

AMATA Corporation Public Company Limited

Financial Performance Result for the period ended March 31, 2025

AMATA
SMART CITY



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- 1 **Activities Highlight**
- 2 Company Overview
- 3 3M-2025 Performance
- 4 Sustainability Development

CELEBRATION OF AMATA 50TH ANNIVERSARY



Celebration of **50th years** in business.

Over **5,000** guests from both private and public sectors joined the event.

Showcasing history, milestones, businesses and cooperation throughout the region.

Grand Commencement of
AMATA SMART AND ECO CITY NAMOR

AMATA Foundation's
AMATA WRITER AWARD 2024

17th January 2025
AMATA CASTLE, Amata
City Chonburi



“Our objective is to build the most perfect cities possible, ensuring sustainability and financial stability through careful urban planning, state-of-the-art utilities, and dedicated management”

Mr. Vikrom Kromadit

Industrial Estate Expansion – Amata City Chonburi 2



Project: Amata City Chonburi 2 (Banbueng)

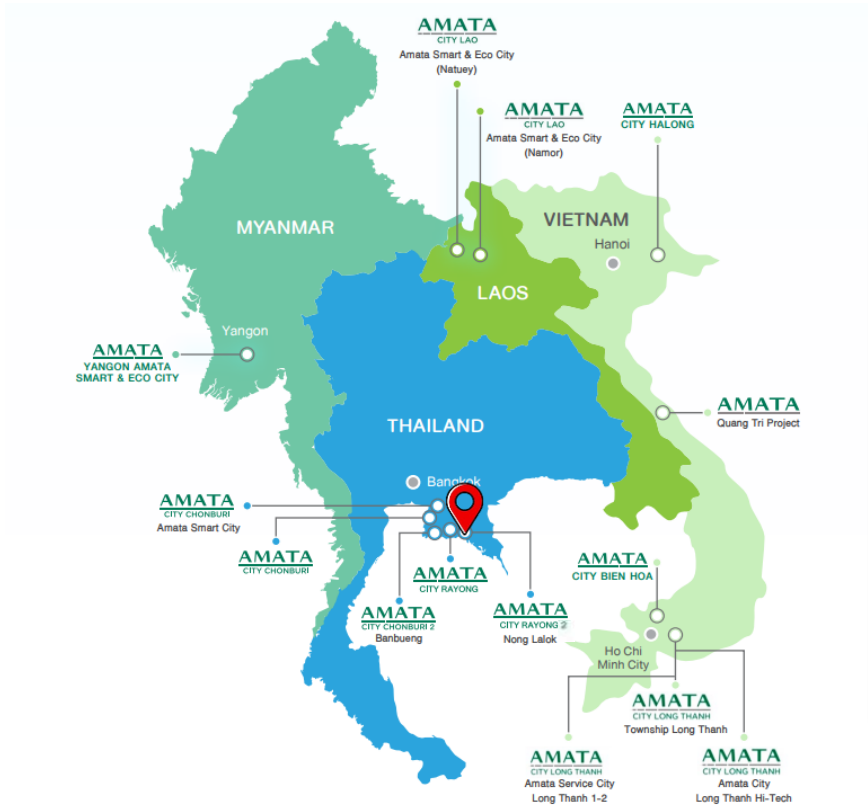
Total Area: 3.54 sq.km. or 2,213 Rai

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

Industrial Estate Expansion – Amata City Rayong 2 (Nong Lalok)



Project: Amata City Rayong 2 (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



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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.

AMATA Group of Companies

50 years

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
- AMATA SMART AND ECO CITY LAO PDR
- AMATA GMS DEVELOPMENT

URBAN DEVELOPMENT

- AMATA TOWNSHIP LONG 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 ENERGY CO., LTD.
- AMATA ASIA (MYANMAR) LTD.

AMATA CITY CHONBURI

50 years
AMATA



- **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 m²



- **Waste Water Treatment Plant**
4 Plants : 50,500 m³



- **Water Supply & Sources**
Total Raw Water Supply: 47.5 million m³



- **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 m² complex with a hyper mart



