

AMATA CORPORATION PUBLIC COMPANY LIMITED



Merging innovative technology with environmental sustainability

Welcome to Opportunity Day

Financial performance result for the period ended December 31, 2016

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Pre-Land Sales and Land Transfer

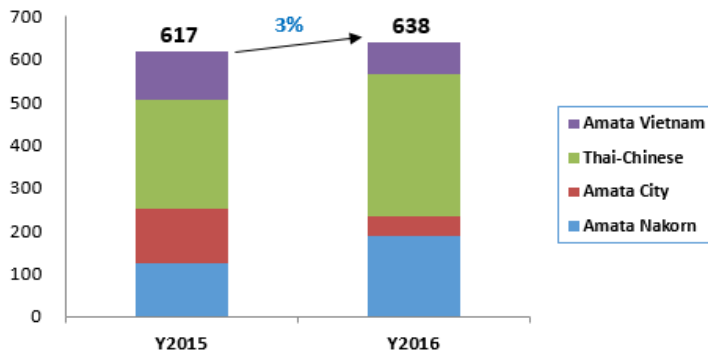


Pre-Land Sales and Land Transfer Performance

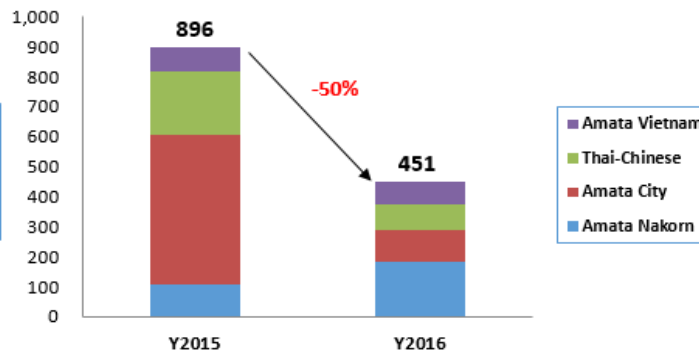
Note: 1 Hectare = 6.25 Rai

	Pre-Land Sales		Land Transfer / Revenue	
(Unit in Rai)	Y2015	Y2016	Y2015	Y2016
Amata Nakorn	123	189	108	183
Amata City	127	44	497	105
Thai-Chinese	253	331	215	85
Amata Vietnam	114	74	76	78
Grand Total	617	638	896	451

