UNIVENTURES

ANALYST MEETING 1H’2016

CONTENT

BUSINESS STRUCTURE

UNIVENTURES

REAL ESTATE
"CONTINUE GROWTH"

39.28% — Golden Land Property Development ("GOLD") : Property development for sale and for rent

100.0% — Grand Unity Development Co., Ltd. ("GU") : Developments of condominium projects for sale

"NEW CHALLENGE"

100.0% — Lertrattakarn Co., Ltd. ("LRK") : Investment and property development for rent

REAL ESTATE SERVICES
"ALIGNED SERVICE & SYNERGY"

100.0%

- Univentures Asset Management Co., Ltd. ("UVAM") :Investment and Management Consulting
- Univentures Consulting Co., Ltd. ("UVC") : Finance, Investment and Property Development Consulting
- Univentures REIT Management Co., Ltd. ("UVRM") : REIT Manager
- Forward System Co., Ltd. ("FS") : Sales of car parking control equipment and time recording.

35.0% — Stonehenge Inter Co., Ltd. ("STI") : Project management, construction management and consulting services.

OTHERS
"DIVERSIFICATION"

100.0% — Thai Lysaght Co., Ltd. ("TL") : Sales of Zinc Oxide and other Chemical

EXECUTIVE SUMMARY

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CORE REVENUE 4-Yr CAGR
39 %

VERY LOW IBD/E
0.31x

IMPROVING GP
28.4 %

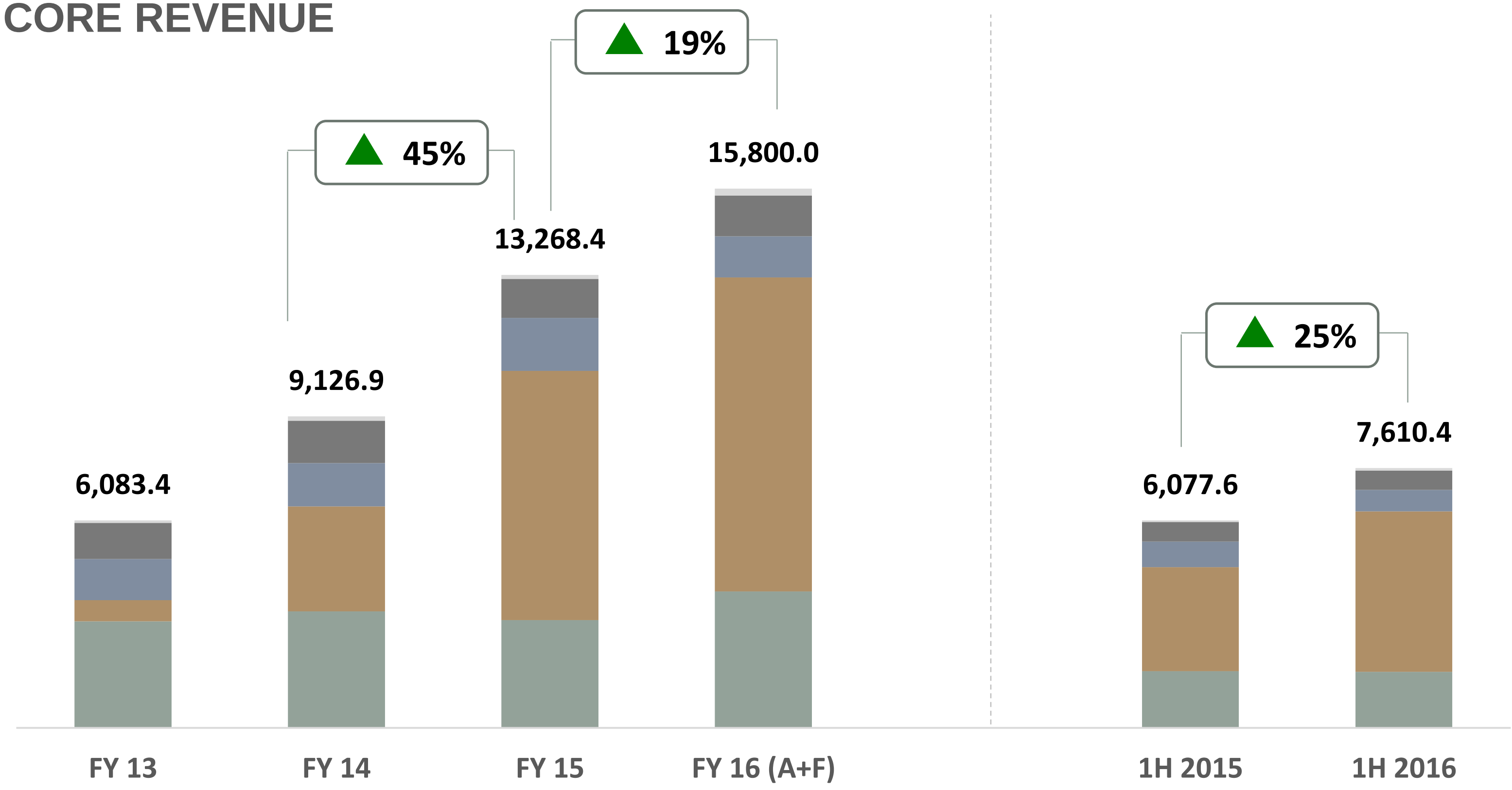
REAL ESTATE FOCUS
92 %

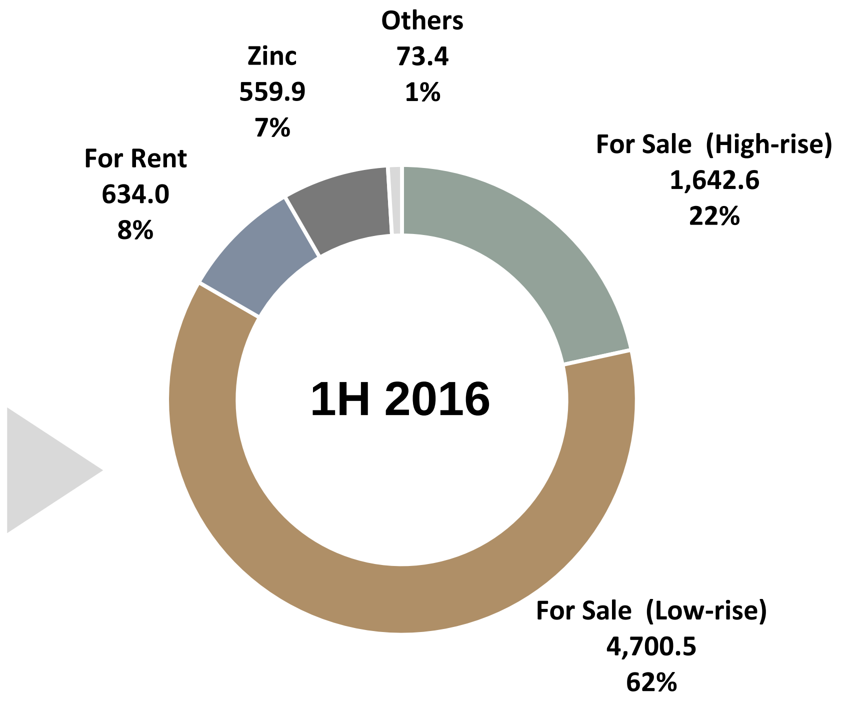
PRESALE GROWTH
6M 25 % YoY

TRANSFER GROWTH
6M 35 % YoY

FINANCIAL HIGHLIGHT

CORE REVENUE





REAL ESTATE PERFORMANCE

NEW PROJECT 2016

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GRAND U
Grand Unity Development

