



AMATA VN
PUBLIC COMPANY LIMITED

FINANCIAL RESULTS
FOR THE 6 MONTHS ENDED JUN 30, 2022
SEP 5, 2022

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FINANCIAL PERFORMANCE RESULT FOR THE PERIOD ENDED JUNE 30, 2022

SCAN QR CODE TO DOWNLOAD
PRESENTATION



VIETNAM OUTLOOK



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1H2022 FINANCIAL RESULTS

APPENDIX

VIETNAM GDP 1H'2022

6.42%

GDP growth – 1H2022



Manufacturing



8.48%



Services



6.60%



Construction



3.65%

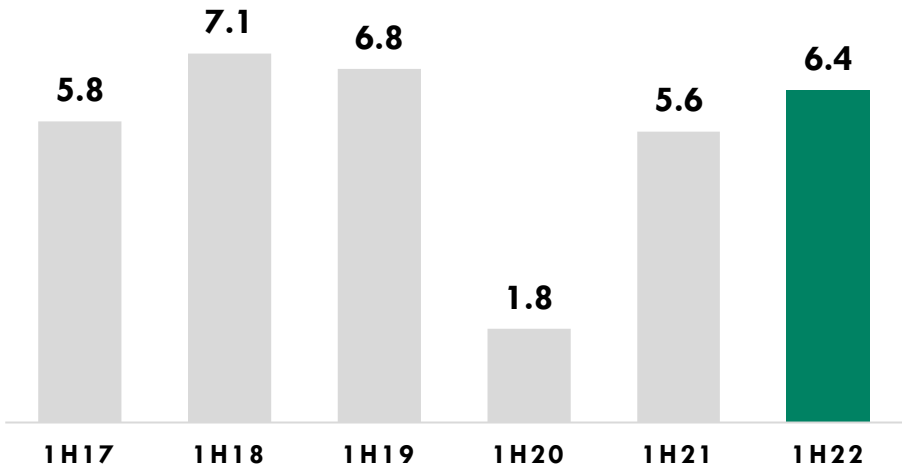


Agriculture

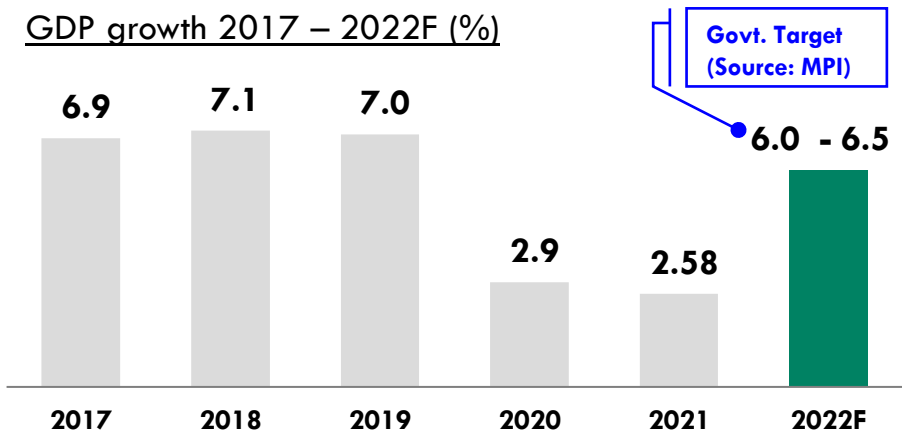


2.78%

GDP growth: 1st Half (%)



GDP growth 2017 – 2022F (%)



Source: Vietnam GSO (General statistics office)

FOREIGN DIRECT INVESTMENT (FDI) JAN – JUL 2022

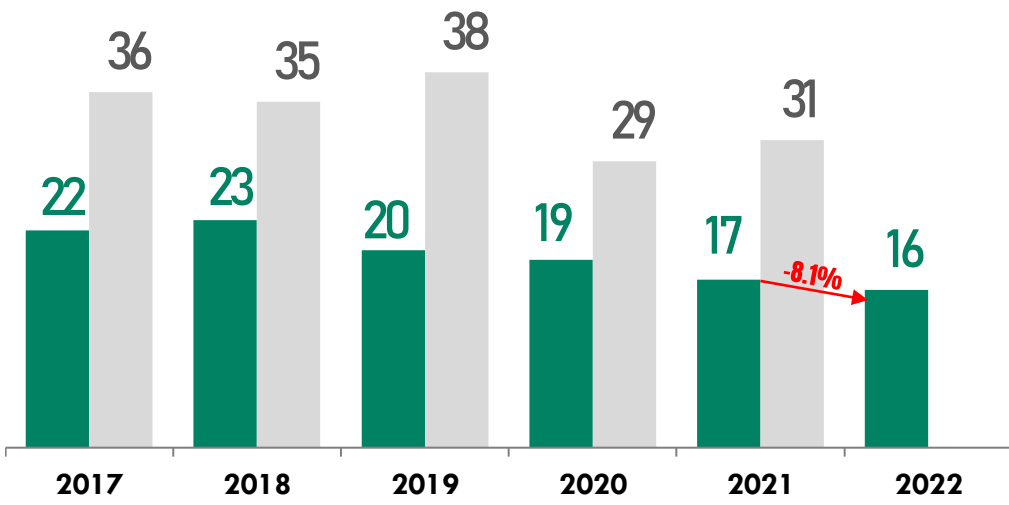
15.6 \$bn

-8.1% ▼ vs same period 2021

927 11.57 \$bn

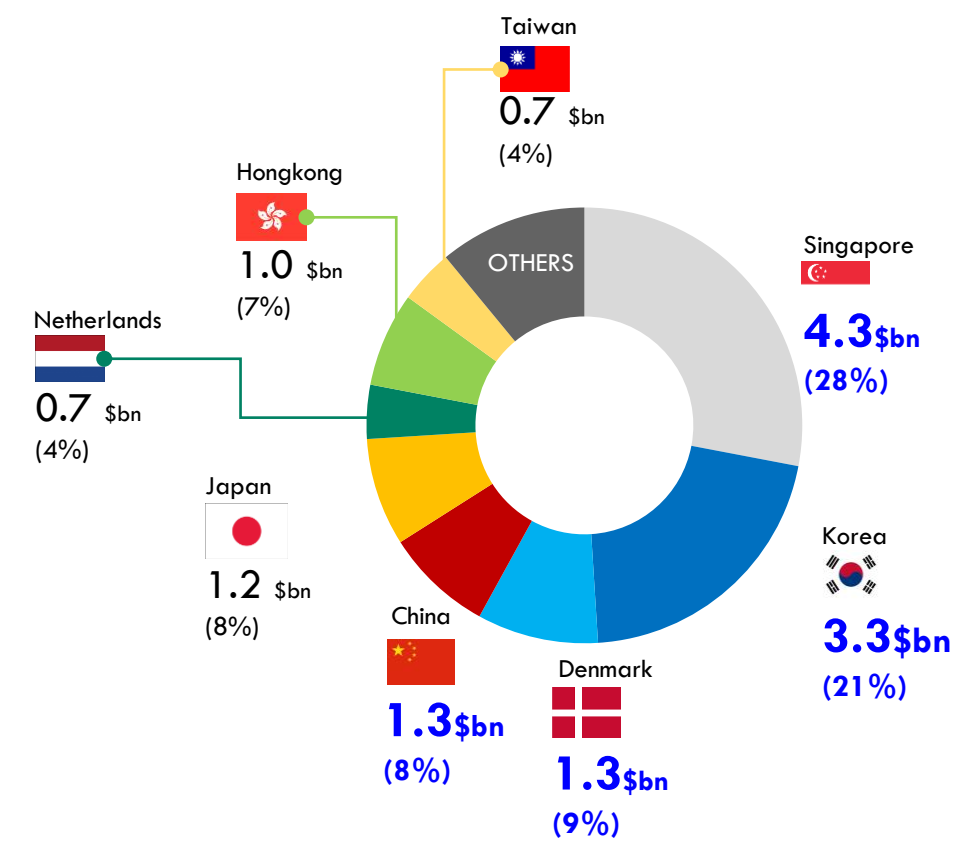
New projects Implemented (74%)

