



Y2025 ANALYST MEETING

Microsoft Teams Meeting
Sansiri Public Company Limited

5th March 2026



AGENDA

- ≡ 1 2025 Summary
- ≡ 2 2026 Business Plan
- ≡ 3 Operational Updates

2025 SUMMARY

SECTION 1

4Q2025 SUMMARY

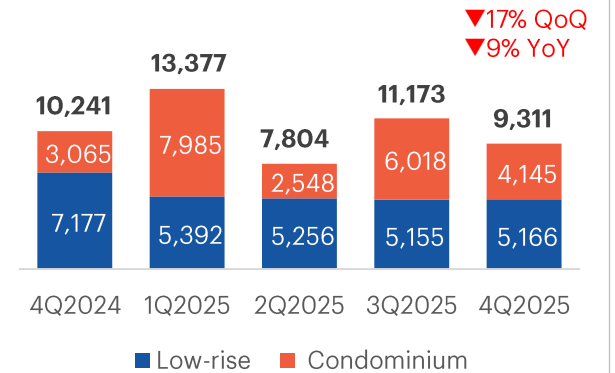
6
projects

18,460
THB million



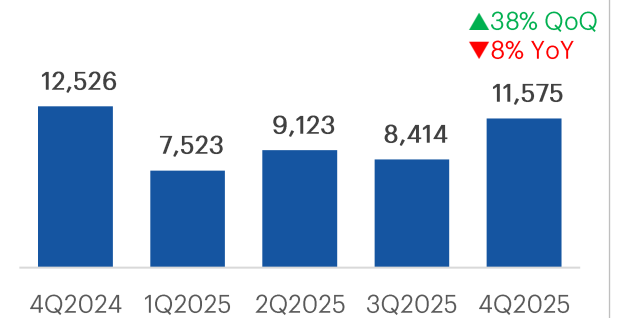
Net Presale

Unit: THB million

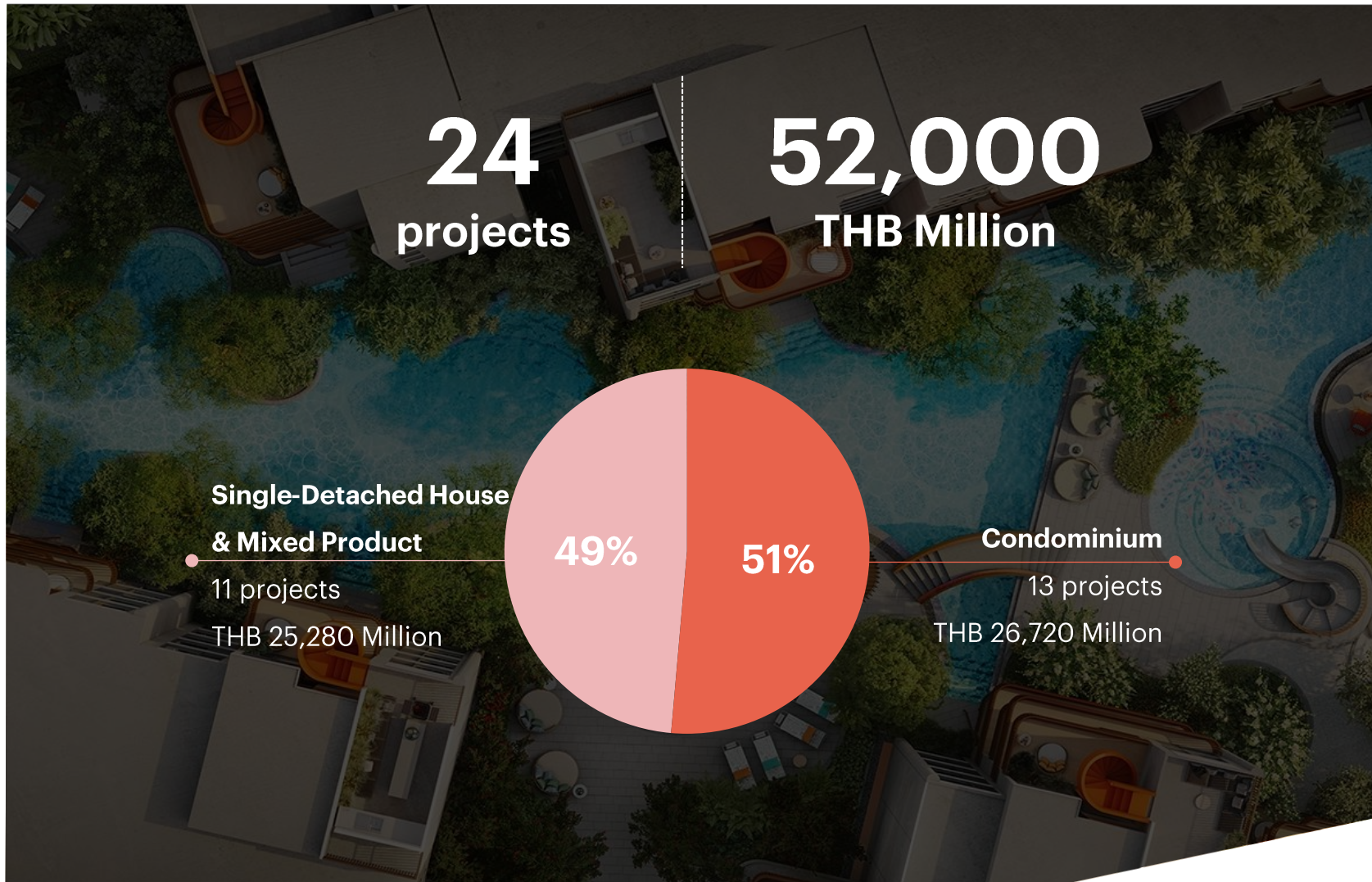


Transfer (including JV)

