



OPPORTUNITY DAY

RESULT Y2022

8 MARCH 2023

CONTENT



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graph LR; C((CONTENT)) --- 1((1)); 1 --- B1[BUSINESS OVERVIEW]; 1 --- 2((2)); 2 --- B2[JOINT VENTURE STATUS]; 2 --- 3((3)); 3 --- B3[INVESTMENT PROPERTY PROGRAM STATUS]; 3 --- 4((4)); 4 --- B4[HIGHLIGHT Y2022]; 4 --- 5((5)); 5 --- B5[PERFORMANCE Y2022]; 5 --- 6((6)); 6 --- B6[BUSINESS PLAN Y2023]; 6 --- C;
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BUSINESS OVERVIEW

1

JOINT VENTURE STATUS

2

INVESTMENT PROPERTY PROGRAM STATUS

3

HIGHLIGHT Y2022

4

PERFORMANCE Y2022

5

BUSINESS PLAN Y2023

6



BUSINESS OVERVIEW

ORIGIN BUSINESS OVERVIEW

RESIDENTIAL CONDOMINIUM & HOUSING



27 PROJECTS
84,073 MB / 12,197 UNITS



65 PROJECTS
68,497 MB / 28,426 UNITS



23 PROJECTS
24,273 MB / 12,156 UNITS



50 PROJECTS
58,948 MB / 9,767 UNITS

TOTAL 165 PROJECTS
VALUE 235,791 MB
62,546 UNITS

RECURRING HOSPITALITY & TOURISM

HOTEL



	PROJECTS	KEYS	MB*
TOTAL	36	10,389	38,000
HOTEL & WELLNESS	19	5,934	38,000
HAMPTON	17	4,455	-

*ESTIMATED REIT VALUE

RETAIL SPACE



10 LOCATIONS 36,400 SQ.M.

OFFICE SPACE



3 PROJECTS 89,000 SQ.M.

SERVICE



150 PROJECTS
34,000 FAMILIES

NEW BUSINESS ORIGIN NEXT LEVEL



ORIGIN GUNKUL ENERGY
(ORIGIN & GUNKUL)



NOTE: DATA AS OF 2023F

JOINT VENTURE STATUS

24 CONDOMINIUM PROJECTS 60,551 MB

**8 TRANSFERRED
PROJECTS**

15,413 MB

(FROM 27,202 MB)

NOMURA REAL ESTATE
DEVELOPMENT




TRANSFER 100%

KNIGHTSBRIDGE
COLLAGE - RAMKHAMHAENG

2,100 MB

TRANSFER Q1 2020

SOLD OUT



TRANSFER 100%

KNIGHTSBRIDGE
PRIME - RATCHAYOTHIN

1,652 MB

TRANSFER Q1 2020


SOLD OUT



KNIGHTSBRIDGE
PRIME - ONNUT

2,700 MB

TRANSFER Q3 2020
ACCUMULATE PRESALE **92%**



KNIGHTSBRIDGE
SPACE - RATCHAYOTHIN

2,800 MB

TRANSFER Q4 2020
ACCUMULATE PRESALE **92%**

ES CON JAPAN
IDEAL TO REAL




KNIGHTSBRIDGE
SUKHUMVIT - THEPHARAK

1,350 MB

TRANSFER Q2 2021
ACCUMULATE PRESALE **70%**

NOMURA REAL ESTATE
DEVELOPMENT



NEW TRANSFERRED

PARK ORIGIN
THONGLOR

12,000 MB

TRANSFER Q2 2022
ACCUMULATE PRESALE **69%**




NEW TRANSFERRED

PARK ORIGIN
RATCHATHEWI

3,000 MB

TRANSFER Q4 2022
ACCUMULATE PRESALE **88%**

Dusit
INTERNATIONAL



NEW TRANSFERRED

THE HAMPTON SRIRACHA
BY ORIGIN AND DUSIT

1,600 MB

TRANSFER Q4 2022
ACCUMULATE PRESALE **74%**

NOTE: ACCUMULATED PRESALE AS OF Y2022

24 CONDOMINIUM PROJECTS 60,551 MB

16 ON-GOING PROJECTS 33,349 MB

NOMURA REAL ESTATE
DEVELOPMENT

GS E&C

NOMURA REAL ESTATE
DEVELOPMENT



PARK ORIGIN
CHULA - SAMYAN

4,600 MB

TRANSFER Q1 2023
ACCUMULATE PRESALE **98%**



ORIGIN PLUG & PLAY
LADPRAO INTERCHANGE

2,000 MB

TRANSFER Q1 2023
ACCUMULATE PRESALE **65%**



KNIGHTSBRIDGE
SPACE RAMA 4

2,400 MB

TRANSFER Q2 2024
ACCUMULATE PRESALE **98%**



THE ORIGIN SUKHUMVIT-SAILUAT
E 22 STATION

1,800 MB

TRANSFER Q2 2023
ACCUMULATE PRESALE **79%**



THE ORIGIN PLUG & PLAY
RAMINTRA

2,200 MB

TRANSFER Q4 2023
ACCUMULATE PRESALE **87%**



SOHO BANGKOK
RATCHADA

1,840 MB

TRANSFER Q3 2023
ACCUMULATE PRESALE **96%**



ORIGIN PLUG & PLAY
RAMKHAMHAENG TRIPLE STATION

1,470 MB

TRANSFER Q4 2023
ACCUMULATE PRESALE **97%**



SO ORIGIN
KASET INTERCHANGE

1,679 MB

TRANSFER Q3 2024

BUNPHA
2020

NOMURA REAL ESTATE
DEVELOPMENT

LOFIS

NOMURA REAL ESTATE
DEVELOPMENT

IRIS



ORIGIN PLACE
BANGNA

2,280 MB

TRANSFER Q4 2024
ACCUMULATE PRESALE **34%**



SO ORIGIN
PHAHOL 69

1,870 MB

TRANSFER Q4 2024
ACCUMULATE PRESALE **47%**



ORIGIN PLUG & PLAY
SRINAKARIN

1,830 MB

TRANSFER Q4 2024
ACCUMULATE PRESALE **39%**



ORIGIN PLAY
SRI UDOM STATION

2,180 MB

TRANSFER Q2 2024
ACCUMULATE PRESALE **26%**



ORIGIN PLUG & PLAY
SIRINDHORN STATION

3,160 MB

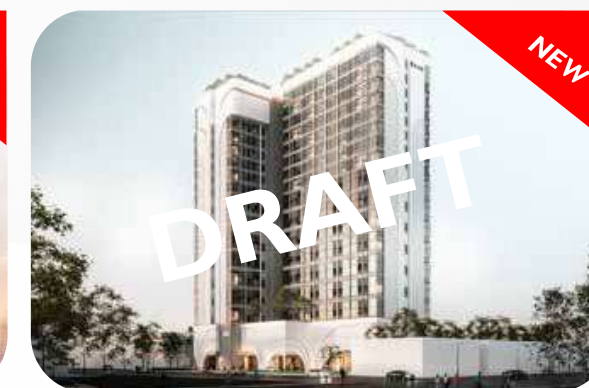
TRANSFER Q2 2024
ACCUMULATE PRESALE **84%**



ORIGIN PLAY
BANGKHUNNON

1,600 MB

TRANSFER 2025
ACCUMULATE PRESALE **42%**



SO ORIGIN
SIRIRAJ

1,150 MB

TRANSFER 2025
PRESALE 2023



ORIGIN PLACE
SIRINDHORN

1,290 MB

TRANSFER 2025

NOTE: ACCUMULATED PRESALE AS OF Y2022

8 HOUSE PROJECTS | 1,950 MB

BRITANIA

LOFIS

NOMURA REAL ESTATE
DEVELOPMENT



GRAND BRITANIA KHUKHOT

1,500 MB

TRANSFER Q3 2022



BRITANIA AMATA-PHANTHONG

2,250 MB

TRANSFER Q2 2022



GRAND BRITANIA BANGNA KM.35

2,500 MB

TRANSFER Q4 2022



BRITANIA TOWN BANGNA KM.17

1,100 MB

TRANSFER Q4 2022

NOMURA REAL ESTATE
DEVELOPMENT

ES CON JAPAN
IDEAL to REAL

IRIS

THAI EASTERN PROPERTY



BRITANIA HOME BANGNA KM.17

1,500 MB

TRANSFER Q3 2022



BRITANIA BANGNA KM.39

1,200 MB

TRANSFER Q3 2023



BRITANIA SUKHUMVIT 76

1,500 MB

TRANSFER Q4 2023



GRAND BRITANIA RAYONG

400 MB

TRANSFER Q4 2023

10 RECURRING PROJECTS 22,050 MB

NOMURA REAL ESTATE
DEVELOPMENT



STAYBRIDGE SUITES
BANGKOK THONGLOR

2,300 MB*

OPENED HOTEL Q1 2020
303 KEYS
OCCUPANCY RATE** ~92%

NOMURA REAL ESTATE
DEVELOPMENT



ONE ORIGIN 24 & STAYBRIDGE SUITES
BANGKOK SUKHUMVIT PHROMPHONG

4,500 MB*

OPENED HOTEL Q1 2023
201 KEYS
SERVICE APARTMENT 210 KEYS
RETAIL&OFFICE 4,624 SQ.M

Ci:z Investment LLP



INTERCONTINENTAL
BANGKOK SUKHUMVIT

3,800 MB*

OPENING HOTEL 2023
241 KEYS

TOKYU LAND ASIA



ONE ORIGIN
PHAYATHAI

3,800 MB*

OPENING HOTEL 2023
412 KEYS
RETAIL&OFFICE 3,000 SQ.M

TOKYU LAND ASIA



ONE ORIGIN
SANAMPAO

4,200 MB*

OPENING RETAIL&OFFICE 2024
37,130 SQ.M

BUNPHA
2020



ONE ORIGIN
MASTERPIECE BANGNA

1,900 MB*

OPENING RETAIL&OFFICE 2024
30,000 SQ.M

ASSET
BLOOM



PORTOBELLO MALL
CHAENGWATTANA

300 MB*

OPENING RETAIL&OFFICE 2023
5,100 SQ.M

TOKYU LAND ASIA



IBIS
HUAHIN



IBIS STYLE
KRABI



IBIS
PHUKET KATA



1,250 MB*

OPENED HOTEL Q2 2022
200 KEYS
OCCUPANCY RATE** ~60%

OPENED HOTEL Q2 2022
206 KEYS
OCCUPANCY RATE** ~67%

OPENED HOTEL Q2 2022
258 KEYS
OCCUPANCY RATE** ~74%

NOTE: *ESTIMATED REIT VALUE

**OCCUPANCY RATE AS OF Q4 2022

3 WAREHOUSE PROJECTS 3,970 MB α ALPHA



ALPHA BANGNA KM.19
1,600* MB

RENTAL AREA 80,192 SQ.M.
EXPECTED OPENRATE IN 2023



ALPHA RANGSIT
1,250* MB

RENTAL AREA 56,314 SQ.M.
EXPECTED OPENRATE IN 2023



ALPHA LAEMCHABANG
1,120* MB

RENTAL AREA 53,000 SQ.M.

INVESTMENT PROPERTY PROGRAM STATUS

INVESTMENT PROPERTY MANAGED BY HAMPTON BRAND **2,797** UNITS

HHR HAMPTON
HOTEL & RESIDENCE
MANAGEMENT

Q2 2021



HAMPTON SUITE
SRIRACHA (DUSIT)

239 UNITS

SOLD OUT

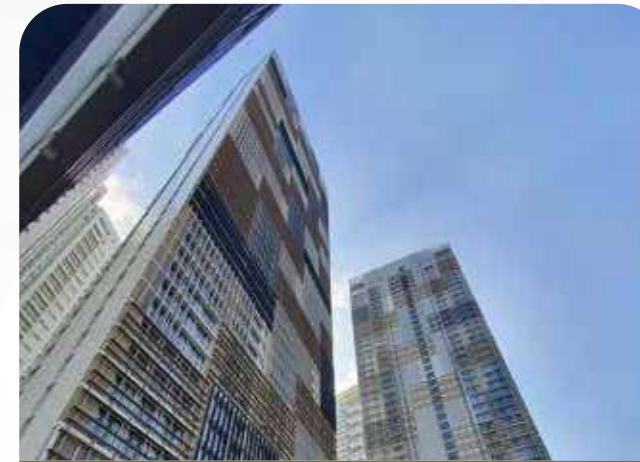
Q3 2021



HAMPTON THE
OCEAN SRIRACHA

90 UNITS

SOLD OUT



HAMPTON
EMPORIUM

181 UNITS

ACCUMULATED
PRESALE **75%**



HAMPTON SUITE
RAYONG

248 UNITS

ACCUMULATED
PRESALE **68%**



HAMPTON
SAMUTPRAKAN

204 UNITS

ACCUMULATED
PRESALE **40%**



HAMPTON RESIDENCE
PHAYATHAI

127 UNITS

ACCUMULATED
PRESALE **35%**

Q1 2022



HAMPTON NOTTING HILL
RAYONG

204 UNITS

ACCUMULATED
PRESALE **78%**



HAMPTON RESIDENCE
THONGLOR

196 UNITS

ACCUMULATED
PRESALE **33%**

Q2 2022



BRIXTON CAMPUS
BANGSAEN

145 UNITS

SOLD OUT



BRIXTON KASET
SRIRACHA CAMPUS

329 UNITS

ACCUMULATED
PRESALE **68%**

Q4 2022



ORIGIN PLACE
BANGNA

399 UNITS

ACCUMULATED
PRESALE **42%**



BRIXTON
RAYONG

279 UNITS

ACCUMULATED
PRESALE **25%**



ORIGIN PLAY
BANGSAEN

156 UNITS

SOLD OUT

NOTE: ACCUMULATED PRESALE AS OF Y2022



HIGHLIGHT

Y2022

HIGHLIGHT IN Y2022

ALL TIME HIGH

1

PRESALES **41,032 MB**
(+36% YOY)

117% OF YEARLY TARGET

2

TRANSFER ACTIVITIES **18,509 MB**

NET PROFIT **3,775 MB**

STRONG B/S WITH LOWEST IBD/E 1.1 TIMES

3

BRITANNIA

PRESALES	11,045 MB
TRANSFER ACTIVITIES	5,687 MB
TOTAL REVENUE	6,296 MB
NET PROFIT	1,471 MB

4

NEW JOINT VENTURE PROJECT
22 PROJECTS / **30,550 MB**

7 CONDOMINIUM PROJECTS	13,080 MB
8 HOUSE PROJECTS	11,550 MB
4 RECURRING PROJECTS	1,550 MB
3 WAREHOUSE PROJECTS	3,970 MB

NEW PARTNER
LOFIS, ASSET BLOOM, IRIS, THAI EASTERN PROPERTY

5

AQUIRED NEW 3 HOTELS
(MAX OCCUPANCY RATE **74%**)



HUAHIN PHUKET KATA KRABI

6

EXPAND TO
NEW BUSINESS



(ENTERTAINMENT BUSINESS)

7

UPGRADED TRIS RATING

“BBB+STABLE”

(REVISED FROM BBB POSITIVE)

8

ORI LISTED IN
SETTHSI INDEX



2 YEARS IN A ROW

9



1ST TRADING DAY “PRI”

