Q2 2025 PRESALES UPDATE

AP(THAILAND) PUBLIC COMPANY LIMITED

ชีวิตดีๆ ที่เลือกเองได้

Q2 2025 NEW PROJECTS LAUNCH

TOTAL 6 PROJECTS I THB 8,400 MILLION

SINGLE – DETACHED HOUSE
4 PROJECTS I THB 6,900 MILLION

SEMI – DETACHED HOUSE & TOWNHOUSE
2 PROJECTS I THB 1,500 MILLION






THE PALAZZO
Krungthep Kreetha

THB 1,600 million
23 units

THE PALAZZO
Pinklao - Borom

THB 2,200 million
45 units

CENTRO
ลาดพร้าว - เสรีไทย

THB 1,850 million
151 units

CENTRO
สาทร – สุขสวัสดิ์

THB 1,250 million
109 units

Grande PLENO
วิภาวดี - รังสิต

THB 700 million
110 units

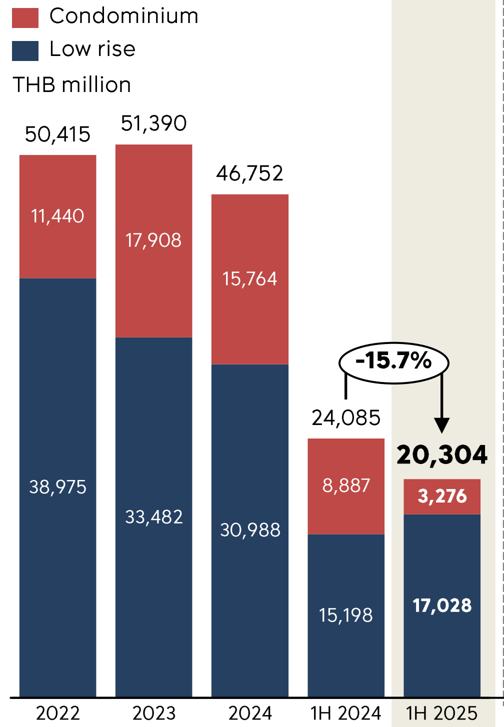
บ้านกลางเมือง THE EDITION
บางนา 2

THB 800 million
76 units

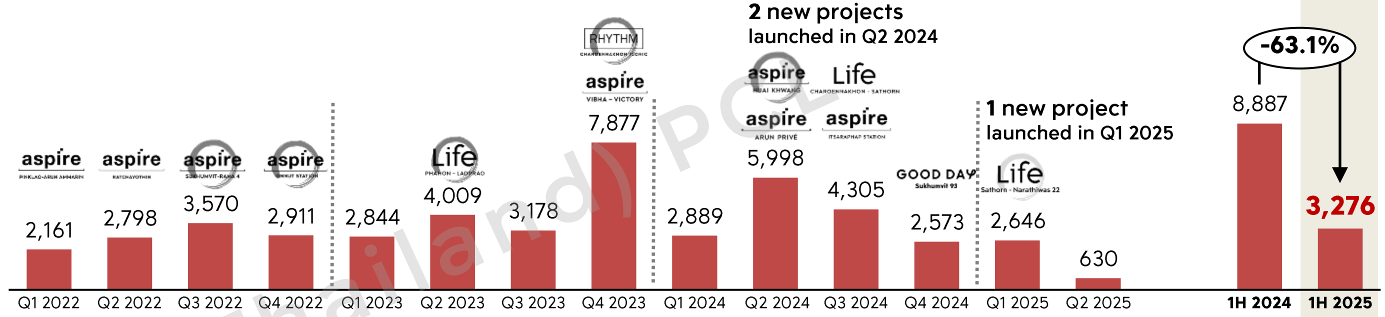
Note: Data as of 30th June 2025

Q2 2025 NET PRESALES : THB 8.2 BILLION

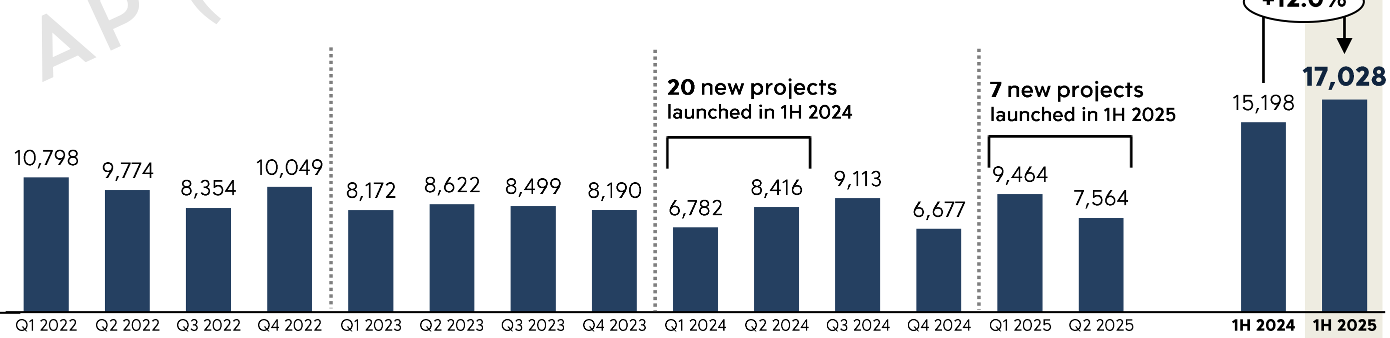
Total Net Presales



Condominium



Low Rise



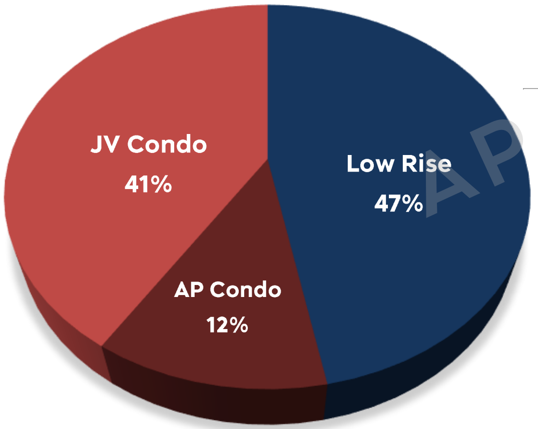
Note: Data as of 30th June 2025

BACKLOG BY SEGMENT : THB 45.2 BILLION

Total Backlog = 45,212 MB

Condo = 23,990 MB
AP Condo = 5,566 MB
JV Condo = 18,424 MB

Low rise = 21,222 MB



AP	Q2 2025	Q1 2025	2024	Q4 2024	Q3 2024	Q2 2024	Q1 2024	2023
Beginning Backlog	**19,011**	**16,560**	**16,364**	**17,915**	**16,202**	**16,314**	**16,364**	**16,783**
Gross sales booking	17,576	18,671	70,755	17,107	20,238	18,656	14,755	64,468
Cancellation	(9,800)	(8,691)	(34,698)	(9,397)	(8,854)	(9,298)	(7,149)	(27,544)
