

# AMATA Corporation Public Company Limited

Financial Performance Result for the period ended June 30, 2024

  
**AMATA**  
**SMART CITY**



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**1 Activities Highlight**

2 Company Overview

3 1H-2024 Performance

4 Sustainability Development

# Industrial Estate Expansion – Amata City Rayong Nong Lalok



**Project:** Amata City Rayong Nong Lalok

**Total Area:** 2.48 sq.km. or 1,547 Rai

**Sellable:** Approximately 75% from the total area

**Location:** Nong Lalok subdistrict, Rayong province

- 157km from Bangkok
- 76km from Sriracha
- 56km from Pattaya
- 151km from Suvarnabhumi Airport
- 43km from U-Tapao
- 56km from Laem Chabang Sea Port

# Industrial Estate Expansion – Amata City Chonburi2



**Project:** Amata City Chonburi 2 (Banbueng)

**Total Area:** 3.54 sq.km. or 2,213 Rai

**Sellable:** Approximately 75% from the total area

**Location:** Banbueng district, Chonburi province

- 97km from Bangkok
- 47km from Sriracha
- 69km from Pattaya
- 90km from Suvarnabhumi Airport
- 84km from U-Tapao
- 58km from Laem Chabang Sea Port





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# Vision



Creating **Perfect Cities**  
Where **Possibilities Happen**

# Mission



## “All WIN”

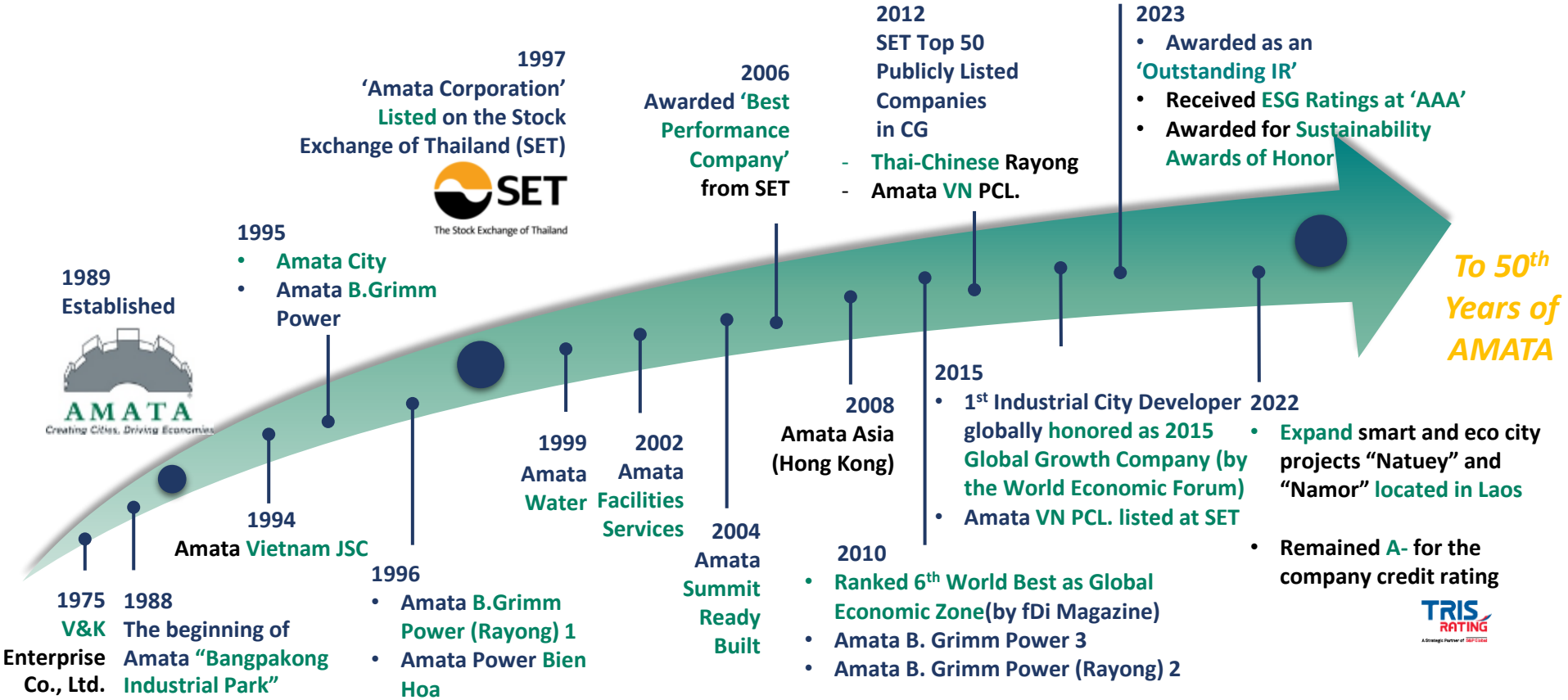
Committed to create culture of “All Win” for our stakeholders by expanding new frontiers and exploring innovation to build a Smart City that enriches quality of life.

# Key Milestone

2021

Awarded as  
'The Best Sustainability'

**AMATA**  
POSSIBILITIES HAPPEN





# AMATA Group of Companies

## INDUSTRIAL ESTATES



- AMATA CITY CHONBURI
- AMATA CITY RAYONG
- AMATA CITY BIEN HOA
- AMATA CITY LONG THANH
- AMATA CITY HALONG
- YANGON AMATA SMART AND ECO CITY
- AMATA CITY LAO SOLE
- AMATA SMART AND ECO CITY LAO PDR
- AMATA GMS DEVELOPMENT

## URBAN DEVELOPMENT

### THANH

- AMATA SERVICE CITY LONG THANH 1
- AMATA SERVICE CITY LONG THANH 2

## UTILITIES



- POWER PLANT
- WATER SUPPLY PLANT AND DISTRIBUTION FOR INDUSTRY
- WASTE WATER TREATMENT PLANT
- NATURAL GAS NETWORK AND CONTROL STATION FOR INDUSTRIAL ESTATE
- INDUSTRIAL GAS BUSINESS
- FIBER OPTICS NETWORK
- RENEWABLE ENERGY

## SERVICES



- WASTE & INDUSTRIAL WASTE MANAGEMENT
- READY BUILT FACTORY FOR RENT
- SECURITY
- MAINTENANCE FOR OFFICE AND FACTORY
- HOSPITAL
- EDUCATION
- RESIDENTIAL
- COMMERCIAL
- RECREATION
- HOTEL

## INVESTMENT



- AMATA ASIA LTD.
- AMATA VN PCL
- AMATA GLOBAL PTE. LTD.
- AMATA ENERGY CO., LTD.
- AMATA ASIA (MYANMAR) LTD.

