



Y2025 PRESALES UPDATE

AP(THAILAND) PUBLIC COMPANY LIMITED

ใช้ได้ดี ที่เลือกเองได้

Y2025 NEW PROJECTS LAUNCHED

TOTAL 44 PROJECTS | THB 59,600 MILLION

Project Name	Number of Units	Project Value (THB million)	Launch Period
Grande Pleno Vibhavadi Rangsit	110	700	Q2 2025
Baan Klang Mueng The Edition Bangna2	76	800	Q2 2025
Baan Klang Mueng The Edition Sathorn Kallapapruet	144	1,500	Q3 2025
Grande Pleno Thawiwattana	240	1,700	Q3 2025
Pleno Town Lamlukka Klong7 - Wongwaen	495	1,000	Q3 2025
Pleno Sukhumvit Bangna4	130	700	Q3 2025
Grande Pleno Phaholyothin - Vibhavadi3	8	50	Q3 2025
Baan Klang Mueng The Edition Vibhavadi	133	1,100	Q3 2025
Pleno Rama3 - Suksawat 30	135	620	Q4 2025
Pleno Ratchapruet2	175	730	Q4 2025
Pleno Town Rangsit Klong2	497	1,280	Q4 2025
Pleno Town Chalongsong 53	441	1,160	Q4 2025
Pleno Chaengwattana - Tiwanon	216	750	Q4 2025
Pleno Chaengwattana	85	300	Q4 2025
Pleno Town Chaengwattana - 345	183	500	Q4 2025
Grande Pleno Krungthepkreeha	184	1,370	Q4 2025
Pleno Town Ladkrabang - Suvarnabhumi	357	950	Q4 2025
Baan Klang Mueng Pinklao - Borom	127	650	Q4 2025
Baan Klang Mueng The Edition Phaholyothin Vibhavadi	126	1,000	Q4 2025
Baan Klang Mueng Ratchapruet - Nakhonin	274	1,350	Q4 2025
Grande Pleno Sukhumvit - Preakasa	200	1,300	Q4 2025
Baan Klang Mueng Pinklao - Charun2	124	690	Q4 2025
Townhouse & Semi-Detached House : 22 Projects		20,200	
Apitown Ratchaburi	293	1,100	Q3 2025
Apitown Khonkaen 2	137	1,200	Q3 2025
Upcountry : 2 Projects		2,300	

Project Name	Number of Units	Project Value (THB million)	Launch Period
Moden Kanchana Bangya	287	1,450	Q1 2025
The Palazzo Pinklao Borom	45	2,200	Q2 2025
The Palazzo Krungthep Kreeha	23	1,600	Q2 2025
Centro Sathorn Suksawat	109	1,250	Q2 2025
Centro Ladprao Serithai	151	1,850	Q2 2025
The City Ratchapruet Prannok	169	3,800	Q3 2025
Baan Klang Krung Sathupradit57	9	600	Q3 2025
The City Bangna 3	197	3,100	Q3 2025
The City Phatthanakan2	94	1,600	Q3 2025
Centro Theparak Srinakarin	202	1,900	Q3 2025
Moden Bangna Suvarnabhumi	173	1,250	Q4 2025
Centro Rama 2	111	1,050	Q4 2025
Beon Kaset - Nawamin	23	1,000	Q4 2025
Centro Ratchapruet - Nakhonin	133	1,350	Q4 2025
The City Thawiwattana 2	63	860	Q4 2025
Moden Ramintra Wongwaen	172	1,270	Q4 2025
Centro Salaya - Pinklao	165	1,370	Q4 2025
Single-Detached House : 17 Projects		27,500	
Life Sathorn Narathiwas22 (JV)	416	1,800	Q1 2025
Life Udomsuk Station (JV)	1,004	4,600	Q3 2025
Aspire Sukhumvit 103 (JV)	1,126	3,200	Q4 2025
Condominium : 3 Projects		9,600	
Total New Launch: 44 Projects		59,600	