Pre-Land Sales Y2015 vs Y2016



Land Transfer Y2015 vs Y2016

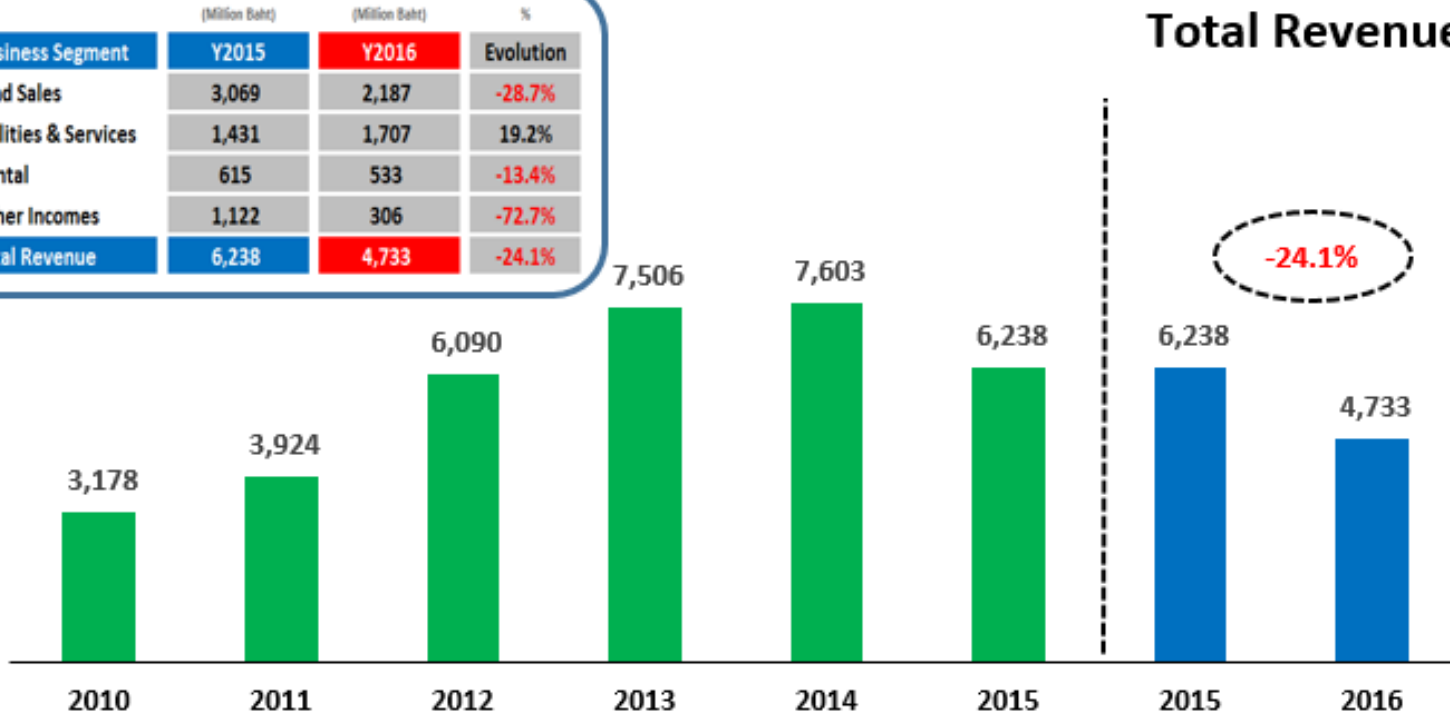


Y2016 Results Update

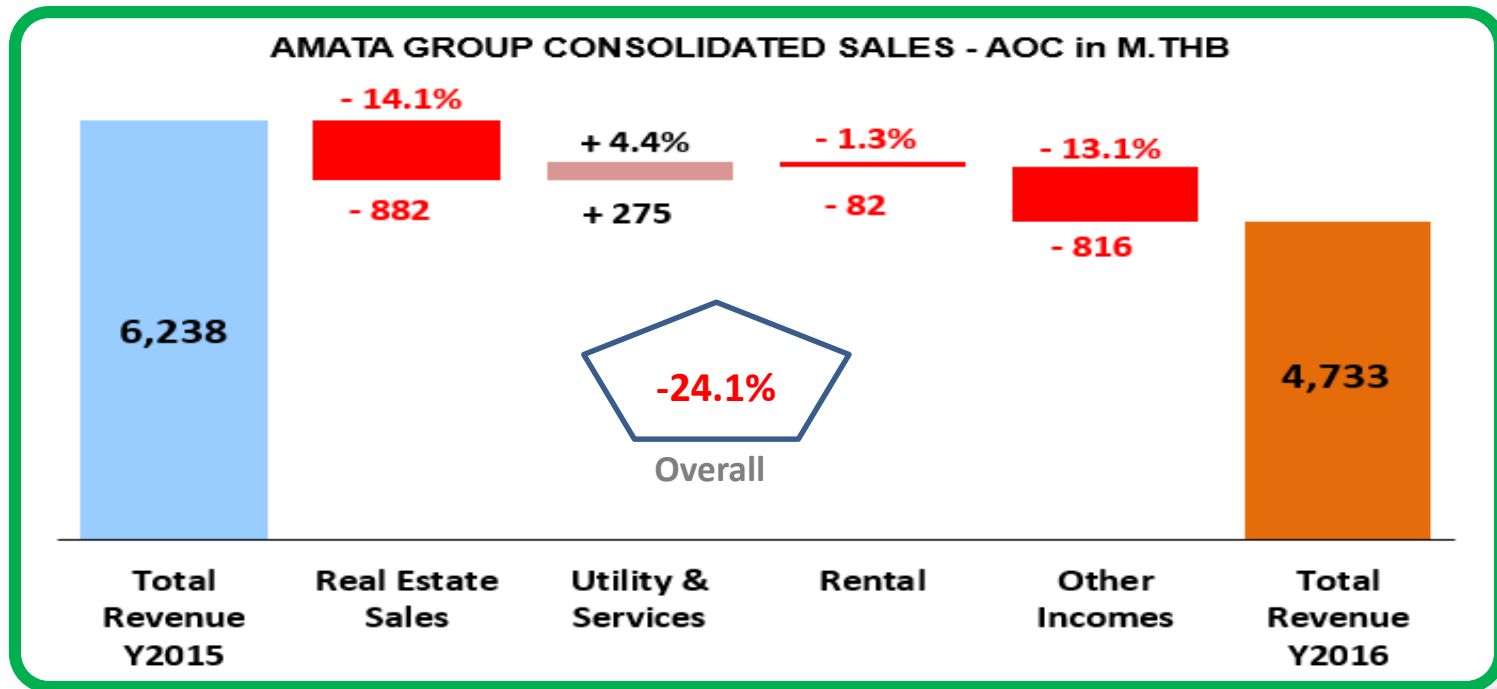


Y2016 Results Update - Evolution of Revenue Growth

	(Million Baht)	(Million Baht)	%
Business Segment	Y2015	Y2016	Evolution
Land Sales	3,069	2,187	-28.7%
Utilities & Services	1,431	1,707	19.2%
Rental	615	533	-13.4%
Other Incomes	1,122	306	-72.7%
Total Revenue	6,238	4,733	-24.1%