# AMATA CITY CHONBURI



- **Amata Power Plant**  
5 blocks : Installed Capacity 675 MW



- **Power Substation of PEA**  
3 Substations : 300 MW



- **Natural Gas Supply**  
2 OTS : 59,000 cu.m./hour



- **Rental Factories**  
Ready Built Facilities up to 5,000 m<sup>2</sup>



- **Waste Water Treatment Plant**  
4 Plants : 50,500 m<sup>3</sup>



- **Water Supply & Sources**  
Total Raw Water Supply: 47.5 million m<sup>3</sup>



- **Fiber Optic Network**  
All area in Amata City Chonburi



- **Data Center Park**  
High-Quality Infrastructure Flood Protection



- **Amata Mansion**  
5-Floor, Condominium 168 Unit



- **Amata Spring Country Club**  
18 holes world class golf club



- **School**  
International School G.1-6  
Satit Kaset Laboratory G.1-12



- **Thai German Institute** Quality Training Facilities and institute for upgrading of workers' skills



- **Financial Street**  
9 Major Banks and leasing companies



- **Amata Vibharam Hospital**  
a 200-bed hospital with specialist services



- **Tesco Lotus Plus Mall**  
38,000 m<sup>2</sup> complex with a hyper mart



- **Hotel**  
4-star property with 5-star facilities and services



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# 1H-2024 Performance Summary

- Total revenue posted at THB 5,451 million, increased 50% (YoY)
- Earnings after MI reported at THB 695 million decreased 14% (YoY)
- Share profit from investment in associates THB 415 million, rose 5% (YoY)
- Land transferred of 314 Rais with remaining backlog at THB 16,939 million

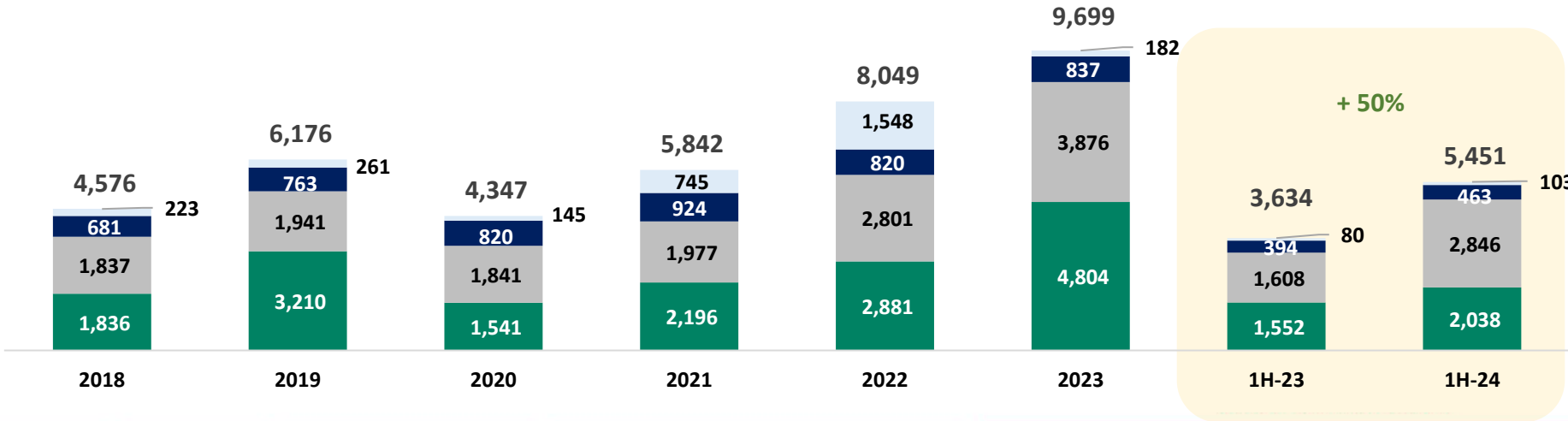


# Evolution of Revenue Growth

Business Segment	1H-23	1H-24	% Change
Land Sales	1,552	2,038	31%
Utilities & Services	1,608	2,846	77%
Rental	394	463	18%
Other Incomes	80	103	29%
Total Revenue	3,634	5,451	50%

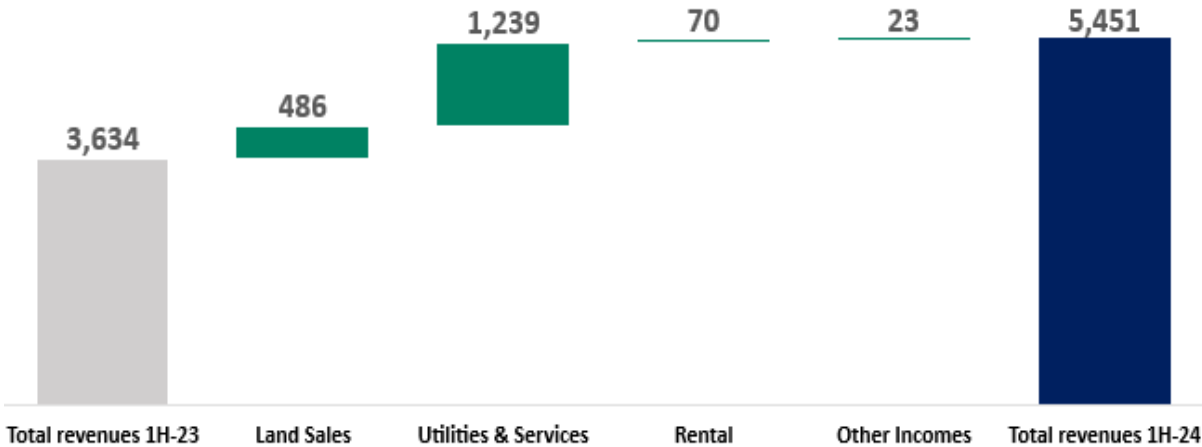
Land Sales   Utilities & Services   Rental   Other Incomes