1 PROJECTS ≈ 900 MB

GOLDENLAND

12 PROJECTS ≈ 12,200 MB

TOWNHOME

SINGLE DETACHED HOUSE

SHOP HOUSE

COMDOMINIUM

TRANSFER OVERVIEW

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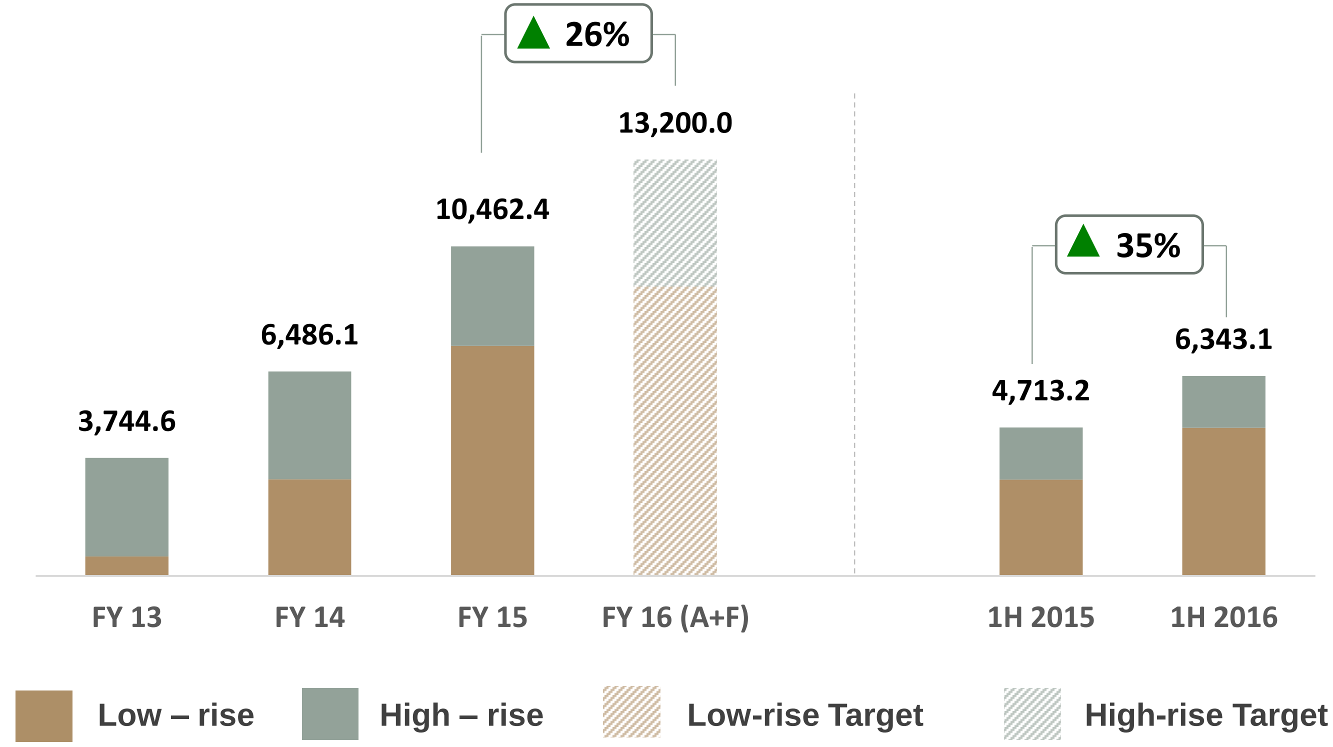

