



# Opportunity Day

2Q2022

13 September 2022

# Out-Line



**Our History and Track Records**



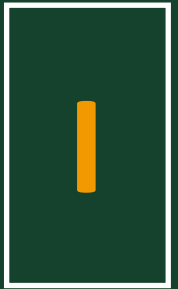
**Operating Results**



**New projects to be launched**



**Plan for Growth**



# Our History and Track Records

# Our History and Track Records (2539-2561) : 15 Completed Projects, totaling value 8,807 MB

No.	Project	Sales period		Product Type	Total Project Value (MB)	Total Unit (Unit)
		Open	Close			
15 Past Projects						
1	Baan Pa Rim Than	2539	2543	Single-storey to 3-storey detached house	600	199
2	Baan Lom Talay 1	2542	2545	Single-storey and 2-storey detached house	800	254
3	Baan Lom Talay 2	2544	2546	Single-storey and 2-storey detached house	400	120
4	Baan Phatthanakan	2545	2546	2-storey detached house	220	20
5	The Exclusive Phatthanakan 32	2547	2549	2-storey detached house	500	56
6	The Exclusive Onnut 1	2549	2551	2-storey townhome	300	120
7	The Exclusive Suanluang RAMA IX	2551	2553	2-storey townhome	570	230
8	The Exclusive Onnut 2	2552	2554	2-storey and 3-storey townhome and twin houses	630	203
9	The Exclusive Nuanchan-Ramintra	2553	2555	2-storey townhome	480	215
10	The Exclusive Phatthanakan – Ekkamai - Thonglor	2554	2557	2-storey and 3-storey townhome	1,127	350
11	The Exclusive Khae Rai - Ngamwongwan	2555	2557	3-storey townhome	500	142
12	The Exclusive Sathorn - Kanlapaphruek	2556	2558	2-storey and 3-storey townhome	500	134
13	The Exclusive Chaengwattana - Tiwanon	2557	2561	2-storey townhome	650	254
14	The Exclusive Wongwean - Ramintra	2558	2562	2-storey and 3-storey townhome and twin houses	1,200	379
15	The Exclusive Ratchada - Wongsawang	2561	2563	3-storey townhome	330	73
					<b>8,807 MB</b>	

# Our History and Track Records: **Completed and Active Projects**

**7 active projects (4,973 MB.)<sup>(1)</sup> (# Projects)**  
**5 Developing projects (6,597 MB.)**

(Project Value in MB)

6,000

5,000

4,000

3,000

2,000

1,000

**1- 3 active projects at a time before decision for SET Listing from 2539-2561 (23 years) , 15 Projects Completed, total value 8,807 MB. PEACE has had not dead stocks until now.**

2539

2542

2545

2548

2551

2554

2557

2560

2563

■ Project Value

— No. of projects (RHS)

8

7

6

5

4

3

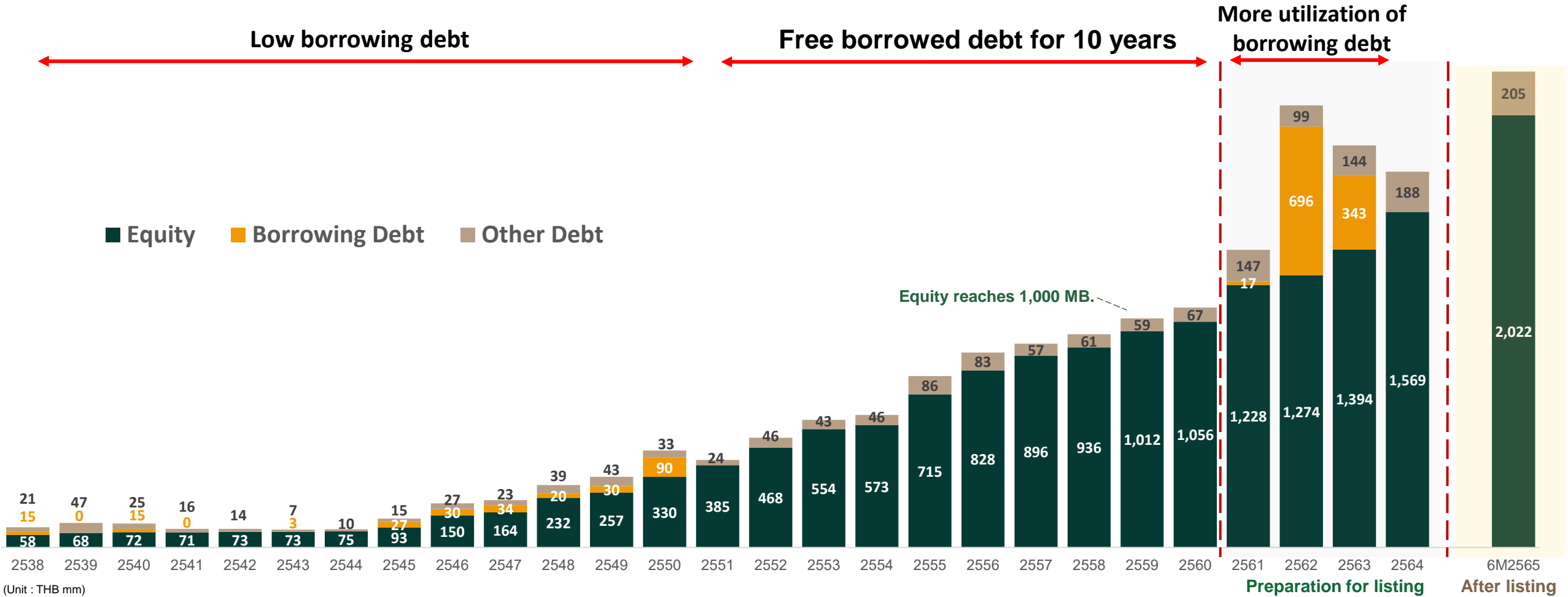
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Note: 1. ปรับมูลค่าโครงการของ 7 โครงการปัจจุบันตามราคาขายเฉลี่ยของบ้านในแต่ละโครงการ ณ สิ้นไตรมาส 2 ปี 2565

