	6	5	7	9	n.a.	30.3
Total Equity	n.a.	643	683	726	1,340	n.a.	84.7
A/R Turnover (Days)	n.a.	n.a.	n.a.	n.a.	n.a.		
Inventory Turnover (Days)	n.a.	n.a.	n.a.	n.a.	n.a.		
A/P Turnover (Days)	n.a.	n.a.	n.a.	n.a.	n.a.		
Debt to Equity (Times)	n.a.	10	9	10	4		
Net Debt to Equity (Times)	n.a.	(7)	(5)	(5)	(3)		
Return on Avg. Asset (%)	n.a.	n.a.	n.a.	n.a.	n.a.		
Return on Avg. Equity (%)	n.a.	n.a.	n.a.	n.a.	n.a.		

- The company's financial position is solid, with Bt3.7bn in cash and S/T investments. As it is also debt-free, the company is in a net cash position.

- The D/E ratio may look high but this is mainly due to non-interest bearing debt such as advances received from project owners.

Sources: Company data, TISCO Research

2009F earnings are mostly secured by orders in hand

TTCL's current backlog of orders stands at around Bt10bn, of which Bt5bn should be realized this year. Coupled with Bt6.3bn of construction revenue in 1H09, its revenue this year should be close to our target of Bt11bn.

Figure 4. TTCL's selected key projects (as of June 30, 2009)

Project	Project Owner	Scope	Project Value	Construction Period
Bisphenol-A (BPA)/ Rayong	PTT Phenol	E.P.C.	Bt6-6.5bn	Mar 08- May 10
Methyl Methacrylate (MMA)/ Rayong	Thai MMA	E.P.C.	Bt3-3.5bn	Nov 07- Dec 09
LLDPE/ Rayong	PTT Polyethylene	E.P.C.	Bt5-5.5bn	Dec 06- Aug 09
LDPE/ Rayong	PTT Polyethylene	E.P.C.	Bt3.5-4bn	Dec 06- Oct 10
Ethane Cracker/ Rayong	PTT Polyethylene	C.	Bt5.5-6bn	Oct 06- Oct 09

Source : Company data

Figure 5. TTCL's newly-awarded projects in 2Q09 (total value Bt3bn)

Project	Project Owner	Construction End
1,6-Hexanediol/ Rayong	UBE Fine Chemical	1Q11
Lube Base Oil/ Ayudhya	PTT	1Q10
ACTH MTA-8 Project (Chlor-Alkali Plant)	n.a.	1Q10
Waste Water Treatment and Bio Gas/ Ayudhya	Pornvilai International Group Trading	2Q10
HPPO2 Project	J/V between Solvay and Dow Chemical	n.a.

Source : Company data

Strong growth potential from several prospective projects

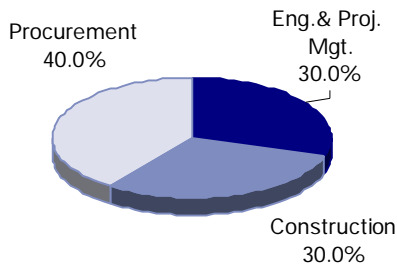
TTCL's backlog of jobs could fall to Bt5bn at the end of this year if it fails to win any new contracts over the rest of this year. However, the company plans to bid for eight high potential EPC projects with a combined value of Bt35bn during the period 3Q09-2010 (see Fig. 6). TTCL's success rate in the past has been 1:3. As the only fully-integrated EPC contractor in Thailand with a proven track record in competing against overseas rivals (who face higher overhead costs), we believe TTCL is in a good position to win new contracts, expand its backlog and boost earnings growth. Also TTCL plans to leverage on its international network to capture overseas business opportunities i.e. fertiliser projects in Morocco and Vietnam, power & utilities in the Middle East (including reconstruction projects in Iraq), and bio and renewable energy projects.

