UOBKayHian

Country Daily | Thailand

Tuesday, 11 August 2026

Key Indices

	Prev Close	1D %	1W %	1M %	YTD %
DJIA	53976.0	(0.1)	1.5	2.5	12.3
S&P 500	7753.1	(0.1)	2.0	2.3	13.3
FTSE 100	10862.5	(0.4)	0.0	3.5	9.4
AS30	9424.1	(0.2)	2.7	4.7	4.5
CSI 300	4702.0	0.2	3.5	(1.6)	1.6
FSSTI	5698.4	1.1	1.2	4.2	22.6
HSCEI	8621.8	1.1	(0.4)	7.2	(3.3)
HSI	25937.5	1.0	(0.3)	7.3	1.2
JCI	6365.4	(0.7)	2.1	7.4	(26.4)
KLCI	1735.4	(0.0)	0.6	2.6	3.3
KOSPI	6299.7	0.7	0.7	(15.7)	49.5
Nikkei 225	66970.2	2.1	5.0	(2.3)	33.0
SET	1624.4	0.8	0.2	0.2	29.0
TWSE	44928.8	1.6	3.6	(0.9)	55.1
BDI	3083	(0.2)	8.4	4.7	64.3
CPO (RM/mt)	4490	(0.5)	(0.2)	(0.0)	14.2
Brent Crude (US$/bbl)	88	5.0	4.7	15.4	44.2

Source: Bloomberg

Corporate Events

	Venue	Begin	Close
Virtual Meeting with UOB-Kay Hian Holdings Ltd (UOBK SP)	Singapore	11 Aug	11 Aug
Hybrid Meeting with UltraGreen.ai Ltd (UGAI SP)	Singapore	13 Aug	13 Aug
Virtual Meeting on Indonesia Economic Outlook by Mr. Enrico Tanuwidjaja	Indonesia	19 Aug	19 Aug
Analyst Marketing by Julia Pan on Greater China Internet Sector	Singapore	07 Sep	08 Sep
Analyst Marketing by Julia Pan on Greater China Internet Sector	Malaysia	09 Sep	11 Sep

Corporate and Macro Calendar

Economic Indicator/Event		Date
July. Consumer Confidence	Thailand	7-13 Aug
2Q GDP YoY	Thailand	17 Aug
July. Customs Trade Balance (Export-Import)	Thailand	21-26 Aug

Top Stories

Company Results | Central Pattana (CPN TB/**BUY**/Bt67.75/Target: Bt80.00) Page 2 →

- CPN reported 2Q26 core profit of Bt4.65b (+19% yoy, -5% qoq), in line with our and consensus expectations. Rental and services revenue reached a record high while the hotel and residential businesses also recorded healthy growth. CPN's earnings momentum should continue in 2H26. Maintain BUY with a target price of Bt80.00.

Company Results | Thanachart Capital (TCAP TB/**HOLD**/Bt86.25/Target: Bt94.00) Page 5 →

- TCAP reported a 2Q26 net profit of Bt2.64b (+28% yoy, +24% qoq). The results beat our and consensus expectations by 32% and 25% respectively. Loan portfolio shrank yoy and qoq in 2Q26. Provision expenses decreased 80% yoy but were up 91% qoq. NPL ratio stabilised qoq at 4.0% in 2Q26. An announcement of a share buyback programme boosts the share price. Maintain HOLD with a higher target price of Bt94.00.

Company Results | WHA Corporation (WHA TB/**BUY**/Bt4.90/Target: Bt6.10) Page 8 →

- WHA reported net profit of Bt659m, down 32.7% yoy and 56.3% qoq, missing our and consensus estimates. Revenue came in at Bt2.5b, down 25% yoy and 21% qoq, dragged by lower industrial estate revenue and weaker gross margin from WHA IER land transfers, which we expect to impact only 2026. 1H26 land sales has reached 48% of the 2026 target, with momentum expected to continue. We roll over our valuation to 2027 and maintain BUY with a target price of Bt6.10.

Company Update | PTT Global Chemical (PTTGC TB/**BUY**/Bt37.50/Target: Bt48.00) Page 11 →

- PTTGC's strong 2Q26 earnings reflect the successful execution of its portfolio transformation strategy, while the company also benefitted from supply disruptions caused by the Middle East crisis. As a result, PTTGC has now strengthened its financial position and balance sheet, providing a more solid foundation for future growth. For the remainder of 2026, we expect the core businesses to remain supported by tighter supply conditions, particularly in the polyolefins market. Maintain BUY. Target price: Bt48.00 (previously Bt46.00).

What's Inside

Company Update | MR. D.I.Y. Thailand (MRDIYT TB/**BUY**/Bt9.85/Target: Bt11.00) Page 14 →

- We came away from the meeting with a neutral tone. The appreciation of the renminbi has not impacted gross margin in the near term, as the company still has existing inventory purchased at lower costs. Store expansion will remain the key earnings driver, with the company having secured locations and construction plans for 95% of its 2026 target of 210 new stores. Maintain BUY with a target price to Bt11.00.

Central Pattana (CPN TB)

2Q26: Strong Growth Within Expectation

Highlights

- CPN reported 2Q26 core profit of Bt4.65b (+19% yoy, -5% qoq), in line with our and consensus expectations.
- Rental and services revenue reached a record high while the hotel and residential businesses also recorded healthy growth.
- CPN's earnings momentum should continue in 2H26. Maintain BUY with a target price of Bt80.00.

2Q26 Results

Year to 31 Dec (Btm)	2Q25	1Q26	2Q26	yoy %	qoq %	2025	2026	yoy %
Sales and services	11,661	12,590	12,634	8.3	0.3	50,034	52,817	5.6
Gross profit	6,778	7,640	7,492	10.5	(1.9)	28,999	31,114	7.3
SG&A	1,994	2,181	2,148	7.7	(1.5)	8,685	9,084	4.6
EBIT	4,784	5,459	5,343	11.7	(2.1)	20,314	22,030	8.4
EBITDA	7,034	7,834	7,755	10.3	(1.0)	29,517	32,477	10.0
Other income	486	762	471	(3.1)	(38.2)	2,975	2,054	(30.9)
Interest expense	880	1,004	1,017	15.5	1.2	3,705	3,922	5.9
Equity income	507	794	741	46.1	(6.6)	2,414	3,283	36.0
Net profit	4,305	4,971	4,750	10.3	(4.4)	18,841	19,594	4.0
Core profit	3,902	4,873	4,652	19.2	(4.5)	14,087	16,307	15.8
Percent	2Q25	1Q26	2Q26	yoy ppt	qoq ppt	2025	2026	yoy ppt
Gross margin	58.1	60.7	59.3	1.2	(1.4)	58.0	58.9	1.0
SG&A to sales	17.1	17.3	17.0	(0.1)	(0.3)	17.4	17.2	(0.2)
EBIT margin	41.0	43.4	42.3	1.3	(1.1)	40.6	41.7	1.1
Net margin	36.9	39.5	37.6	0.7	(1.9)	37.7	37.1	(0.6)

Source: Central Pattana, UOB Kay Hian

Analysis

- **Results in line.** Central Pattana (CPN) reported 2Q26 net profit of Bt4.75b (+10% yoy, -4% qoq) and core profit of Bt4.65b (+19% yoy, -5% qoq), in line with our and consensus expectations. The solid earnings growth was driven by strong operating performance across all business segments, with total revenue rising 8% yoy to Bt13.1b. Gross margin remained healthy at around 59.3%, while SG&A-to-revenue was broadly stable yoy. Interest expense declined yoy, supported by lower borrowing costs, while equity income also increased yoy, providing additional support to core profit. For 1H26, core profit reached around Bt9.6b, accounting for approximately 50% of our full-year forecast.

Key Financials

Year to 31 Dec (Btm)	2024	2025	2026F	2027F	2028F
Net turnover	50,184.2	50,034.1	52,816.8	55,837.0	57,878.0
EBITDA	28,039.5	29,517.4	32,477.0	34,723.7	36,376.5
Operating profit	18,831.8	20,313.6	22,029.5	23,502.6	24,431.8
Net profit (rep./act.)	16,729.0	18,841.3	19,593.6	21,060.0	22,001.2
Net profit (adj.)	15,594.0	16,721.3	19,201.6	20,668.0	21,609.2
EPS	3.5	3.7	4.3	4.6	4.8
PE (x)	19.4	18.1	15.8	14.7	14.0
P/B (x)	3.0	2.8	2.6	2.4	2.2
EV/EBITDA (x)	13.4	12.4	11.4	10.8	10.3
Dividend yield (%)	3.1	3.6	3.7	4.0	4.2
Net margin (%)	33.3	37.7	37.1	37.7	38.0
Net debt/(cash) to equity(%)	63.8	48.3	50.0	47.2	44.0
Interest cover (x)	7.5	8.0	8.3	8.6	8.8
ROE (%)	17.4	17.9	17.2	17.1	16.5
Consensus net profit	n.a	n.a	19,343.9	20,977.1	22,198.8
UOBKH/Consensus (x)	n.a	n.a	1.0	1.0	1.0

Source: Central Pattana, Bloomberg, UOB Kay Hian

Analyst(s)

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BUY (Maintained)

Share Price	Bt67.75
Target Price	Bt80.00
Upside	18.52%

Stock Data

Sector	Real Estate
Bloomberg ticker	CPN TB
Shares issued (m)	4,488.0
Market cap (Btm)	304,062.0
Market cap (US$m)	9,077.0
3-mth avg daily t'over (US$m)	13.7

Price Performance (%)

52-week high/low				Bt70.0/Bt50.2
1mth	3mth	6mth	1yr	YTD
0.7	8.8	17.3	30.9	22.6

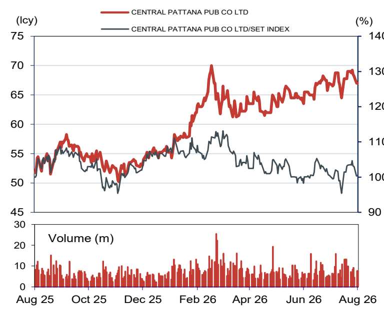
Major Shareholders (%)

Central Holding	26.21
Thai NVDR Company Limited	7.97
Social Security Office	2.71

Balance Sheet Metrics

FY26 NAV/Share (Bt)	26.4
FY26 Net Debt/Share (Bt)	13.2

Price Chart



Source: Bloomberg

Company Description

CPN is a real estate developer and operator of retail properties, primarily shopping malls, under the "Central" brand across Thailand. Its portfolio also includes office buildings, hotels, and mixed-use developments integrated with its retail assets.