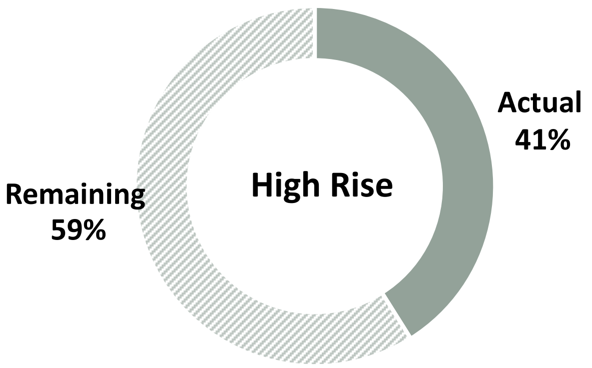

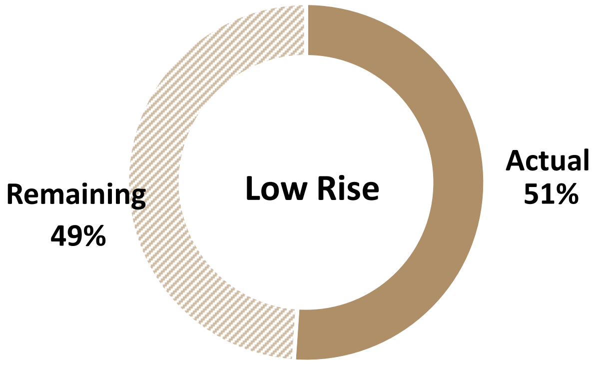

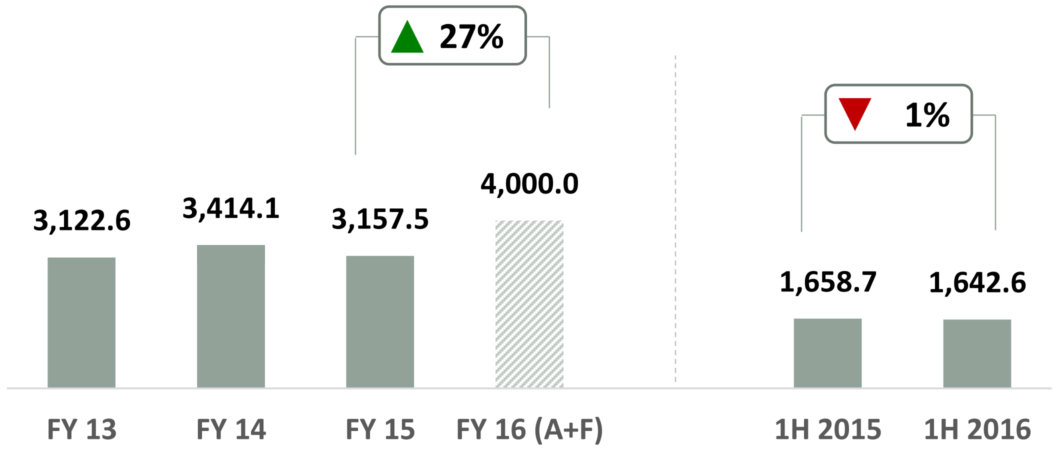

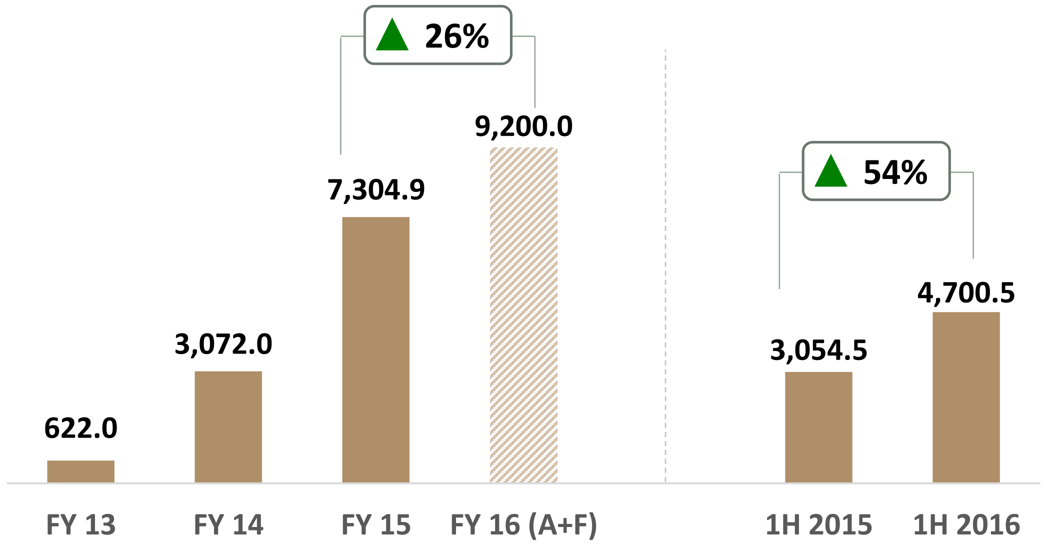

PRE-SALES OVERVIEW

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