Unit: THB million

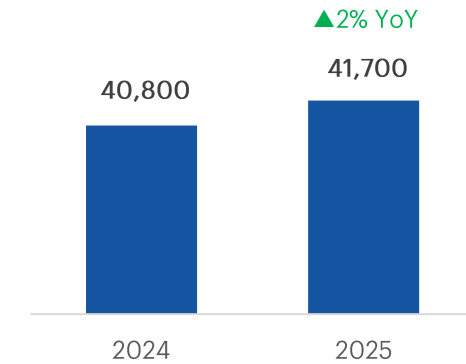


2025 SUMMARY



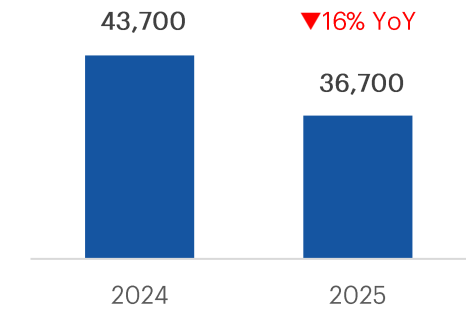
Net Presale

Unit: THB million



Transfer (including JV)

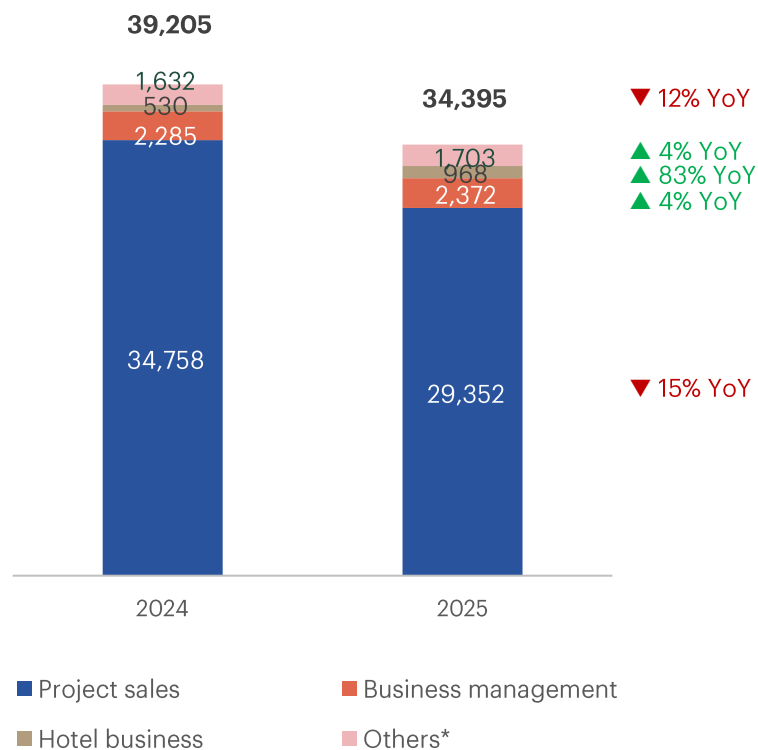
Unit: THB million



2025 FINANCIAL SNAPSHOT

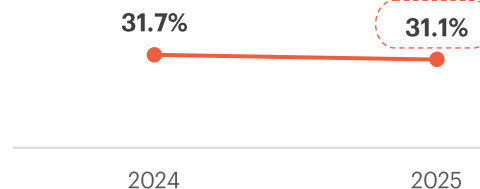
Total Revenue

Unit: THB million



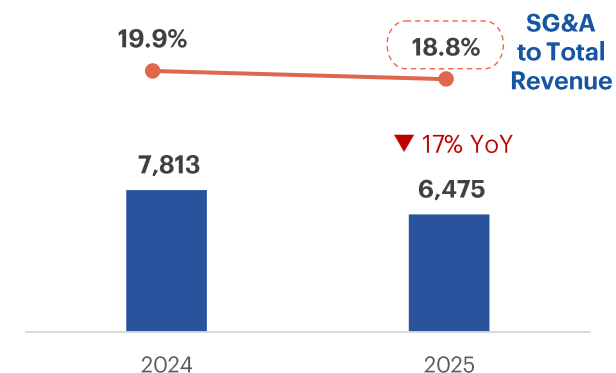
* Others include revenue from rental business, sales of construction materials, and other revenues.

