

AMATA Corporation Public Company Limited

Financial Performance Result for the period ended June 30, 2022

**AMATA**
SMART CITY



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Overview

**6M-2022
Performance**

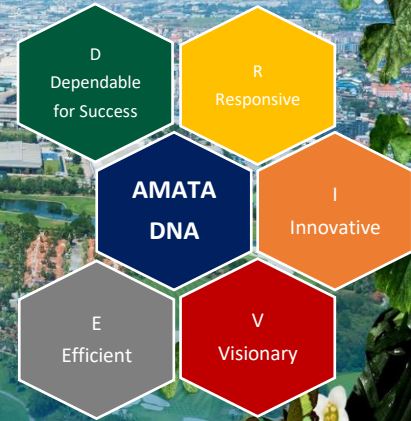
WELCOME TO A WORLD OF EXCITING POSSIBILITIES

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

AMATA
POSSIBILITIES HAPPEN



VIKROM KROMADIT
*Director and Chief Executive Officer of
Amata Corporation PCL*



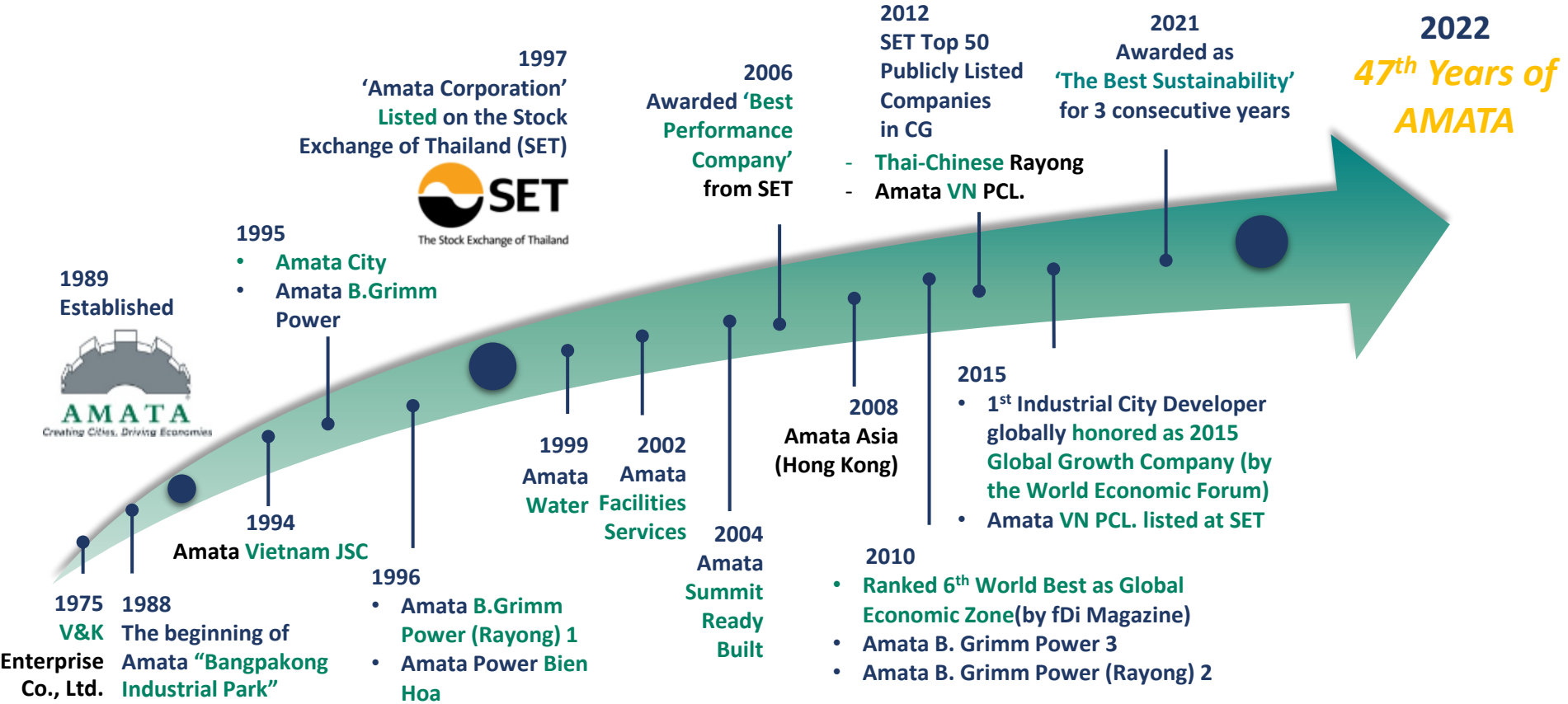
VISION

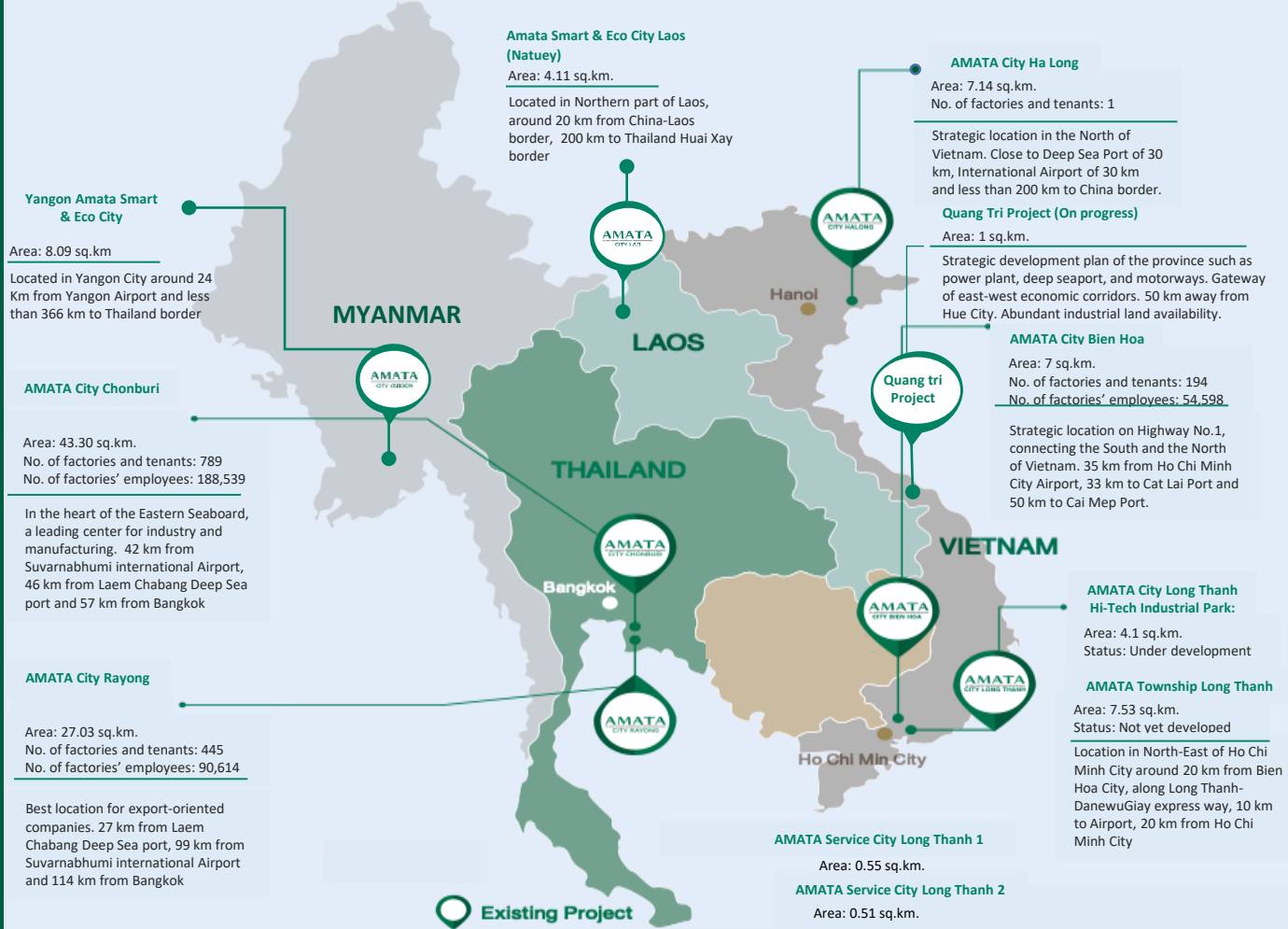
Creating Perfect Cities
Where Opportunities
Happen

MISSION

We are committed to creating a culture of **ALL WIN** for our stakeholders
by expanding to new frontiers and exploring innovation to build **SMART
CITIES** for enriching quality of life.