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



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3M-2025 Performance Summary

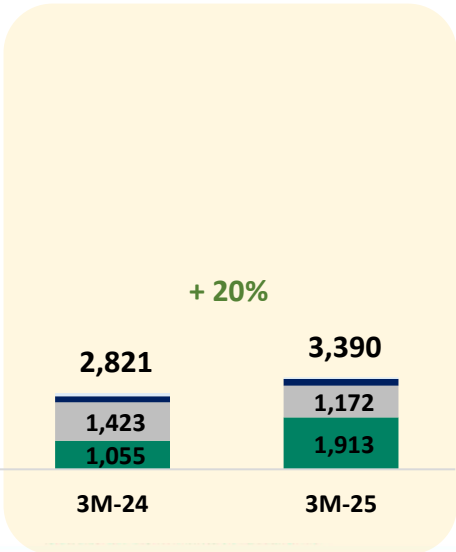
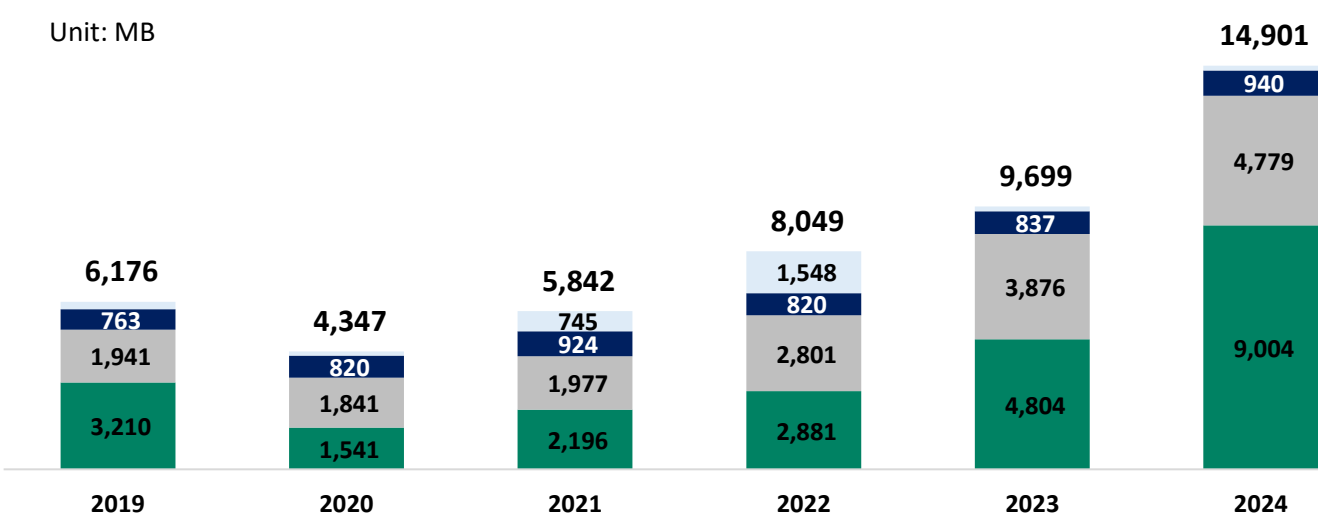
- Total revenue posted at THB 3,390 million, increased 20% (YoY)
- Earnings after MI reported at THB 829 million increased 79% (YoY)
- Share profit from investment in associates THB 230 million, increased 47% (YoY)
- Land transferred of 279 Rais with remaining backlog at THB 21,491 million

Evolution of Revenue Growth



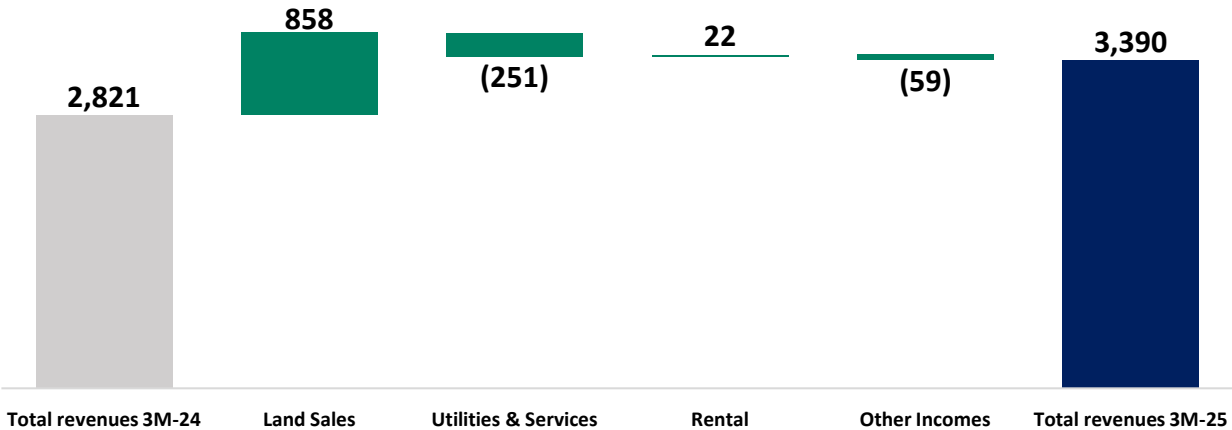
Business Segment	3M-24	3M-25	% Change
Land Sales	1,055	1,913	81%
Utilities & Services	1,423	1,172	-18%
Rental	223	245	10%
Other Incomes	120	61	-49%
Total Revenue	2,821	3,390	20%