Gross Profit Margin from Project Sales



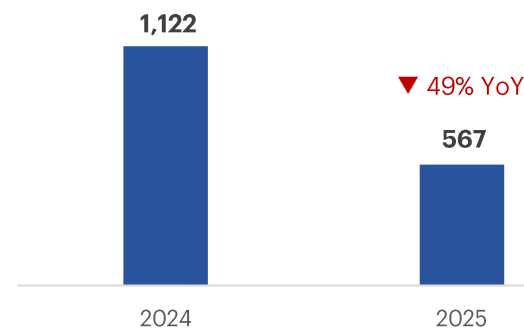
SG&A

Unit: THB million



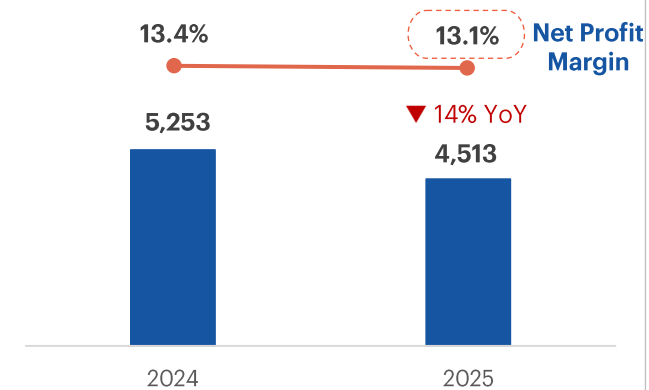
Share of Profit from JVs

Unit: THB million



Net Profit

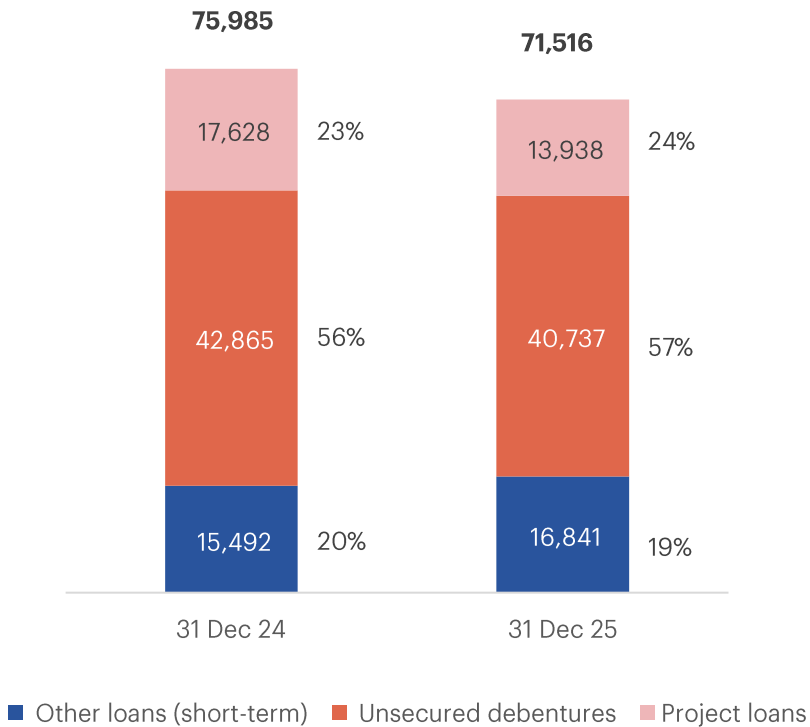
Unit: THB million



Y2025 LEVERAGE PROFILE

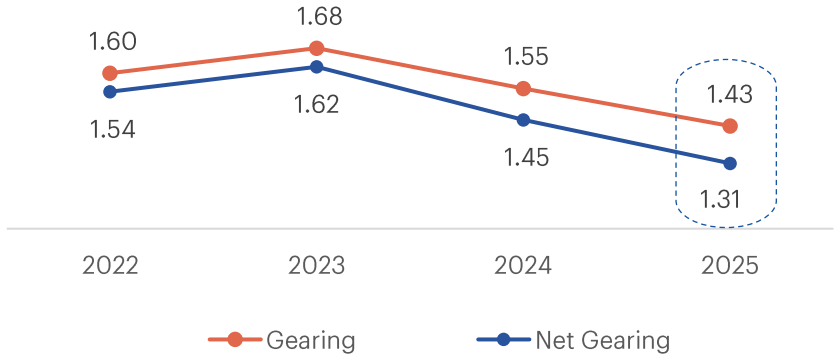
Interest-Bearing Debt

Unit: THB million

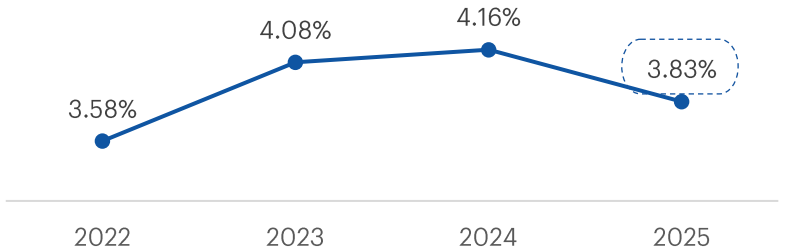


Gearing & Net Gearing

Unit: Times



Average Cost of Fund



2026 BUSINESS PLAN

