



# Q3 2025 PRESALES UPDATE

AP(THAILAND) PUBLIC COMPANY LIMITED

**ใช้ได้ดี ที่เลือกเองได้**



ที่สุดของ  
*Living*Quality   
ในแบบคุณ

# Q3 2025 NEW PROJECTS LAUNCH

**TOTAL 14 PROJECTS | THB 23,950 MILLION**

**SINGLE - DETACHED HOUSE**  
**5 PROJECTS | THB 11,000 MILLION**

**UPCOUNTRY**  
**2 PROJECTS | THB 2,300 MILLION**



**BAAN  
KLANG KRUNG**  
Sathupradit 57  
THB 600 million  
9 units



**THE  
CITY**  
บางนา 3  
THB 3,100 million  
197 units



**THE  
CITY**  
พัฒนาการ 2  
THB 1,600 million  
94 units



**THE  
CITY**  
ราชพฤกษ์ - ปรามนก  
THB 3,800 million  
169 units



**CENTRO**  
เทพารักษ์ - ศรีนครินทร์  
THB 1,900 million  
211 units



**อุทิศวน**  
ราชบุรี  
THB 1,100 million  
293 units



**อุทิศวน**  
ขอนแก่น 2  
THB 1,200 million  
137 units

**SEMI - DETACHED HOUSE & TOWNHOUSE**  
**6 PROJECTS | THB 6,050 MILLION**

**CONDOMINIUM**  
**THB 4,600 MILLION**



**บ้านกลางเมือง  
THE EDITION**  
วิภาวดี  
THB 1,100 million  
71 units



**บ้านกลางเมือง  
THE EDITION**  
สาทร - ทิพย์พฤกษ์  
THB 1,500 million  
144 units



**Grande  
PLENO**  
พลับพลา - วิภาวดี 3  
THB 50 million  
8 units



**Grande  
PLENO**  
ทวีวัฒนา  
THB 1,700 million  
240 units



**Pleno**  
สุขุมวิท - บางนา 4  
THB 700 million  
130 units



**Pleno  
TOWN**  
ลำลูกกาคลอง 7 - วงแหวน  
THB 1,000 million  
495 units



**Life**  
Udomsuk Station  
THB 4,600 million  
1,004 units

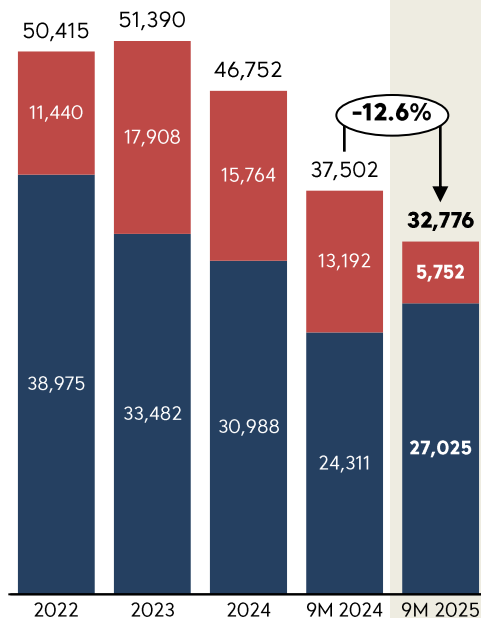
# Q3 2025 NET PRESALES : THB 12.5 BILLION