■ Land Sales ■ Utilities & Services ■ Rental ■ Other Incomes
Unit: MB



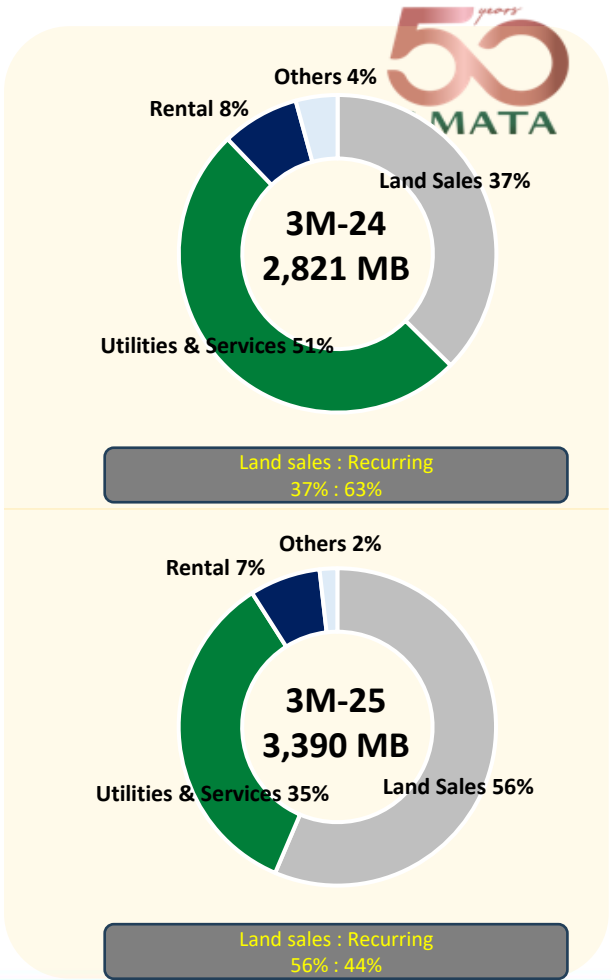
Analysis of Change on Revenue

Unit: MB



Land Transferred (%)	AMATA CITY CHONBURI	AMATA CITY RAYONG	THAI CHINESE RAYONG	AMATA VN
3M-24	45%	40%	-	15%
3M-25	30%	49%	16%	5%

*in terms of rai



Industrial Land Sales

Revenue : 1,913 MB

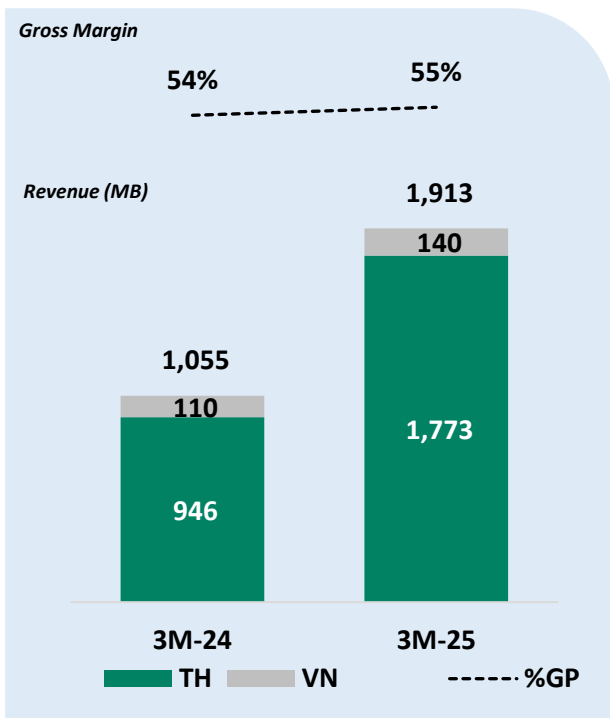
GPM (%) : 55%



Unit: Rai

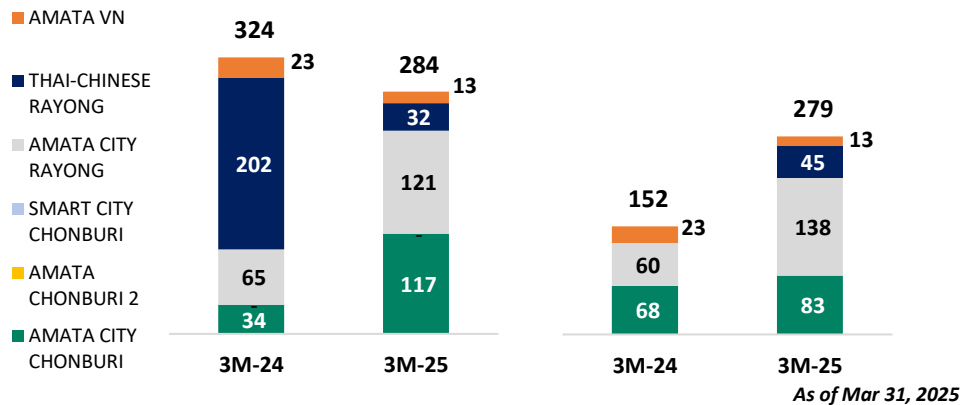
Pre-Land Sales
3M-24 vs 3M-25

Land Transfer
3M-24 vs 3M-25



Backlog:
(31 Mar 2025)

