

As at 31 Dec 2022

Overview

Frasers Property (Thailand) Public Company Limited ("FPT"), a subsidiary of Frasers Property Group is a leading provider of integrated real estate platform with multi-asset class expertise. FPT together with its subsidiary, Golden Land Property Development Public Company Limited ("GOLD") has businesses in Industrial, Residential, Commercial and Hospitality property in Thailand.

FPT is also the sponsor and manager of Thailand's largest industrial REIT, Frasers Property Thailand Industrial Freehold & Leasehold REIT ("FTREIT"), which is focused on industrial and logistics properties in Thailand; while GOLD is a sponsor and property manager of Golden Ventures Leasehold Real Estate Investment Trust ("GVREIT"), a REIT focused on commercial properties. FPT, FTREIT and GVREIT are listed on the Stock Exchange of Thailand.

At a Glance

Residential Property

- 74 active projects worth THB 96 bn
- 30 Townhouses
- 30 Single/ Semi detached houses
- 14 Upcountry projects

Industrial Property

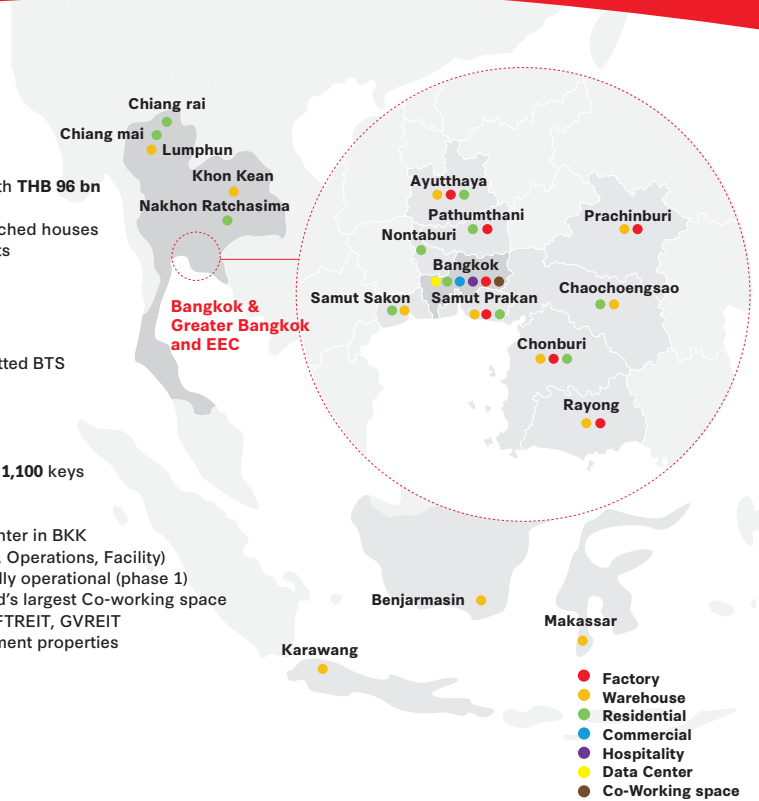
- 3.40 mm sq.m. AUM
- 84% occ rate AUM
- 150k sq.m. pre-committed BTS

Commercial Property

- 239K sq.m. NLA
- 5 offices buildings
- 5 hotels with a total of 1,100 keys

Other Investment

- 1st hyperscale Data center in BKK
- Uptime Tier III (Design, Operations, Facility)
- 30,000 sq.m. of GFA fully operational (phase 1)
- ~ 28,000 sq.m. Thailand's largest Co-working space
- THB 57.2 bn worth of FTREIT, GVREIT combined total investment properties as of 31 Dec 2022



Key Investment Highlight

Top 5 residential developer in Thailand

The largest industrial property provider in Thailand

One of leading commercial developers in Thailand

Investment in the first hyperscale data centre provider

Investment in Thailand's largest co-working space provider

Accelerating Growth from 'Industrial Pure-Play' towards Thailand's leading Integrated Real Estate Developer with deep expertise across property value chain across geographies

- > Consolidated revenue for 1Q2023 decreased 8% Y-o-Y to THB 3,706 million
- > Net profit attributable to owner of the Company for 1Q2023 decreased 58% Y-o-Y to THB 315 million
- > Earnings per share for 1Q2023 decreased to THB 0.14 in comparison with THB 0.32 in 1Q2022

Group Structure and Businesses



Residential Property

Highly desirable living proposition attractive to occupier demand across diverse market segments including low rise residential projects of single-detached houses, semi-detached houses and townhouses