- **Rental and services revenue reached a record high**, with revenue reaching a record Bt11.5b (+8% yoy,+1% qoq). Growth was supported by higher rental income from new and recently opened assets, including Central Park, Central Krabi and Central Khon Kaen, as well as positive rental growth from existing malls. Occupancy remained strong at around 91%, while rental rates and tenant sales continued to support revenue growth. The segment also benefitted from a favourable tenant mix and operating leverage, helping rental and services maintain a strong gross margin expansion of 120bp yoy despite the addition of new assets. CPN's rental and services accounted for around 88% of total operating revenue in 2Q26.
- **Hotel and residential businesses also recorded healthy growth.** Hotel revenue increased **5% yoy**, supported by higher room revenue and an improvement in operating performance, with hotel occupancy at around **79%.** The residential business delivered stronger growth, with revenue increasing **29% yoy,** driven by higher transfers from new condominium and housing projects. Together, hotel and residential revenue contributed around **12% of total operating revenue.**
- **CPN's earnings momentum is expected to continue in 2H26**, supported by the ramp-up of newly opened assets and continued growth of existing malls. Key catalysts include the continued ramp-up of Central Park and Central Krabi, as well as the upcoming opening of Central Northville and new hotel projects. Management targets 5-8% yoy growth in rental and service income in 2026, while occupancy is expected to remain at a healthy level. We also expect operating leverage from mature assets to partly offset the initial margin dilution from new projects. Overall, the strong 2Q26 rental performance, solid occupancy and expanding asset base should support continued earnings growth in 2H26.

Valuation/Recommendation

- **Maintain BUY with a target price to Bt80.00.** We use the SOTP method, valuing CPN's core business at Bt79.80/share using DCF, assuming a WACC of 7.0%, and terminal growth of 1.5%. The residential business is valued at Bt0.20/share, based on 5x 2026F PE. Our target price implies 2026F PE of 18x and EV/EBITDA of 11x. We maintain an optimistic outlook on CPN, underpinned by its long-term strategic expansions.

Earnings Revision/Risk

- **No earnings revision.**

Share Price Catalyst

- Double-digit earnings growth, new shopping mall launches, and asset divestments to CPNREIT.

Environment, Social, Governance (ESG) Updates

Environmental

- CPN is committed to reducing energy consumption and promoting renewable energy. The company also practices effective waste management by recycling, segregating waste, and minimising single-use plastics.

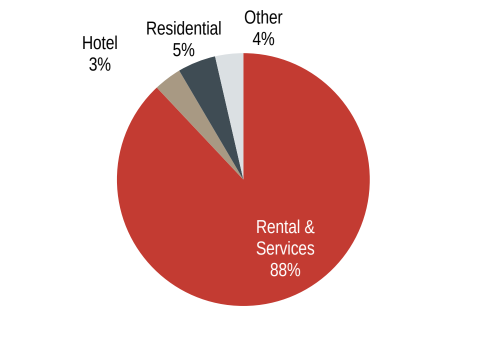
Social

- CPN prioritises community engagement and green spaces. It provides educational programmes, health campaigns, and support for underprivileged groups. CPN also creates parks and gardens to provide recreational areas for visitors.

Governance

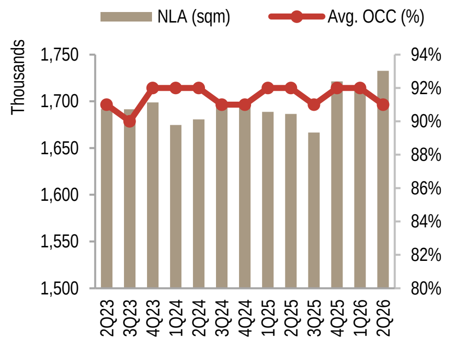
- CPN prioritises ethical, transparent, and auditable business conduct for sustainable growth through a Code of Conduct and CG Principles handbook.

2Q26 Revenue Contributions



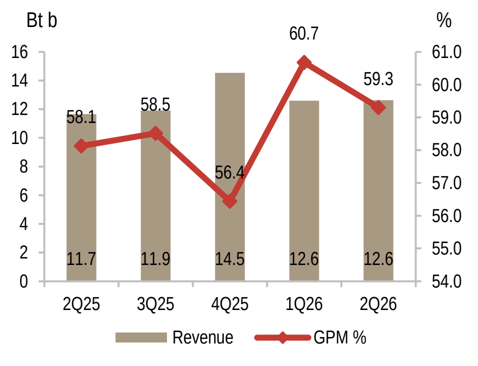
Source: Central Pattana, UOB Kay Hian

Shopping Mall NLA and Occupancy.



Source: Central Pattana, UOB Kay Hian

Impressive Gross Margin Expansion



Source: Central Pattana, UOB Kay Hian

Shopping Mall Pipeline

Shopping Mall	Expected	NLA(sq.m.)
Central Northville	Jul 26	40,000
Central Phuket - Luxury	4Q26	10,000
The Central	1Q27	100,000
CenTRal cENtrAL		
- Retail	2Q27	30,000
- Office	4Q27	n.a.
- Hotel	1Q29	n.a.
Central GR9	Mid 28	34,000
Mega Bangna - P2	3Q28	n.a.

Source: Central Pattana, UOB Kay Hian

Profit & Loss

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Net turnover	50,034	52,817	55,837	57,878
EBITDA	29,517	32,477	34,724	36,377
Deprec. & amort.	9,204	10,448	11,221	11,945
EBIT	20,314	22,030	23,503	24,432
Total other non-operating income	4,545	2,706	2,788	2,871
Associate contributions	2,414	3,283	3,611	3,792
Net interest income/(expense)	(3,705)	(3,922)	(4,054)	(4,116)
Pre-tax profit	23,561	24,096	25,847	26,979
Tax	(4,385)	(4,163)	(4,447)	(4,637)
Minorities	(335)	(340)	(340)	(340)
Net profit	18,841	19,594	21,060	22,001
Net profit (adj.)	16,721	19,202	20,668	21,609

Balance Sheet

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Fixed assets	196,352	210,292	220,833	230,150
Other LT assets	74,309	75,841	77,508	79,248
Cash/ST investment	8,806	6,718	7,730	8,528
Other current assets	23,156	23,573	24,014	24,368
Total assets	302,623	316,424	330,085	342,294
ST debt	19,980	17,880	13,880	22,580
Other current liabilities	18,939	19,457	20,290	20,742
LT debt	41,940	48,044	54,257	46,601
Other LT liabilities	102,504	103,016	103,531	104,049
Shareholders' equity	109,881	118,307	128,067	137,923
Minority interest	9,380	9,720	10,060	10,400
Total liabilities & equity	302,623	316,424	330,085	342,294

Cash Flow

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Operating	37,194	30,482	33,013	34,385
Pre-tax profit	23,561	24,096	25,847	26,979
Tax	(4,385)	(4,163)	(4,447)	(4,637)
Deprec. & amort.	9,204	10,448	11,221	11,945
Working capital changes	(1,564)	(207)	68	(15)
Non-cash items	10,378	308	324	113
Other operating cashflows	0	0	0	0
Investing	(16,265)	(25,408)	(22,913)	(22,485)
Capex (growth)	(12,289)	(24,388)	(21,762)	(21,262)
Investments	1,837	(1,313)	(1,444)	(1,517)
Others	(5,813)	293	293	294
Financing	(17,416)	(7,163)	(9,088)	(11,102)
Dividend payments	(9,531)	(10,771)	(11,300)	(12,146)
Issue of shares	0	(396)	0	0
Proceeds from borrowings	(7,590)	4,005	2,212	1,044
Others/interest paid	(296)	0	0	0
Net cash inflow (outflow)	3,514	(2,088)	1,012	798
Beginning cash & cash equivalent	5,292	8,806	6,718	7,730
Ending cash & cash equivalent	8,806	6,718	7,730	8,528

Key Metric

Year to 31 Dec (%)	2025	2026F	2027F	2028F
Profitability				
EBITDA margin	59.0	61.5	62.2	62.8
Pre-tax margin	47.1	45.6	46.3	46.6
Net margin	37.7	37.1	37.7	38.0
ROA	6.2	6.3	6.5	6.5
ROE	17.9	17.2	17.1	16.5
Growth				
Turnover	(0.3)	5.6	5.7	3.7
EBITDA	5.3	10.0	6.9	4.8
Pre-tax profit	14.1	2.3	7.3	4.4
Net profit	12.6	4.0	7.5	4.5
Net profit (adj.)	7.2	14.8	7.6	4.6
EPS	7.2	14.8	7.6	4.6
Leverage				
Debt to total capital	51.9	51.5	49.3	46.6
Debt to equity	56.4	55.7	53.2	50.2
Net debt/(cash) to equity	48.3	50.0	47.2	44.0
Interest cover	8.0	8.3	8.6	8.8

