

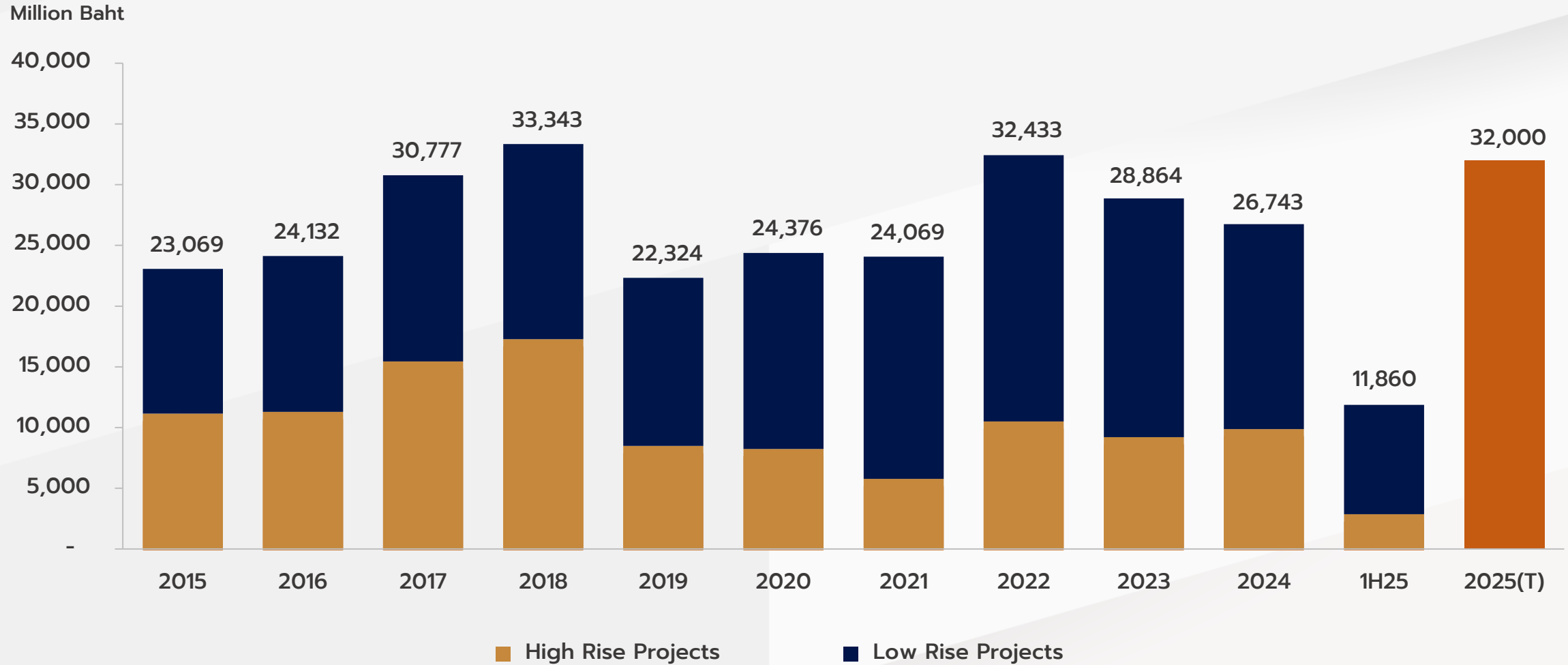


SUPALAI

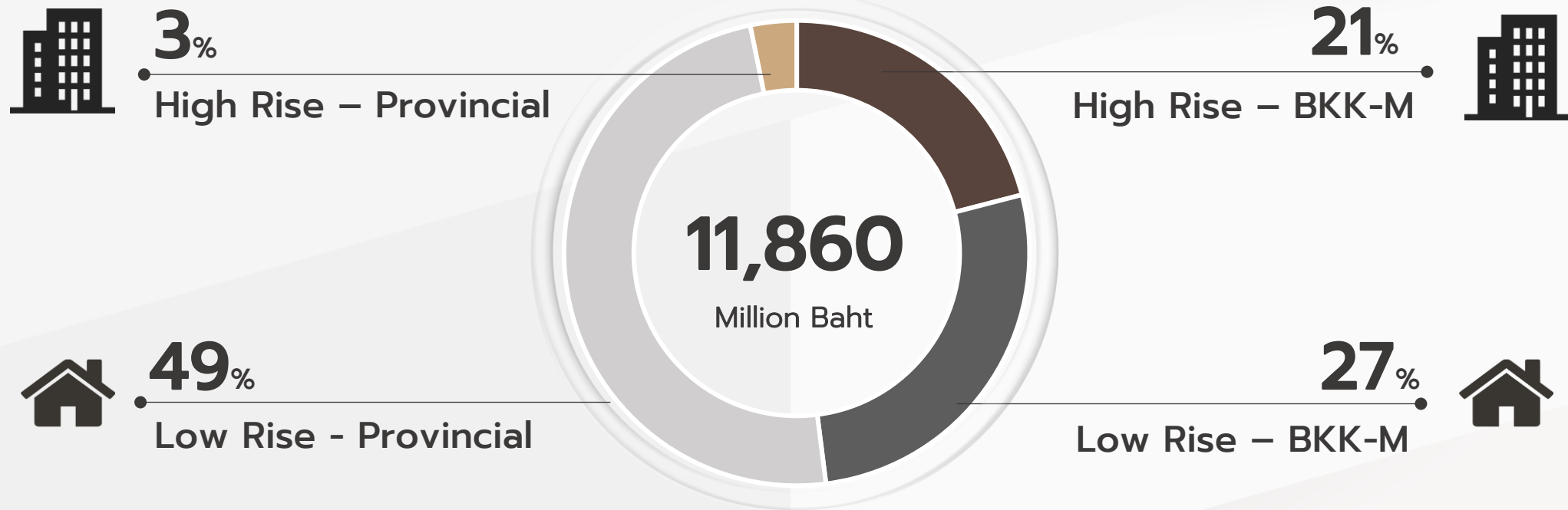
OPPORTUNITY DAY

15 AUGUST 2025

PRE-SALES PERFORMANCE