Y2016 Results Update - Analysis of Change on Revenue

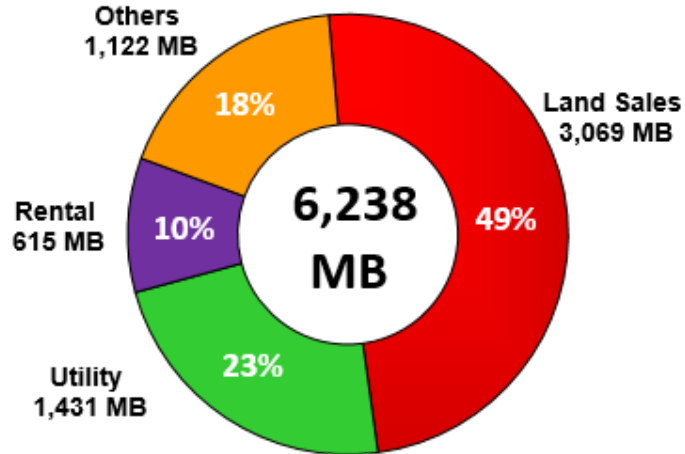


Note: Above currency in million baht

Y2016 Results Update - Revenue by Business Type

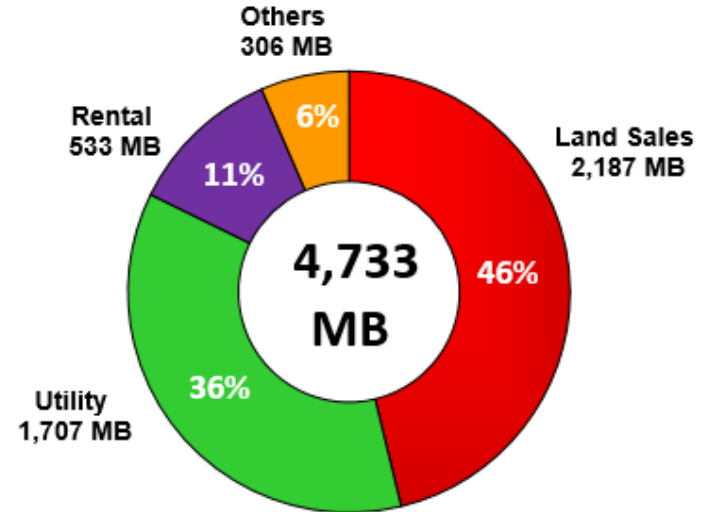
(In Million Baht and %)

End of 31 December 2015



***Land Sales : Recurring
60% : 40%**

End of 31 December 2016



***Land Sales : Recurring
49% : 51%**

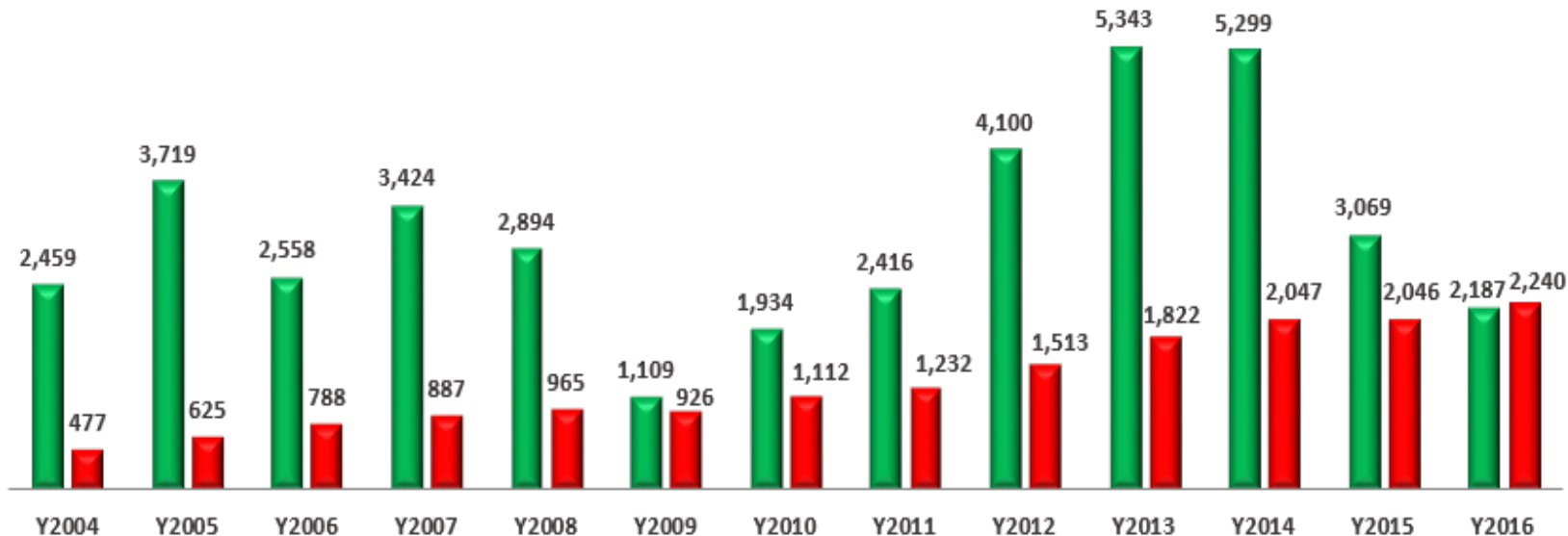
*Note: Proportion of Land Sales & Recurring Income is excluding other incomes.

