

Factsheet

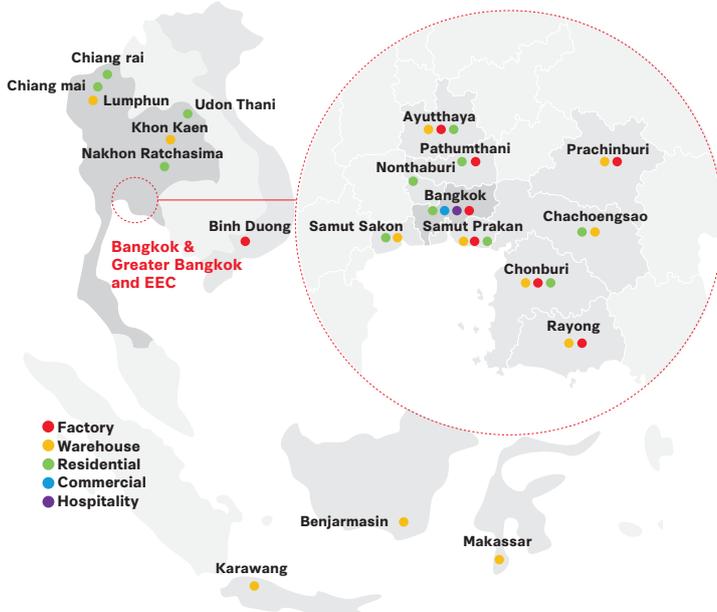
As at 31 December 2025



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.



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

Key Investment Highlight



One of leading residential developers in Thailand



The largest industrial property provider in Thailand



One of leading commercial developers in Thailand

At a Glance

Residential Property

- 72 active projects
- 24 Townhouses
- 34 Single/Semi-detached houses
- 2 Condominium
- 12 Upcountry projects

Commercial Property

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

Industrial Property

- 3.85 mn sq.m. AUM
- 92% occ rate AUM
- ~125K sq.m. pre-committed BTS

Other Investment

- THB 63.0 bn worth of FTREIT and GVREIT combined total investment properties as of 31 Dec 2025

- Consolidated revenue for 1QFY2026 increased 7.8% Y-o-Y to THB 3,537.6 million
- Net profit attributable to owner of the Company for 1QFY2026 increased 2.3% Y-o-Y to THB 326.5 million
- Earnings per share for 1QFY2026 remained unchanged at THB 0.14 per share in comparison with 1QFY2025

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

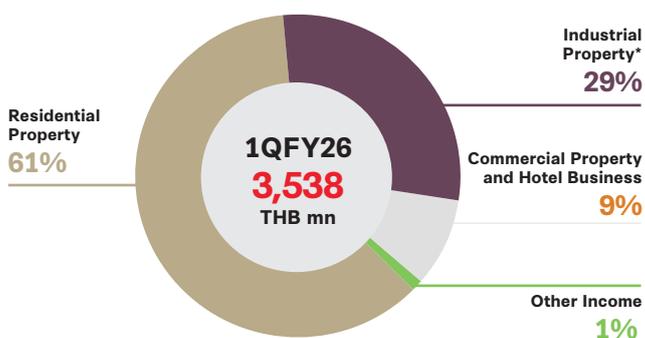
Deliver tailored industrial property solutions with end-to-end execution capabilities across facility development, asset management and recycling



Commercial Property

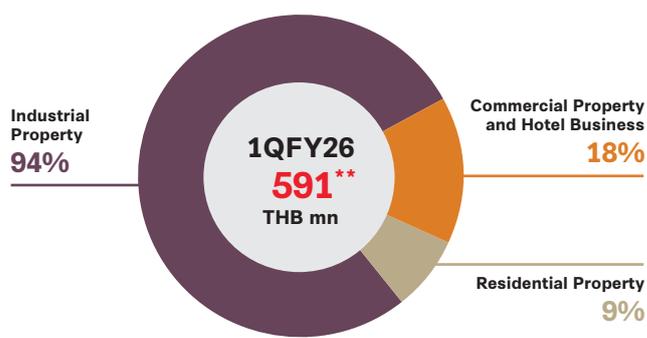
Landmark commercial, hospitality and mixed-use developments in the heart of Bangkok's CBD with key focus on unique building concept, management efficiency and quality in order to grow rental occupancy and strengthen cashflow generating capacity

Revenue by Segment



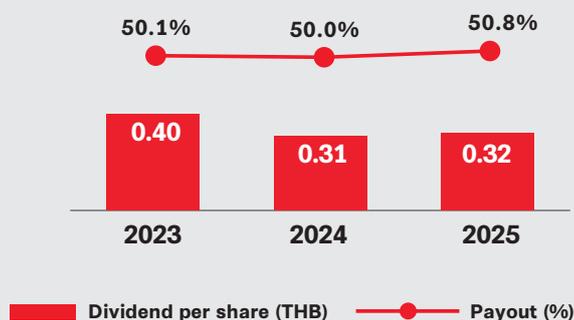
* Includes gain on sales of investment properties and investment income from IP assets

EBIT by Segment*



* Includes gain on sales of investment properties, gain on capital redemption of investment in associates, share of profit of Asso. & JV, and others
** EBIT from other and elimination accounts for -21%

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)	1QFY2025	1QFY2026
Selected Financials (THB mn)		
Total revenue	3,282	3,538
EBIT	502	591
Profit for the year	329	328
Profit attributable to owner of the Company	326	334
EPS (baht)	0.14	0.14
EBIT by Business segments (THB mn)		
Residential property	113	53
Industrial property	380	553
Commercial property & Hotel business	117	107
Others & elimination	(107)	(122)
Total	503	591
Key ratio (%)		
ROA (%)	1.5%	1.5%
ROE (%)	3.9%	4.0%
IBD/E ratio (time)	1.29	1.24

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 13,916 mn
Financial year end	30-Sep
52 Week High/Low*	8.75 / 5.50
P/E*	9.53x
P/BV*	0.38x
Book Value per share*	THB 15.73
Free Float	16.96% as of 8 Dec 2025

*information as of 31 Dec 2025

Major shareholders		
As of 8 Dec 2025	No. of shares	%
Fraser's Assets Co., Ltd.	1,009,531,269	43.53
Fraser's Property Holdings (Thailand) Co., Ltd.	888,390,839	38.30
DBS Bank Ltd.	115,501,515	4.98
UOB KAY HIAN (HONG KONG) LIMITED	71,500,000	3.08
Bank of Singapore Limited	38,191,034	1.65
City Villa Co., Ltd.	23,429,147	1.01
Thailand Securities Depository Company Limited for Depositors	20,950,262	0.90
Mr. Direk Vinichbutr	20,308,200	0.88