Key Milestone





Total area: 110.36 sq.km. /11,036 hectares

No. of factories and tenants: > 1,400

No. of factories' employees: > 333,000

AMATA at a glance



1989

Established as a world-leading industrial city developer to provide reliable, sustainable and state-of-the-art business estate.

1997



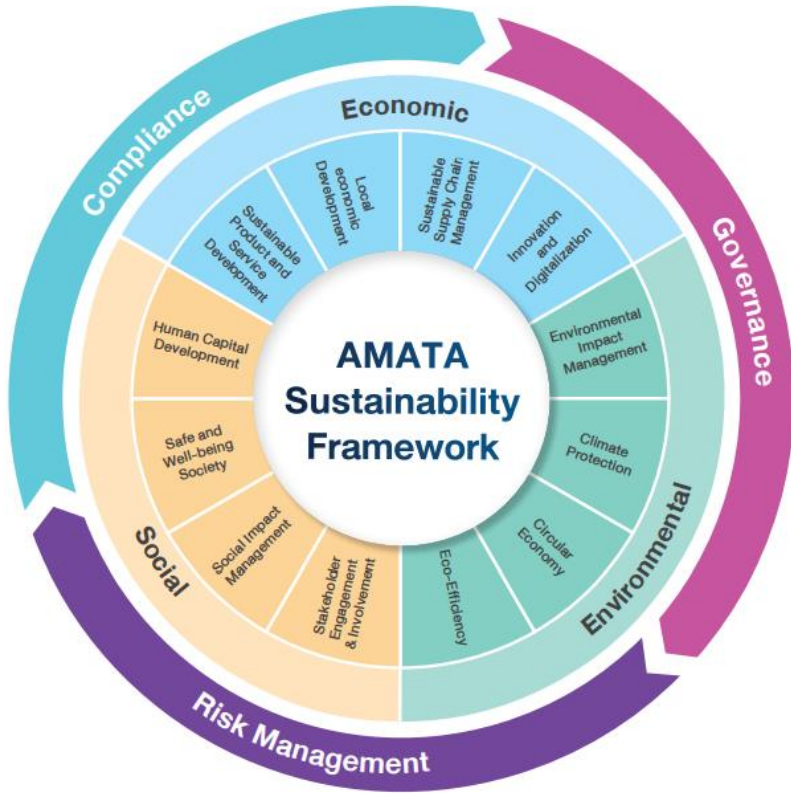
Amata Corporation Listed on the Stock Exchange of Thailand (SET), Market Cap. as of 30 June 2022 21,045 MB.



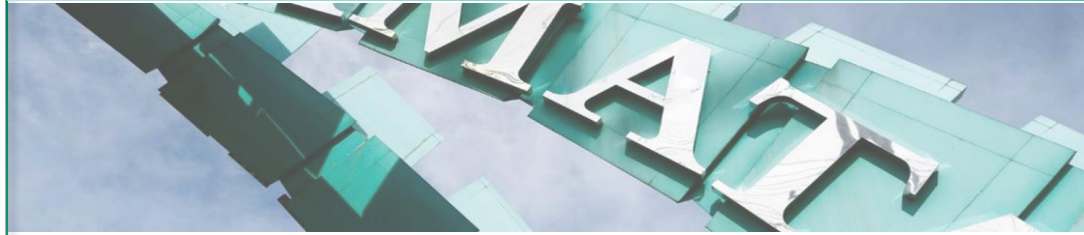
A- (Stable)

In July 2022, TRIS Rating assigned the company rating of Amata at "A-" with a stable outlook, reflecting the company's proven record as one of the leading industrial estate developers.

Sustainability Framework and Recognition



Amata Recognition



Excellent CG Scoring



CAC Certified



Listed in SETHSI for the 4th year



Scored 100/100 on AGM Checklist for 4 consecutive years



Sustainability Disclosure Award



The Best Sustainability Award



Received ECO-Excellence Awards

Climate Change Strategies

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.

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

- 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

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 : 734 MW



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



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



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



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



- **Rental Factories**
Ready Built Facilities up to 5,000 m²



- **International School**
Education Grade 1-6, English Program



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



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



- **Water Supply & Sources**
Total Raw Water Supply: 35.5 million m³



- **Satit Kaset Laboratory School**
Grade 1-12



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



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



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



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



- **Tesco Lotus Plus Mall**
38,000 m² complex with a hyper mart

Overview

**6M-2022
Performance**



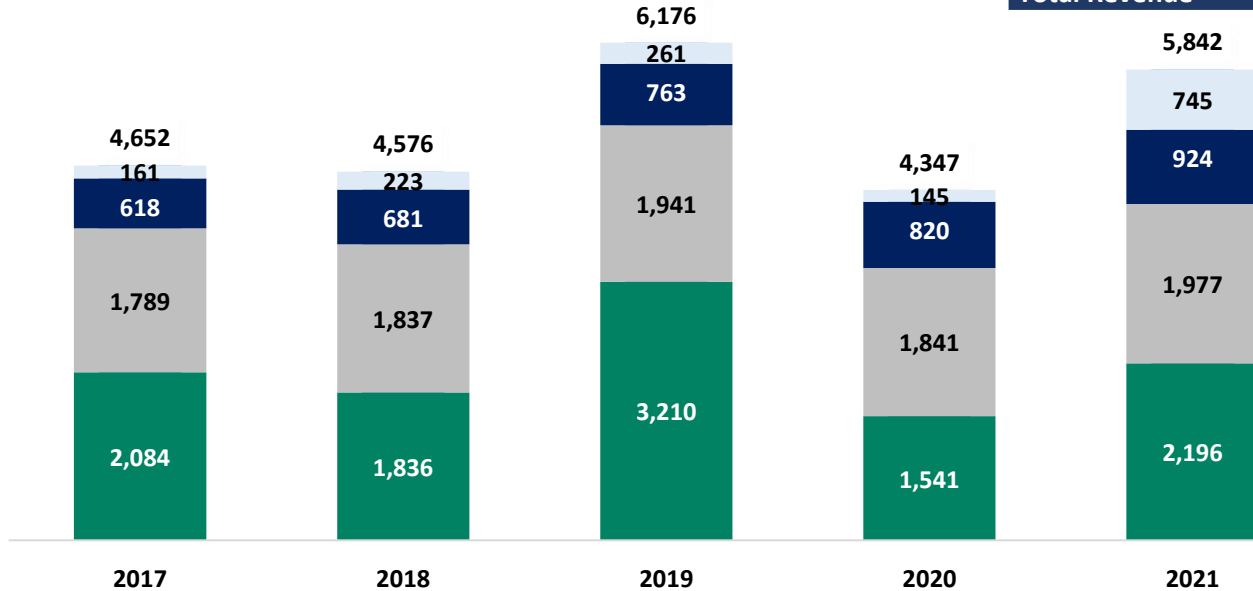
6M-2022 Performance Summary

- Revenue posted at THB 3,858 million, increased 107% (YoY)
- Earnings after MI reported at THB 1,202 million increased 178% (YoY)
- Share profit from investment in associates THB 184 million, dropped 34% (YoY)
- Land transferred of 253 rais with remaining backlog at THB 5,176 million