Y2016 Results Update - Evolution of Revenue Growth

SALES EVOLUTION (In Million Baht)

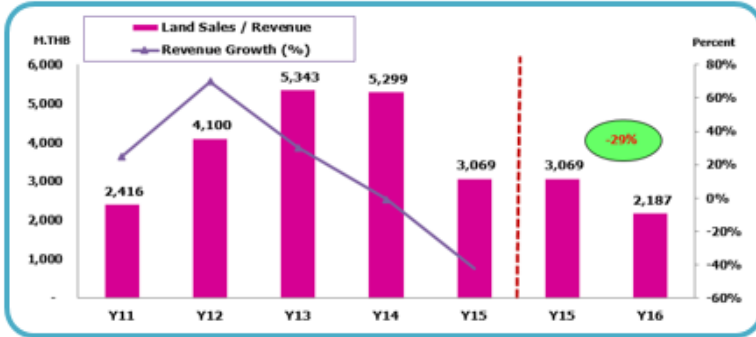
■ Land Sales ■ Recurring Income

** Sales excluding other incomes

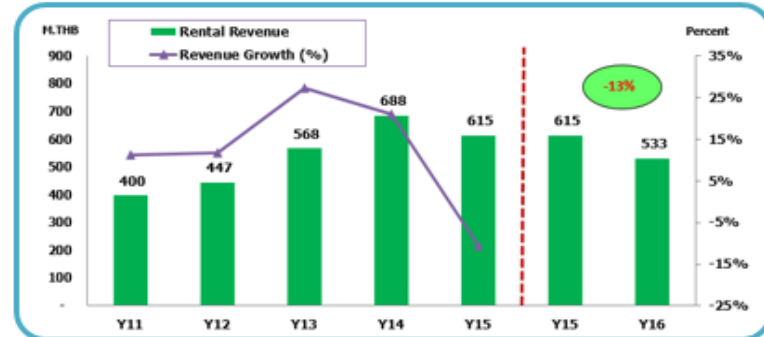


Y2016 Results Update - Line of Business Operations

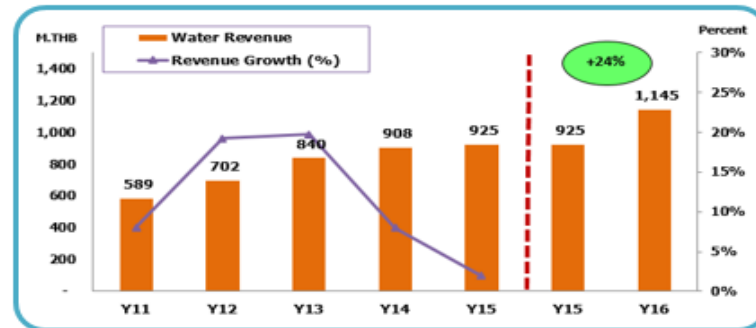
Land Sales : Revenue & Growth (%)



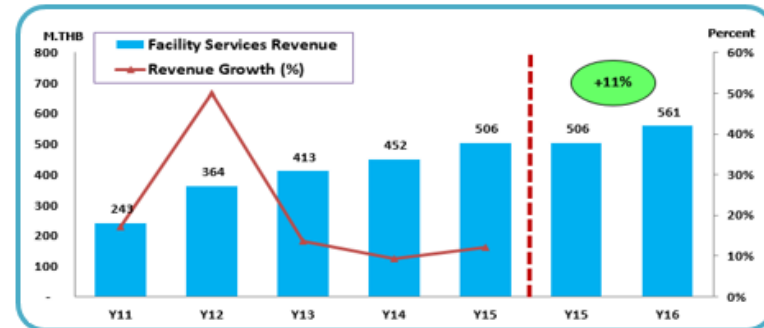
Rental : Revenue & Growth (%)



Utility - Water : Revenue & Growth (%)



Facility Services : Revenue & Growth (%)