Unit: MB



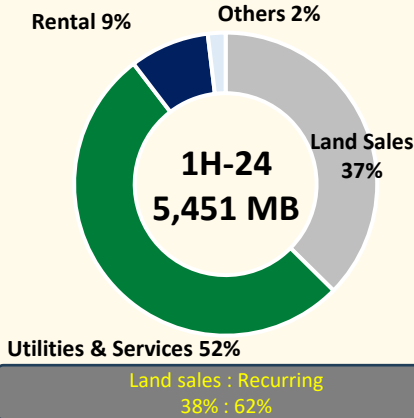
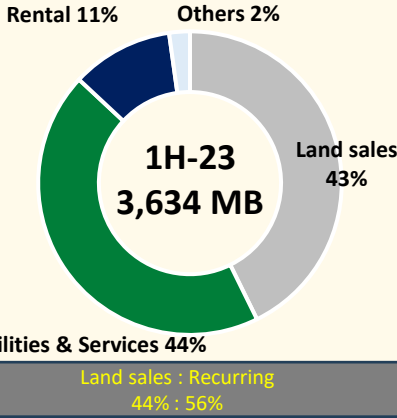
# Analysis of Change on Revenue

Unit: MB



Land Transferred (%)	AMATA CITY CHONBURI	AMATA CITY RAYONG	THAI CHINESE RAYONG	AMATA VN
1H-23	48%	46%	-	6%
1H-24	26%	56%	-	18%

\*in terms of rai

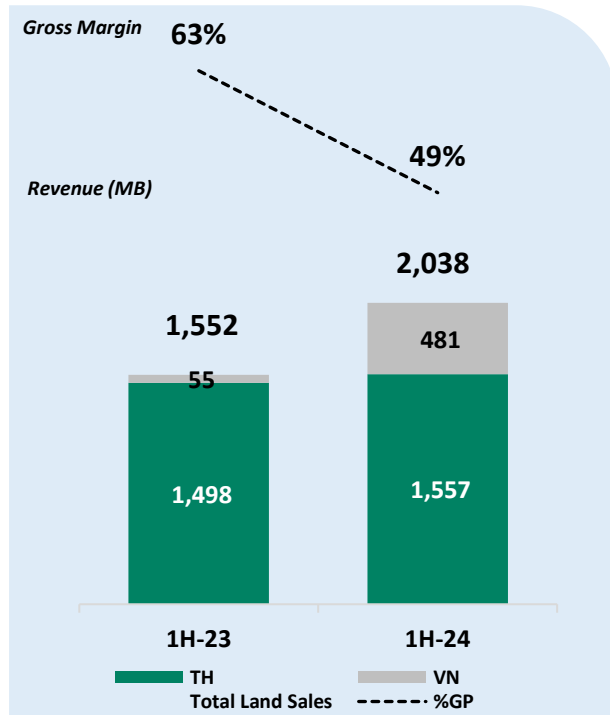




# Industrial Land Sales

Revenue : 2,038 MB

GPM (%) : 49%



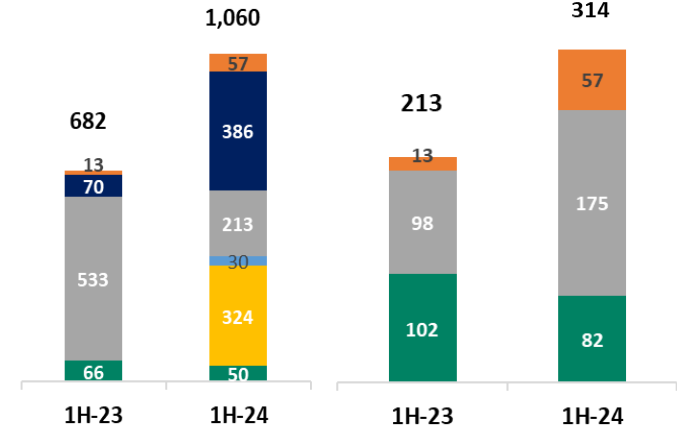
**Backlog:**  
(30 June 2024)