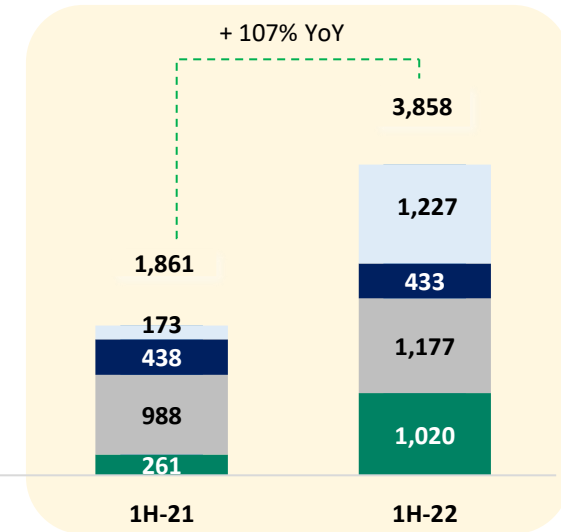
Evolution of Revenue Growth

■ Land Sales ■ Utilities & Services ■ Rental ■ Other Incomes

Unit: MB

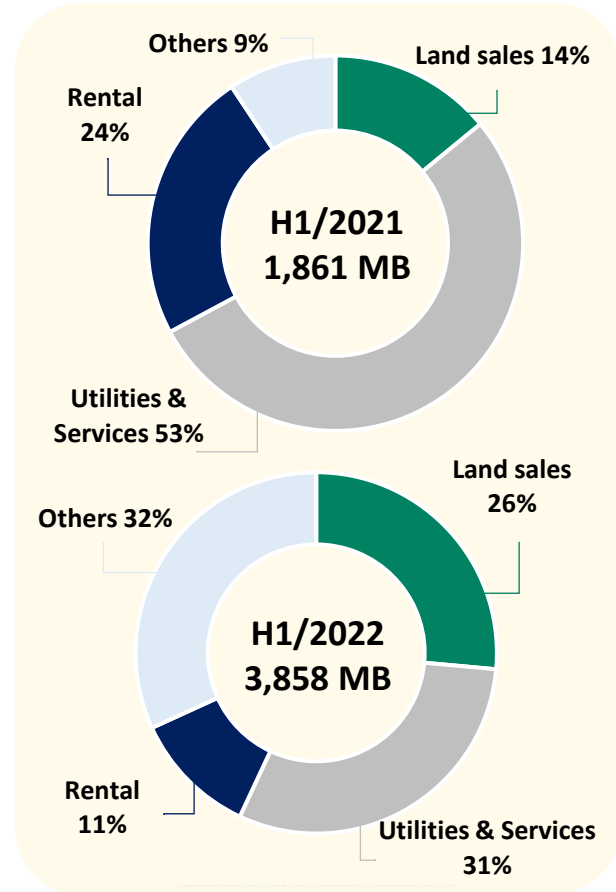
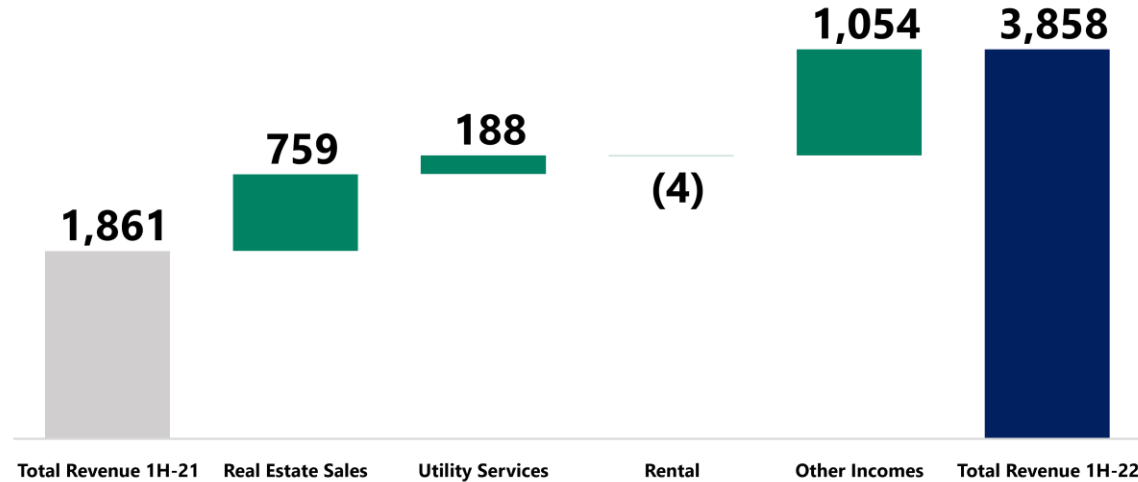


Business Segment	1H-21	1H-22	% Change
Land Sales	261	1,020	290%
Utilities & Services	988	1,177	19%
Rental	438	433	-1%
Other Incomes	173	1,227	607%
Total Revenue	1,861	3,858	107%



Analysis of Change on Revenue

Unit: MB



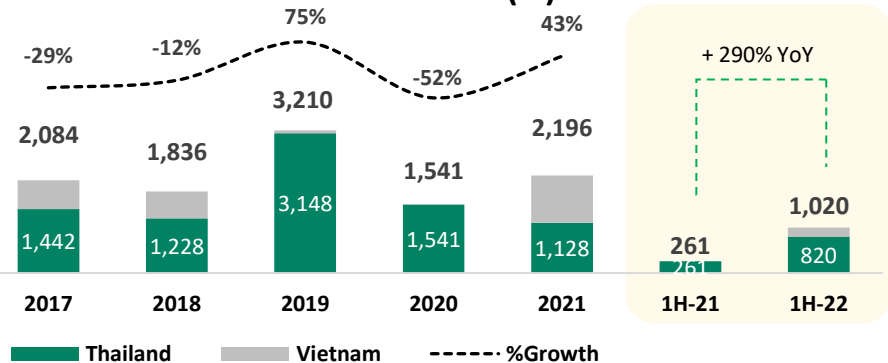
Land Transferred* (%)	AMATA CITY CHONBURI	AMATA CITY RAYONG	THAI CHINESE RAYONG	AMATA VN
1H-2021	-	31%	69%	-
1H-2022	-	62%	21%	18%

*in terms of rai

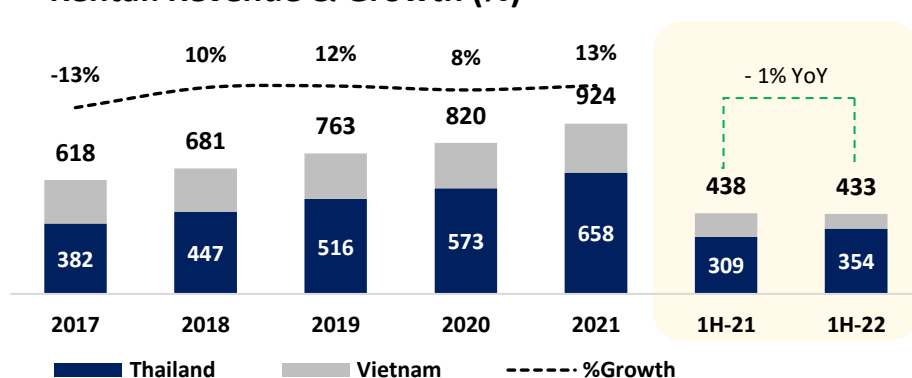


Line of Business Operations

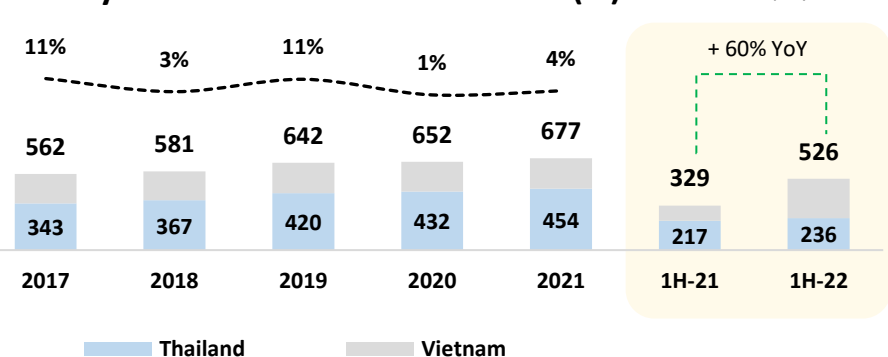
Land Sales: Revenue & Growth (%)



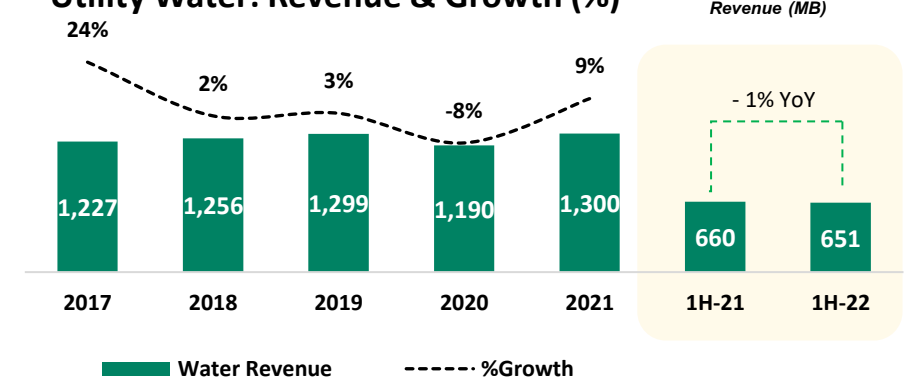
Rental: Revenue & Growth (%)



Facility Services: Revenue & Growth (%)