1H25 PRE-SALES BY GEOGRAPHY

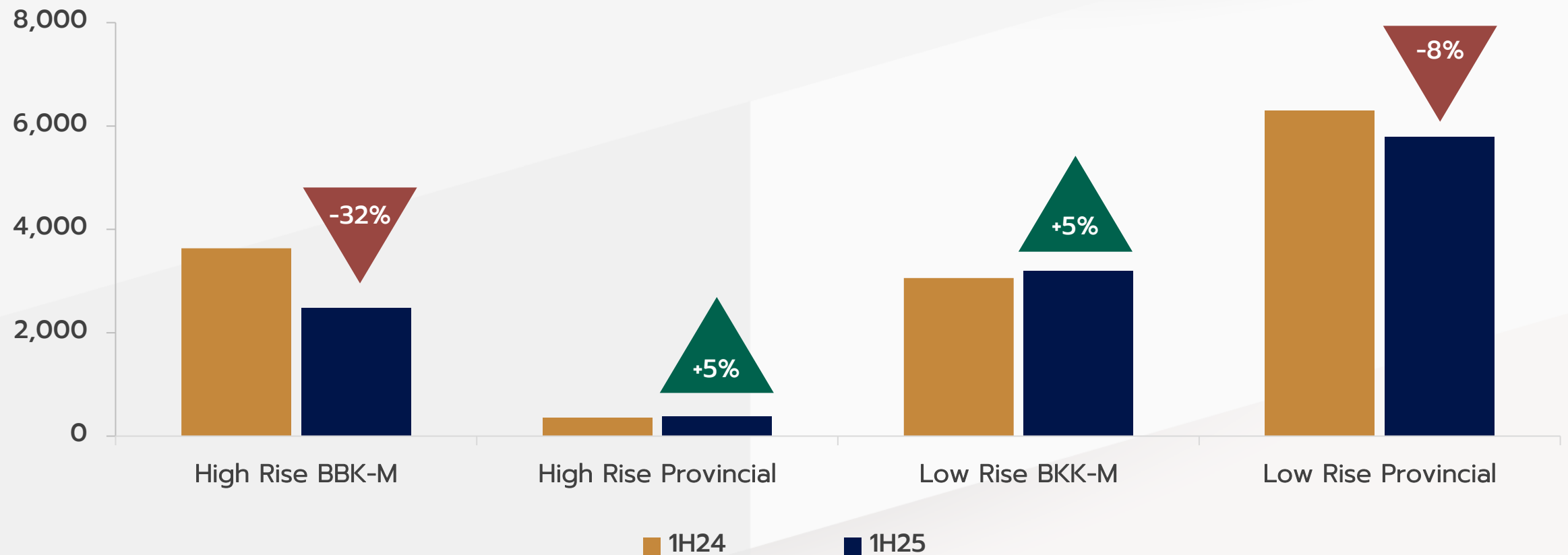


1H24 – 1H25 PRE-SALES COMPARISON

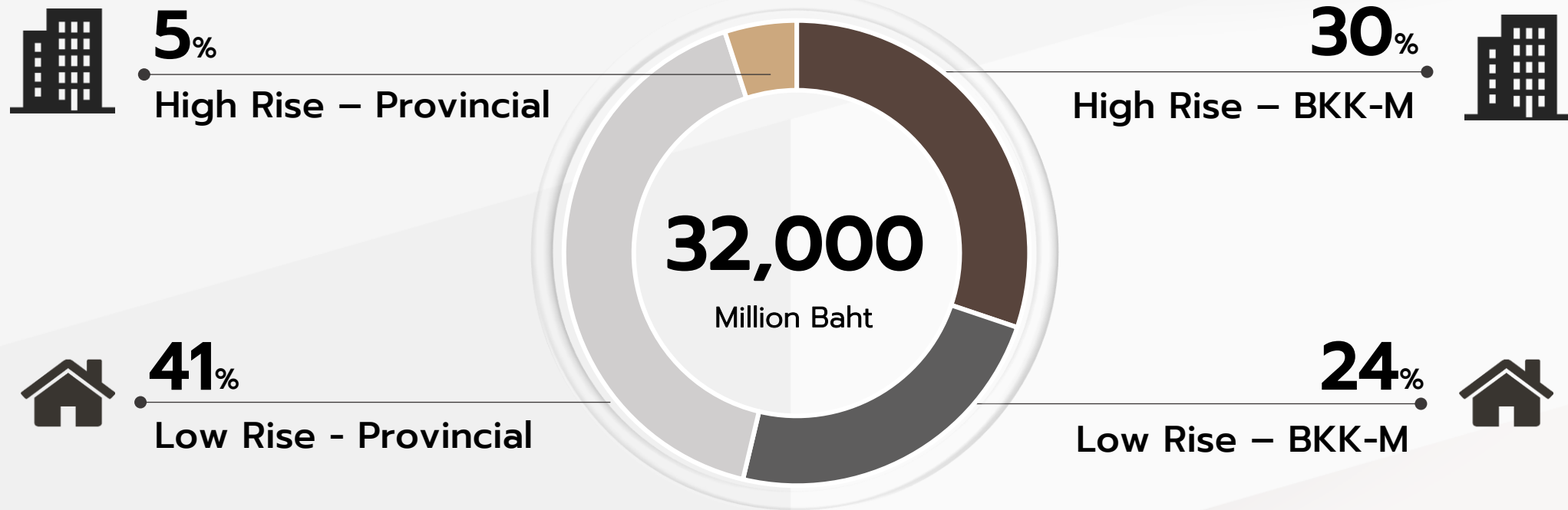
1H24	Pre-sales	13,361	Million Baht
1H25	Pre-sales	11,860	Million Baht

YoY Growth **-11%**

Million Baht



2025 PRE-SALES BY GEOGRAPHY



PRE-SALES PERFORMANCE AUSTRALIA (Supalai's Portion)

