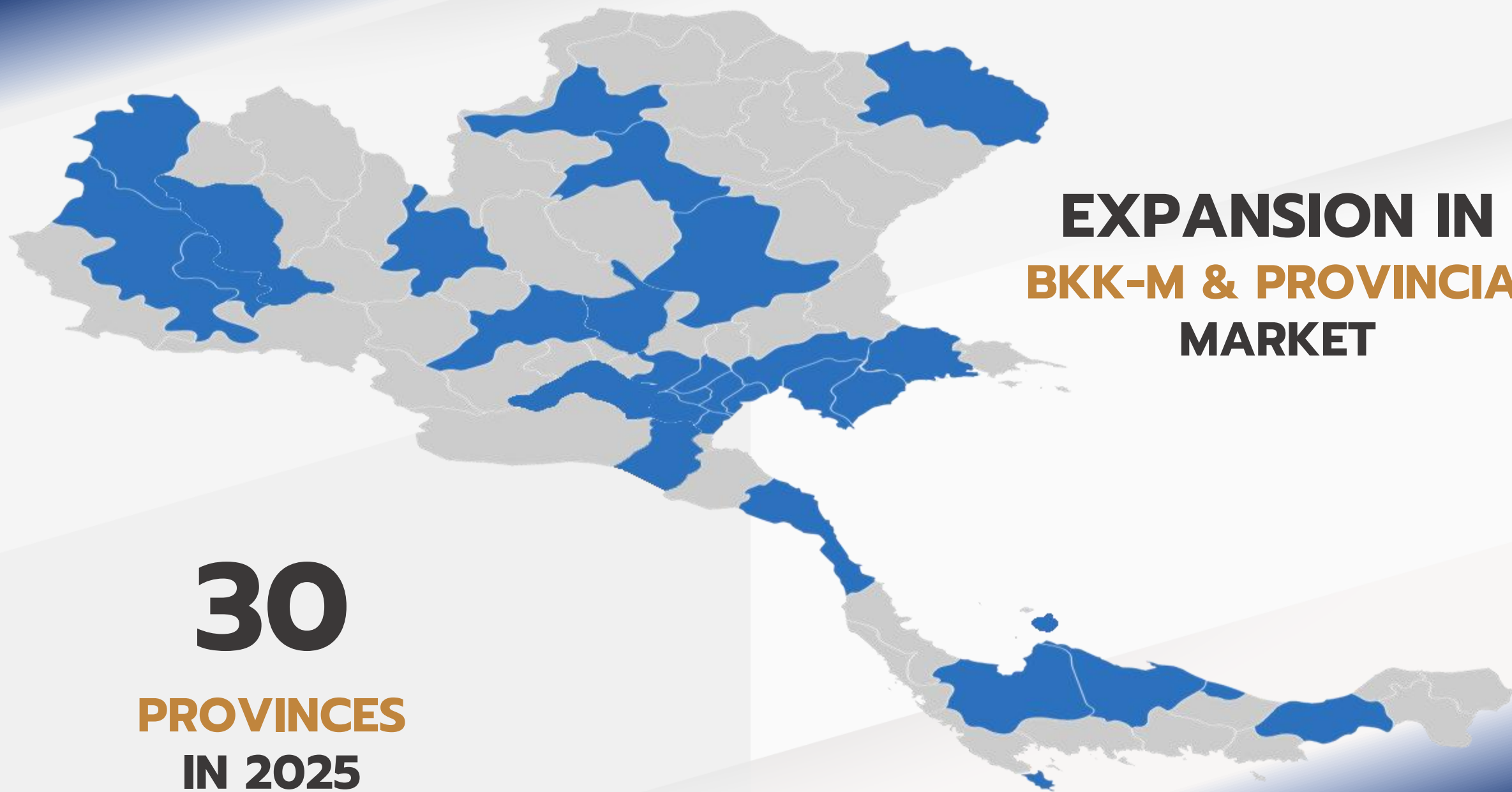




SUPALAI

INVESTMENT PRESENTATION

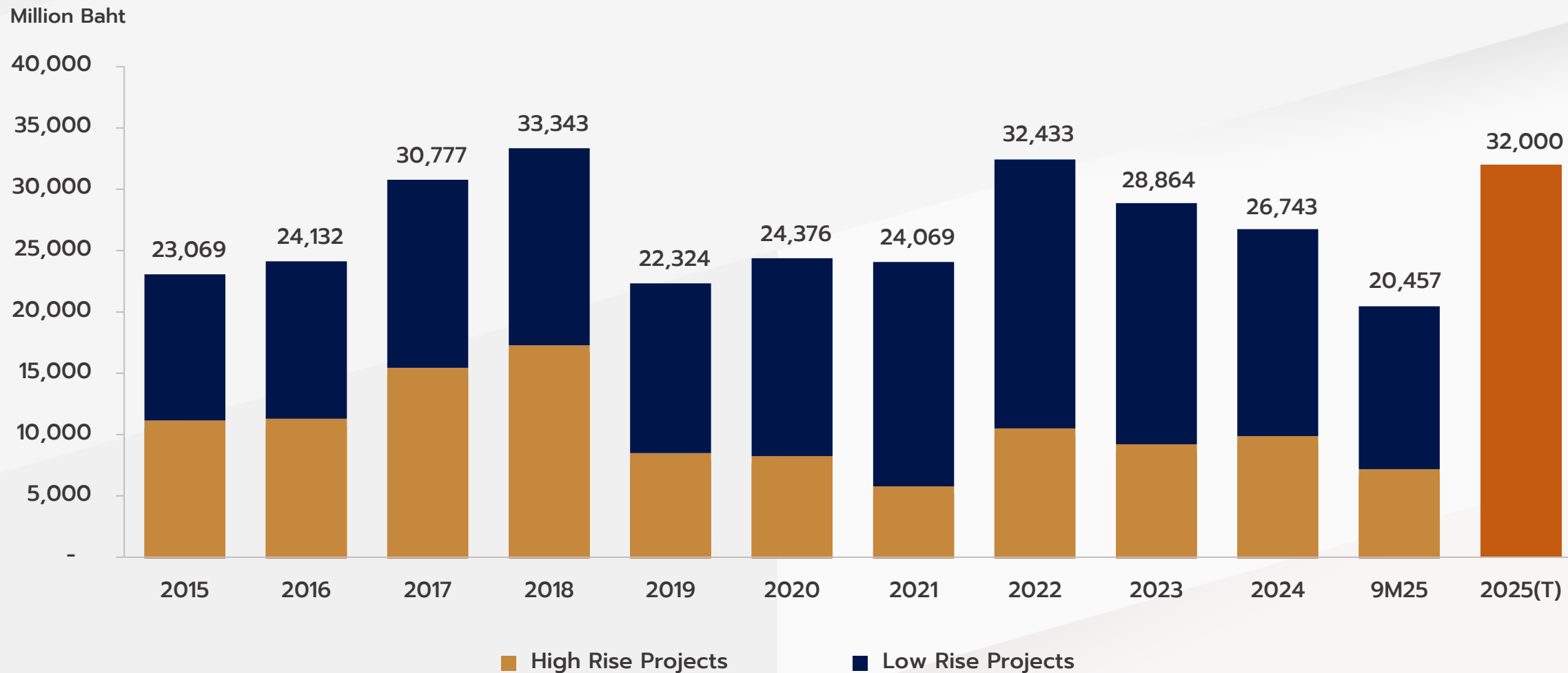