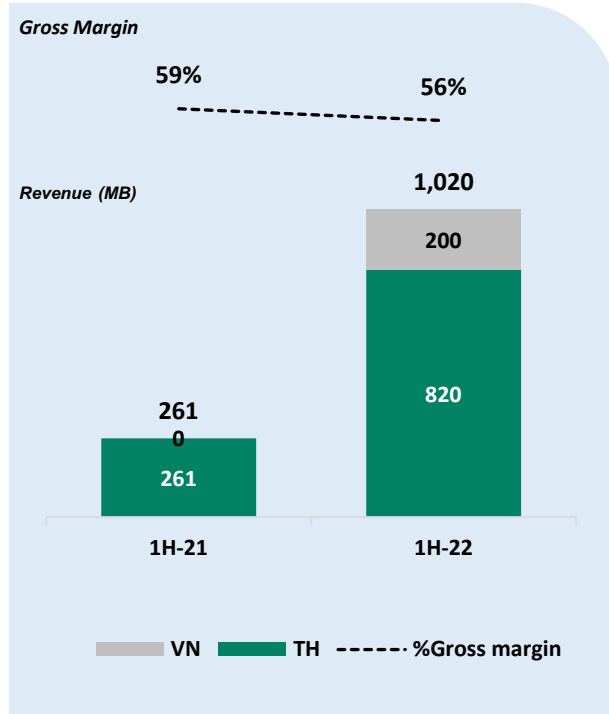
Utility Water: Revenue & Growth (%)



Industrial Land Sales

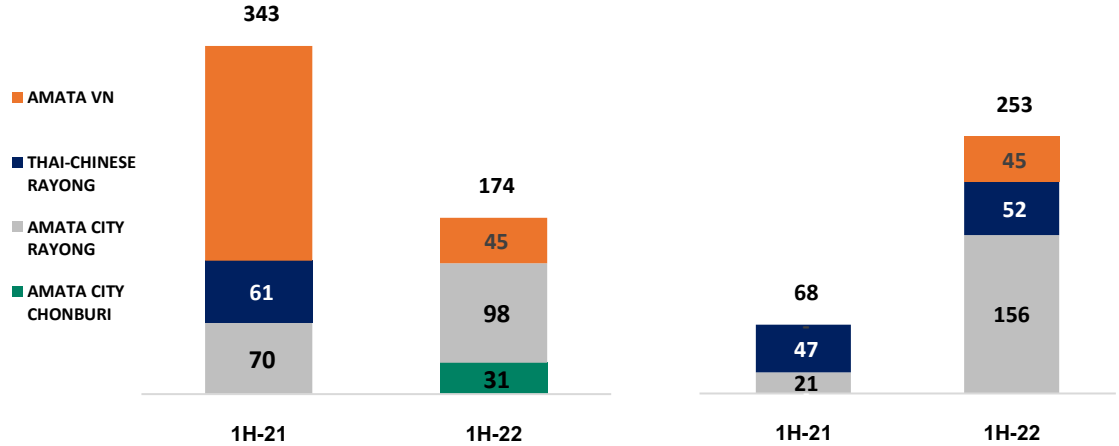
Revenue : 1,020 MB

GPM (%) : 56%



Pre-Land Sales 1H-2021 vs 1H-2022

Unit: Rais



Land Transfer 1H-2021 vs 1H-2022

Backlog:
(30 June 2022)

5,176 MB

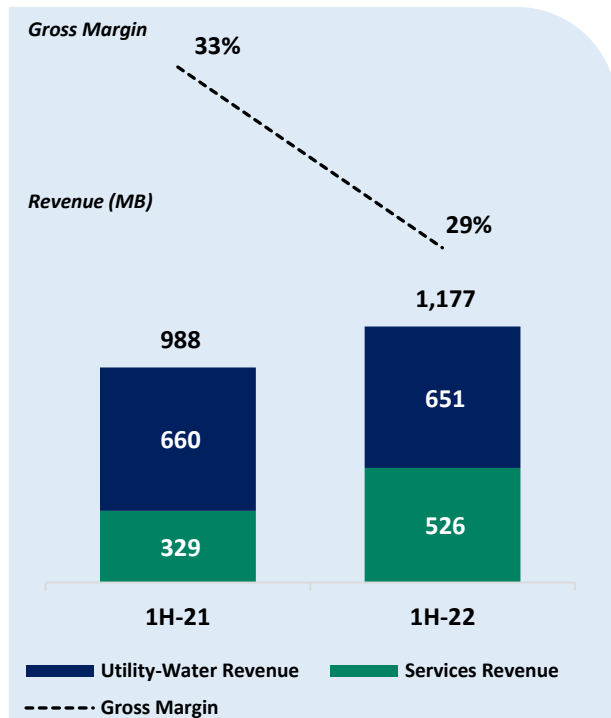
As of June 30, 2022

Unit : Rai	Chonburi	Rayong	Total
Land available for sales	583	512	1,095
Raw Land - Pending for development	8,519	1,575	10,094
Commercial Area	868	351	1,219
Grand Total	9,970	2,438	12,408

Utility and Services

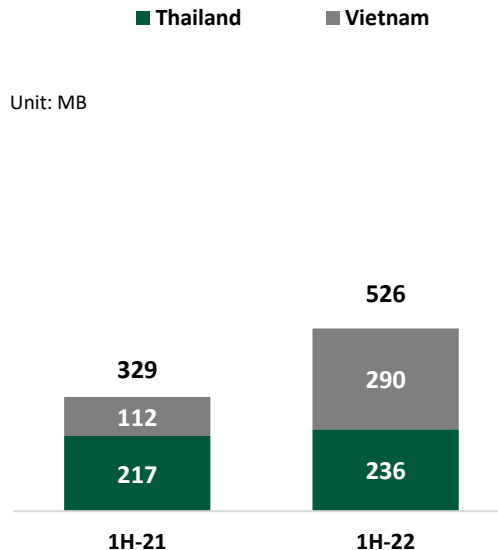
Revenue : 1,177 MB

GPM (%) : 29%



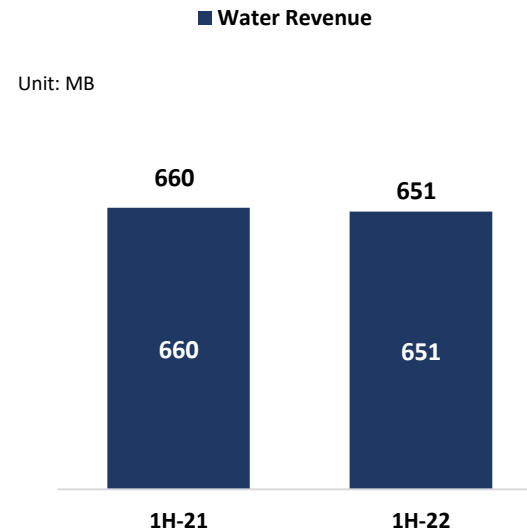
Services Revenue: 526 MB

- Revenue from Services increased by 60% from sales volume in both industrial estate Thailand and Vietnam.



Water Revenue: 651 MB

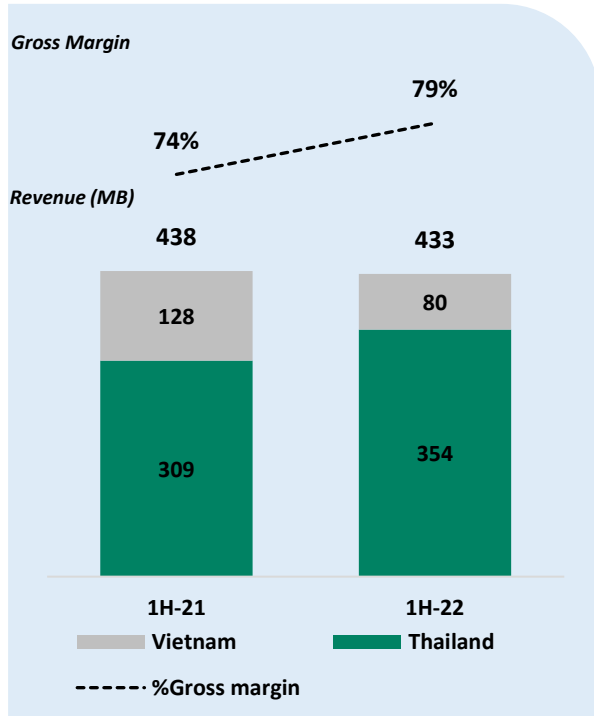
- Sales was quite stable compared to the previous year.



