'PLAT'
Q3 / 2018

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PLAT'S VISION

" To be the leader in commercial property development sector with mixed use development to cover residential, office and hotel together with fill support for entrepreneur, social and environment by making the optimum return to shareholders, encouraging work life balance to employees, and looking for corporate partners to achieve the sustainable growth."

MISSIONS

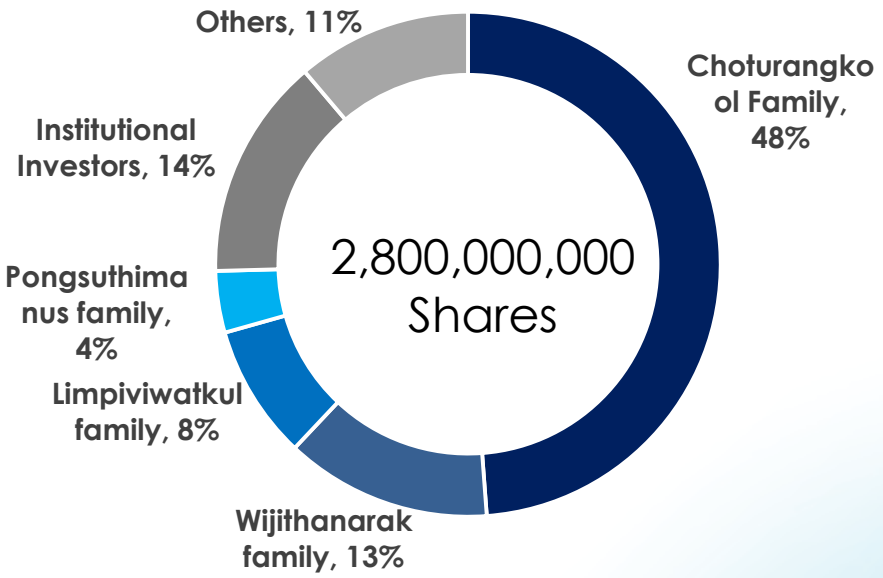
- To Support "Pratunum Trading District" development as a central strategic location for the country
- To continue strengthen wholesale shopping center management in all market segments
- To promote the holistic view of mixed used property development to meet business requirement for local and South East Asia
- To encourage the entrepreneurship, strategic partner engagement, and responsible for social , community, environment, employees and shareholders for sustainable growth

PLAT'S Profile

Symbol	"PLAT"
Industry	Property & Construction
Market Cap	24,080 MB (as of 28 Sep 18)
Sector	Property Development
Par Value	1 Baht
No. of Share	2,800,000,000
1st trade date in SET	24 March 2015
% free float	30.52% (As of Mar 18)
% Institutional Shareholder	14%
% Foreign Shareholder	1%
Dividend Policy	At least 40% of the net profit after tax deductions and legal reserves of separate financial statement
Address	222/1398 The Platinum Fashion Mall Building 11th floor, Petchaburi Road,Ratchathevee, Bangkok,Thailand

Major Shareholders

As of 2 March 2018



PLAT group's business

Diversified Business Portfolio

Well mixed with synergy support to each others

PLAT's strengths

Location

THAILAND LARGEST WHOLESALE & RETAIL SHOPPING DESTINATION

Prime Location

Partnership

KERRY EXPRESS

Exclusive Logistic service

SCB ไทยพาณิชย์

Exclusive sponsorship

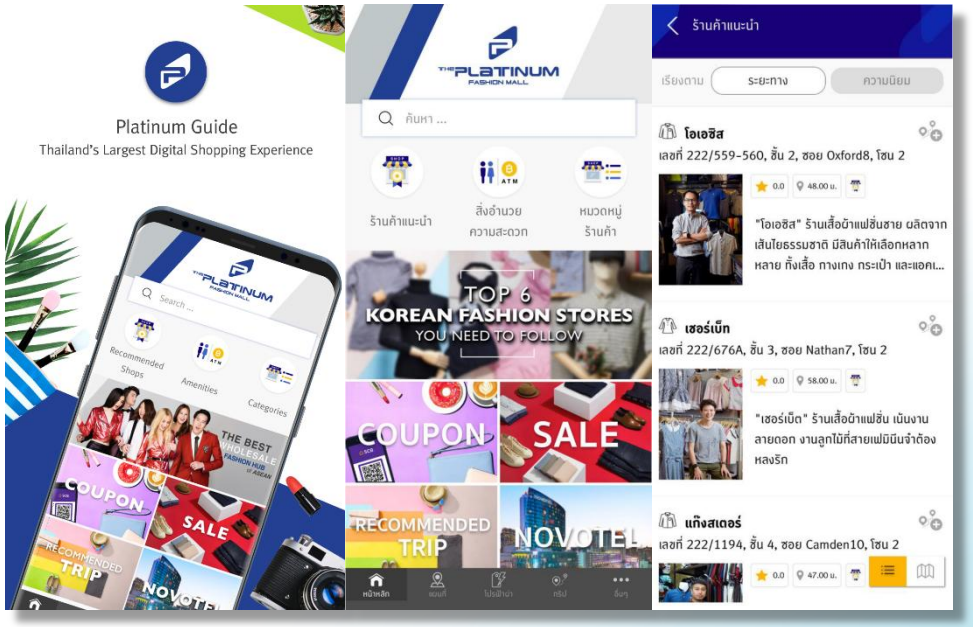
Tenants Supports

Annual Tenant Meeting

SME Empowering

โครงการ The Platinum Empowering SMEs

PLATINUM Star designer



Q3/18 Executive Summary

Tourism & Retail Industry

- Economic recovery , BOT expected GDP growth at 4.4% in 2018 and 4.2% in 2019
- Tourism Arrival increased by 3% YoY in Q3/18 to 9.06 Million
- Tourism Arrival increased by 9% YoY in 9M/18 to 28.5 Million
- Tourism arrival is expected to grow to 38 Million in 2018 + 9% YoY
- Thailand's Consumer Confidence Index (CCI) reached up to 82.5 in Q3/18 , the highest point in the past 5 years, good effect for tourism and retail industry.

Business Performance

- Q3/18 Revenue = 512 MB (-1%) YoY , Net Profit = 186 MB (-6%) YoY
- 9M/18 Revenue = 1,560 MB, +3% YoY, Net Profit = 588 MB +3% YoY
- 9M/18 Group's Revenue proportion : Rental & Serivce 64%, Hotel Business 20%, F&B 13%, Others 3%
- 9M/18 GP Margin =64% +11% YoY,
  NP Margin 38% +3% YoY

Projects development & Investment

- 2 Holiday Inn Hotels in Samui Pilling and Award main contractor, construction start January 2019, operated June 2020.
- Official Signing Ceremony with Marriott International for Moxy Hotel Bangkok Ratchaprasong and Fairfield by Marriot Bangkok Ratchaprasong.
- Announcement of The Market Bangkok grand opening on 14 February 2018.
- The Neon Night Bazaar Phase 2 : opening 15 December 2018 with additional salable area 1,344 Sq.m.

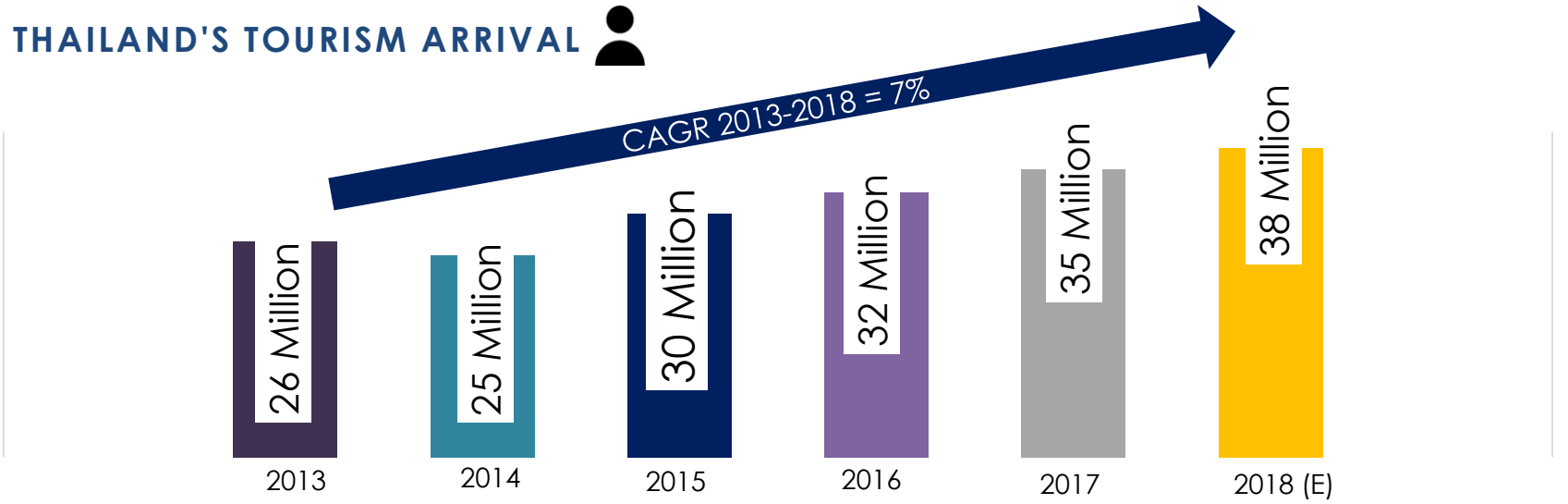
AGENDA

- Industry Update
- Q3/2018 and 9 months Performance Review
- Outlook
- The Market Project Update
- Q&A
- Appendix

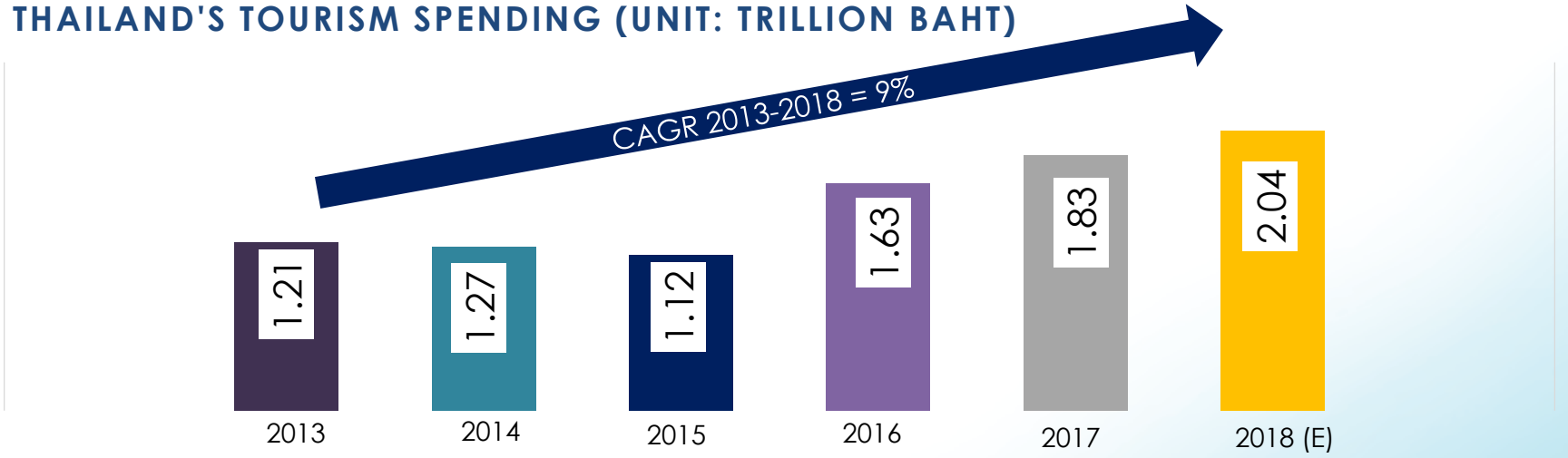
Industry Update

International tourism arrival and spending

THAILAND'S TOURISM ARRIVAL

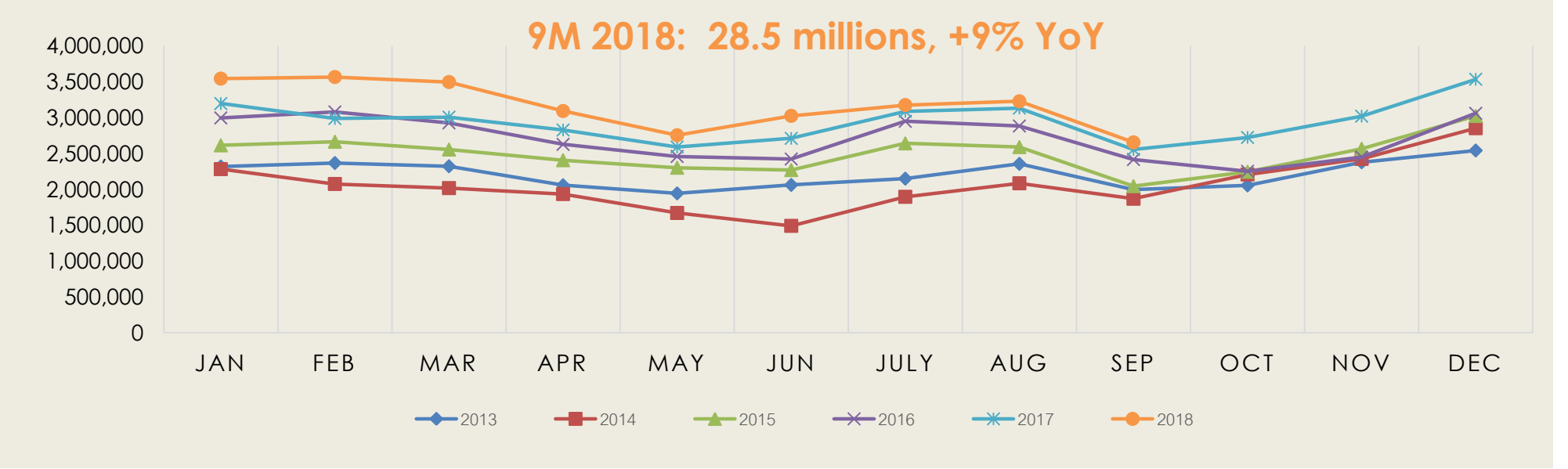


THAILAND'S TOURISM SPENDING (UNIT: TRILLION BAHT)



Source: Ministry of Tourism and Sport

Thailand's International Tourism Arrival

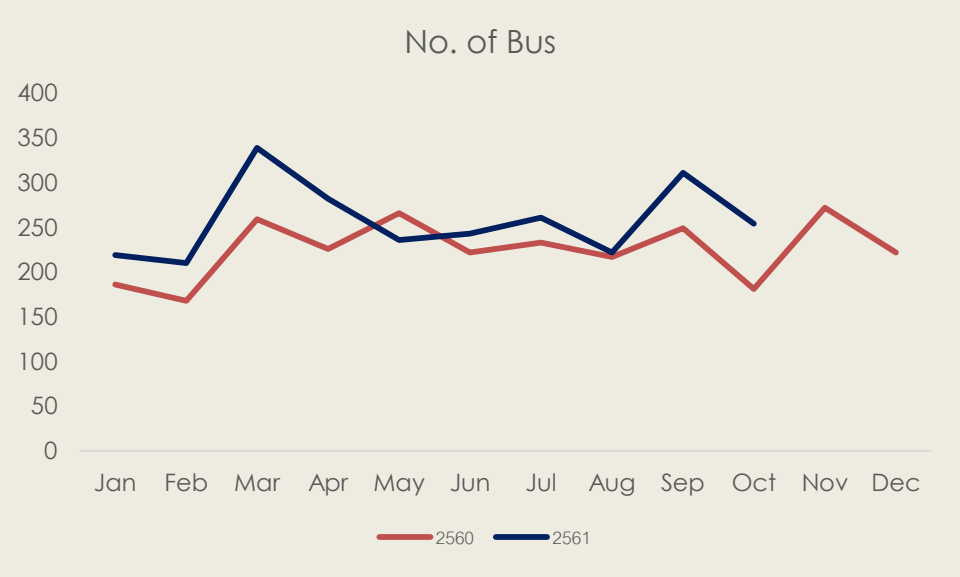


- Thailand's tourism industry has recorded an impressive performance during the first 9 months 2018 with 9% growth YoY.
- The establishment of the EEC will drive more high-paying business travelers re-route to Bangkok.
- Massive infrastructure and mega commercial projects will stimulate further economic and tourism developments.
- Growth in population and wealth of China, Middle East, India and Southeast Asia will boost upscale travel and tourism demand for Bangkok.
- Additions of in-demand activities and facilities such as Michelin Star Guide, unique observatory decks and world-class retail, MICE, and wellness centers will make Bangkok's appeal to visitors.