SECTION 2

2026 LAUNCH PLAN

NEW LAUNCH

33 PROJECTS

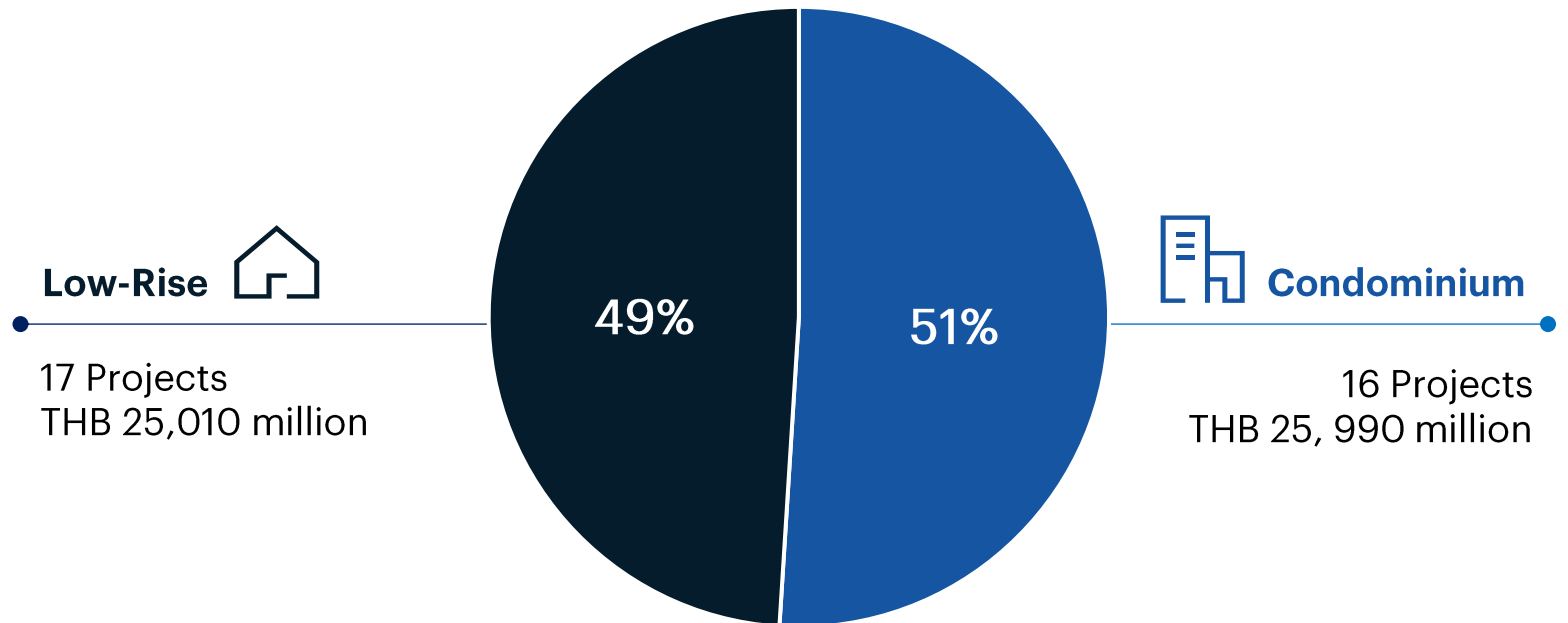
51,000 MILLION BAHT

Project value by segment



■ Premium ■ Medium ■ Affordable

85% : **15%**
Bangkok and
vicinities Upcountry



2026 LAUNCH BREAKDOWN

LAUNCH BREAKDOWN BY QUARTER

	SDH & MIXED	TH	Condo	No. of Project	Project Value (MB)
1Q	2	-	4	6	10,300
2Q	3	-	4	7	15,050
3Q	-	-	2	2	500
4Q	10	2	6	18	25,150
No. of Project	15	2	16	33	51,000
Project Value (MB)	24,460	550	25,990		
Proportion	48%	1%	51%	100%	