30 NOV 2022

(2ND LISTED SUBSIDIARY)

PERFORMANCE

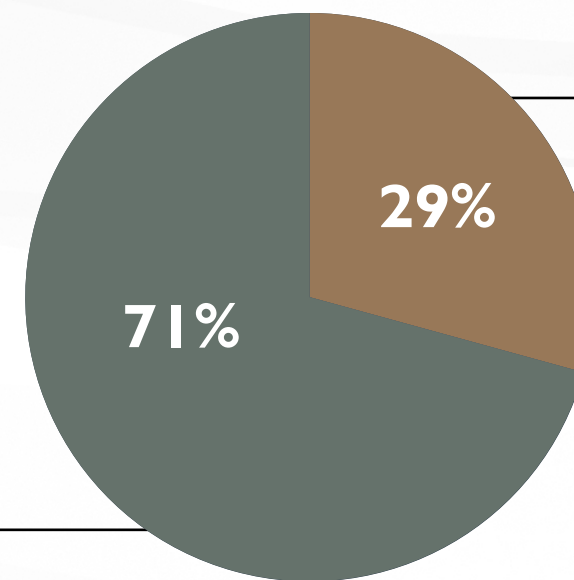
Y2022

PERFORMANCE Y2022

PROJECT LAUNCHED

41,000 MB
(25 PROJECTS)

CONDOMINIUM
29,000 MB
(16 PROJECTS)



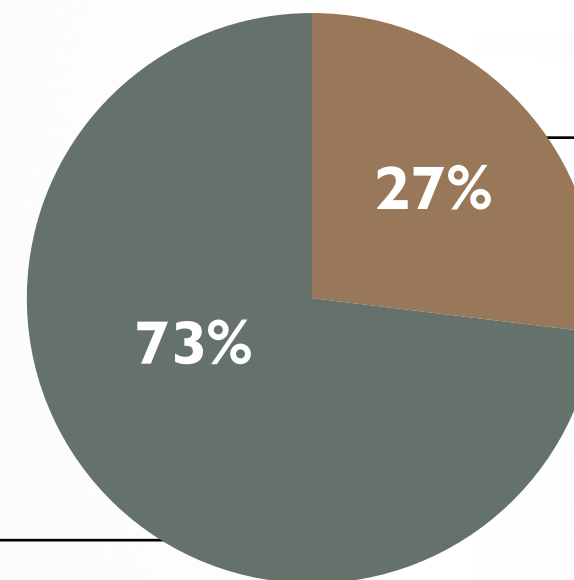
HOUSE
12,000 MB
(9 PROJECTS)

TOTAL REVENUE
15,741 MB

PRESALES

41,032 MB
(+36% YOY)

CONDOMINIUM
29,987 MB
(+37% YOY)



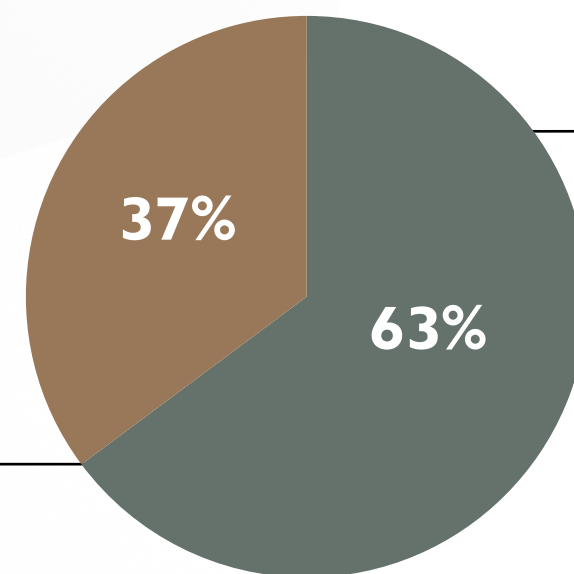
HOUSE
11,045 MB
(+32% YOY)

NET PROFIT
3,775 MB

TRANSFER ACTIVITIES

18,509 MB
(+15% YOY)

JV PROJECT
6,833 MB



NON-JV PROJECT
11,676 MB

(+18% YOY)
NPM 24%

PERFORMANCE Y2022

ALL OF OUR LISTED COMPANY = ALL TIME HIGH



TRANSFER ACTIVITIES

18,509_{MB}

(+15% YoY)

NET PROFIT

3,775_{MB}

(+18% YoY)



TRANSFER ACTIVITIES

5,687_{MB}

(+49% YoY)

NET PROFIT

1,471_{MB}

(+144% YoY)



TOTAL REVENUES

915_{MB}

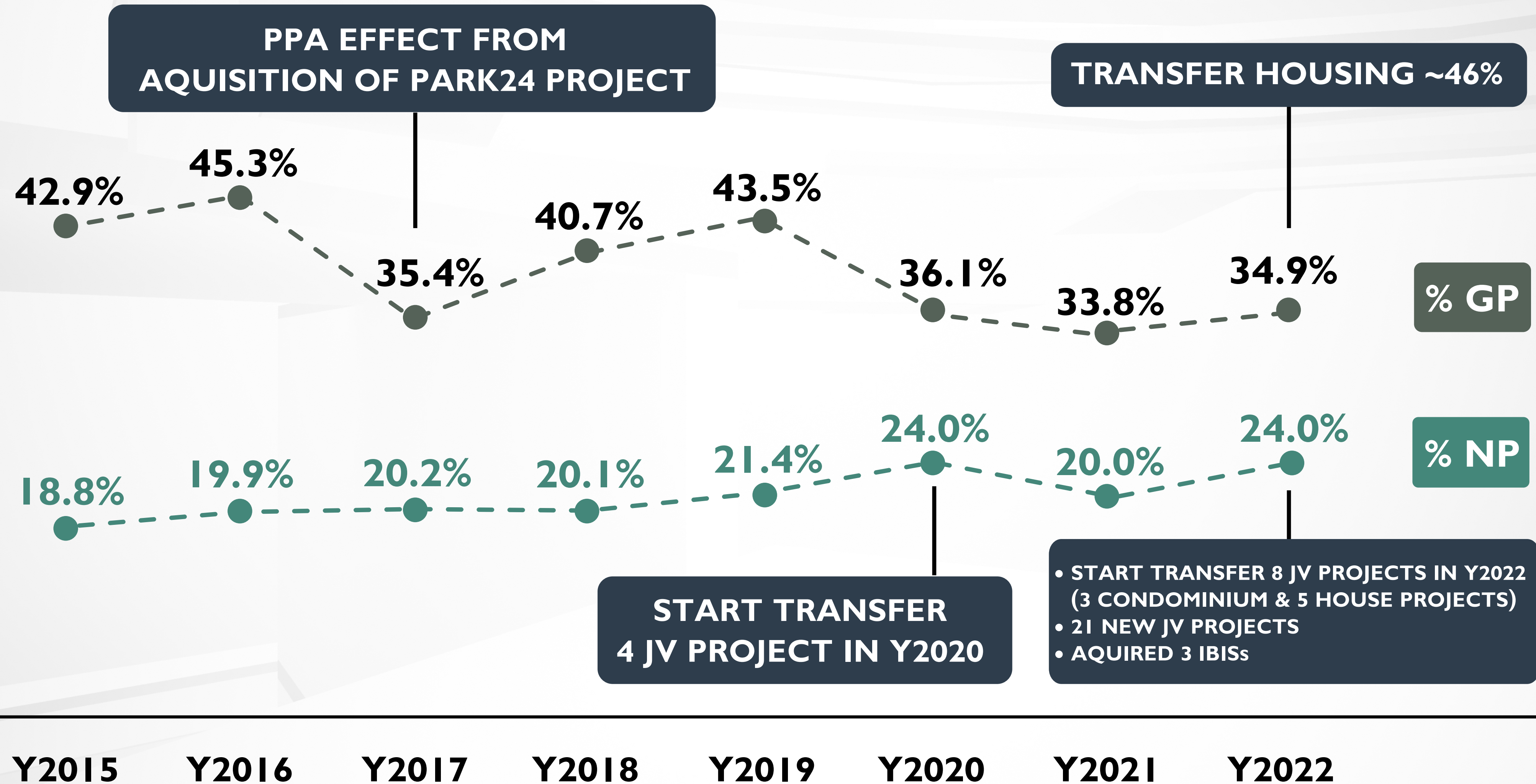
(+87% YoY)

NET PROFIT

240_{MB}

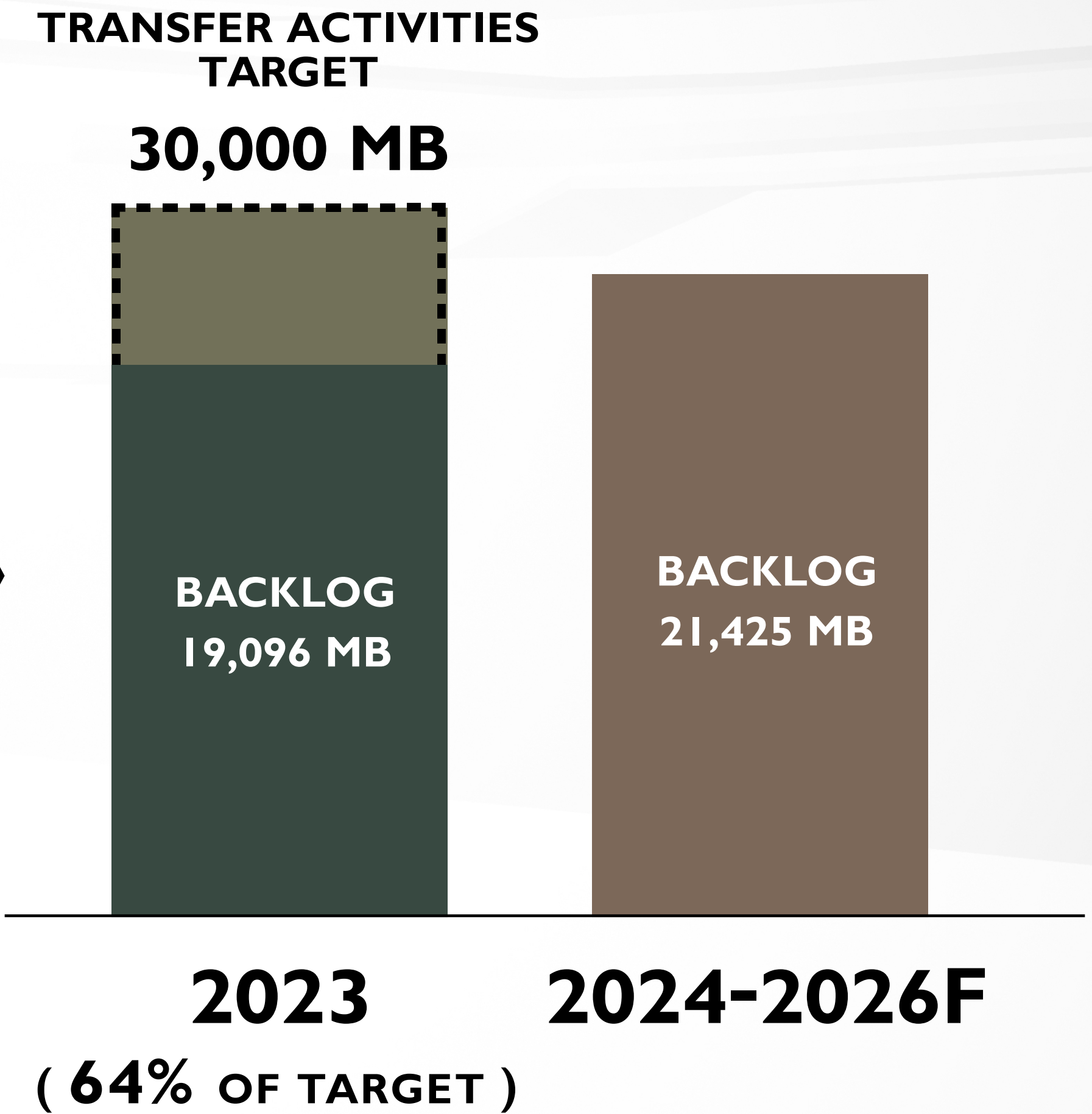
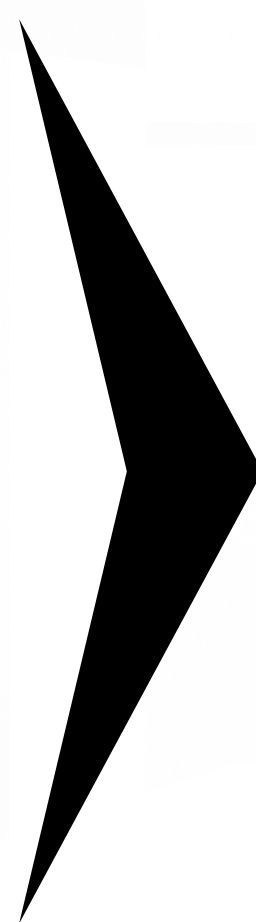
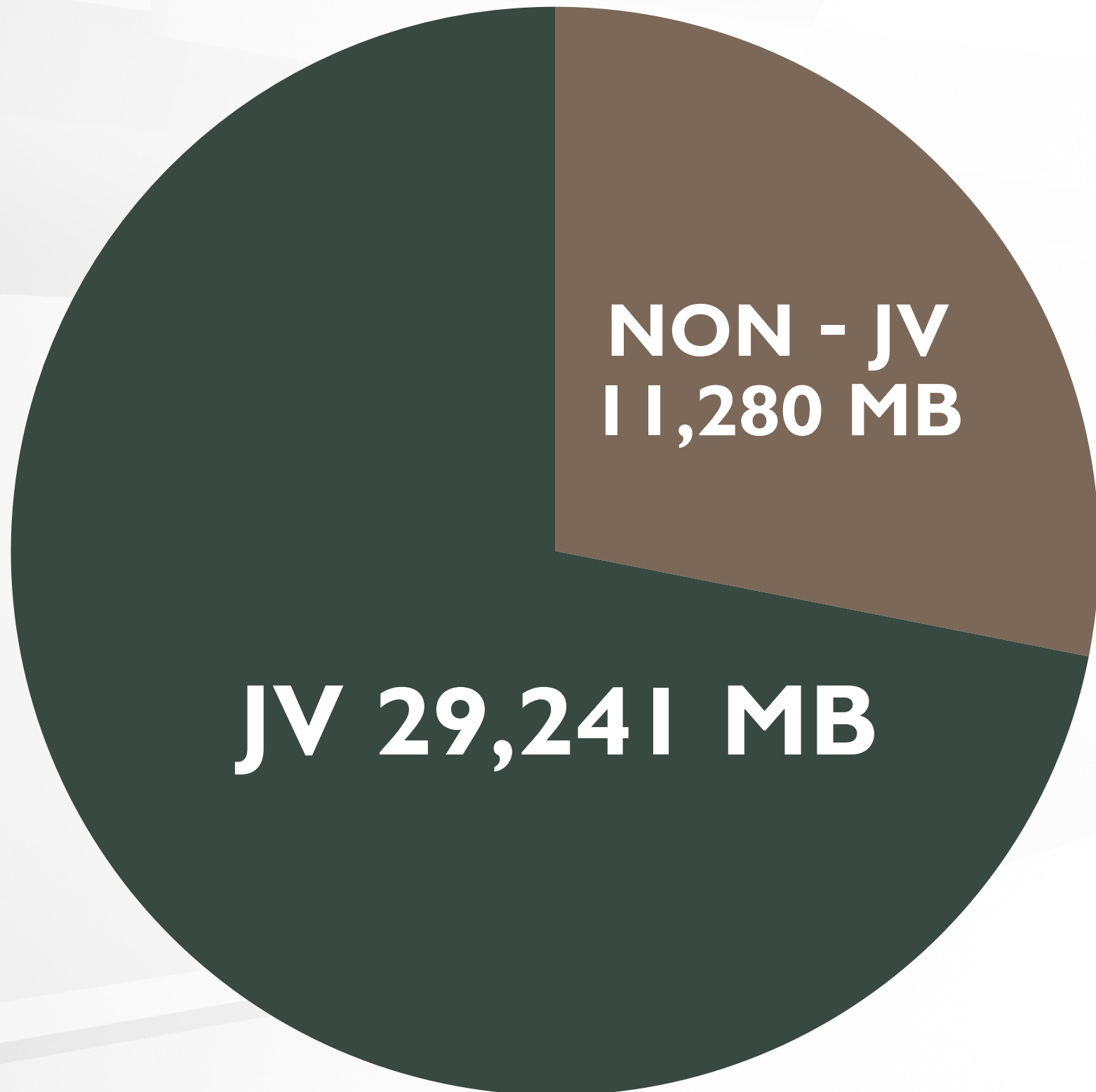
(+116% YoY)