NOVEMBER 2025



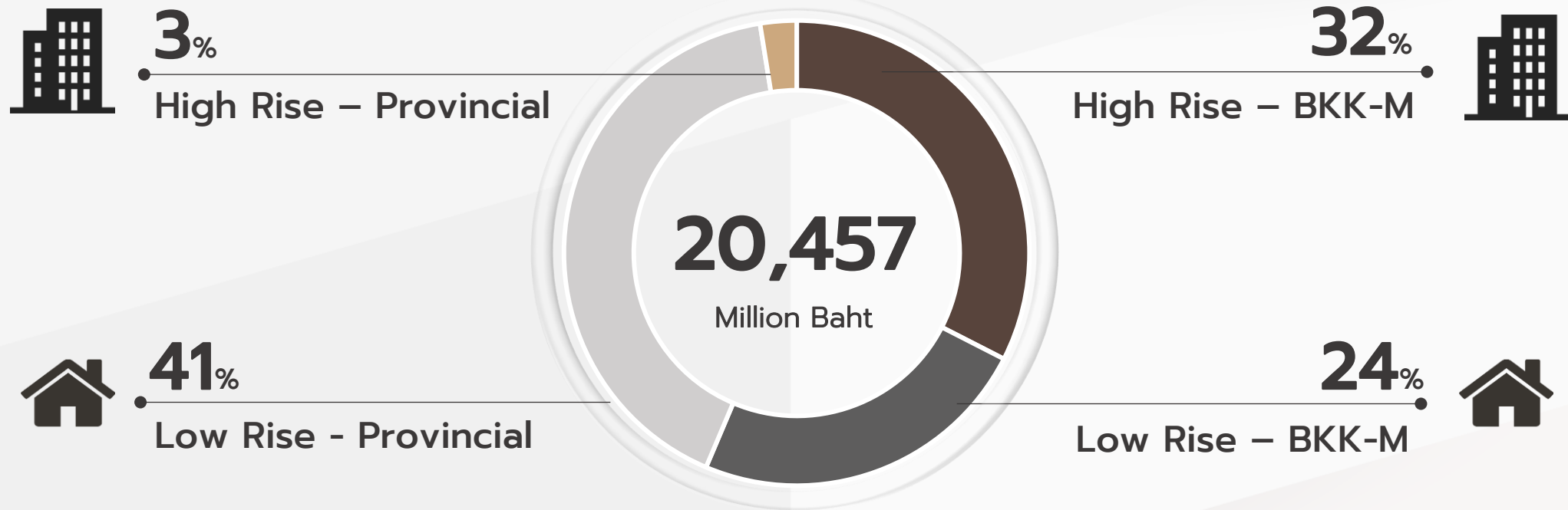
**EXPANSION IN
BKK-M & PROVINCIAL
MARKET**