Figure 6. TTCL's high potential projects (total value Bt35bn)

Project	Bid	Result expected
Latex Plant	Late-Aug 09	Oct 09
Thailand Ethanol Plant	Late-Aug 09	Dec 09
Vietnam Ethanol Plant	Late-Sep 09	1Q10
Morocco Fertilizer Plants (4 Projects – Total value \$550m)	Late-Dec 09	2Q10
Vietnam Fertilizer Plant	Late-Dec 09	2Q10
Eastern Europe Petrochemical Plant	Late-Nov 09	1Q10
PTT Phenol 2 Plant	1Q10	2Q10
SCG Vietnam Petrochemical Plants	1Q10	3Q10

Source : Company data

Figure 7. Engineering & project mgt accounts for 30% of EPC project value



Source : TTCL

Figure 8. TTCL is highly competitive in terms of overhead costs

Overhead costs of each country

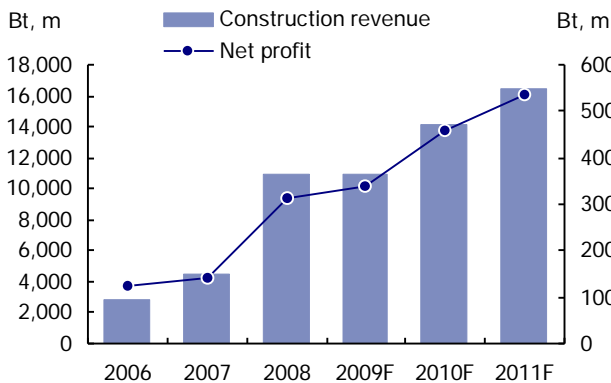
- Japanese	US\$100-150 per man hour
- European	US\$100-150 per man hour
- American	US\$100-150 per man hour
- Korean	US\$80-100 per man hour
- Taiwanese	US\$80-100 per man hour
- Thai	US\$30-40 per man hour

Source : TTCL

Normalised earnings are forecast to rise 13% this year and 35% in 2010F

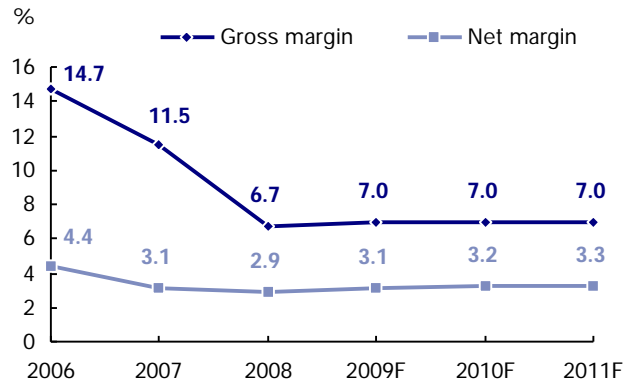
Although normalised 1H09 net profit represents 62% of our full-year forecast, we stand by our target for this year as earnings in 2H09 should not be as high as in 1H09 due to the strong 1Q09 performance. We estimate that TTCL's normalised profit would grow by 13% this year based on our assumption of flat construction revenue. However, we expect normalised net profit to climb by 35% YoY in 2010 as we assume TTCL will win several potential projects in 4Q09 and that this will drive construction revenue in 2010-11F.