PROFITABILITY RATIO Y2022



STRONG BACKLOG : 40,521 MB

RECOGNIZE REVENUE 2023 - 2026F

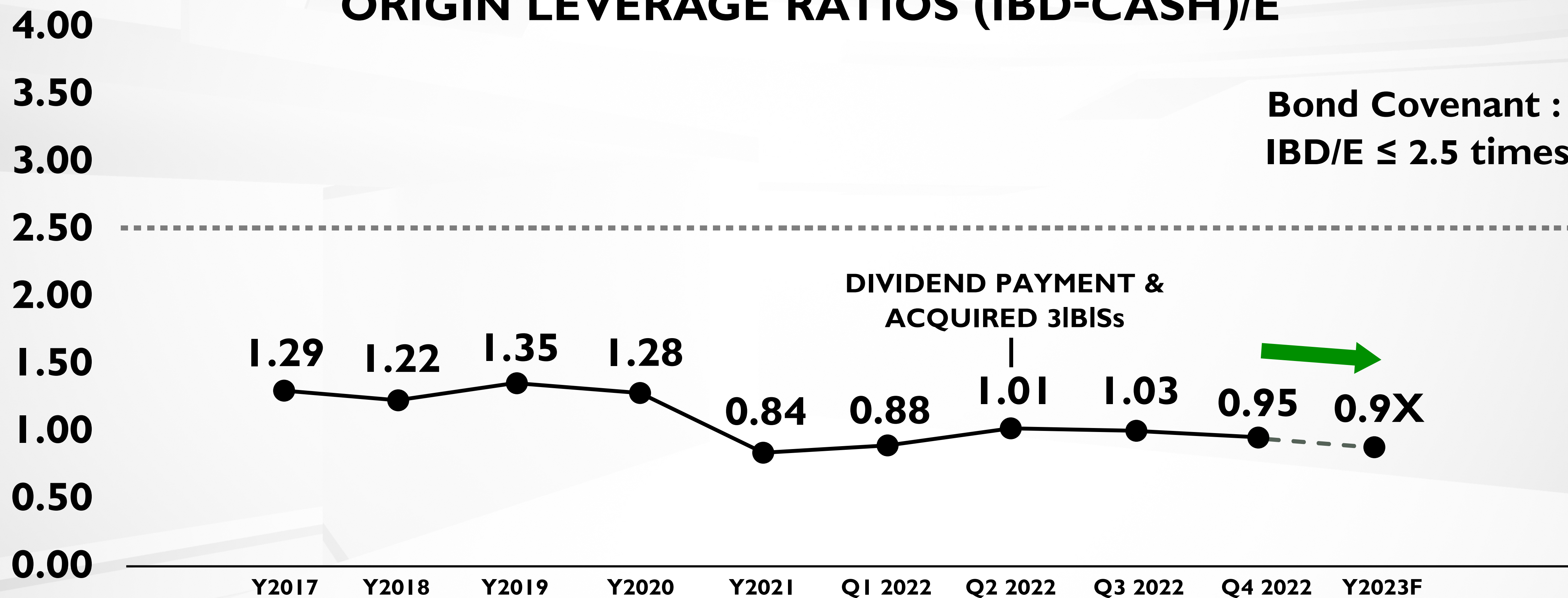


ORIGIN LEVERAGE RATIO Y2022

IBD/E CONTINUOUSLY LOWER THAN BANK / BOND COVENANT

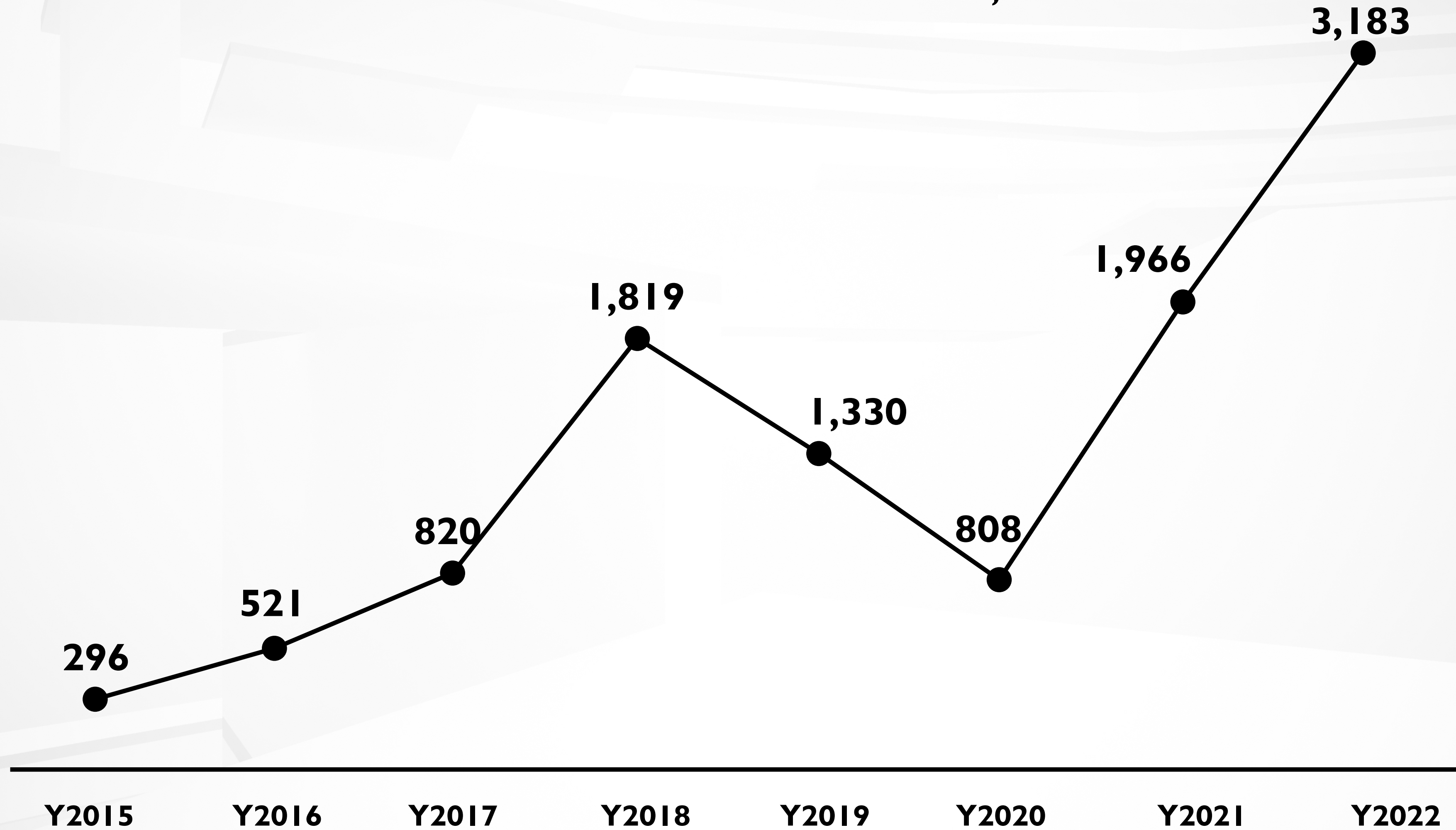
ORIGIN LEVERAGE RATIOS (IBD-CASH)/E

Bond Covenant :
 $\text{IBD/E} \leq 2.5$ times



ENDING CASH BALANCE Y2022

MINIMUM CASH POLICY : 500 - 1,000 MB



DIVIDEND YIELD

ORIGIN CONTINUOUSLY PAID DIVIDEND TWICE A
YEAR ACCORDING TO OUR POLICY

PAYMENT DATE	PRICE BEFORE X-DATE	PRICE ON X-DATE	PAR	DIVIDEND YIELD	DIVIDEND (PER SHARE)
25/05/23	N/A	N/A	0.50	6.05	0.57
13/09/22	10.40	10.30	0.50	5.24	0.15
24/05/22	10.70	9.65	0.50	5.60	0.42
09/09/21	9.00	8.95	0.50	5.47	0.12
18/05/21	9.45	9.15	0.50	5.36	0.39
22/01/21	8.25	8.15	0.50	6.07	0.10
25/09/20	7.40	7.05	0.50	7.02	0.29
13/09/19	8.00	7.65	0.50	5.05	0.205
15/05/19	7.90	7.75	0.50	4.99	0.30
18/01/19	6.70	6.50	0.50	6.13	0.06



ORIGIN

INFINITY

2 0 2 3



ORIGIN SUCCESS STORY

CONTINUOUS ACHIEVED TARGET OVER YEARS

CONTINUOUSLY ACHIEVED
TARGET OVER YEARS

2022

RESIDENTIAL FOR SALE
123 PROJECTS

185,791 MB

HOSPITALITY & TOURISM
21 PROJECTS

5,705 KEYS

27,270 MB

SERVICE

125 PROJECTS 31,000 FAMILIES

NEW BUSINESS



ORIGIN GUNKUL
ENERGY
(ORIGIN & GUNKUL)



*ESTIMATED REIT VALUE

IPO SUCCESS STORIES

ORIGIN

BRITANNIA

primo
SERVICE SOLUTIONS

2015A

2021A

2022A

MARKET CAP.
28,500 MB

MARKET CAP.
10,000 MB

MARKET CAP.
12,000 MB

PERFORMANCE 2022

ALL OF OUR LISTED COMPANY = ALL TIME HIGH



TRANSFER ACTIVITIES

18,509_{MB}

(+15% YoY)

NET PROFIT

3,775_{MB}

(+18% YoY)



TRANSFER ACTIVITIES

5,687_{MB}

(+49% YoY)

NET PROFIT

1,471_{MB}

(+144% YoY)



TOTAL REVENUES

915_{MB}

(+87% YoY)

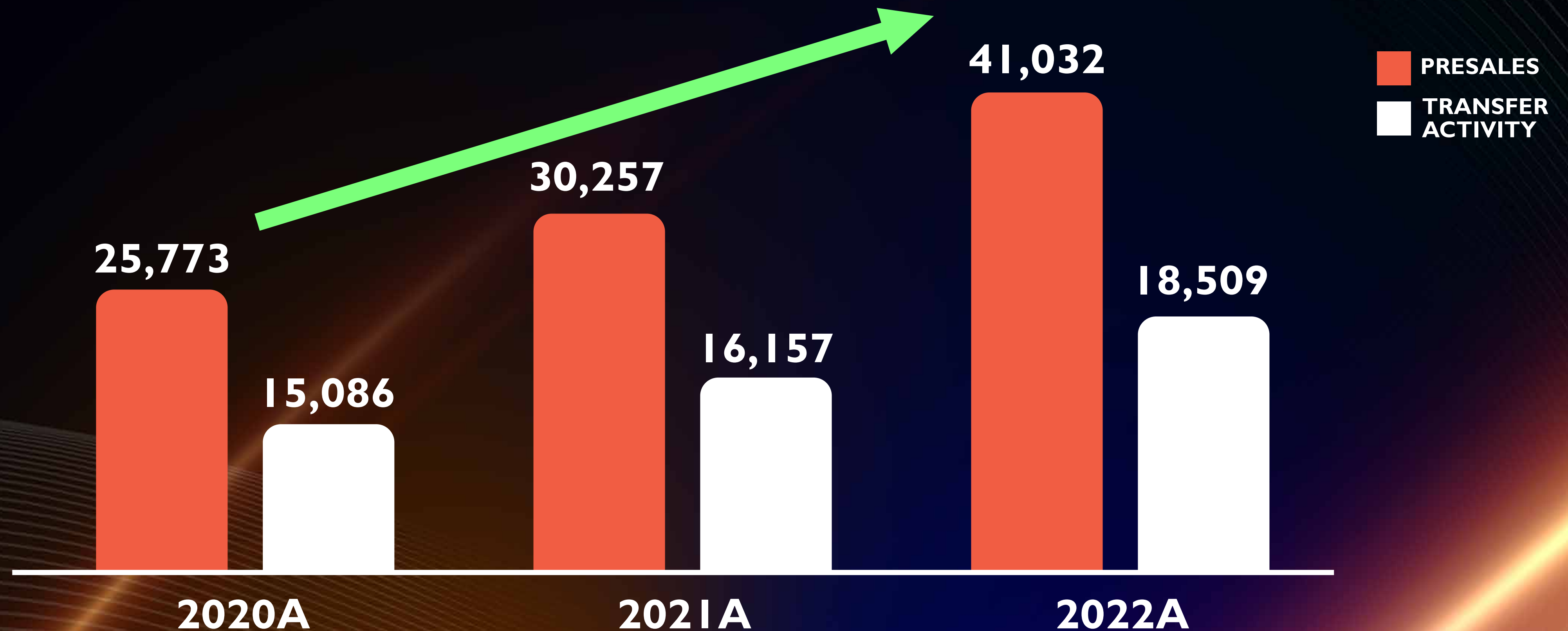
NET PROFIT

240_{MB}

(+116% YoY)

PERFORMANCE 2020-2022

ORIGIN'S PRESALES & TRANSFER ACTIVITIES
CONTINUED GROWTH AMONG COVID-19 PANDEMIC



ONE OF THE WINNERS IN
<-----COVID-19 PANDEMIC----->

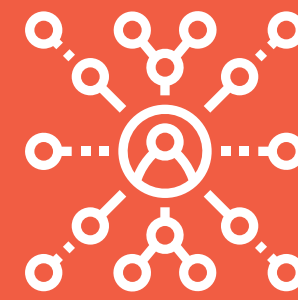
ORIGIN INFINITY 2023



NATIONWIDE SERVE

AROUND
THE COUNTRY

BETTER **LIVING**



MULTIVERSE EXPANSION

COVER EVERY LIFE STAGE
SET-LISTED GOALS

BETTER **LIFETIME**



SOCIAL ATTENTION

TALENT
COMMUNITY
SUSTAINABLE
(GREEN & NET ZERO)

BETTER **SOCIETY**



**DIGITAL
NOMADS**



**HEALTH &
WELLNESS**
TOURISM DESTINATION



**SMART
CITY**

**GLOBAL
TRENDS
IN
PROPERTY
DEVELOPMENT**



**AGING
SOCIETY**



THAILAND'S POTENTIAL TO CONNECT THE WORLD

01 HEALTH & WELLNESS DESTINATION

- 2nd Place of health & Wellness tourism destination in the world

02 TOURISM

- 30 Million tourists in 2023 (generate more than 1.2 trillion baht / 28.5 times)
- China is likely to relax its Zero-Covid policies.