**30
PROVINCES
IN 2025**

PRE-SALES PERFORMANCE



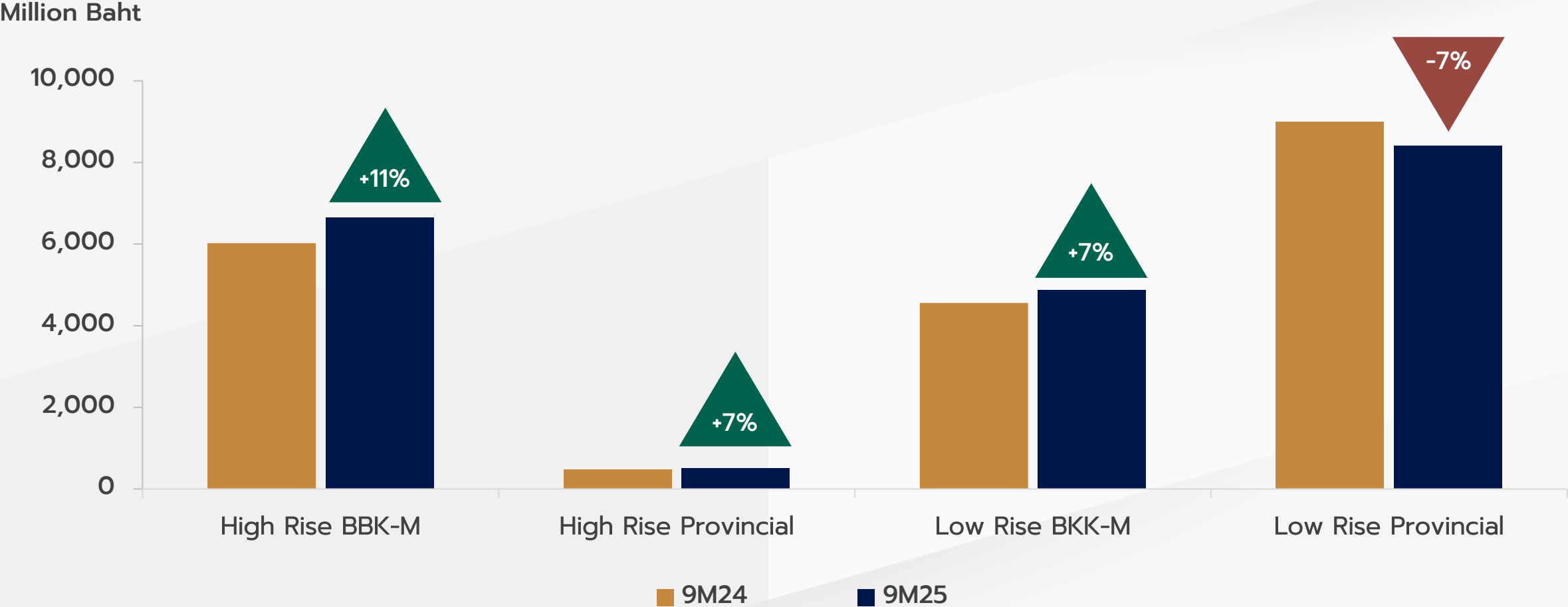
9M25 PRE-SALES BY GEOGRAPHY



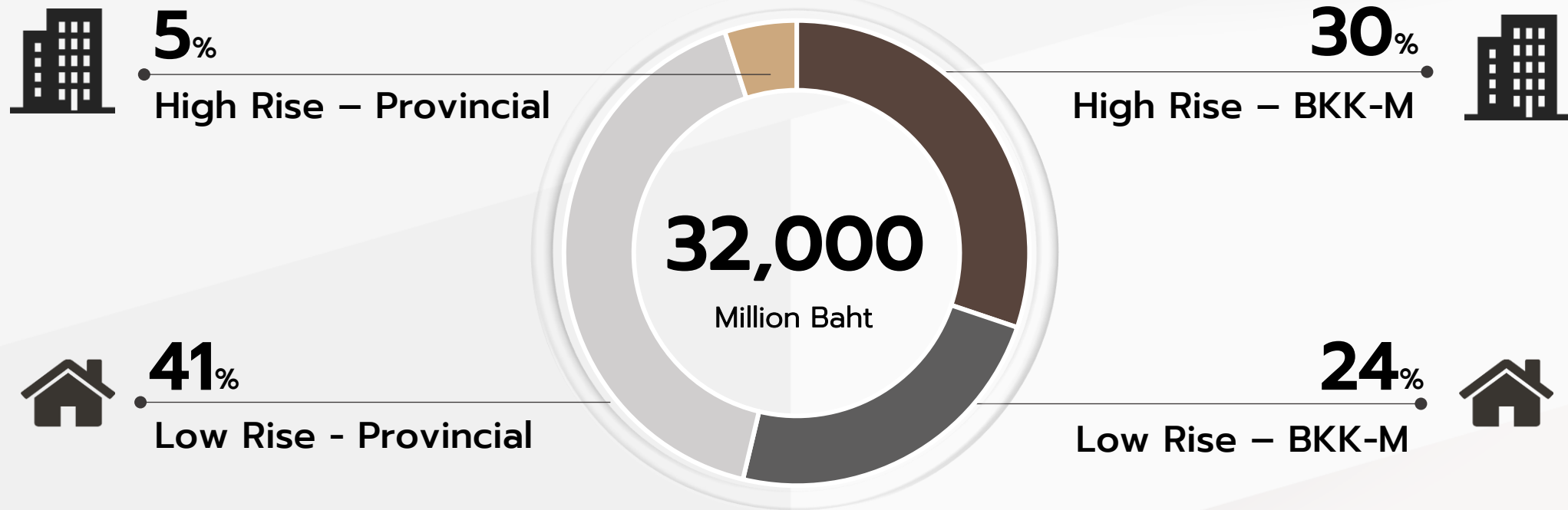
9M24 – 9M25

PRE-SALES COMPARISON

9M24	Pre-sales	20,064	Million Baht
9M25	Pre-sales	20,457	Million Baht
YoY Growth +2%			