# Our History and Track Records: Capital Structure



(Unit : THB mm)

	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	6M2565
Other Debt	20.86	46.87	25.17	16.46	13.92	7.46	10.25	15.43	27.03	23.37	39.07	43.41	33.24	24.44	45.66	42.84	46.09	86.25	83.45	56.52	61.15	59.12	66.70	146.66	98.55	144.02	188.18	204.63
Borrowing Debt	14.71	0.00	15.00	0.21	-	2.54	-	26.54	30.00	33.96	20.00	30.00	90.00	-	-	-	-	-	-	-	-	-	-	17.36	695.65	343.43	-	-
Equity	58.44	68.05	71.71	70.54	72.76	72.90	74.95	92.77	149.75	164.16	232.43	256.63	330.00	385.01	467.71	553.74	573.31	715.49	828.04	896.23	935.75	1,012.26	1,055.99	1,228.29	1,273.92	1,393.93	1,569.28	2,021.96

# Our History and Track Records:

Historical EPS and Dividend (Positive EPS every year since the start of operation and increasing dividend trend)

Operation Year	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547
EPS (Baht/Share) (Par = 1 baht)	0.03	0.17	0.12	0.03	0.09	0.05	0.09	0.32	1.14	0.46
DPS (Baht/Share) (Par = 1 baht)		0.05	0.05	0.05	0.05	0.05		0.12	0.20	0.15
Dividend Payout Ratio(%)		29.15%	43.37%	170.98%	55.78%	95.44%	0.00%	37.68%	17.58%	32.80%

Operation Year	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557
EPS (Baht/Share) (Par = 1 baht)	1.36	0.74	1.50	1.38	1.78	2.04	0.95	3.01	2.85	2.28
DPS (Baht/Share) (Par = 1 baht)	0.30	0.20	0.40	0.30	0.50	0.60	0.50	1.00	1.00	1.00
Dividend Payout Ratio(%)	22.06%	27.00%	26.62%	21.79%	28.02%	29.41%	52.54%	33.18%	35.09%	43.82%

Operation Year	2558	2559	2560	2561 <sup>(2)</sup>	2562 <sup>(2)</sup>	2563	2564 <sup>(3)</sup>	6M2565
EPS (Baht/Share) (Par = 1 baht)	1.74	2.19	1.83	1.36	0.10	0.40	0.64	0.43
DPS (Baht/Share) (Par = 1 baht)	0.80	1.00	1.00	1.00	0.05	0.12	0.40	
Dividend Payout Ratio(%)	46.06%	45.61%	54.76%	140.16%	53.32%	30.15%	78.11%	

2561 and 2562 were re-capitalized years. Paid up capital was increased from 56 MB in 2560 to 168, 336 MB in 2561, and 2562 respectively.

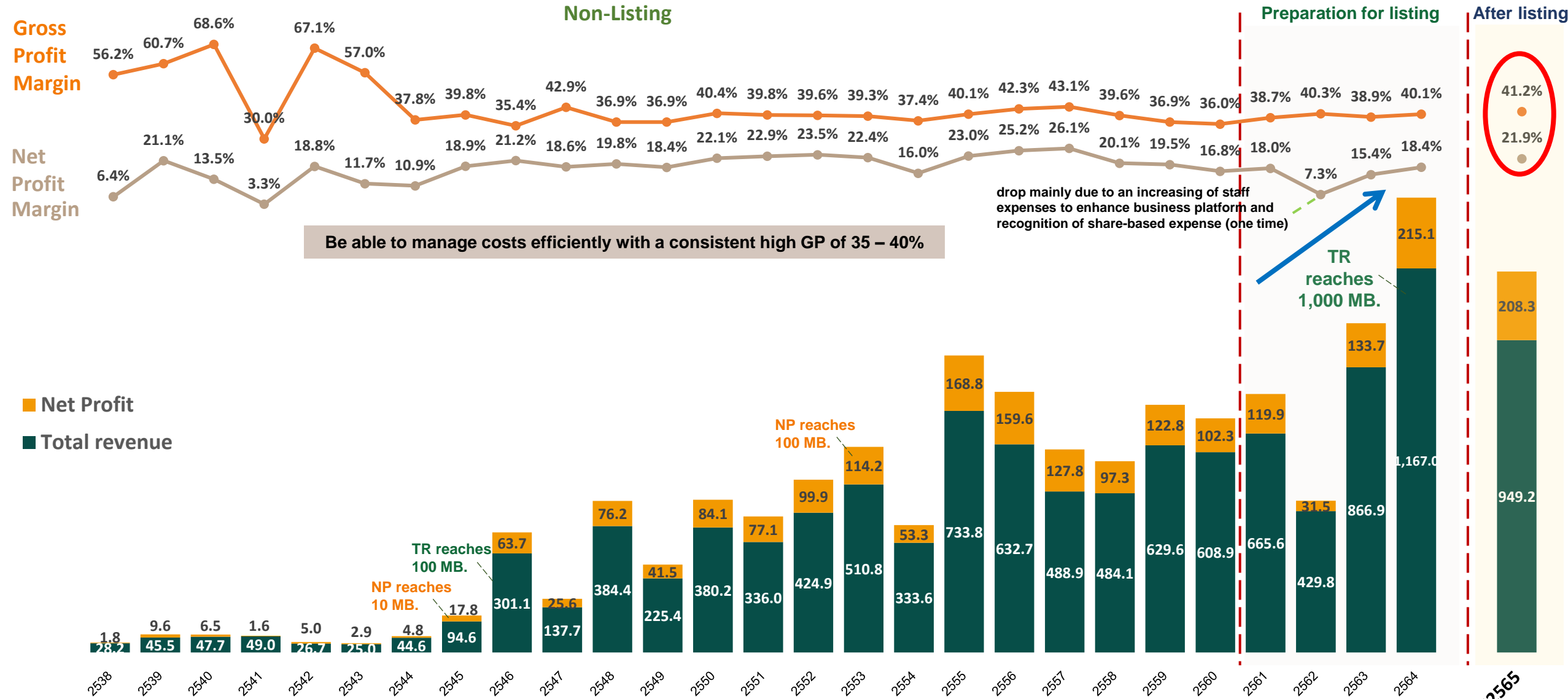
Note: 1. Cash dividend per share calculated base on par value adjustment of THB 1 each for comparison purpose.