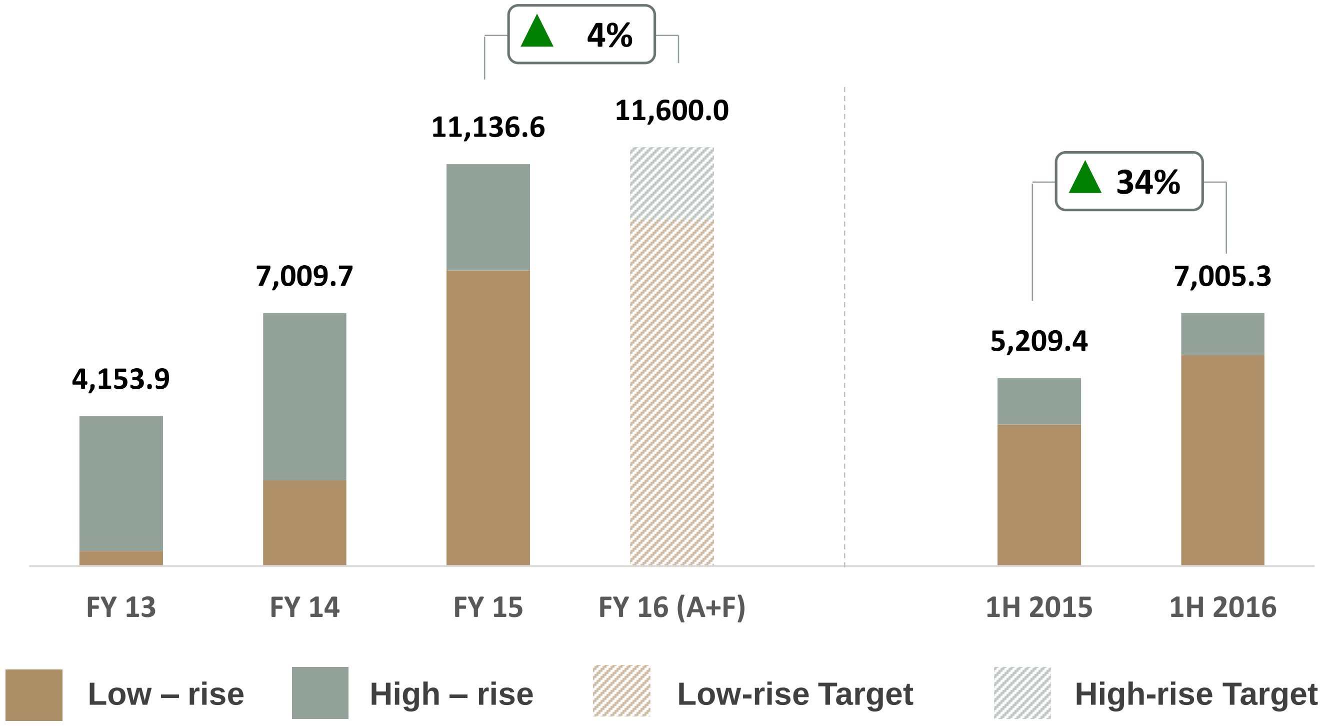
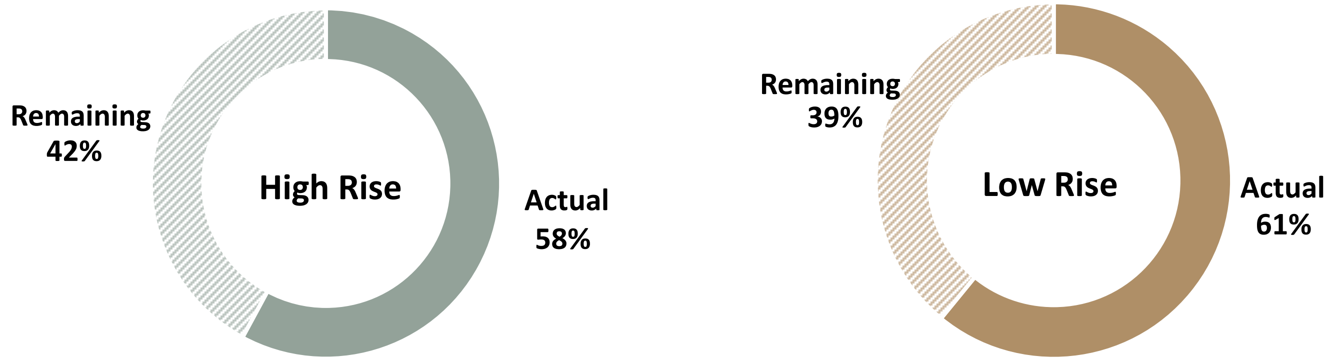
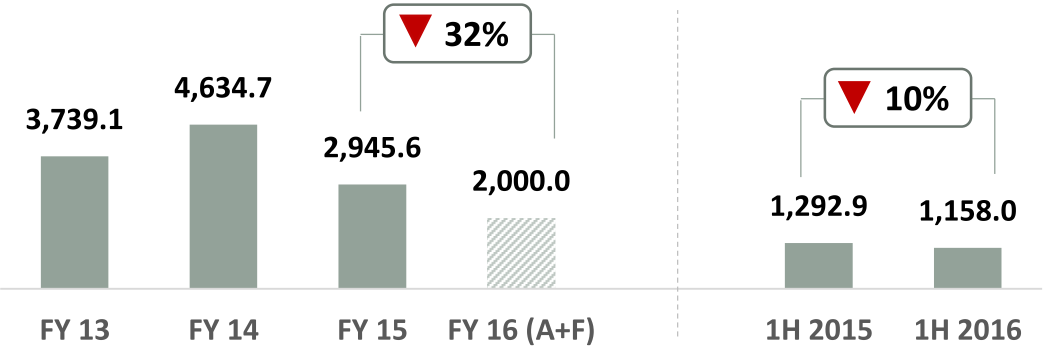
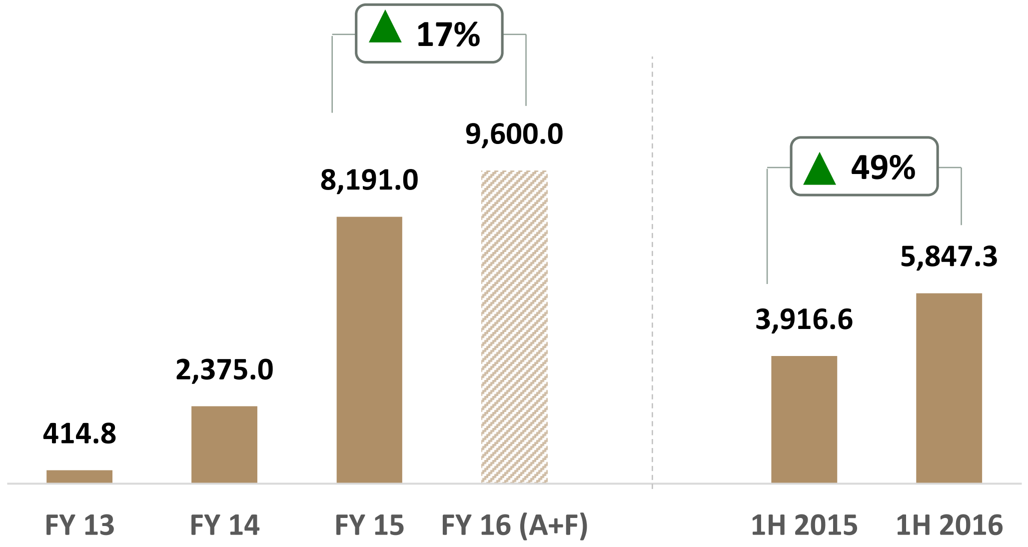
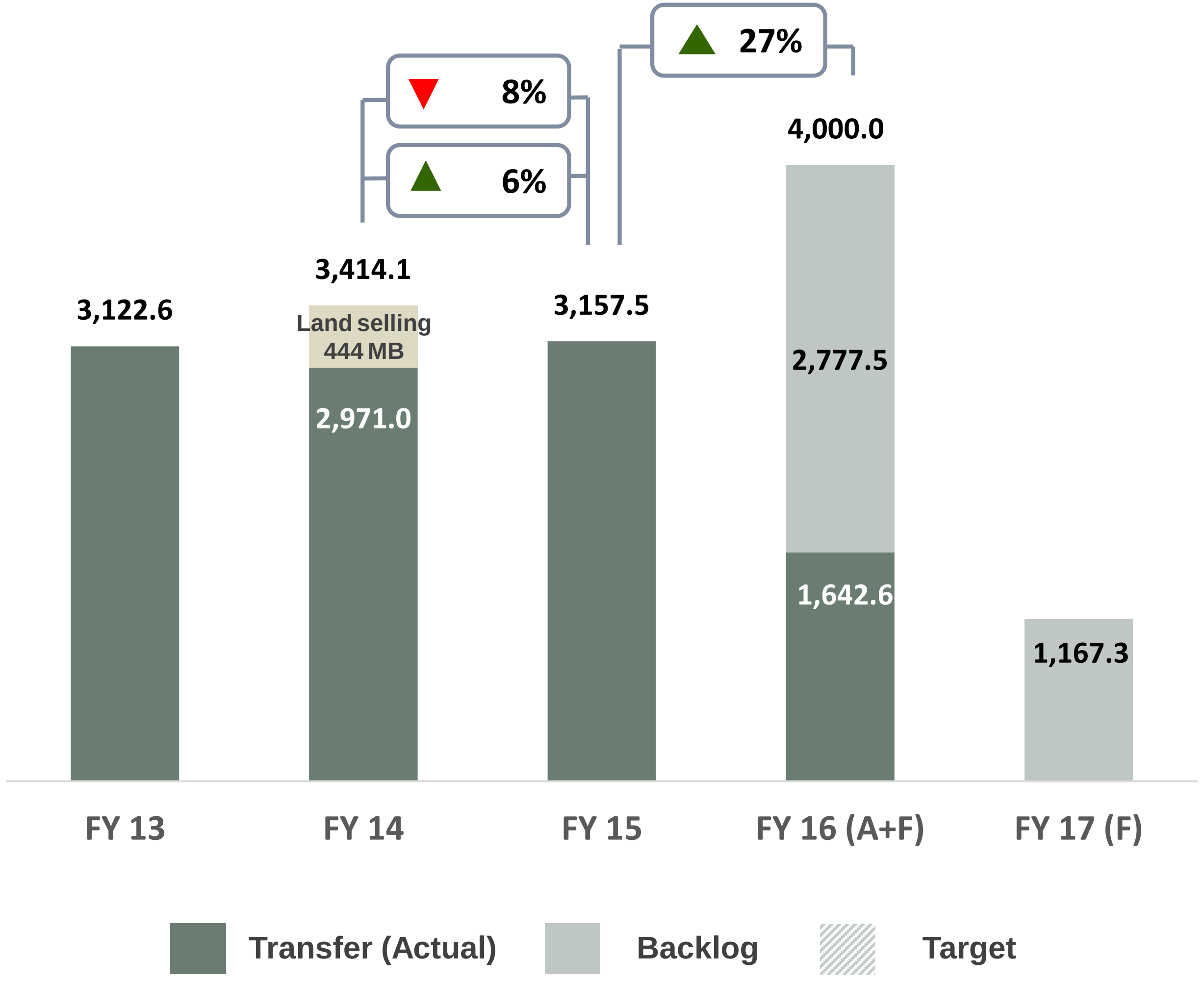