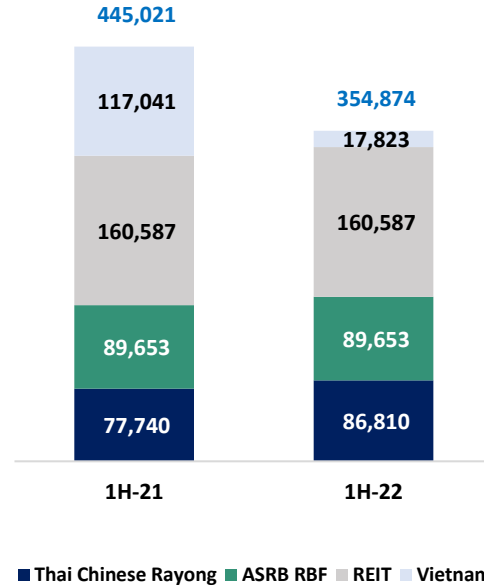
Revenue : 433 MB

GPM (%) : 79%

Ready-Built Factories (Thailand and Vietnam): = 354,874 Sq.m.



RBF Area (Sq.m.)



Location	Occupancy
TH	89%
VN	93%



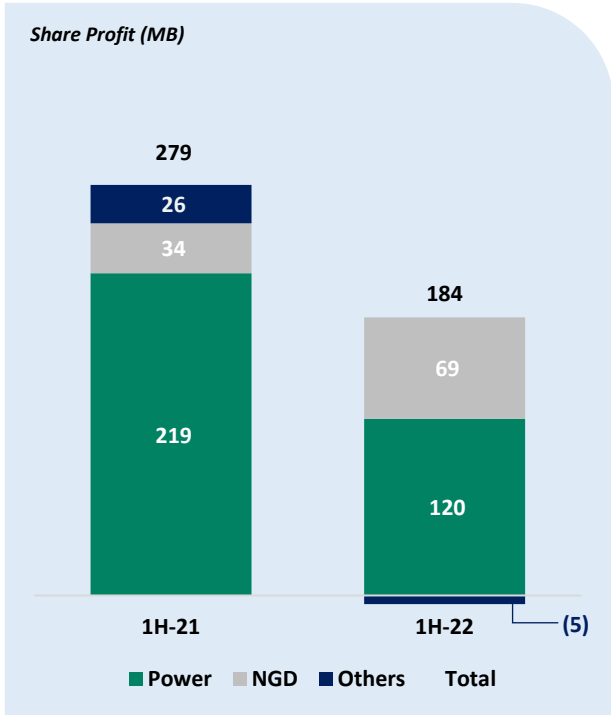
Ready Built Factory



Share of Profit from Investment in Associates

Share Profit : 184 MB
Share Profit growth : -34%

Share Profit from Power: 120 MB or 65% of share profit contribution



Although power consumption remained stable from industrial users, net profit sharing from power business decreased due to the surging in natural gas price compared to the same period last year.

The share of profit from natural gas supply (Amata NGD) increased 103 percent from higher natural gas price.

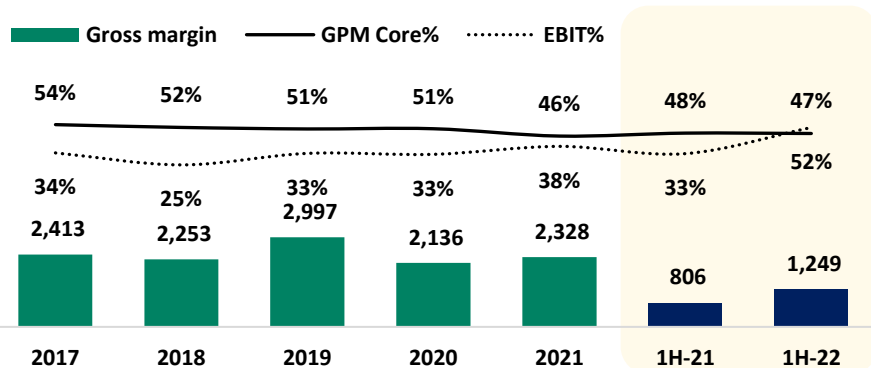


Share of profit contribution percentage (%)			
	POWER	NGD	Other
1H-21	79%	12%	9%
1H-22	65%	37%	-2%

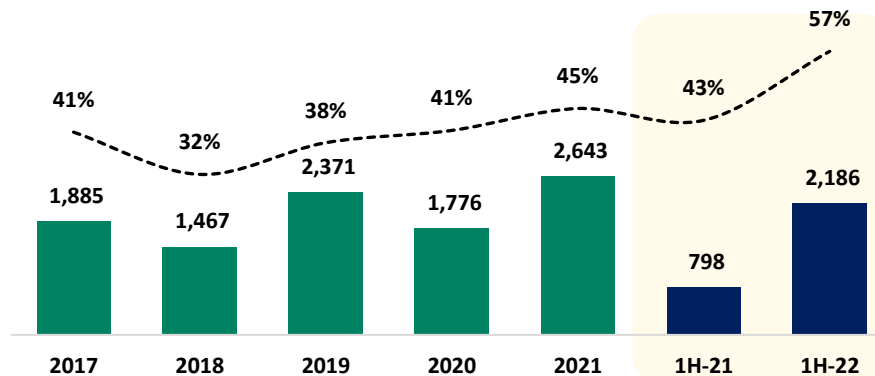


Financial Highlights

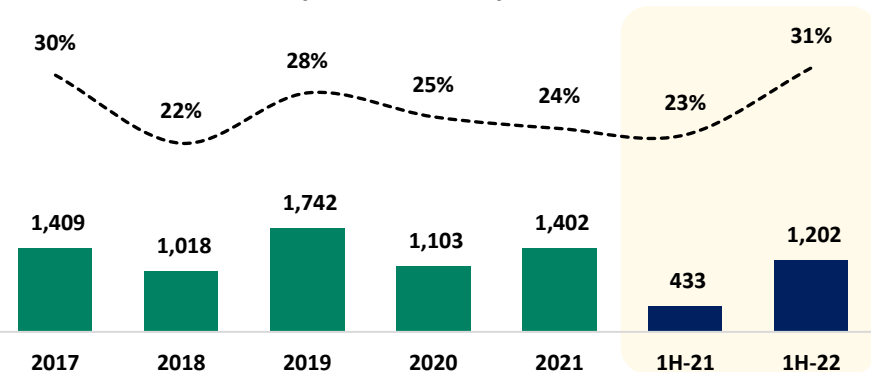
EBIT % & Gross Margin (% and value) Unit: MB