2. EPS calculated by weighted average number of ordinary shares.

3. The company paid cash dividend 0.20 Baht per share and stock dividend at a ratio of 5:1

# Our History and Track Records:

## Total Revenue, Net Profit, Gross Profit and Net Profit Margin



**Note:** for the comparison purpose, 2561 - 6M2565 GP margin is calculated using total sales before adjusting selling expenses as per TFRS15 accounting standard





# Operating Results

# Brand Portfolio

THE  
**GLAMOR**  
EKKAMAI - PRADIT MANUTHAM



**High income segment,**  
Selling price: **26 – 30 Million Baht**  
Product type: **Detached house /Pool villa**

  
**CORDIZ**  
AT UDOMSUK



**Medium-High Income Segment**  
Selling price: **6 - 8 Million Baht**  
Product type: **Townhome**

  
**CHER**



**Medium Income Segment**  
Selling price: **2 - 4 Million Baht**  
Product type: **Townhome**

# Operating Results: Company at a Glance

15

Successful past projects  
All sold-out without any  
dead stock

7+5

7 active projects plus  
5 potential future projects

ALL TIME HIGH

1H22

Total Revenue

949 MB + 74% YOY

Net Profit

208 MB + 105% YOY

20,377 MB.

Total project value  
since incorporation

- THB 8,807 mm. – 15 past projects
- THB 4,973 mm. – 7 current projects
- THB 6,597 mm. – 5 future projects

886 MB.

Total backlog value  
as of 30 June 2022

166 units are projected  
to transfer within 3-8 months

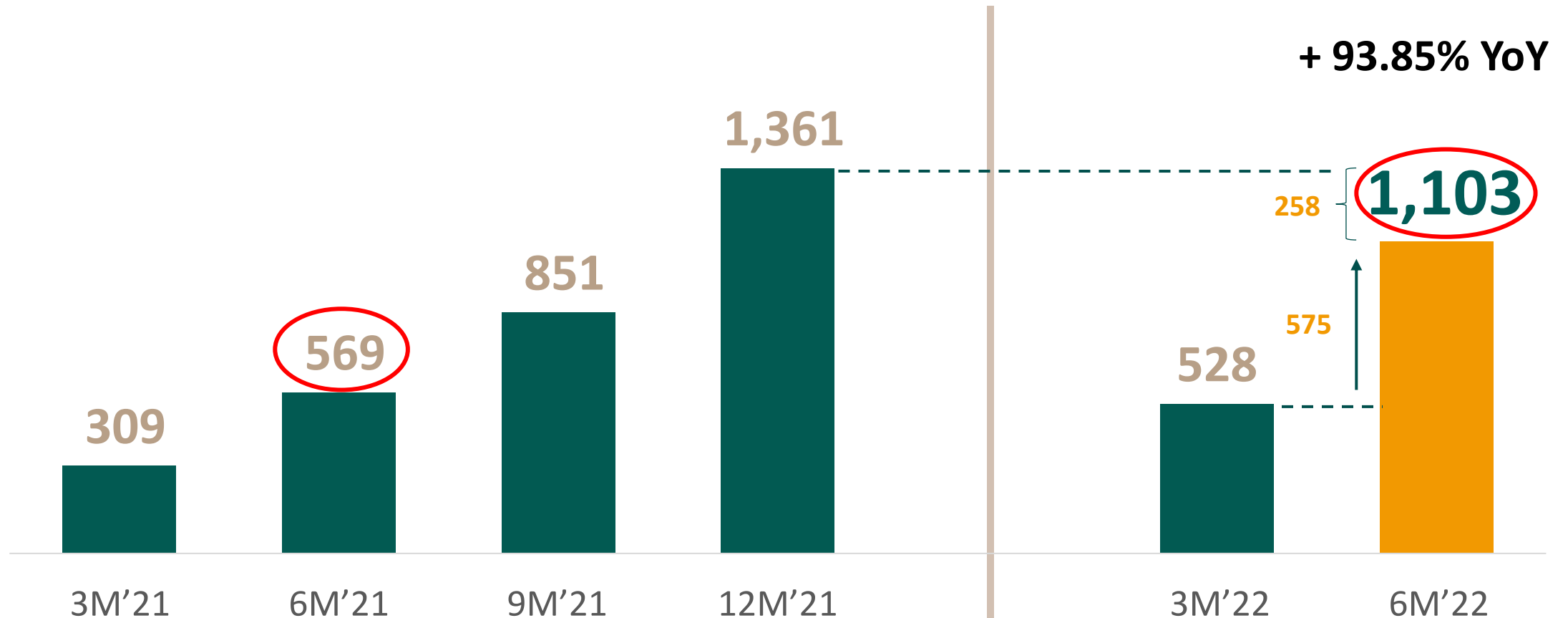
910 MB.