## Total Net Presales

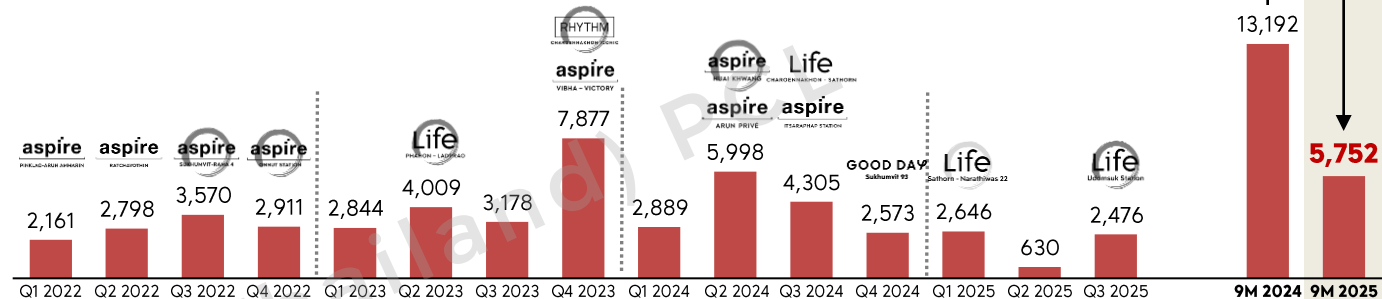
Condominium

Low rise

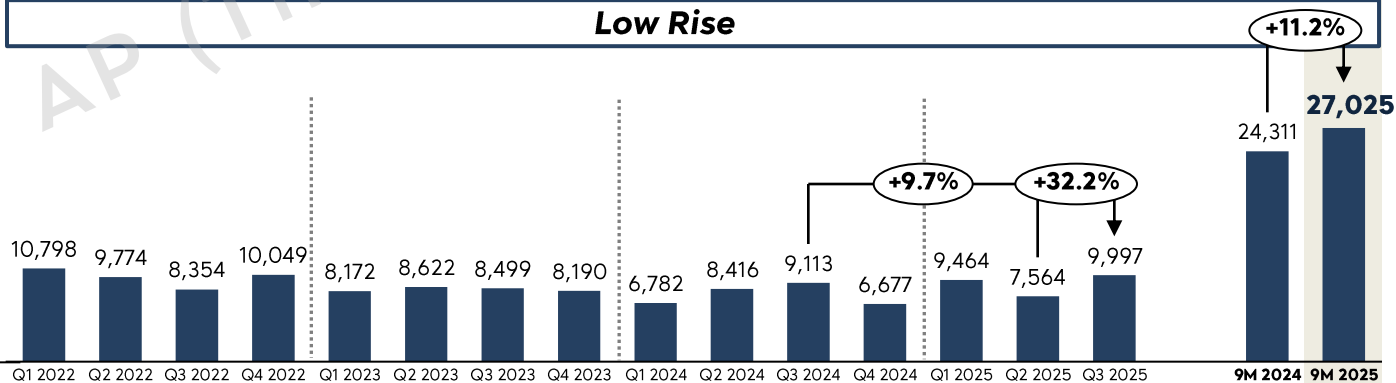
THB million



## Condominium



## Low Rise



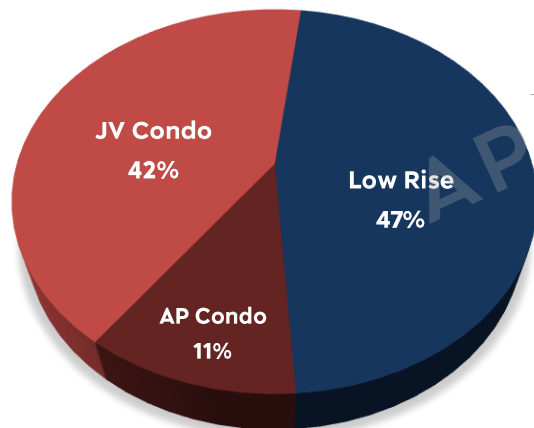
# BACKLOG BY SEGMENT : THB 46.5 BILLION

**Total Backlog = 46,468 MB**

**Condo = 24,539 MB**

- AP Condo = 5,161 MB  
- JV Condo = 19,378 MB

**Low rise = 21,929 MB**



| AP                                  | Q3 2025<br>30/09/2568 | Q2 2025       | Q1 2025       | 2024          | Q4 2024       | Q3 2024       | Q2 2024       | Q1 2024       |
|-------------------------------------|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Beginning Backlog</b>            | <b>17,082</b>         | <b>19,011</b> | <b>16,560</b> | <b>16,364</b> | <b>17,915</b> | <b>16,202</b> | <b>16,314</b> | <b>16,364</b> |
| Gross sales booking                 | 20,260                | 17,576        | 18,671        | 70,755        | 17,107        | 20,238        | 18,656        | 14,755        |
| Cancellation                        | (10,252)              | (9,800)       | (8,691)       | (34,698)      | (9,397)       | (8,854)       | (9,298)       | (7,149)       |
| <b>Net sales booking (excl. JV)</b> | <b>10,008</b>         | <b>7,777</b>  | <b>9,980</b>  | <b>36,057</b> | <b>7,710</b>  | <b>11,384</b> | <b>9,357</b>  | <b>7,606</b>  |
| <b>Ending Backlog (excl. JV)</b>    | <b>27,090</b>         | <b>17,082</b> | <b>19,011</b> | <b>16,560</b> | <b>16,560</b> | <b>17,915</b> | <b>16,202</b> | <b>16,314</b> |
| - from Low Rise                     | 21,929                | 11,933        | 13,658        | 11,680        | 11,680        | 13,894        | 13,524        | 12,874        |
| - from Condo                        | 5,161                 | 5,150         | 5,354         | 4,880         | 4,880         | 4,021         | 2,678         | 3,440         |
| <b>Net Sales Booking (excl. JV)</b> | <b>10,008</b>         | <b>7,777</b>  | <b>9,980</b>  | <b>36,057</b> | <b>7,710</b>  | <b>11,384</b> | <b>9,357</b>  | <b>7,606</b>  |