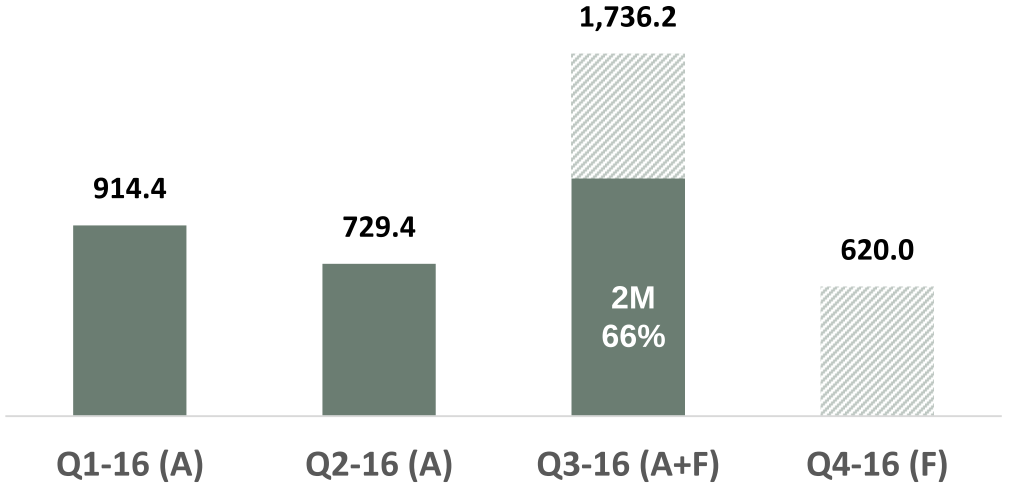






HIGH RISE – TRANSFER & BACKLOG





- 2016 High-rise revenue is forecasted at 4,000 MB, or 27% yoy.
- H1’16 transfer was 1,643 MB, or 41% of target revenue.
- GRAND-U need only 85% of 2016 Backlog to achieve 4,000 MB Target Revenue

LOW RISE – TRANSFER & BACKLOG

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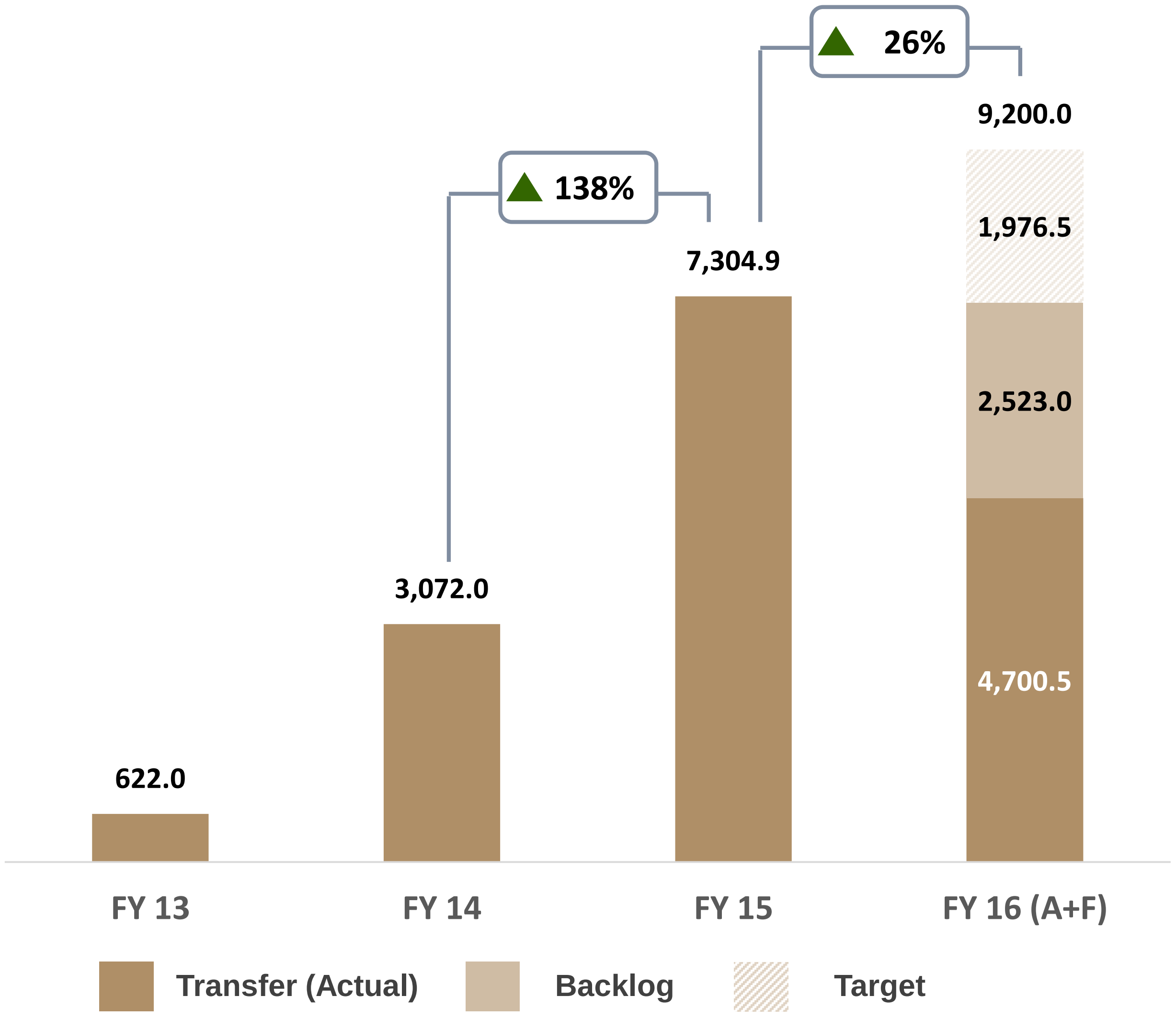

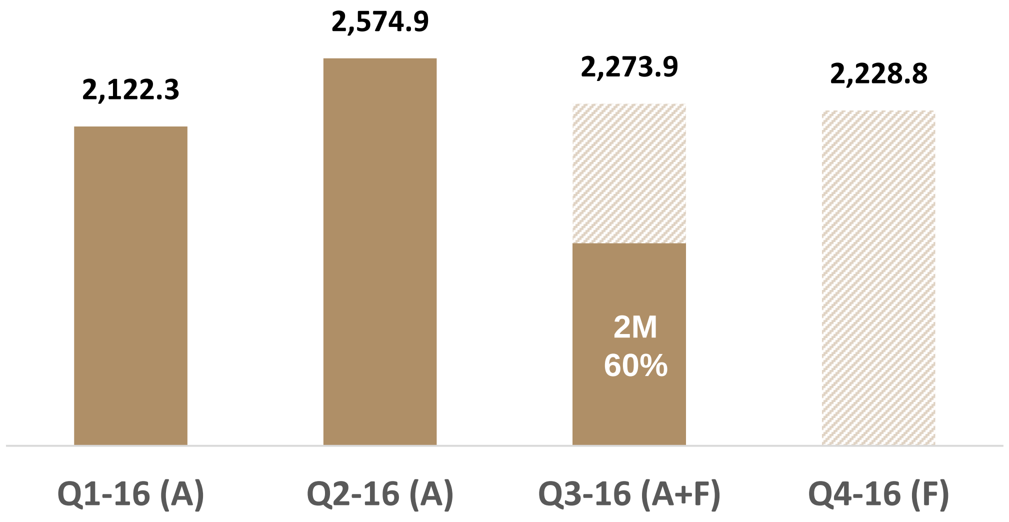

- 2016 Low-rise revenue is forecasted at 9,200 MB, or 26% yoy.
- H1’16 transfer was 4,700 MB, or 51% of target revenue.