03 DIGITAL NOMADS, WORKCATION, 2ND HOME AND RETIREES

- The country of employment and residence
- Cost of living, internet, Transportation, accommodation, food
- American, British, German DNs, Travellers and retirees
- Bangkok, Chiangmai, Phuket

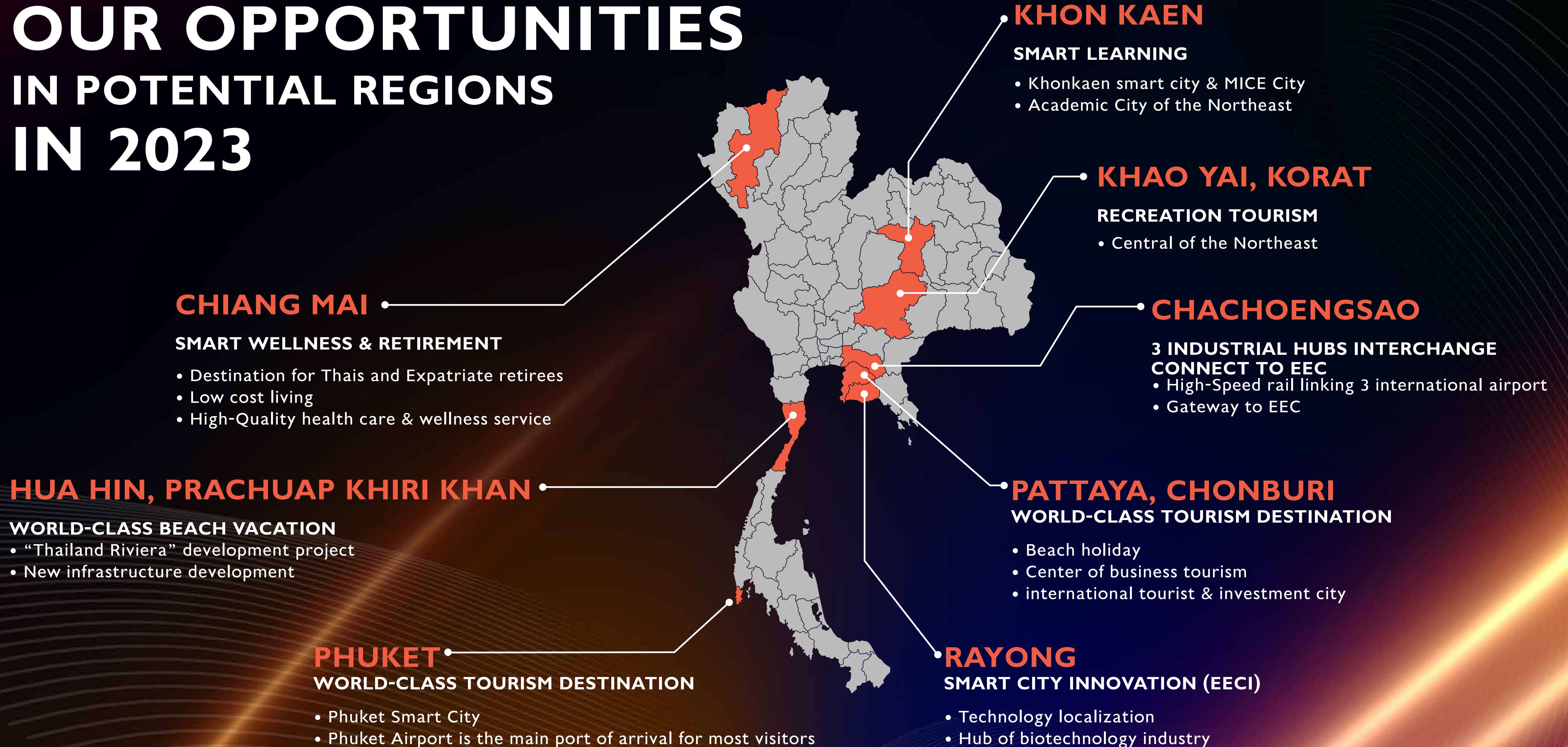
04 HIGH INFRASTRUCTURE INVESTMENT

- Budget of 664 billion baht in fiscal 2023
- The High-speed railway project (Bangkok-Nong Khai)

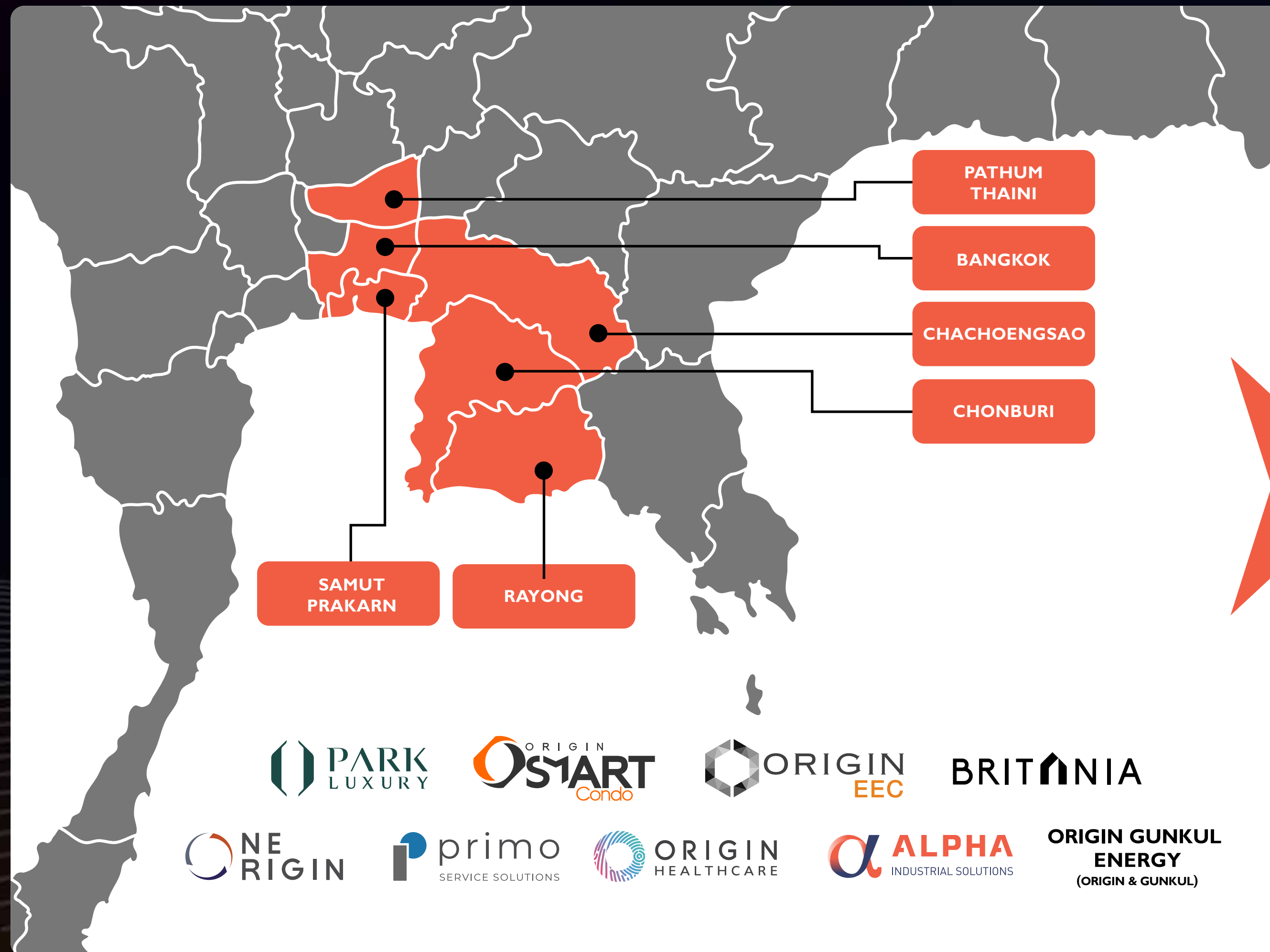
05 POTENTIAL CAPITAL GAIN & RENTAL YIELD GROWTH

- Rental Yield avg. During COVID-19 avg. 3.2% and now 4-5%
- Foreigners view Thai real estate as high return
- Thailand's 5 Year Housing price change ranks fifth in Asia