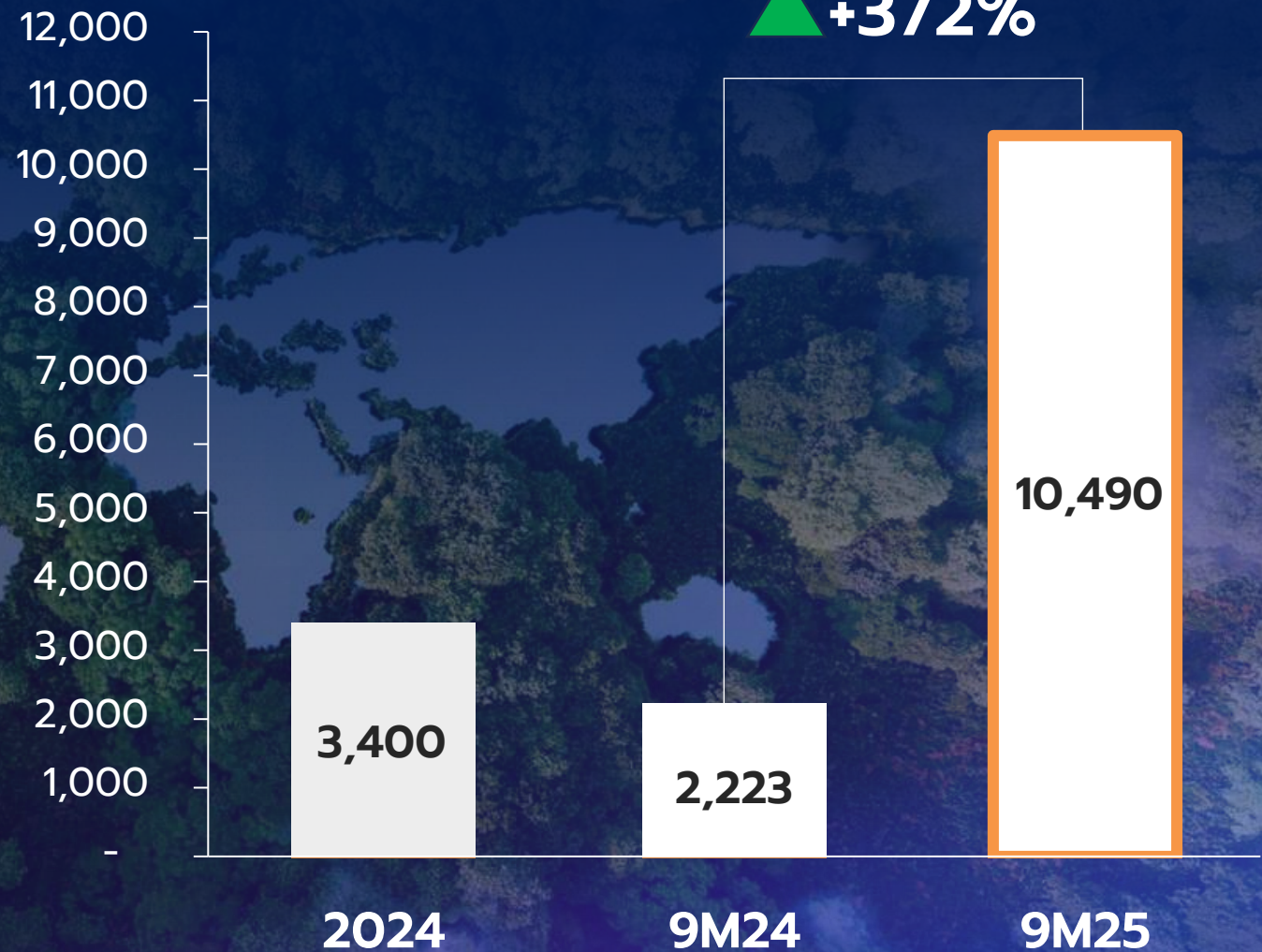


2025 PRE-SALES BY GEOGRAPHY