GRAND U – LAND ACQUISITION

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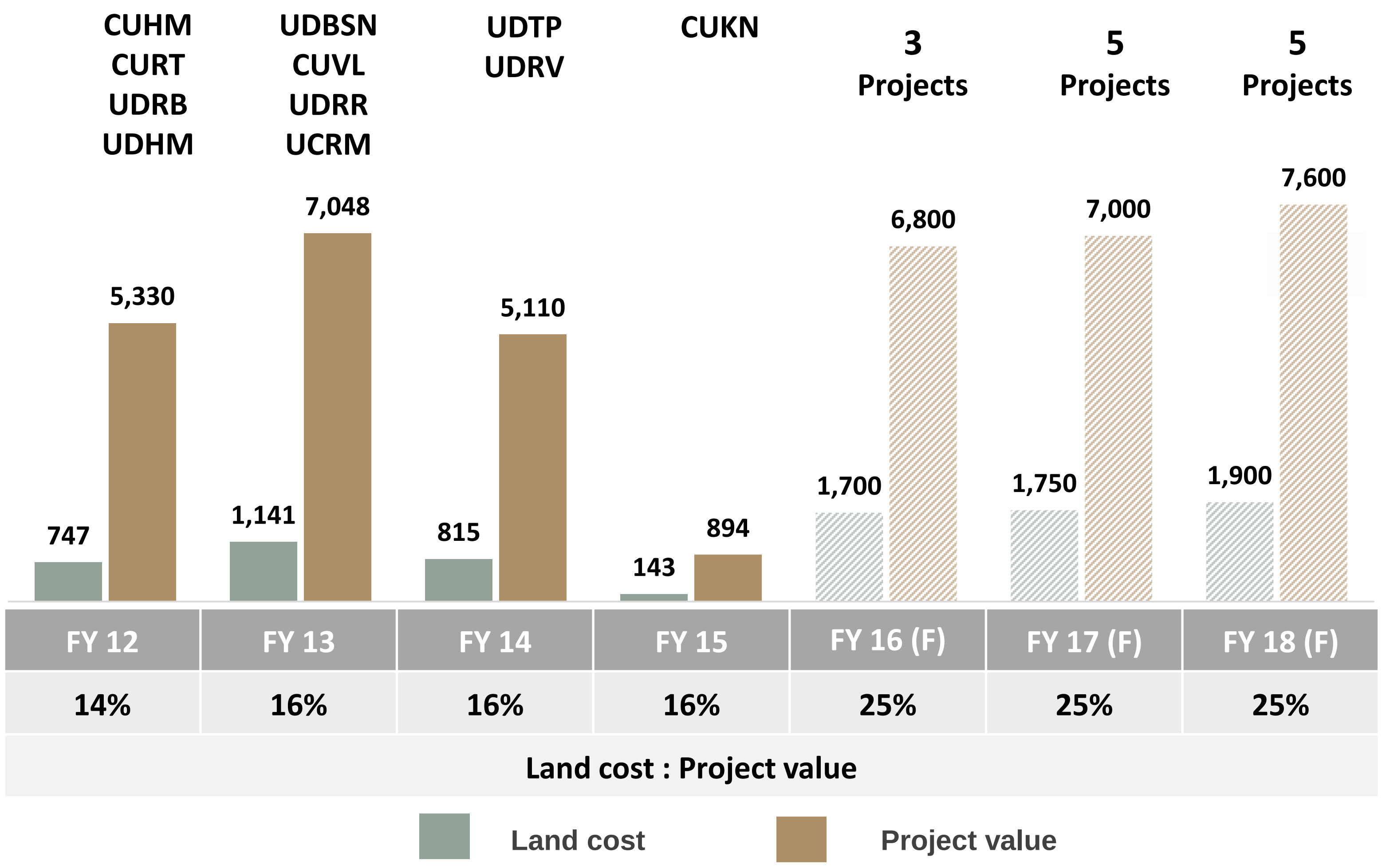