Total available for sale value  
as of 30 June 2022

250 units of active projects  
are available for sales

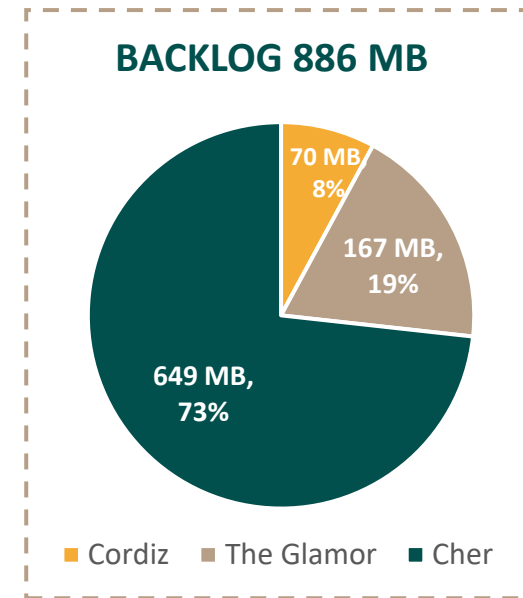
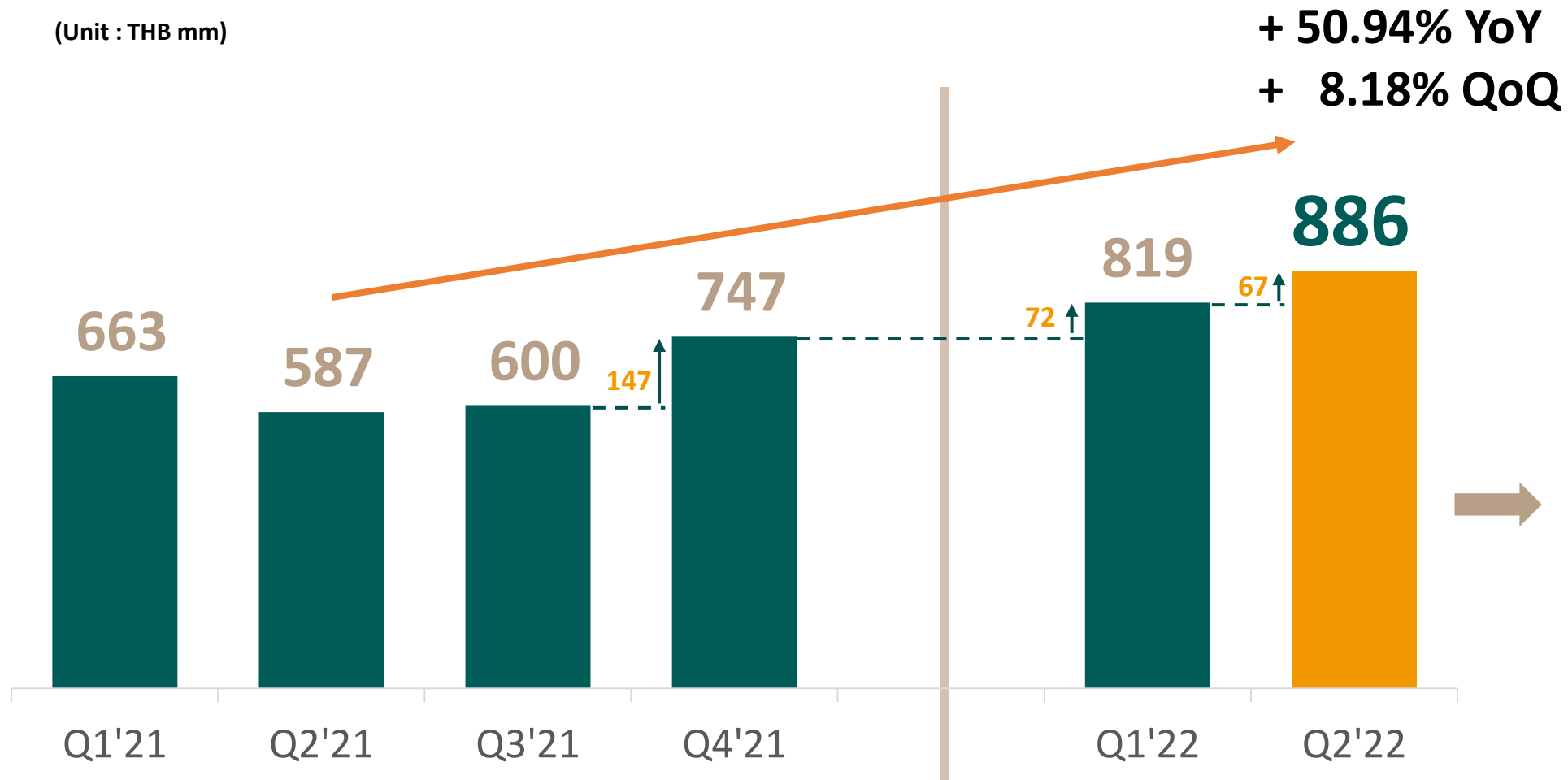
# Operating Results: Cumulative Presale