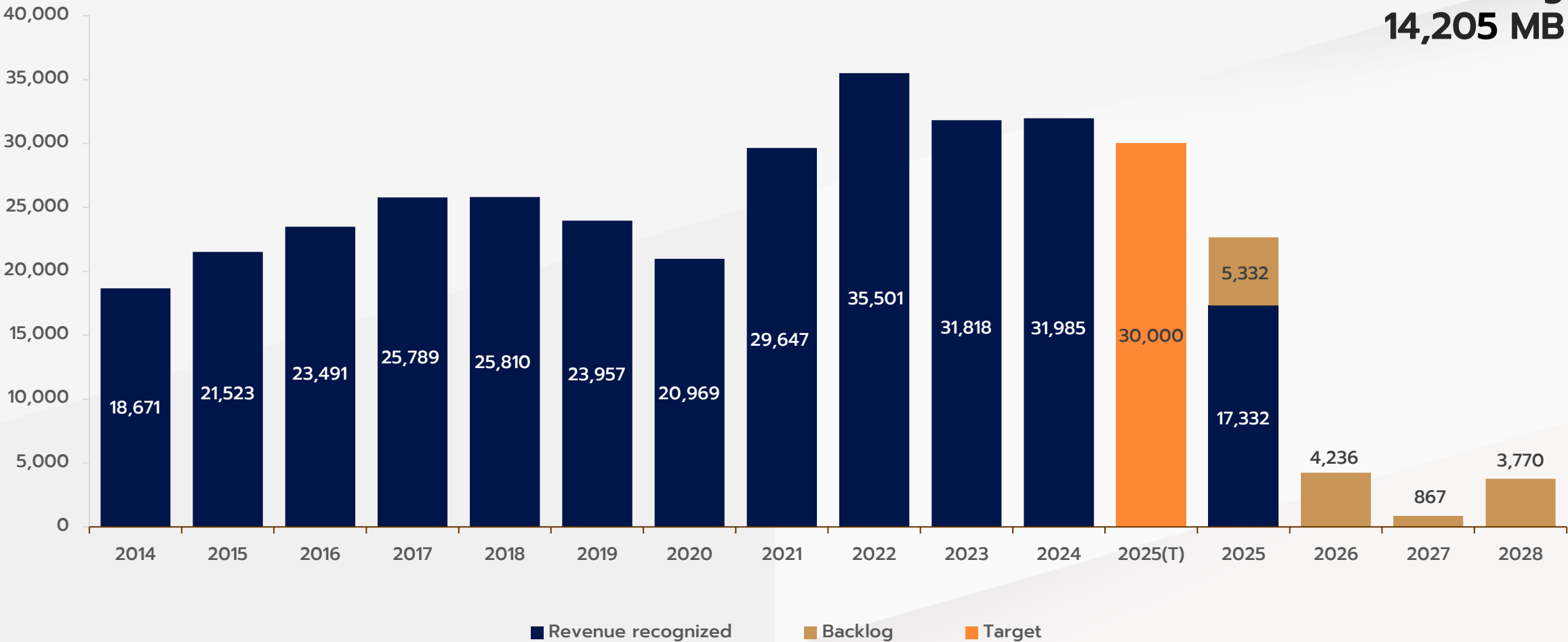
**PRE-SALES
PERFORMANCE
AUSTRALIA**
(Supalai's Portion)