Thanachart Capital (TCAP TB)

2Q26: Results Beat; Dividend Income Boosts Earnings

Highlights

- TCAP reported a net profit of Bt2.64b in 2Q26, up 28% yoy and 24% qoq.
- Share buyback programme announcement boosts the share price.
- Maintain HOLD with a higher target price of Bt94.00 (previously: Bt60.00)

2Q26 Results

Year to 31 Dec (Btm)	2Q26	1Q26	2Q25	qoq chg (%)	yoy chg (%)
Total gross loans	45,995	47,955	54,497	(4.1)	(15.6)
Net interest income	576	609	658	(5.4)	(12.5)
Non-interest income	5,770	4,858	5,164	18.8	11.7
Loan loss provision	(54)	(28)	(261)	91.0	(79.2)
Non-Interest Expenses	(437)	(378)	(425)	15.5	2.8
Pre-provision operating profit	3,096	2,525	2,616	22.6	18.3
Net income	2,641	2,123	2,067	24.4	27.8
EPS (Bt)	2.52	2.02	1.97	24.4	27.8
Ratio (%)					
NPL ratio (%)	4.0	4.0	3.2		
Loan loss coverage ratio (%)	144	138	159		
Net interest margin (NIM %)	2.8	3.0	3.1		
Credit cost (bp)	46	24	184		
Cost to income (%)	7	7	7		
Return on Equity (%)	12.7	10.4	10.9		

Source: TCAP, UOB Kay Hian

Analysis

- 2Q26 earnings beat. Thanachart Capital (TCAP) reported a 2Q26 net profit of Bt2.64b, beating our and consensus expectations by 32% and 25% respectively. The company's net profit rose 28% yoy and 24% qoq in 2Q26. The key contributor to the decent earnings was a dividend income of Bt797m in this quarter. Ratchthani Leasing (THANI), one of TCAP's subsidiaries, reported a yoy and qoq decrease in provision expenses and credit costs in 2Q26. Excluding provision expenses, TCAP's pre-provision operating profit rose 18% yoy and 23% qoq in 2Q26.
- Loan portfolio shrank yoy and qoq. TCAP reported a loan portfolio of Bt46b in 2Q26, contracting 16% yoy and 4% qoq. This was mainly caused by THANI continuing to downsize its loan portfolio in 2Q26 to maintain good asset quality. We expect THANI to resume growing its loan portfolio in 2H26, although the truck business is expected to face some pressure from the ongoing conflict in the Middle East, resulting in higher oil prices.

Key Financials

Year to 31 Dec (Btm)	2024	2025	2026F	2027F	2028F
Net interest income	2,948.5	2,622.5	2,465.2	2,686.6	2,815.6
Non-Interest Income	18,924.2	19,528.8	21,105.2	21,085.6	21,126.9
Net profit (rep./act.)	6,554.8	7,625.6	9,161.8	9,196.9	9,369.2
Net profit (adj.)	6,554.8	7,625.6	9,161.8	9,196.9	9,369.2
EPS (Bt)	6.2	7.3	8.7	8.8	8.9
PE (x)	13.8	11.9	9.9	9.8	9.6
P/B (x)	1.2	1.1	1.0	1.0	1.0
Dividend yield (%)	3.8	4.1	5.5	5.6	5.7
Net int margin (%)	3.4	3.1	3.1	3.4	3.5
Cost/income Ratio (%)	61.2	57.7	53.3	52.8	6.6
Loan loss cover (%)	179.6	139.8	162.0	165.0	165.0
Consensus net profit	n.a	n.a	7,987.1	8,009.5	8,047.7
UOBKH/Consensus (x)	n.a	n.a	1.2	1.2	1.2

Source: Thanachart Capital, Bloomberg, UOB Kay Hian

Analyst(s)

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HOLD (Maintained)

Share Price	Bt86.25
Target Price	Bt94.00
Upside	+9.0%
Previous TP	Bt60.00

Stock Data

Sector	Financials
Bloomberg ticker	TCAP TB
Shares issued (m)	1,048.6
Market cap (Btm)	90,448.7
Market cap (US$m)	2,740.3
3-mth avg daily t'over (US$m)	8.7

Price Performance (%)

52-week high/low				Bt88.50/Bt49.75
1mth	3mth	6mth	1yr	YTD
20.2	51.3	52.0	75.1	48.1

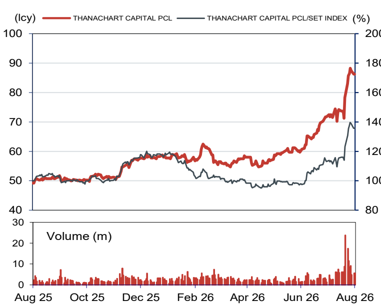
Major Shareholders (%)

MBK	24.90
Thai NVDR	8.03
Somchai Limthilakun	2.55

Balance Sheet Metrics

FY26 NAV/Share (Bt)	82.3
FY26 Net Debt/Share (Bt)	n.a

Price Chart



Source: Bloomberg

Company Description

The company operates an investment business and is the parent company of Thanachart Group. It operates a wide range of financial businesses, including hire purchase, non-life and life insurance, securities brokerage, asset-based financing, non-performing asset management, and investment

- Non-II rose yoy and qoq. TCAP reported a non-interest income (non-II) of Bt5.77b, up 12% yoy and 19% qoq in 2Q26. Share of profit from investment rose 13% yoy and 4% qoq. Insurance income rose 4% yoy and 1% qoq. Meanwhile, dividend income was Bt797m in 2Q26.
- A qoq increase in credit cost. The company reported provision expenses of Bt54m in 2Q26, decreasing 80% yoy but up 91% qoq. This resulted in credit costs dropping 138bp yoy but up 22bp qoq, and have been reported at 46bp in 2Q26. NPL ratio stabilised qoq at 4.0% in 2Q26.
- A gradual pickup in used truck prices. We have seen strong signs of recovery in the used truck business following the increase in the used truck price index ytd. However, the market is currently concerned about the potential impact from Middle East tensions. We expect THANI to resume growing its loan portfolio in 2H26, although the truck business is expected to face some pressure from the ongoing conflict in the Middle East, resulting in higher oil prices. We expect THANI to benefit from government disbursements for the 2027 fiscal budget starting in Oct 26.
- Announcement of a share buyback programme boosts the share price. TCAP announced a share buyback programme with a budget not exceeding Bt7.5b, for a maximum of 104,861,673 shares (10% of total paid-up shares). The share repurchase is scheduled from 17 Aug 26 to 16 Feb 27. The share buyback will be operated by the Automatic Order Matching (AOM) system. TCAP intends to enhance ROE with an intention to reduce shareholders' equity. We are positive on this action, which will increase TCAP's ROE and act as a catalyst for the share price. However, the current share price is trading at 1.0x 2026F P/B. We reckon the company will cautiously buy back shares when the P/B is trading above the 1x level. Therefore, we might see just a partial share buyback instead of 100% budget utilisation in buying back shares. This may result in further improvement in dividend payout.

Valuation/Recommendation

- Maintain HOLD with a higher target price of Bt94.00 (previously Bt60.00) using the Gordon Growth Model (cost of equity: 11.5%, long-term growth: 2%). We have rolled over the target price to 2027. The target price implies 1.09x 2027F P/B, which is above +3SD to its historical five-year P/B mean.

Earnings Revision/Risk

- We revise TCAP's earnings forecasts for 2026-28 upward by 13.4%, 11.5%, and 11.7%, respectively reflecting the beat earning results in 2Q26.

Share Price Catalyst

- Increase in dividend payout ratio.
- A solid recovery trend in used truck prices.

Environment, Social, Governance (ESG) Updates

CG Report: 5
SET ESG Rating: AA

Environmental

- Greenhouse gas management. Assigns a person to be responsible for directly overseeing the use of electrical equipment.

Social

- Cybersecurity and personal data protection. Thanachart Group is aware of the importance of maintaining the security of customer data, employee data, and confidential company information.

Governance

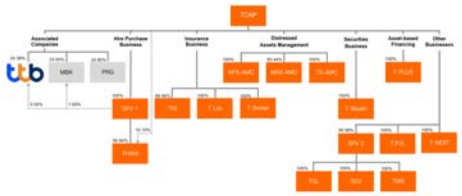
- Good corporate governance. The board shall ensure that Thanachart Group has a sound risk governance framework, adequate audit process, internal control system, risk management, and managerial regulation

Results Of Subsidiaries In 2Q26

Subsidiary	%Share holding	------- Net Profit (Btm) ------		
		2Q26	1Q26	2Q25
THANI	66.94%	360	340	279
TNI	89.96%	442	446	281
TS AMC	100.00%	(6)	(5)	(7)
MAX AMC	83.44%	(7)	(3)	(6)
NFS AMC	100.00%	(35)	(32)	(33)
T LIFE	100.00%	97	29	41

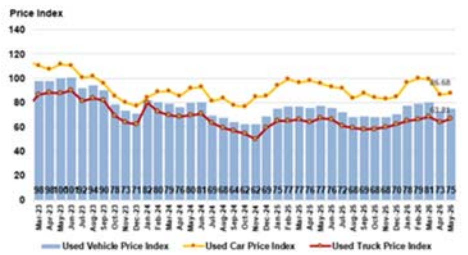
Source: TCAP, UOB Kay Hian

Shareholder Structure (June 26)



Source: TCAP., UOB Kay Hian

Used-Vehicle Price Index (May 26)