FDI RECORD (\$bn) JAN-JUL & YEARLY

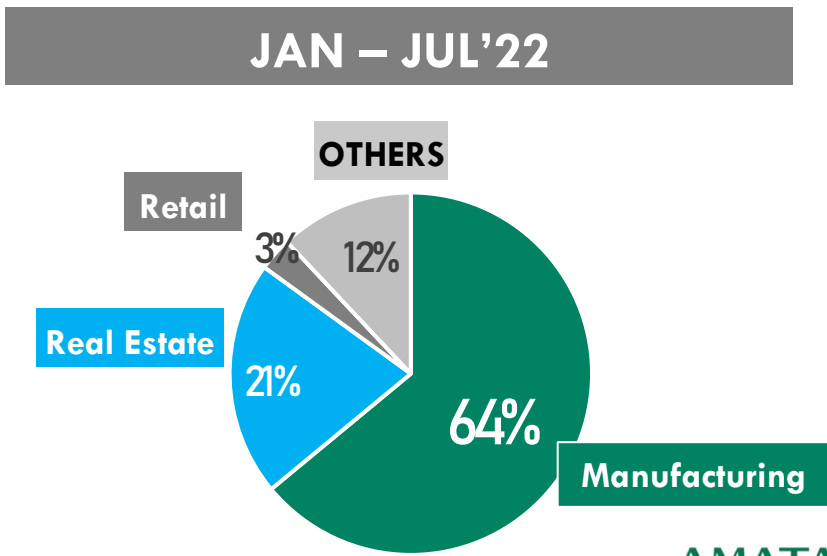
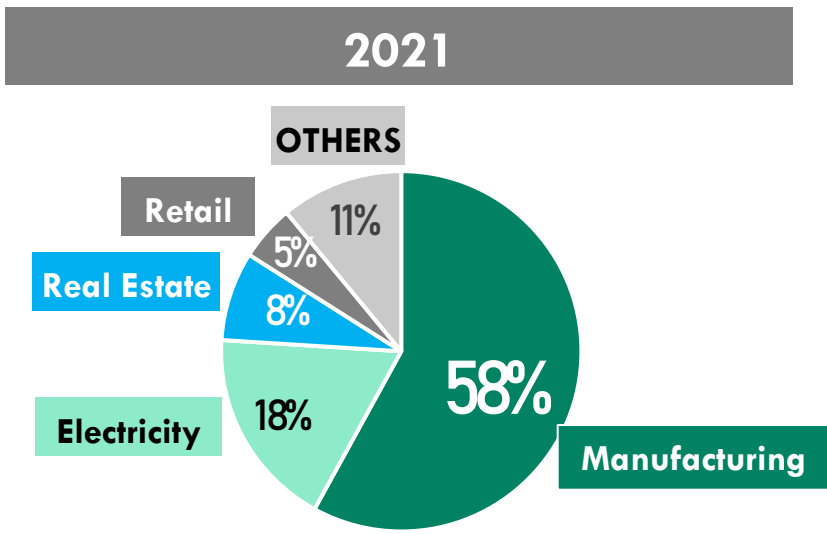


Source: Vietnam MPI (Ministry of planning and investment)

FOREIGN DIRECT INVESTMENT JAN – JUL 2022 (1)

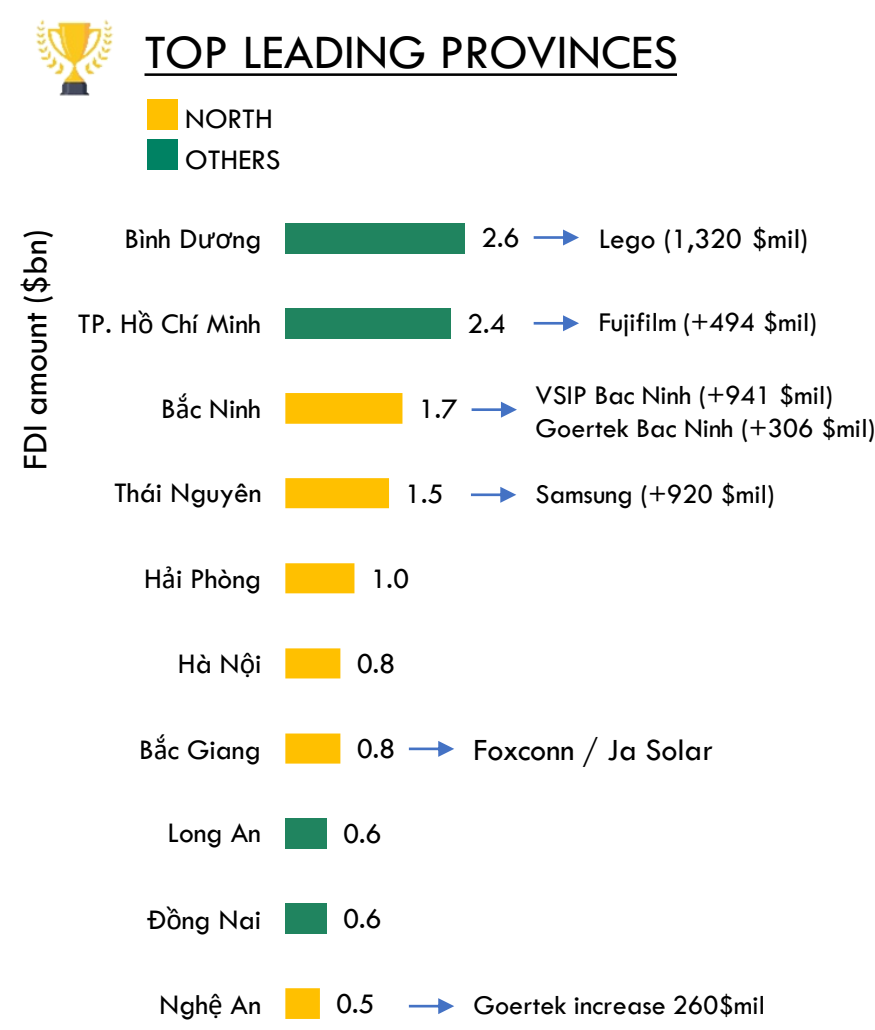


With 01 major project, Denmark take over 3rd ranking while Singapore maintain as biggest investors in Vietnam



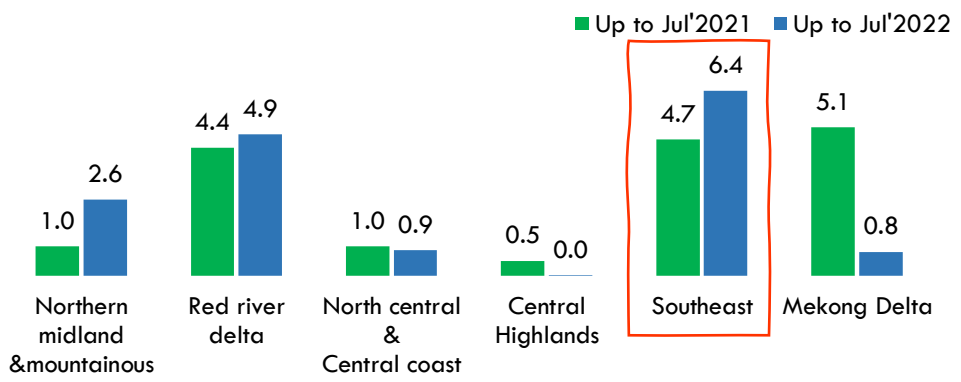
Source: Vietnam MPI (Ministry of planning and investment)

FOREIGN DIRECT INVESTMENT JAN – JUL 2022 (2)



Existing investors

Major Investors	Country	Project	Province	Amount (\$mil)
Lego	Denmark	Toys	Binh Duong	1,320
VSIP	Singapore	VSIP Bac Ninh - Township	Bac Ninh	941
Samsung	Korea	Samsung Electro-mechanics	Thai Nguyen	920
Fujifilm	Korea	Electronics	HCM	494
Goertek	Taiwan	Electronics	Bac Ninh	306
Goertek	Taiwan	Electronics	Nghe An	260



- Most of FDI recruited for Jul coming from existing projects.
- Expansion of existing FDI projects only change 1% compared with previous month.
- Korea is considered as highest potential investors.
- Southeast region recruited most FDI capital in Jul 2022, currently is the leading region.