Million Baht

7,000

6,000

5,000

4,000

3,000

2,000

1,000

-

2024

1H24

1H25

3,100

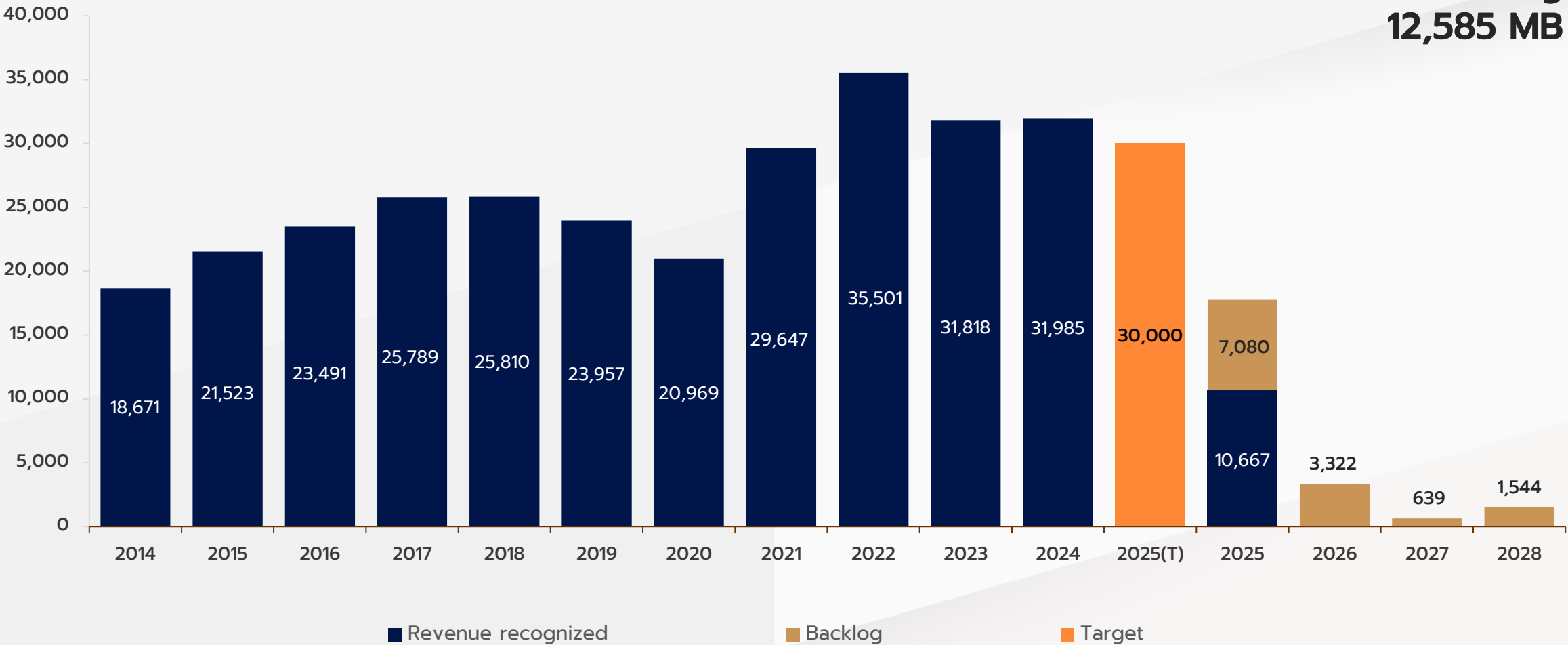
1,472

6,040

▲ +310%

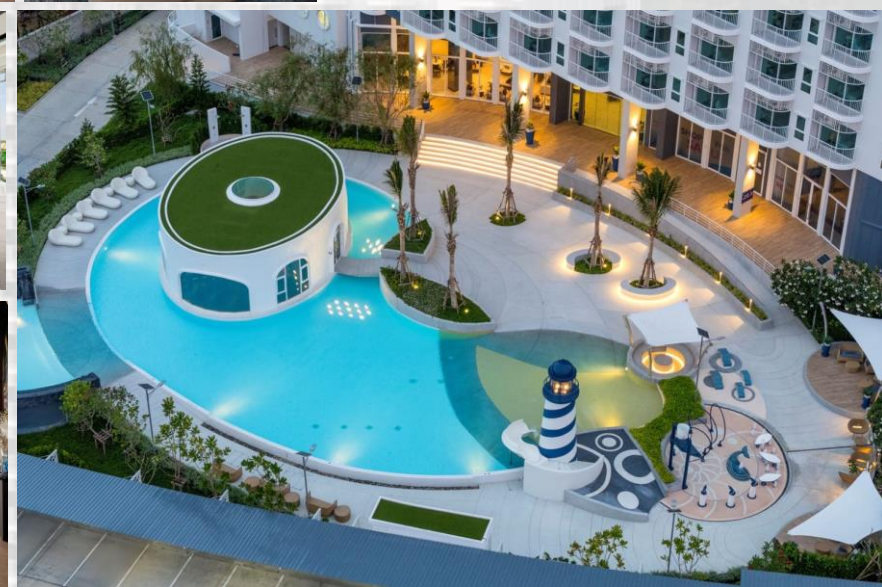
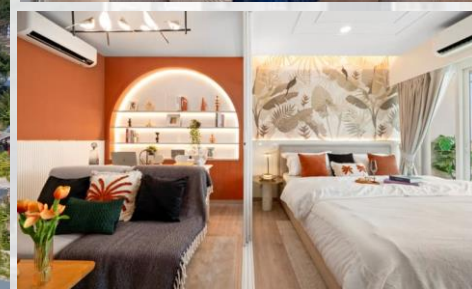
TOTAL REVENUES & BACKLOG *(CONSOLIDATED)*

Million Baht



Total Backlog
12,585 MB

2025
PROJECT TRANSFER



PROJECT VALUE: 1,200 MB
UNIT: 523 UNITS
SOLD: 78%
TRANSFER: Q2

Data as of 30 Jun 25


SUPALAI
Blue Whale
Hua Hin

CONSOLIDATED INCOME STATEMENT

(Million Baht)	For Six-month Periods Ended		Change	
	30 Jun 25	30 Jun 24	MB	%
Total Revenues	10,667	12,807	(2,140)	(17%)
Revenues from Sale on Real Estate	10,337	12,331	(1,994)	(16%)
Gross Margin (%)	34.2%	36.0%		
Selling and Administrative Expenses	1,851	1,789	62	3%
% S&A to Total Revenues	17.4%	14.0%		
Share of profit from investments in joint ventures and associates	578	237	341	143%
Finance Cost	380	303	77	25%
Earning before Tax	2,045	2,962	(917)	(31%)
% EBT to Total Revenues	19.2%	23.1%		
Corporate Tax	521	709	(188)	(26%)
% Effective Corporate Income Tax Rate	25.5%	23.9%		
Net Profit	1,509	2,213	(704)	(32%)
Net Profit Margin (%)	14.1%	17.3%		
Basic Earnings Per Share (Baht)	0.78	1.13	(0.35)	(31%)

STATEMENT OF FINANCIAL POSITION (CONSOLIDATED)

(Million Baht)	30 Jun 25	31 Dec 24	Change	
			MB	%
Total Assets	97,901	96,231	1,670	2%
Loan from Financial Institutions	37,822	34,187	3,635	11%
- Project Loan	11,417	11,914	(497)	(4%)
- Debenture	19,879	17,312	2,567	15%
- Other	6,526	4,961	1,565	32%
Deposits & Advances Received From Customers	969	930	39	4%
Total Liabilities	44,321	42,011	2,310	5%
Total Shareholder's Equity	53,580	54,220	(640)	(1%)
Issued and Paid-up Share Capital	1,953	1,953	-	0%