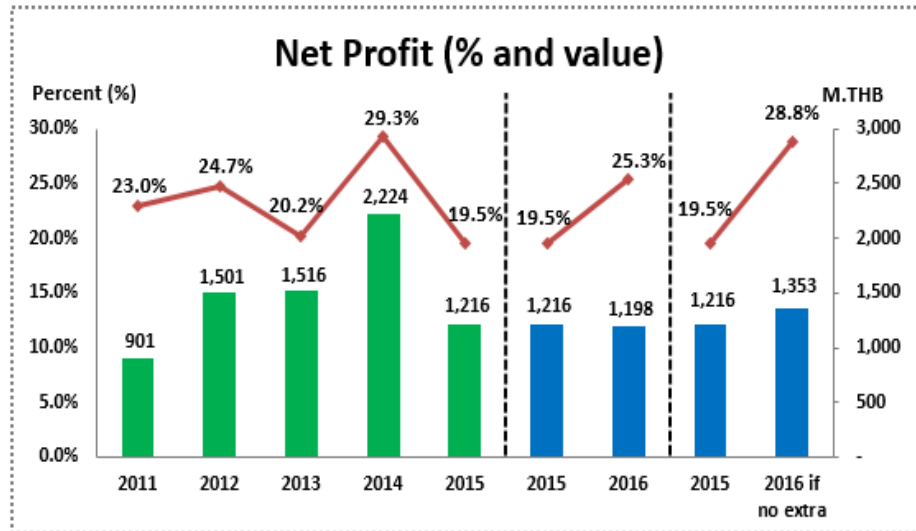


Y2016 Results Update - Evolution of Consolidated Results

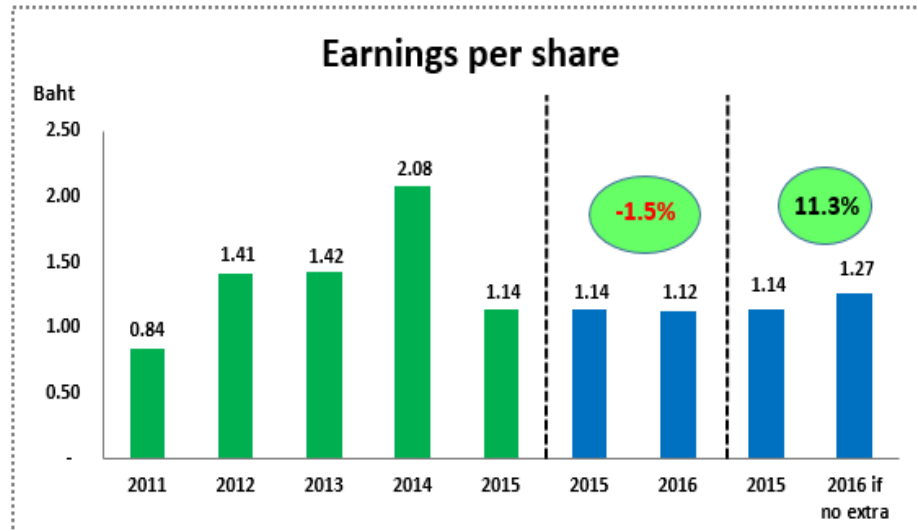
	Y2015 (Million Baht)	Y2016 (Million Baht)	Evolution %	Y2016 if no extra (Million Baht)	Evolution %
Revenue	6,238	4,733	-24%	4,697	-25%
Operating profit reported	2,441	1,603	-34%	1,807	-26%
Financial Expense	306	266		266	
Income Tax Expense	396	304		274	
Profit from Investment in Associates	154	325		325	
Net Profit	1,893	1,358		1,592	
Net Profit (after deduct MI)	1,216	1,198	-1%	1,353	+11%
Net Profit (after deduct MI) in %	19.5%	25.3%	+6 pts	28.8%	+9 pts

Y2016 Results Update : Financial Highlights

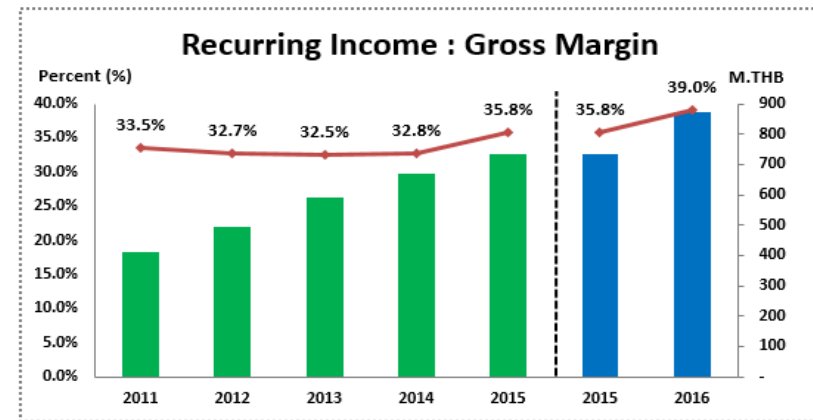
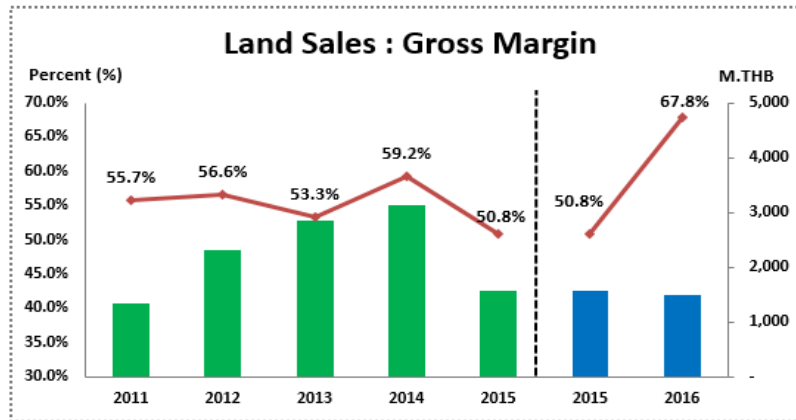
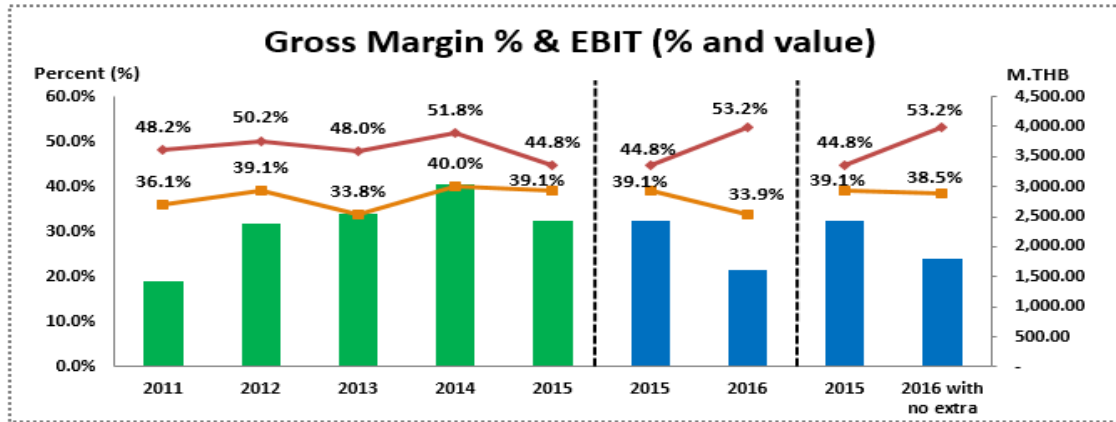
Net Profit (after deduct Minority Interest)