| - from Low Rise                     | 9,997                 | 7,564         | 9,464         | 30,988        | 6,677         | 9,113         | 8,416         | 6,782         |
| - from Condo                        | 11                    | 212           | 515           | 5,069         | 1,033         | 2,272         | 941           | 824           |
| <b>Net Sales Booking (inc. JV)</b>  | <b>12,472</b>         | <b>8,194</b>  | <b>12,110</b> | <b>46,752</b> | <b>9,250</b>  | <b>13,417</b> | <b>14,414</b> | <b>9,671</b>  |
| - from Low Rise                     | 9,997                 | 7,564         | 9,464         | 30,988        | 6,677         | 9,113         | 8,416         | 6,782         |
| - from Condo                        | 2,476                 | 630           | 2,646         | 15,764        | 2,573         | 4,305         | 5,998         | 2,889         |

| JV                            | Q3 2025<br>30/09/2568 | Q2 2025       | Q1 2025       | 2024          | Q4 2024       | Q3 2024       | Q2 2024       | Q1 2024       |
|-------------------------------|-----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Beginning Backlog</b>      | <b>16,914</b>         | <b>18,006</b> | <b>17,707</b> | <b>17,269</b> | <b>19,234</b> | <b>20,937</b> | <b>17,679</b> | <b>17,269</b> |
| Gross sales booking           | 4,595                 | 1,008         | 3,203         | 14,975        | 3,072         | 3,069         | 6,063         | 2,771         |
| Cancellation                  | (2,131)               | (590)         | (1,073)       | (4,280)       | (1,532)       | (1,035)       | (1,005)       | (707)         |
| <b>Net sales booking - JV</b> | <b>2,464</b>          | <b>418</b>    | <b>2,130</b>  | <b>10,695</b> | <b>1,540</b>  | <b>2,033</b>  | <b>5,057</b>  | <b>2,065</b>  |
| <b>Ending Backlog - JV</b>    | <b>19,378</b>         | <b>16,914</b> | <b>18,006</b> | <b>17,707</b> | <b>17,707</b> | <b>19,234</b> | <b>20,937</b> | <b>17,679</b> |