21,491 MB



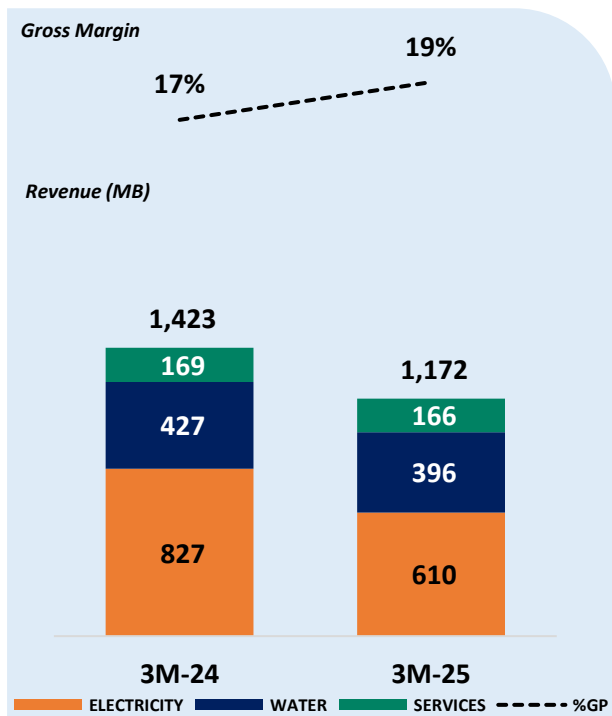
Land Bank (Unit : Rai)	Chonburi	Rayong	Total
Land available for sales	542	908	1,449
Raw Land - Awaiting for development	12,243	4,661	16,904
Commercial Area	690	196	885
Grand Total	13,474	5,764	19,238

*Include Chonburi2 and TCR

Utility and Services

Revenue : 1,172 MB

GPM (%) : 19%

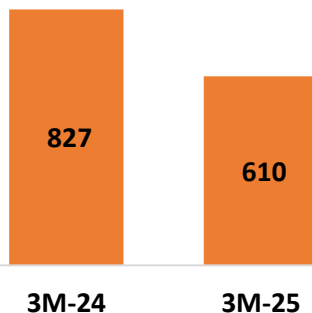


Electricity Revenue: 610 MB

- Electricity revenue has decreased from the reduction of utility consumption in Vietnam around 26%.

Unit: MB

VIETNAM

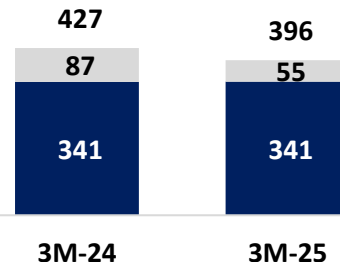


Water Revenue: 396 MB

- The water revenue contribution from Thailand and Vietnam, decreased from the previous year around 7%.

Unit: MB

THAILAND VIETNAM

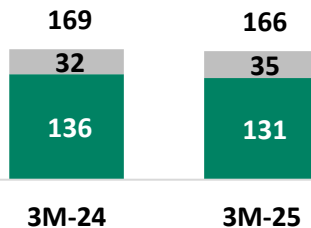


Services Revenue: 166 MB

- Services revenue has slightly drop compared to the previous year around 1%.

Unit: MB

THAILAND VIETNAM



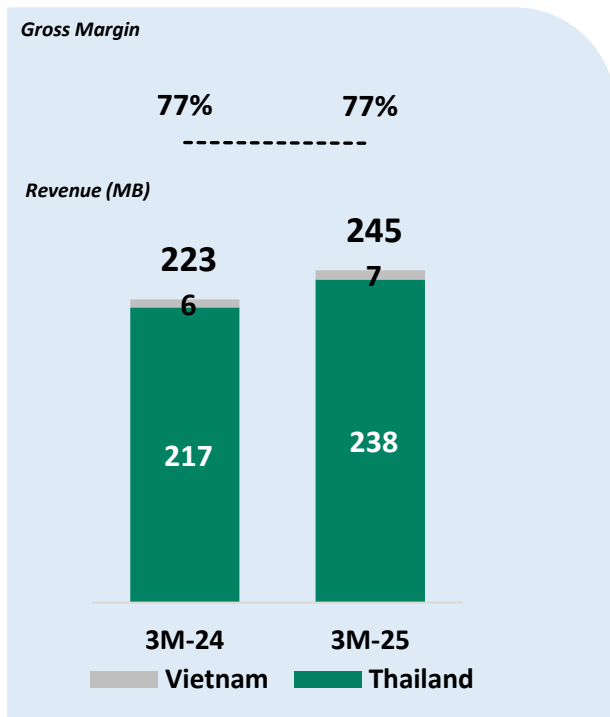
Rental

Revenue : 245 MB

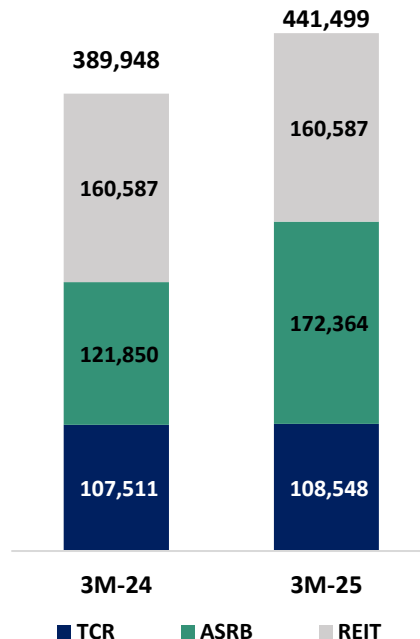
GPM (%) : 77%



Ready-Built Factories (Thailand and Vietnam) = 441,499 Sq.m.



