



Q1 2025 PRESALES UPDATE

AP(THAILAND) PUBLIC COMPANY LIMITED

ใช้ได้ดี ที่เลือกเองได้

Q1 2025 NEW PROJECTS LAUNCH

TOTAL 2 PROJECTS THB 3,250 million



MODEN

กาญจนาฯ - บางใหญ่

THB 1,450 million (AP)
287 units

Life

Sathorn - Narathiwas 22

THB 1,800 million (JV)
416 units

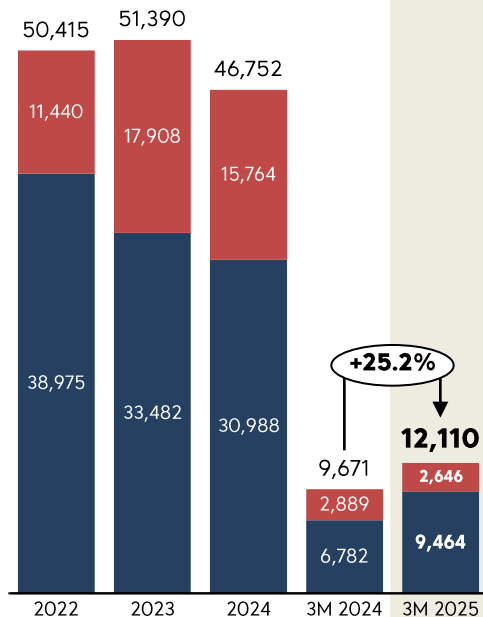
Q1 2025 NET PRESALES : THB 12.1 BILLION

Total Net Presales

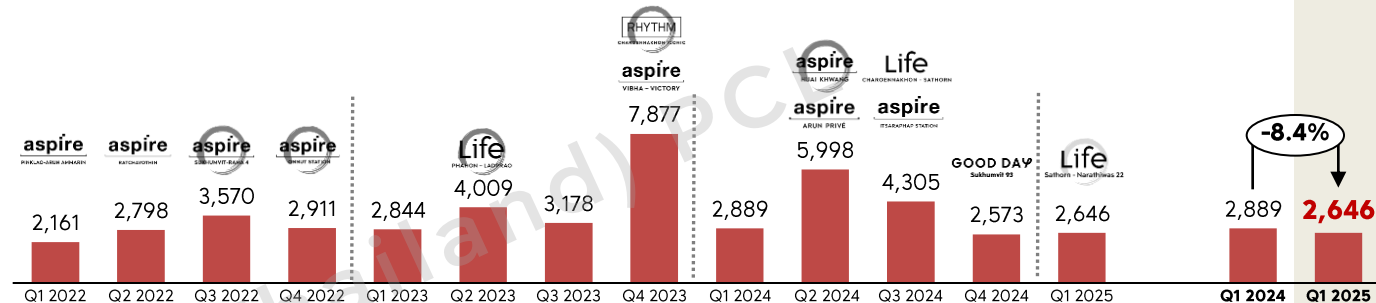
Condominium

Low rise

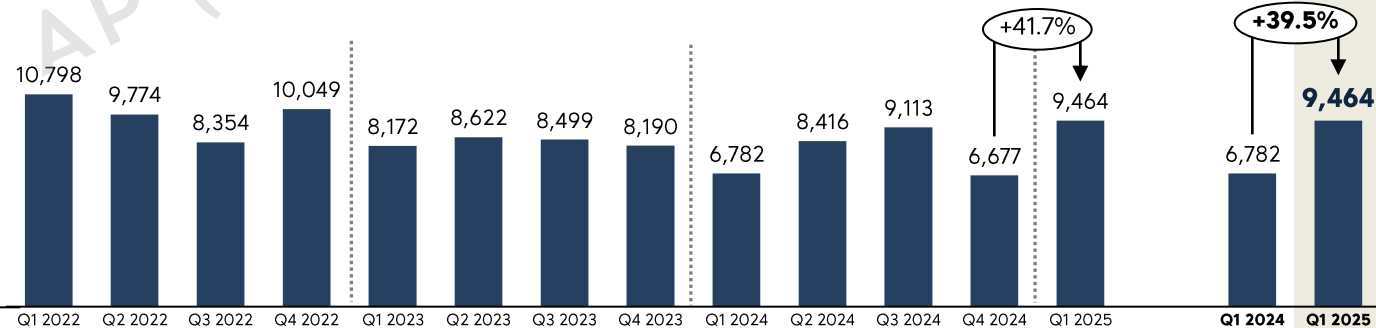
THB million



Condominium



Low Rise



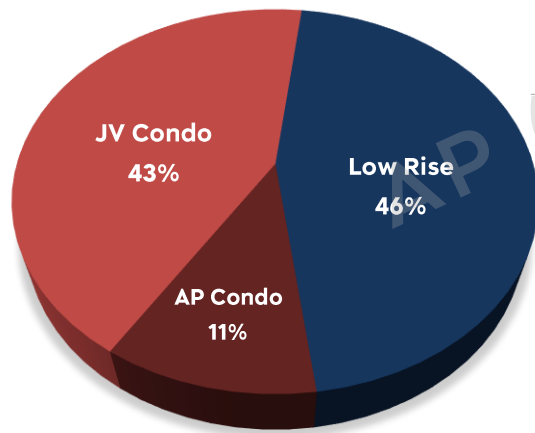
BACKLOG BY SEGMENT : THB 46.4 BILLION

Total Backlog = 46,377 MB

Condo = 25,233 MB

- AP Condo = 5,395 MB
- JV Condo = 19,838 MB

Low rise = 21,145 MB



AP	Q1 2025	2024	Q4 2024	Q3 2024	Q2 2024	Q1 2024	2023
Beginning Backlog	16,560	16,364	17,915	16,202	16,314	16,364	16,783
Gross sales booking	18,671	70,755	17,107	20,238	18,656	14,755	64,468
Cancellation	(8,691)	(34,698)	(9,397)	(8,854)	(9,298)	(7,149)	(27,544)
Net sales booking (excl. JV)	9,980	36,057	7,710	11,384	9,357	7,606	36,924