Figure 9. Projected sales and profit



Sources : Company data, TISCO estimates

Figure 10. Gross and net margin

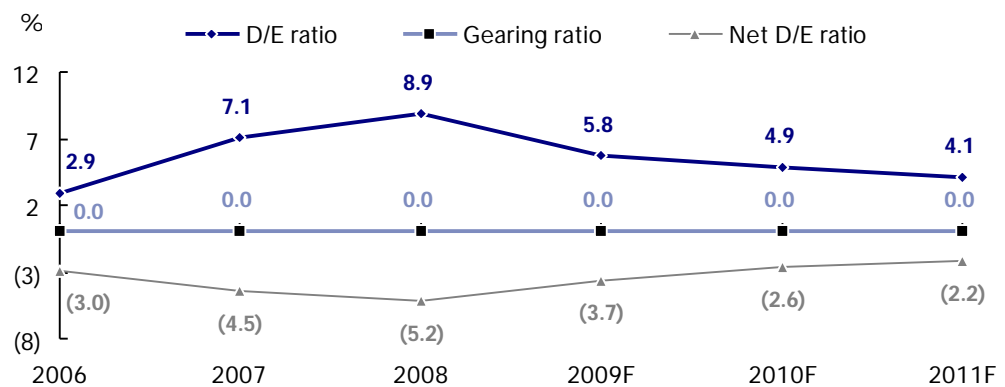


Sources : Company data, TISCO estimates

Low operating leverage gives TTCL a high degree of protection

One of the key strengths of TTCL is its solid financial position. The company is currently debt-free and has a negative net debt to equity ratio. Though its D/E ratio may look high this is mainly due to non-interest bearing debt, such as advances received from project owners. However, its cash and short-term investment positions exceed advance payments received from customers. As commercial banks have adopted a stricter credit policy in the wake of the global financial crisis to avoid non-performing loans, this should put financially-sound contractors like TTCL in a stronger competitive position. Having low financing costs has meant that TTCL can tender for jobs at more competitive rates than its peers. Also low operating leverage suggests that TTCL should be less affected when a downturn occurs in the industry. This is because it focuses mainly on engineering & project management operations while sub-contracting construction work to smaller contractors, thus the company's Capex requirement is quite limited. Hence, we expect TTCL to remain in a net cash position over the next three years.

Figure 11. Leverage ratio



Sources : Company data, TISCO estimates

Fair value estimate of Bt6.40 is based on a 2009F PER of 9x

As with other contractor stocks under our coverage, we used the PER method to value TTCL. Based on a prospective PER of 9x for 2009F (a 25% discount from the average PER that small-cap contractor stocks traded at during 2003-07), we derived a fair value estimate of Bt6.40/share. In our view a target PER of 9x as not excessive since it represents a PEG of only 0.5x vs. a market PEG of 0.8x. If we were to use the market PEG to derive the target PER for TTCL, the company's fair value would be Bt9.90 based on a 2009F PER of 14x.

At our fair value estimate of Bt6.40, the stock would also offer a moderate 2009F dividend yield of 5.5% (based on the company's pay-out policy of 50% of net profit). At this price, TTCL would trade on a 2009F P/BV of 2.9x, a PER of 9x and EV/EBITDA of -1.8x (because its net cash position exceeds market capitalisation).

Risks

As the company's backlog is equivalent to about one year of revenue, its earnings will be affected if the company wins fewer new projects than is expected. The economic downturn has also had an impact on the number of new projects that are opened for bidding. However, given the high value of potential projects, its cost competitiveness and new investment plans by its repeat customers, we expect TTCL to secure additional contracts that will drive its earnings growth.

Another risk factor is margin erosion. As TTCL focuses on high-margin engineering and project management, its main cost is personnel expenses for skilled engineering staff, which are relatively stable. Note that the procurement and construction part of its business is sub-contracted to suppliers and smaller contractors, in order to reduce the risk of cost overruns.

CONSOLIDATED INCOME STATEMENT (Bt, m)

	Year Ended December 31,				
	2007	2008	2009F	2010F	2011F
Revenue from Construction	4,475	10,909	10,982	14,182	16,428
Cost of Construction	3,960	10,181	10,214	13,190	15,278
Gross Profit	515	728	769	993	1,150
S&A Expenses	351	412	428	482	526
Interest Expense	0	0	0	0	0
Net Result of Inv. in Asso.	7	0	0	0	0
Other Incomes	99	128	127	127	123
Net Profit before Tax	269	444	468	638	747
Income Tax from Operations	109	142	125	176	209
Net (Profit) Loss of M.I.	(0)	(2)	(2)	(3)	(3)
Net Profit before Extra. Items	160	301	340	458	534
Gain on disposal of investments	0	1	0	0	0
Unrealised gain from change in value of inv.	0	10	0	0	0
Loss on exchange	(11)	0	0	0	0
Loss on disposal of investments	(9)	0	0	0	0
Net Profit	140	312	340	458	534
Revenue Growth (%)	60.4	143.8	0.7	29.1	15.8
Gross Margin (%)	11.5	6.7	7.0	7.0	7.0
Net Profit Margin (%)	3.1	2.9	3.1	3.2	3.3
Net Profit Growth (%)	14.3	123.7	8.9	34.8	16.6