RBF Area (Sq.m.)



Location	Occupancy
TH	98%



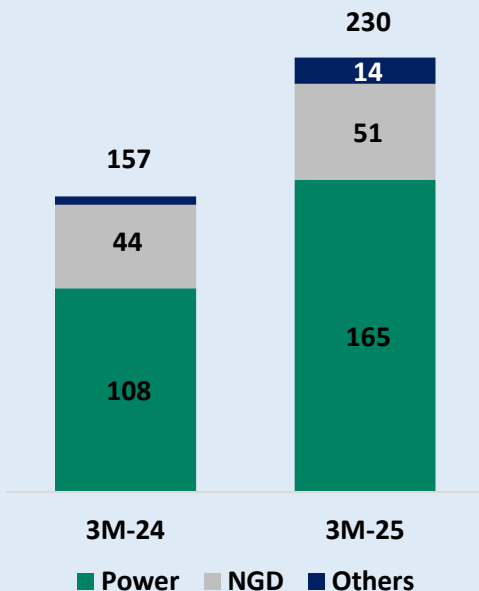
Share of Profit from Investment in Associates

Share Profit : 230 MB

Share Profit growth : 46%

Major contribution from share of profit was from Power Plants Group at 165 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 165 MB or contributed around 72% of the total share profit.

Natural gas supply (Amata NGD) performance was improved compared to last year, which served as the second major contributor at THB 51 million or 22% of the total share profit.

Share of profit contribution percentage (%)