Ending Backlog (excl. JV)	26,540	16,560	16,560	17,915	16,202	16,314	16,364
- from Low Rise	21,145	11,680	11,680	13,894	13,524	12,874	13,269
- from Condo	5,395	4,880	4,880	4,021	2,678	3,440	3,096
Net Sales Booking (excl. JV)	9,980	36,057	7,710	11,384	9,357	7,606	36,924
- from Low Rise	9,464	30,988	6,677	9,113	8,416	6,782	33,482
- from Condo	515	5,069	1,033	2,272	941	824	3,442
Net Sales Booking (inc. JV)	12,110	46,752	9,250	13,417	14,414	9,671	51,390
- from Low Rise	9,464	30,988	6,677	9,113	8,416	6,782	33,482
- from Condo	2,646	15,764	2,573	4,305	5,998	2,889	17,908

JV	Q1 2025	2024	Q4 2024	Q3 2024	Q2 2024	Q1 2024	2023
Beginning Backlog	17,707	17,269	19,234	20,937	17,679	17,269	13,619
Gross sales booking	3,203	14,975	3,072	3,069	6,063	2,771	19,683
Cancellation	(1,073)	(4,280)	(1,532)	(1,035)	(1,005)	(707)	(5,217)
Net sales booking - JV	2,130	10,695	1,540	2,033	5,057	2,065	14,466
Ending Backlog - JV	19,838	17,707	17,707	19,234	20,937	17,679	17,269

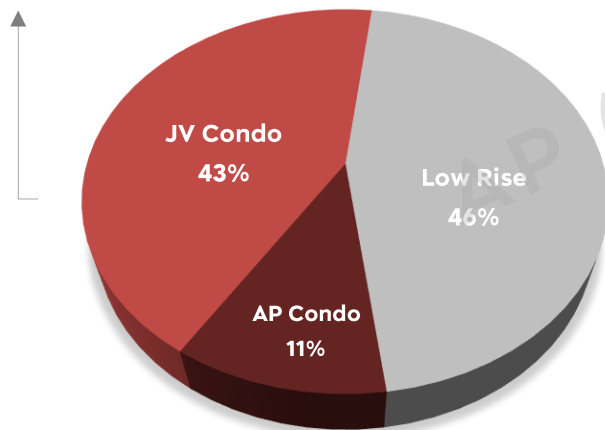
*Backlog includes Q1 2025 transfer value which is not yet announced.