Source: BOT, UOB Kay Hian

PE Band

Source: UOB Kay Hian

P/B Band

Source: UOB Kay Hian

Profit & Loss

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Interest income	4,480	4,007	3,987	3,997
Interest expense	(1,857)	(1,542)	(1,300)	(1,182)
Net interest income/(expense)	2,623	2,465	2,687	2,816
Fees & Commissions	193	514	407	478
Income From Insurance	12,258	12,379	12,385	12,385
Net Trading Income	751	1,609	1,682	1,653
Other Income	6,327	6,603	6,612	6,611
Non-Interest Income	19,529	21,105	21,086	21,127
Total Income	22,151	23,570	23,772	23,942
Staff Costs	(881)	(863)	(844)	(820)
Other Operating Expense	(11,897)	(11,706)	(11,706)	(11,668)
Pre-Provision Profit	9,373	11,001	11,222	11,454
Loan Loss Provision	(738)	(423)	(638)	(679)
Pre-tax profit	8,635	10,578	10,584	10,776
Minorities	(439)	(624)	(622)	(633)
Net profit	7,626	9,162	9,197	9,369
Net profit (adj.)	7,626	9,162	9,197	9,369

Balance Sheet

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Cash With Central Bank	2	5	5	5
Govt Treasury Bills & Securities	19,893	24,405	25,359	25,669
Interbank Loans	10,743	7,940	7,759	7,817
Customer Loans	46,423	44,143	44,760	45,320
Investment Securities	3,328	2,735	2,718	2,742
Derivative Receivables	0	0	0	0
Associates & JVs	66,964	68,344	68,344	68,344
Properties & Other Fixed Assets	4,635	4,434	4,432	4,439
Goodwill & Intangible Assets	83	72	72	72
Other Assets	2,602	2,203	2,181	2,190
Total assets	154,674	154,281	155,629	156,598
Interbank Deposits	6,096	5,583	5,605	5,655
Customer Deposits	0	0	0	0
Bills Payable	0	0	0	0
Derivative Payables	0	0	0	0
Debts Securities Issued	0	0	0	0
Subordinated Debts	45,824	39,599	36,205	32,304
Other Liabilities	4,069	4,236	4,314	4,357
Insurance Fund Liabilities	13,523	13,983	13,983	13,983
Total liabilities	69,513	63,401	60,107	56,300
Shareholders' funds	80,514	86,309	90,498	94,808
Minority interest	5,498	5,814	6,267	6,733
Total Equity & Liabilities	155,524	155,523	156,871	157,840

Operating Ratios

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Capital Adequacy				
Total Assets/Equity	2	2	2	2
Tangible Assets/Tangible Common Equity	2	2	2	2
Asset Quality				
NPL Ratio	4	3	3	3
Loan Loss Coverage	140	162	165	165
Loan Loss Reserve/Gross Loans	5	5	5	5
Increase in NPLs	9	(18)	(6)	(3)
Credit Cost (bp)	134	89	137	144
Liquidity				
Liquid Assets/Short-Term Liabilities	503	579	591	592
Liquid Assets/Total Assets	20	21	21	21

Key Metric

Year to 31 Dec (%)	2025	2026F	2027F	2028F
Growth				
Net Interest Income, yoy Chg	(11)	(6)	9	5
Fees & Commissions, yoy Chg	(64)	166	(21)	17
Pre-Provision Profit, yoy Chg	11	17	2	2
Net Profit, yoy Chg	16	20	0	2
Customer Loans, yoy Chg	(21)	(5)	1	1
Profitability				
Net Interest Margin	3	3	3	3
Cost/Income Ratio	58	53	53	7
Adjusted ROA	5	6	6	6
Reported ROE	10	11	10	10
Adjusted ROE	10	11	10	10
Valuation				
P/BV	1	1	1	1
P/NTA	1	1	1	1
Adjusted P/E	12	10	10	10
Dividend Yield	4	6	6	6

WHA Corporation (WHA TB)

2Q26: Results Miss; Margin Pressure To Ease From 2027

Highlights

- WHA reported a net profit of Bt659m, down 32.7% yoy, and 56.3% qoq.
- Industrial estate gross margin dropped significantly due to the impact from WHA IER, which we expect to be non-recurring from 2027 onwards.
- We roll over target price to 2027 while maintaining BUY with a lower target price of Bt6.10 (previously Bt6.30).

2Q26 Results

Year to 31 Dec (Btm)	2Q26	1Q26	2Q25	qoq%	yoy%
Net turnover	2,501	3,166	3,333	-21.0%	-25.0%
Gross profit	1,007	1,586	1,576	-36.5%	-36.1%
EBIT	550	1,092	1,058	-49.7%	-48.1%
EBITDA	821	1,352	1,315	-39.3%	-37.6%
Net profit	659	1,508	980	-56.3%	-32.7%
Core profit	602	771	1,164	-21.9%	-48.3%
Ratio (%)					
Gross margin	40.3%	50.1%	47.3%		
SG&A to sales	18.3%	15.6%	15.5%		
Net profit margin	26.4%	47.6%	29.4%		

Source: WHA Corporation, UOB Kay Hian

Analysis

- **Earnings declined yoy and qoq.** WHA Corporation (WHA) reported a net profit of Bt659m (-32.7% yoy, -56.3% qoq), which was 44% and 25% below our and consensus estimates respectively, mainly due to pressure on the gross margin of its industrial estate business.
- **Revenue dropped yoy and qoq.** The company reported 2Q26 revenue of Bt2.5b, down 25% yoy and 21% qoq. This was mainly due to lower revenue from the industrial estate business, reflecting lower land transfers of 208 rai, compared with 301 rai in 2Q25 and 298 rai in 1Q26.

Key Financials

Year to 31 Dec (Btm)	2024	2025	2026F	2027F	2028F
Net turnover	11,334.8	15,264.9	15,643.1	16,420.8	19,629.0
EBITDA	5,065.4	5,964.2	6,263.6	7,325.3	8,096.2
Operating profit	4,150.4	4,935.1	4,581.5	5,580.2	6,171.0
Net profit (rep./act.)	4,359.4	5,135.0	4,759.8	5,440.8	5,801.1
Net profit (adj.)	4,359.4	5,135.0	4,759.8	5,440.8	5,801.1
EPS	0.3	0.3	0.3	0.4	0.4
PE (x)	16.8	14.3	15.4	13.5	12.6
P/B (x)	2.1	2.0	1.9	1.8	1.7
EV/EBITDA (x)	21.3	18.5	16.7	14.2	13.2
Dividend yield (%)	3.9	4.3	3.9	4.6	4.9
Net margin (%)	38.5	33.6	30.4	33.1	29.6
Net debt/(cash) to equity(%)	88.4	89.8	70.4	64.2	67.1
Interest cover (x)	47.2	9.2	24.2	19.6	20.2
Consensus net profit	n.a	n.a	5,087.4	5,533.9	5,433.8
UOBKH/Consensus (x)	n.a	n.a	0.9	1.0	1.1

Source: WHA Corporation, Bloomberg, UOB Kay Hian

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Panjarat Thaweesriprasert

BUY (Maintained)

Share Price	Bt4.90
Target Price	Bt6.10
Upside	24.49%
Previous TP	Bt6.30

Stock Data

Sector	Real Estate
Bloomberg ticker	WHA TB
Shares issued (m)	14,946.8
Market cap (Btm)	80,712.9
Market cap (US$m)	2,387.0
3-mth avg daily t'over (US$m)	16.1

Price Performance (%)

52-week high/low				Bt5.4/Bt3.1
1mth	3mth	6mth	1yr	YTD
6.9	23.8	63.6	55.2	64.6

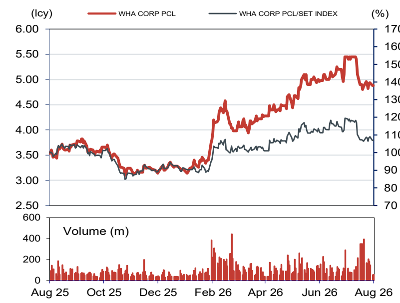
Major Shareholders (%)

Miss Jareeporn Jarukornsakul	23.49
Miss Chatchamol Anantaprayoon	9.07

Balance Sheet Metrics

FY26 NAV/Share (Bt)	2.6
FY26 Net Debt/Share (Bt)	1.8

Price Chart



Source: Bloomberg

Company Description

WHA is one of Thailand's leaders in integrated logistics services, operating through five core business units: logistics, industrial development, utilities and power, and digital and mobility. The company operates in Thailand and Southeast Asia.

- **Revenue from Industrial estate business down yoy and qoq.** Land sales revenue came in at Bt949m, down 23% yoy and 30% qoq, mainly due to lower land transfers. Gross margin also declined significantly to 28.3%, from 38.5% in 1Q26 and 55.7% in 2Q25, mainly pressured by the lower margin of WHA Industrial Estate Rayong (WHA IER) , which accounted for approximately 150 rai of the 207 rai of land transferred. However, we expect the impact from WHA IER's lower-margin land transfers to mostly be reflected in 2026 results, with gross margin expected to improve from 2027 onwards.
- **1H26 land sales accounted for 48% of 2026 land sales target.** WHA delivered land sales of 1,199 rai in 1H26, achieving around 48% of its full-year target. We expect the land sales momentum to continue in 2H26, allowing the company to achieve its Thailand land sales target. However, given the absence of land transfers in Vietnam in 1H26, we expect part of WHA's 2026 Vietnam land sales target to slip into 2027, reflecting potential delays in deal closures.
- **Resilient revenue growth in other businesses.** WHA reported rental business revenue of Bt636m, up 14% yoy, driven by higher leasable area and occupancy rates. Utilities revenue also increased to Bt856m from Bt799m, supported by higher sales volumes across all water categories. Revenue from the solar business rose 41% yoy to Bt173m, driven by higher electricity sales.
- **Share of profit improved significantly qoq.** 2Q26 share of profit turned positive at Bt414m, compared with a loss of Bt139m in 1Q26, supported by the resumption of operations and improved operating performance at Gheco-One.
- **Gross margin dropped significantly yoy and qoq.** Gross margin dropped to 40.3%, from 50.1% in 1Q26 and 47.3% in 2Q25, mainly dragged down by the industrial estate business. The decline was primarily due to the higher contribution from WHA IER, which carries a lower margin.