Source: Vietnam MPI (Ministry of planning and investment)

TOTAL TRADE JAN – JUL 2022

Vs Jan-Jul 21
 +14.8%

431.9 \$bn

Import & Export Value (Jul 22)

Trade surplus = 0.76 \$bn

Export = 216.35 \$bn

(FDI) 74%

Import = 215.59 \$bn

(FDI) 66%

Thailand Total trade 1H22 = 304.6 \$bn (Export = 149.2 \$bn, Import = 155.4 \$bn)
Vietnam Total trade 1H22 = 371.0 \$bn (Export = 186.0 \$bn, Import = 185.0 \$bn)
Source: Vietnam Customs Dept

LATEST UPDATE INFRASTRUCTURE DEVELOPMENT

- ▶ 53.7 kilometers Bien Hoa-Vung Tau expressway is planned to kick off by 2023 (expected to be completed by 2025). The expressway will link Dong Nai and Ba Ria-Vung Tau provinces. The total investment is 777 MUSD.



Source: VNExpress and The Saigon Times

LATEST NEWS (1)

- ▶ Apple suppliers to make Apple Watch and MacBook in Vietnam (Luxshare & Foxconn VN)
 - *Foxconn just signed MOU to purchase 319 Rai more on Quang Chau IP – Bac Giang province, and planned to invest more 300MUSD and hire more 30K workers (Current operated in 438 Rai, total capital 773 MUSD)*



Source: VNExpress, Euronews, MIC GOV VN, Baoxaydung.VN, Vietnamnews and Vietnamplus

LATEST NEWS (2)

- ▶ CMC telecom opened DATA center in Tan Thuan export processing zone in Aug, 22.
- ▶ NTT (Japan) announced to build 2nd Data center in HCM high-tech park
- ▶ Amazon announced to open local data center in Ha Noi.



Source: VNExpress, Euronews, MIC GOV VN, Baoxaydung.VN, Vietnamnews and Vietnamplus

LATEST NEWS (3)

- ▶ Petrovietnam proposed to the Government an opportunity to invest in the Refinery, Petrochemical Complex and the National Reserve of crude oil and petroleum products in Long Son Petroleum Industrial Park (Vung Tau). The expected total investment is nearly 19 Billion USD.



Source: VNExpress, Euronews, MIC GOV VN, Baoxaydung.VN, Vietnamnews and Vietnamplus