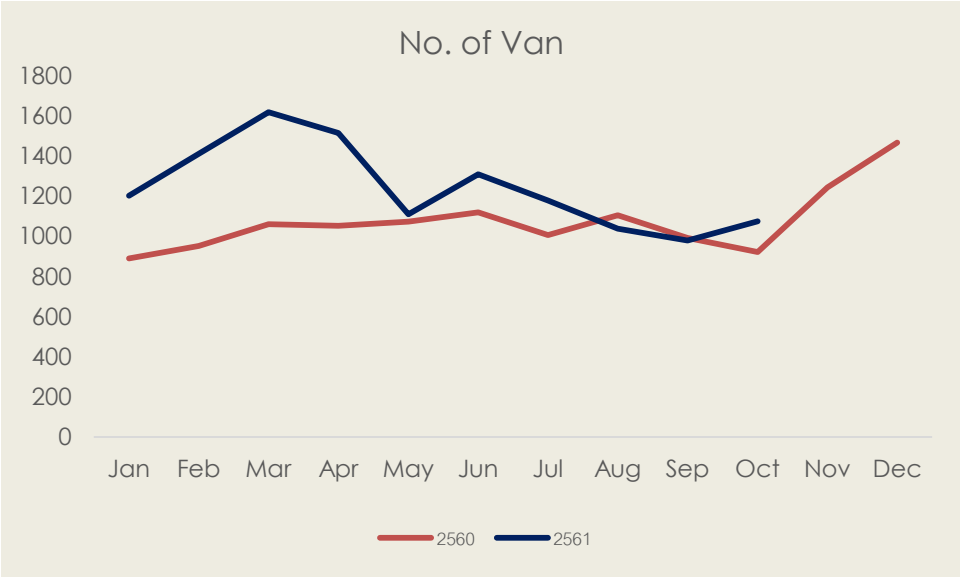
Source: Ministry of Tourism and Sport

Quarter 3 and 9 months 2018 Performance Review

Platinum Fashion Mall Traffic

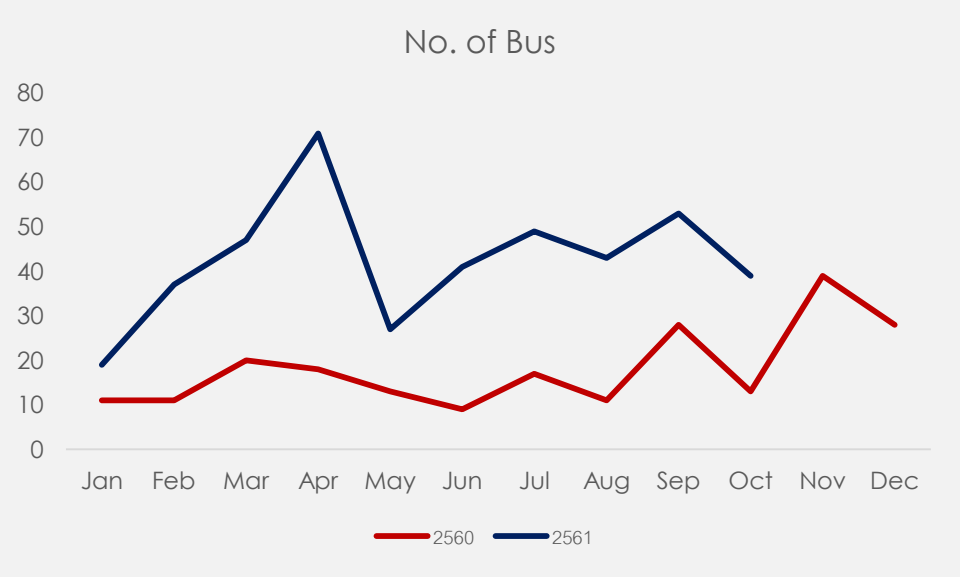


No. of **Bus** visiting the Platinum Fashion Mall
9M 2018 : 2,323 bus +15% YoY
Q3 2018 : 794 bust +14% YoY

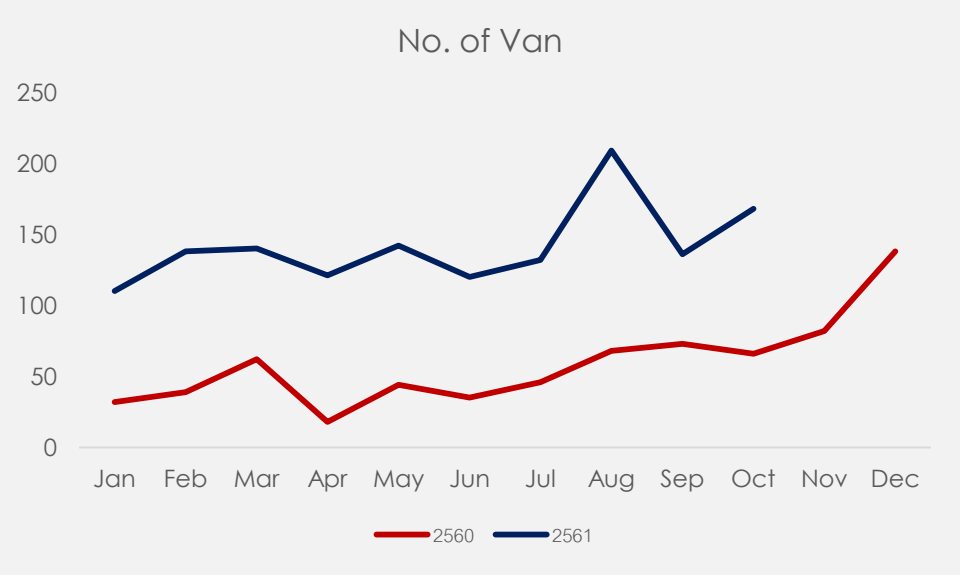


No. of **Van** visiting the Platinum Fashion Mall
9M 2018 : 11,345 van +23% YoY
Q3 2018 : 3,191 van +3% YoY

Neon Nigh Bazaar Traffic

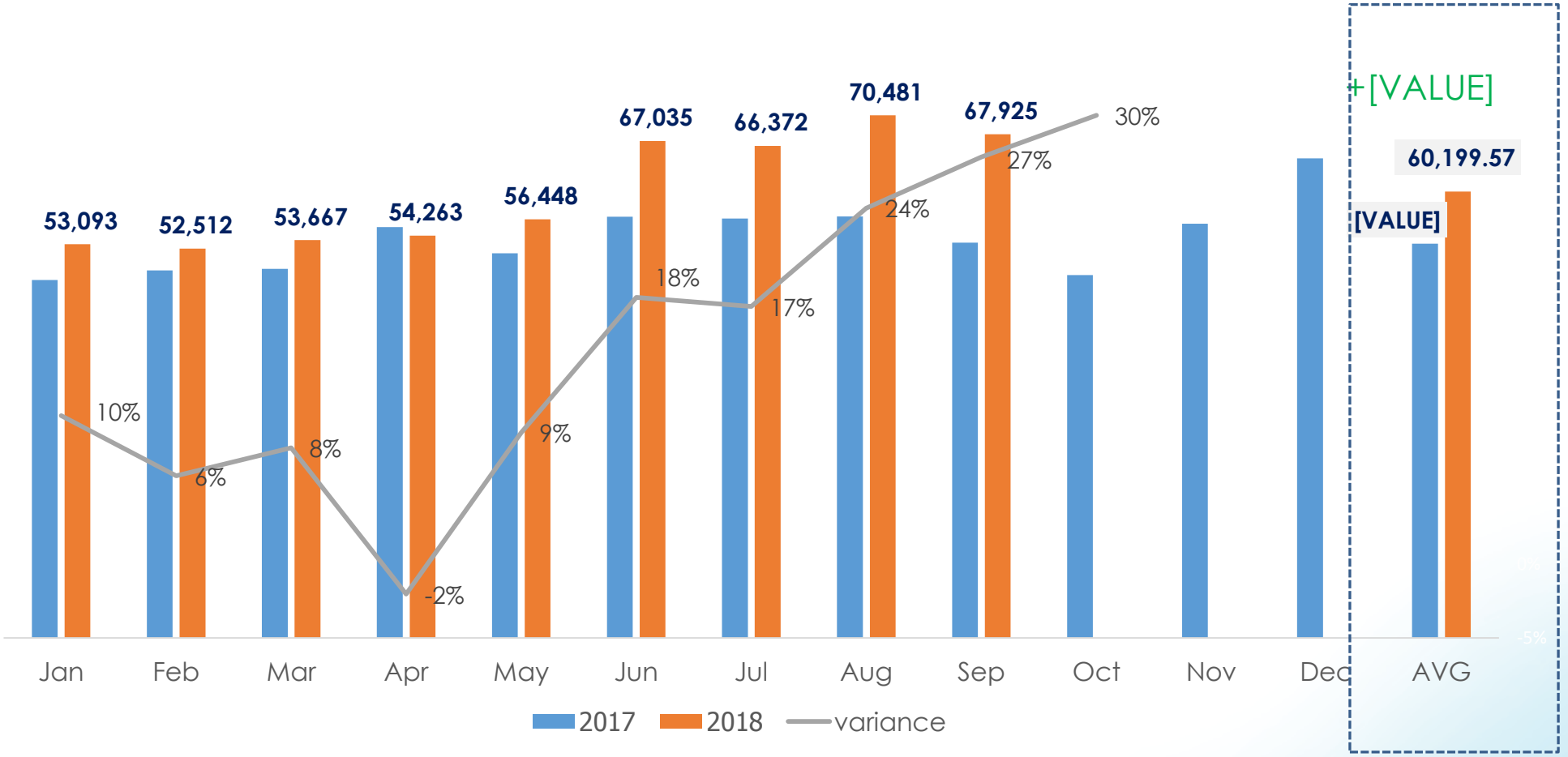


No. of **Bus** visiting the Neon Night Bazaar
9M 2018 387 bus +180% YoY
Q3 2018 : 145 bus +159% YoY



No. of **Van** visiting the Neon Night Bazaar
9M 2018 : 1,248 van +199% YoY
Q3 2018 : 477 van +155% YoY

R Walk Traffic



- Average No. of tourism traffic on R Walk for 9 months 2018 was 60,199 people per day, increasing 14% YoY.

Events Highlight

Holiday Inn Samui
Piling ceremony
5 August 2018

Empowering SMEs
21 Sep 2018

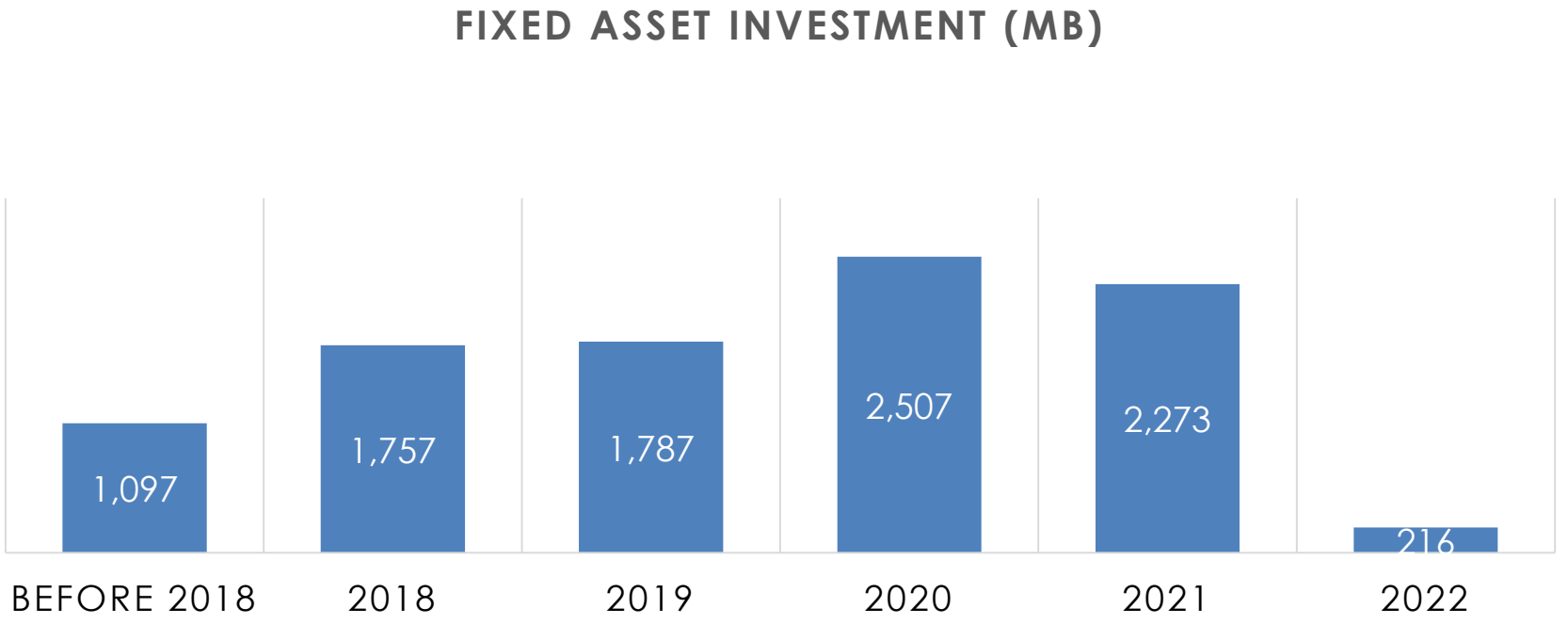
The Market Bangkok
Press Conference
7 Nov 2018

Marriott Chain Signing ceremony
Moxy, Fairfiled Hotel at the Market Bangkok
10 Sep 2018

The Market Bangkok
Tenant Meeting
6 Nov 2018

The Platinum Fashion Mall
Tenant Meeting
12 Nov 2018

5 Year Plan Capital Expenditure (Project on pipeline)



2015-2017	2018	2019-2020	2021 onwards
32,938 Sq.m. 288 Hotel Keys	34,282 Sq.m. 288 Hotel Keys	62,282 Sq.m. 288 Hotel Keys	62,282 Sq.m. 617 Hotel Keys	105,638 Sq.m. 1,583 Hotel Keys