**16,939 MB**

## Pre-Land Sales 1H-23 vs 1H-24

Unit: Rai

- AMATA VN
- THAI-CHINESE RAYONG
- AMATA CITY RAYONG
- SMART CITY CHONBURI
- CHONBURI 2
- AMATA CITY CHONBURI



As of Jun 30, 2024

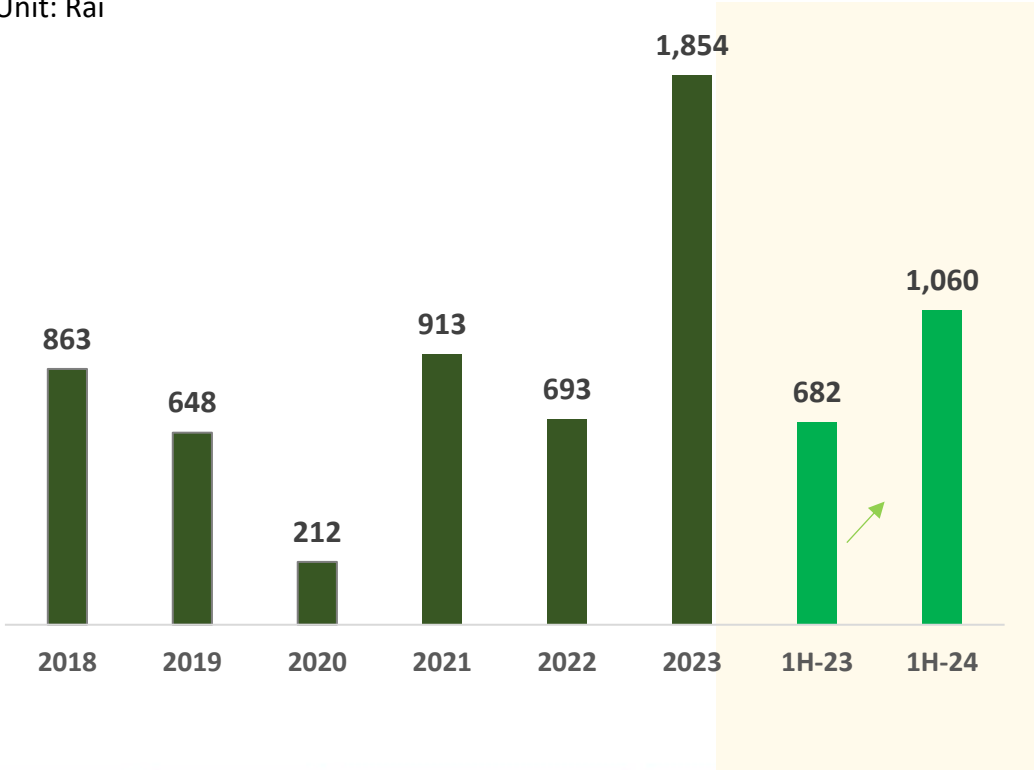
Land Bank (Unit : Rai)	Chonburi	Rayong	Total
Land available for sales	589	1,571	2,160
Raw Land - Awaiting for development	11,056	3,077	14,133
Commercial Area	779	196	975
<b>Grand Total</b>	<b>12,424</b>	<b>4,844</b>	<b>17,268</b>

\*Include Chonburi2 and TCR

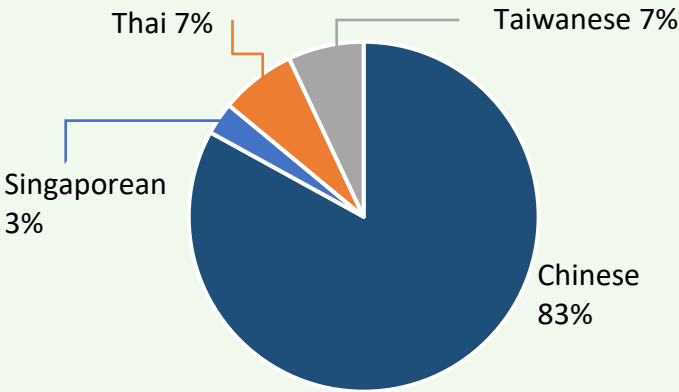
# Industrial Land Sales

## Historical Land Sales

Unit: Rai



## Q2-2024 Customer Profile

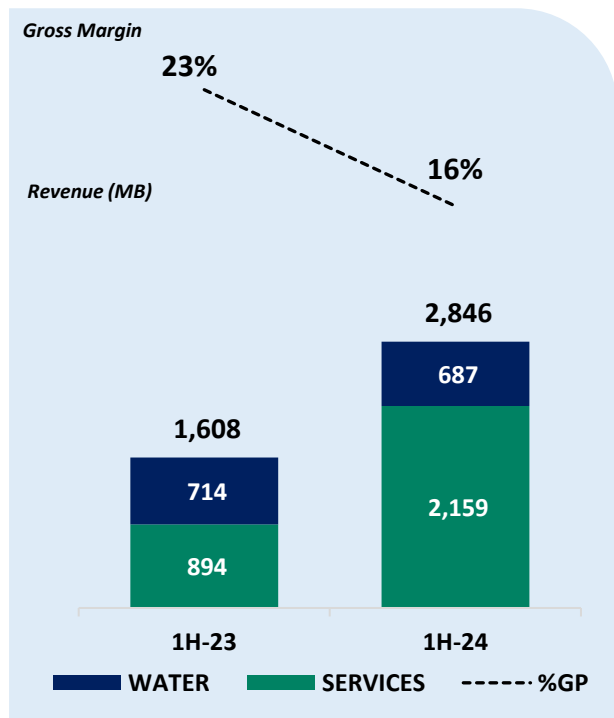


Industry	Portion
Industry & related	37%
Electrical & electronics	20%
Automotive & related	17%
Home appliances	13%
Construction	10%
Electrical & electronics related	3%

# Utility and Services

Revenue : 2,846 MB

GPM (%) : 16%

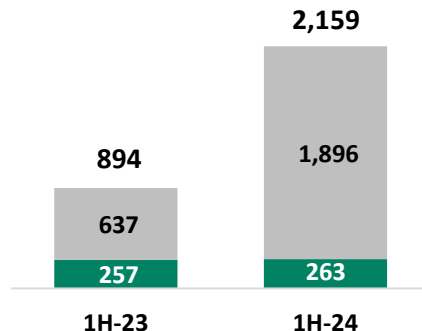


## Services Revenue: 2,159 MB

- Services revenue has substantially increased compared to the previous year from the electricity business in Vietnam.

Unit: MB

■ THAILAND ■ VIETNAM



## Water Revenue: 687 MB

- The water revenue contribution from Thai industrial estates was at THB 687 MB, slightly drop from the previous year around 4%.