VIETNAM OUTLOOK

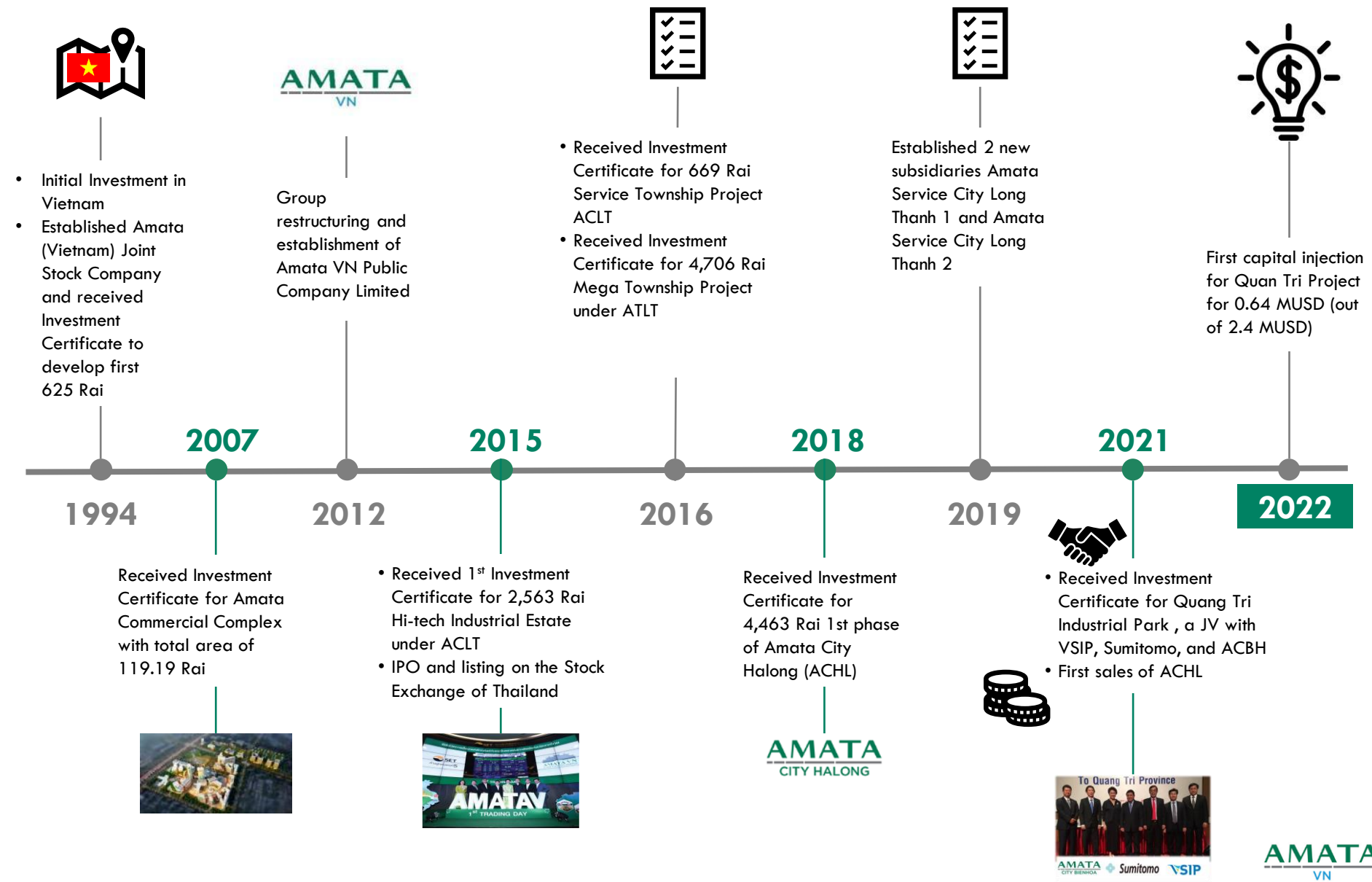
AMATA VN



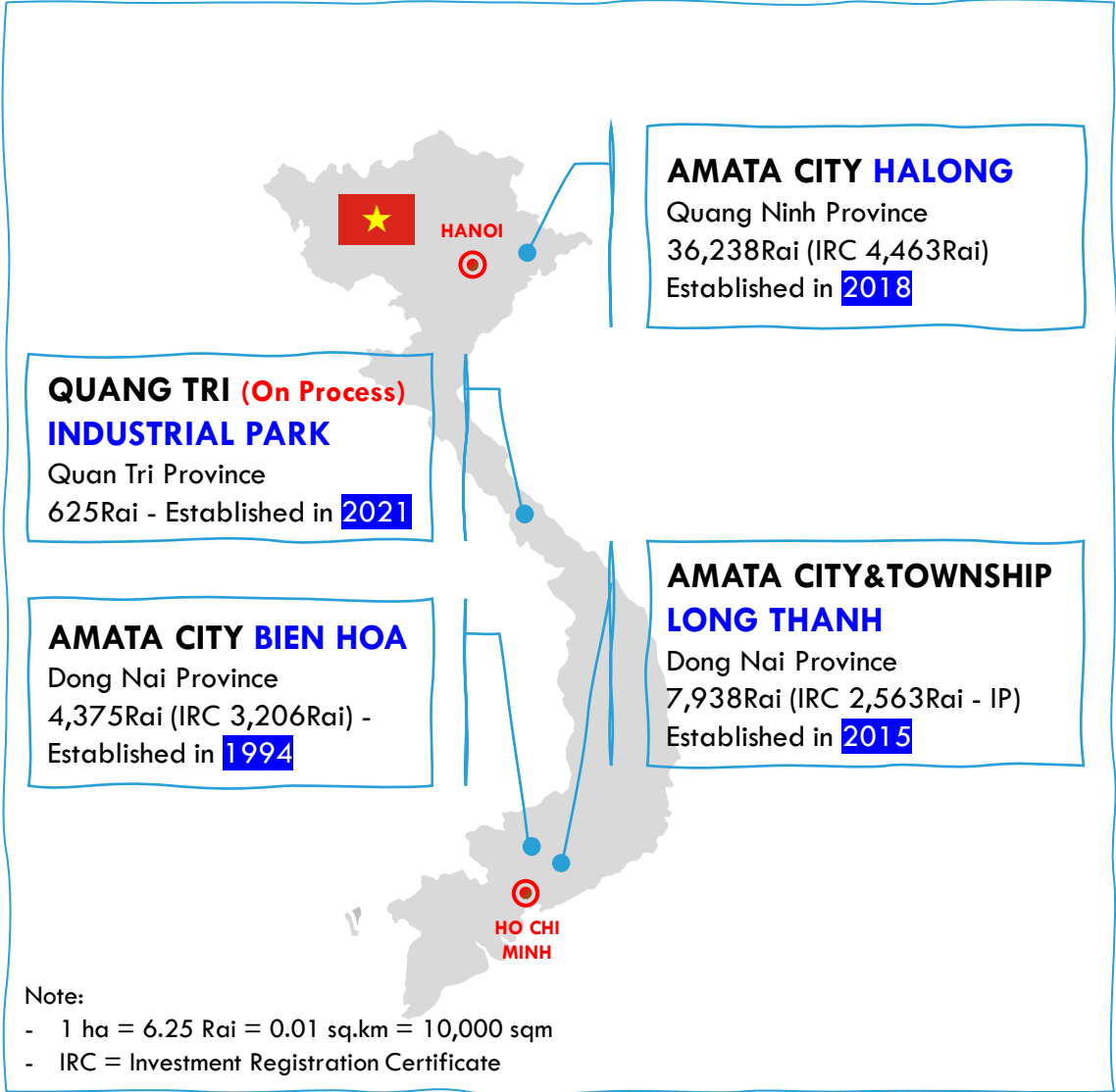
1H2022 FINANCIAL RESULTS

APPENDIX

KEY MILESTONES



AMATA IN VIETNAM



~200

TENANTS



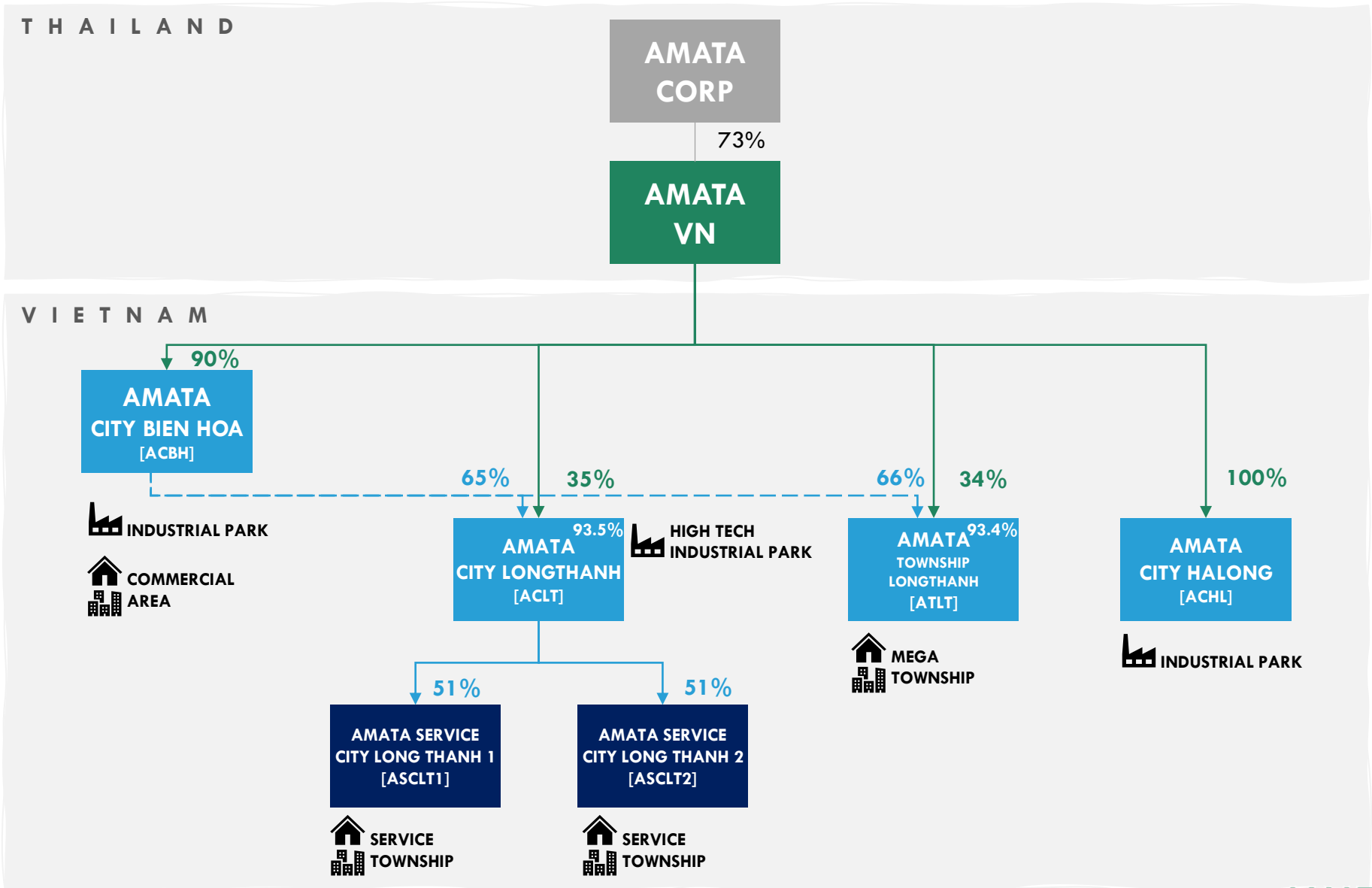
~62,000

LABOR
POPULATION

27

YEARS OF
EXPERIENCES IN
VIETNAM

GROUP SHAREHOLDING STRUCTURE





VIETNAM OUTLOOK

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1H2022 FINANCIAL RESULTS

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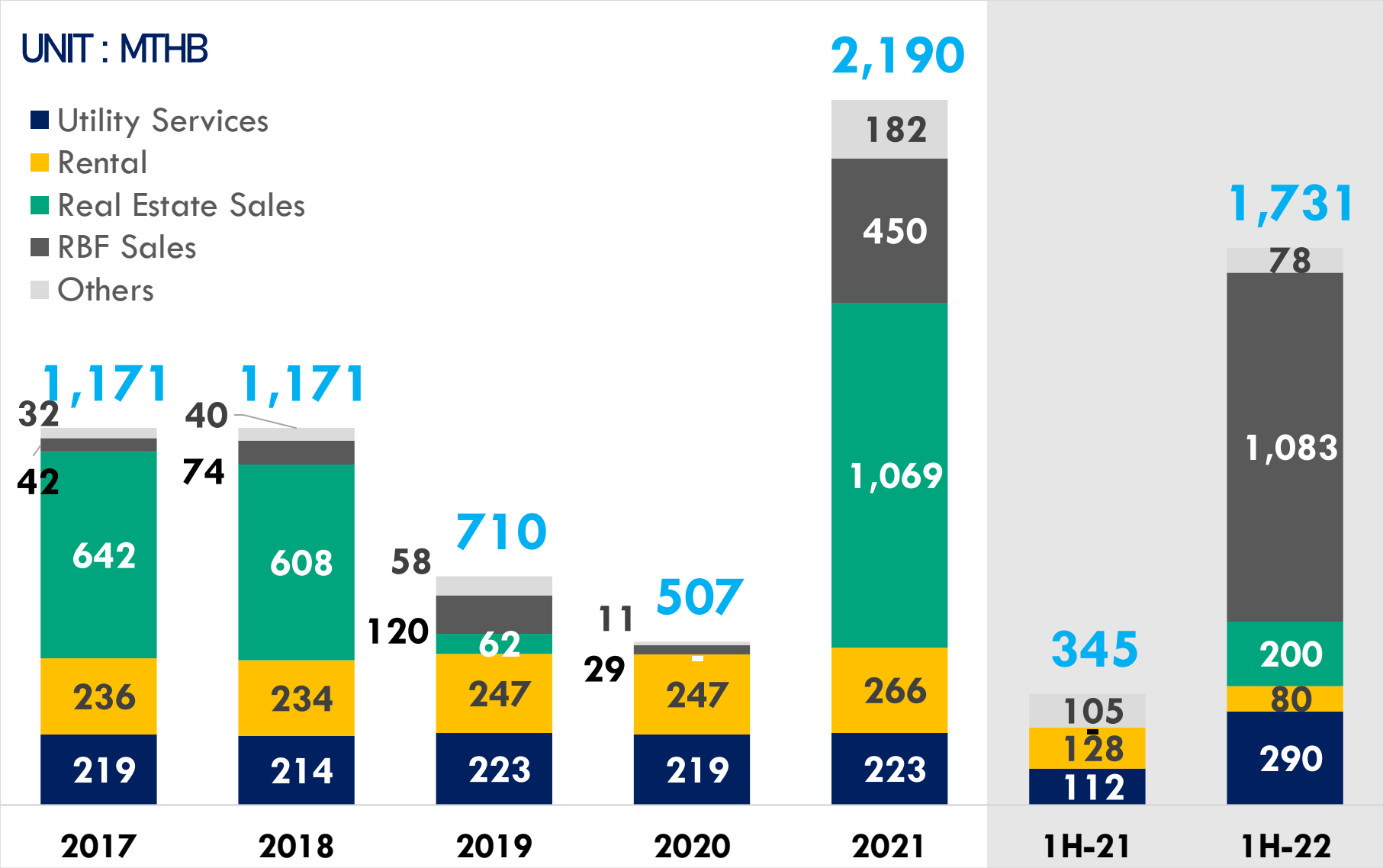
SUMMARY OF 1H22 FINANCIAL RESULTS

- Sold 18 RBFs in 2022
 - 10 RBFs in 1Q22
 - 8 RBFs in 2Q22
- 44.56 Rai (7.13 Ha) real estate sales (Jinko 3)
- Utilities and services revenue significantly increased as a result of land sales in the north project (ACHL).
- Rental revenue marginally improved despite the sales of RBFs

FINANCIAL PERFORMANCE