CONDOMINIUM BACKLOG : 2025F – 2028F

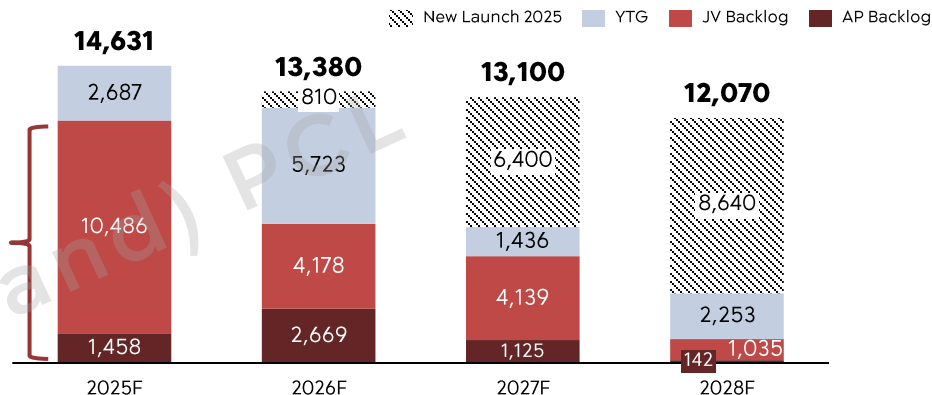
Condo Backlog = 25,233 MB

AP Condo = **5,395 MB**

JV Condo = **19,838 MB**



82%
Secured



Total Condo Portfolio:		2025F	2026F	2027F	2028F
Condo AP projects		1,606	3,114	2,310	1,000
100% JV Condo		13,025	10,266	10,790	11,070
Based on project completion		14,631	13,380	13,100	12,070
AP Condo Backlog	5,395	1,458	2,669	1,125	142
JV Condo Backlog	19,838	10,486	4,178	4,139	1,035
	25,233	11,944	6,848	5,264	1,177
% Secure		82%	51%	40%	10%

**Backlog includes Q1 2025 transfer value which is not yet announced.*

Q1 2025 PROJECTS ONGOING

183 PROJECTS

*INCLUDED 12 JV PROJECTS

Brand	No of Projects	No of Units	Project Value (MB)	% Sold Unit (as of 31/03/25)	Available for Sales (MB)
Single - Detached House					
City	19	1,805	32,146	61%	13,227
Centro	28	5,192	46,707	53%	22,680
Moden	9	2,190	12,549	24%	9,520
SDH - Available for Sales	56		91,402		45,426
Townhouse & Semi - Detached House					
Baan Klang Muang	29	5,298	33,348	62%	13,768
Grande Pleno	16	3,332	17,859	53%	9,183
Pleno	28	7,247	24,304	66%	8,804
Pleno Town	18	6,426	17,201	46%	9,332
District	2	46	748	37%	615
TH-Available for Sales	93		93,461		41,702
UPC					
Api Town	14	3,424	13,754	49%	7,250
UPC-Available for sales	14		13,754		7,250
Condominium (AP)					
Life	1	580	2,500	66%	858
Aspire	6	1,860	5,850	63%	2,196
Good Day	1	604	1,100	60%	444
Condo-Available for Sales (exc. JV)	8		9,450		3,498
Total ongoing projects available for sales (exc. JV)	171		208,067		97,876
Brand	No of Projects	No of Units	Project Value (MB)	% Sold Unit (as of 31/03/25)	Available for Sales (MB)
The Address	1	880	8,600	61%	3,372
Rhythm	3	1,301	13,250	86%	1,875
Life	5	5,362	24,350	79%	3,635
Aspire	3	3,293	12,400	75%	2,417
JV-Available for Sales	12		58,600		11,298

Q1 2025 TOTAL PORTFOLIO

AP	Total Value on Hand (MB)					
	SDH	TH	UPC	Low Rise	Condo	Total
Backlog	9,513	9,998	1,634	21,145	5,395	26,540
Existing Projects - Available for Sales	45,426	41,702	7,250	94,379	3,498	97,876
Remaining Projects to be Launched in 2025	25,050	15,000	3,300	43,350	-	43,350
Total Value of Our Portfolio	79,989	66,700	12,184	158,873	8,893	167,766
JV	Total Value on Hand (MB)					
	SDH	TH	UPC	Low Rise	Condo	Total
Backlog					19,838	19,838
Existing Projects - Available for Sales					11,298	11,298
Remaining Projects to be Launched in 2025					18,400	18,400
Total Value of Our Portfolio					49,536	49,536
Total Portfolio (AP&JV)	79,989	66,700	12,184	158,873	58,429	217,302

**Backlog includes Q1 2025 transfer value which is not yet announced.*



AP (Thailand) Public Co. Ltd.

has been selected for the 2024

'Sustainable Stocks' list by SET ESG Ratings

for the second consecutive year,

with an evaluation result of **'AA'**





THANK YOU

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