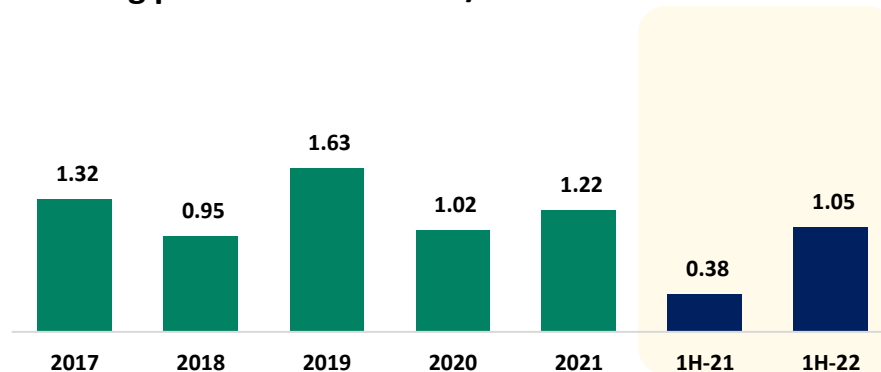
EBITDA (% and value) Unit: MB



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

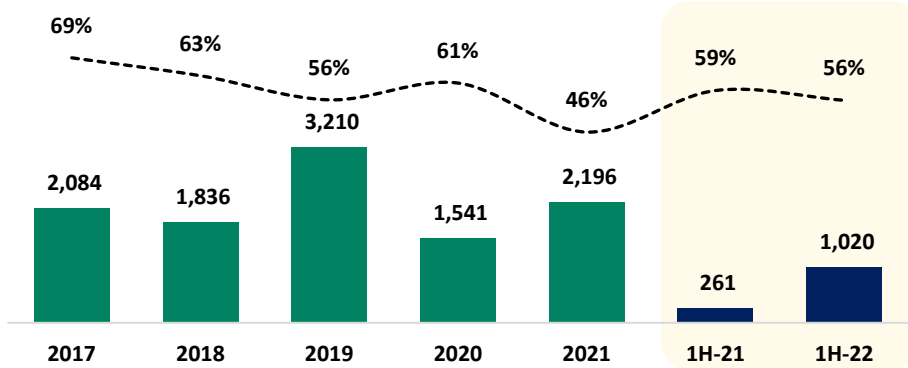


Earning per share Unit: Baht/share

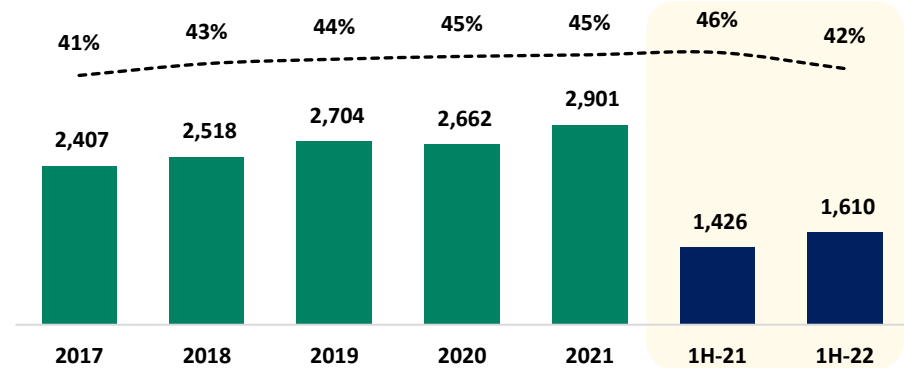


Financial Highlights

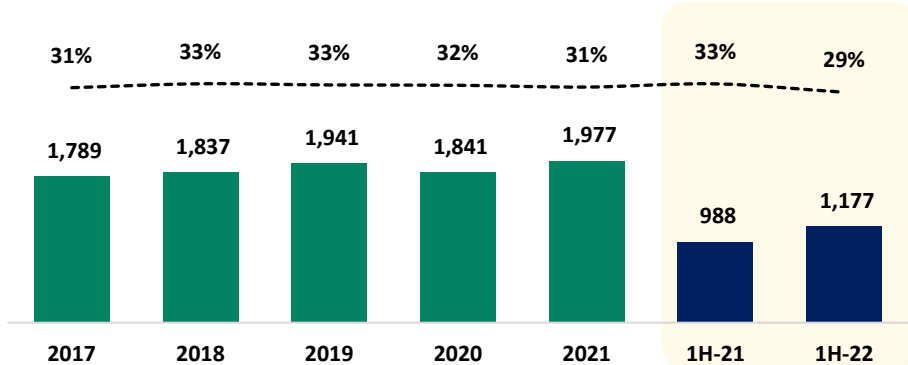
Land Sale : Gross Margin (% and value)



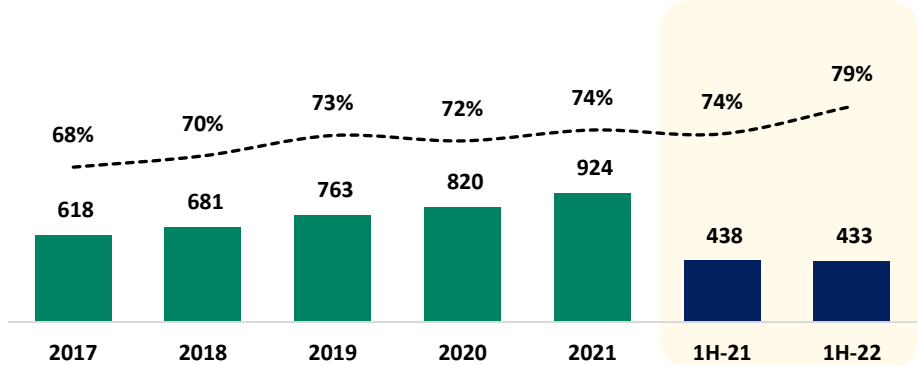
Recurring Income : Gross Margin (% and value)



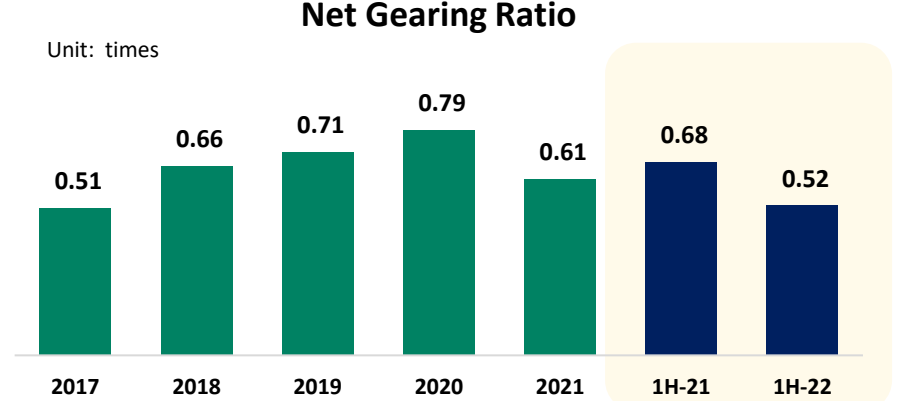
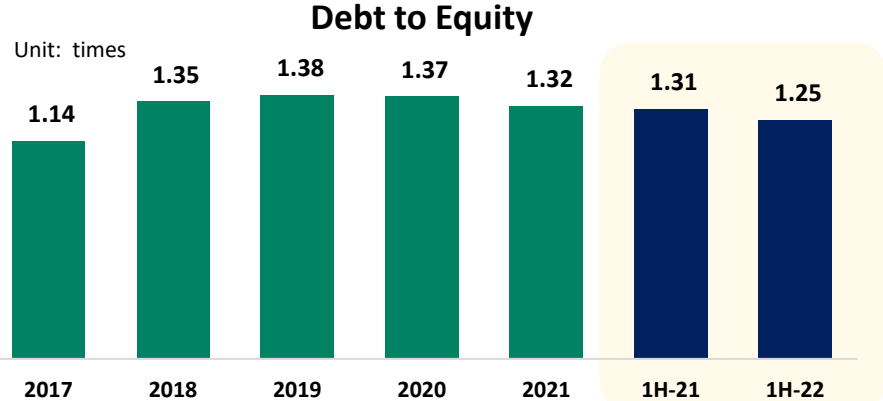
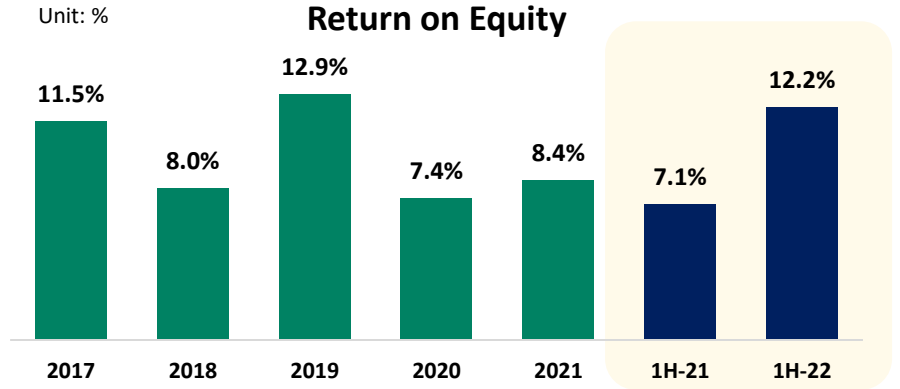
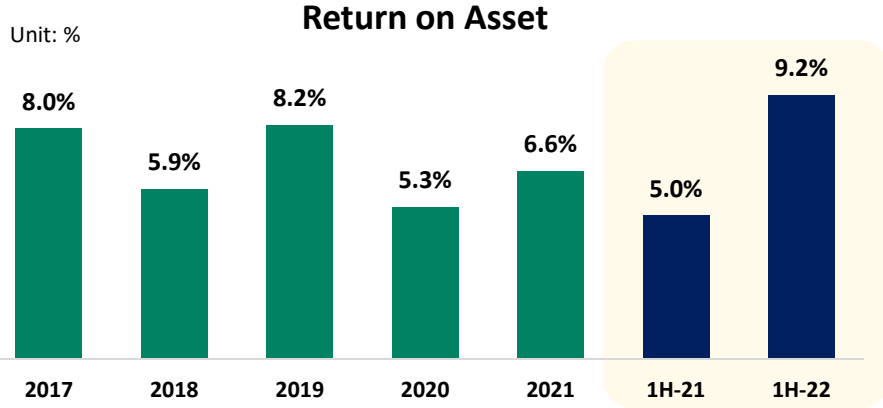
Utilities & Services : Gross Margin (% and value)