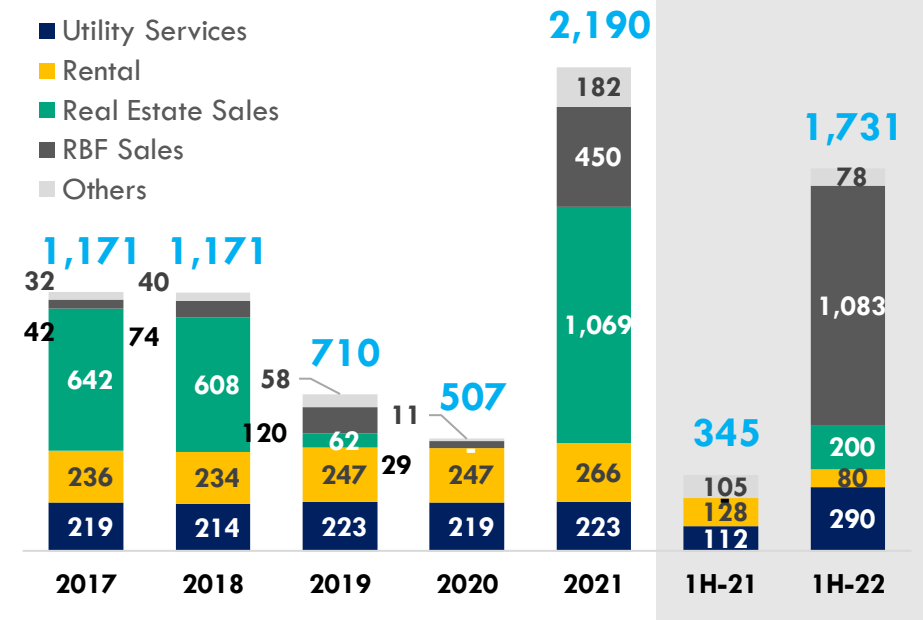
Unit: MTHB	1H21	1H22	% CHANGE
Revenue from real estate sales	-	200.2	NA
Revenue from utility services	112.2	289.9	158.4
Revenue from rental	128.1	79.6	(37.9)
Gains on sales of investment property	-	1,083.1	NA
Gains on exchange	95.7	62.7	(34.5)
Other income	9.3	15.6	68.6
Total revenues	345.2	1,731.0	401.4
Cost of real estate sales	-	(117.2)	NA
Cost of utility services	(75.1)	(236.9)	215.4
Cost of rental	(33.2)	(16.6)	(50.1)
Gross profits	236.9	1,360.4	474.3
Selling and administrative expenses	(61.2)	(95.6)	56.3
EBIT	175.7	1,264.8	619.7
Finance Income	16.1	36.3	125.1
Finance cost	(72.1)	(71.0)	(1.4)
Profit before income tax expenses	119.8	1,230.1	926.7
Income tax expenses	(15.1)	(184.1)	1,117.7
Net profits	104.7	1,046.0	899.1

REVENUE BREAKDOWN BY BUSINESS TYPE



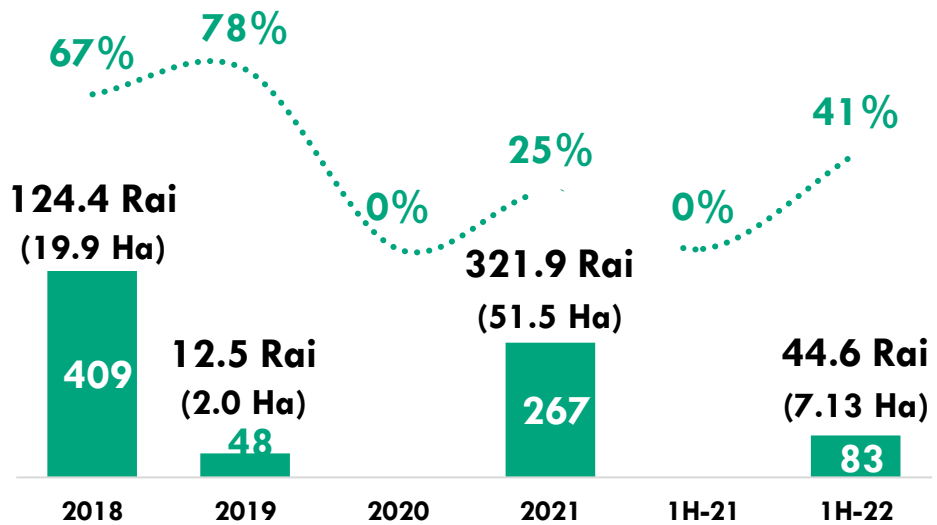
OPERATING PERFORMANCE

Revenue (MTHB)