Valuation/Recommendation

- **Maintain BUY with a lower target price of Bt6.10 (previously Bt6.30),** as we roll over our valuation to 2027. Our target price is based on the SOTP methodology. We value its core businesses (industrial land development and logistics) at Bt7.36 per share, with the industrial estate business valued at 14.6x 2027F PE and the logistics business valued using the GNAV method. Meanwhile, its investments in associates are valued at Bt2.52 per share.

Earnings Revision/Risk

- We revise our 2026-28 earnings forecasts down by 13.6%, 4.9%, and 6.9% respectively, to reflect a lower gross margin in 2026 and the potential delay in Vietnam land sales. The draft data centre regulations could put pressure on land sales, potentially causing further delays.

Share Price Catalyst

- a) Higher-than-expected land presales volume, b) continued FDI momentum driven by the relocation theme.

Environment, Social, Governance (ESG) Updates

CG Report: 5
SET ESG Rating: AAA

Environmental

- Focuses on conducting business operations in harmony with surrounding communities and the environment, with an emphasis on sustainability.

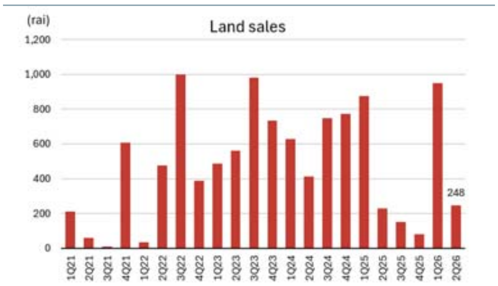
Social

- Starting to integrate the vision of "Future of Work" into its workforce strategy, to be inclusive, and to develop employees both personally and professionally, as well as prepare them for future challenges they may encounter.

Governance

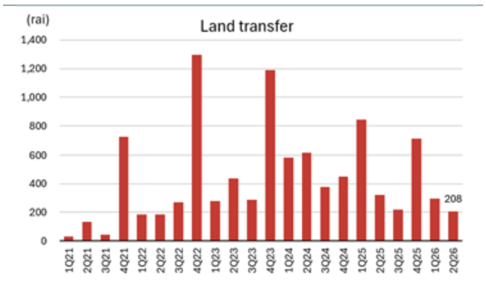
- Transparency, accountability, responsibility, and fairness serve as the foundation for the development of core corporate governance principles.

Land Sales



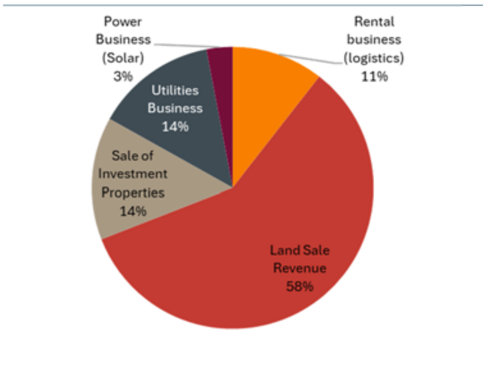
Source: WHA, UOB Kay Hian

Land Transfer



Source: WHA, UOB Kay Hian

Revenue Breakdown



Source: WHA, UOB Kay Hian

Profit & Loss

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Net turnover	15,265	15,643	16,421	19,629
EBITDA	5,964	6,264	7,325	8,096
Deprec. & amort.	1,029	1,682	1,745	1,925
EBIT	4,935	4,581	5,580	6,171
Associate contributions	1,800	780	1,135	912
Net interest income/(expense)	(646)	(259)	(375)	(401)
Pre-tax profit	6,089	5,103	6,340	6,682
Tax	(553)	(565)	(444)	(468)
Minorities	(401)	(515)	(456)	(414)
Net profit	5,135	4,760	5,441	5,801
Net profit (adj.)	5,135	4,760	5,441	5,801

Balance Sheet

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Fixed assets	25,456	25,641	26,410	26,998
Other LT assets	50,524	50,524	50,524	50,524
Cash/ST investment	3,561	7,918	8,406	8,748
Other current assets	21,863	20,240	21,256	27,417
Total assets	101,404	104,323	106,596	113,688
ST debt	1,150	1,150	1,150	1,150
Other current liabilities	16,653	18,669	18,968	20,442
LT debt	35,563	34,063	33,513	36,513
Other LT liabilities	7,439	7,439	7,439	7,439
Shareholders' equity	36,911	38,799	40,866	43,071
Minority interest	3,689	4,204	4,660	5,073
Total liabilities & equity	101,404	104,323	106,596	113,688

Cash Flow

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Operating	(537)	10,596	6,925	3,453
Pre-tax profit	6,089	5,103	6,340	6,682
Tax	(553)	(565)	(444)	(468)
Deprec. & amort.	1,029	1,682	1,745	1,925
Working capital changes	(6,369)	3,639	(716)	(4,687)
Non-cash items	(342)	0	0	0
Other operating cashflows	(391)	737	0	0
Investing	(1,878)	(1,867)	(2,514)	(2,514)
Capex (growth)	(1,570)	(1,867)	(2,514)	(2,514)
Investments	(230)	0	0	0
Others	(78)	0	0	0
Financing	(2,201)	(4,372)	(3,923)	(597)
Dividend payments	(2,849)	(2,872)	(3,373)	(3,597)
Issue of shares	0	0	0	0
Proceeds from borrowings	929	(1,500)	(550)	3,000
Loan repayment	(207)	0	0	0
Others/interest paid	(73)	0	0	0
Net cash inflow (outflow)	(4,616)	4,358	488	342
Beginning cash & cash equivalent	8,176	3,561	7,918	8,406
Ending cash & cash equivalent	3,561	7,918	8,406	8,748

Key Metric

Year to 31 Dec (%)	2025	2026F	2027F	2028F
Profitability				
EBITDA margin	39.1	40.0	44.6	41.2
Pre-tax margin	39.9	32.6	38.6	34.0
Net margin	33.6	30.4	33.1	29.6
Growth				
Turnover	60.4	64.4	72.6	106.3
EBITDA	81.7	90.8	123.2	146.6
Pre-tax profit	48.9	24.8	55.0	63.4
Net profit	57.2	45.7	66.6	77.6
Net profit (adj.)	17.8	(7.3)	14.3	6.6
EPS	50.7	39.6	59.6	70.2
Leverage				
Debt to total capital	90.4	81.9	76.1	78.2
Debt to equity	99.5	90.8	84.8	87.4
Net debt/(cash) to equity	89.8	70.4	64.2	67.1
Interest cover	9.2	24.2	19.6	20.2

PTT Global Chemical (PTTGC TB)

Olefins Outlook: Tight Supply Set To Drive Stronger Spreads

Highlights

- Strong balance sheet provides sufficient financial flexibility to navigate continued market volatility.
- Polyolefins should continue to benefit from tight supply, while the SCGC JV is expected to reach a conclusion by Sep 26.
- Maintain BUY with a target price of Bt48.00 (previously Bt46.00).

Analysis

- **The tone during our meeting with PTT Global Chemical (PTTGC) was positive.**
- **Portfolio transformation toward specialty businesses.** PTTGC is accelerating its portfolio transformation by exiting or restructuring non-competitive assets, including the transfer of its stake in Vencorex and plans to shut down GC Polyols (GCP), which are expected to improve earnings by around Bt5.00b. At the same time, PTTGC is implementing enhancement initiatives, focusing on cost reduction and alternative feedstock sourcing, targeting total benefits of more than Bt4.00b in 2026. The company has already achieved over 50% of the target in 1H26. PTTGC is also positioning its Map Ta Phut complex as a specialty-led platform through an MOU with SCG Chemical (SCGC) to study a JV in the polyolefins business, with a conclusion expected by Sep 26. Meanwhile, the company aims to increase the share of specialty products to 30% of its product portfolio in the future.
- **Strong financial position.** PTTGC has significantly strengthened its balance sheet through deleveraging, with interest-bearing debt falling to Bt149b at end-2Q26, the lowest level since 2021. Total debt has been reduced by Bt116b, supported by extended trade credit and asset monetisation. As a result, net IBD/equity improved to 0.38x, while net IBD/adjusted EBITDA stood at 2.31x in 2Q26. PTTGC also plans to issue new baht-denominated bonds, including 7-year bonds at 2.65-2.80% and 10-year bonds at 3.00-3.15%, to extend its debt maturity profile and maintain an investment-grade credit rating.
- **Tight Middle East supply to support Dubai crude.** For 2026, PTTGC expects Dubai crude prices to range between US$75-90/bbl, supported mainly by geopolitical tensions in the Middle East, particularly the risk of disruptions to shipments through the Strait of Hormuz and Bab el-Mandeb. However, rising inflation could limit the upside for crude prices. Crack spreads remain under pressure from higher crude premiums, although global diesel inventories remain below the five-year average, supporting PTTGC's expectations for gasoil 10 ppm spread at US$46-50/bbl and gasoline spread at US$18-22/bbl.