Current Projects (as of 3rd Quarter 18)

	Operate	Ownership	Leasable Area (sq.m.)	Avg Rental Rate	%OCC
The Platinum Fashion Mall	Dec 2005	Freehold	23,087	3,175	99%
Wharf Samui	Jan 2015	Leasehold	5,423	632	36%
Neon Night Bazaar	Dec 2016	Leasehold	4,428	1,618	92%
Novotel Platinum Pratunam	Nov 2011	Freehold	288 keys	3,413	91%

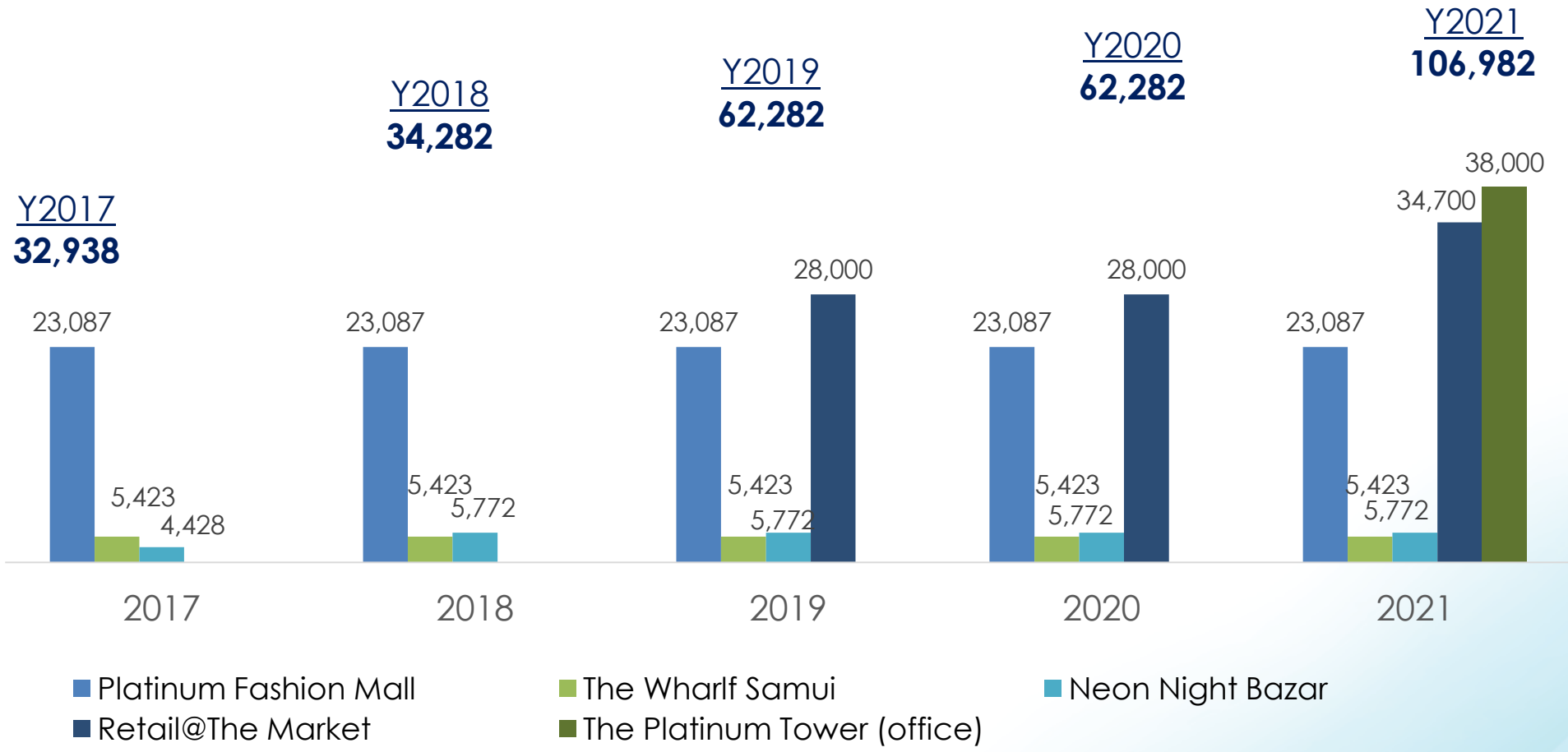
Note : Neon Night Bazaar Phase 2 will be opened on 15 December with additional NLA 1,344 Sq.m.

Projects in pipeline (As of 30 Sep18)

	Investment value (MB)	Tentative Opening	Ownership	Leasable Area
The Market Retail Phase 1	3,400	14 February 2019	Leasehold 30 +30 Years ended 2079	28,000 sq.m.
The Market Retail Phase 2	1,000	Q2/2021	Leasehold 30 +30 Years ended 2079	6,700 sq.m.
The Platinum Tower @ M2	1,900	Q2/2021	Leasehold 30 +30 Years ended 2079	38,000 sq.m.
Fairfield by Marriot @ M3	1,300	Q2/2021	Leasehold 30 +30 Years ended 2079	434 keys
Moxy Hotel @ M1	1,400	Q2/2021	Leasehold 30 +30 Years ended 2079	532 keys
Holiday Inn Resort Samui	425	Q3/2020	Freehold	127 keys
Holiday Inn Express	475	Q3/2020	Freehold	202 keys

Expansion Plan –Rental & Service

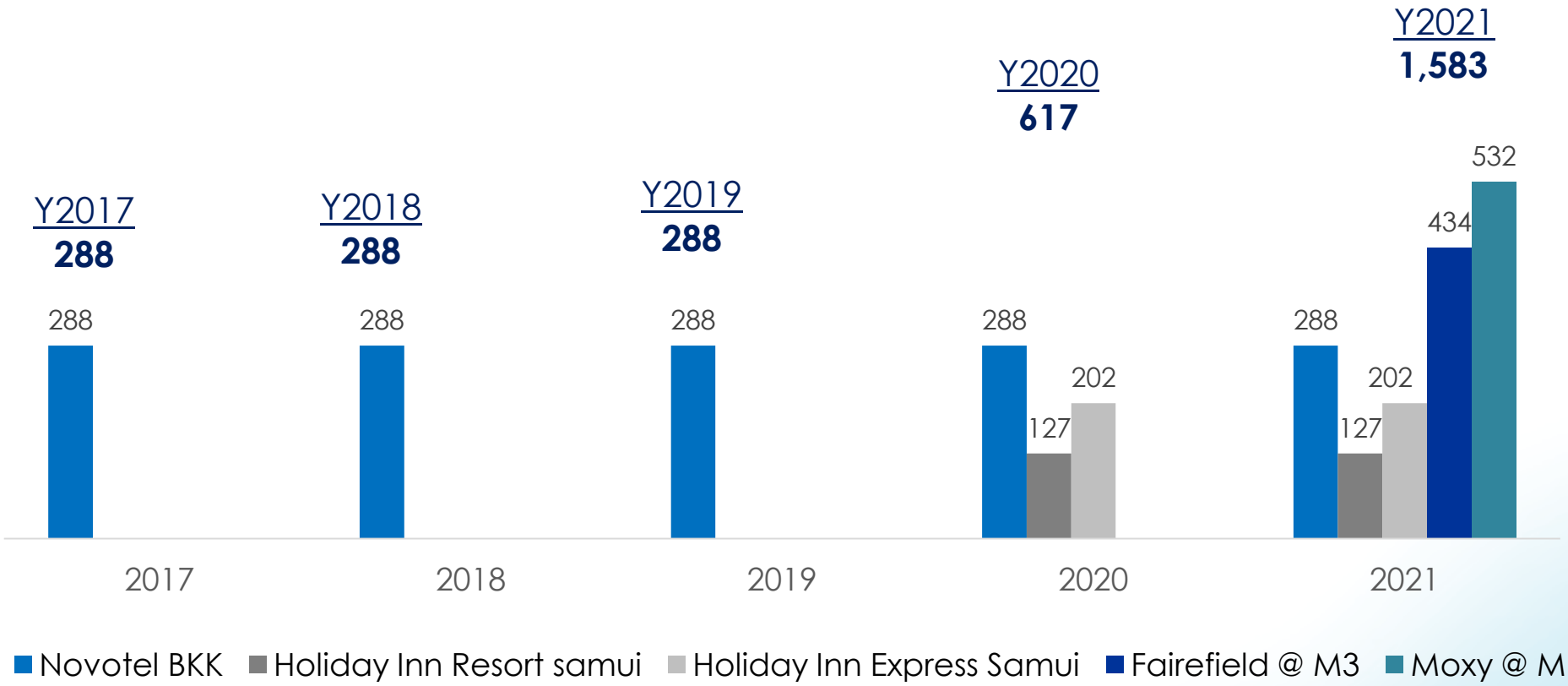
Rental & Service Business (Sq.m. Leasable Area)



- In December 2018, There will be additional NLA 1,344 Sq.m from The Neon Night Bazaar project.
- In February 2019, The leasable area from Rental &Service business will increase from 34,282 sq.m. to 62,282 sq.m. (+82%) from The Market Bangkok (M1,M2 building).

Expansion Plan- Hotel

Hotel Business (Keys)

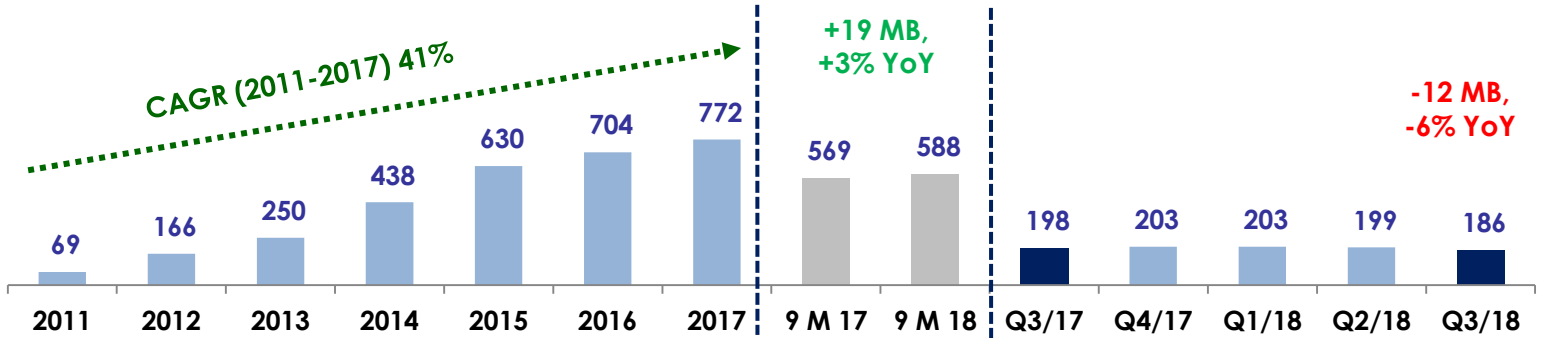


- In year 2020, there will be 329 additional keys from Holiday Inn Samui.
- In year 2021, there will be another 2 hotels in The Market Bangkok project with 966 keys from Moxy Hotel on M1 and Fairfiled by Marriott on M3 Building.

Financial Summary

Unit :Million Baht

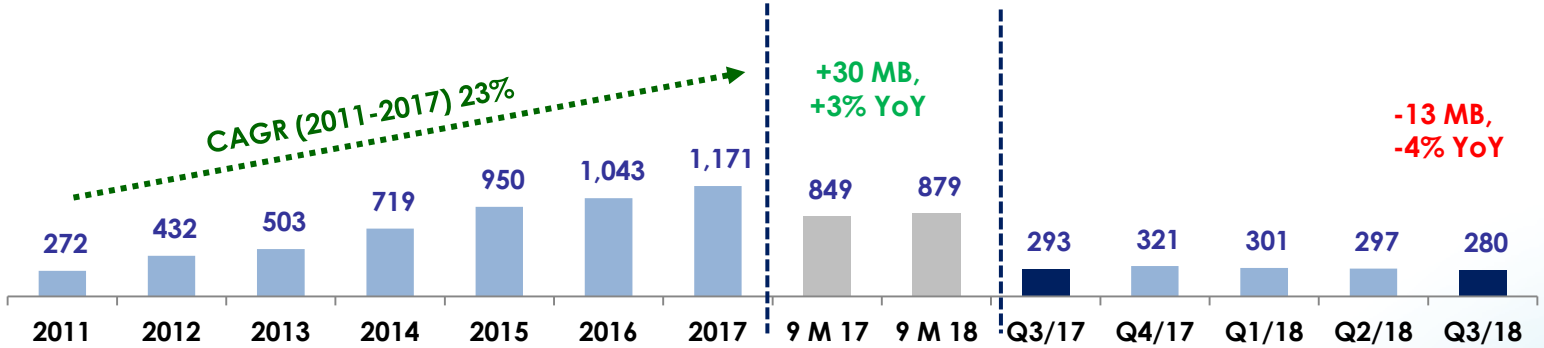
Net Profit



Net Profit Margin

2011	2012	2013	2014	2015	2016	2017	9 M 17	9 M 18	Q3/17	Q4/17	Q1/18	Q2/18	Q3/18
10%	16%	21%	30%	36%	38%	37%	38%	38%	38%	37%	38%	38%	36%