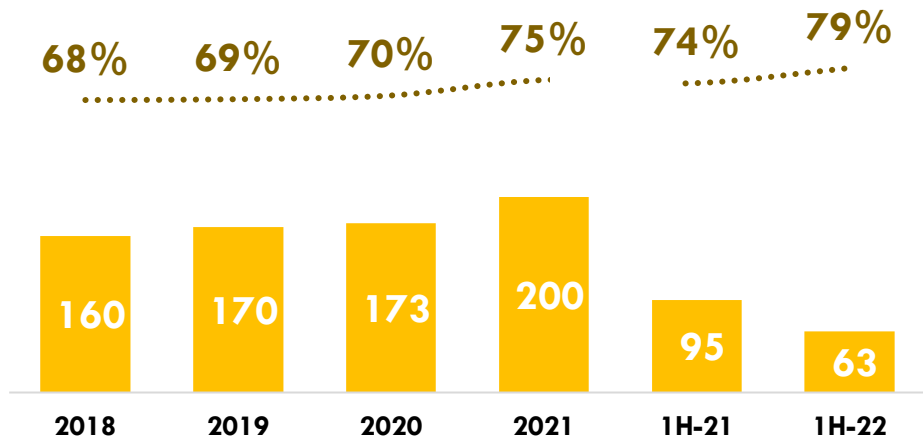
REAL ESTATE MARGIN

UNIT: MTHB



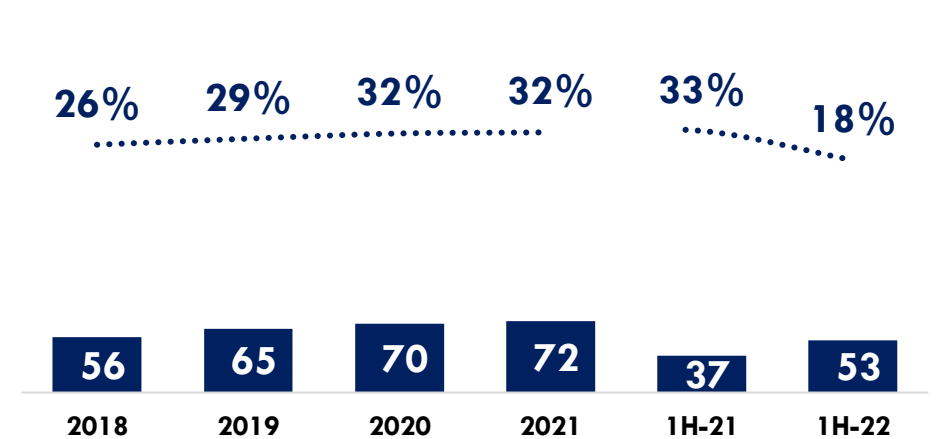
RENTAL MARGIN

UNIT: MTHB



UTILITY & SERVICES MARGIN

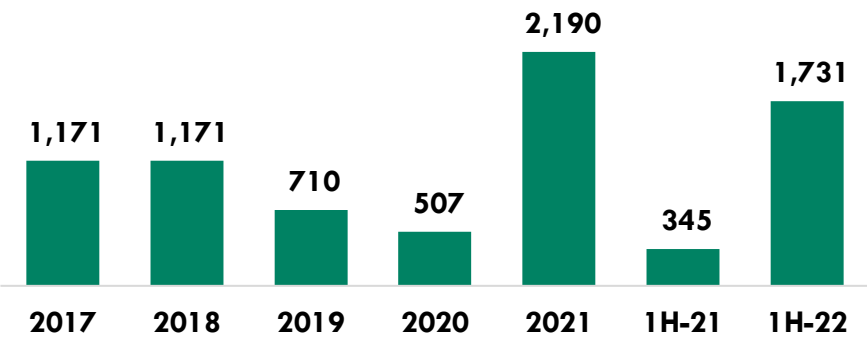
UNIT: MTHB



OPERATING RESULTS SUMMARY

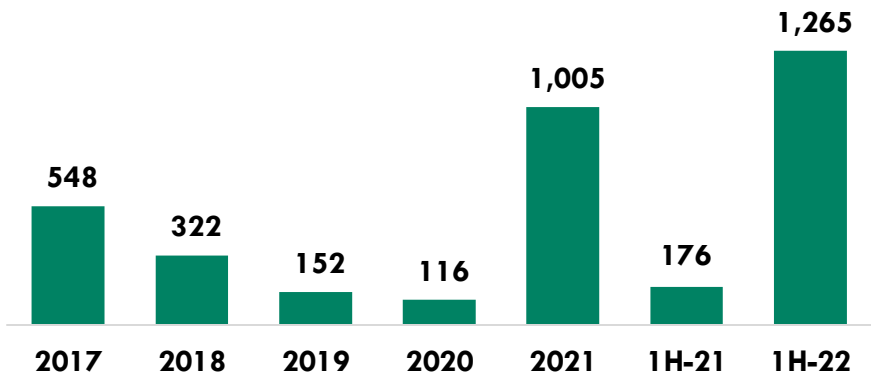
REVENUE

Unit: MTHB



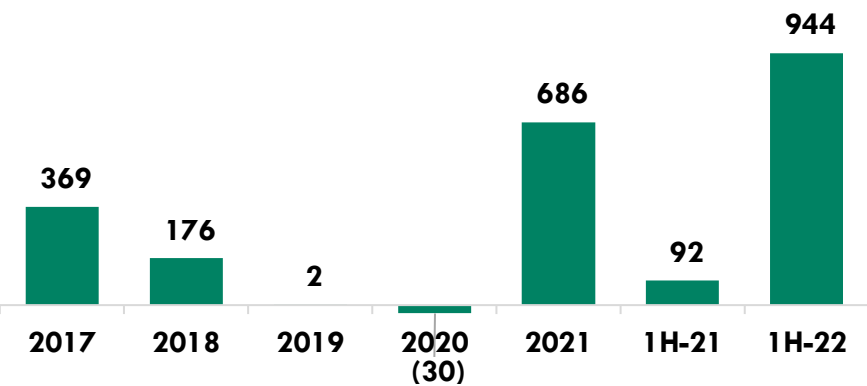
OPERATING INCOME (EBIT)