Unit: MB

■ WATER

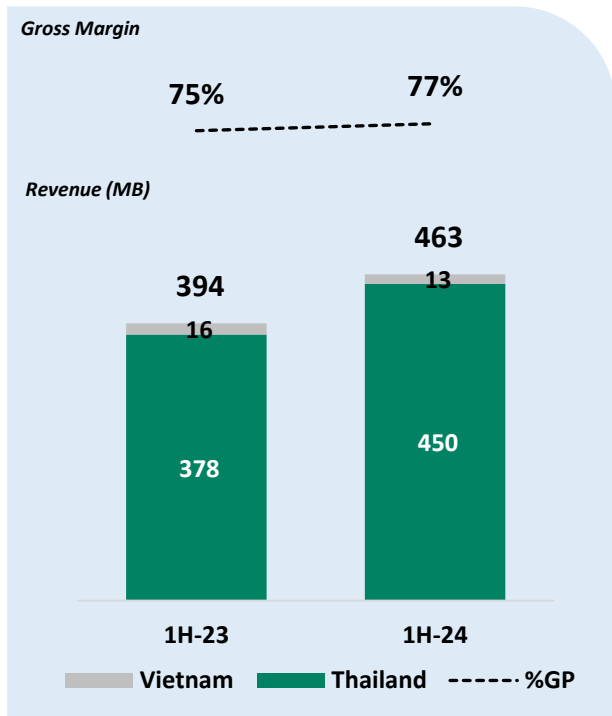


Remark: Water revenue was from Thailand only.

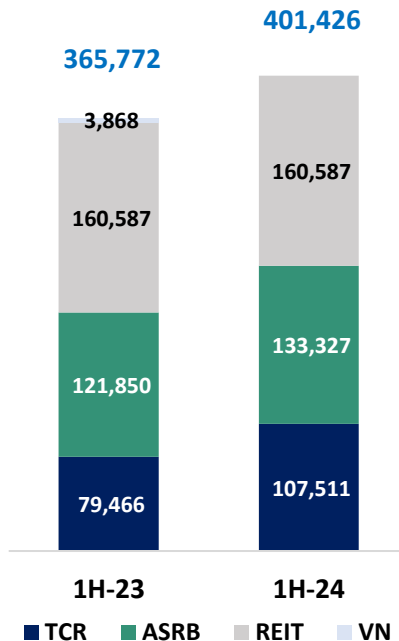
Revenue : **463 MB**

GPM (%) : **77%**

**Ready-Built Factories (Thailand and Vietnam) = 401,426 Sq.m.**



RBF Area (Sq.m.)



Location	Occupancy
TH	98%



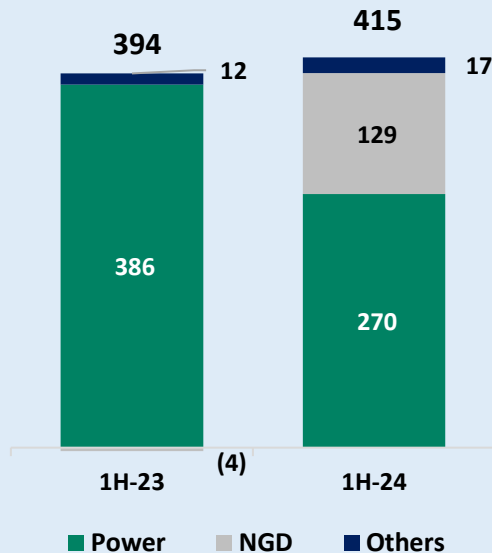
# Share of Profit from Investment in Associates

Share Profit : 415 MB

Share Profit growth : 5%

Major contribution from share of profit was from Power Plants Group at 270 MB

Share Profit (MB)



Power plants business (Amata B.Grimm Power) was the major contributor for share of profit from investment at the amount of THB 270 MB or contributed around 65% of the total share profit. However, the share of profit reduced from the same period of last year due to the scheduled maintenance of the power plant business.

Natural gas supply (Amata NGD) performance was improved compared to last year, which served as the second major contributor at THB 129 million or 31% of the total share profit.

Share of profit contribution percentage (%)

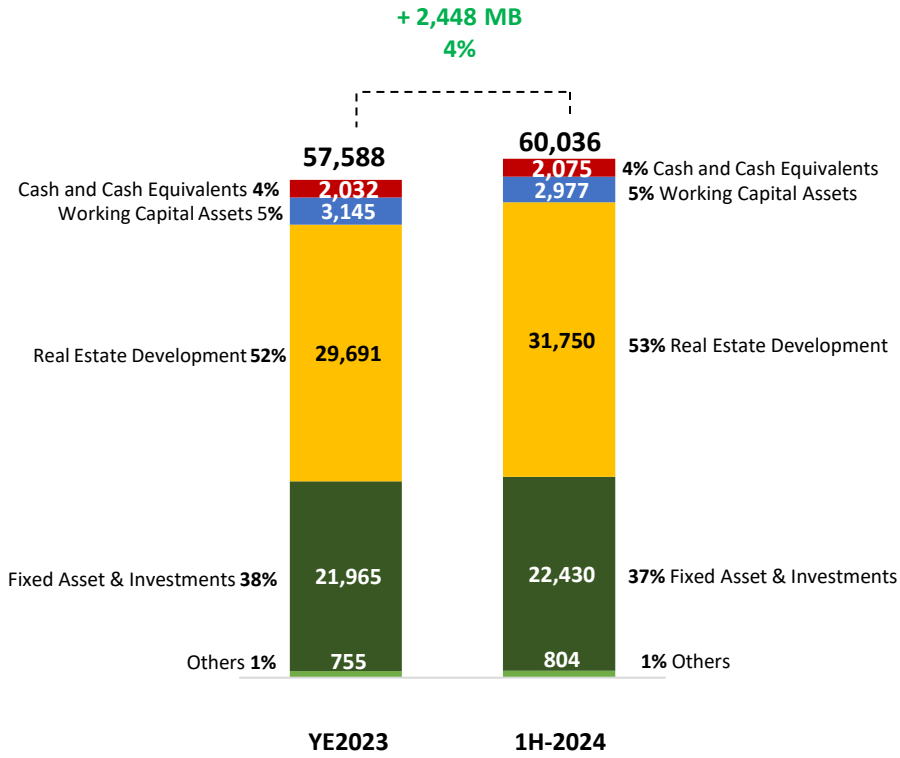
	POWER	NGD	Other
1H-23	98%	(1%)	3%
1H-24	65%	31%	4%