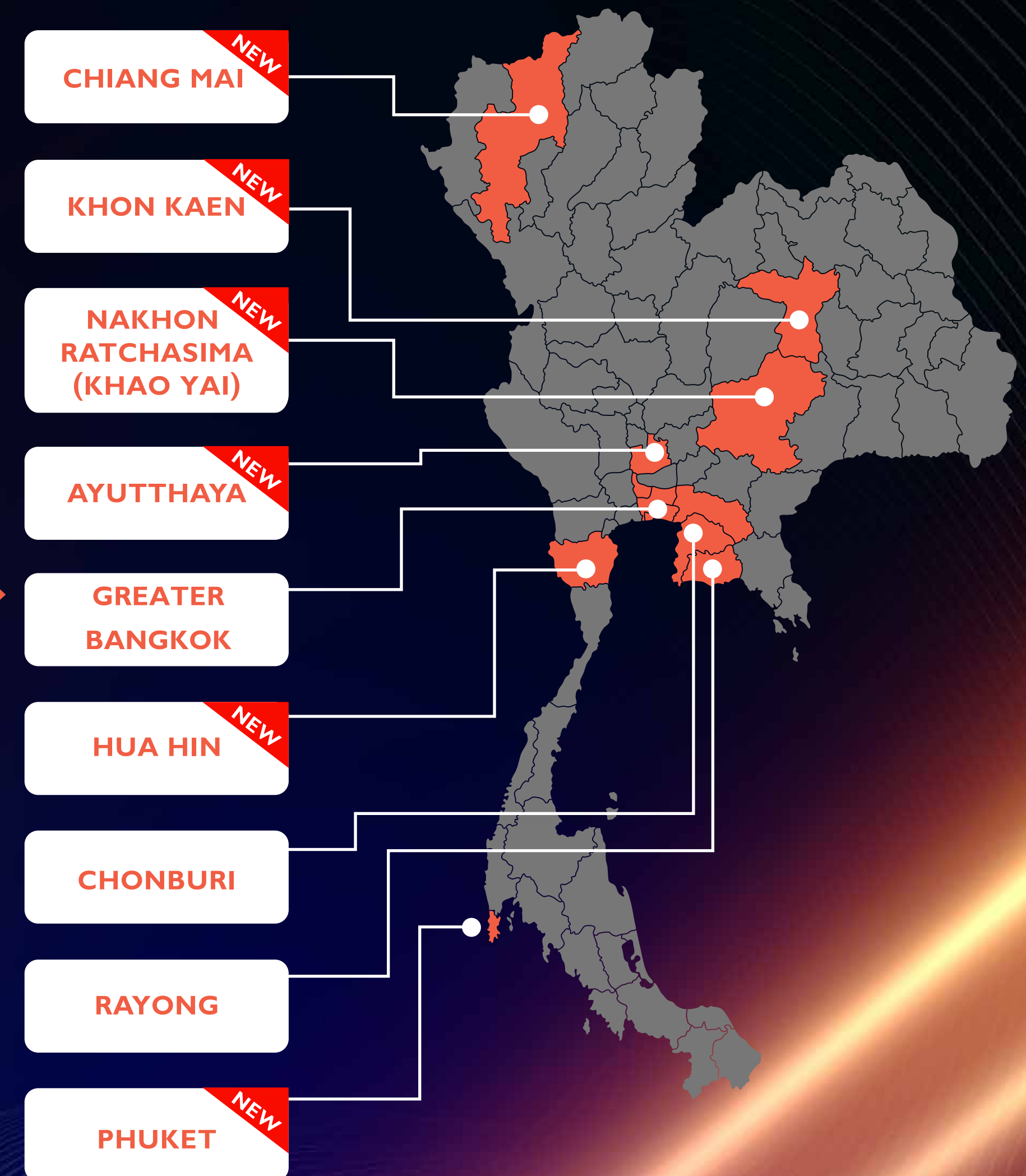
OUR OPPORTUNITIES IN POTENTIAL REGIONS IN 2023



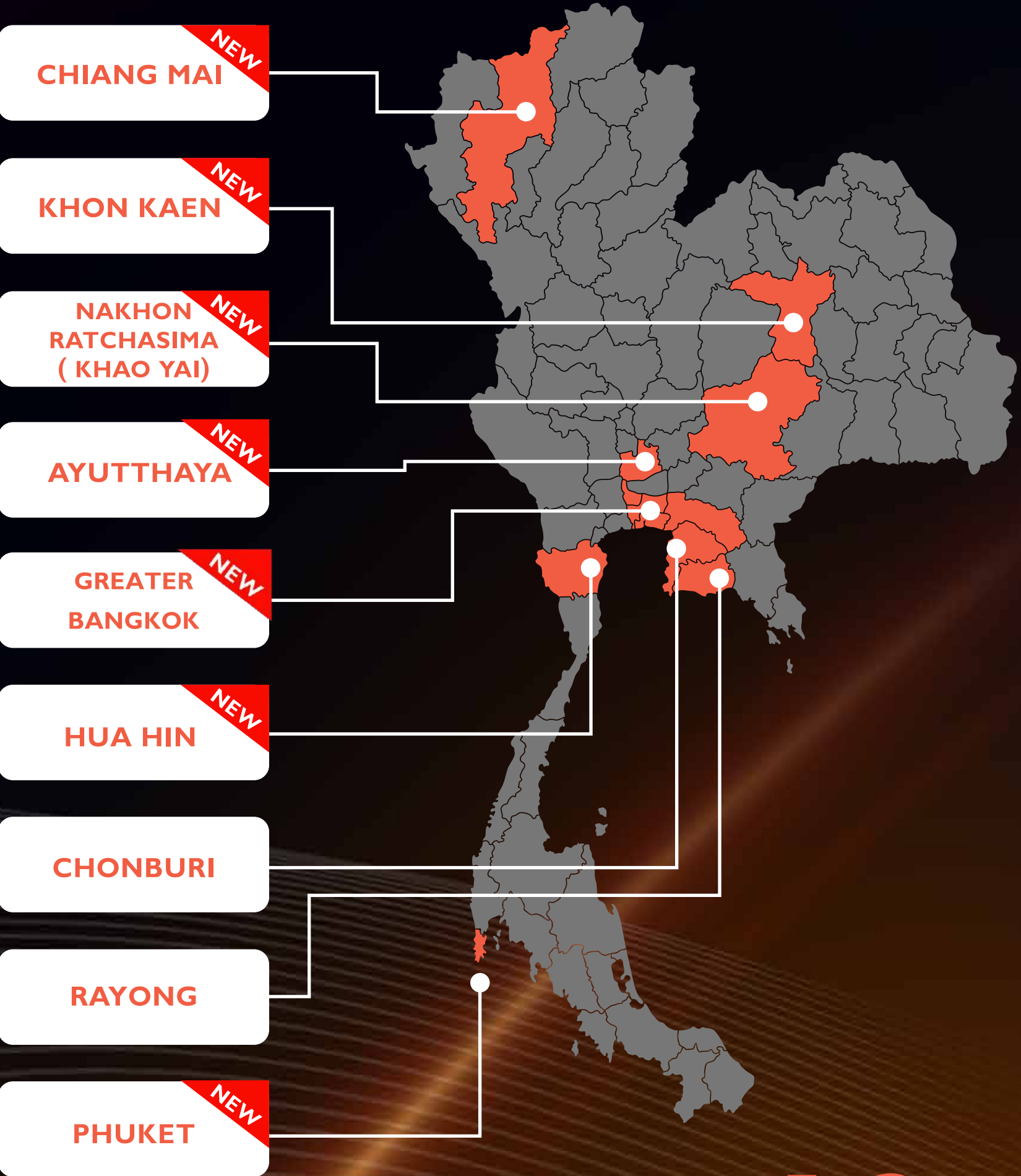
ORIGIN SUCCESS STORIES UNTIL 2022



ORIGIN INFINITY IN 2023 EXPANSION TO NATIONWIDE SERVE



NATIONWIDE SERVE IN 2023



RESIDENTIAL LAUNCH



RECURRING UPCOMING



X

SERVICE & HEALTHCARE

TOTAL **60** PROJECTS **80,000** MB

NOTE *ESTIMATED REIT VALUE

PERFORMANCE TARGET 2023F

PROJECT
LAUNCH
50,000_{MB}

+22% YOY

PRESALES
45,000_{MB}

+10% YOY

TRANSFER
ACTIVITIES
30,000_{MB}
(INCLUDED JV 15,XXX MB)

+62% YOY

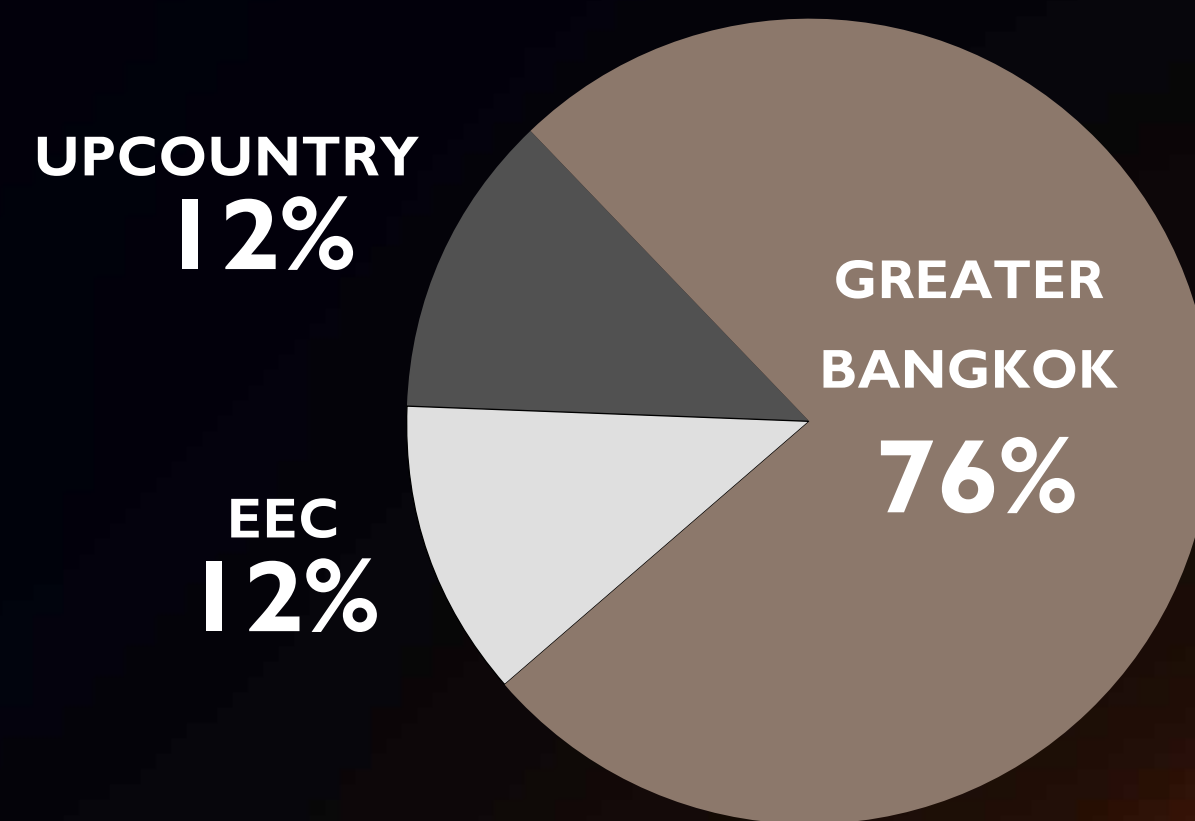
TOTAL
REVENUE
19,000_{MB}

+21% YOY

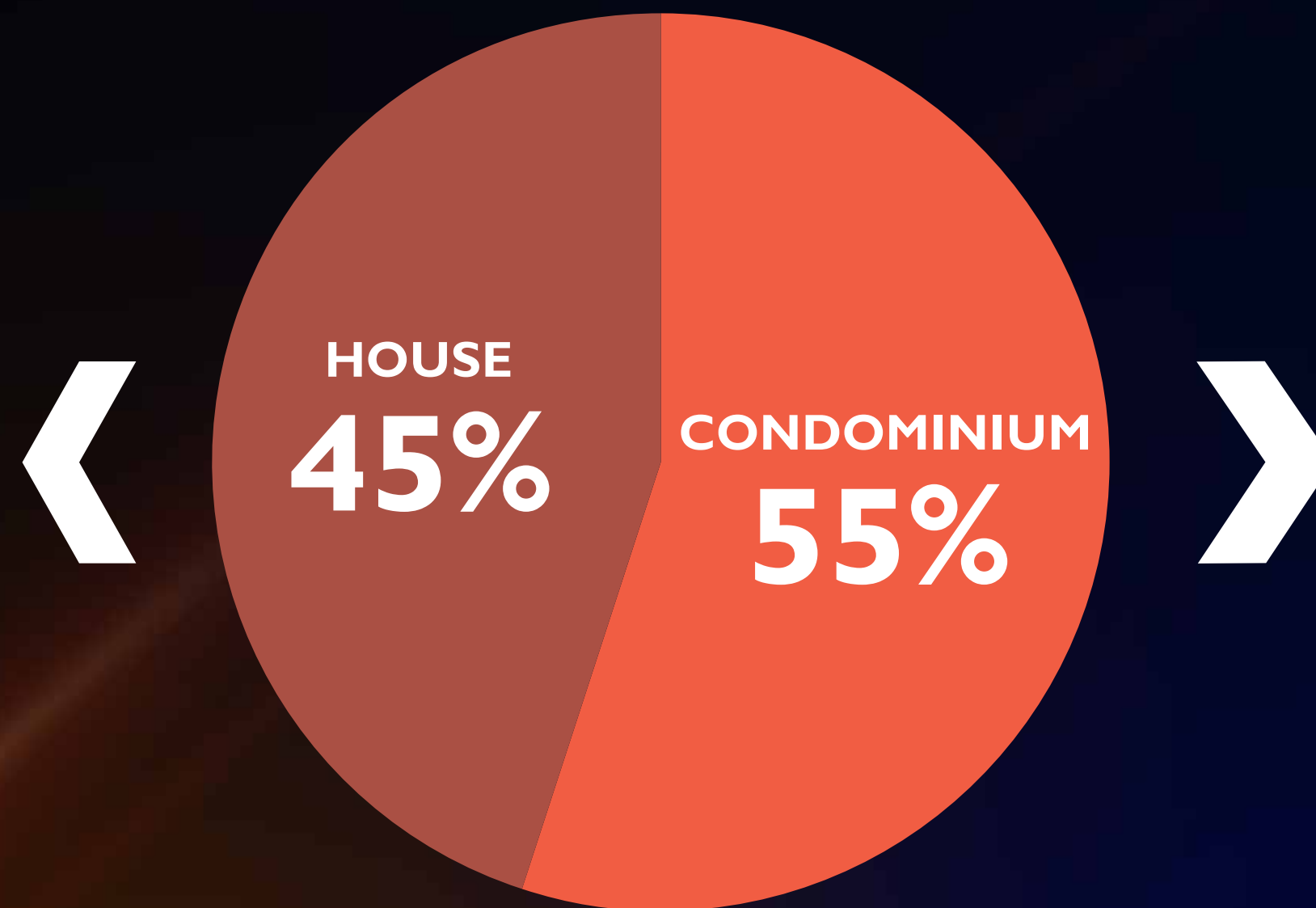
HOTEL & WAREHOUSE
LAUNCH
30,000_{MB}
(UPCOMING DEVELOPMENT PROJECT)

ALL TIME HIGH

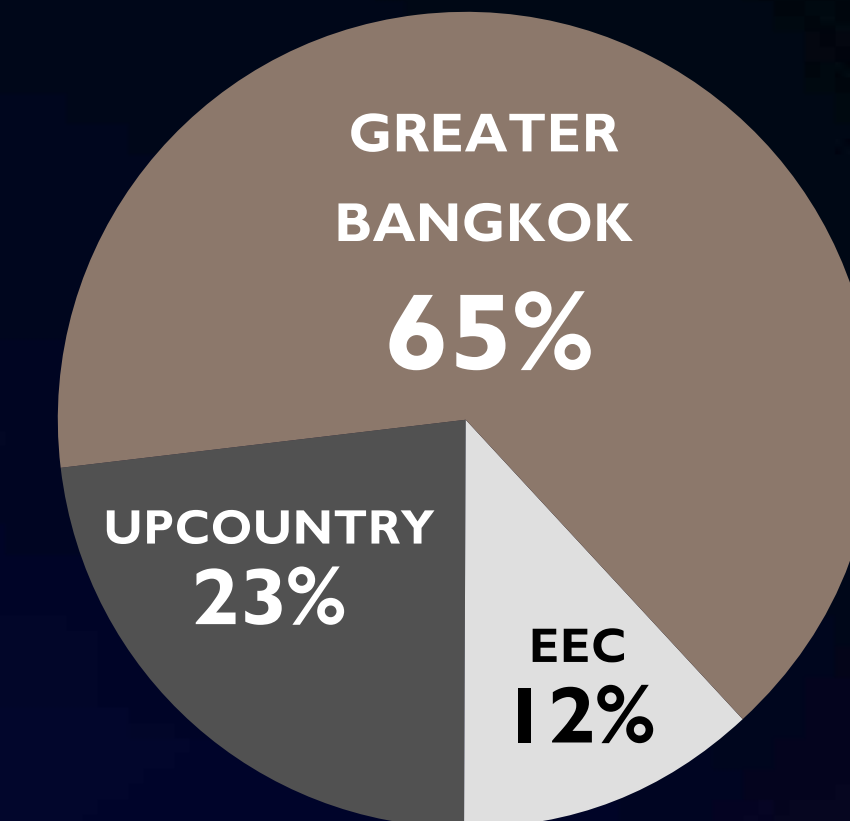
PROJECT LAUNCH IN 2023



HOUSE
22,500 MB



2023F
TOTAL LAUNCH
50,000 MB



CONDOMINIUM
27,500 MB

PROJECT LAUNCHES IN 2023

(CONDOMINIUM)

1H 2023

SO ORIGIN
SIRIRAJ

ORIGIN
PLACE
PHAHOL 59 STATION

— The —
ORIGIN
BANGKAE

ORIGIN
PLAY
SRI LASALLE STATION

**SOHO
BANGKOK**
SUKHUMVIT

ORIGIN
PLACE
RAMKHAMHAENG 153

— The —
ORIGIN
BANGNA-BANGPAKONG

ORIGIN
PLAY
PINKLAO-SIRINDHORN

ORIGIN
PLACE
PHETKASEM 56

— The —
ORIGIN
PATTAYA

KNIGHTSBRIDGE
SPACE
RAYONG

— The —
ORIGIN
PHUKET 1

— The —
ORIGIN
BANGSAEN

— The —
ORIGIN
KHONKAEN

2H 2023


GRAND HAMPTON
— THONGLOR —

SO ORIGIN
LASALLE

SO ORIGIN
KHAOYAI

SO ORIGIN
PHUKET 2

ORIGIN
PLACE
CHIANGMAI

ORIGIN
PLACE
HUAHIN

— The —
ORIGIN
THEPARAK-BANGPLI

ORIGIN
PLAY
CHAENGWATTANA

▼ JV, JOINT VENTURE

PROJECT LAUNCHES IN 2023

(HOUSE)