PROJECT LAUNCHES IN 1Q2026

6 Projects || THB 10,300 million



CHAROEN NAKHON



JV – Mitsui Fudosan

- 1,111 units
- THB 6,200 million

RHEA

BY SANSIRI

- 296 units
- THB 1,600 million

PROJECT LAUNCHES IN 1Q2026

ANASIRI

RAMA 5 - SIRINDHORN



- 127 units
- THB 900 million

ANASIRI

SRINAKARIN - PHRAEKSA 2



- 163 units
- THB 950 million

THE
MOVE
BANGWA



- 226 units
- THB 400 million

Vay
CHINNAKHET



- 144 units
- THB 250 million

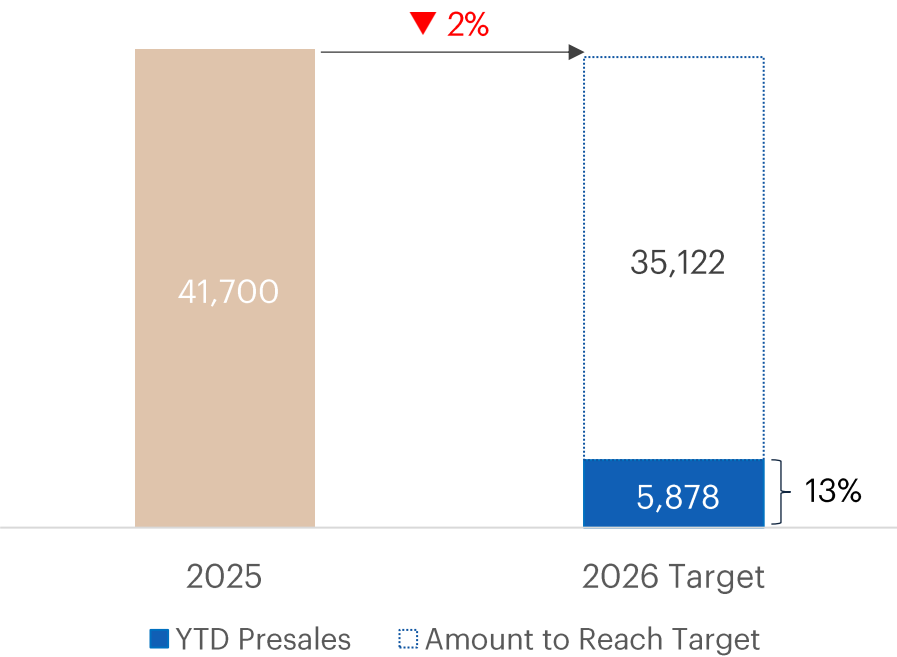
OPERATIONAL UPDATES

SECTION 3

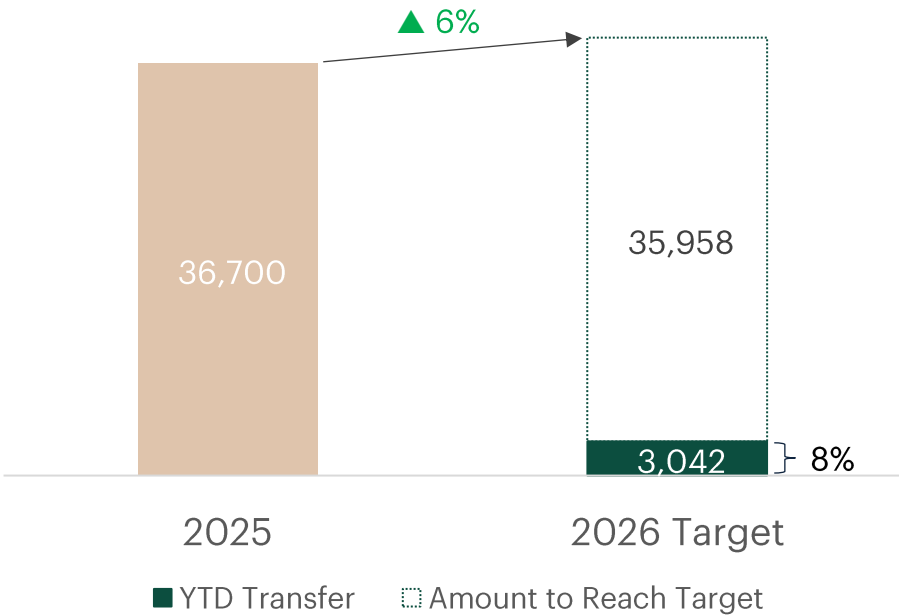
YTD2026 PRESALE & TRANSFER

As of 1st Mar 2026

PRESALE TARGET THB 41,000 MILLION

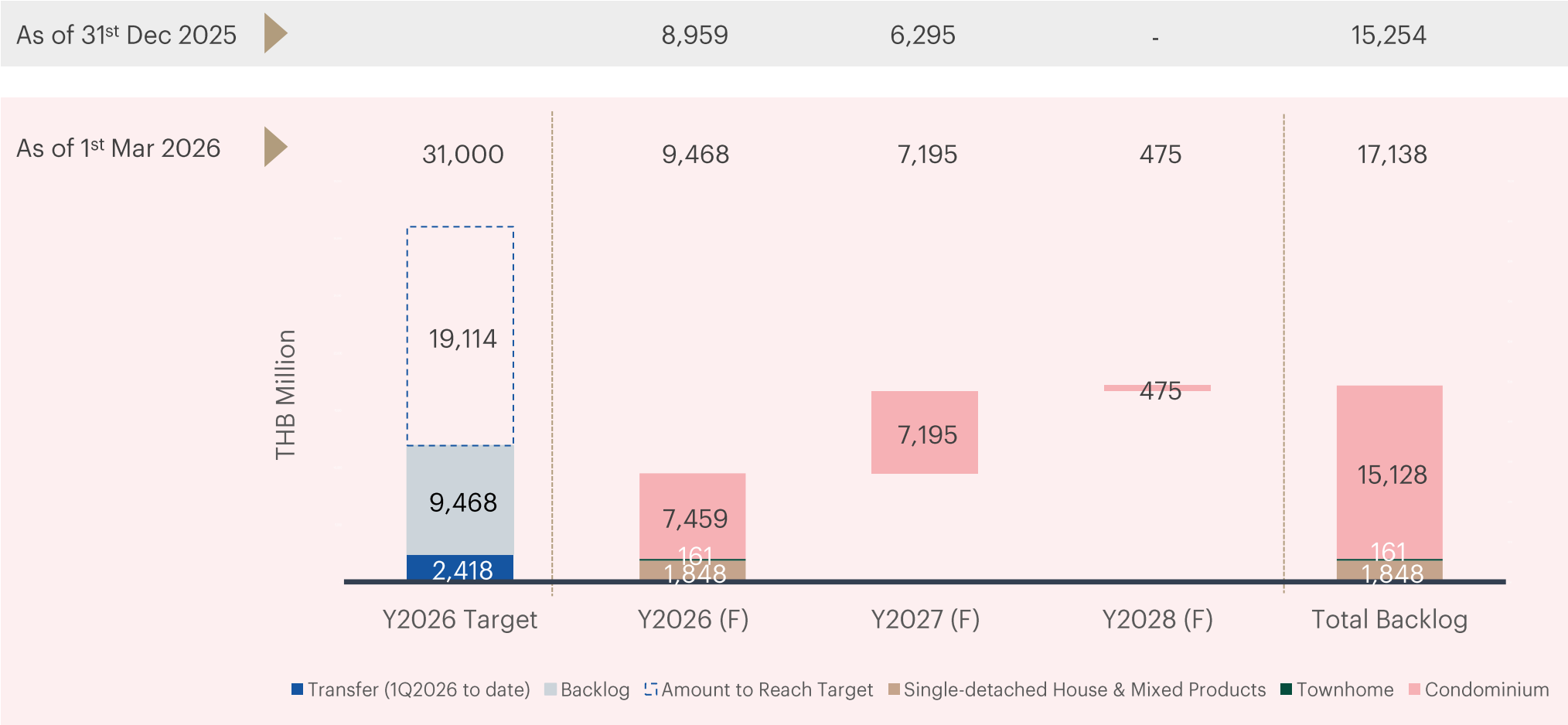


