

As at 30 June 2023

## 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

- 78 active projects worth THB 109 bn
- 31 Townhouses
- 34 Single/ Semi detached houses
- 13 Upcountry projects

### Industrial Property

- 3.51 mm sq.m. AUM
- 85% occ rate AUM
- 289k sq.m. pre-committed BTS

### Commercial Property

- 248K sq.m. NLA
- 5 offices buildings
- 5 hotels with a total of 1,100 keys

### Other Investment

- ~ 28,000 sq.m. Thailand's largest Co-working space
- THB 58.9 bn worth of FTREIT, GVREIT combined total investment properties as of 30 June 2023



## 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 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 3Q2023 increased 2.1% Y-o-Y to THB 4,468 million
- > Net profit attributable to owner of the Company for 3Q2023 decreased 42.8% Y-o-Y to THB 389 million
- > Earnings per share for 3Q2023 decreased to THB 0.17 in comparison with THB 0.29 in 3Q2022

## 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

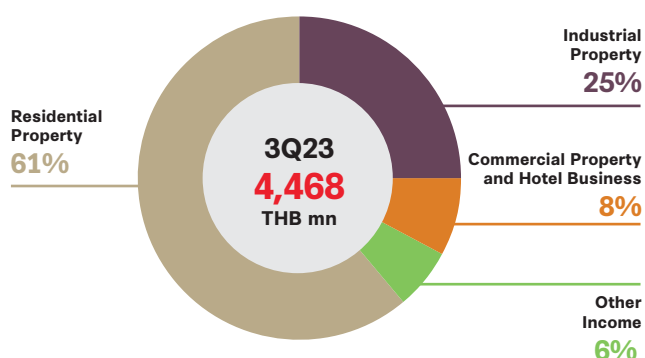
Deliver tailored industrial property solutions with end-to-end execution capabilities across facility development, asset management and recycling



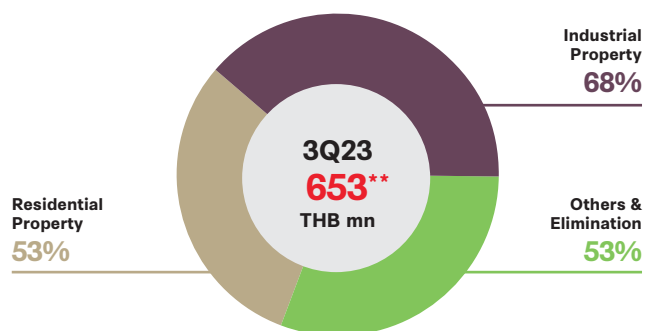
### Commercial Property

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

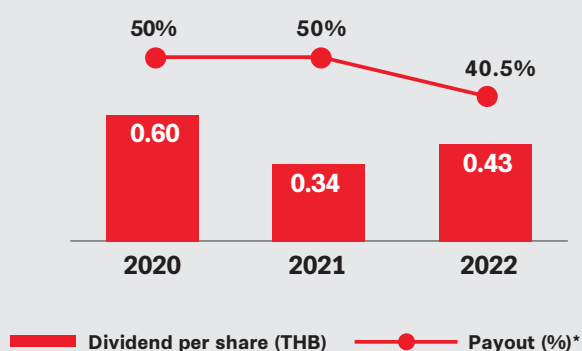


## EBIT by Segment\*



\*Excludes share of profit of Asso. & JV net of unrealized gains on sales of properties  
\*\* EBIT from commercial & hotel business accounts for -74%

## Dividend Payment



## Investment and Partnership



## Multi Asset Class Platform



## Growth Strategies



## Customer Centric Initiatives

## Innovation and Data

Financial Highlights		
Key Summary (THB mn)	3Q2022	3Q2023
Selected Financials (THB mn)		
Total revenue	4,374	4,468
EBITDA	1,349	970
EBIT	997	653
Profit for the year	680	396
Profit attributable to owner of the Company	680	389
EPS (baht)	0.29	0.17
EBIT by Business segments (THB mn)		
Residential property	669	348
Industrial property	199	442
Commercial property & Hotel business	88	-485
Others & elimination	41	349
<b>Total</b>	<b>997</b>	<b>653</b>
Key ratio (%)		
ROA (%)	2.0%	1.8%
ROE (%)	5.4%	4.8%
IBD/E ratio (time)	1.50	1.37

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 33,861mn
Financial year end	30-Sep
52 Week High/Low*	14.20 / 15.60
P/E*	19.84x
P/BV*	0.96x
Book Value per share*	THB 15.48
Free Float	17.14% as of 23 Nov 2022

\*information as of 30 Jun 2023

Major shareholders		
As of 23 Nov 2022	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