CONSOLIDATED QUARTERLY RESULTS (Bt, m)

	2Q08	3Q08	4Q08	1Q09	2Q09
	Revenue from Construction	3,333	3,256	2,357	4,048
Cost of Construction	3,140	2,987	2,187	3,736	2,016
Gross Profit	194	269	171	312	209
S&A Expenses	106	122	127	129	124
Interest Expense	0	0	(0)	0	0
Net Result of Inv. in Asso.	0	0	0	0	0
Other Incomes	29	36	37	19	17
Net Profit before Tax	116	183	81	202	102
Income Tax from Operations	20	62	23	59	32
Net (Profit) Loss of M.I.	(0)	(0)	(0)	(1)	(1)
Net Profit before Extra. Items	96	121	58	142	68
Gain on disposal of investments	0	1	0	0	0
Unrealised gain from change in value of inv.	(7)	8	9	0	(4)
Loss on exchange	(34)	0	(26)	(3)	17
Loss on disposal of investments	(6)	0	0	2	0
Net Profit	48	131	42	140	81
Revenue Growth (YoY %)	n.a.	n.a.	n.a.	106.3	(33.2)
Gross Margin (%)	5.8	8.3	7.2	7.7	9.4
Net Profit Margin (%)	1.5	4.0	1.8	3.5	3.6
Net Profit Growth (YoY %)	n.a.	n.a.	n.a.	53.8	67.6

KEY FINANCIAL RATIOS

	2007	2008	2009F	2010F	2011F
Other Incomes to Total Revenue (%)	2.2	1.2	1.2	0.9	0.7
S&A to Sales (%)	7.8	3.8	3.9	3.4	3.2
Current (Times)	1.1	1.1	1.2	1.2	1.2
Quick (Times)	0.9	0.8	0.9	0.8	0.8
A/R Turnover (Days)	88.6	32.2	32.0	32.0	32.0
Inventory Turnover (Days)	101.3	64.2	64.0	64.0	64.0
A/P Turnover (Days)	16.3	41.9	42.0	42.0	42.0
Debt to Equity (Times)	7.1	8.9	5.8	4.9	4.1
Net Debt to Equity (Times)	(4.5)	(5.2)	(3.7)	(2.6)	(2.2)
Gearing (Times)	0.0	0.0	0.0	0.0	0.0
Interest Coverage (Times)	36,660.0	4,657.1	n.a.	n.a.	n.a.
Return on Avg. Assets (%)	3.7	5.1	4.9	6.1	6.5
Return on Avg. Equity (%)	22.5	46.5	39.2	38.3	35.7

CONSOLIDATED CASHFLOW STATEMENT (Bt, m)

	Year Ended December 31,				
	2007	2008	2009F	2010F	2011F
Cash Flows from Operations (CFO)					
Net Profit before Tax	249	456	468	638	747
Adjusting Items Not Affecting Cash					
Depreciation and Amortization	13	19	19	19	19
Unrealized FX Loss (Gain)	(1)	32	0	0	0
Others	(48)	(135)	(122)	(121)	(117)
+ (-) in Working Capital	966	384	(83)	(869)	(367)
Net CFO	1,178	756	282	(334)	281
Cash Flows from Investing Activities (CFI)					
- (+) in Short-term Investment	(830)	(20)	0	0	0
+ (+) in Investment in Affiliates	158	123	119	118	113
- (+) in Fixed Assets	(44)	(20)	(31)	(25)	(28)
Net CFI	(716)	82	89	93	86
Cash Flows from Financing Activities (CFF)					
+ (-) in Debt Financing	0	(0)	(0)	(0)	(0)
+ (-) in Minority Interest	16	0	0	0	0
+ (-) in Share Capital and Premium	176	0	160	0	0
+ (-) in Warrant	0	0	0	0	0
+ (-) in Equity Adjustment	0	0	0	0	0
- Cash Dividend Paid	(234)	(288)	(130)	(170)	(229)
Net CFF	(42)	(288)	30	(170)	(229)
Net Cash Increase (Decrease)	420	550	401	(411)	137