TRANSFER TARGET THB 39,000 MILLION



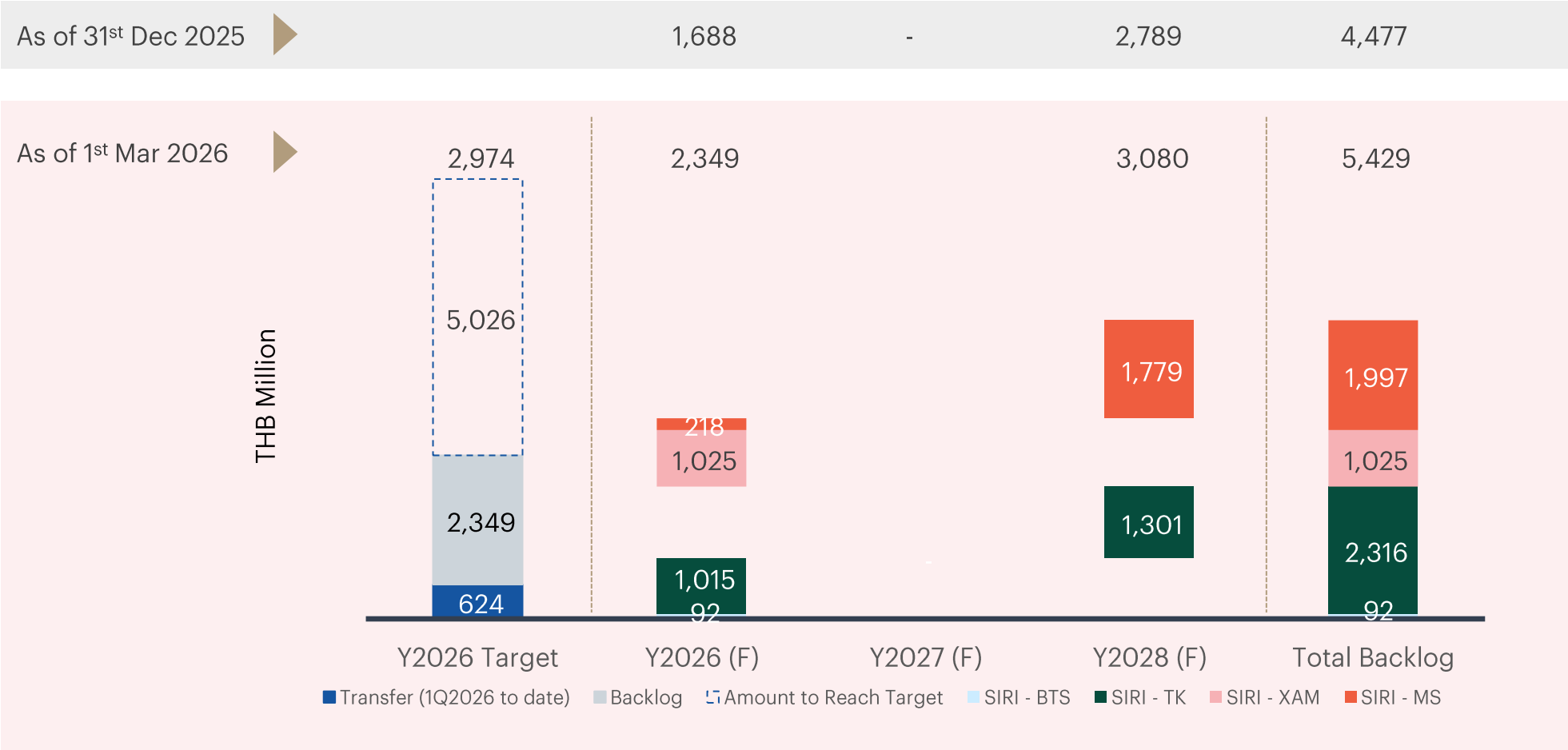
SANSIRI BACKLOG

38% of the target of THB 31,000mn has been secured



JOINT VENTURES BACKLOG

37% of the target of THB 8,000mn has been secured



ACTIVE PROJECTS

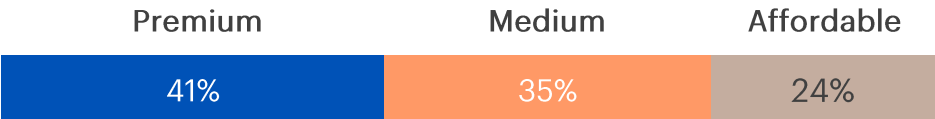
As of 1st Mar 2026

Active Projects	No. of Projects	Project Value of Existing Project (MB)	% Available for Sale Value	Available for Sale (MB)*	Available for Sale (Units)*	Avg. Price per Unit (MB)
Single-detached House & Mixed Products	66	119,750	56%	66,483	5,905	11.3
Townhome	23	18,107	21%	3,810	1,149	3.3
Condominium	47	89,199	35%	31,521	7,120	4.4