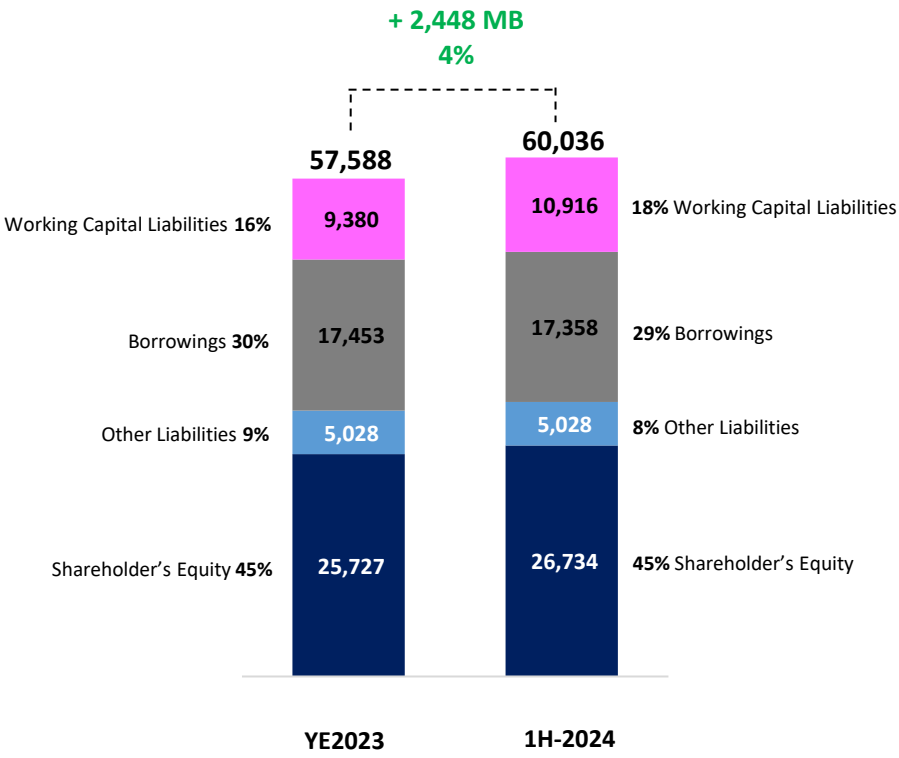
# Consolidated Balance Sheet

Unit: MB

## Total Assets



## Total Liabilities and Equity



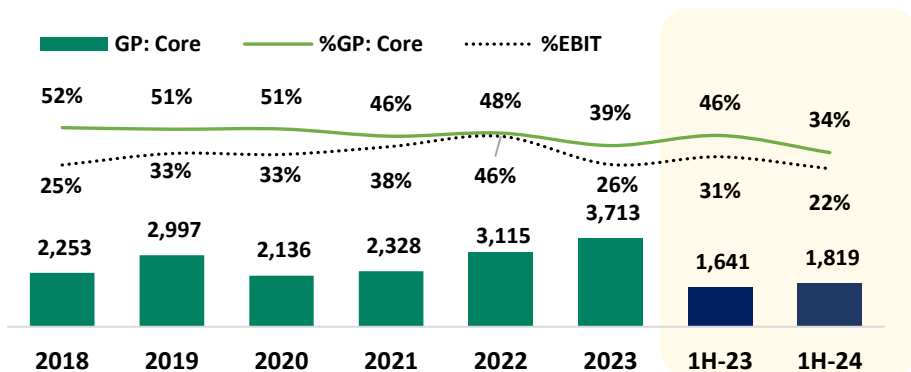


# Statement of Cash Flows

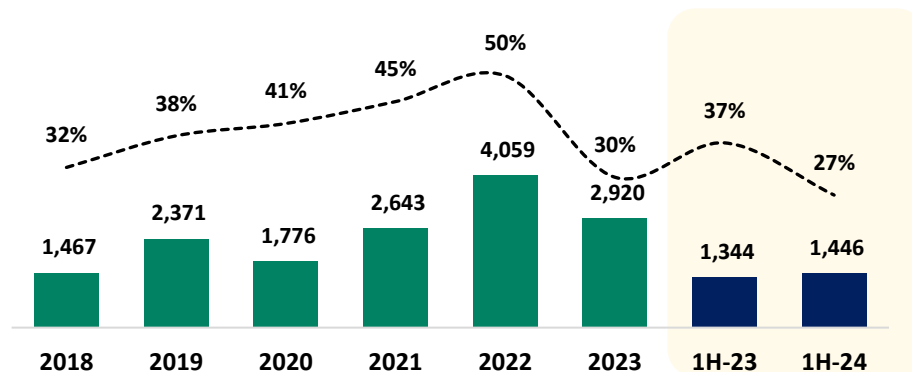
	1H-23	1H-24	%
	(Million Baht)	(Million Baht)	
Cash and cash equivalent at beginning of year	1,155	2,032	76%
Cash from operating activities	1,910	1,986	4%
Cash used in investing activities	(4,217)	(702)	
Cash used in financing activities	2,209	(1,254)	
Changes in translation adjustments	(48)	9	
Net increase (decrease) in Cash	0	4	
Cash and cash equivalent at ending of period	1,009	2,075	106%

# Financial Highlights

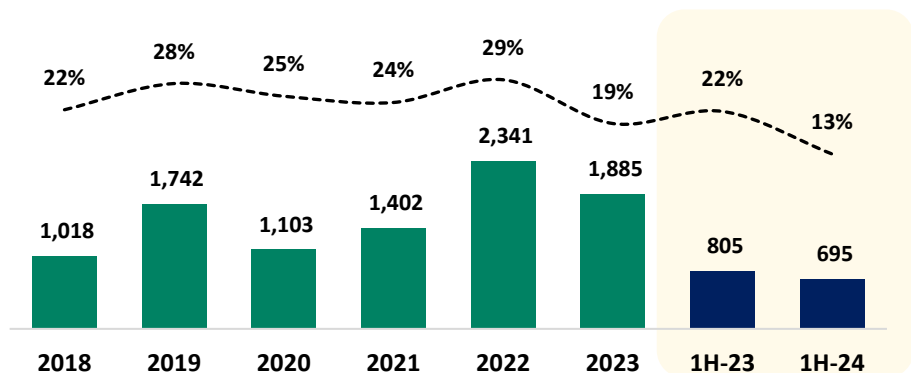
EBIT % & Gross Margin (% and value) Unit: MB