Unit: MTHB



NET PROFIT AFTER MI

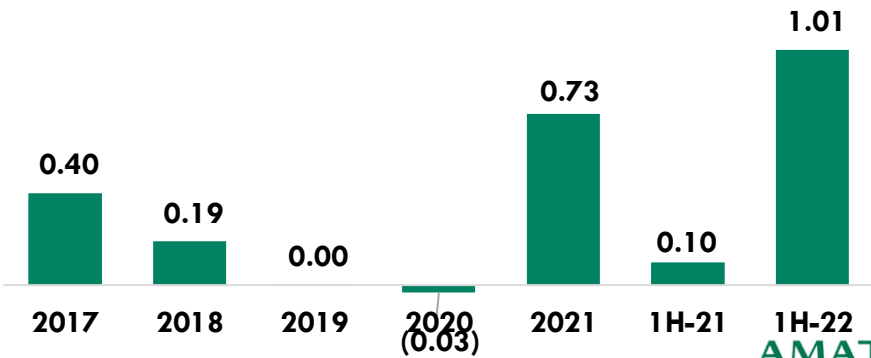
Unit: MTHB



EARNING PER SHARE

Earning per share

Unit: THB



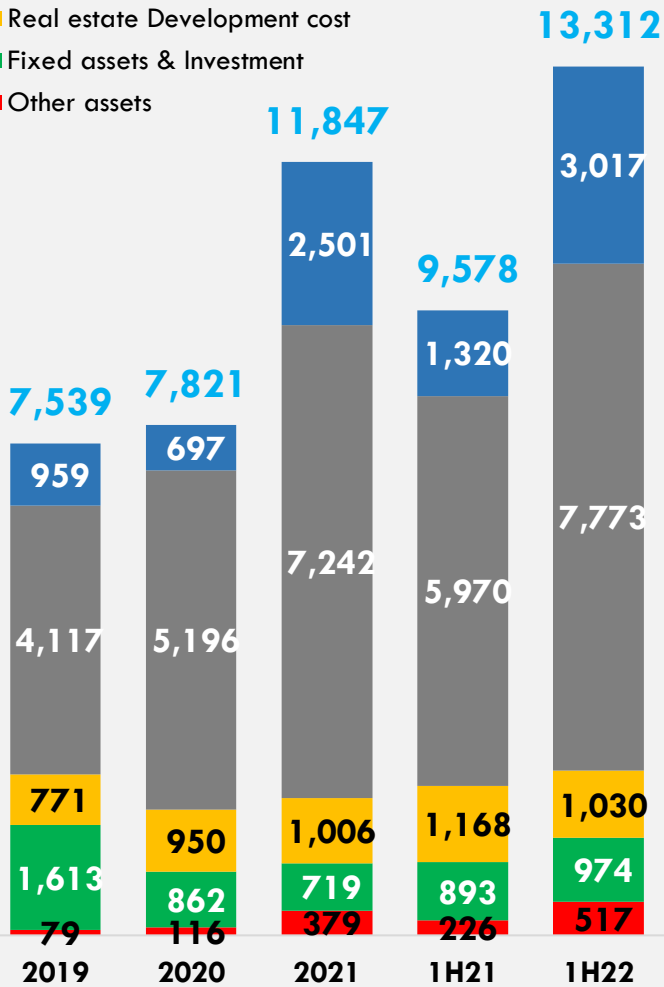
BALANCE SHEET

Unit: MTHB

Unit: Times

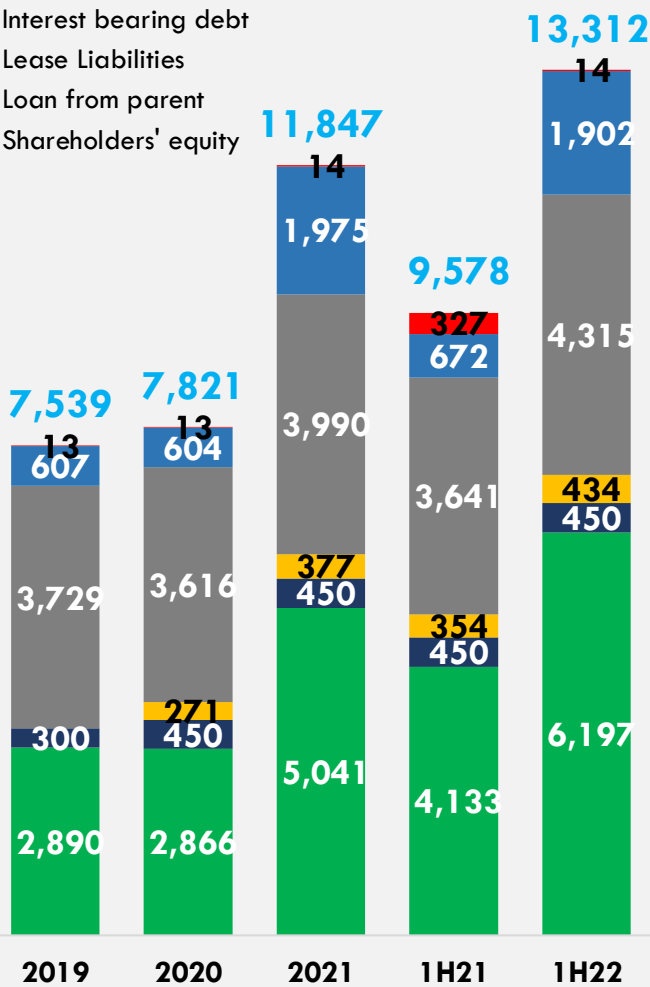
Assets

- Working capital assets
- Prepayment for land use rights
- Real estate Development cost
- Fixed assets & Investment
- Other assets

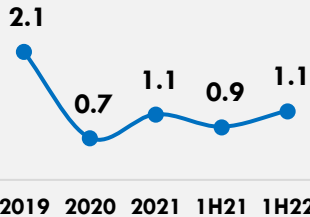


Liabilities & Shareholders' Equity

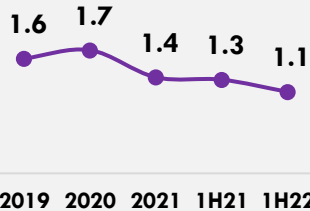
- Other Liabilities
- Working capital liabilities
- Interest bearing debt
- Lease Liabilities
- Loan from parent
- Shareholders' equity