Million Baht



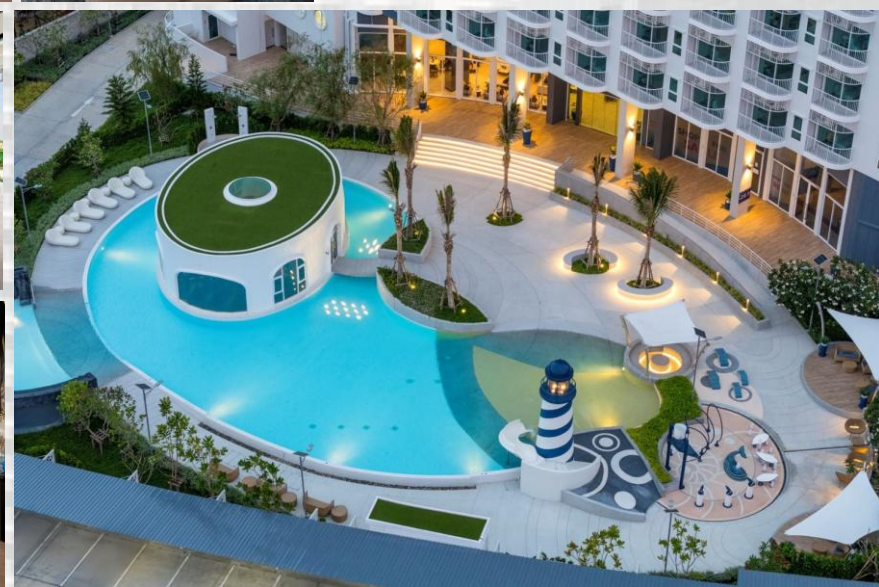
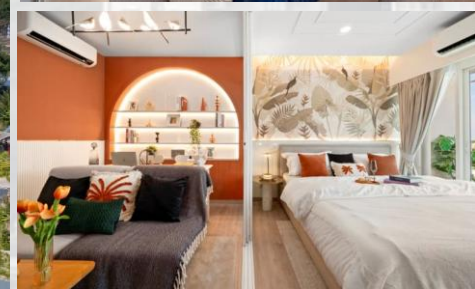
TOTAL REVENUES & BACKLOG *(CONSOLIDATED)*

Million Baht



**Total Backlog
14,205 MB**

2025
PROJECT TRANSFER



PROJECT VALUE: 1,200 MB
UNIT: 523 UNITS
SOLD: 77%
TRANSFER: Q2

Data as of 30 Sep 25


SUPALAI
Blue Whale
Hua Hin

CONSOLIDATED INCOME STATEMENT

(Million Baht)	For nine-month Periods Ended		Change	
	30 Sep 25	30 Sep 24	MB	%
Total Revenues	17,332	22,792	(5,460)	(24%)
Revenues from Sale on Real Estate	16,616	22,083	(5,467)	(25%)
Gross Margin (%)	34.8%	37.7%		
Selling and Administrative Expenses	2,826	3,108	(282)	(9%)
% S&A to Total Revenues	16.3%	13.6%		
Share of profit from investments in joint ventures and associates	730	277	453	164%
Finance Cost	558	504	54	11%
Earning before Tax	3,591	5,523	(1,932)	(35%)
% EBT to Total Revenues	20.7%	24.2%		
Corporate Tax	882	1,266	(384)	(30%)
% Effective Corporate Income Tax Rate	24.6%	22.9%		
Net Profit	2,677	4,201	(1,524)	(36%)
Net Profit Margin (%)	15.4%	18.4%		
Basic Earnings Per Share (Baht)	1.39	2.15	(0.76)	(35%)