(Unit : THB mm)



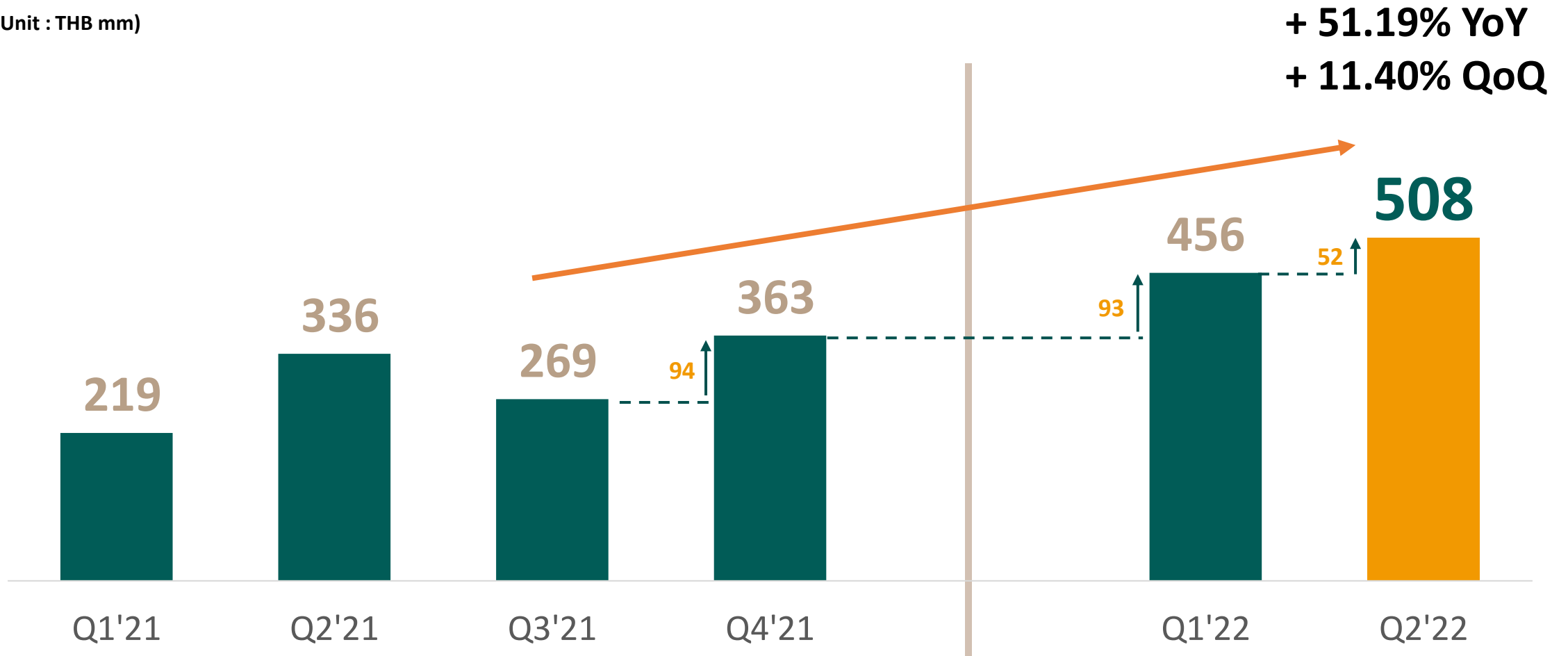
# Operating Results: Backlog

(Unit : THB mm)



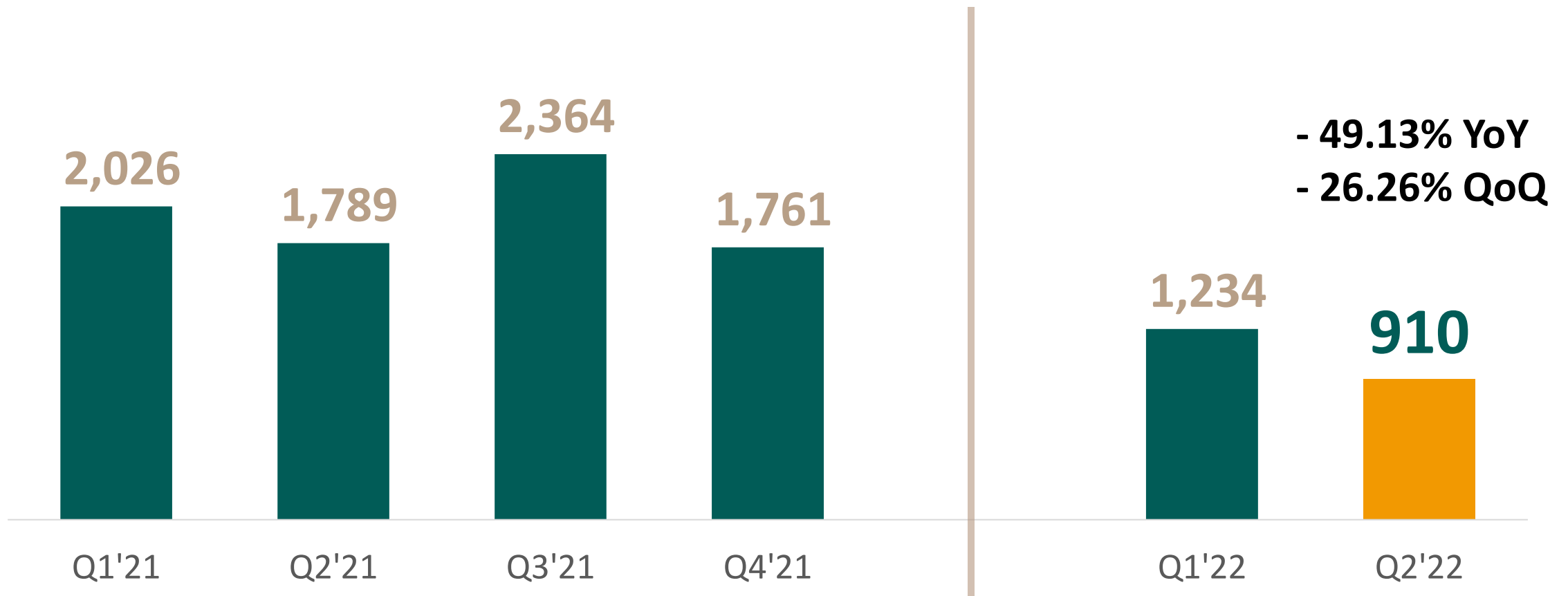
# Operating Results: **Transfer Activities**