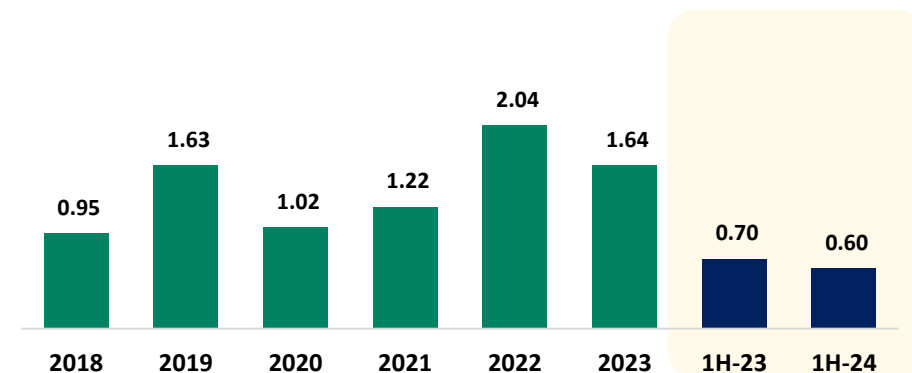
EBITDA (% and value) Unit: MB



Net Profit after MI (% and value) Unit: MB



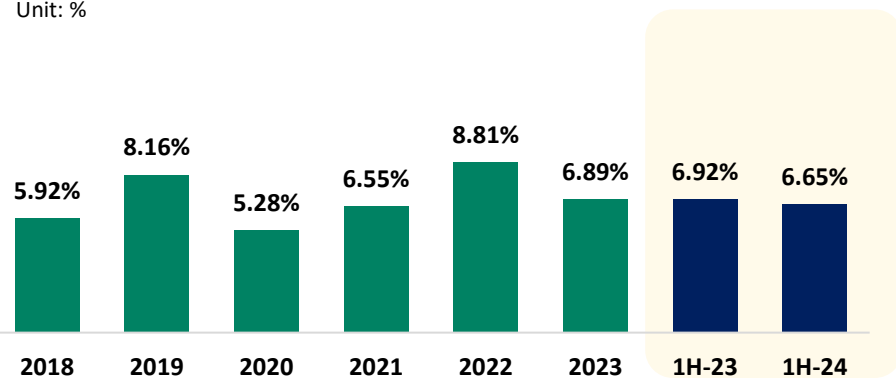
Earning per share Unit: Baht/share



# Financial Highlights

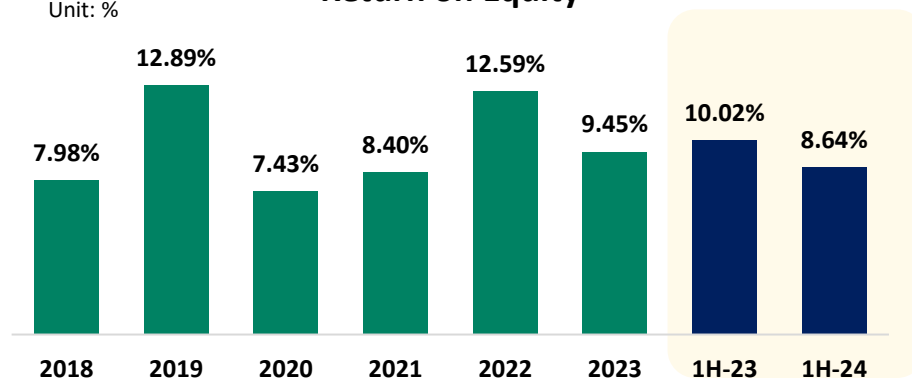
Unit: %

## Return on Asset



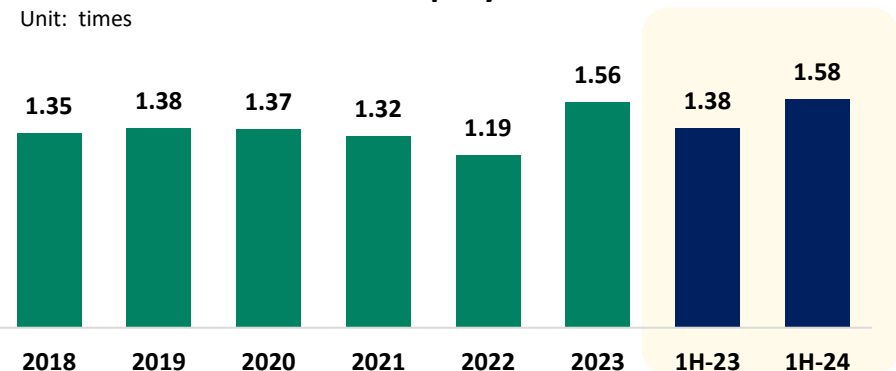
Unit: %

## Return on Equity



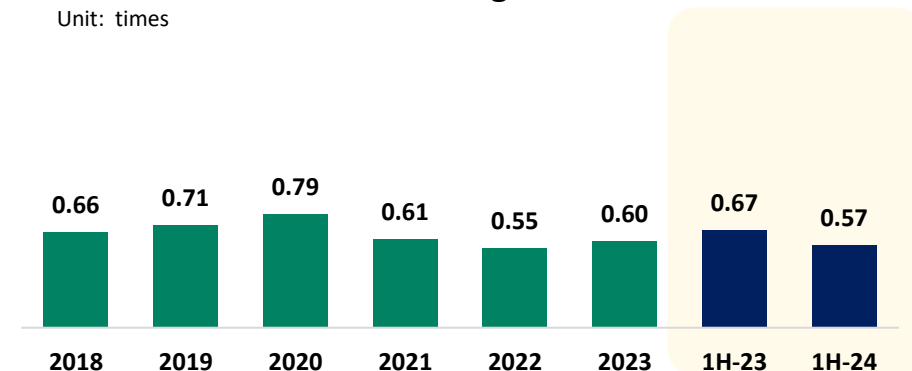
Unit: times

## Debt to Equity Ratio



Unit: times

## Net Gearing Ratio



**Note:** D/E ratio excludes Non-controlling interests of the subsidiaries



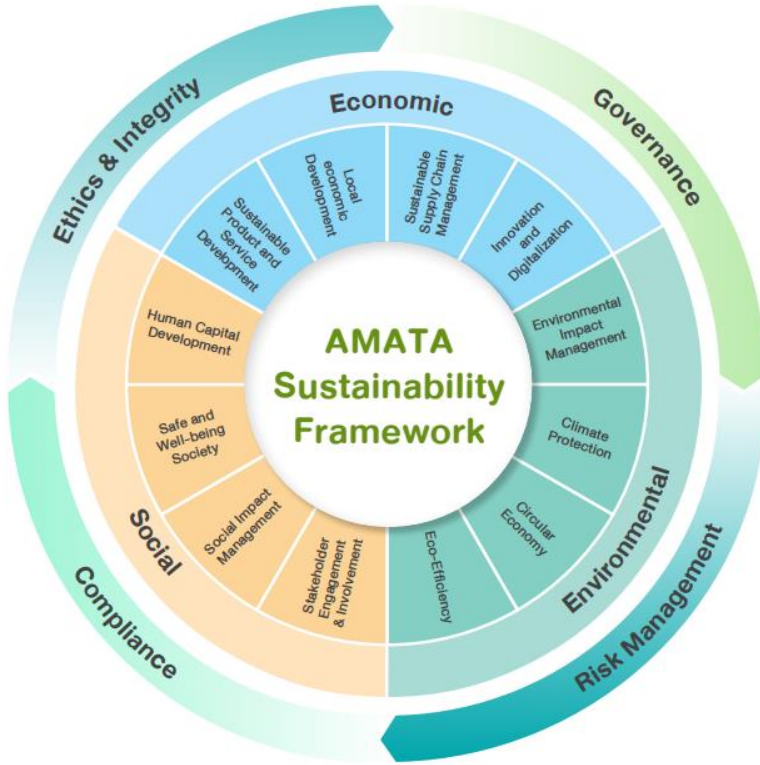
1 Activities Highlight

2 Company Overview

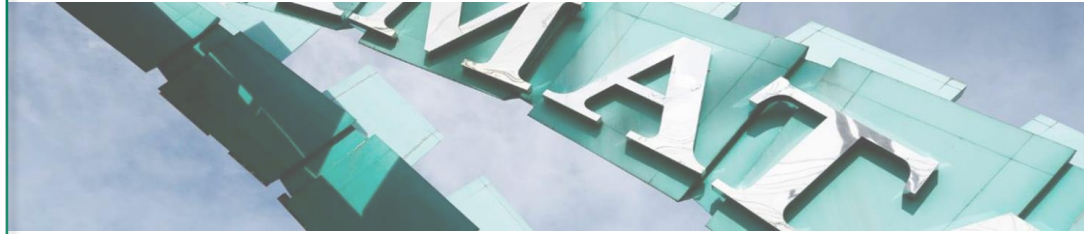
3 1H-2024 Performance

4 **Sustainability Development**

# Sustainability Framework and Recognition



## Amata Recognition



Excellent CG Scoring



CAC  
Certified



Achieved the  
highest SET ESG  
Rating



Scored 100/100 on  
AGM Checklist



Sustainability Disclosure  
Award



Received  
Sustainability Awards of Honor



Received ECO-Excellence  
Awards

# “Save Earth Save Us” Strategy for Climate Change

1

## Climate Resilience City

**Adapt** and increase our capability to effectively cope with the climate change effects

1. Strive for water security by building internal reservoirs
2. Reduce surface water dependency by utilizing treated water according to zero discharge principle
3. Choose climate resilience location only

2

## Carbon Neutral City

**Reduce** greenhouse gas emissions from the operations to create a low carbon society

1. Maximize energy efficiency