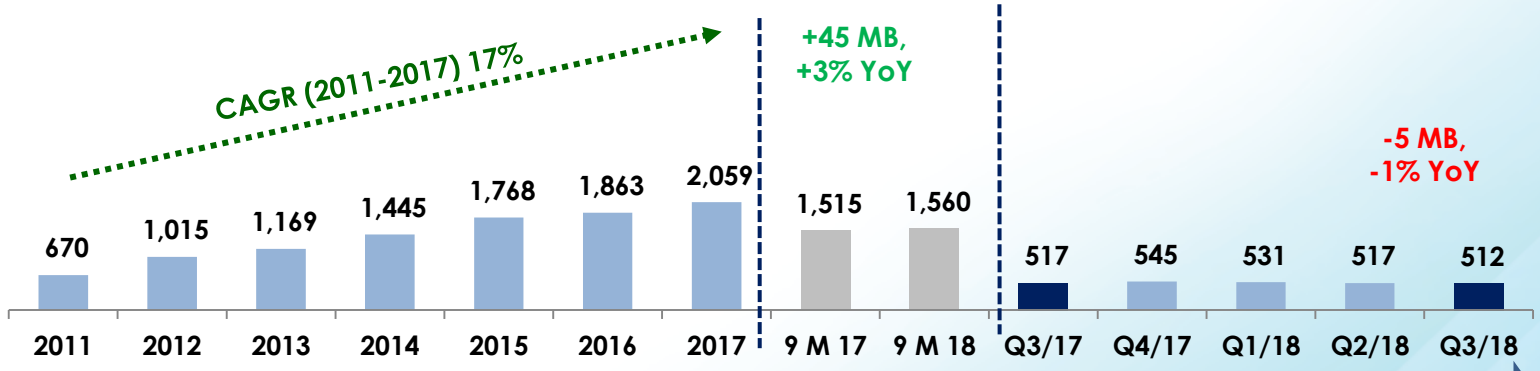
EBITDA



EBITDA Margin

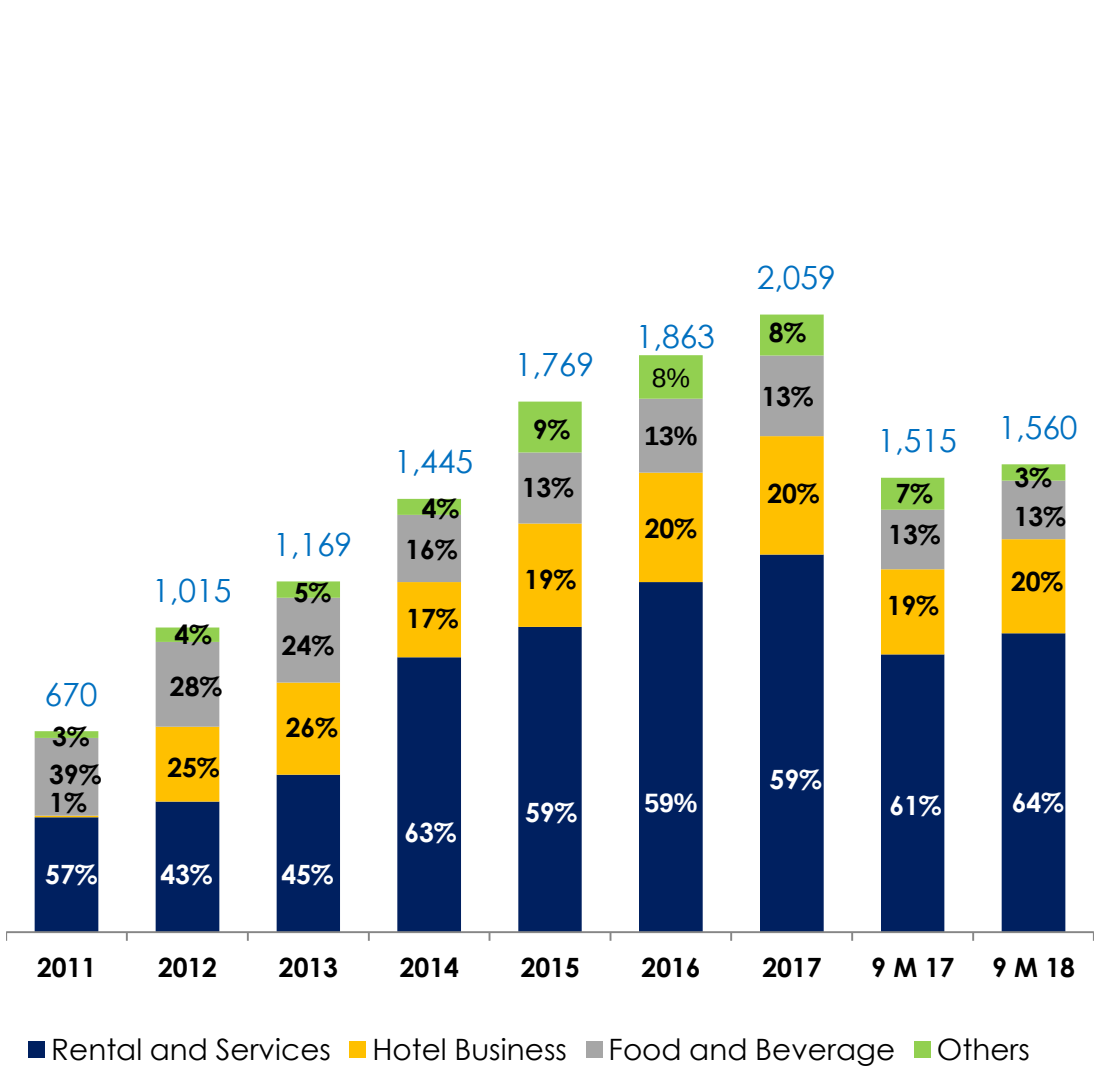
2011	2012	2013	2014	2015	2016	2017	9 M 17	9 M 18	Q3/17	Q4/17	Q1/18	Q2/18	Q3/18
41%	43%	43%	50%	54%	56%	57%	56%	56%	57%	59%	57%	58%	55%

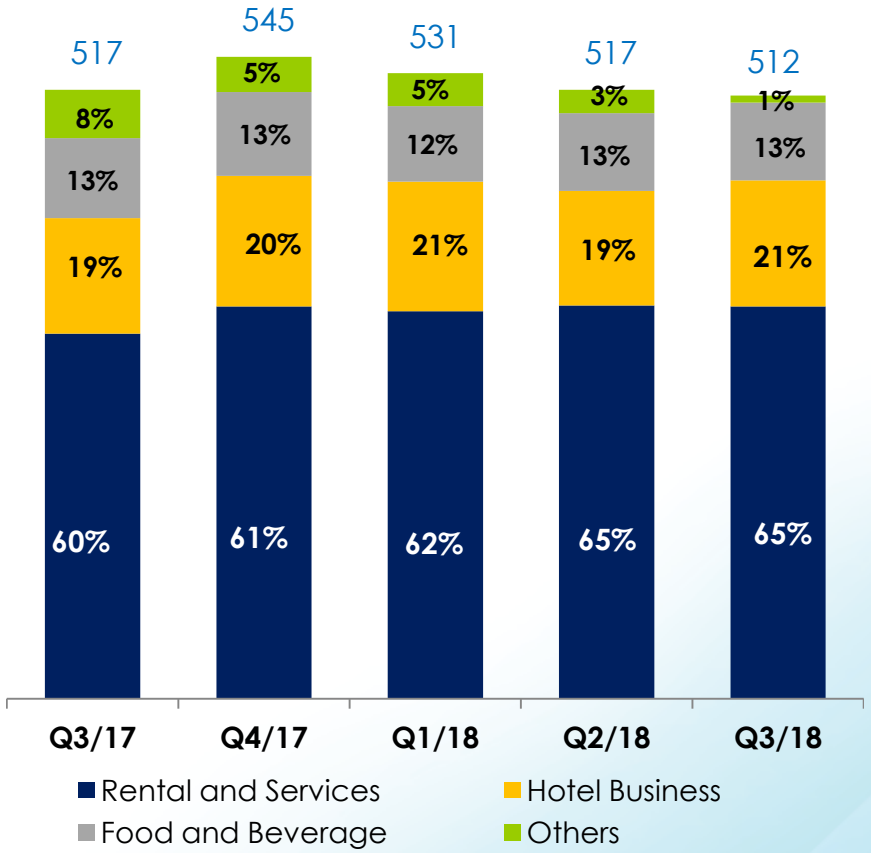
Revenue



Revenue Breakdown

Unit : Million Baht

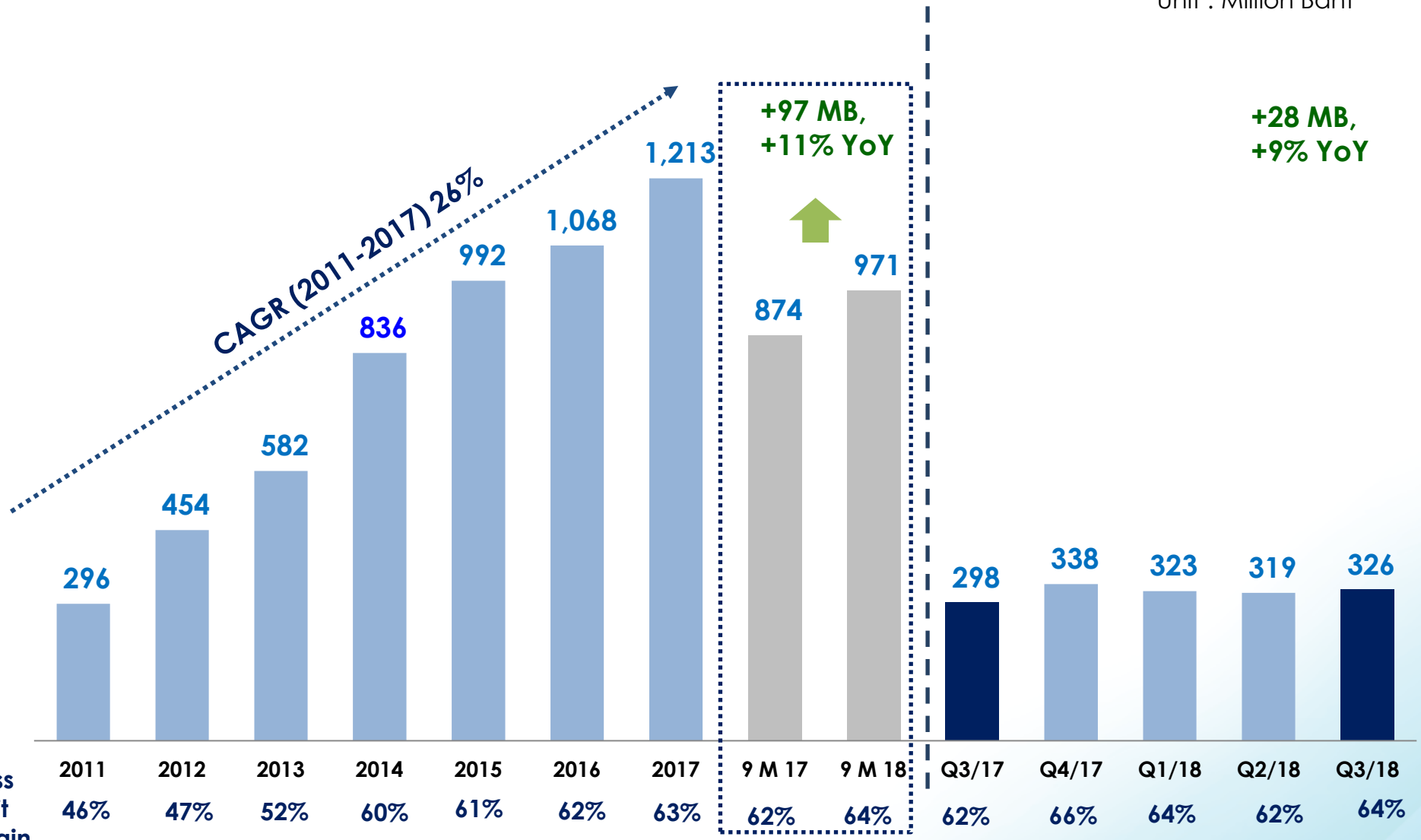




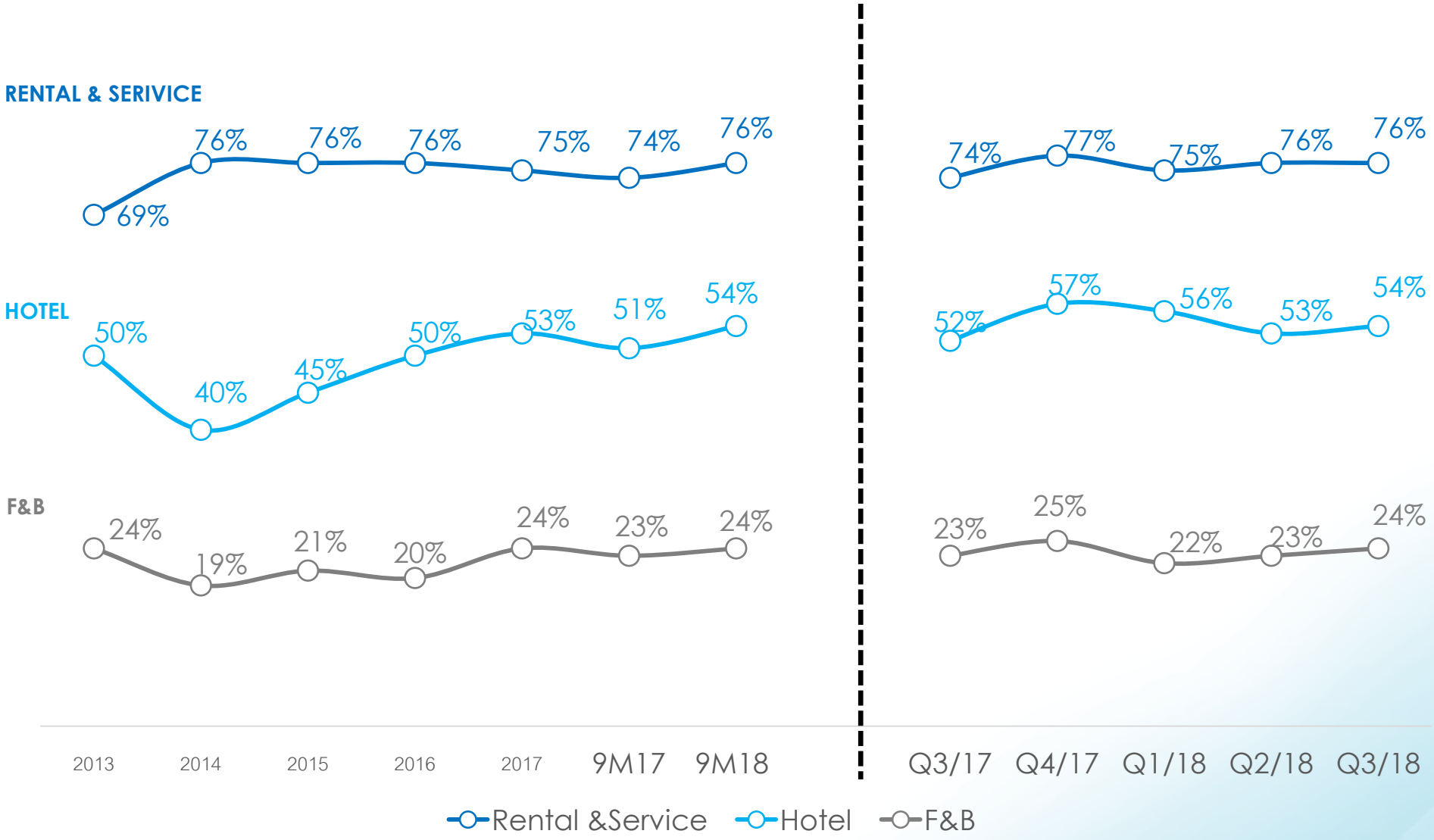
Note: Revenue from hotel business includes both room revenue and Novotel F&B revenue