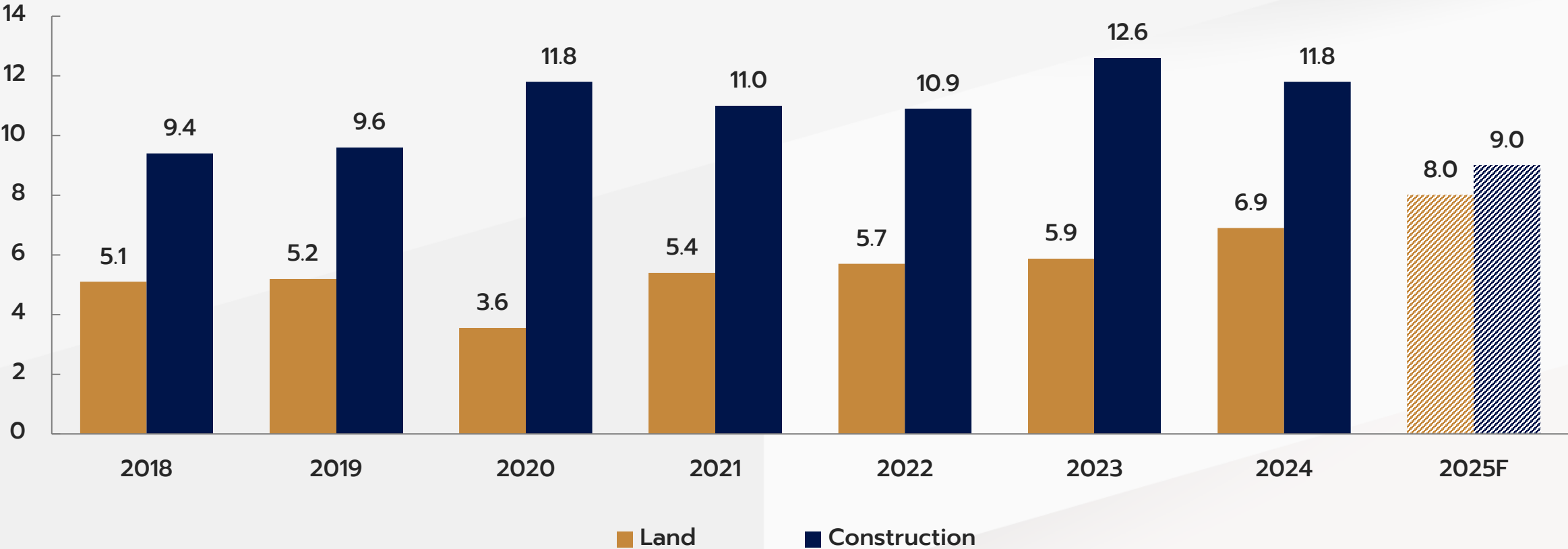
- Net Gearing of the company as of 30 Jun 25 was at 65%
- Average Cost of Fund for the company as of 30 Jun 25 was 2.63%

INTERIM DIVIDEND

▪ Dividend Policy	To pay at least 35% of net profit
▪ Operation Period	1 January 2025 – 30 June 2025
▪ Dividend Per Share	0.55 Baht
▪ Dividend Payout	63%
▪ Ex-dividend Date (XD)	27 th August 2025
▪ Payment Date	12 nd September 2025

CAPITAL EXPENDITURE TREND

Billion Baht



2025 NEW LAUNCH

36
PROJECTS

46,000 MB
TOTAL VALUE

BKK - M



Low Rise
35%

10 Projects

15,890
MB



High Rise
22 %

5 Projects

10,330
MB



Low Rise
38 %

18 Projects

17,280
MB



High Rise
5%

3 Projects

2,500
MB

PROVINCIAL

SUPALAI *sense*

Chaengwattana - Laksi

LAUNCH 2025

UNIT: **328 UNITS**

PROJECT VALUE: **700 MB**

START : **1.65 MB**



POOL VIEW



SUPALAI ELITE

SUKHUMVIT 39



LAUNCH 3Q25

UNIT: **192 UNITS**

PROJECT VALUE: **2,080 MB**

START : **6.3 MB**



LOBBY

SUPALAI
ELITE



THE SKY PARLOUR

SUPALAI
ELITE





PLANT
TREES

GREEN
PARTNER



EV CHARGER



SOLAR ROOF



GREEN LOAN

CAMPAIGN
ENERGY REVOLUTION



ORGANIC
FERTILIZER



CHILLER
REPLACEMENT

REDUCE GREENHOUSE GASES

BY
WITHIN
2030

40%



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