Rental : Gross Margin (% and value)



Financial Highlights



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

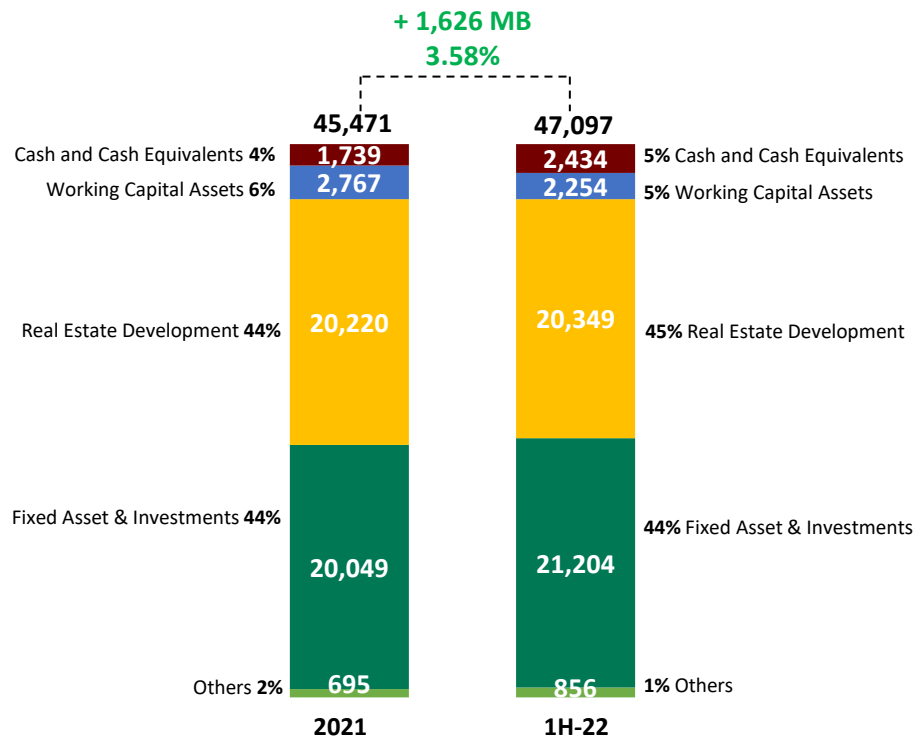
Evolution of Consolidated Results

	1H-2021	1H-2022	Evolution
	(Million Baht)	(Million Baht)	%
Revenue	1,861	3,858	107.3%
Operating profit reported	617	1,998	223.6%
Finance Income	19	38	99.2%
Finance Cost	(248)	(230)	-7.1%
Income Tax Expense	(69)	(245)	256.1%
Profit from Investment in Associates	279	184	-34.1%
Net Profit	599	1,745	
Net Profit (after MI)	433	1,202	177.8%
Net Profit Margin after MI (%)	23.3%	31.2%	

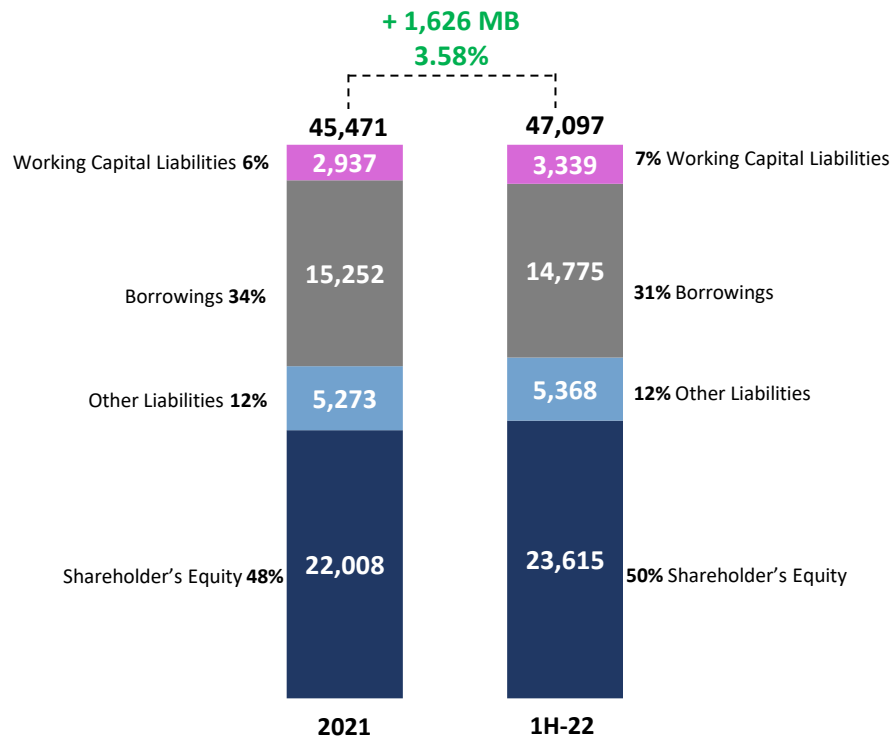
Consolidated Balance Sheet

Unit: MB

Total Assets



Total Liabilities and Equity



Statement of Cash Flows

	1H-2021	1H-2022	%
	(Million Baht)	(Million Baht)	
Cash and cash equivalent at beginning of year	559	1,739	211.2%
Cash from operating activities	811	1,454	79.3%
Cash used in investing activities	(74)	453	
Cash used in financing activities	(62)	(1,271)	
Changes in translation adjustments	47	59	
Net decrease in Cash	722	695	
Unrealized losses on exchange for cash	0	0	
Cash and cash equivalent at end of period	1,281	2,434	90.1%



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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Appendix

AMATA Corporation PCL.

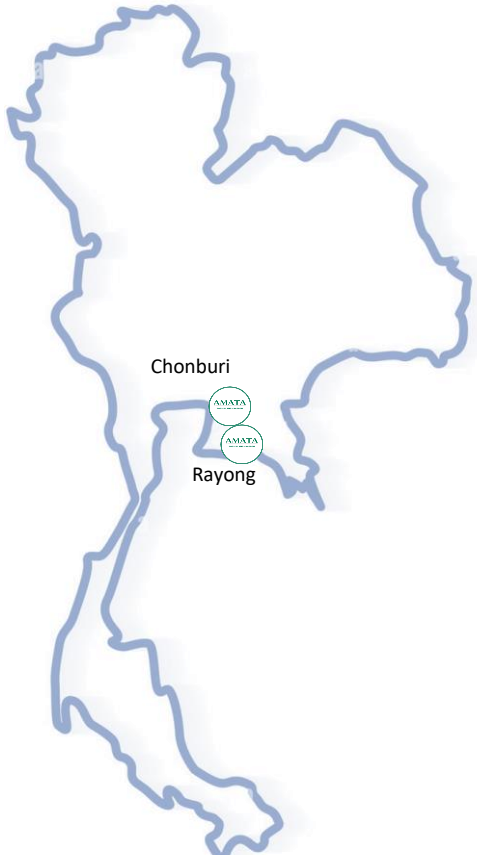
(Holding Company in Thailand)

