

FACT SHEET

As at 31 March 2024

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

- 76 active projects worth THB 103 bn
- 29 Townhouses
- 34 Single/ Semi detached houses
- 13 Upcountry projects

Industrial Property

- 3.55 mn sq.m. AUM
- 86% occ rate AUM
- ~165k sq.m. pre-committed BTS

Commercial Property

- 247K sq.m. NLA
- 5 offices buildings
- 4 hotels with a total of ~920 keys

Other Investment

- THB 60.6 bn worth of FTREIT, GVREIT
- combined total investment properties as of 31 Mar 2024



Key Investment Highlight

One of leading residential developers in Thailand

The largest industrial property provider in Thailand

One of leading commercial developers in Thailand

- > Consolidated revenue for 2Q2024 increased 2.9% Y-o-Y to THB 3,524.3 million
- > Net profit attributable to owner of the Company for 2Q2024 decreased 50.0% Y-o-Y to THB 158.5 million
- > Earnings per share for 2Q2024 decreased to THB 0.06 in comparison with THB 0.14 in 2Q2023

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

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

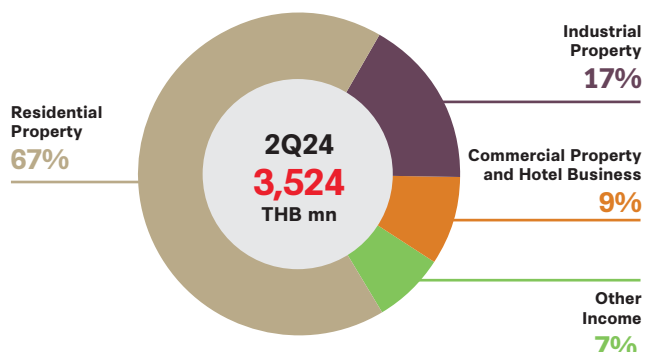
Deliver tailored industrial property solutions with end-to-end execution capabilities across facility development, asset management and recycling



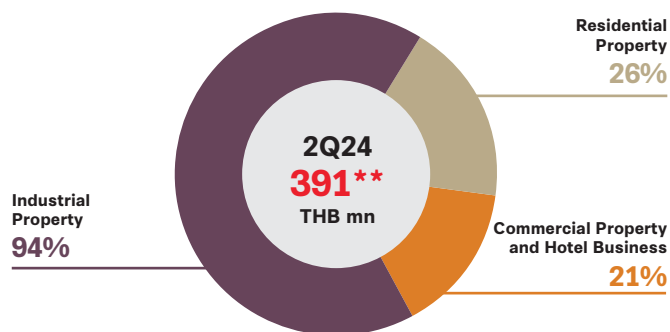
Commercial Property

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

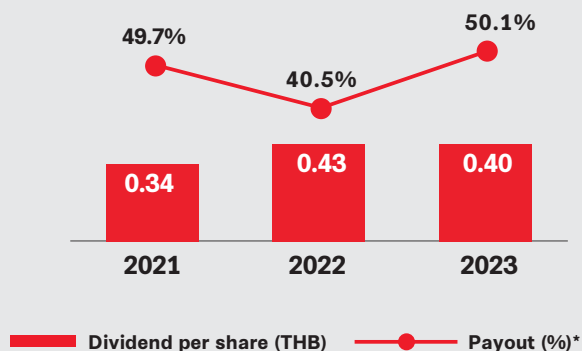


EBIT by Segment*



* Excludes share of profit of Asso. & JV net of unrealized gains on sales of properties
** EBIT from other and elimination accounts for -41%

Dividend Payment



Investment and Partnership



Real Estate As A Service



Growth Strategies



Customer Centric Initiatives



Multi Asset Class Platform

Financial Highlights

Key Summary (THB mn)	2Q2023	2Q2024
Selected Financials (THB mn)		
Total revenue	3,424	3,524
EBITDA	865	696
EBIT	564	392
Profit for the year	318	165
Profit attributable to owner of the Company	317	159
EPS (baht)	0.14	0.06
EBIT by Business segments (THB mn)		
Residential property	290	266
Industrial property	324	369
Commercial property & Hotel business	62	81
Others & elimination	(112)	(159)
Total	564	391
Key ratio (%)		
ROA (%)	2.1%	1.7%
ROE (%)	5.8%	4.7%
IBD/E ratio (time)	1.48	1.33

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 34,789mn
Financial year end	30-Sep
52 Week High/Low*	15.50 / 14.20
P/E*	18.77x
P/BV*	0.95x
Book Value per share*	THB 15.87
Free Float	16.96% as of 24 Nov 2023

*information as of 31 Mar 2024

Major shareholders

As of 24 Nov 2023	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
Prestige 2015 Co., Ltd.	24,986,255	1.08
City Villa Co., Ltd.	23,429,147	1.01
Mr. Direk Vinichbutr	20,308,200	0.88