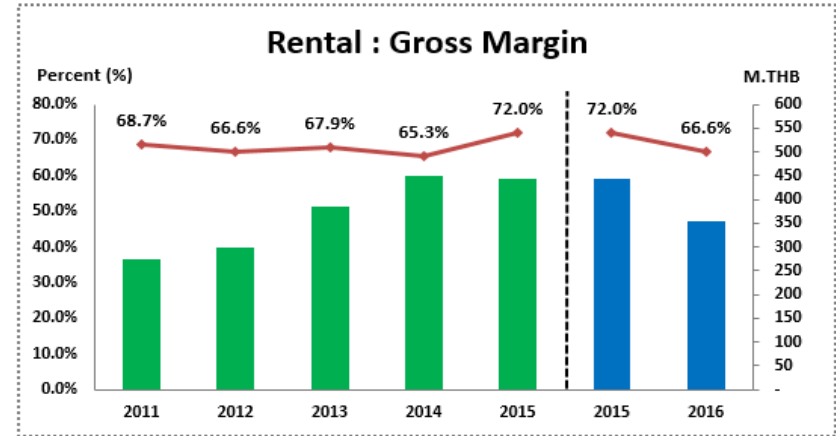
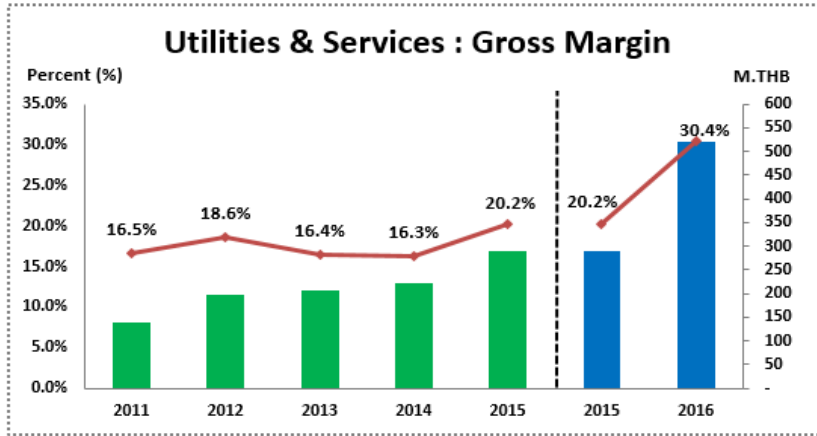
Earnings Per Share



Y2016 Results Update : Financial Highlights



Y2016 Results Update : Financial Highlights



Y2016 Results Update - Consolidated Cash Flow Statement

	Y2015 (Million Baht)	Y2016 (Million Baht)	Evolution %
Cash and cash equivalent at beginning of period	1,021	3,056	+199.2%
Cash from operating activities	1,160	1,648	+42.1%
Cash used in Investing activities	2,292	(2,027)	
Cash used in financing activities	(1,460)	(921)	
Increase / decrease in translation adjustments	43	2	
Net increase / (decrease) in Cash	2,035	(1,298)	
Cash and cash equivalent at end of period	3,056	1,758	-42.5%

Y2016 Results Update - Consolidated Balance Sheet

	Y 2015 (Million Baht)	Y2016 (Million Baht)		Y 2015 (Million Baht)	Y2016 (Million Baht)
Cash and Cash Equivalents	3,056	1,758	Shareholders' Equity	13,501	14,240
Working Capital Assets	734	818	Working Capital Liabilities	1,238	1,858
Real Estate Development	14,282	16,030	Borrowings	6,742	6,650
Fixed Asset & Investments	7,230	7,827	Other Liabilities	3,970	3,848
Other Assets	149	163			
Total Assets	25,451	26,596	Total Liabilities & Equities	25,451	26,596
			Net Debt	3,349	4,546
			Gearing Ratio	25%	32%

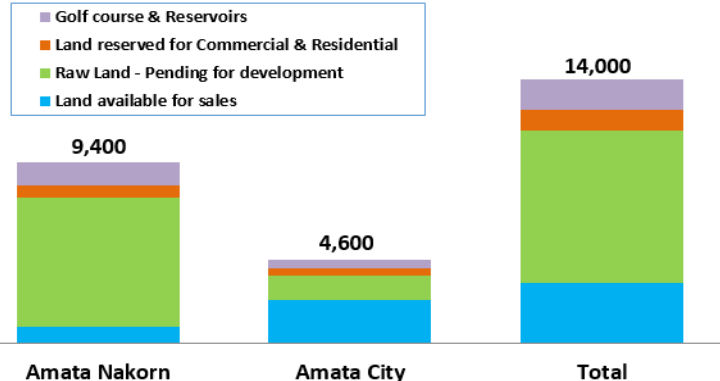
Y2016 Results Update - Land Bank Status

Period as of December 31, 2016

(Unit in Rai)