Total	136	227,057	45%	101,814	14,174	7.2

* Available for Sale include Inventory, To-be-developed, and Work in Progress

Available for Sale Breakdown by Segment

Unit: THB million



Inventory (as of Feb 2026)

Unit: THB million



CONDOMINIUM TRANSFER IN 2026

10
projects

23,000
million baht



Via 61



Via ARI



The Standard Residences Hua Hin



SHUSH Ratchathewi



Valles HAUS



THE BASE Ratchada 19



THE BASE Cherngtalay



THE BASE Srichan-Khonkaen



dcondo kiri

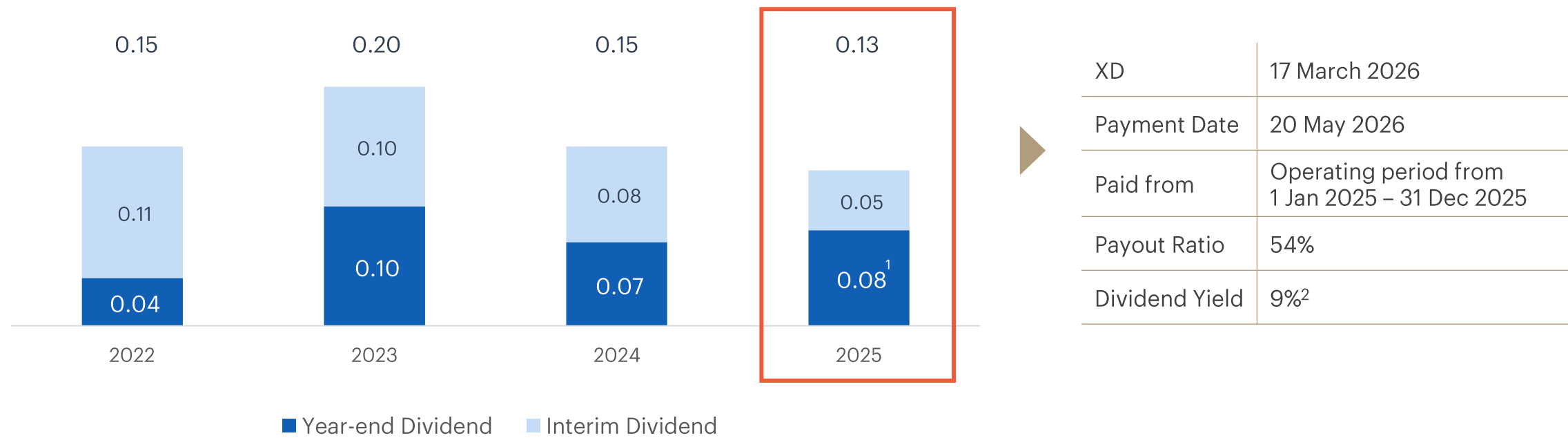


dcondo vivid rangsit

DIVIDEND PAYMENT

Dividend Policy

50% of its consolidated net income, after deduction of all reserves as required by law and the Company.