(Unit : THB mm)



# Operating Results: Available for sale

(Unit : THB mm)



# Income Statement

	Y2561 <sup>(1)</sup>	Y2562 <sup>(2)</sup>	Y2563 <sup>(2)</sup>	Y2564	6M/2564	6M/2565
Revenue from sales of real estate	658.10	427.19	865.01	1,164.82	544.03	947.76
Other income	7.54	2.58	1.88	2.18	1.08	1.40
<b>Total revenue</b>	<b>665.64</b>	<b>429.77</b>	<b>868.88</b>	<b>1,166.99</b>	<b>545.11</b>	<b>949.15</b>
Cost of real estate sold	411.03	261.50	538.77	710.95	325.38	567.16
Selling expenses	37.83	39.23	58.52	89.74	39.42	62.96
Administrative expenses	65.73	84.65	91.90	95.02	48.62	58.60
<b>Total expenses</b>	<b>514.59</b>	<b>385.38</b>	<b>689.18</b>	<b>895.70</b>	<b>413.42</b>	<b>688.72</b>
Finance cost	1.07	1.95	10.69	2.43	4.71	0.10
Profit before income tax expenses	149.97	42.44	167.01	268.86	126.98	260.34
Income tax expenses	30.11	10.94	33.30	53.78	25.40	52.06
<b>Net Profit (Loss)</b>	<b>119.87</b>	<b>31.51</b>	<b>133.71</b>	<b>215.09</b>	<b>101.59</b>	<b>208.28</b>

Note: 1. อ้างอิงจากงบการเงินของบริษัทฯ สำหรับงวดปีสิ้นสุดวันที่ 31 ธันวาคม 2561 ซึ่งจัดทำโดยฝ่ายบริหาร

2. อ้างอิงจากงบการเงินของบริษัทฯ สำหรับงวดปีสิ้นสุดวันที่ 31 ธันวาคม 2563 ซึ่งผ่านการตรวจสอบโดยบริษัท สำนักงาน อีวาย จำกัด



# Financial Position

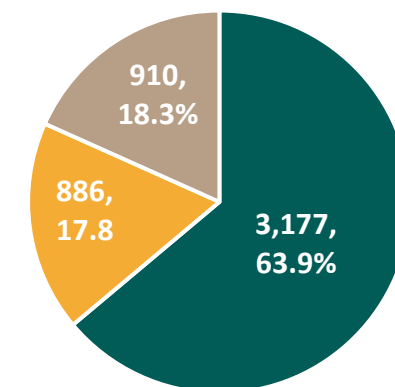
	Y2561 <sup>(1)</sup>	Y2562 <sup>(1)</sup>	Y2563 <sup>(1)</sup>	Y2564	Q2/2565
Cash and cash equivalents	77.83	33.97	6.89	106.38	404.00
Property development costs for sales	1,189.22	1,999.95	1,839.53	1,542.73	1,738.80
Other assets	125.26	34.21	34.96	108.36	83.79
<b>Total assets</b>	<b>1,392.31</b>	<b>2,068.13</b>	<b>1,881.38</b>	<b>1,757.47</b>	<b>2,226.59</b>
Trade and other payables	51.55	60.73	65.55	95.04	99.69
Loans from Financial institutions	63.90	698.14	345.57	5.05	3.94
Other liabilities	48.57	35.33	76.33	88.09	101.00
<b>Total liabilities</b>	<b>164.02</b>	<b>794.20</b>	<b>487.45</b>	<b>188.18</b>	<b>204.63</b>
Issued and fully paid up	168.00	336.00	336.00	336.00	504.00
Share premium	-	-	-	-	244.39
Capital reserve for share-based payments	-	12.91	12.91	12.91	12.91
Retained earnings	1,060.29	925.01	1,045.02	1,220.37	1,260.66
<b>Total shareholders' equity</b>	<b>1,228.29</b>	<b>1,273.92</b>	<b>1,393.93</b>	<b>1,569.28</b>	<b>2,021.96</b>

Note: 1. อ้างอิงจากงบการเงินของบริษัทฯ สำหรับงวดปีสิ้นสุดวันที่ 31 ธันวาคม 2563 ซึ่งผ่านการตรวจสอบโดยบริษัท สำนักงาน อีวาย จำกัด