Net sales booking (excl. JV)	**7,777**	**9,980**	**36,057**	**7,710**	**11,384**	**9,357**	**7,606**	**36,924**
Ending Backlog (excl.JV)	**26,788**	**19,011**	**16,560**	**16,560**	**17,915**	**16,202**	**16,314**	**16,364**
- from Low Rise	21,222	13,658	11,680	11,680	13,894	13,524	12,874	13,269
- from Condo	5,566	5,354	4,880	4,880	4,021	2,678	3,440	3,096
Net Sales Booking (excl. JV)	**7,777**	**9,980**	**36,057**	**7,710**	**11,384**	**9,357**	**7,606**	**36,924**
- from Low Rise	7,564	9,464	30,988	6,677	9,113	8,416	6,782	33,482
- from Condo	212	515	5,069	1,033	2,272	941	824	3,442
Net Sales Booking (inc. JV)	**8,194**	**12,110**	**46,752**	**9,250**	**13,417**	**14,414**	**9,671**	**51,390**
- from Low Rise	7,564	9,464	30,988	6,677	9,113	8,416	6,782	33,482
- from Condo	630	2,646	15,764	2,573	4,305	5,998	2,889	17,908

JV	Q2 2025	Q1 2025	2024	Q4 2024	Q3 2024	Q2 2024	Q1 2024	2023
Beginning Backlog	**18,006**	**17,707**	**17,269**	**19,234**	**20,937**	**17,679**	**17,269**	**13,619**
Gross sales booking	1,008	3,203	14,975	3,072	3,069	6,063	2,771	19,683
Cancellation	(590)	(1,073)	(4,280)	(1,532)	(1,035)	(1,005)	(707)	(5,217)
Net sales booking - JV	**418**	**2,130**	**10,695**	**1,540**	**2,033**	**5,057**	**2,065**	**14,466**
Ending Backlog - JV	**18,424**	**18,006**	**17,707**	**17,707**	**19,234**	**20,937**	**17,679**	**17,269**

Backlog includes Q2 2025 transfer value which is not yet announced.