Gross Profit from Core Business

Unit : Million Baht



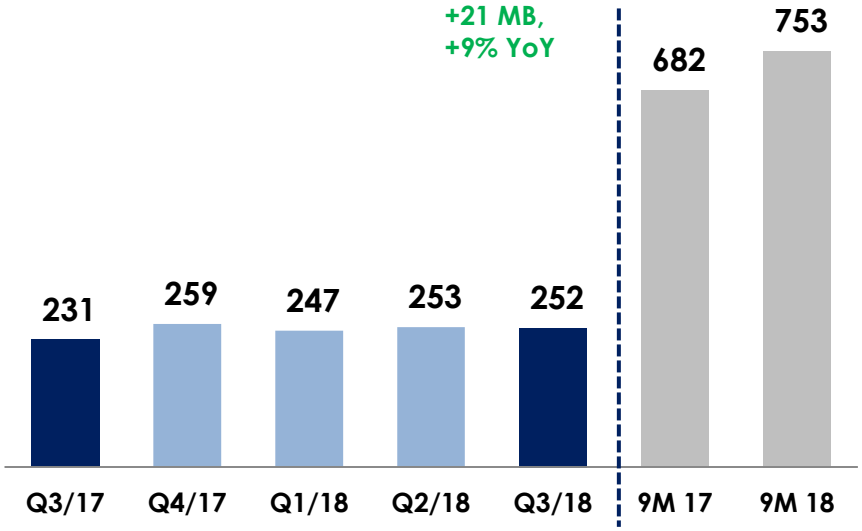
% GP of Core Business



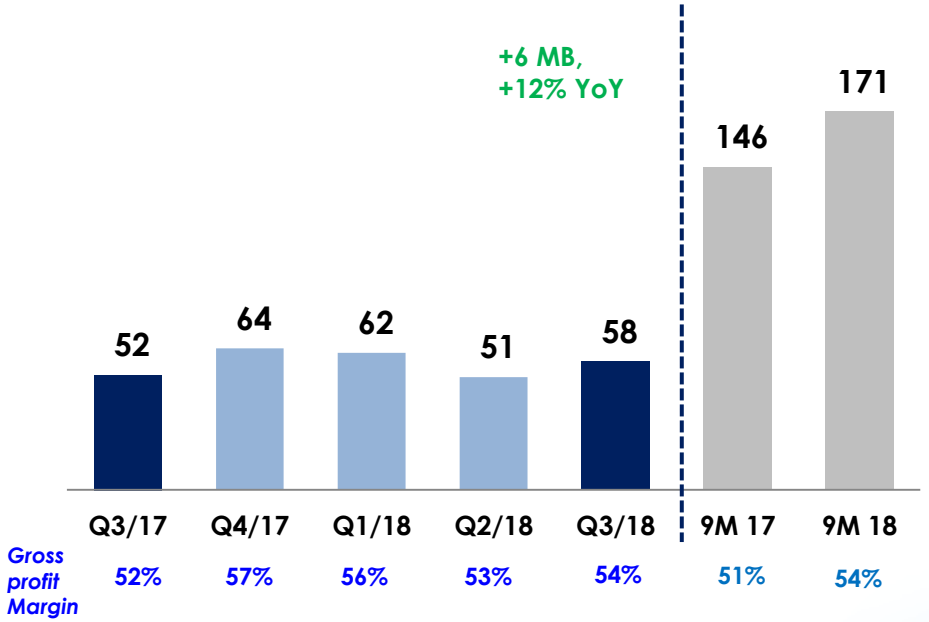
Core Business

Unit :Million Baht

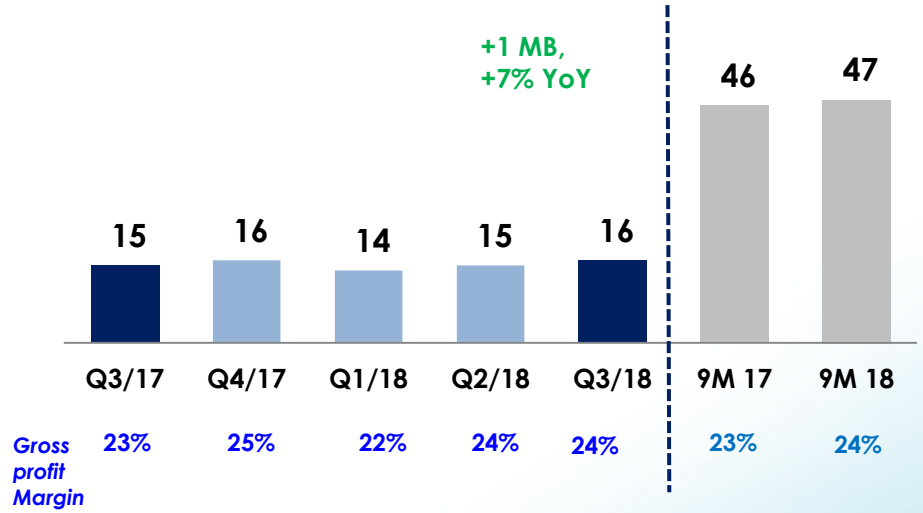
Gross Profit from Rental Business



Gross Profit from Hotel Business



Gross Profit from Food & Beverage Business



THE PLATINUM
FASHION MALL

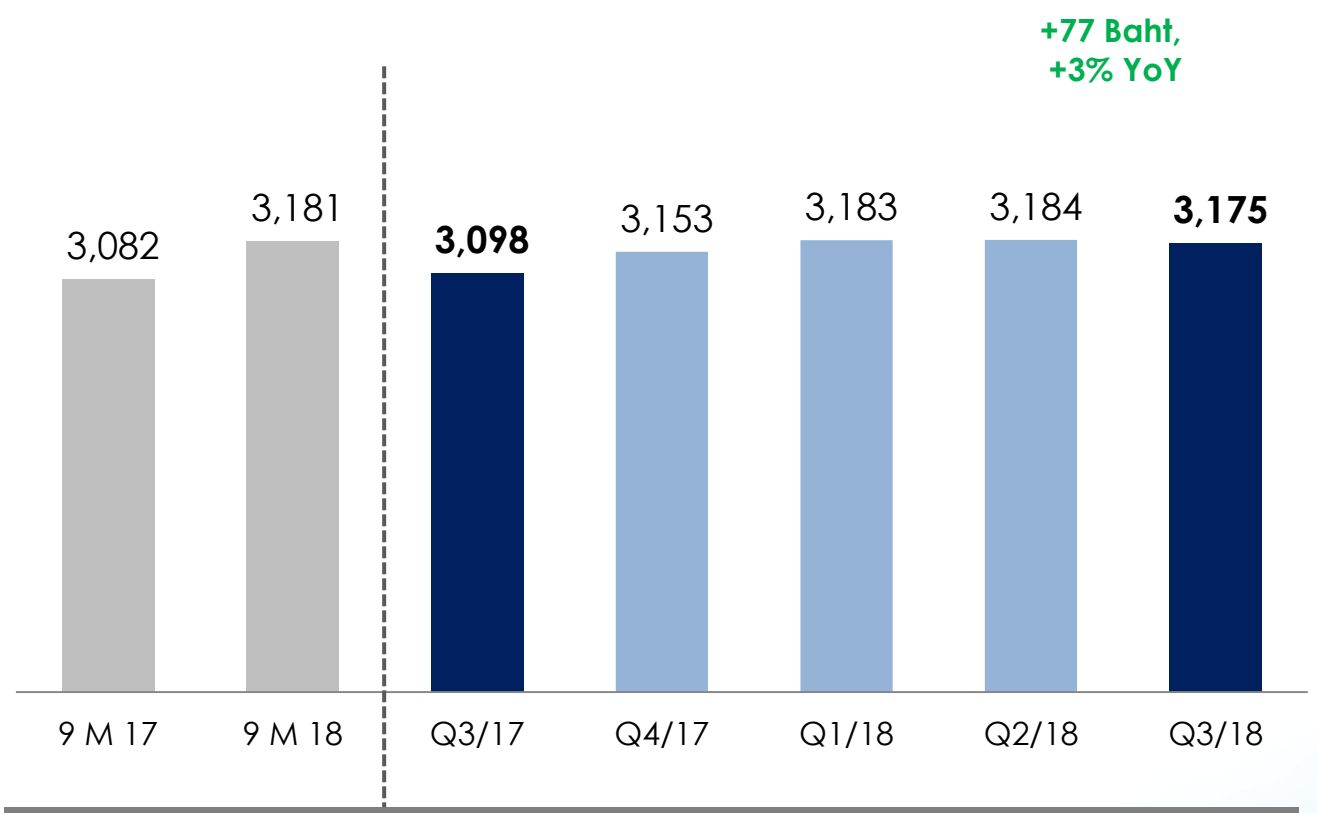
The Platinum Fashion Mall

Business Type	The Biggest whole sale and retailing fashion shopping mall over 2,600 shops where had opened since November 2005
Investment Value	Approximately Baht 5 billion (2.6 billion Baht of building 1 and 2.4 billion Baht of building 2
Gross Area	Gross area totaled 113,650 sq.,m with comprised of Building 1 : 95,147 sq.m. Building 2: 18,503 sq.m. (extension zone)
Net Leasable Area	Net leasable area totaled 23,087 sq.m. with comprised of Building 1: 16,150 sq.m. Building 2: 5,505 sq.m. (extension zone) Subleased area: 1,432 sq.m,
Location	Located at Pratunam traditional center of wholesale and retail of shopping fashion area
Traffic	Approximately 50,000 people per day

The Platinum Fashion Mall

Baht per sq.m. per month

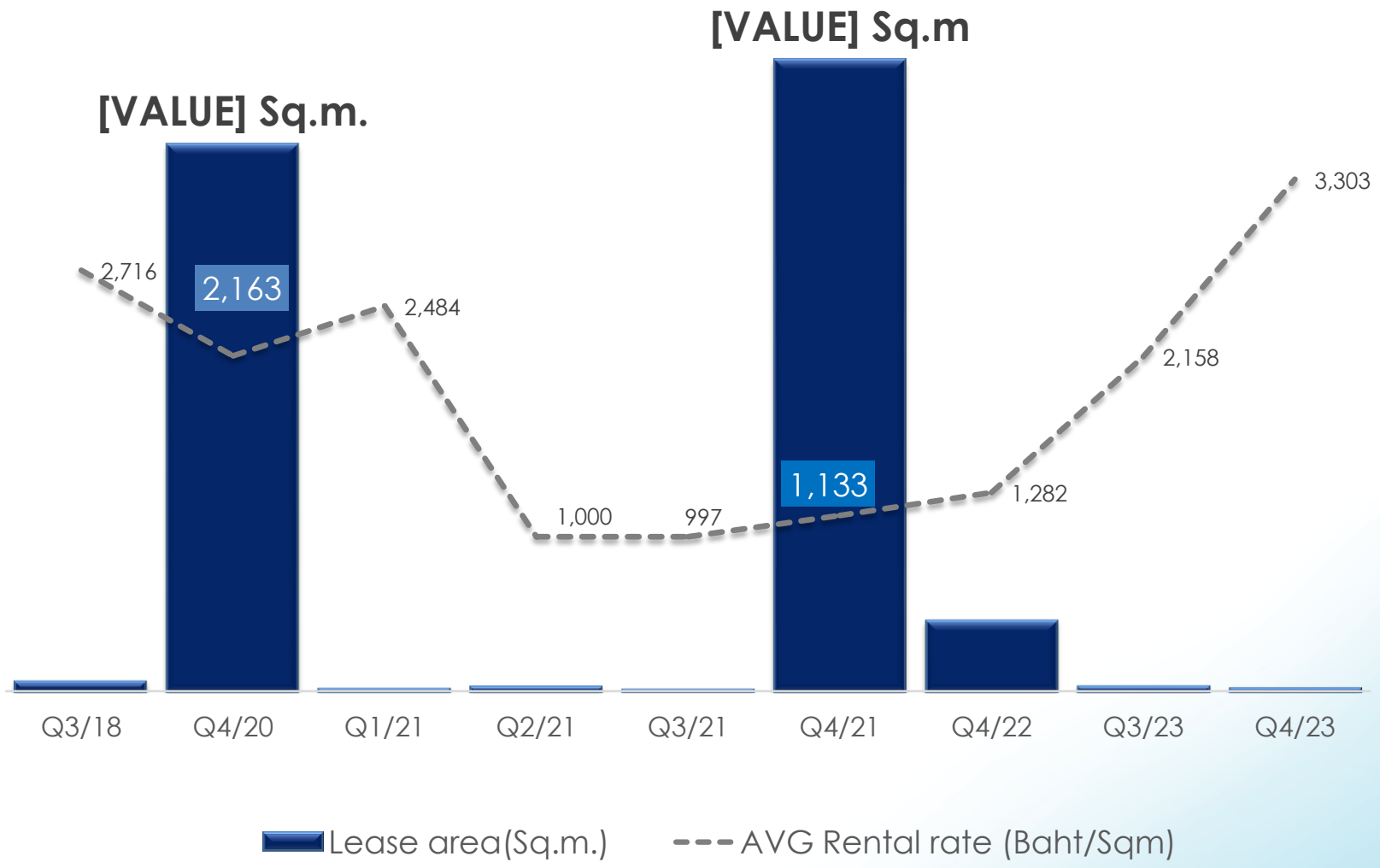
Rental Rate



Occupancy Rate

9M 17	9M 18	Q3/17	Q4/17	Q1/18	Q2/18	Q3/18
98%	98%	98%	99%	98%	99%	99%

Expiring Schedule and average rental rate of long-term contract

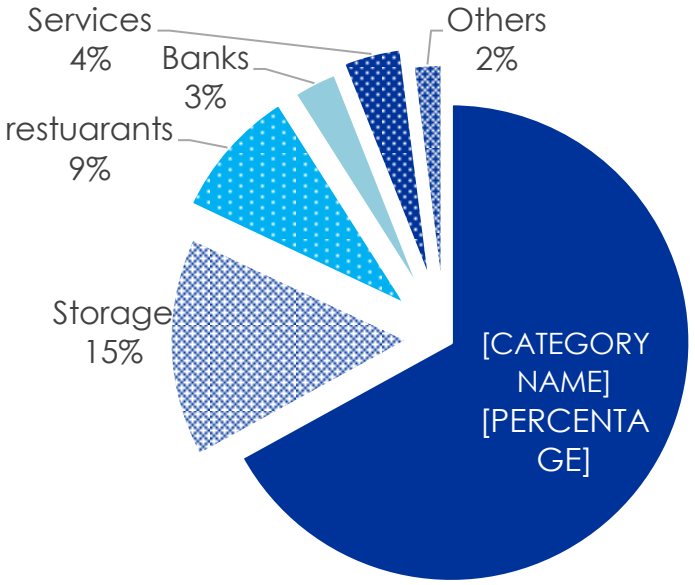


The Platinum Fashion Mall

Breakdown by Category

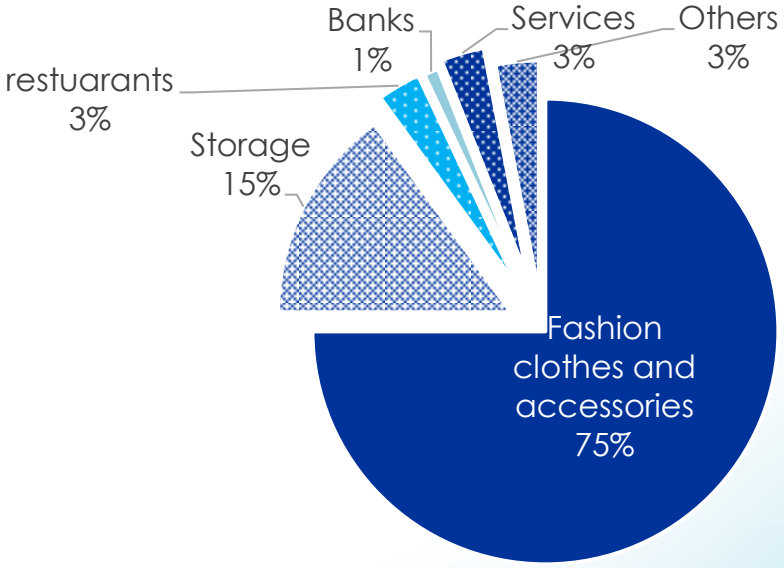
By Area

As of 30 Sep 2018



By Shop

As of 30 Sep 2018



The Platinum Fashion Mall

Breakdown of Tenant term

As of 30 Sep 2018

Breakdown of Unearned Rental Income

As of 30 Sep 2018

Note : The proportion is calculated base on leasable area in both buildings of The Platinum Fashion Mall.