	Amata Nakorn	Amata City	Total
Land available for sales	700	2,800	3,500
Raw Land - Pending for development	6,500	800	7,300
- Pure Raw Land	4,700		4,700
- Under development	1,000		1,000
- Submitted to EIA	800	800	1,600
Land reserved for Commercial & Residential	800	500	1,300
Golf course & Reservoirs	1,400	500	1,900
Grand Total	9,400	4,600	14,000

Land Bank as of December 31, 2016



Note: The above figures are rounded up to hundreds

Y2016 Results Update - Key Financial Indicators

	Y 2014	Y 2015	Y2016
Current Ratio (time)	2.23	2.23	1.74
Quick Ratio (time)	0.74	0.74	0.44
Return on equity (%)	11.4%	11.4%	10.4%
Return on total assets (%)	10.9%	10.9%	7.4%
Debt to Equity Ratio (time)	1.07	1.07	1.03
Debt Service Coverage Ratio (time)	0.70	0.70	0.52

Project and Expansion Update



Project and Expansion Update

1. Amata City Long Thanh

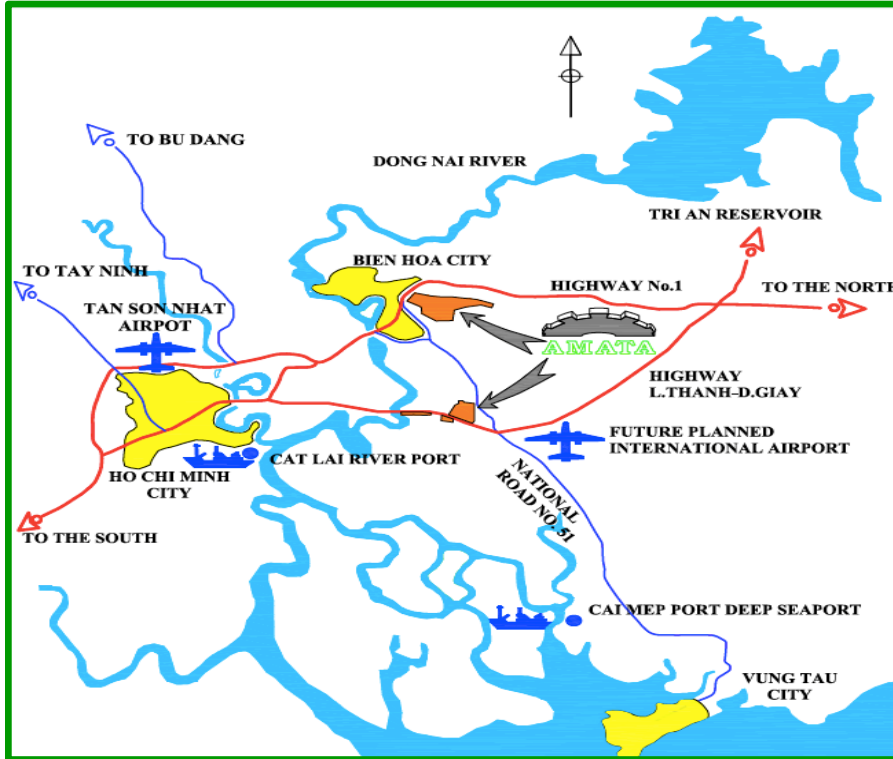
- **Hi-Tech Park**
 - Ongoing land compensation and expecting to finish mid-2017
- **Service City and Mega Township**
 - Received investment certificate for Service City East in March 2016
 - Received investment certificate for Township in July 2016
 - Received investment certificate for Service City West in November 2016