# Operating Results: Active Projects

Project	Opening	Total Unit (Unit)	Project Value <sup>(1)</sup> (THB mm)	Transferred (Unit)	Transferred Value (THB mm)	Backlog (Unit)	Backlog Value (THB mm)	Available for sale (Unit)	Available for sale Value (THB mm)
1.Cordiz at Udomsuk	Jul'19	110	758	94	648	10	70	6	40
2.Cherry Wongwan - Sathorn	Jul'19	131	578	131	578	-	-	-	-
3.Cherry Watcharapol	Oct'19	134	389	106	307	17	52	11	30
4.The Glamor Ekkamai - Praditmanutham	Aug'20	18	509	12	342	6	167	-	-
5.Cherry Ngamwongwan - Prachachuen	Aug'20	260	1,029	207	823	23	98	30	108
6.Cherry Suksawat - Puttabucha	Nov'20	240	816	82	287	34	130	124	399
7.Cherry Bangkhunnon	Aug'21	196	894	41	192	76	369	79	333
<b>TOTAL</b>		<b>1,089</b>	<b>4,973</b>	<b>673</b>	<b>3,177</b>	<b>166</b>	<b>886</b>	<b>250</b>	<b>910</b>

Active Project Status (value in THB mm.)



- Transferred
- Backlog
- Available for sale

Remark: Status as 30 June 2022

Note: 1. ปรับมูลค่าตามราคาขายเฉลี่ยของบ้านในแต่ละโครงการ ณ สิ้นไตรมาส 2 ปี 2565

2. ในกรณาคำนวณ ตัวเลขเกิดจากการปิดเศษทศนิยม ตัวเลขที่คำนวณได้อาจไม่ตรงกับผลลัพธ์ที่เกิดจากการคำนวณดังที่แสดงไว้

1,796 MB



**New projects to be launched**

# New Projects *(Cont.)*



KrungthepKrita - Romklao



Ratchapruek - Jetsadabordhin



Ratchapruek - Rama 5



New Project

Location	Lat Krabang, Bangkok	Mueang, Nonthaburi	Bang Kruai, Nonthaburi	Phahonyothin, Bangkok
Project size	20 - 1 - 91.4 rai	40 - 3 - 94 rai	12 - 2 - 47.8 rai	70 rai
Product type	Detached house	Mixed product (Townhome, Twin houses and Detached house)	2-storey and 3-storey townhome	Detached house
Project Value	700 MB	1,845 MB	552 MB	3,000 MB
Total unit	83 Unit	298 Unit	138 Unit	224 Unit
Average selling price	7 – 12 MB. per unit	Approximately 3 – 15 MB per unit	Approximately 3.5 – 4.5 MB per unit	Approximately 10 – 25 MB per unit
Opening Plan	September 2022	1Q2023	4Q2023	4Q2023