Key Financials

Year to 31 Dec (Btm)	2024	2025	2026F	2027F	2028F
Net turnover	608,550	487,585	616,817	688,646	696,566
EBITDA	32,562	20,583	67,509	45,486	44,307
Operating profit	3,086	-5,799	39,584	18,890	18,903
Net profit (rep./act.)	-29,811	-14,600	26,166	12,952	13,008
Net profit (adj.)	-9,431	-15,750	33,624	12,952	13,008
EPS (x)	-2.1	-3.5	7.5	2.9	2.9
PE (x)	-17.6	-10.5	4.9	12.8	12.7
P/B (x)	0.54	0.49	0.46	0.46	0.45
EV/EBITDA (x)	11.1	14.1	4.3	6.5	6.3
Dividend yield (%)	1.4	1.4	8.1	3.1	3.1
Net margin (%)	-4.9	-3.0	4.2	1.9	1.9
Net debt/(cash) to equity (%)	63.8	37.4	34.8	36.6	31.3
Consensus net profit		-	18,260	12,612	14,062
UOBKH/Consensus (x)		-	1.43	1.03	0.93

Source: PTTGC, Bloomberg, UOB Kay Hian

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BUY (Maintained)

Share Price	Bt37.50
Target Price	Bt48.00
Upside	+30.60%
Previous TP	Bt46.00

Stock Data

Sector	Petrochemical
Bloomberg ticker	PTTGC TB
Shares issued (m)	4,508.85
Market cap ({{Curr}}m)	169,081.84
Market cap (US$m)	5,202.52
3-mth avg daily t'over (US$m)	16.8

Price Performance (%)

52-week high/low				Bt41.75 / Bt19.00
1mth	3mth	6mth	1yr	YTD
-2.61	+15.52	+47.52	+38.52	+77.38

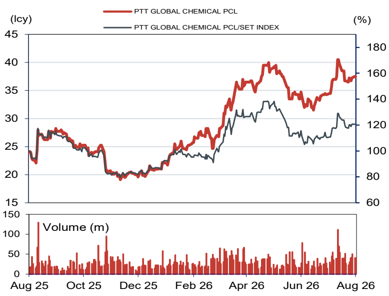
Major Shareholders (%)

PTT	45.18%
Thai NVDR	5.28%
Vayupak Fund 1	3.36%

Balance Sheet Metrics

FY26 NAV/Share (Bt)	Bt67.80
FY26 Net Debt/Share (Bt)	Bt76.31

Price Chart



Source: Bloomberg

Company Description

PTT Global Chemical Public Company Limited was founded on 19th October 2011 through the amalgamation of PTT Chemical Public Company Limited and PTT Aromatics and Refining Public Company Limited to be the chemical flagship of PTT Group.

- **Tight Middle East supply to support olefins in 2H26.** The aromatics chain is expected to recover strongly, with PTTGC expecting paraxylene (PX) spread at US$275/tonne and benzene (BZ) spread at US$145/tonne in 2H26. The key support comes from tighter supply, with China's benzene inventories falling to a five-year low, together with seasonal demand for BZ and PX in gasoline blending. Meanwhile, the olefins and polymers chains remain pressured by weaker demand amid slower economic growth, but tighter Middle East supply should provide support. PTTGC expects high-density polyethylene (HDPE) prices to range between US$1,120–1,150/tonne, with a HDPE spread of US$370/tonne and polypyrene (PP) spread of US$390/tonne in 2H26.

2Q26 Results

Year to 31 Dec (Btm)	2Q25	1Q26	2Q26	%yoy	%qoq	6M25	6M26	%yoy
Revenue	133,859	147,755	173,869	30%	18%	267,039	321,623	20%
EBITDA	6,082	15,098	26,932	343%	78%	11,459	42,030	267%
Operating Profit	-1,041	13,461	15,394	n.a.	14%	-4,579	28,855	n.a.
Interest expenses	2,541	1,328	1,442	-43%	9%	5,080	2,770	-45%
Core Profit	-3,404	6,531	14,151	n.a.	117%	-7,384	20,682	n.a.
Extraordinary items	-213	-3,059	-4,399	n.a.	n.a.	1,200	-7,458	n.a.
Net Profit	-3,616	3,232	12,208	n.a.	278%	-6,184	15,440	n.a.
EPS	-0.80	0.79	2.98			-1.37	3.77	
Gross Profit Margin	5.7%	15.6%	15.0%			4.7%	15.2%	
EBITDA Margin	4.5%	10.2%	15.5%			4.3%	13.1%	
Net profit margin	-2.7%	2.2%	7.0%			-2.3%	4.8%	

Source: PTTGC, UOB Kay Hian

- **2Q26 net profit beat expectations.** PTTGC reported 2Q26 net profit of Bt12.21b, up both qoq and yoy, beating our estimate and consensus by 36% and 48%, respectively. The beat was mainly driven by stronger-than-expected EBITDA from the polyolefins and performance chemicals businesses. Excluding special items, including GCP impairment, forex gain, stock gain and hedging loss, core profit was Bt14.15b, also increasing strongly both qoq and yoy. The strong core earnings were supported by sufficient gas and naphtha feedstock, allowing PTTGC to maintain production despite the Hormuz disruption. The company also benefitted directly from stronger BTX and polyolefins spreads, which improved significantly both qoq and yoy, together with higher total production following the restart of the OLE4 plant.

Valuation/Recommendation

- **Maintain BUY with a 2027 target price of Bt48.00 (previously Bt46.00).** We have rolled over our target price to 2027, based on forward P/B at mean of 0.70x. In the oil and gas sector, we prefer Indorama Ventures (IVL TB/BUY/Target: Bt25.00), PTT Global Chemical (PTTGCTB/BUY/Target Bt46.00) and Siam Cement (SCC TB/BUY/Target: Bt330.00).

Earnings Revision/Risk

- **Earnings estimate revision.** We raise our 2026–27 net profit forecasts by 27% for both years, reflecting stronger-than-expected EBITDA from the polyolefins and performance chemicals businesses in 2Q26, together with higher petrochemical spread assumptions for 2027. We now forecast 2026 net profit at Bt26.17b, vs a net loss of Bt14.6b in 2025, with 1H26 net profit already accounting for 59% of our full-year forecast. For 2027, we expect net profit of Bt12.95b, down 50% yoy, mainly due to the normalisation of petrochemical spreads from the strong recovery expected in 2026.

Environment, Social, Governance (ESG) Updates

Environmental

- Conducts business operations with efficient use of resources in accordance with the circular economy approach, through good cooperation with partners and a continued focus on decarbonisation to achieve its goal of cutting greenhouse gas emissions to net zero by 2050.

Social

- Creates value for society, promotes social enterprises to generate revenue that will improve the nation's economy, reduce inequality as well as supports the safety, good education, health and wellbeing of communities and society as a whole.

Governance

- Be a transparent, verifiable organisation with a focus on the creation of innovative, environmentally friendly chemicals for a low-carbon business.

Key Statistics

	2Q25	1Q26	2Q26	%yoy	%qoq
Avg. Fx (Bt/US$)	33.3	31.8	32.8	-2%	3%
Dubai Crude oil price (US$/bbl)	66.9	86.3	96.1	44%	11%
Market GRM (US$/bbl)	5.3	16.7	15.6	194%	-7%
Hedging Gain / (Loss) (Bt m)	-32	-7,991	-791	n.a.	n.a.
Stock Gain / (Loss) net NRV (Bt m)	-1,891	7,182	-1,942	n.a.	n.a.
BTX P2F (US$/Ton)	177	276	329	86%	19%
Adj. EBITDA from Olefins chain (Bt m)	1,315	2,541	8,901	577%	250%
HDPE price (US$/tonne)	937	871	1,419	51%	36%
HDPE - Naphtha (US$/tonne)	361	307	526	46%	62%
LLDPE - Naphtha (US$/tonne)	384	304	465	21%	51%
LDPE - Naphtha (US$/tonne)	550	484	741	35%	55%

Source: UOB Kay Hian

EBITDA Breakdown

	2Q25	1Q26	2Q26	%yoy
EBITDA	6,082	15,098	26,932	343%
--- Refinery	2,789	8,926	7,824	181%
--- Aromatics	158	1,597	3,660	2216%
--- Olefins	-266	2,415	3,759	n.a.
--- Intermediates	-232	-671	2,140	n.a.
--- Polymers & Chemicals	1,581	126	5,142	225%
--- Bio & Circularity	115	257	493	329%
--- Performance Chemicals	2,015	2,363	3,998	98%

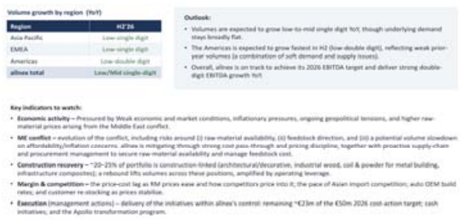
Source: UOB Kay Hian

Key Assumptions

	------------------ 2027F ------------------		
	Old	New	%Diff
Market GRM (US$/bbl)	6.00	6.00	0%
Crude run	103%	103%	0%
Petrochemical spread (US$/tonne)			
Px-Condensate	300	300	0%
Bz-Condensate	100	150	50%
HDPE Price	900	1,100	22%
HDPE Spread	300	350	17%
LLDPE	320	350	9%
LDPE	500	500	0%
Earnings revision (Btm)			
Core profit	9,552	12,157	27%
Net Profit	9,552	12,157	27%

Source: UOB Kay Hian

Allnex: 2H26 Outlook


Volume growth by region (YoY)

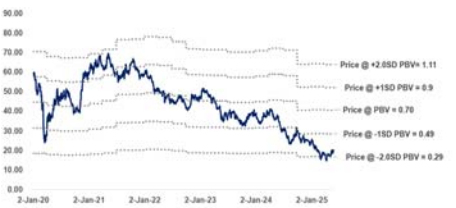
Region	H2'26
Asia Pacific	Low-single digit
EMEA	Low-single digit
Americas	Low-double digit
allnex total	Low/Mid single-digit

Outlook:
- Volumes are expected to grow low-to-mid single digit YoY, though underlying demand stays broadly flat.
- The Americas is expected to grow fastest in H2 (low-double digit), reflecting weak prior-year volumes (a combination of soft demand and supply issues).
- Overall, allnex is on track to achieve its 2026 EBITDA target and deliver strong double-digit EBITDA growth YoY.