2. Strive for zero waste to landfill
3. Accelerate renewable energy transition with optimized technology
4. Collaborate with climate-concerned alliances

3

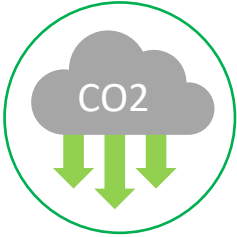
## Climate-related Products & Services

**Develop** climate-related products and services to increase competitive advantage

1. Take a lead in circular business products and services for IE existing and future customers.



# Sustainability Targets



**Reduce** Direct and Indirect Greenhouse Gas  
**Emission intensity by 30% in 2030**



Become a **low carbon city** in **2040**

## Management Approach

- Energy Management
  - Increase energy efficiency and promote use of renewable energy
- Sustainable Water Management
  - Water supply and reservoir development
  - Circular water management
- Natural Resource Protection and Restoration
  - Converting Public Areas to Community Forest
- Solid and Industrial Waste Management
  - Zero waste to landfill

# WELCOME TO A WORLD OF EXCITING POSSIBILITIES

Amata is a leading developer and operator of industrial estates,  
ready to welcome your business

**AMATA**  
POSSIBILITIES HAPPEN

## Q&A

**Dendao Komolmas**

**Chief Financial Officer**

Tel: +66-2-792-0000 ext. 200

[dendao@amata.com](mailto:dendao@amata.com)



**Sukhum Pitayapiboonpong**

**Department Manager – Portfolio Management**

Tel: +66-82-818-0007

[sukhum@amata.com](mailto:sukhum@amata.com)



# End of Presentation