2. Amata City Halong

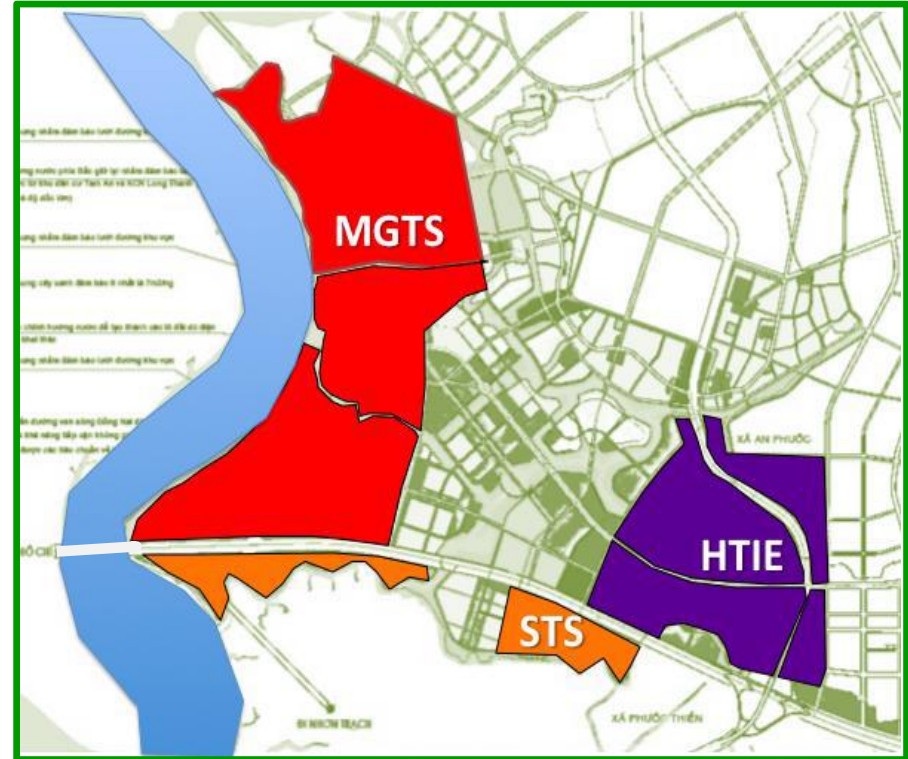
- Plan to apply for investment certificate for the initial phase of 709 ha

Projects under Amata VN PCL

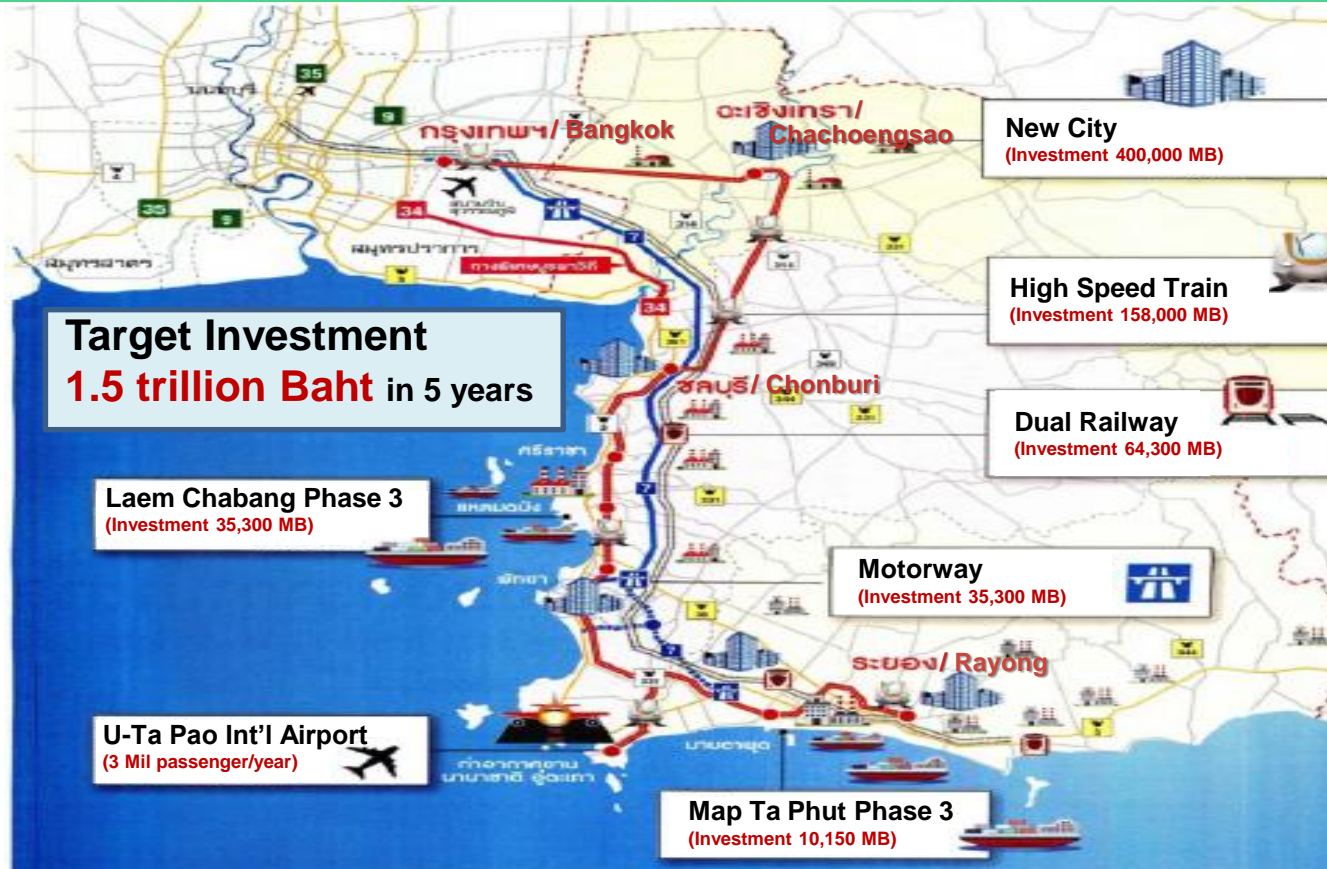
Locations



New Project: Long Thanh



Eastern Economic Corridor (EEC)



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Merging innovative technology with environmental sustainability