I H 2023

BRITANIA
MALIWAN

BRITANIA
AYUTTHAYA

BRITANIA
THEPHARAK-SRINAKARIN

BRITANIA
BANGNA KM.39

BELGRAVIA
RATCHAPHUREK-NAKORNIN

BELGRAVIA
PHUTTHAMONTHON SAI 3

**GRAND
BRITANIA**
PRACHAUTHIT 76

**GRAND
BRITANIA**
THAWI WATTANA

**GRAND
BRITANIA**
RAYONG

**GRAND
BRITANIA**
CHAIYAPHUREK
CHANGWATTANA

BRITANIA
BANGNA-THEPHARAK

BRITANIA
WESTGATE

BRITANIA
PRACHAUTHIT 90

BRITANIA
MANGGON BURAPHA

BRITANIA
SRIVAREE

BRITANIA
MUANGTHONG
CHANGWATTANA

BRITANIA
RATCHAPHRUEK

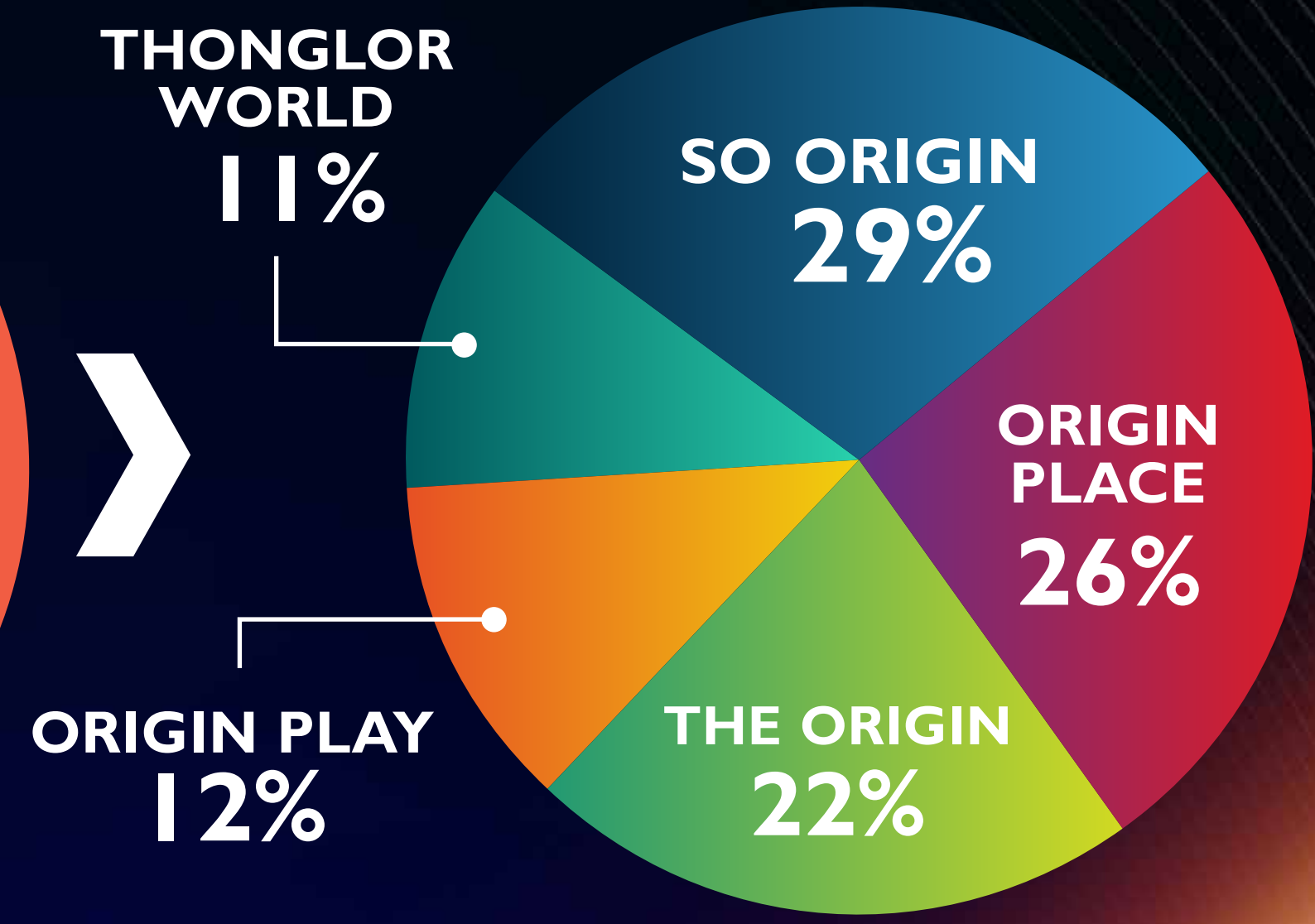
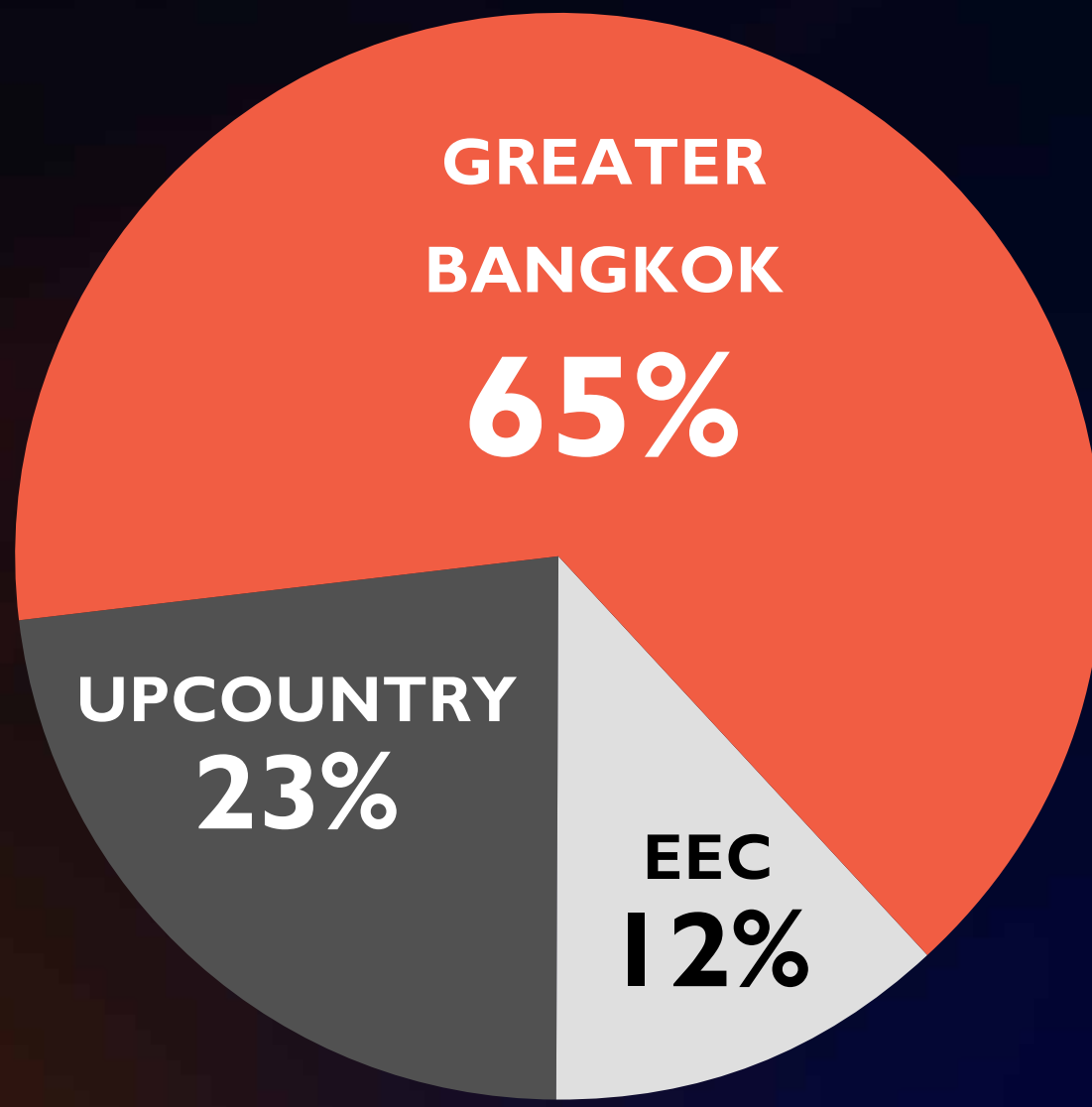
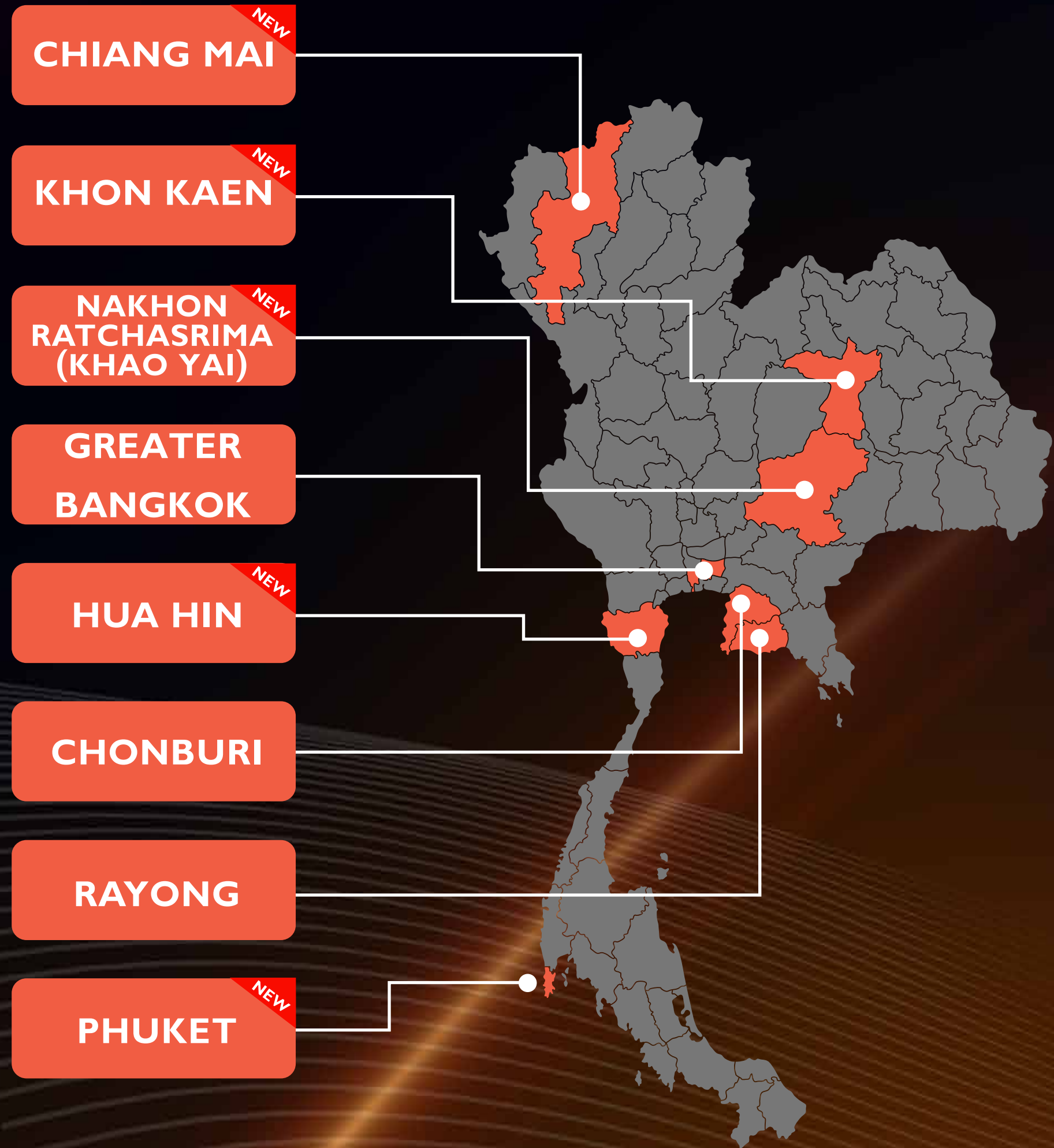
BRITANIA
SUKHUMVIT 76

BRIGHTON
— RATCHAPRUEK —
KANCHANAPISEK

BRIGHTON
— RATCHAPRUEK 345 —

▼ JV, JOINT VENTURE

CONDOMINIUM LAUNCH TARGET IN 2023F



TOTAL CONCOMINIUM LAUNCH
27,500 MB

BRAND STRATEGY



PRICE SEGMENT >200K
HIGH END

- TARGET**
- GEN X - Y
 - URBANIZE
 - INVESTOR
 - HIGH MANAGEMENT

PRIME AREA
IN CBD, HEART OF CITY
24 ENCHANTING HOURS

LIVING OASIS
NATURE
CREATE SIGNATURE

SATISFIED ALL
RESIDENT **NEEDS**

LUXURY



PRICE SEGMENT 120 - 200K
HIGH CLASS

- TARGET**
- LATE GEN X - Y
 - URBANIZE
 - MANAGEMENT LEVEL

POTENTIAL OF LOCATION
NEW DIMENSION OF
SUPERIOR LIVING

LIGHT UP YOUR LIFE
AND **FULL** YOUR
LIFESTYLE

HOTEL
EXCELLENT
SERVICE

BOUTIQUE



PRICE SEGMENT 80 - 120K
UPPER CLASS

- TARGET**
- GEN Y
 - CITY LIFESTYLE
 - SENIOR LEVEL TO MANAGER

NEW LOCATION
NEXT OPPORTUNITIES
EASY ACCESS
TO CITY

SURROUNDING WITH
VARIOUS
ATTRACTIONS

TOP-NOTCH
AMENITIES IDEA

MODERN CLASSIC,
CONTEMPORARY



PRICE SEGMENT 80 - 120K
MAIN CLASS

- TARGET**
- LATE GEN Y - Z
 - START UP
 - FIRST JOBBER

LOCATION OF
NEW UPCOMING HUB
CLOSE TO MASS TRANSIT

DUO SPACE
ATTACH TO YOUR LIFESTYLE
DELIVERING AN EXCEPTIONAL
EXPERIENCE

ENERGETIC LIFE
WITH FEATURES

POST MODERN, ECLECTIC



PRICE SEGMENT 50 - 80K
ECONOMY

- TARGET**
- GEN Z
 - FIRST JOBBER
 - NEW INVESTER

UP COUNTRY, SUB URBAN
WORKING AREA
MASS COMMUNITIES

COMFORTABLE LIFE AND LIVING
AFFORDABLE PRICE
VALUE FOR MONEY

NEW TYPE
NEW LIFE

MID CENTURY MODERN,
TRANSITIONAL

HISTORY

THE RIGIN FIRST LAUNCH 2019

6
LOCATIONS

- RAMKHAMHEANG
- RAMINTRA
- SAPHANMAI
- RATCHADA
- LADPRAO
- LA SALLE

PROJECT VALUE 8,310 MB.
BRAND AMBASSADOR = SUNNY
LAUNCH NEW LAYOUT = SMART CLOSET

NOW

— The — ORIGIN

THE ORIGIN
COME BACK

7
LOCATIONS

- BANGKAE
- BANGPLEE
- BANGPAKONG
- KHON KAEN
- PHUKET
- PATTAYA
- BANGSAEN

PROJECT VALUE 6,070 MB.
COMPETITIVE PRICE – AFFORDABLE CONDO
24 SQ.M. LAYOUT

พบกับ THE ORIGIN ทุกทำเล
ที่งานมหกรรมบ้านและคอนโดวันที่ 23-26 มีนาคม นี้

PROJECT TRANSFER IN 2023 (CONDOMINIUM)

Q1 2023

PARK()RIGIN
CHULA - SAMYAN

ORIGIN
Plug & Play
Ladprao Interchange

Q2 2023

PARK()RIGIN
CHULA - SAMYAN

THE RIGIN
E22 STATION

Q3 2023

PARK()RIGIN
CHULA - SAMYAN

THE RIGIN
E22 STATION

SOHO BANGKOK
RATCHADA

Q4 2023

ORIGIN
Plug & Play
Ramkhamhaeng Triple Station

ORIGIN
Plug & Play
Ramintra

BRIXTON
KASET - SRIRACHA CAMPUS

BRIXTON
RAYONG

BRIXTON
CAMPUS BANGSAEN

▼ JV, JOINT VENTURE

PROJECT TRANSFER IN 2023

(HOUSE)