Industrial Property

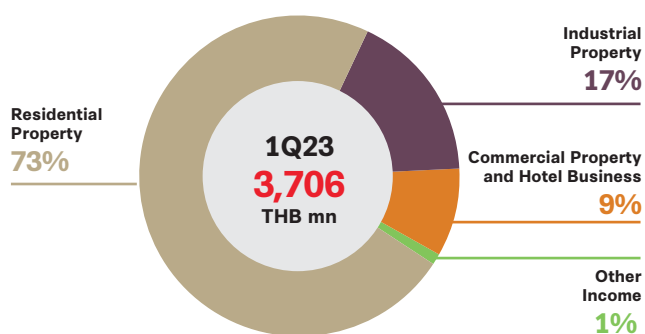
Deliver tailored industrial property solutions with end-to-end execution capabilities across facility development, asset management and recycling



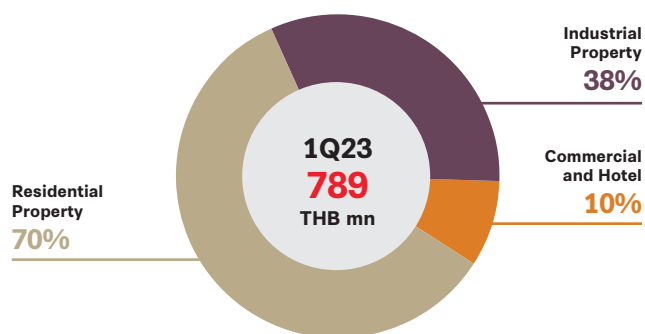
Commercial Property

Landmark commercial, hospitality and mixed-use developments in the heart of Bangkok's CBD with key focus on unique building concept, management efficiency and quality in order to grow rental occupancy and strengthen cashflow generating capacity

Revenue by Segment

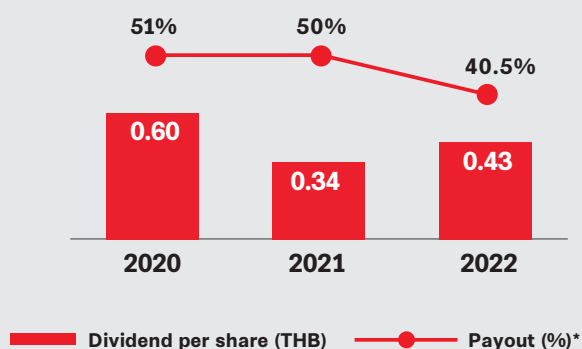


EBIT by Segment*



*Excludes share of profit of Asso. & JV net of unrealized gains on sales of properties, & EBIT from others and elimination

Dividend Payment



Investment and Partnership

Multi Asset Class Platform



Customer Centric Initiatives

Innovation and Data

Financial Highlights		
Key Summary (THB mn)	1Q2022	1Q2021
Selected Financials (THB mn)		
Total revenue	4,043	3,706
EBITDA	1,309	968
EBIT	1,039	665
Profit for the year	749	317
Profit attributable to owner of the Company	750	315
EPS (baht)	0.32	0.14
EBIT by Business segments (THB mn)		
Residential property	399	2,072
Industrial property	230	1,200
Commercial property & Hotel business	14	181
Others & elimination	396	429
Total	1,039	3,882
Key ratio (%)		
ROA (%)	2.0	2.1
ROE (%)	5.4	5.7
IBD/E ratio (time)	1.48	1.47

Stock information	
Tickers	SET : FPT Bloomberg : FPT TB Reuters: FPT.BK
Date of listing	13-Jun-02
No. of paid-up shares	2,319,277,419
Market capitalization*	THB 35,484mn
Financial year end	30-Sep
52 Week High/Low*	10.50 / 15.50
P/E*	14.4x
P/BV*	0.98x
Book Value per share*	THB 15.58
Free Float	16.70% as of 23 Nov 2022

*information as of 31 Dec 2022

Major shareholders		
As of 23 Nov 2021	No. of shares	%
Frasers Assets Co., Ltd.	1,009,531,269	43.53
Frasers Property Holdings (Thailand) Co., Ltd.	888,390,839	38.30
DBS Bank Ltd.	115,501,515	4.98
UOB KAY HIAN (HONG KONG) LIMITED - Client Account	71,500,000	3.08
UBSUBS AG SINGAPORE BRANC	38,191,034	1.65
Mr. Jatupon Kriangchaikijkul	23,429,147	1.01
City Villa Co., Ltd.	23,429,147	1.01
Prestige 2015 Co., Ltd.	17,062,555	0.74