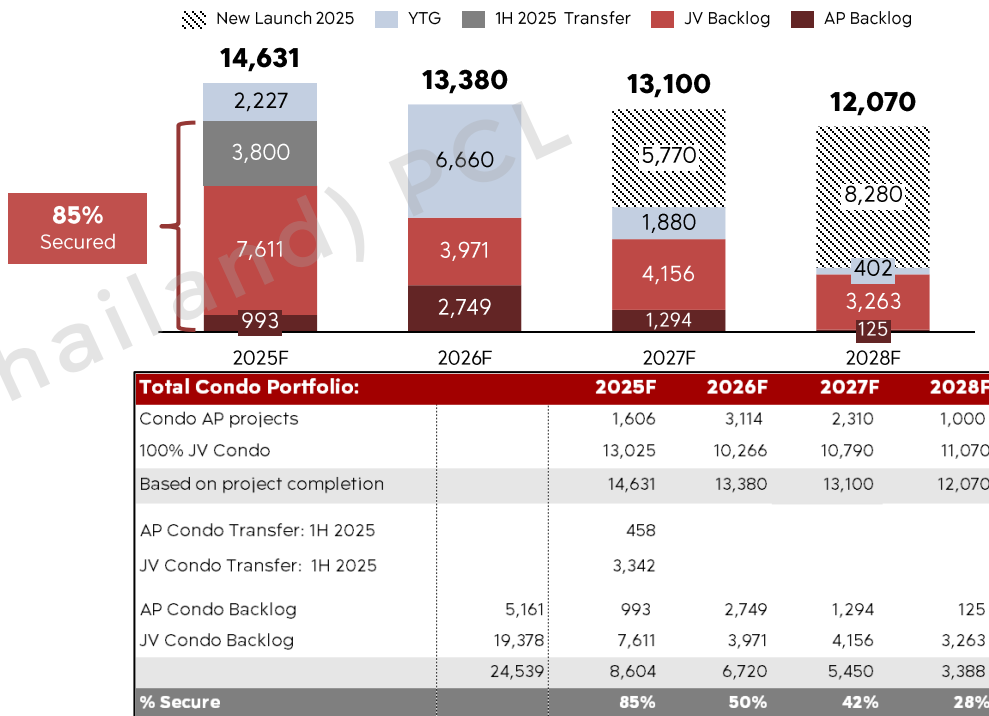
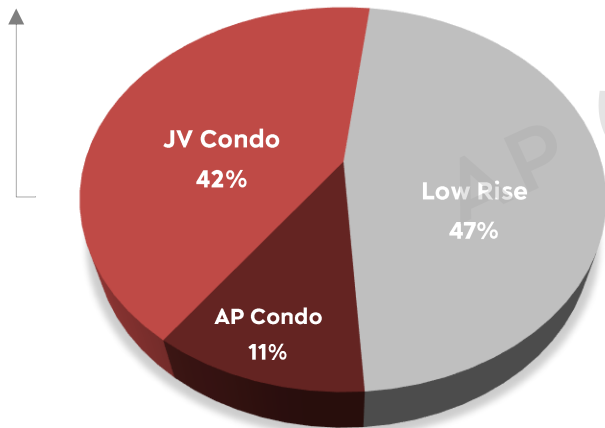
*\*Backlog includes Q3 2025 transfer value which is not yet announced.*