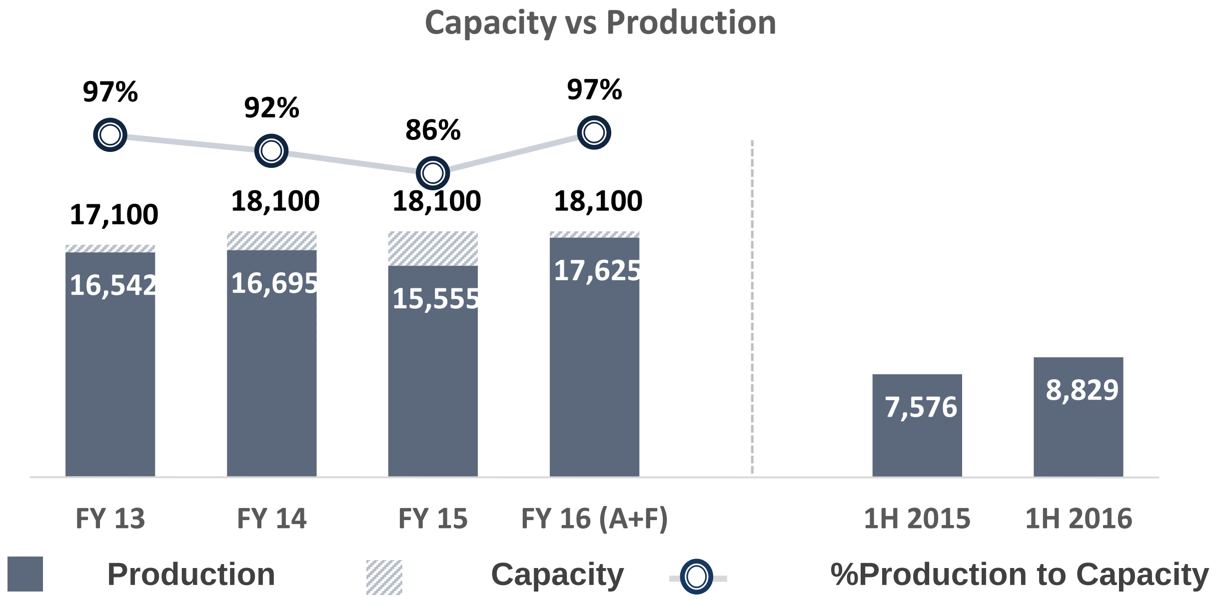
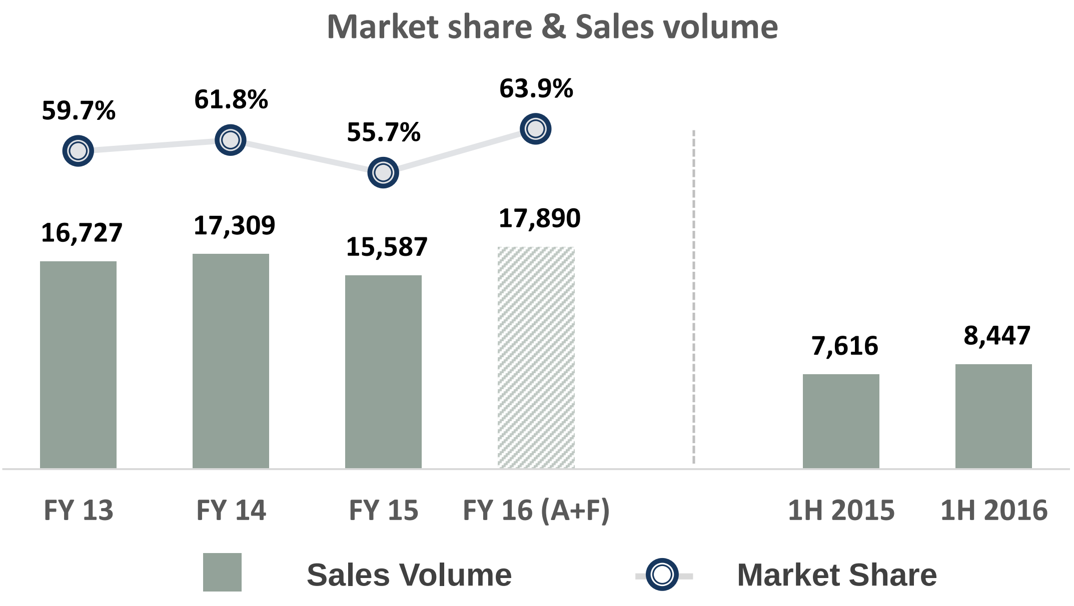
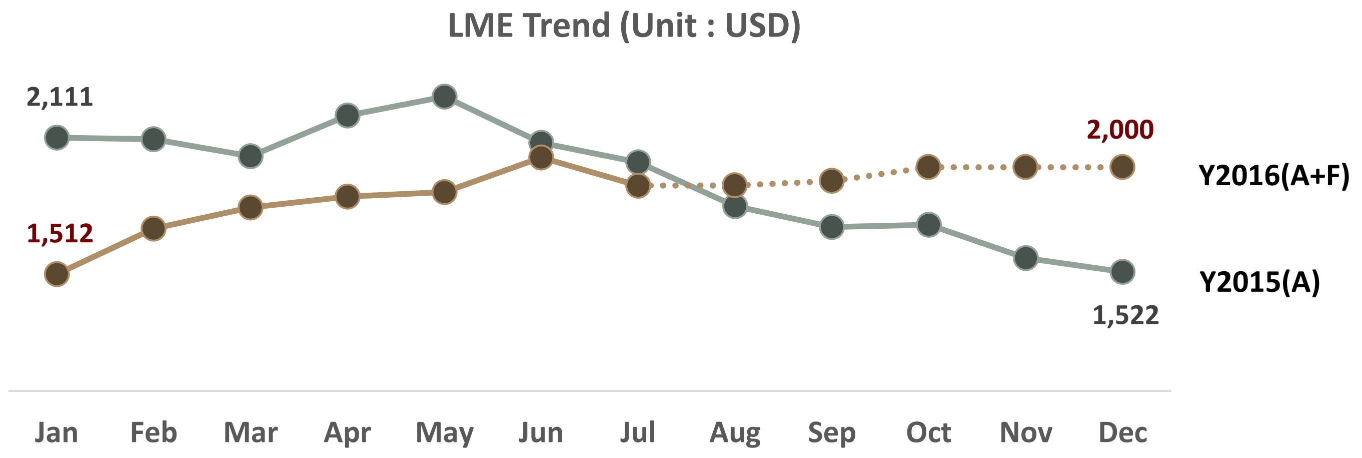