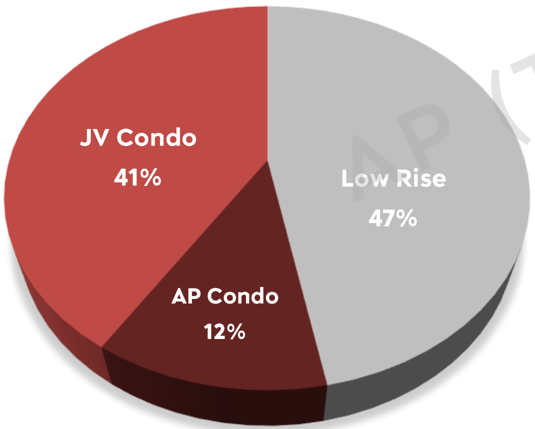
<u>Note</u>: Data as of 30th June 2025

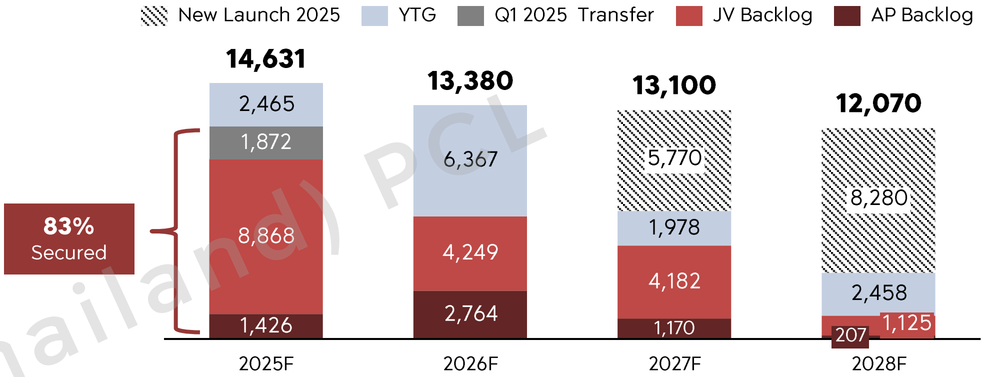
CONDOMINIUM BACKLOG : 2025F – 2028F

Condo Backlog = 23,990 MB

AP Condo = **5,566** MB

JV Condo = **18,424** MB





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 Transfer: Q1 2025		41			
JV Condo Transfer: Q1 2025		1,831			
AP Condo Backlog	5,566	1,426	2,764	1,170	207
JV Condo Backlog	18,424	8,868	4,249	4,182	1,125
	23,990	10,294	7,012	5,352	1,332
% Secure		**83%**	**52%**	**41%**	**11%**

Backlog includes Q2 2025 transfer value which is not yet announced.

Note: Data as of 30th June 2025

AP

Q2 2025 PROJECTS ONGOING

185 PROJECTS

*INCLUDED 12 JV PROJECTS

Brand	No of Projects	No of Units	Project Value (MB)	% Sold Unit (as of 30/06/25)	Available for Sales (MB)
Single - Detached House					
Palazzo	2	68	3,841	9%	3,503
City	17	1,507	27,529	59%	11,830
Centro	30	5,452	49,887	55%	23,805
Moden	9	2,190	12,549	26%	9,279
SDH - Available for Sales	**58**		**93,806**		**48,416**
Townhouse & Semi - Detached House					
Baan Klang Muang	30	5,378	34,152	64%	13,393
Grande Pleno	17	3,434	18,586	56%	8,946
Pleno	26	7,024	23,413	68%	8,027
Pleno Town	18	6,426	17,168	50%	8,544
District	2	46	746	33%	622
TH-Available for Sales	**93**		**94,064**		**39,531**
UPC					
Api Town	14	3,424	13,767	52%	6,881
UPC-Avaliable for sales	**14**		**13,767**		**6,881**
Condominium (AP)					
Life	1	580	2,500	68%	793
Aspire	6	1,860	5,850	65%	2,058
Good Day	1	604	1,100	64%	395
Condo-Available for Sales (exc. JV)	**8**		**9,450**		**3,246**
Total ongoing projects available for sales (exc. JV)	**173**		**211,088**		**98,075**

Brand	No of Projects	No of Units	Project Value (MB)	% Sold Unit (as of 30/06/25)	Available for Sales (MB)
The Address	1	880	8,600	62%	3,274
Rhythm	3	1,301	13,250	87%	1,730
Life	5	5,362	24,350	79%	3,599
Aspire	3	3,293	12,400	76%	2,278
JV-Available for Sales	**12**		**58,600**		**10,881**

Note: Data as of 30th June 2025

Q2 2025 TOTAL PORTFOLIO

AP	Total Value on Hand (MB)					
	SDH	TH	UPC	Low Rise	Condo	Total
Backlog	10,011	9,681	1,530	21,222	5,566	26,788
Existing Projects - Available for Sales	48,416	39,531	6,881	94,829	3,246	98,075
Remaining Projects to be Launched in 2025	17,450	14,200	3,300	34,950	-	34,950
Total Value of Our Portfolio	**75,877**	**63,413**	**11,711**	**151,001**	**8,812**	**159,813**

JV	Total Value on Hand (MB)					
	SDH	TH	UPC	Low Rise	Condo	Total
Backlog					18,424	18,424
Existing Projects - Available for Sales					10,881	10,881
Remaining Projects to be Launched in 2025					18,400	18,400
Total Value of Our Portfolio					**47,705**	**47,705**
Total Portfolio (AP&JV)	**75,877**	**63,413**	**11,711**	**151,001**	**56,517**	**207,517**

Backlog includes Q2 2025 transfer value which is not yet announced.

Note: Data as of 30th June 2025

AP (Thailand) Public Co., Ltd.

TRIS Rating has reaffirmed the company rating of AP (Thailand) Public Company Limited (AP), as well as the ratings on AP's senior unsecured debentures, at **"A"** with a **"stable"** outlook for the third consecutive year.

Click here for the full paper https://ap.listedcompany.com/misc/rating/20250522-ap-trisrating20250522-en.pdf

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