Amata City Rayong Co., Ltd (83.67%)	Amata City Bien Hoa JSC (65.56%)** Amata VN PCL. 89.9997% Amata Water Co.,Ltd 0.0003%	Yangon Amata Smart and Eco City Ltd. (100%)** A. Asia (Myanmar) Ltd. 100%	Thai-Japanese Amata Co., Ltd. (51%)*	Amata Water Co., Ltd (100%)	Amata B. Grimm Power (13.77%)	Amata B. Grimm Power (Rayong) 1 (15.23%)* A. City Rayong Co., Ltd. 8% ABP Ltd. 62%	Amata VN PCL (72.84%)* Amata Corporation PCL. 36.64% Amata Asia Ltd. (HK) 36.21%
Amata Summit Ready Built Co., Ltd (49%)*	Amata City Long Thanh JSC (68.11%)** A. City Bien Hoa JSC . 65% Amata VN PCL. 35%	Amata City Lao Sole Co., Ltd. (100%)*	Amata KWEG Education Co., Ltd.* (51%)	Amata Facility Services Co., Ltd (91%)*	Amata B. Grimm Power 3 Ltd. (18.26%)* Amata Corporation PCL. 10% ABP Ltd. 60%	Amata B. Grimm Power (Rayong) 2 (15.23%)** A. City Rayong Co., Ltd. 8% ABP Ltd. 62%	Amata Asia Ltd. (Hong Kong) (100%)
Thai-Chinese Rayong Industrial Realty Dev. Co., Ltd (46.10%) Amata Corporation PCL. 21% Amata City Rayong Co., Ltd. 30%	Amata Township Long Thanh Co., Ltd. (67.51%)** A. City Bien Hoa JSC . 66% Amata VN PCL. 34%	Sodexo Amata Services Co., Ltd. (36%)** A. Facility Services Co., Ltd. 40%	Vibharam (Amata Nakorn) Hospital Co., Ltd (4.25%)*	Amata Network Co., Ltd. (40%)*	Amata B. Grimm Power 4 Ltd. (27%)* Amata Corporation PCL. 20.11% ABP Ltd. 50%	Amata B. Grimm Power (Rayong) 3 (23.71%)** A. City Rayong Co., Ltd. 20.11% ABP Ltd. 50%	Amata Asia (Myanmar) Ltd. (100%)
Amata GMS Development Co., Ltd (80.01%)	Amata City Halong JSC (72.84%)** Amata VN PCL. 100%	Hitachi High-Tech Amata Smart Services Co., Ltd. (25%)*	Amata Development Co., Ltd (43.49%)*	Amata BIG Industrial Gas Co.,Ltd. (49%)*	Amata B. Grimm Power 5 Ltd. (27%)* Amata Corporation PCL. 20.11% ABP Ltd. 50%	Amata B. Grimm Power (Rayong) 4 (23.71%)** A. City Rayong Co., Ltd. 20.11% ABP Ltd. 50%	Amata Global Pte. Ltd. (100%)
Amata Summit REIT Management (49%)** Amata Summit Ready Built. 100%	Amata Service City Long Thanh 1 Co., Ltd. (68.11%)** A. City Long Thanh JSC . 100%	Great Mekhong Consultancy Pte. Ltd. (45%)**	Amata Mansion Co., Ltd (12.65%)**	Amata Natural Gas Distribution (20%)	Amata Power Bien Hoa (14.82%)** Amata City Bien Hoa JSC 10% Amata B.Grimm Power 60%	Amata B. Grimm Power (Rayong) 5 (23.71%)** A. City Rayong Co., Ltd. 20.11% ABP Ltd. 50%	Amata Energy Co., Ltd. (99.98%)
	Amata Service City Long Thanh 2 Co., Ltd. (68.11%)** A. City Long Thanh JSC . 100%						

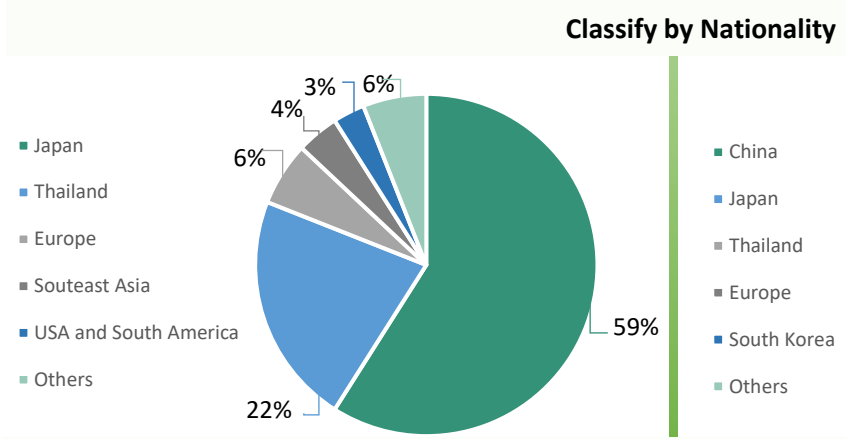
	Real Estate Company (Thailand)		Holding Company
	Real Estate Company (Overseas)		Urban Development and Related Company
	Industrial Services and Smart Services		REIT Management Company
	Water Business		Industrial Services
	* Direct and indirect shareholding		Power and Energy Related

** Indirect shareholding thru other Amata subsidiaries

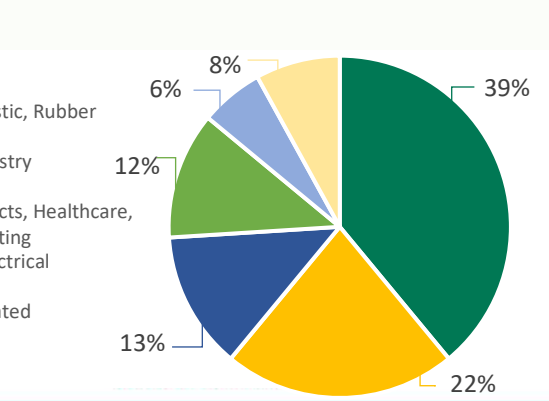
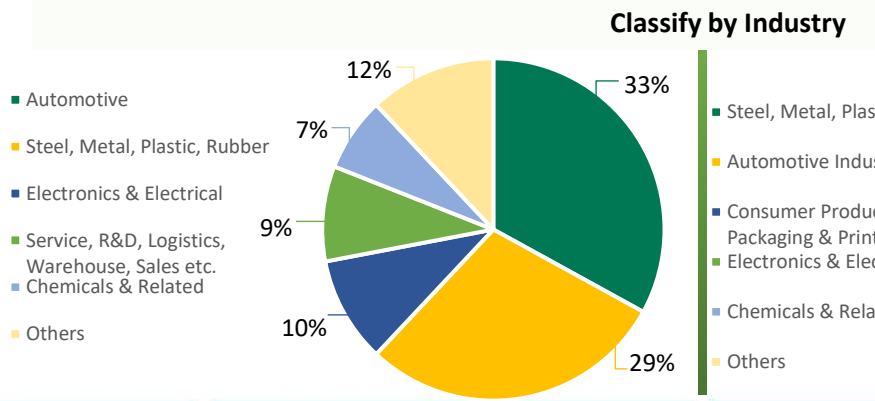
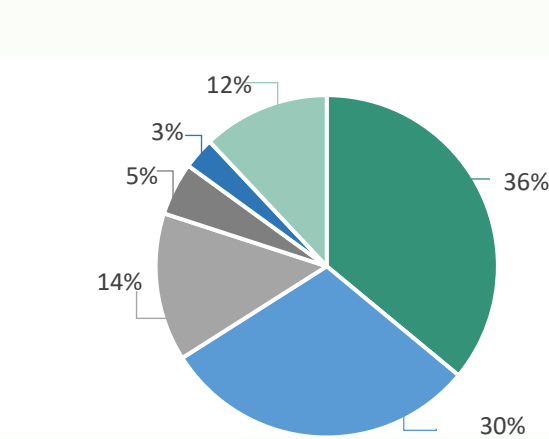
Customer Profile - Thailand



Amata City Chonburi

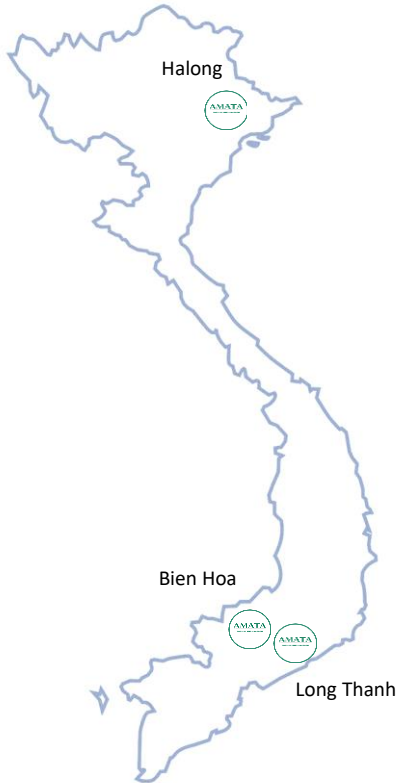


Amata City Rayong

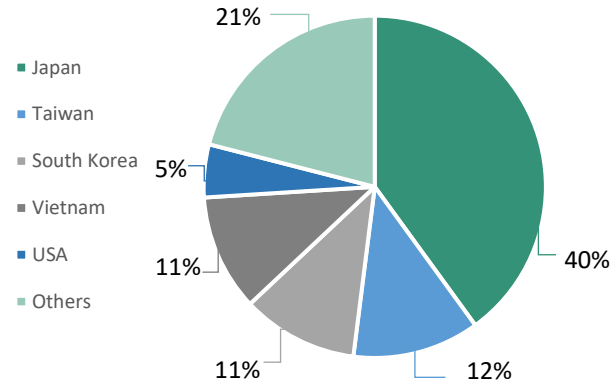


Information as of Q2/2022

Customer Profile - Vietnam



Classify by Nationality



Classify by Industry