Key indicators to watch:
- **Economic activity** – Pressured by weak economic and market conditions, inflationary pressures, ongoing geopolitical tensions, and higher raw-material prices arising from the Middle East conflict.
- **ME conflict** – evolution of the conflict, including risks around (i) raw-material availability, (ii) feedstock direction, and (iii) a potential volume slowdown on affordability/inflation concerns. allnex is mitigating through strong cost pass-through and pricing discipline, together with proactive supply-chain and procurement management to secure raw-material availability and manage feedstock cost.
- **Construction recovery** – ~20–25% of portfolio is construction-linked (architectural/decorative, industrial wood, coil & powder for metal building, infrastructure composites); a rebound lifts volumes across these positions, amplified by operating leverage.
- **Margin & competition** – the price-cost lag as RM prices ease and how competitors price into it; the pace of Asian import competition; auto OEM build rates; and customer re-stocking as prices stabilise.
- **Execution** (management actions) – delivery of the initiatives within allnex's control: remaining ~€23m of the €50m 2026 cost-action target; cash initiatives; and the Apollo transformation program.

Source: UOB Kay Hian

Forward P/B



Source: UOB Kay Hian

Profit & loss

Year to 31 Dec (S$m)	2025	2026F	2027F	2028F
Net turnover	487,585	616,817	688,646	696,566
EBITDA	20,583	67,509	45,486	44,307
Deprec. & amort.	26,383	27,925	26,596	25,404
EBIT	-5,799	39,584	18,890	18,903
Total other non-op. income	1,150	-7,458	0	0
Associate contributions	-1,547	-500	-500	-500
Net interest income/(expense)	-8,798	-4,341	-4,728	-4,683
Pre-tax profit	-16,145	34,742	13,662	13,720
Tax	-577	-819	-410	-412
Minorities	972	-300	-300	-300
Net profit	-14,600	26,166	12,952	13,008
Net profit (adj.)	-15,750	33,624	12,952	13,008

Balance Sheet

Year to 31 Dec (S$m)	2025	2026F	2027F	2028F
Fixed assets	256,541	243,615	232,019	221,616
Other LT assets	214,580	261,262	287,208	290,069
Cash/ST investment	21,271	18,573	17,229	25,747
Other current assets	113,981	138,237	157,381	158,952
Total assets	606,373	661,687	693,838	696,384
ST debt	3,565	1,383	7,883	1,383
Other current liabilities	110,378	131,902	151,217	152,646
LT debt	142,926	141,543	140,160	138,776
Other LT liabilities	53,734	67,976	75,892	76,765
Shareholders' equity	334,949	357,763	357,265	365,093
Minority interest	972	-300	-300	-300
Total liabilities & equity	606,375	661,690	693,842	696,389

Cash flow

Year to 31 Dec (S$m)	2025	2026F	2027F	2028F
Operating	40,830	52,907	40,019	38,569
Pre-tax profit	-16,145	34,742	13,662	13,720
Tax	-577	-819	-410	-412
Deprec. & amort.	26,383	27,925	26,596	25,404
Working capital changes	1,975	-20,386	-19,829	-20,142
Other operating cashflows	29,195	11,444	20,000	20,000
Investing	-11,678	-47,440	-33,031	-16,988
Investments	-14,025	-15,000	-15,000	-15,000
Others	2,347	-32,440	-18,031	-1,988
Financing	-41,842	-5,820	-8,333	-13,064
Dividend payments	-2,517	-2,254	-13,450	-5,181
Proceeds from borrowings	-39,325	-3,565	5,117	-7,883
Net cash inflow (outflow)	-12,689	-352	-1,344	8,518
Beginning cash & cash equiv.	35,091	18,925	18,573	17,229
Changes due to forex impact	-1,131	0	0	0
Ending cash & cash equiv.	21,271	18,573	17,229	25,747

Key Metric

Year to 31 Dec (S$m)	2025	2026F	2027F	2028F
Profitability				
EBITDA margin	4.2	10.9	6.6	6.4
Pre-tax margin	-3.3	5.6	2.0	2.0
Net margin	-3.0	4.2	1.9	1.9
ROA	-2.9	5.0	2.4	2.4
ROE	-4.7	8.1	4.0	4.0
Growth (% yoy)				
Turnover	-19.9	26.5	11.6	1.2
EBITDA	-36.8	228.0	-32.6	-2.6
Pre-tax profit	n.a.	n.a.	n.a.	n.a.
Net profit	n.a.	n.a.	n.a.	n.a.
Net profit (adj.)	n.a.	n.a.	n.a.	n.a.
EPS	-101.3	-100.3	-99.3	-98.3
Leverage				
Debt to total capital	49.5	44.8	46.5	42.9
Debt to equity	43.7	39.9	41.4	38.4
Net debt/(cash) to equity	37.4	34.8	36.6	31.3
Interest cover (x)	2.3	15.6	9.6	9.5

MR. D.I.Y. Thailand (MRDIYT TB)

Key Takeaways From 2Q26 Analyst Meeting

Highlights

- The tone from the analyst meeting was neutral.
- The appreciation of the renminbi has not impacted gross margin in the near term, as the company still has existing inventory purchased at lower costs.
- Store expansion to remain the key earnings driver, with the company having secured locations and construction plans for 95% of its 2026 target of 210 new stores
- Maintain BUY with a target price of Bt11.00.

Analysis

- **The tone from the analyst meeting was neutral.**
- **Management maintained its 2026 gross margin target of 51-52%.** The appreciation of the renminbi has not impacted gross margins in the near term, as the company still has existing inventory purchased at lower costs. The company also continues to actively manage its SKU mix, including discontinuing high-cost SKUs that could pressure margins and replacing them with new products. SG&A in 3Q26 is expected to remain elevated due to ongoing store expansion. Meanwhile, the Bt17m in expenses related to the 10th anniversary concert will be recognised across 2Q26 and 3Q26, with Bt2m recognised in 2Q26 and the remaining Bt15m in 3Q26. On the positive side, management guided that its turnaround plan for KKV remains on track. From our site visit to the KKV flagship store at The Mall Bangkapi, we observed that the store has already been downsized, which we view positively as it should help improve store productivity and profitability.
- **Store expansion to remain the key earnings driver.** Looking ahead, we expect 3Q26 earnings to continue growing yoy, although growth should moderate due to a high base in the previous year. SSSG in the first two weeks of July recovered to slightly positive yoy, with momentum improving from June. Store expansion remains on track, with the company having secured locations and construction plans for 95% of its 2026 target of 210 new stores. Overall, we expect earnings growth to remain positive throughout 2H26, driven by continued store expansion.

Key Financials

Year to 31 Dec (Btm)	2024	2025	2026F	2027F	2028F
Net turnover	16,147.0	20,077.9	23,711.4	27,438.9	29,359.7
EBITDA	4,772.3	6,473.8	7,170.9	8,147.3	8,829.6
Operating profit	2,644.3	3,857.6	4,429.8	5,078.0	5,433.5
Net profit (rep./act.)	1,781.6	2,631.4	3,120.2	3,613.4	3,890.2
Net profit (adj.)	1,781.6	2,631.4	3,120.2	3,613.4	3,890.2
EPS	0.3	0.4	0.5	0.6	0.6
PE (x)	31.4	22.9	19.3	16.6	15.5
P/B (x)	11.8	6.2	5.2	4.4	3.8
EV/EBITDA (x)	14.3	10.0	9.0	7.8	7.0
Dividend yield (%)	1.2	2.1	2.5	2.8	3.1
Net margin (%)	11.0	13.1	13.2	13.2	13.2
Net debt/(cash) to equity(%)	171.5	49.8	36.8	25.7	13.3
Interest cover (x)	12.7	17.3	22.6	25.2	26.7
ROE (%)	42.7	36.4	29.3	28.6	26.3
Consensus net profit	n.a	n.a	3,084.5	3,620.4	4,139.4
UOBKH/Consensus (x)	n.a	n.a	1.0	1.0	0.9

Source: MR. D.I.Y. Thailand, Bloomberg, UOB Kay Hian

Analyst(s)

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662 090 3599

BUY (Maintained)

Share Price	Bt9.85
Target Price	Bt11.00
Upside	11.68%

Stock Data

Sector	Consumer Discretionary
Bloomberg ticker	MRDIYT TB
Shares issued (m)	6,017.1
Market cap (Btm)	59,268.4
Market cap (US$m)	1,793.1
3-mth avg daily t'over (US$m)	3.0

Price Performance (%)

52-week high/low: Bt12.2/Bt7.6

1mth	3mth	6mth	1yr	YTD
(3.4)	10.7	8.8	n.a	13.2

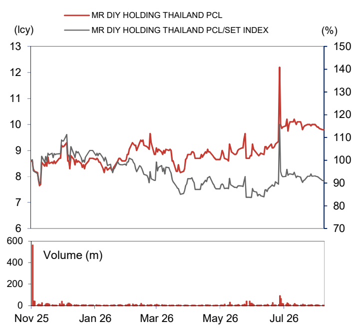
Major Shareholders (%)

MR. D.I.Y.	25.09
Jhomphong Tomongkhon	16.41
MDIH (Singapore) Pte. Ltd.	11.28

Balance Sheet Metrics

FY26 NAV/Share (Bt)	1.9
FY26 Net Debt/Share (Bt)	0.7

Price Chart



Source: Bloomberg

Company Description

Operates as a holding company which engages in the retail business of home decoration and lifestyle products under the "MR. D.I.Y." brand in Thailand.