¹ The final dividend payment for year-end dividend of THB 0.08 per share is subjected to shareholders' approval on 30 April 2026

² Calculated base on share price as of 4 Mar 2026 of THB 1.43 per share

APPENDIX

4Q2025 PRESALE SUMMARY

	4Q2025	3Q2025	4Q2024	%Q-o-Q	%Y-o-Y
Total Presale	9,311	11,174	10,241	-17%	-9%
Single-detached House & Mixed Products	4,676	4,623	6,496	1%	-28%
SIRI	3,775	4,117	5,244	-8%	-28%
SIRI-TK	155	-	328	n/a	-53%
SIRI-XAM	442	281	924	58%	n/a
SIRI-MS	304	64	-	375%	n/a
SIRI-INTF	-	162	-	n/a	n/a
Townhome	489	532	681	-8%	-28%
Condominium	4,145	6,019	3,065	-31%	35%
SIRI	3,009	3,197	2,335	-6%	29%
SIRI-BTS	227	205	159	11%	43%
SIRI-TK	328	1,084	69	-70%	373%
SIRI-XAM	110	346	500	-68%	-78%
SIRI-MS	471	1,188	-	-60%	n/a

4Q2025 TRANSFER SUMMARY

	4Q2025	3Q2025	4Q2024	%Q-o-Q	%Y-o-Y
Total Transfer	11,575	8,414	12,526	38%	-8%
SIRI	9,455	7,069	9,616	34%	-2%
Single-detached House & Mixed Products	4,796	3,665	6,036	31%	-21%
Townhome	565	590	748	-4%	-25%
Condominium	4,093	2,814	2,831	45%	45%
SIRI-BTS - Condominium	233	196	624	19%	-63%
SIRI-TK	54	118	1,405	-54%	-96%
Single-detached House	-	-	401	n/a	n/a
Condominium	54	118	1,004	-54%	-95%
SIRI-XAM	1,559	725	881	115%	n/a
Single-detached House	639	262	691	144%	n/a
Condominium	921	463	190	99%	n/a
SIRI-MS	274	144	-	91%	n/a
SIRI-INTF	-	162	-	n/a	n/a

UNSECURED DEBENTURES

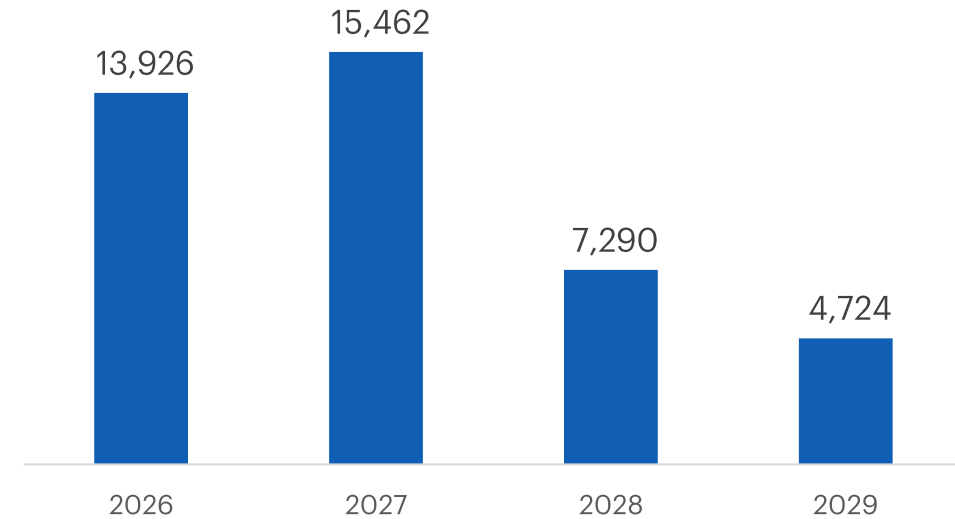
	Issue Size (MB)	Duration (yrs.)	Coupon Rate (%)	Issue Date	Maturity Date
SIRI263A	5,000	0.08	3.75	11-Mar-22	11-Mar-26
SIRI266A	250	0.36	0.00	22-Jun-23	23-Jun-26
SIRI267A	1,000	0.44	4.00	22-Jul-22	22-Jul-26
SIRI267B	2,000	0.44	4.00	22-Jul-22	22-Jul-26
SIRI267C	3,380	0.46	4.20	30-Jan-23	30-Jul-26
SIRI269A	2,096	0.62	4.20	26-Sep-22	26-Sep-26
SIRI26DA	200	0.81	4.50	02-Dec-21	02-Dec-26
SIRI271A	1,986	0.94	3.90	21-Jan-25	21-Jan-27
SIRI273A	4,000	1.11	4.60	22-Mar-24	22-Mar-27
SIRI273B	1,000	1.11	4.60	22-Mar-24	22-Mar-27
SIRI274A	1,000	1.14	0.00	05-Apr-24	02-Apr-27
SIRI276A	2,361	1.32	4.50	07-Jun-23	07-Jun-27
SIRI277A	2,620	1.46	4.55	30-Jan-23	30-Jul-27
SIRI279A	2,496	1.62	4.50	26-Sep-22	26-Sep-27
SIRI281A	2,616	1.94	4.20	21-Jan-25	21-Jan-28
SIRI282A	1,000	2.00	0.00	11-Feb-26	11-Feb-28
SIRI28DA	1,500	2.81	3.60	04-Dec-25	04-Dec-28
SIRI28OA	2,174	2.65	3.60	07-Oct-25	07-Oct-28
SIRI291A	2,398	2.95	4.50	21-Jan-25	21-Jan-29
SIRI29OA	2,326	3.65	3.80	07-Oct-25	07-Oct-29

Debenture's Maturity

TRIS
RATING
A Strategic Partner of **SEPCO**

BBB+/ Stable

Unit: THB million



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