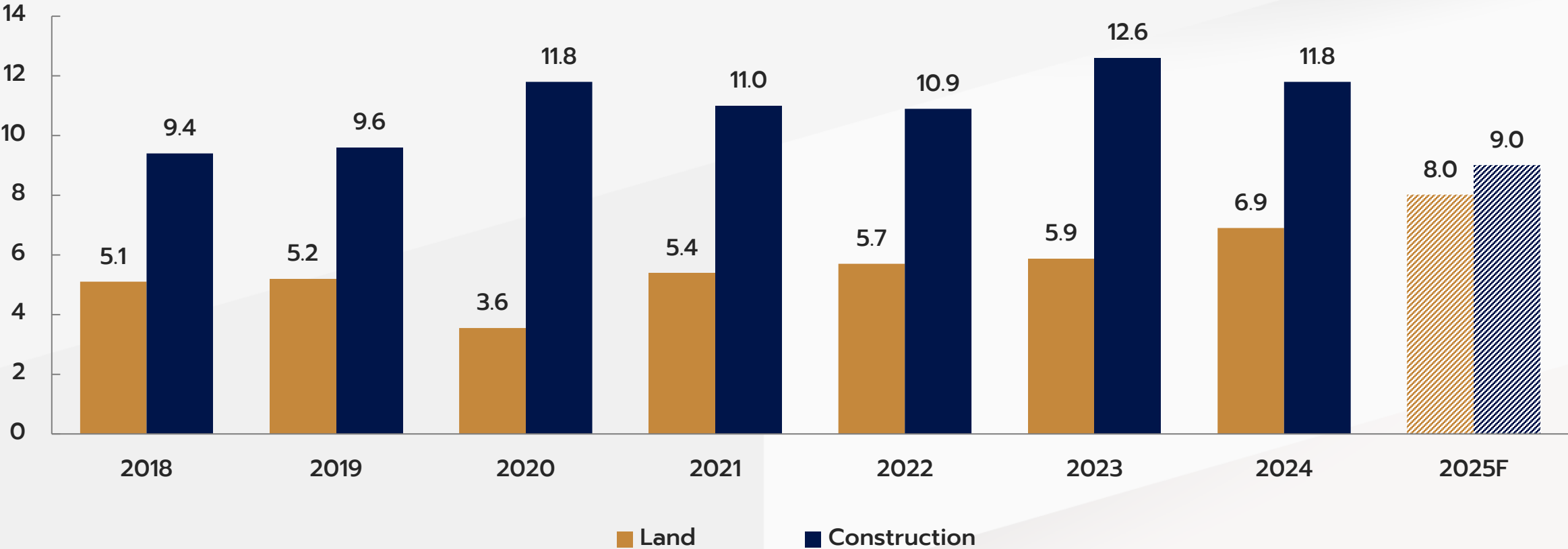
STATEMENT OF FINANCIAL POSITION (CONSOLIDATED)

(Million Baht)	30 Sep 25	31 Dec 24	Change	
			MB	%
Total Assets	98,331	96,231	2,100	2%
Loan from Financial Institutions	37,926	34,187	3,739	11%
- Project Loan	10,577	11,914	(1,337)	(11%)
- Debenture	20,811	17,312	3,499	20%
- Other	6,538	4,961	1,577	32%
Deposits & Advances Received From Customers	1,215	930	285	31%
Total Liabilities	44,717	42,011	2,706	6%
Total Shareholder's Equity	53,614	54,220	(606)	(1%)
Issued and Paid-up Share Capital	1,953	1,953	-	0%

- Net Gearing of the company as of 30 Sep 25 was at **64%**
- Average Cost of Fund for the company as of 30 Sep 25 was **2.32%**

CAPITAL EXPENDITURE TREND

Billion Baht



ONGOING PROJECT STATUS (30 SEP 25)

Project Type	Status	Type	Total Active Projects		Available for Sales	
			Units	Million Baht	Million Baht	%
Condominium	Complete	Affordable	33,107	75,617	2,616	3%
		Medium	25,444	81,494	3,432	4%
		Premium	3,122	32,725	10,548	32%
	Total - Complete		61,673	189,836	16,596	9%
	Under Construction	Affordable	-	-	-	-
		Medium	5,788	16,500	10,450	63%
		Premium	192	2,140	0	-
	Total - Under Construction		5,980	18,640	10,450	56%
Total - Condominium			67,653	208,476	27,047	13%
Low Rise	Ongoing	Affordable	20,300	48,319	6,260	13%
		Medium	54,580	245,171	90,492	37%
		Premium	1,743	20,677	9,940	48%
	Total - Ongoing		76,623	314,168	106,692	34%
Total - Low Rise			76,623	314,168	106,692	34%
Grand Total			144,276	522,644	133,739	26%