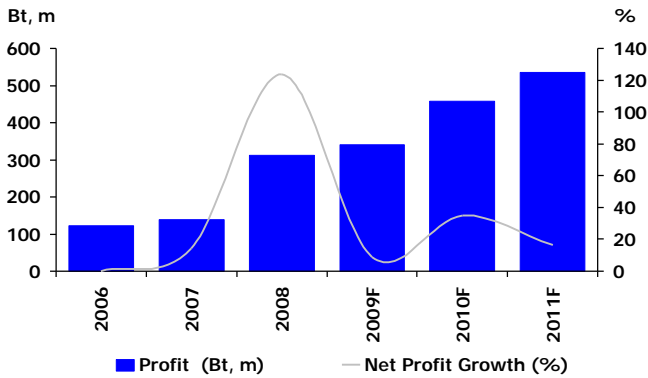
CONSOLIDATED BALANCE SHEET (Bt, m)

	As of December 31,				
	2007	2008	2009F	2010F	2011F
Current Assets	5,283	6,697	7,061	7,766	8,358
Current Liabilities	4,708	6,101	6,106	6,528	6,825
Total Assets	5,375	6,789	7,165	7,876	8,477
Total Liabilities	4,709	6,101	6,106	6,528	6,825
Minority Interest	5	5	5	5	5
Total Equity	661	683	1,054	1,342	1,647
Paid-up Capital	320	320	480	480	480
Share Premium	0	0	0	0	0
Warrant	0	0	0	0	0
Retained Earnings	345	369	580	868	1,173
Equity Adjustment	(4)	(6)	(6)	(6)	(6)
2Q09					
Market Cap (Bt, m)	2,170				
Cash&cash equivalent (Bt, m)	3,734				
Borrowings (Bt, m)	842				
Gearing (X)	0.0				

FORECAST ASSUMPTIONS

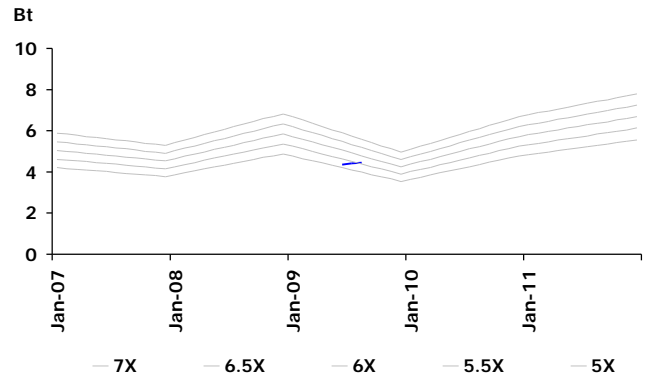
	2007	2008	2009F	2010F	2011F
Construction revenue (Bt, bn)	4,475	10,909	10,982	14,182	16,428
Construction revenue growth	60.4	143.8	0.7	29.1	15.8
Gross Margin (%)	11.5	6.7	7.0	7.0	7.0
S&A expenses/Sales (%)	7.8	3.8	3.9	3.4	3.2
Operating margin (%)	3.7	2.9	3.1	3.6	3.8
Other income/Sales (%)	2.2	1.2	1.2	0.9	0.7
Effective tax rate (%)	41.6	31.9	26.8	27.6	28.0
Net profit margin (%)	3.1	2.9	3.1	3.2	3.3