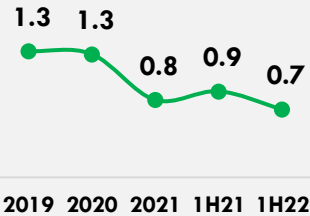
Current Ratio



D/E Ratio

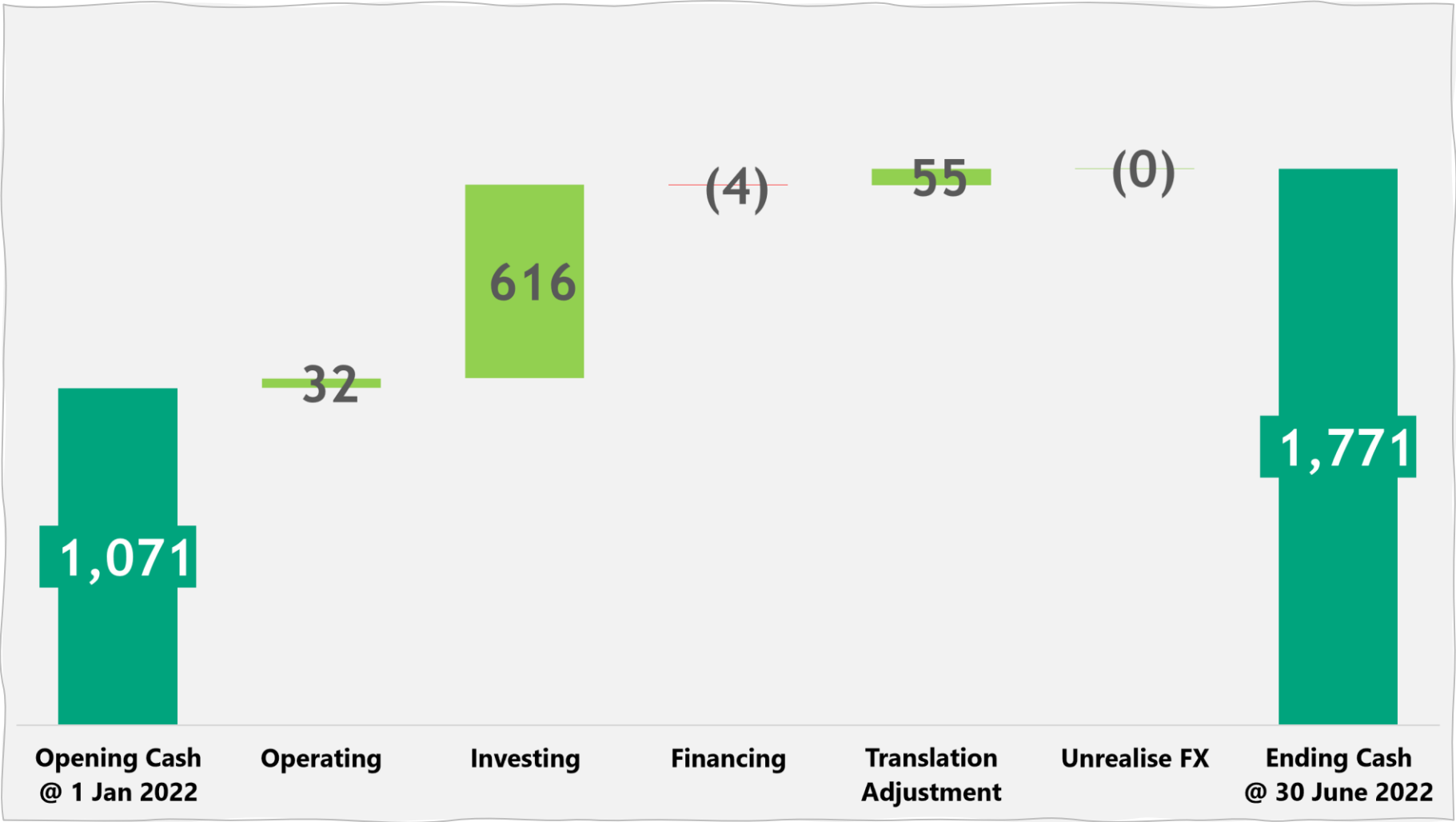


Interest Bearing Debt to Equity



CASH FLOW STATEMENT

Unit: MTHB





VIETNAM OUTLOOK

AMATA VN

1H2022 FINANCIAL RESULTS

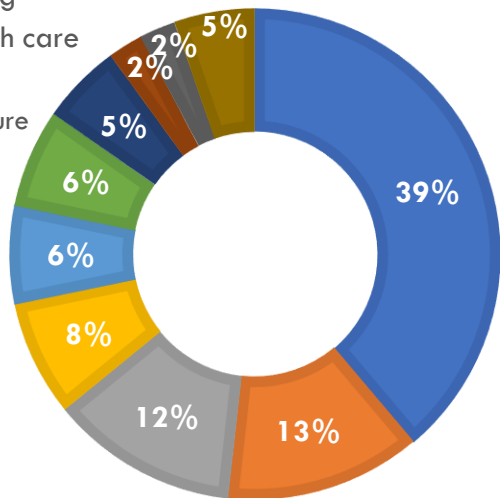
APPENDIX

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CUSTOMER PROFILE

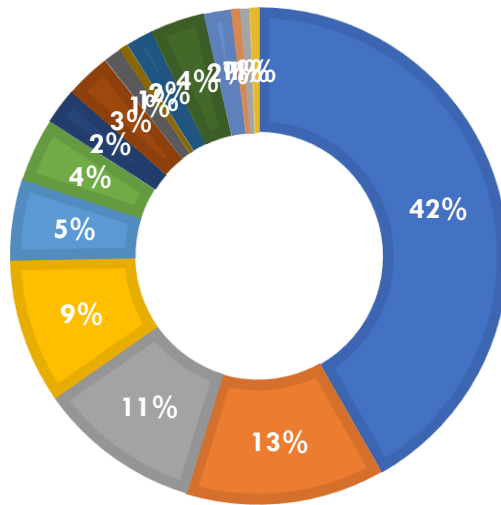
BY INDUSTRY

- Machinery, steel, metal, plastic, rubber
- Textile, garment
- Chemical, paints
- Electric, electronic devices
- Packaging, printing
- Beverage, food processing
- Consumer products, health care
- Wood, furniture
- Logistics, service, infrastructure
- Others



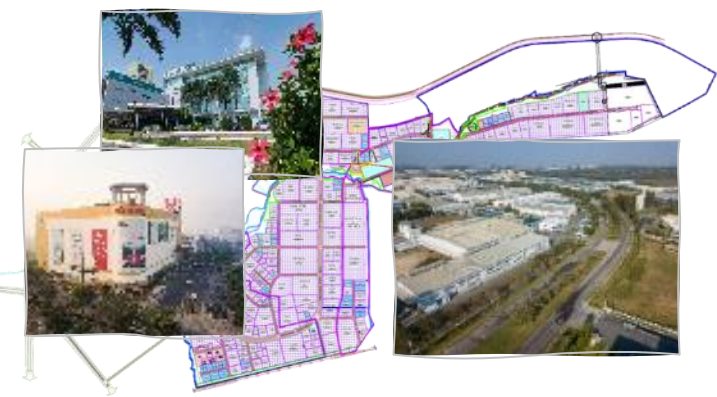
BA NATIONALITY

- Japan
- Taiwan
- South Korea
- Vietnam
- USA
- Singapore
- China
- Thailand
- Germany
- France
- Switzerland
- India
- Australia
- Malaysia
- Saudi Arabia
- Netherlands



As of 31 Dec 2020

AMATA CITY BIEN HOA



Highway No. 1 1 0 km

Bien Hoa City 2 5 km

Long Thanh
International Airport 3 20 km

Ho Chi Minh City 4 30 km

Cat Lai Port 5 33 km

Tan Son Nhat Airport 6 35 km

Cai Mep Port 7 50 km

Vung Tau Port 8 65 km



4375 RAIS



194 TENANTS



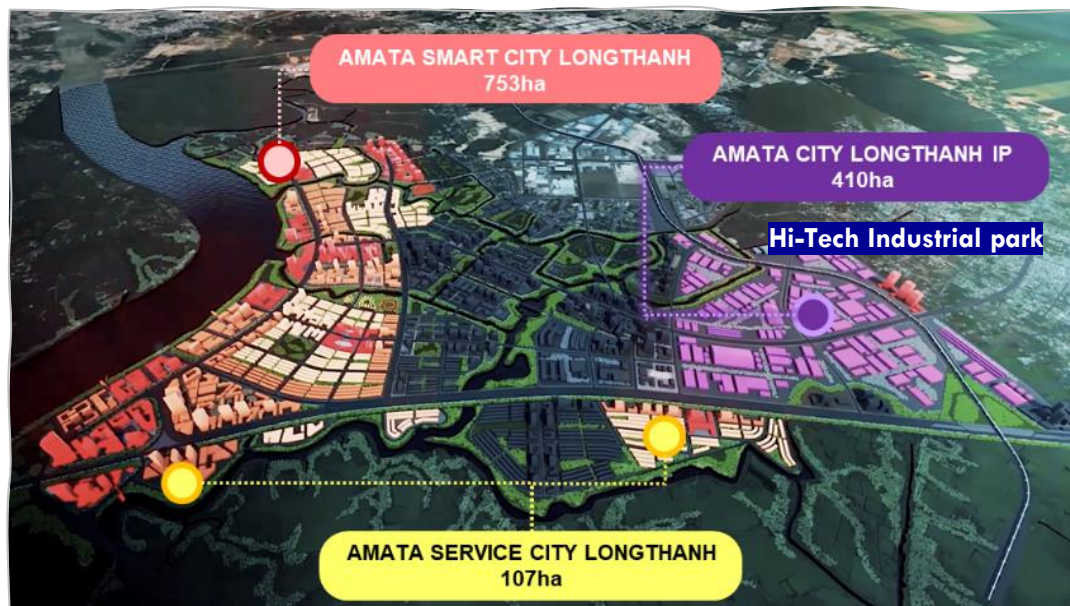
62,000 LABOR
POPULATION



AMATA CITY & TOWNSHIP LONG THANH

2563 RAIS

Hi-Tech Industrial park



Located close to the future airline hub in the southern region, Long Thanh New International Airport, and along the highway to Ho Chi Minh City, Amata City Long Thanh enjoys the best location for both commercial and industrial land where future demand can be expected.

AMATA CITY HALONG



4463 RAIS

Industrial Park
1st phase

Latest project in **QUANG NINH**

QUANG YEN ECONOMIC ZONE

Enjoy the maximum tax incentive in Vietnam with optimal access to the social infrastructure for factory operation.





AMATA VN
PUBLIC COMPANY LIMITED

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