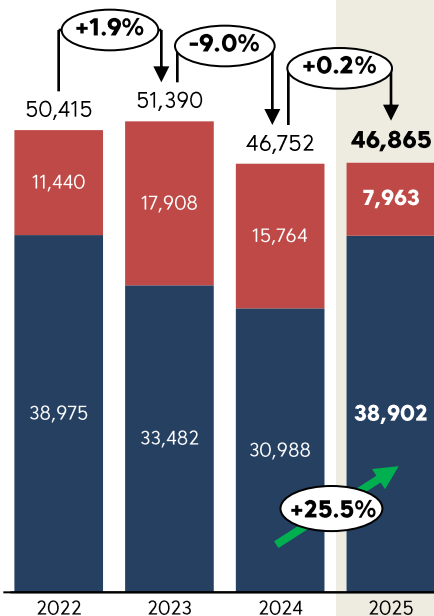
Y2025 NET PRESALES : THB 46.9 BILLION

Total Net Presales

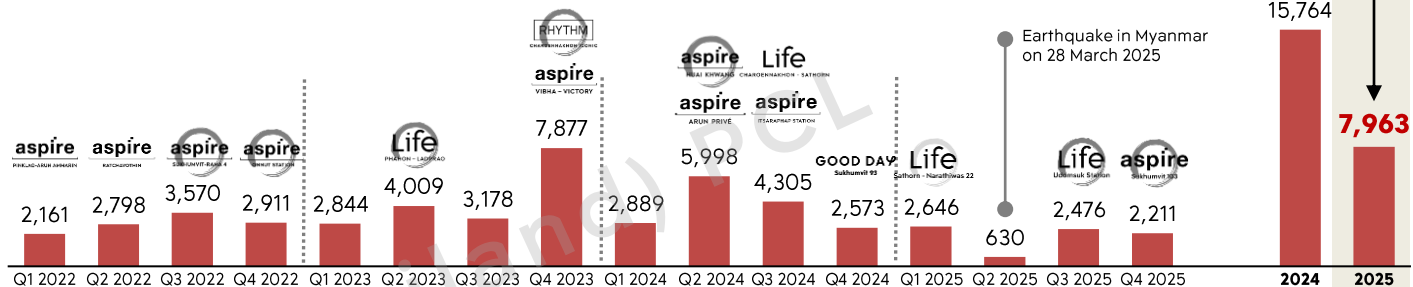
Condominium

Low rise

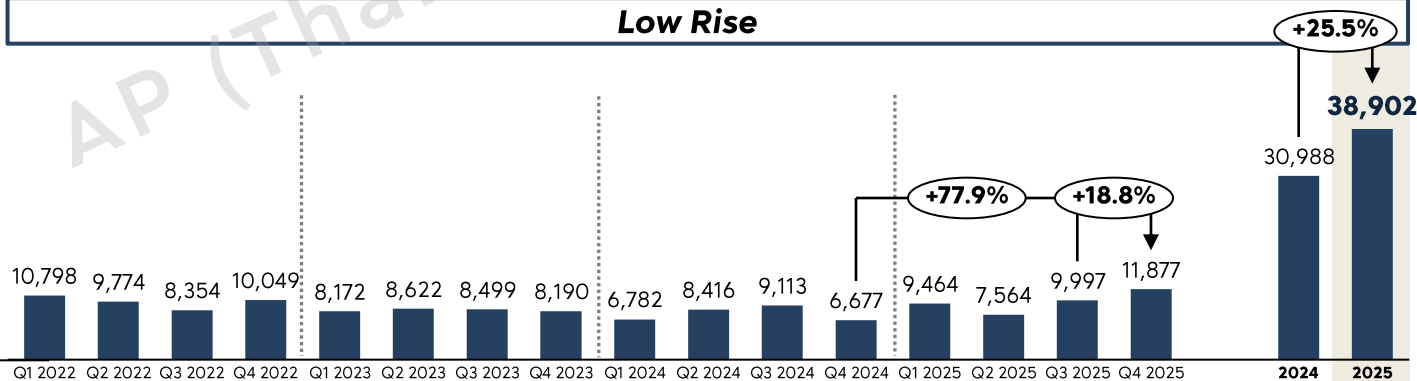
THB million



Condominium



Low Rise



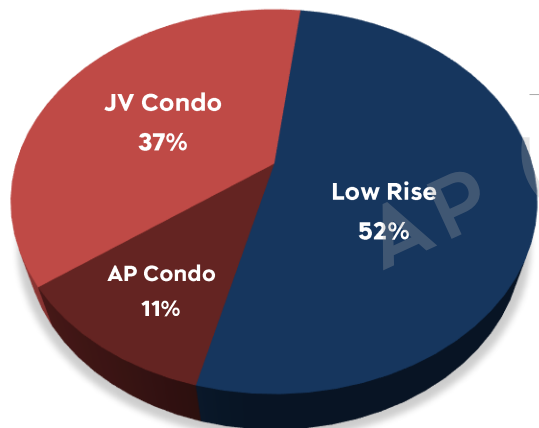
BACKLOG BY SEGMENT : THB 48.3 BILLION

Total Backlog = 48,306 MB

Condo = 23,196 MB

- AP Condo = 5,139 MB
- JV Condo = 18,057 MB

Low rise = 25,110 MB



AP	2025	Q4 2025	Q3 2025	Q2 2025	Q1 2025	2024	2023
Beginning Backlog	16,560	18,176	17,082	19,011	16,560	16,364	16,783
Gross sales booking	78,526	22,018	20,260	17,576	18,671	70,755	64,468
Cancellation	(38,688)	(9,945)	(10,252)	(9,800)	(8,691)	(34,698)	(27,544)
Net sales booking (excl. JV)	39,837	12,073	10,008	7,777	9,980	36,057	36,924
Ending Backlog (excl. JV)	30,249	30,249	18,176	17,082	19,011	16,560	16,364
- from Low Rise	25,110	25,110	13,233	11,933	13,658	11,680	13,269
- from Condo	5,139	5,139	4,943	5,150	5,354	4,880	3,096
Net Sales Booking (excl. JV)	39,837	12,073	10,008	7,777	9,980	36,057	36,924
- from Low Rise	38,902	11,877	9,997	7,564	9,464	30,988	33,482
- from Condo	935	196	11	212	515	5,069	3,442
Net Sales Booking (inc. JV)	46,865	14,089	12,472	8,194	12,110	46,752	51,390
- from Low Rise	38,902	11,877	9,997	7,564	9,464	30,988	33,482
- from Condo	7,963	2,211	2,476	630	2,646	15,764	17,908
JV	2025	Q4 2025	Q3 2025	Q2 2025	Q1 2025	2024	2023
Beginning Backlog	17,707	16,041	16,914	18,006	17,707	17,269	13,619
Gross sales booking	12,072	3,265	4,595	1,008	3,203	14,975	19,683
Cancellation	(5,044)	(1,250)	(2,131)	(590)	(1,073)	(4,280)	(5,217)
Net sales booking - JV	7,028	2,015	2,464	418	2,130	10,695	14,466
Ending Backlog - JV	18,057	18,057	16,041	16,914	18,006	17,707	17,269

**Backlog includes transfer values for Q4 2025 that have not yet been announced.*

Y2025 PROJECTS ONGOING

213 PROJECTS

*INCLUDED 14 JV PROJECTS

*Available for sales include completed inventory, projects under development, and work in progress.

Note: Data as of 31st December 2025

Brand	No of Projects	No of Units	Project Value (MB)	% Sold Unit (as of 31/12/25)	*Available for Sales (MB)
Single - Detached House					
Palazzo	2	68	3,804	21%	2,969
Baan Klang Krung	1	9	607	11%	540