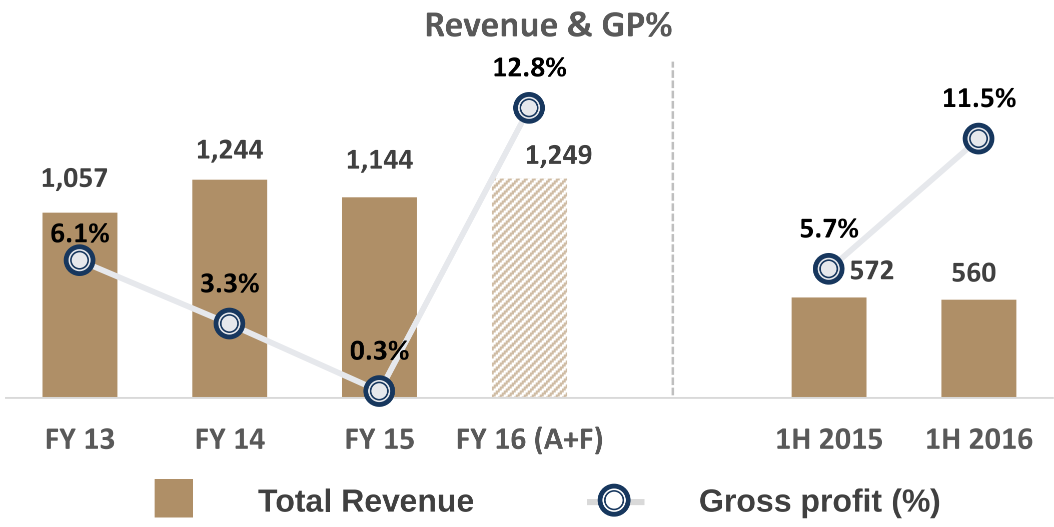
ZINC

PERFORMANCE -ZINC









FINANCIAL ANALYSIS

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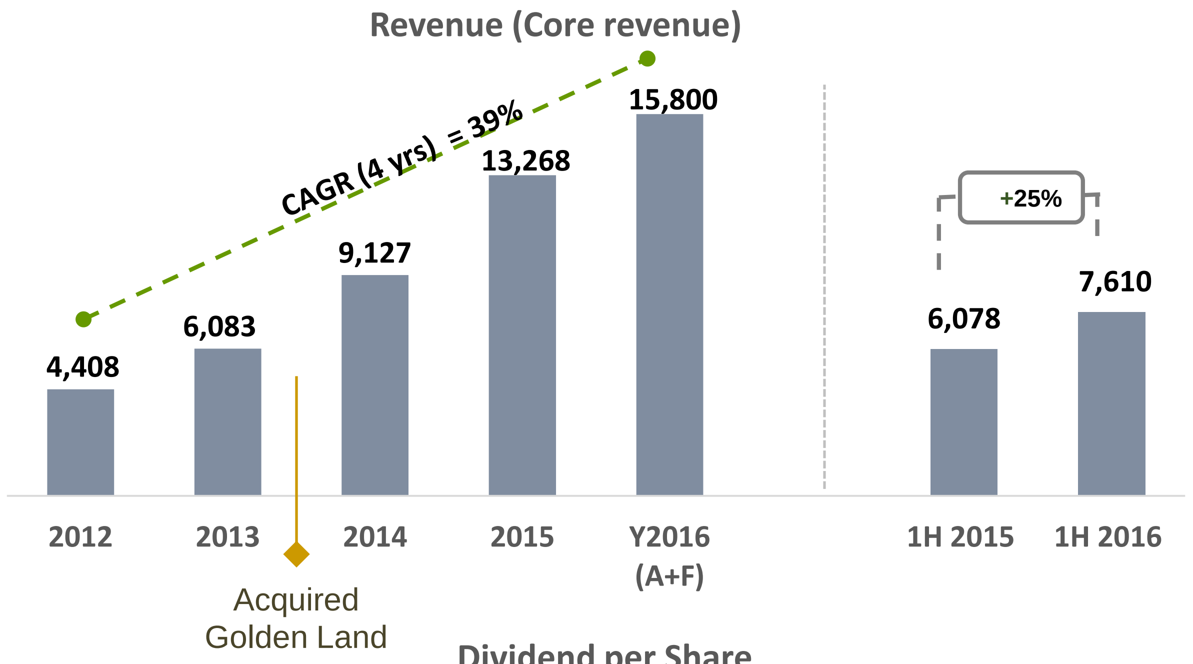

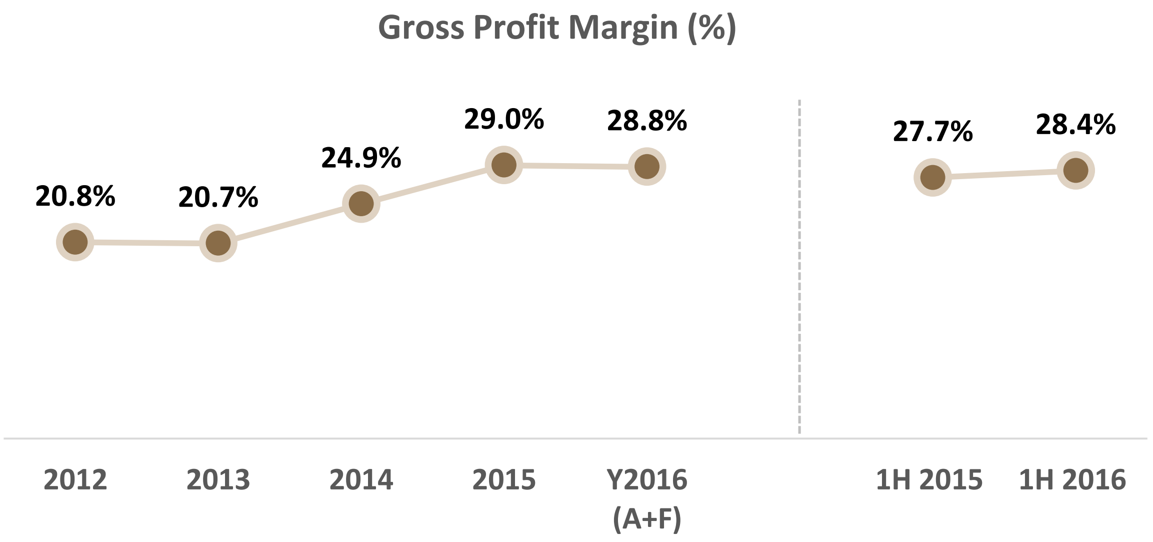

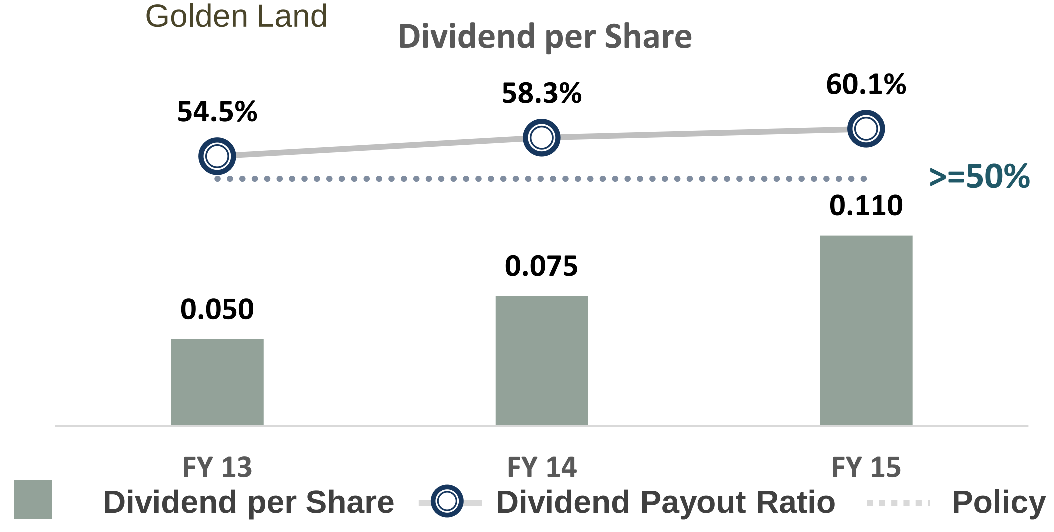

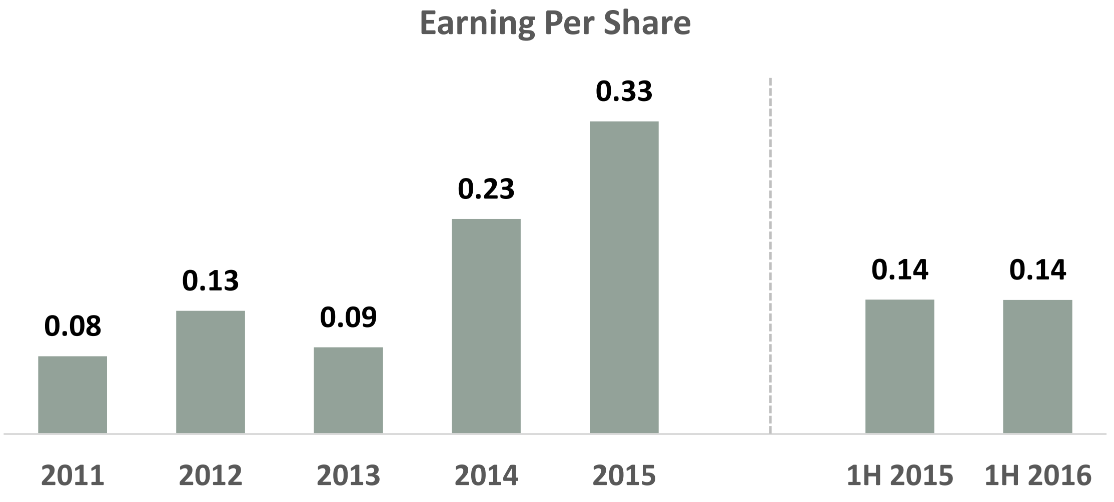

THANK YOU

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