The Platinum Fashion Mall

As at 30 Sep 2018 (Only Unit and Area)

	Rental Unit	Occupied Area Sq.m.	Avg.Rental Q3/2018
Rental Space	763	9,379	5,467
GP Sharing	18	1,372	2,923
Storage	307	3,973	1,131
1+3 Yrs.	1,088	14,725	4,062
10 Yrs	749	8,241	1,607
Total	**1,837**	**22,966**	**3,175**
Occupancy		**98.9%**	

Contract Expiration (No. of contracts)

	Expired in 2018	Expired in 2019	Expired in 2020 Onward
1-3 Yrs	**803**	**278**	**17**
10 Yrs			**739**
Total	**803**	**278**	**756**

The Wharf
SAMUI

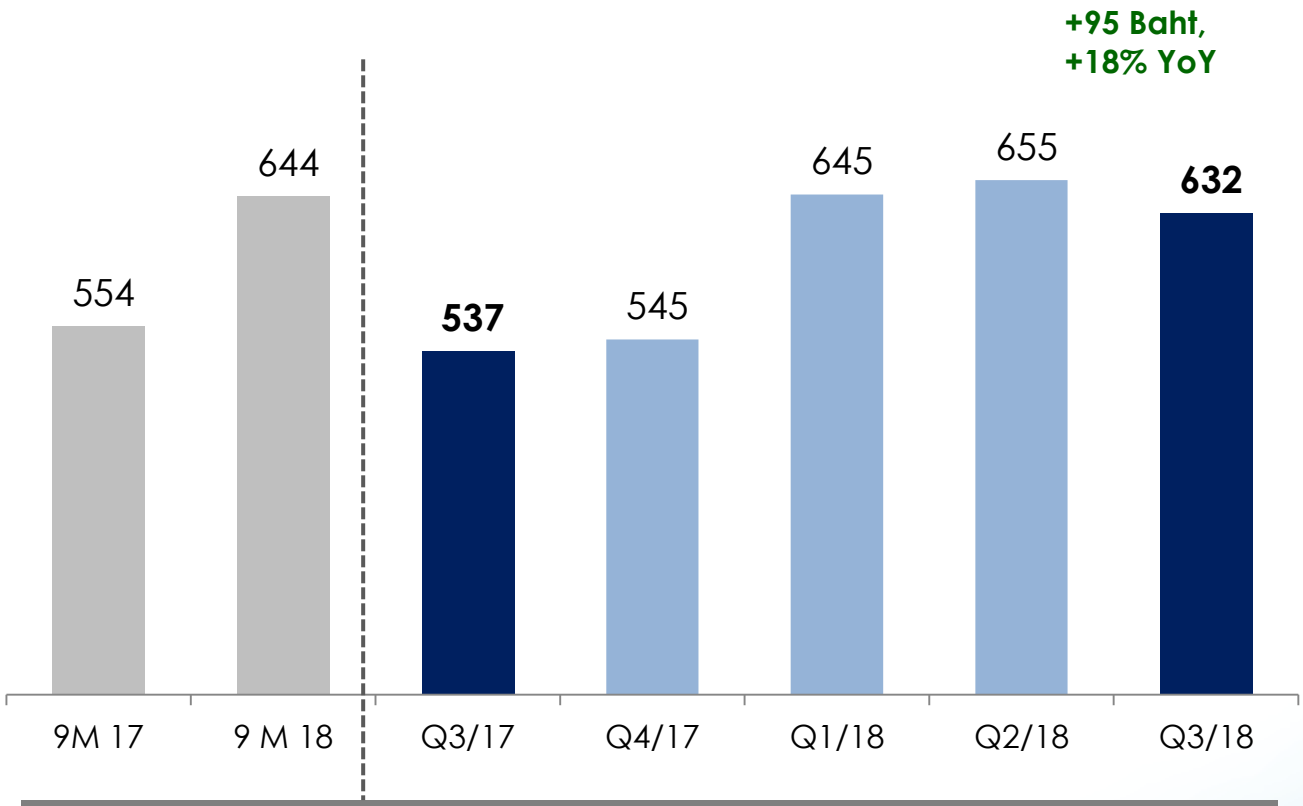
The Wharf Samui

Business Type	The first beachfront community mall in Samui Island with the vintage architecture in the combination of the western and eastern styles targeting to Thai and Foreign tourists.
Project Area	13 buildings with construction area of 7,809 sq.m.
Net Leasable Area	Net leasable area totaled 5,423 sq.m.
Location	Situated on a 12 Rai Land next to future company's Holiday Inn hotel project.
Leasehold Right	Annual Rental payment Baht 34 million Leasehold Period : 10 years (option to extend for another 5 years)
Commercial Date	January 2015

The Wharf Samui

Baht per sq.m. per month

Rental Rate



Occupancy Rate

9 M 17	9 M 18	Q3/17	Q4/17	Q1/18	Q2/18	Q3/18
56%	38%	54%	55%	39%	39%	36%

THE
NEON
NIGHT BAZAAR
99.-
Mango Sticky Rice
1set
69.-
50.-
Special
Mango Smoothie
PINEAPPLE
DURIAN

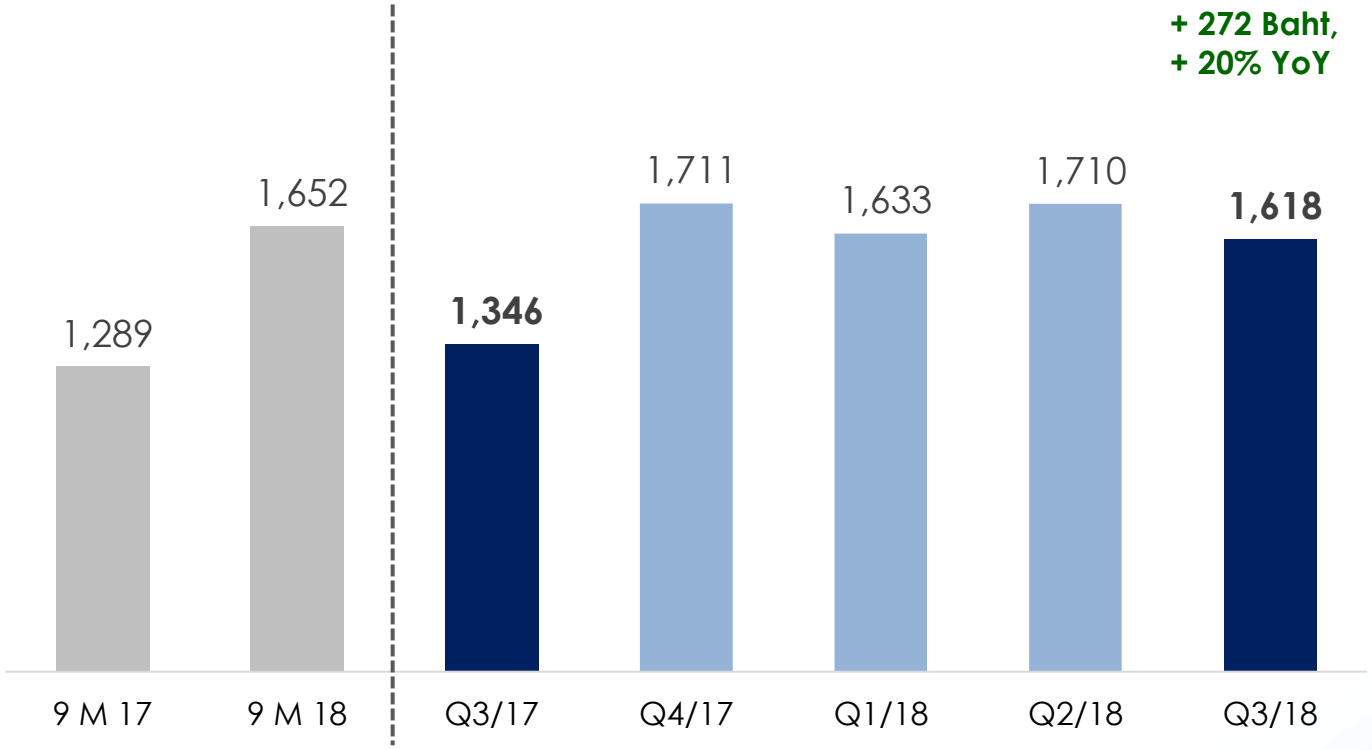
The Neon Night Bazaar

Business Type	New shopping destination in the center of Bangkok gathered with various delicious food and more than 585 shops, 24 containers and 28 mini-shops in the comfortable atmosphere.
Project Area	Total area of 17,082 sq.m.
Net Leasable Area	Phase 1:Net leasable area totaled 4,428 sq.m. Phase 2: Net leasable area totaled 1,344 sq.m.
Location	Situated on a 10 Rai+2 Rai Land on Petchaburi Road
Leasehold Right	Land Lease on yearly basis by paying in advance. The total payment for the land lease for 3 years must not exceed Baht 49 million for Phase 1 and Total payment for the land lease for 3 years must not exceed Baht 30 million for Phase 2.
Commercial Date	Phase 1 : December 2016 Since October 2017 – opening 7 days a week Phase 2: 15 December 2018
Target Customer	**TOURIST , LOCAL RESIDENT & OFFICR WORKER**
No. of Shop	690 Shops

The Neon Night Bazaar

Baht per sq.m. per month

Rental Rate



Occupancy Rate

9 M 17	9 M 18	Q3/17	Q4/17	Q1/18	Q2/18	Q3/18
65%	87%	57%	82%	86%	84%	92%

*Note : Open in Dec 2016

Shop types

THE NEON NIGHT BAZAAR

1 TENT

STANDARD COMMERCIAL SHELTER
SIZE : 2 x 2 M. = 557 UNITS

2 CONTAINER

1 STOREY & MEZZANINE
SIZE : 8 x 7.5 M. = 32 UNITS

3 SHOP

FREE FROM STYER
SIZE : 6 x 4 M. = 73 UNITS

4 Take Away

SIZE : 2 x 3 M. = 28 UNITS

Novotel Bangkok Platinum Pratunam

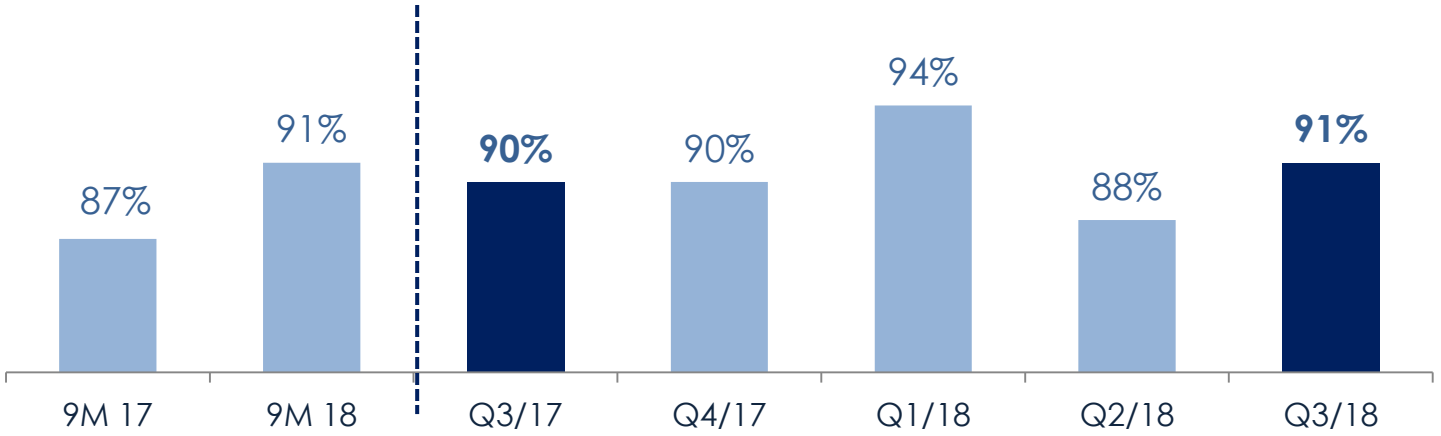
NOVOTEL
HOTELS & RESORTS
BANGKOK
PLATINUM PRATUNAM

Novotel Bangkok Platinum Pratunam

Objective	To compliment the Platinum Fashion Mall business as it provides the hospitality services to those visiting The Platinum Fashion Mall
Hotel Chain	Novotel by Accor Group
Investment Value	Approximately Baht 900 million
Project Area	2 Rai 221.2 Sq.wah
Commercial date	November 2011
Building	Fl6-25 of Building 2 of The Platinum Fashion Mall (Extension Zone)
Hotel type	4-Star Hotel
No.of keys	288