Net profit



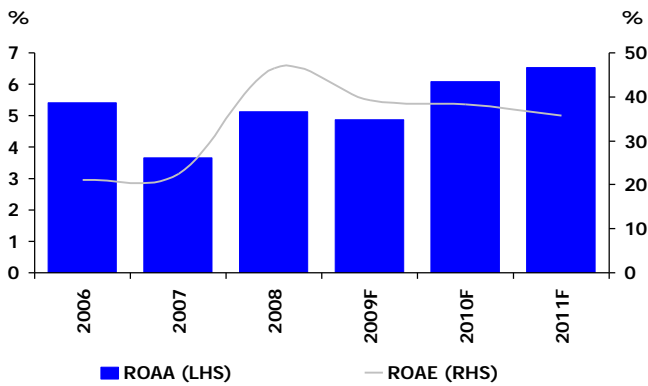
Sources : Company data, TISCO Research

PE Band



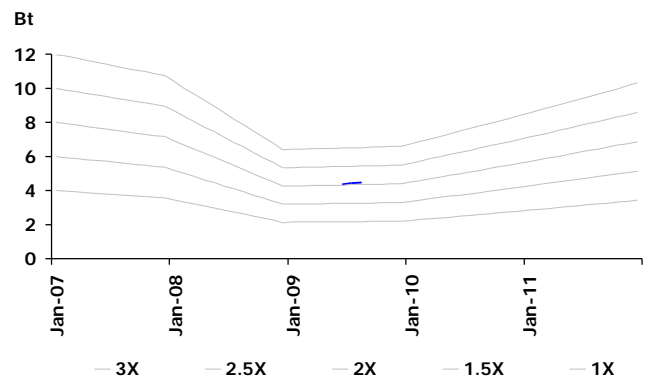
Sources : Company data, TISCO Research

ROAA, ROAE



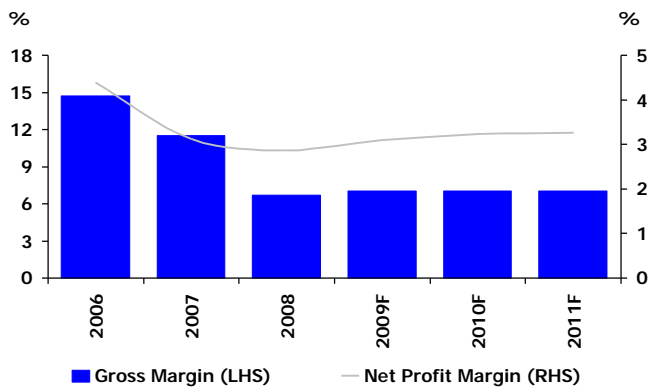
Sources : Company data, TISCO Research

PBV Band



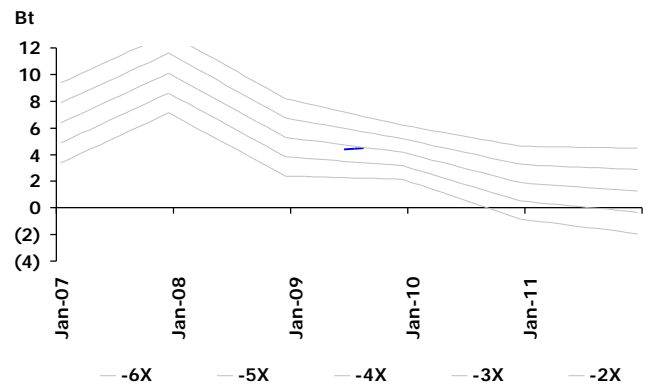
Sources : Company data, TISCO Research

Profit margin



Sources : Company data, TISCO Research

EV/EBITDA Band



Sources : Company data, TISCO Research

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Corporate Governance Report
of Thai Listed Companies 2008

Score Range	Level	Description
90 - 100	5	Excellent
80 - 89	4	Very Good
70 - 79	3	Good
60 - 69	2	Satisfactory
50 - 59	1	Pass
< 50 or not rated	n.a.	n.a.

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. (In order to recognize well performed companies, companies classified into the three highest score groups (Good, Very Good, and Excellent) will be announced to the public).

The survey result is as of the date appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey result may be changed after that date. TISCO Securities Company Limited does not confirm nor certify the accuracy of such survey result.

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