	POWER	NGD	Other
3M-24	69%	28%	3%
3M-25	72%	22%	6%

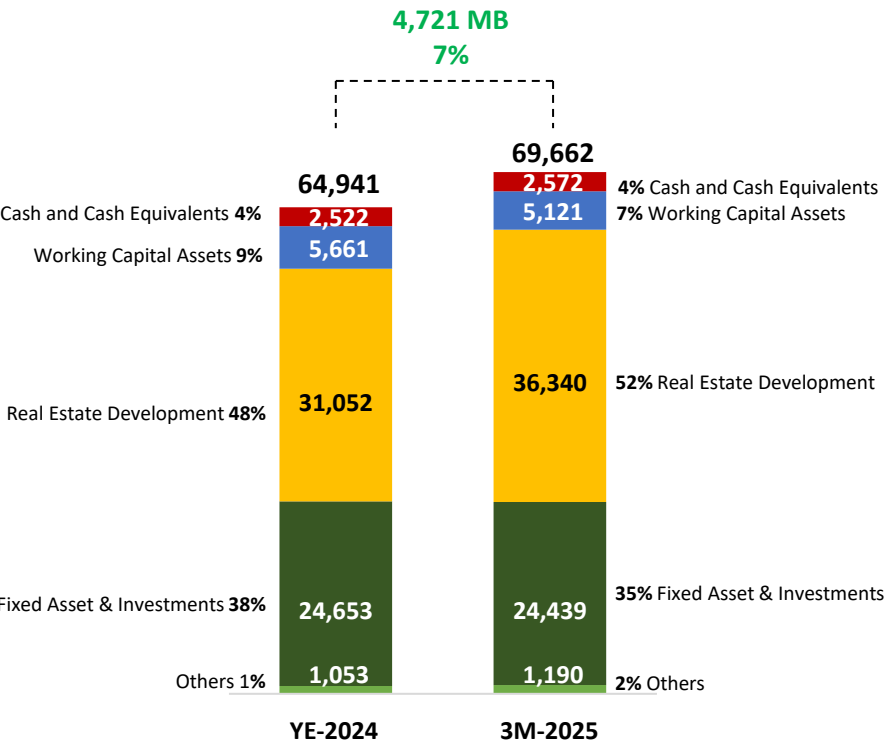


Consolidated Balance Sheet



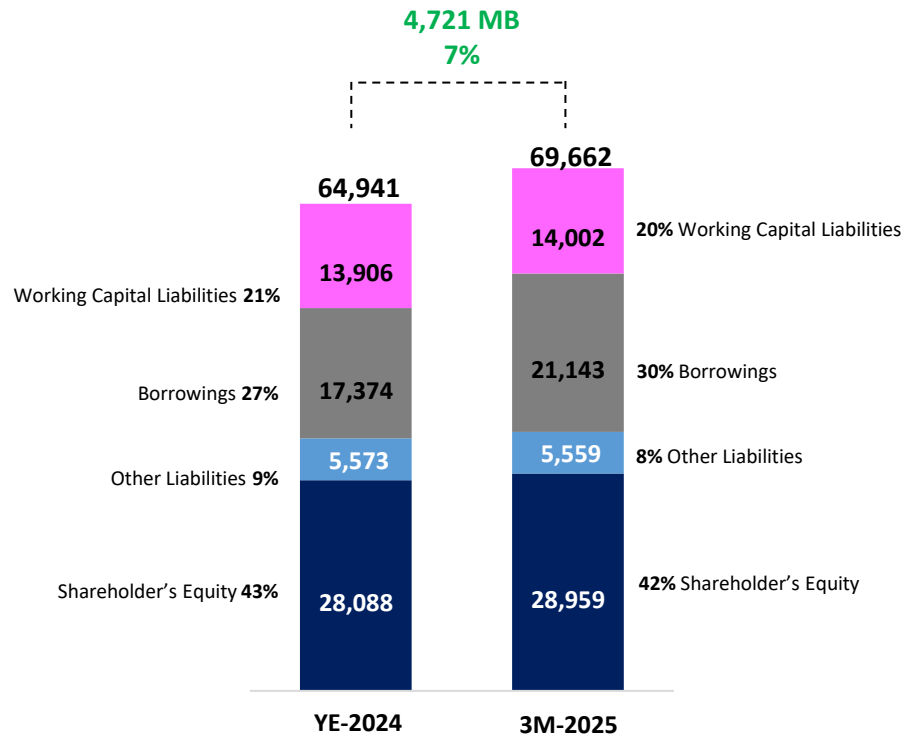
Unit: MB

Total Assets



Unit: MB

Total Liabilities and Equity



Statement of Cash Flows

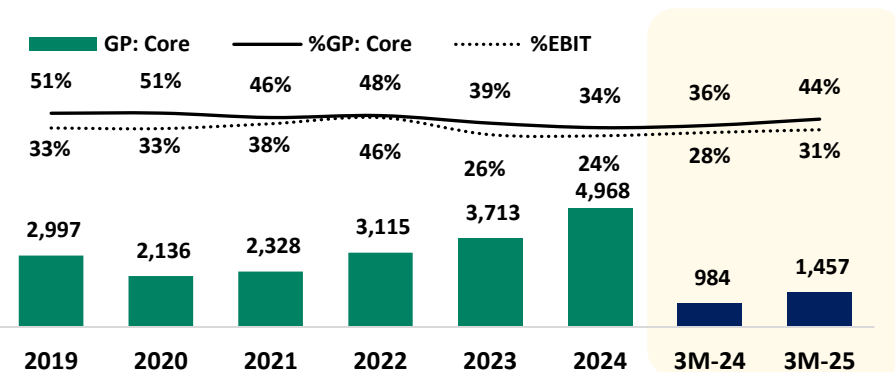


	3M-24	3M-25	%
	(Million Baht)	(Million Baht)	
Cash and cash equivalent at beginning of year	2,032	2,522	24%
Cash from operating activities	778	1,720	121%
Cash used in investing activities	194	(5,231)	
Cash used in financing activities	(1,450)	3,551	
Changes in translation adjustments	1	10	
Net increase (decrease) in Cash	(477)	50	
Cash and cash equivalent at ending of year	1,556	2,572	65%

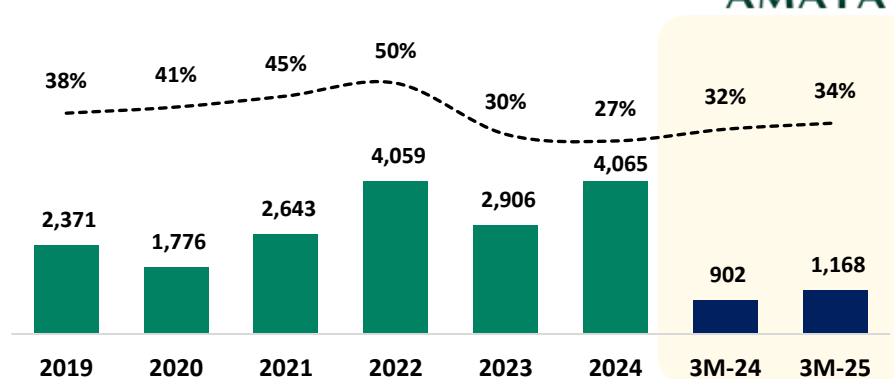
Financial Highlights



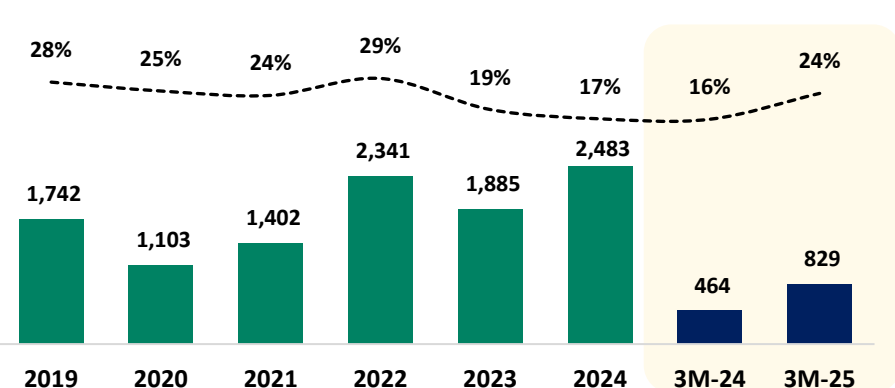
EBIT % & Gross Margin (% and value) Unit: MB