2Q26 Results

Year to 31 Dec (Btm)	2Q26	1Q26	2Q25	qoq%	yoy%	2025	2026	yoy (%)
Sales and services	4,951	5,424	5,832	17.8	7.5	20,078	23,294	16.0
Gross profit	2,546	2,819	3,034	19.2	7.7	10,386	12,049	16.0
SG&A	(1,626)	(1,868)	(1,997)	22.8	6.9	(6,649)	(7,737)	16.4
EBIT	947	979	1,082	14.2	10.5	3,858	4,452	15.4
EBITDA	1,589	1,712	1,853	16.6	8.2	6,474	7,193	11.1
Equity income	(34)	(28)	(27)	n.a.	n.a.	(91)	(80)	n.a.
Net profit	634	678	757	19.4	11.6	2,631	3,104	17.9
Percent	2Q25	1Q26	2Q26	ppts	ppts	2025	2026	ppts
SSSG	5.0	1.3	(1.2)	(2.5)	(6.2)	51.7	51.7	0.0
Gross margin	51.4	52.0	52.0	0.60	0.1	33.1	33.2	0.1
SG&A to sales	32.8	34.4	34.2	1.39	(0.2)	13.1	13.3	0.2

Source: MR. D.I.Y. Thailand, UOB Kay Hian

- **2Q26 results recap.** MRDIYT reported 2Q26 net profit of Bt757m, rising 19% yoy and 12% qoq, supported by revenue growth, higher gross margin, increased other income, and lower losses from KKV. 2Q26 SSSG was -1.2% yoy, mainly due to a high base in 2Q25, which benefitted from tax incentives for school supplies. The impact of the Thai Help Thai Plus copayment scheme was neutral for MRDIYT, with sales performing well in the first two weeks of Jun 26 before slowing thereafter. Gross margin in 2Q26 expanded by 60bps to 52.0%, reaching the upper end of the company's full-year target, with no impact from higher costs seen yet. SG&A-to-sales increased 139 bps to 34.2%, driven by store expansion and weaker SSSG. Losses from KKV are expected to decline to Bt28m.

Valuation/Recommendation

- **Maintain BUY with a target price of Bt11.00.** Our target price is based on a 12-month forward PE of 20x, in line with -1SD of the five-year average PE of home improvement peers. We continue to value MRDIYT on a PE basis, reflecting its high-growth, asset-light business model.

Earnings Revision/Risk

- **No earnings revision.**
- 1.0% Thai baht appreciation against the US dollar would reduce earnings by 0.8%.
- 1.0% increase in freight and logistics costs would reduce earnings by 0.07%.

Share Price Catalyst

- Store expansion, SSSG turning positive, strong earnings growth.

Environment, Social, Governance (ESG) Updates

CG Report: 5 | SET ESG Rating: AA

Environmental

- Ensures energy-efficient operations and waste reduction across retail formats.

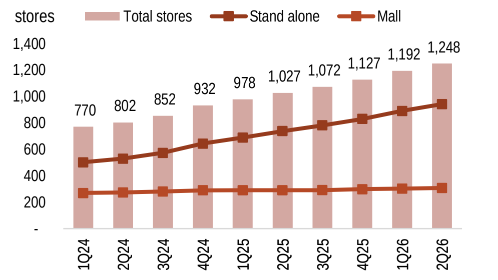
Social

- Prioritises diversity, inclusion, and fair labour practices across its regional workforce.

Governance

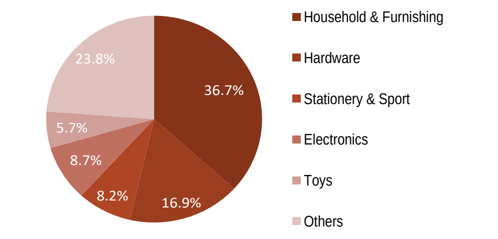
- Adheres to high governance standards under CRC's compliance framework.

Stores



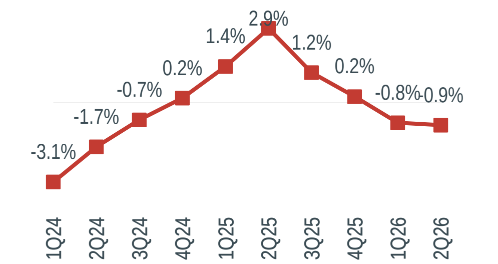
Source: UOB Kay Hian

Product Sales Mix



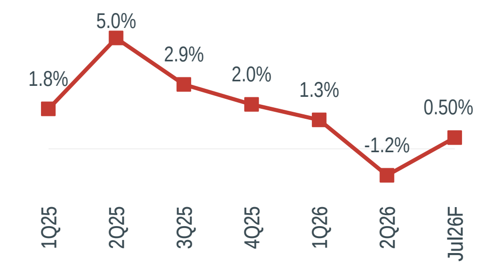
Source: UOB Kay Hian

Basket Sizes Change



Source: MR. D.I.Y. Thailand, UOB Kay Hian

Same-store Sales Growth



Source: Source: MR. D.I.Y. Thailand, UOB Kay Hian

Sensitivity On Logistic Cost

Freight and logistic cost change	Gross profit	SG&A	Net profit
30%	-0.5%	0.2%	-2.0%
20%	-0.3%	0.2%	-1.3%
10%	-0.2%	0.1%	-0.7%
0%	0.0%	0.0%	0.0%
-10%	0.2%	-0.1%	0.7%
-20%	0.3%	-0.2%	1.3%
-30%	0.5%	-0.2%	2.0%

Source: UOB Kay Hian

Profit & Loss

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Net turnover	20,078	23,711	27,439	29,360
EBITDA	6,474	7,171	8,147	8,830
Deprec. & amort.	2,616	2,741	3,069	3,396
EBIT	3,858	4,430	5,078	5,433
Total other non-operating income	0	0	0	0
Associate contributions	(91)	(100)	(95)	(90)
Net interest income/(expense)	(374)	(317)	(324)	(330)
Pre-tax profit	3,393	4,013	4,659	5,013
Tax	(761)	(892)	(1,046)	(1,123)
Minorities	0	0	0	0
Net profit	2,631	3,120	3,613	3,890
Net profit (adj.)	2,631	3,120	3,613	3,890

Balance Sheet

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Fixed assets	9,353	10,205	10,791	11,158
Other LT assets	1,518	1,208	1,319	1,360
Cash/ST investment	1,771	2,343	3,086	4,499
Other current assets	5,751	6,773	7,837	8,386
Total assets	18,393	20,529	23,034	25,402
ST debt	1,931	1,931	1,931	1,931
Other current liabilities	1,784	1,992	2,305	2,466
LT debt	4,674	4,674	4,674	4,674
Other LT liabilities	304	358	415	444
Shareholders' equity	9,700	11,573	13,708	15,886
Minority interest	0	0	0	0
Total liabilities & equity	18,393	20,529	23,034	25,402

Cash Flow

Year to 31 Dec (Btm)	2025	2026F	2027F	2028F
Operating	5,389	5,048	5,931	6,899
Pre-tax profit	3,393	4,013	4,659	5,013
Tax	(761)	(892)	(1,046)	(1,123)
Deprec. & amort.	2,616	2,741	3,069	3,396
Working capital changes	(300)	(792)	(812)	(418)
Non-cash items	146	(22)	60	31
Other operating cashflows	295	0	0	0
Investing	(2,040)	(3,228)	(3,710)	(3,775)
Capex (growth)	(3,506)	(3,594)	(3,655)	(3,763)
Investments	(132)	40	38	36
Others	1,598	325	(93)	(48)
Financing	(2,363)	(1,247)	(1,478)	(1,712)
Dividend payments	(1,247)	(1,247)	(1,478)	(1,712)
Issue of shares	3,555	0	0	0
Proceeds from borrowings	(2,339)	0	0	0
Others/interest paid	(2,332)	0	0	0
Net cash inflow (outflow)	986	573	743	1,412
Beginning cash & cash equivalent	784	1,771	2,343	3,086
Ending cash & cash equivalent	1,771	2,343	3,086	4,499

Key Metric

Year to 31 Dec (%)	2025	2026F	2027F	2028F
Profitability				
EBITDA margin	32.2	30.2	29.7	30.1
Pre-tax margin	16.9	16.9	17.0	17.1
Net margin	13.1	13.2	13.2	13.2
ROA	15.6	16.0	16.6	16.1
ROE	36.4	29.3	28.6	26.3
Growth				
Turnover	24.3	18.1	15.7	7.0
EBITDA	35.6	10.8	13.6	8.4
Pre-tax profit	47.9	18.3	16.1	7.6
Net profit	47.7	18.6	15.8	7.7
Net profit (adj.)	47.7	18.6	15.8	7.7
EPS	37.4	18.6	15.8	7.7
Leverage				
Debt to total capital	68.1	57.1	48.2	41.6
Debt to equity	68.1	57.1	48.2	41.6
Net debt/(cash) to equity	49.8	36.8	25.7	13.3
Interest cover	17.3	22.6	25.2	26.7