Q1 2023

BRITANIA
UDON DUSADEE

Q2 2023

BRITANIA
MALIWAN

BRITANIA
AYUTTHAYA

Q3 2023

**GRAND
BRITANIA**
PRACHAUTHIT 76

BRITANIA
THEPHARAK-SRINAKARIN

BRITANIA
BANGNA KM.39

Q4 2023

BELGRAVIA
RATCHAPHUREK-NAKORNIN

BELGRAVIA
PHUTTHAMONTHON SAI 3

**GRAND
BRITANIA**
THAWI WATTANA

**GRAND
BRITANIA**
CHAIYAPHUREK
CHANGWATTANA

BRITANIA
PRACHAUTHIT 90

BRITANIA
BANGNA-THEPHARAK

BRITANIA
SRIVAREE

BRITANIA
SUKHUMVIT 76

BRITANIA
WESTGATE

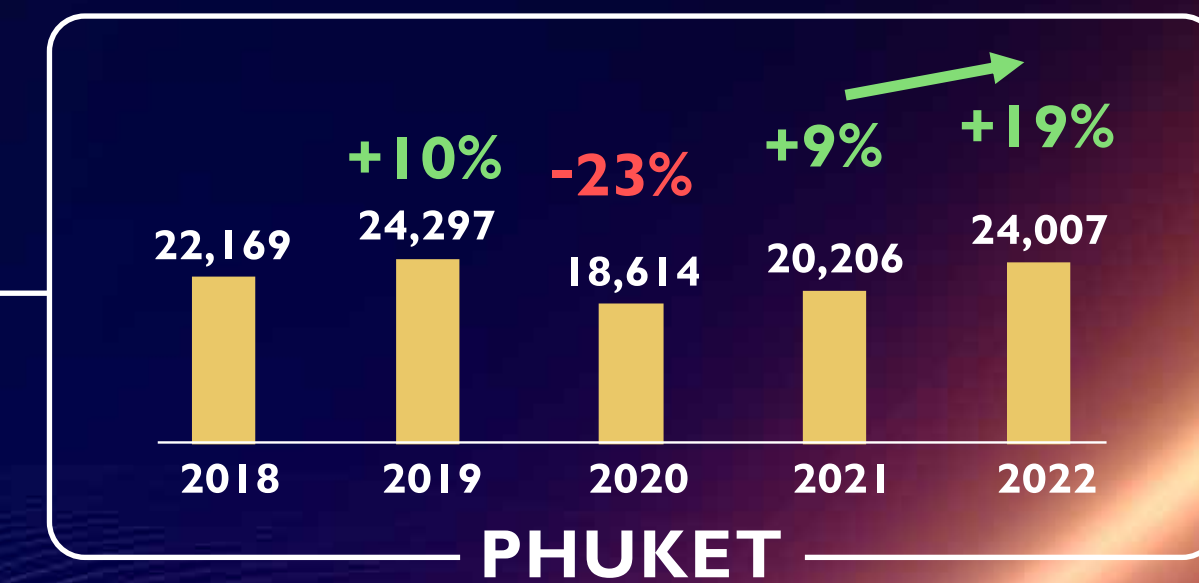
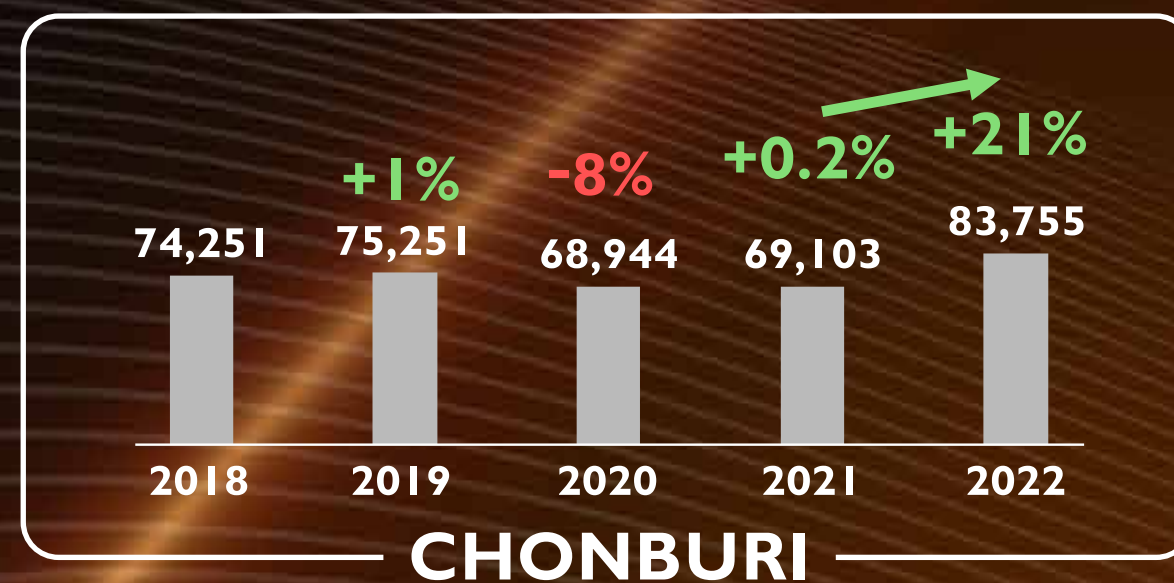
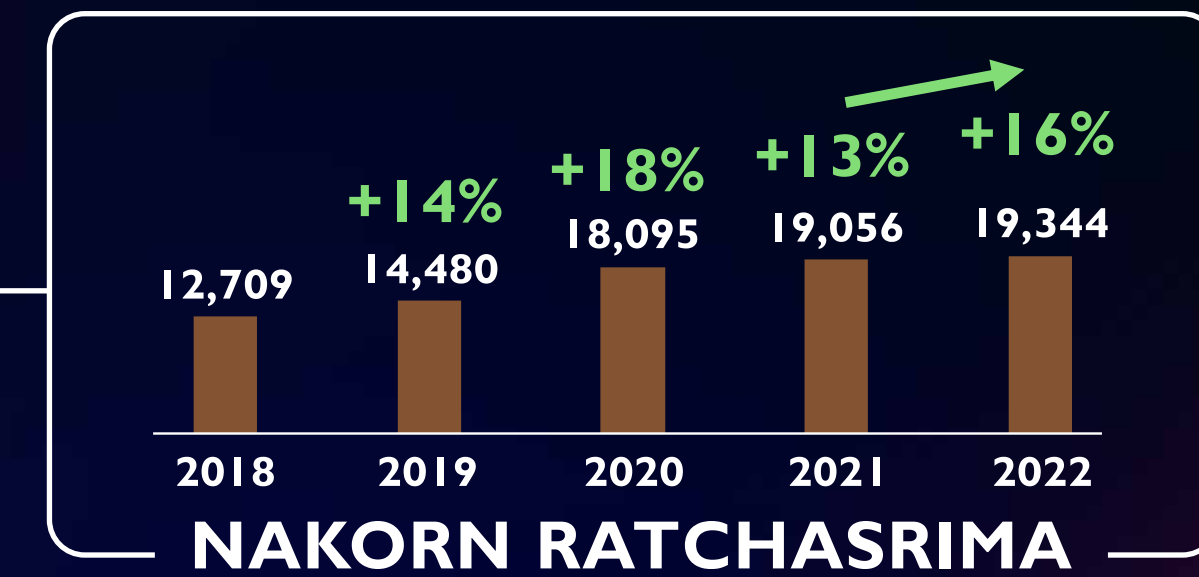
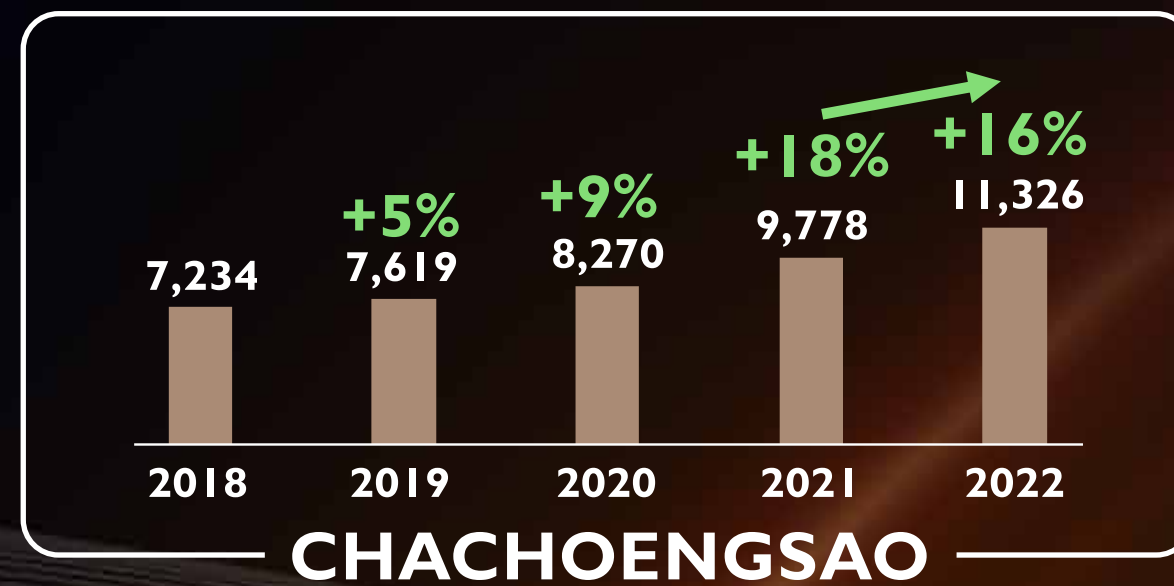
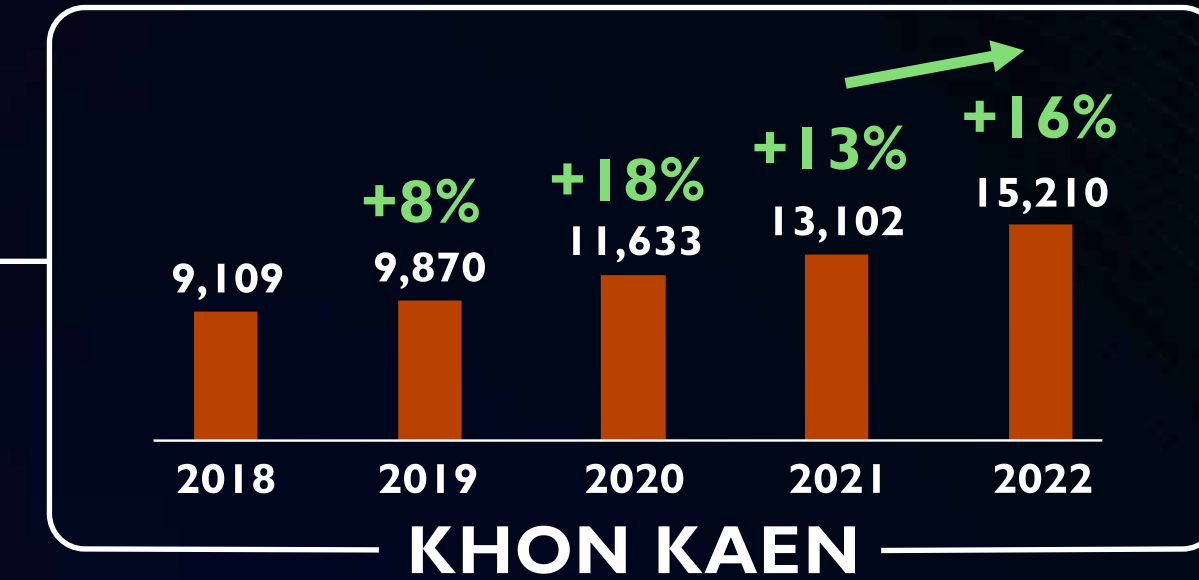
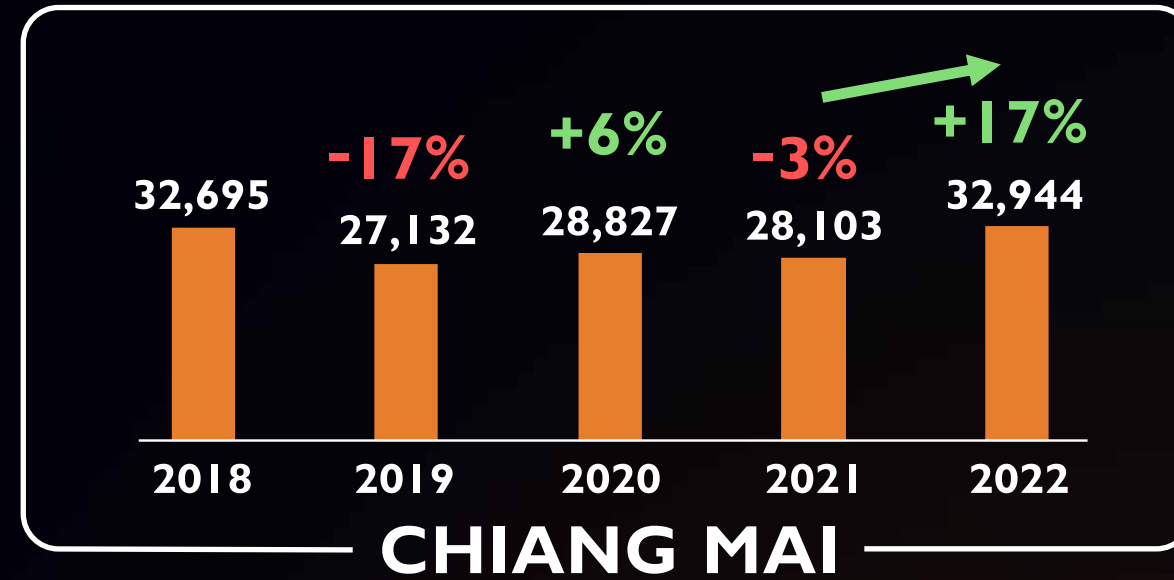
BRIGHTON
— RATCHAPRUEK —
KANCHANAPISEK

BRIGHTON
— RATCHAPRUEK 345 —

▼ JV, JOINT VENTURE

OUR OPPORTUNITIES IN UPCOUNTRY REGIONS IN 2023

TRANSFER ACTIVITIES (MB)

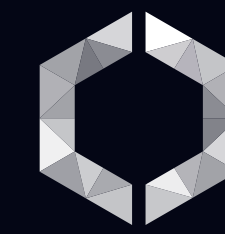


SOURCE: REIC

SUCCESS STORY IN MIXED USE CONCEPT



LAUNCH 2015

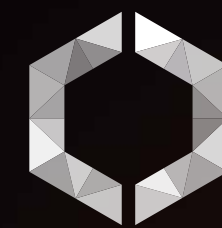


ORIGIN
SMART CITY

LAEMCHABANG-SRIRACHA

PROJECT VALUE 5,000 MB

SOLD OUT



ORIGIN
SMART CITY

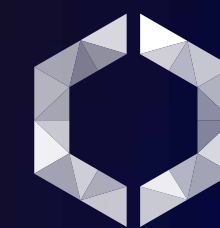
RAYONG

PROJECT VALUE 10,000 MB

SOLD ~70%



LAUNCH 2019



ORIGIN
SMART CITY

RAMINTRA

PROJECT VALUE 4,500 MB

SOLD ~90%



LAUNCH 2019

ORIGIN ONE SYNERGY

“THE NEW MIXED USE DEVELOPMENT CONCEPT”