2 0 2 5 NEW LAUNCH

23
PROJECTS

32,560 MB
TOTAL VALUE

BKK - M



Low Rise
47%

9 Projects

15,270
MB



High Rise
26 %

4 Projects

8,440
MB

PROVINCIAL



Low Rise
27 %

9 Projects

8,730
MB



High Rise
0%

1 Projects

120
MB

SUPALAI *sense*

Chaengwattana - Laksi

LAUNCH 2025

UNIT: **328 UNITS**

PROJECT VALUE: **700 MB**

START : **1.65 MB**



POOL VIEW



SUPALAI
ELITE



LOBBY

SUPALAI
ELITE



THE SKY PARLOUR

SUPALAI
ELITE

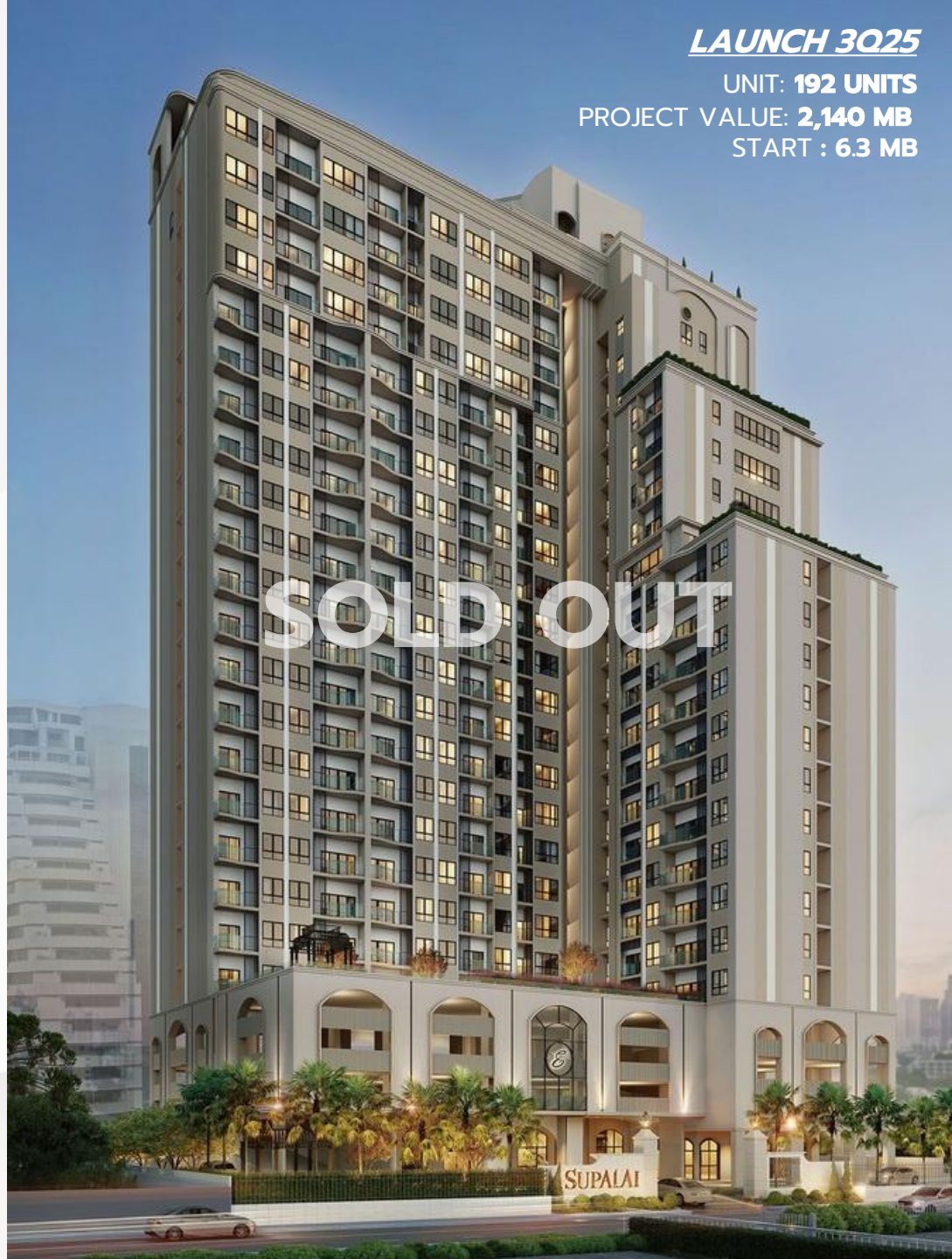


LAUNCH 3Q25

UNIT: **192 UNITS**

PROJECT VALUE: **2,140 MB**

START : **6.3 MB**



SOLD OUT

SUPALAI PREMIER

TAKSIN – WONGWIAN YAI

LAUNCH 4Q25

UNIT: **830 UNITS**

PROJECT VALUE: **2,650 MB**

START : **2.19 MB**



REDUCE GREENHOUSE GASES



PLANT
TREES



GREEN
PARTNER



EV CHARGER



SOLAR ROOF



GREEN LOAN



CAMPAIGN
ENERGY REVOLUTION



ORGANIC
FERTILIZER



CHILLER
REPLACEMENT

BY 40%
WITHIN
2030