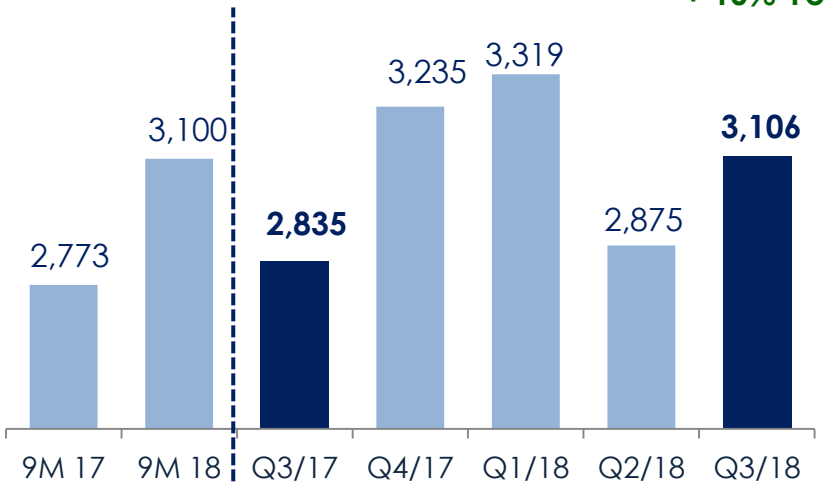
Novotel Bangkok Platinum Pratunam

Occupancy Rate



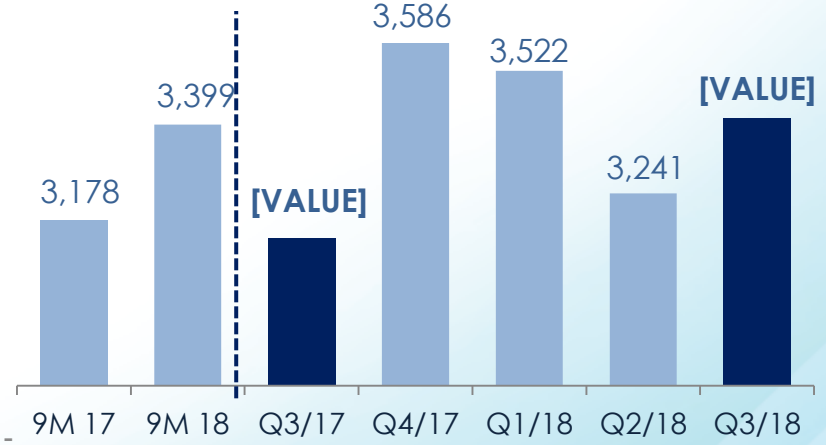
RevPar

+ 271 Baht, + 10% YoY

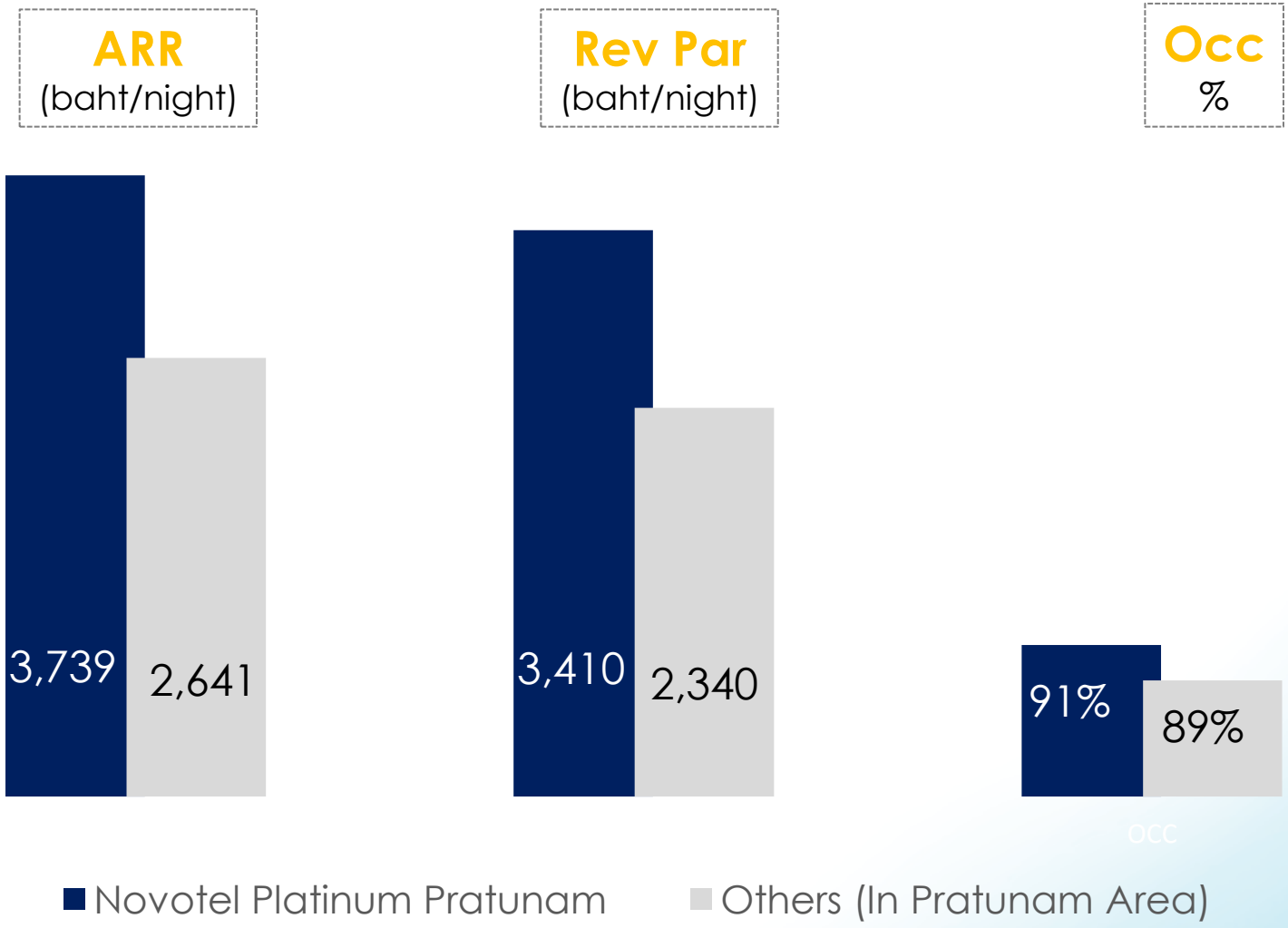


Average Room Rate

+ 275 Baht, + 9% YoY

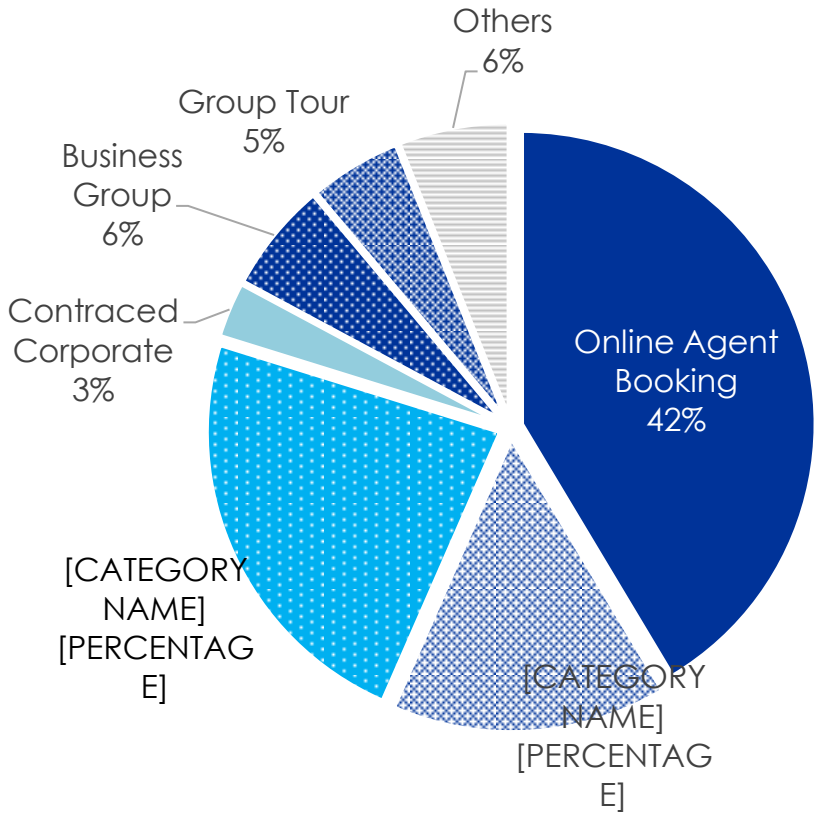


Novotel Bangkok Platinum Pratunam VS Peer
(Average 9 Months 2018)

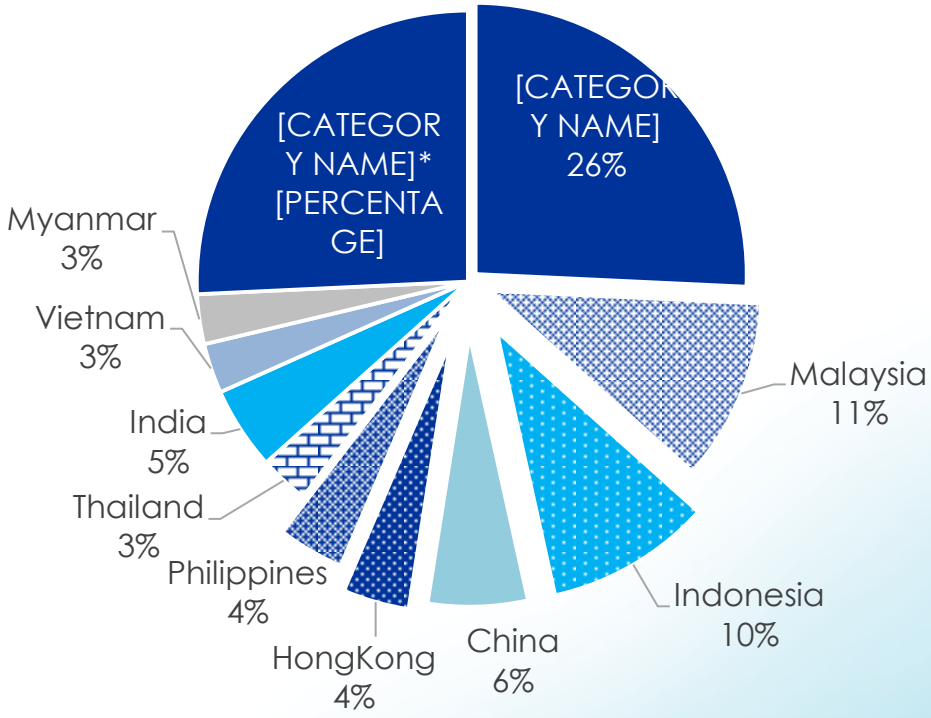


Novotel Bangkok Platinum Pratunam

Distribution Channel
9 months 2018



Guest Nationality
9 months 2018



NOVOTEL
Outlook

outlook

Industry

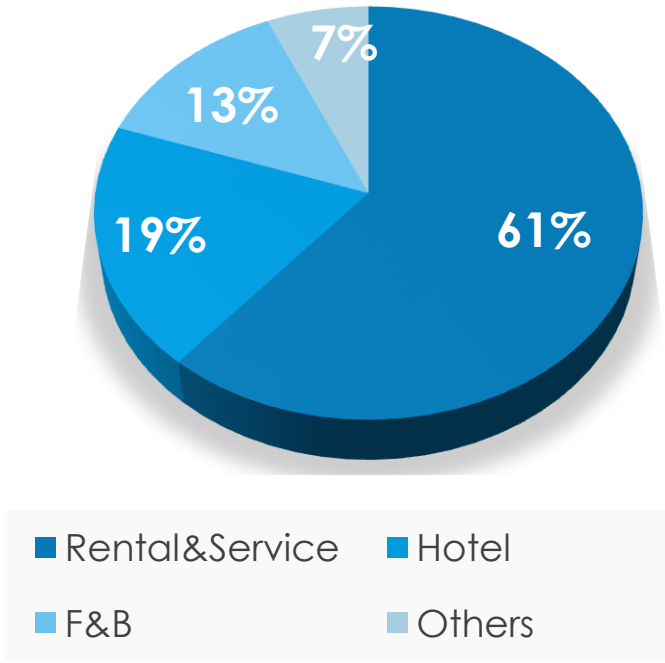
- Tourism Arrival is expected to grow 8.5% YoY to 38 Million in 2018
- Visa on arrival fees to be waived for 21 countries during December 1-January 31 2019 promote tourism Industry for Q4/18-Q1/19
- Increasing competition from other countries such as Southeast Asia with more lenient visa policies and convenient online visa platforms, will dilute demand from international tourists and MICE delegates. Destination will be selected on a rotational basis.

Company

- Increasing SG&A per sale from the market Bangkok's pre-operating expense but will be compensated with additional income from the Neon phase 2 expansion in December 2018.

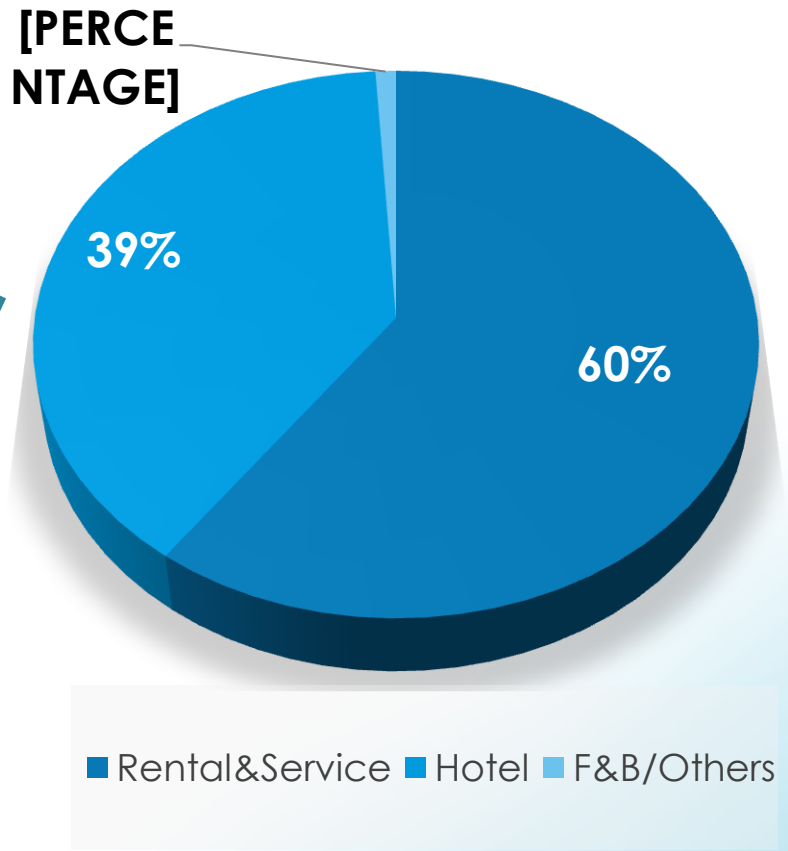
Revenue Portfolio

Year 2017
Revenue : 2,059 MB



CAGR = 25%

Year 2022
Revenue : Approximately 5,000 MB



NOVOTEL
Projects

THE
MARKET
BANGKOK

THE MARKET BANGKOK

Update

Sale Progress	Construction Progress	TARGET % OCC	Average ARR
85%	90%	90%	1,750

The Market Bangkok (Construction progress 90%)