Project value 5,397 MB

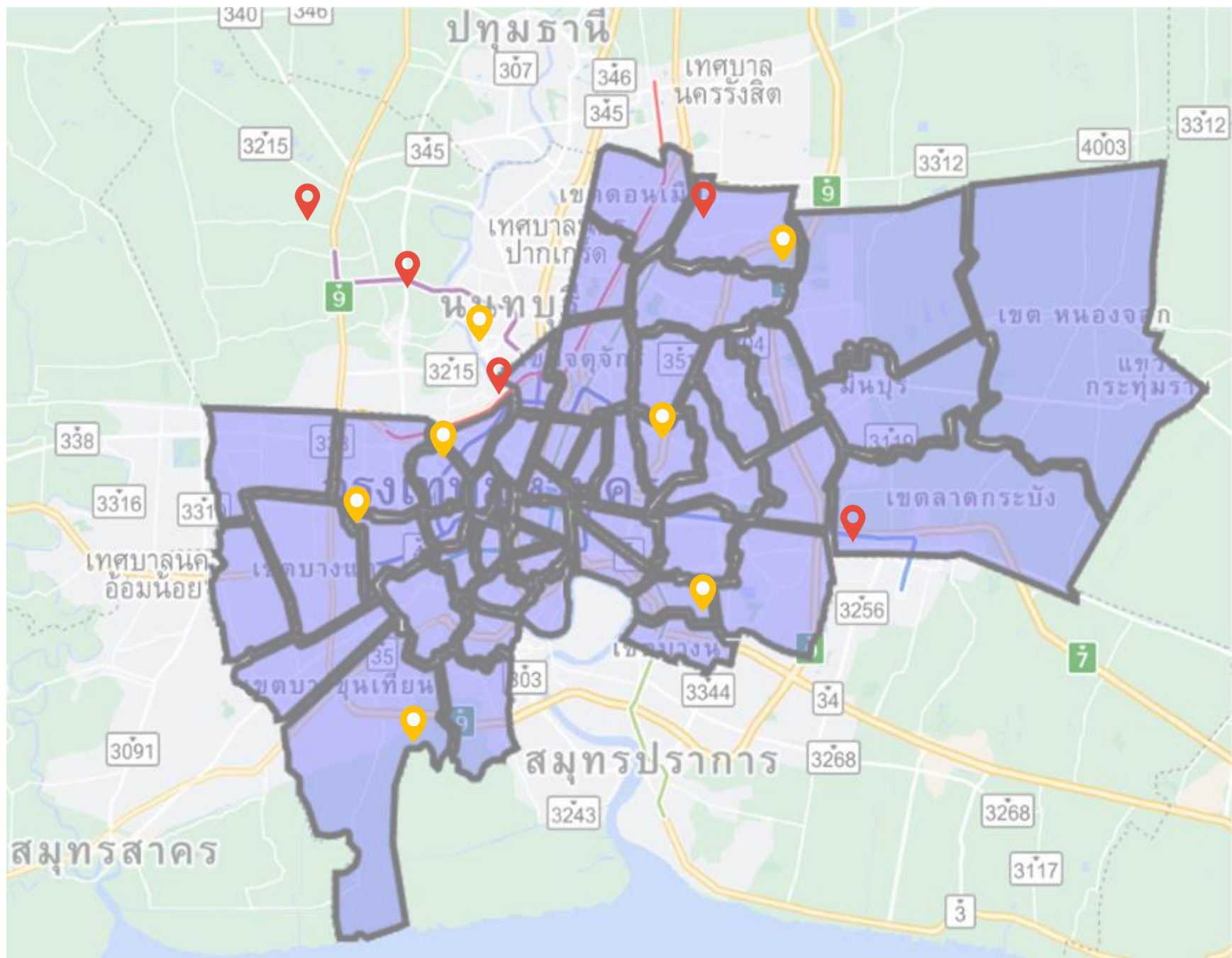
# New Projects *(Cont.)*



## New Project

Location	Bang Kruai, Nonthaburi
Project size	10 - 3 -72 rai
Product type	Townhome
Project Value	500 MB
Total unit	120 Unit
Average selling price	Approximately 3.6 – 4.5 MB per unit
Opening Plan	3Q2024



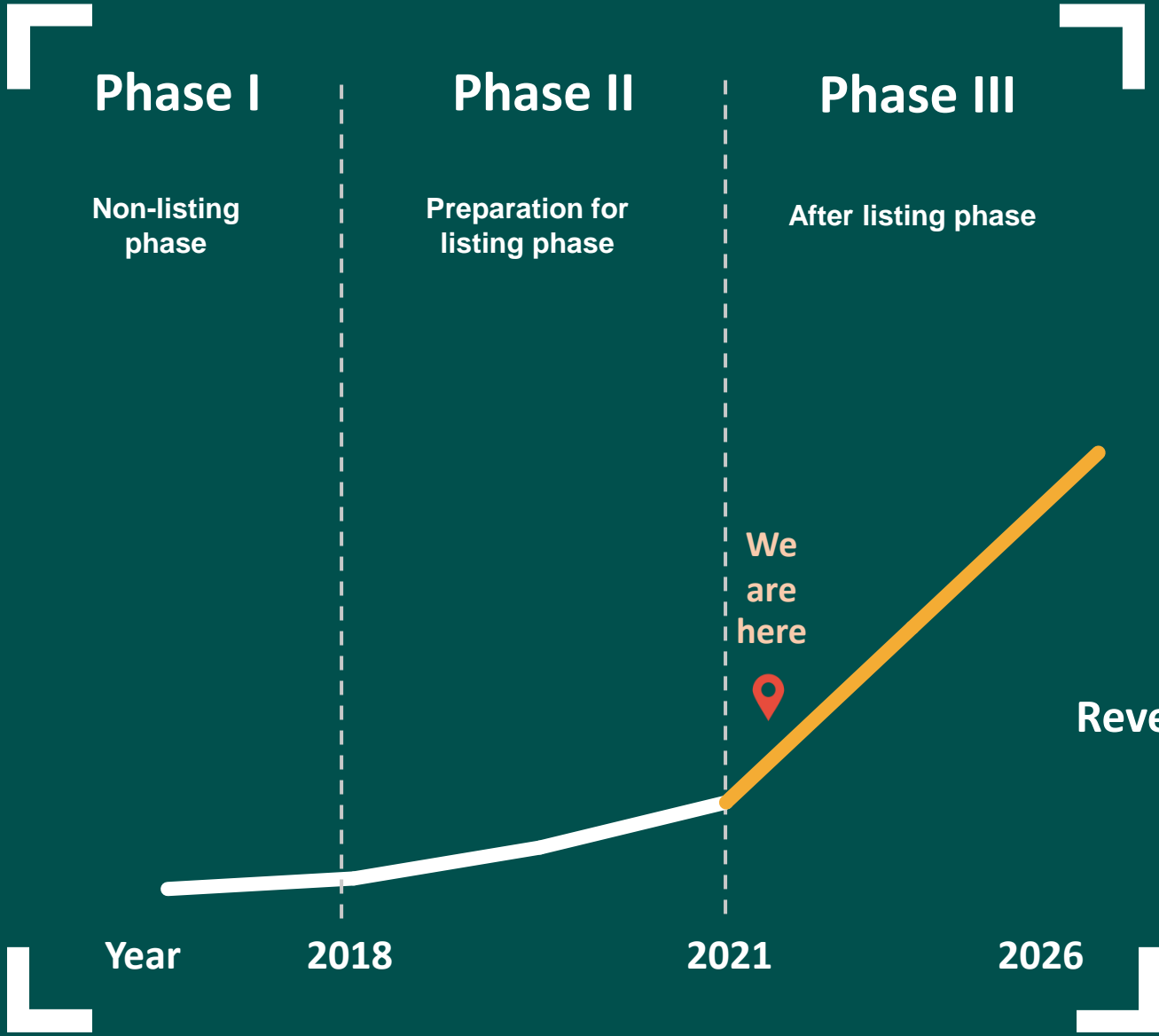


 7 Current Active Projects

 5 New Projects



# Plan for Growth



## Our Plan

To Double revenue in 3 years  
and to triple revenue in 5 years

1H22  
Revenue from sales of  
**948** MB.





PEACE

Thank you

รับชมย้อนหลังได้ที่



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