BEON	1	23	1,259	4%	1,094
City	21	2,030	36,845	54%	17,549
Centro	33	5,926	54,337	55%	25,228
Moden	11	2,535	15,049	26%	11,245
SDH - Available for Sales	69		111,900		58,625
Townhouse & Semi - Detached House					
Baan Klang Muang	35	6,260	40,653	63%	15,974
Grande Pleno	20	4,006	22,466	57%	10,708
Pleno	28	6,770	23,137	66%	8,404
Pleno Town	23	8,397	22,038	49%	11,153
District	2	46	734	46%	545
TH-Available for Sales	108		109,028		46,783
UPC					
Api Town	15	3,546	15,132	51%	7,755
UPC-Available for sales	15		15,132		7,755
Condominium (AP)					
Life	1	580	2,500	64%	901
Aspire	5	1,741	5,350	69%	1,842
Good Day	1	604	1,100	73%	302
Condo-Available for Sales (exc. JV)	7		8,950		3,045
Total ongoing projects available for sales (exc. JV)	199		245,009		116,208
Brand	No of Projects	No of Units	Project Value (MB)	% Sold Unit (as of 31/12/25)	Available for Sales (MB)
The Address	1	880	8,600	66%	2,893
Rhythm	2	880	8,350	85%	1,241
Life	7	5,875	25,150	66%	7,332
Aspire	4	4,419	15,600	59%	5,318
JV-Available for Sales	14		57,700		16,784

Y2025 TOTAL PORTFOLIO

AP	Total Value on Hand (MB)					
	SDH	TH	UPC	Low Rise	Condo	Total
Backlog	10,366	12,607	2,137	25,110	5,139	30,249
Existing Projects - Available for Sales	58,625	46,783	7,755	113,163	3,045	116,208
Total Value of Our Portfolio	68,991	59,390	9,892	138,273	8,185	146,458
JV	Total Value on Hand (MB)					
	SDH	TH	UPC	Low Rise	Condo	Total
Backlog					18,057	18,057
Existing Projects - Available for Sales					16,784	16,784
Total Value of Our Portfolio					34,840	34,840
Total Portfolio (AP&JV)	68,991	59,390	9,892	138,273	43,025	181,298

**Backlog includes transfer values for Q4 2025 that have not yet been announced.*

**Available for sales include completed inventory, projects under development, and work in progress.*



เอพี ไทยแลนด์ ยืนหนึ่งแบรนด์อสังหาฯ ที่ผู้บริโภคเชื่อมั่น

ชนะ 40 รางวัลชั้นนำ ระดับโลกและภูมิภาค



ครองความเป็นเลิศทุกมิติ

เดินหน้าพัฒนาที่อยู่อาศัยคุณภาพ

และยังยืนเพื่อที่**สุดของ Living Quality** ในแบบคุณ
เพื่อให้คุณสามารถเลือกใช้ **ชีวิตดีๆ ที่เลือกเองได้**



อ่านรายละเอียดเพิ่มเติมคลิก

เอพี ไทยแลนด์ ยืนหนึ่งแบรนด์อสังหาฯ ที่ผู้บริโภคเชื่อมั่น ได้รับการยืนยันจาก 40 รางวัลชั้นนำทั้งระดับโลกและภูมิภาค





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