# CONDOMINIUM BACKLOG : 2025F – 2028F

**Condo Backlog = 24,539 MB**

AP Condo = **5,161 MB**

JV Condo = **19,378 MB**



**\*Backlog includes Q3 2025 transfer value which is not yet announced.**

# Q3 2025 PROJECTS ONGOING

## 195 PROJECTS

\*INCLUDED 13 JV PROJECTS

| Brand                                                       | No of Projects | No of Units | Project Value<br>(MB) | % Sold Unit<br>(as of 30/09/25) | Available for<br>Sales (MB) |
|-------------------------------------------------------------|----------------|-------------|-----------------------|---------------------------------|-----------------------------|
| Single - Detached House                                     |                |             |                       |                                 |                             |
| Palazzo                                                     | 2              | 68          | 3,827                 | 16%                             | 3,202                       |
| Baan Klang Krung                                            | 1              | 9           | 607                   | 11%                             | 540                         |
| City                                                        | 20             | 1,967       | 36,092                | 51%                             | 18,547                      |
| Centro                                                      | 31             | 5,654       | 51,832                | 56%                             | 23,757                      |
| Moden                                                       | 9              | 2,190       | 12,522                | 27%                             | 9,047                       |
| <b>SDH - Available for Sales</b>                            | <b>63</b>      |             | <b>104,879</b>        |                                 | <b>55,092</b>               |
| Townhouse & Semi - Detached House                           |                |             |                       |                                 |                             |
| Baan Klang Muang                                            | 32             | 5,654       | 37,288                | 65%                             | 14,721                      |
| Grande Pleno                                                | 18             | 3,628       | 19,908                | 57%                             | 9,377                       |
| Pleno                                                       | 25             | 6,394       | 21,637                | 67%                             | 7,708                       |
| Pleno Town                                                  | 19             | 6,921       | 18,186                | 51%                             | 8,780                       |
| District                                                    | 2              | 46          | 741                   | 33%                             | 639                         |
| <b>TH-Available for Sales</b>                               | <b>96</b>      |             | <b>97,760</b>         |                                 | <b>41,226</b>               |
| UPC                                                         |                |             |                       |                                 |                             |
| Api Town                                                    | 16             | 3,854       | 15,977                | 50%                             | 8,349                       |
| <b>UPC-Available for sales</b>                              | <b>16</b>      |             | <b>15,977</b>         |                                 | <b>8,349</b>                |
| Condominium (AP)                                            |                |             |                       |                                 |                             |
| Life                                                        | 1              | 580         | 2,500                 | 65%                             | 875                         |
| Aspire                                                      | 5              | 1,741       | 5,350                 | 65%                             | 2,016                       |
| Good Day                                                    | 1              | 604         | 1,100                 | 66%                             | 373                         |
| <b>Condo-Available for Sales (exc. JV)</b>                  | <b>7</b>       |             | <b>8,950</b>          |                                 | <b>3,265</b>                |
| <b>Total ongoing projects available for sales (exc. JV)</b> | <b>182</b>     |             | <b>227,567</b>        |                                 | <b>107,931</b>              |
|                                                             |                |             |                       |                                 |                             |
| Brand                                                       | No of Projects | No of Units | Project Value<br>(MB) | % Sold Unit<br>(as of 30/09/25) | Available for<br>Sales (MB) |
| The Address                                                 | 1              | 880         | 8,600                 | 64%                             | 3,098                       |
| Rhythm                                                      | 3              | 1,301       | 13,250                | 88%                             | 1,530                       |
| Life                                                        | 6              | 6,366       | 28,950                | 76%                             | 5,561                       |
| Aspire                                                      | 3              | 3,293       | 12,400                | 71%                             | 2,828                       |
| <b>JV-Available for Sales</b>                               | <b>13</b>      |             | <b>63,200</b>         |                                 | <b>13,016</b>               |

# Q3 2025 TOTAL PORTFOLIO

| AP                                        | Total Value on Hand (MB) |        |        |          |        |         |
|-------------------------------------------|--------------------------|--------|--------|----------|--------|---------|
|                                           | SDH                      | TH     | UPC    | Low Rise | Condo  | Total   |
| Backlog                                   | 9,851                    | 10,130 | 1,948  | 21,929   | 5,161  | 27,090  |
| Existing Projects - Available for Sales   | 55,092                   | 41,226 | 8,349  | 104,666  | 3,265  | 107,931 |
| Remaining Projects to be Launched in 2025 | 7,150                    | 7,450  | 1,000  | 15,600   | -      | 15,600  |
| Total Value of Our Portfolio              | 72,093                   | 58,806 | 11,296 | 142,195  | 8,425  | 150,621 |
|                                           |                          |        |        |          |        |         |
| JV                                        | Total Value on Hand (MB) |        |        |          |        |         |
|                                           | SDH                      | TH     | UPC    | Low Rise | Condo  | Total   |
| Backlog                                   |                          |        |        |          | 19,378 | 19,378  |
| Existing Projects - Available for Sales   |                          |        |        |          | 13,016 | 13,016  |
| Remaining Projects to be Launched in 2025 |                          |        |        |          | 13,800 | 13,800  |
| Total Value of Our Portfolio              |                          |        |        |          | 46,194 | 46,194  |
|                                           |                          |        |        |          |        |         |
| Total Portfolio (AP&JV)                   | 72,093                   | 58,806 | 11,296 | 142,195  | 54,620 | 196,815 |



## AP (Thailand) Public Co., Ltd.

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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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