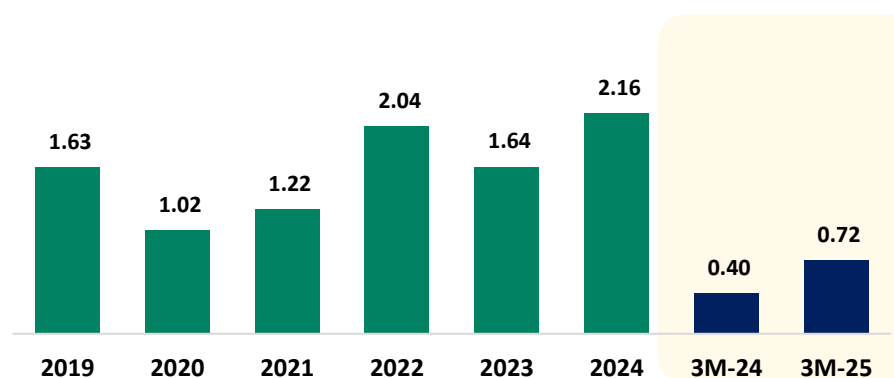
EBITDA (% and value) Unit: MB



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



Earning per share Unit: Baht/share

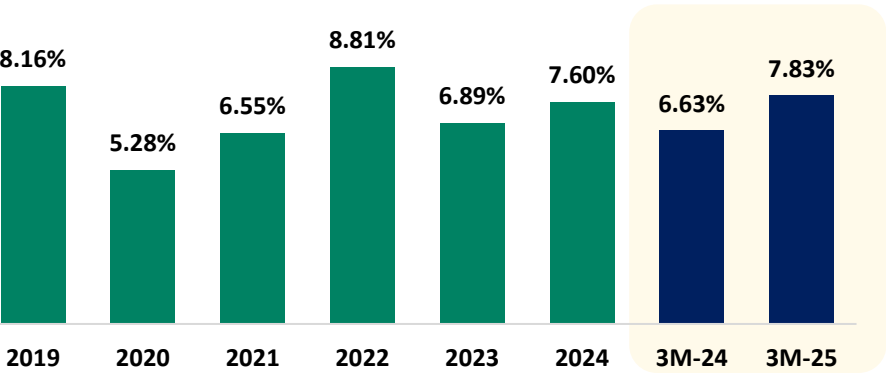


Financial Highlights



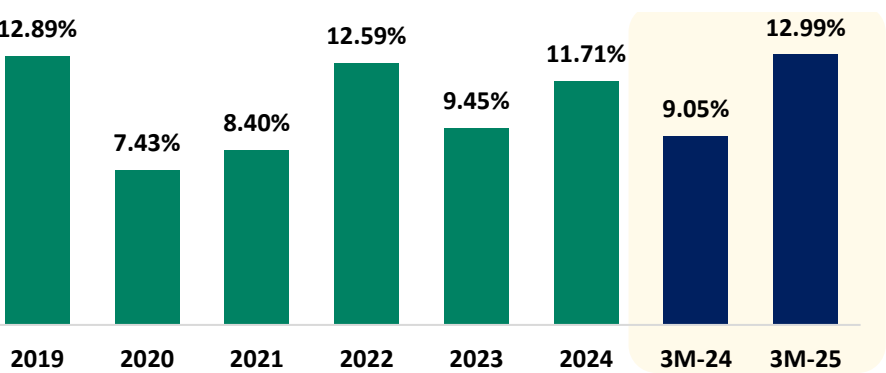
Unit: %

Return on Asset



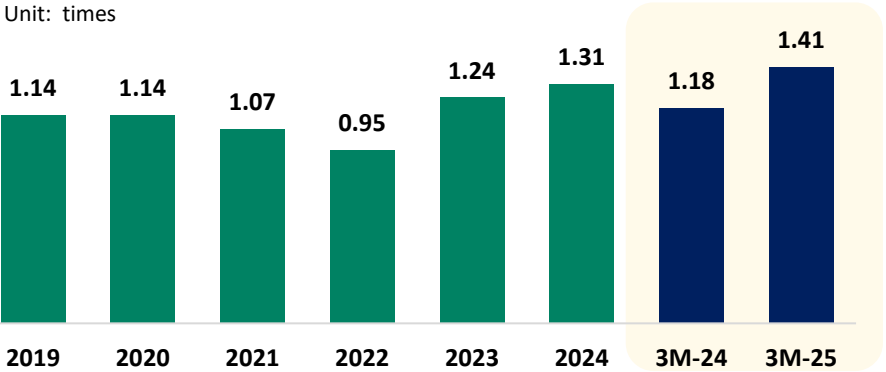
Unit: %

Return on Equity



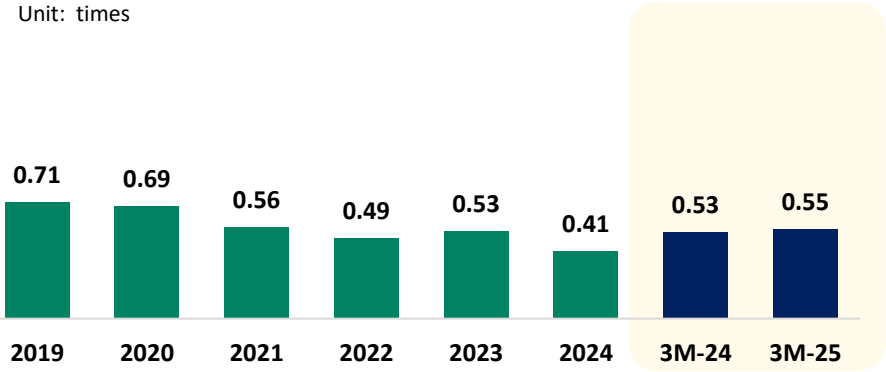
Unit: times

Debt to Equity Ratio



Unit: times

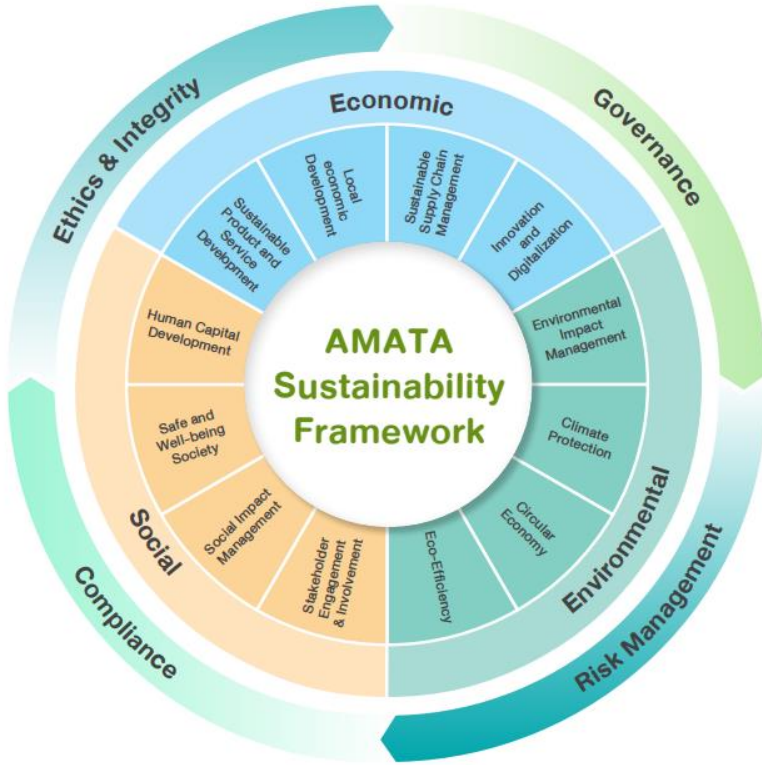
Net Gearing Ratio



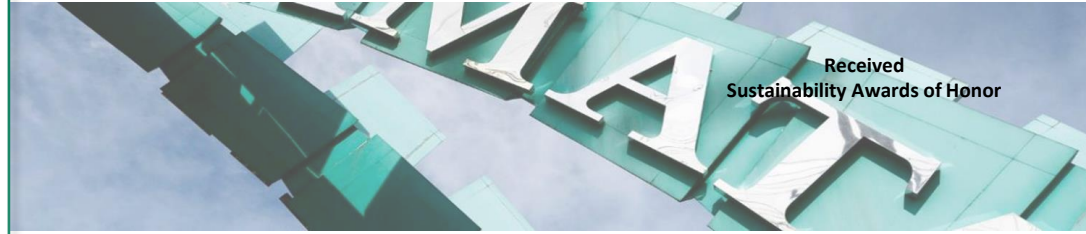


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Sustainability Framework and Recognition



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

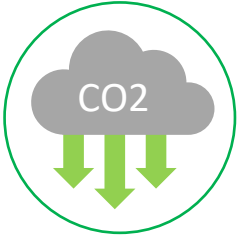
3

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 the intensity of direct and indirect greenhouse gas emissions by 30% compared to the 2019 baseline by 2030



Become a carbon neutral city by 2040

Management Approach

- Energy Management
 - Increase energy efficiency and promote the 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

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End of Presentation