BANGKOK NEW DREAM

เปิดประสบการณ์ความฝันครั้งใหม่ที่ทุกคนรอคอย เร็วๆนี้

#TheMarketBangkok #มาร์เก็ตสุดฮิปหัวใจของกรุงเทพมหานคร

LOCATION SURROUNDINGS

Shopping Mall
27

Hotel
35

Condominium
13

Office Bdg.
17

Others
14

ACTIVITIES

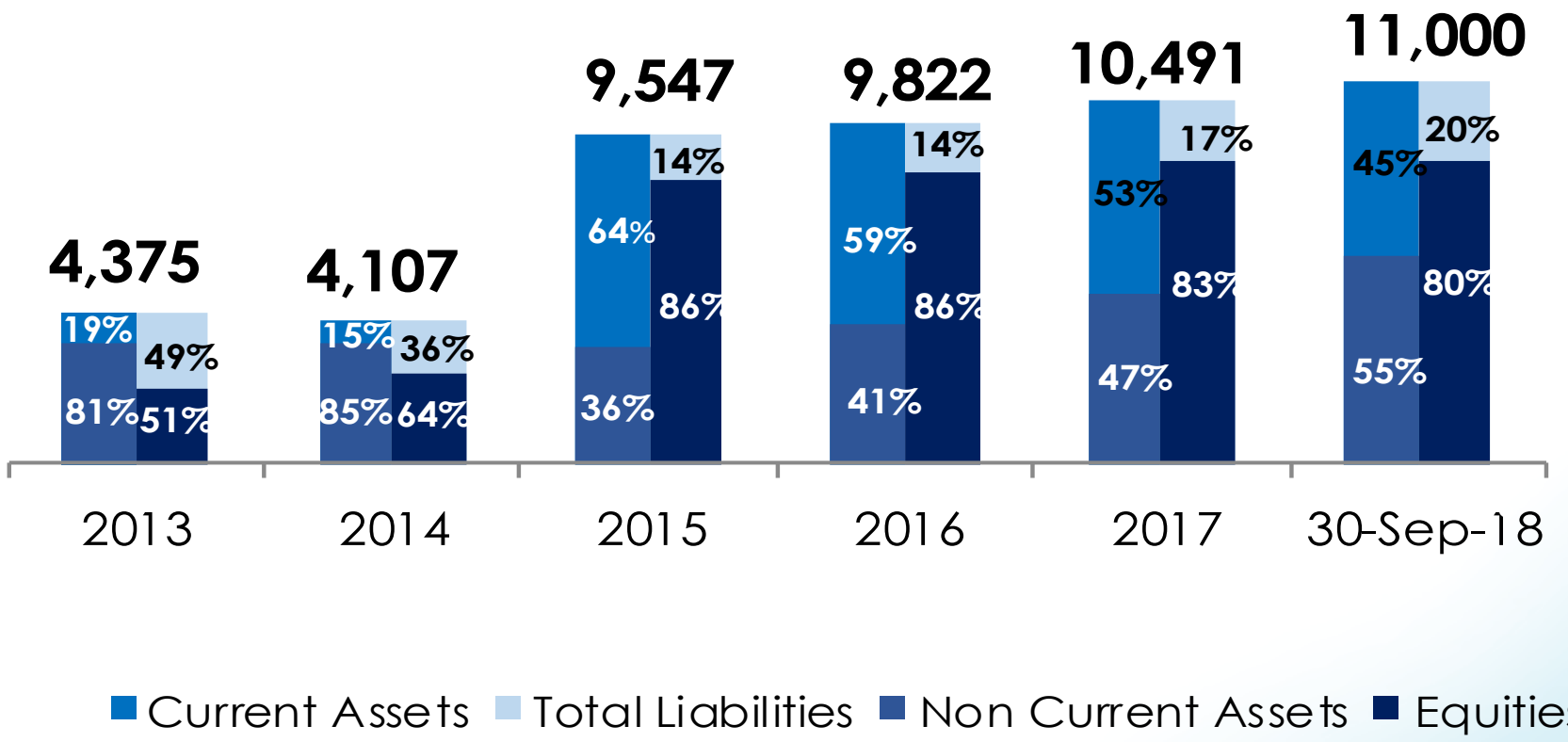
OurMedia&PARTNERS

NOVOTEL
Q&A

Appendix

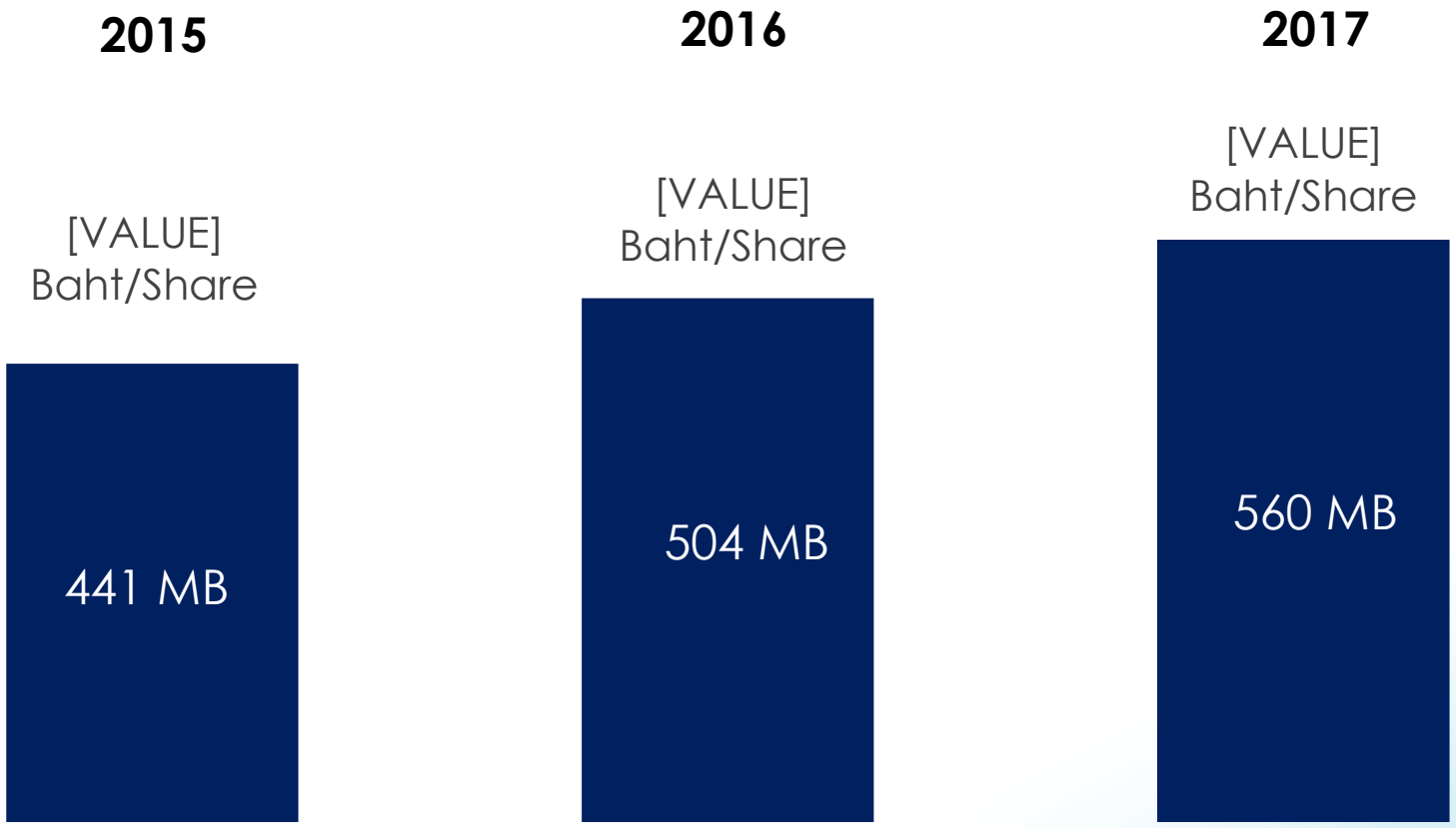
Consolidated Financial Position

Total Assets and Liabilities (MB)



Dividend Payment

Dividend : PLAT's payout policy at least 40% of net profit after tax and legal reserves of separate financial statement



	2015	2016	2017
% of Net profit	70%	72%	72%

Quarter 3/2018 Consolidated Income Statement

UNIT : MB	Q3/17	Common Size	Q3/18	Common Size	% Change
Revenue and Services income	312	60%	333	65%	+6.7%
Revenues from hotel operations	100	19%	107	21%	+7%
Revenues from F&B	66	13%	66	13%	0%
Other income	39	8%	6	1%	-84.6%
TOTAL REVENUES	**517**	**100%**	**512**	**100%**	**-1%**
Cost of rental and services	81	16%	81	16%	0%
Cost of hotel operation	48	9%	49	10%	+2.1%
Cost of F&B sales	50	10%	50	10%	0%
SG&A	89	17%	96	19%	+7.9%
TOTAL EXPENSES	**268**	**52%**	**276**	**54%**	**+3%**
OPERATIONAL PROFIT	**249**	**48%**	**236**	**46%**	**-5.2%**
Income tax expenses	51	10%	50	10%	-2%
NET PROFIT	**198**	**38%**	**186**	**36%**	**-6.1%**
EPS (Baht/share)	**0.07**		**0.07**		

9 Months /2018 Consolidated Income Statement

UNIT : MB	9M/17	Common Size	9M/18	Common Size	% Change
Revenue and Services income	926	61%	996	64%	+7.6%
Revenues from hotel operations	284	19%	314	20%	+11%
Revenues from F&B	198	13%	196	13%	-1%
Other income	107	7%	54	3%	-49%
TOTAL REVENUES	**1,515**	**100%**	**1,560**	**100%**	**+3%**
Cost of rental and services	244	16%	243	16%	-0.4%
Cost of hotel operation	138	9%	142	9%	+3%
Cost of F&B sales	152	10%	150	10%	-1%
SG&A	264	17%	277	18%	+5%
TOTAL EXPENSES	**798**	**53%**	**812**	**52%**	**+2%**
OPERATIONAL PROFIT	**717**	**47%**	**748**	**48%**	**+4%**
Income tax expenses	148	10%	160	10%	+8%
NET PROFIT	**569**	**38%**	**588**	**38%**	**+3%**
EPS (Baht/share)	**0.20**		**0.21**		

Quarter 3/2018 Consolidated Financial Position

UNIT : MB	Year 2017	31 Mar 2018	30 June 2018	30 Sep 2018
Cash & Cash equivalents &Current Investment	5,472	5,455	4,854	4,750
Trade and Other receivables	43	45	35	34
Other Current Assets	75	99	136	162
Total Current Assets	**5,590**	**5,599**	**5.025**	**4,946**
Investment Properties	3,418	3,743	3,963	4,576
Property, Plant and equipment	1,171	1,156	1,152	1,150
Intangible Assets	252	247	242	237
Other non-current Assets	60	72	82	91
Total Non-current Assets	**4,901**	**5,218**	**5,438**	**6,054**
TOTAL ASSETS	**10,491**	**10,817**	**10,464**	**11,000**

Quarter 3/2018 Consolidated Financial Position

UNIT : MB	Year 2017	31 Mar 2018	30 Jun 2018	30 Sep 2018
Trade and other payables	431	483	477	788
Current portion of unearned rental income	165	164	165	164
Short-term deposits of rental income	204	205	206	214
Other current liabilities	129	176	140	85
Total current liabilities	**929**	**1,028**	**988**	**1,251**
Unearned rental income, net of current portion	395	356	316	276
Other non-current liabilities	432	496	584	711
Total non-current liabilities	**827**	**852**	**900**	**987**
TOTAL LIABILITIES	**1,756**	**1,880**	**1,888**	**2,238**
TOTAL SHAREHOLDERS'EQUITY	**8,735**	**8,937**	**8,576**	**8,761**
TOTAL LIABILITIES AND SHAREHOLDERS'EQUITY	**10,491**	**10,817**	**10,464**	**11,000**

Surrounding Projects

Mixed Use Developments:

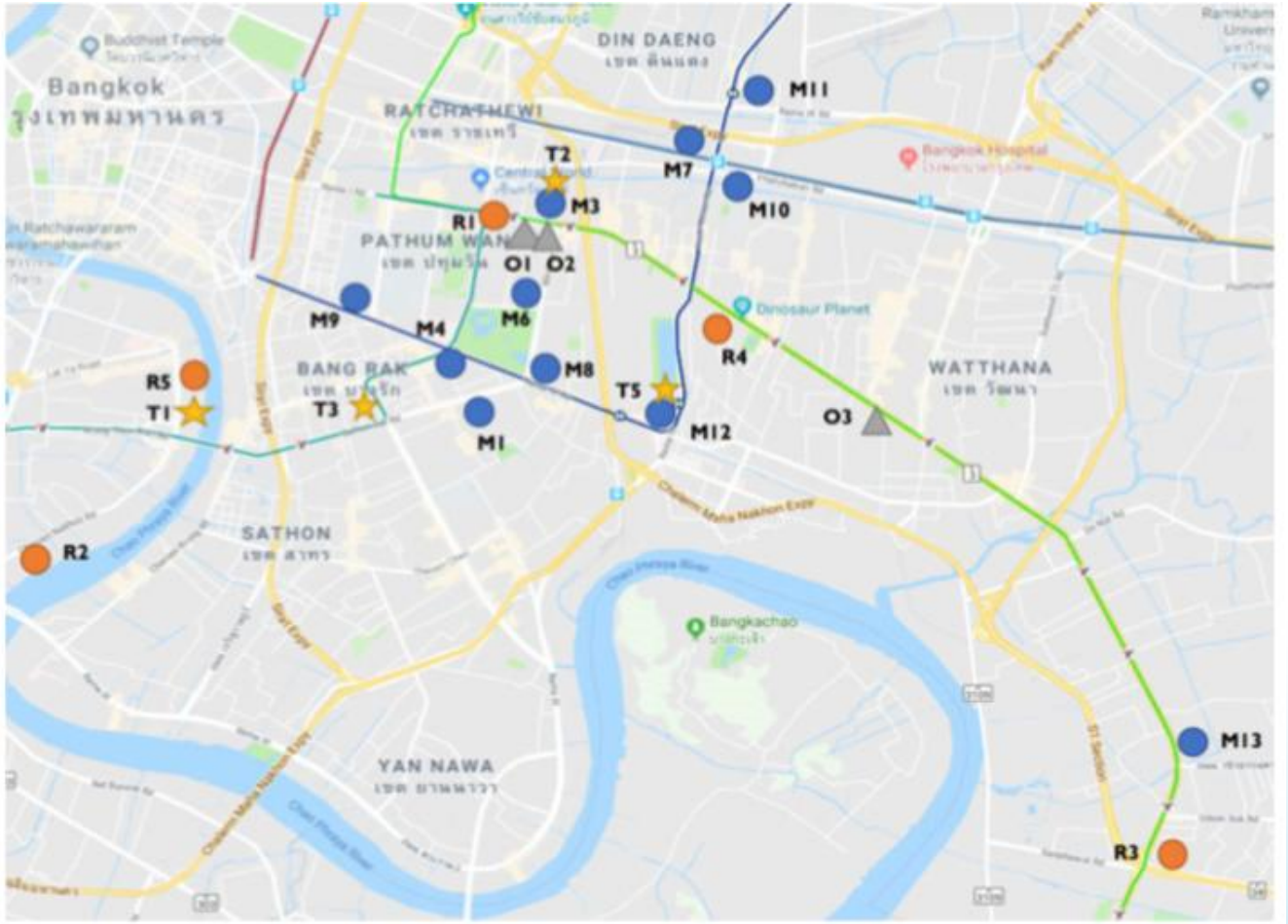
- **M1:** Australian Embassy Redevelopment
- **M2:** Bang Sue Grand Station
- **M3:** British Embassy Redevelopment
- **M4:** Dusit Thani Redevelopment
- **M5:** Forestia
- **M6:** Langsuan Village
- **M7:** Makkasan Complex
- **M8:** One Bangkok
- **M9:** Samyan Mitrtown
- **M10:** Singha Complex
- **M11:** Super Tower
- **M12:** The PARQ
- **M13:** Whizdom 101

Grade A Office Developments:

- **O1:** 548 Ploenchit
- **O2:** Bank of Ayuddhaya Headquarters
- **O3:** T-One

Retail Developments:

- **R1:** Amarin Plaza Repositioning
- **R2:** Asiatique 2
- **R3:** Bangkok Mall
- **R4:** EmSphere
- **R5:** Icon Siam



Other Tourism Amenities:

- **T1:** Bangkok Observation Tower
- **T2:** BDMS Wellness Complex
- **T3:** Mahanakorn Tower Observatory Deck
- **T4:** Michelin Star Restaurants
- **T5:** Queen Sirikit Convention Center Expansion

Group's hotel business managed by International Chain

ACCOR HOTELS.com → European Hotel Chain → NOVOTEL HOTELS & RESORTS BANGKOK PLATINUM PRATUNAM

Marriott → AMERICAN Hotel Chain → moxy HOTELS, Fairfield BY MARRIOTT

IHG InterContinental Hotels Group → European Hotel Chain → Holiday Inn Resort, Holiday Inn Express

The Platinum Fashion Mall

The Neon Night Bazaar

The Neon Night Bazaar

The Neon Night Bazaar

Hotel projects in Samui

Holiday Inn Express

Holiday Inn Resor

Project Locations (Bangkok)