BRITANNIA



ORIGIN SMART CITY CONCEPT



ONE RIGIN

HOSPITALITY GROUP

Hospitality



Office & Retail



Food & Beverage



HOTEL OPERATING IN 2021 - 2022



HOTEL 1,314 KEYS | RETAIL 2,000 SQ.M
VALUE 5,620 MB

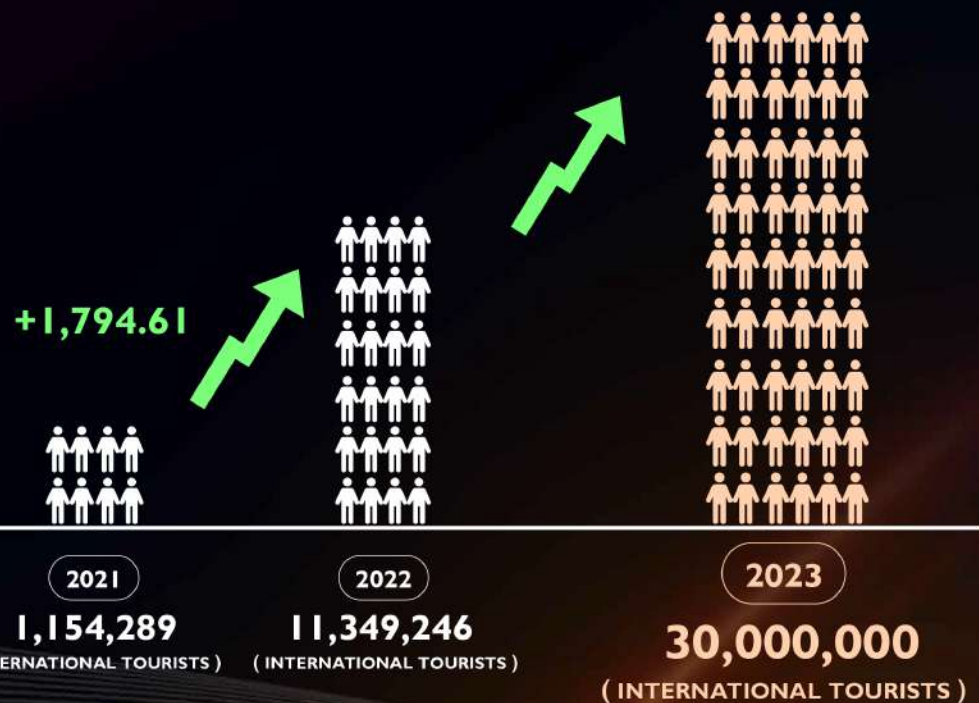
HOTEL OPERATING IN 2023F



ACCUMULATED
HOTEL 2,718 KEYS | RETAIL 14,000 SQ.M
VALUE 20,000 MB*

*ESTIMATED REIT VALUE

THAILAND TOURIST TREND



	2019	2022E	2023F
INTERNATIONAL TOURIST	39.7	11.3	30
TRILLION BAHT	1.91	0.61	1.44

**DATA REFERENCES FROM MINISTRY OF TOURISM AND SPORT
INCLUDED DOMESTIC AND INTERNATIONAL TOURIST (WWW.MOTS.GO.TH)

TOP 10 THAILAND TOURISM DESTINATION

PHUKET

CHONBURI

SURAT THANI

CHIANGMAI

SONGKLA

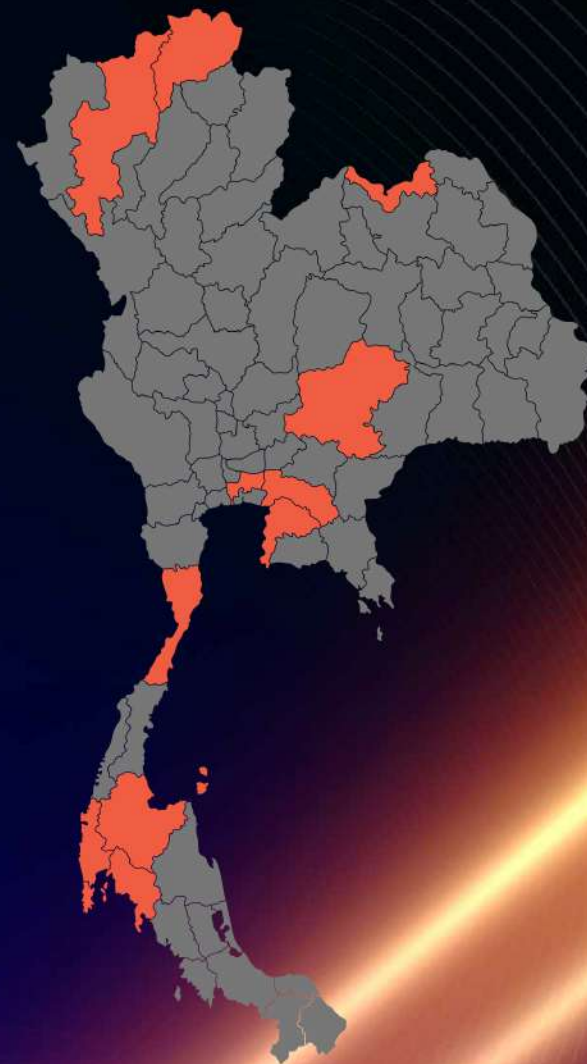
PHANG-NGA

CHIANG RAI

KRABI

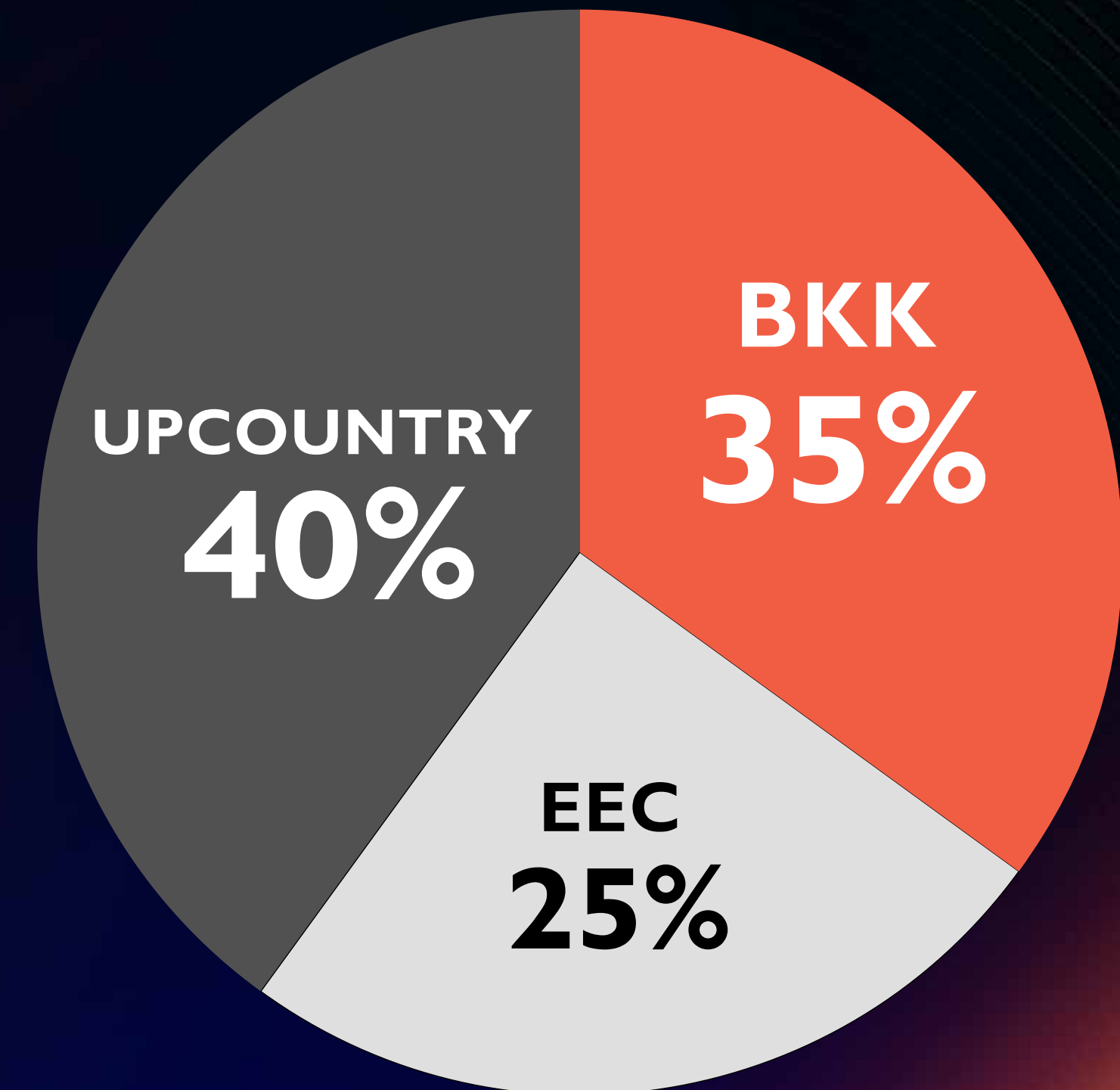
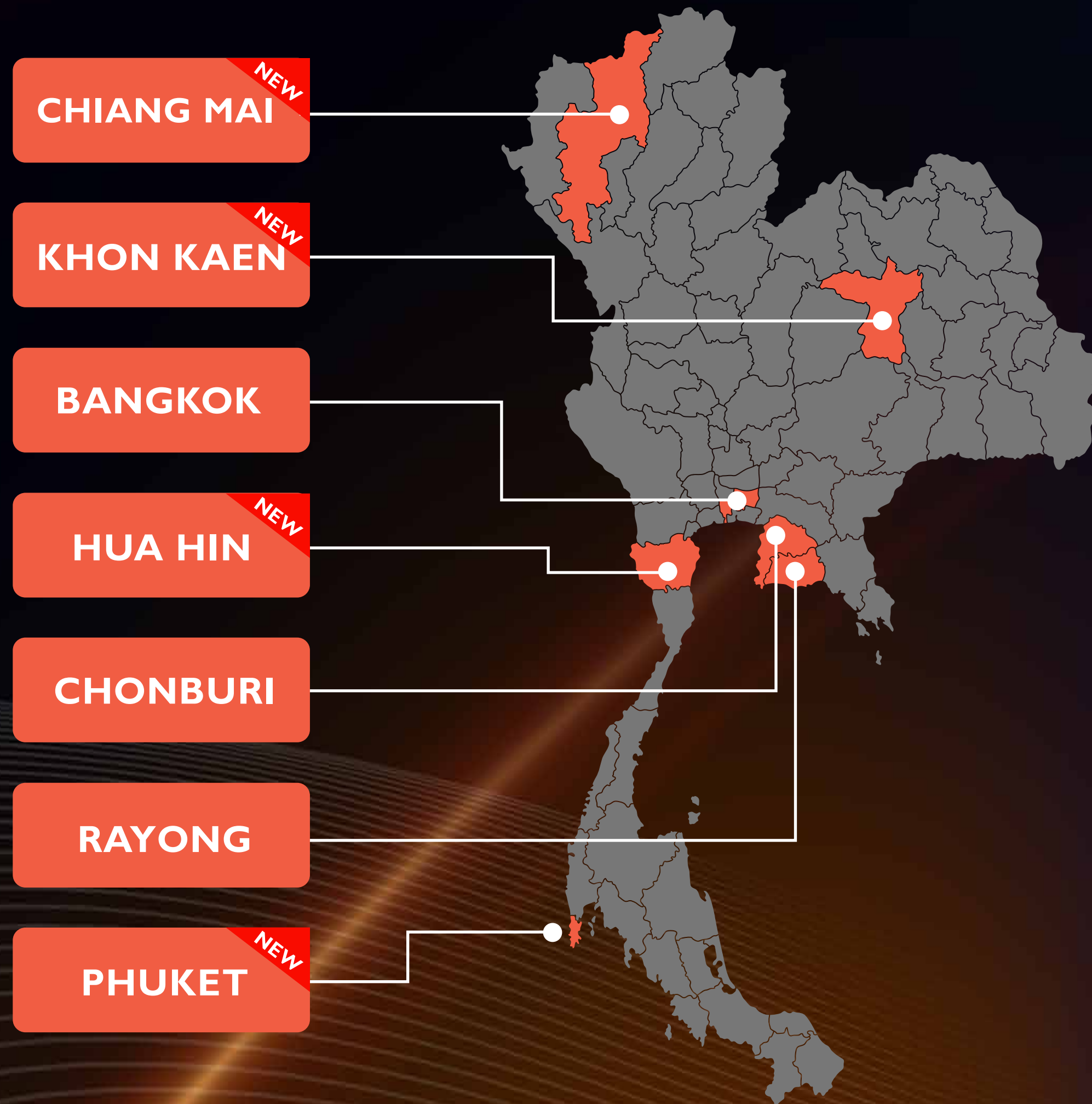
PRACHUAP KHIRI KHAN

NONG KHAI



**DATA REFERENCES FROM THAIGOV.GO.TH

RECURRING DEVELOPMENT TARGET IN 2023F



TOTAL RECURRING LAUNCH
25,500 MB*

NOTE *ESTIMATED REIT VALUE

13 RECURRING PROJECTS 20,000 MB*

NEW



ORIGIN WELLNESS RESIDENCE
SUKHUMVIT 107

136 KEYS

PROJECT VALUE **380 MB**

NEW




INTERCONTINENTAL
HOTELS & RESORTS

INTERCONTINENTAL BANGKOK

241 KEYS

PROJECT VALUE **3,800 MB**

NEW



STAYBRIDGE
SUITES

STAYBRIDGE SUITES
BANGKOK SUKHUMVIT

MIXED USE
3,400 SQ.M. 411 KEYS

PROJECT VALUE **4,500 MB**

NEW



hotel
SINDIGO


Holiday Inn
Express

ONE PHAYATHAI

MIXED USE
770 SQ.M. 412 KEYS

PROJECT VALUE **3,800 MB**

NEW




Holiday Inn
Express

HOLIDAY INN EXPRESS RAYONG

204 KEYS

PROJECT VALUE **900 MB**

NEW



Portobello

PORTOBELLO
CHAENGWATTANA

PROJECT VALUE **300 MB**

NEW



Portobello

PORTOBELLO
RAYONG

PROJECT VALUE **150 MB**



Portobello

PORTOBELLO SRIRACHA
SRIRACHA

PROJECT VALUE **150 MB**




STAYBRIDGE
SUITES

STAYBRIDGE SUITES
THONGLOR

303 KEYS

PROJECT VALUE **2,300 MB**



Holiday Inn
& Suites

HOLIDAY INN SRIRACHA

347 KEYS

PROJECT VALUE **1,800 MB**



ibis

IBIS HUAHIN

200 KEYS

PROJECT VALUE **525 MB**



ibis

IBIS PHUKET KATA

258 KEYS

PROJECT VALUE **415 MB**



ibis
STYLES

IBIS STYLES KRABI AO NANG

206 KEYS

PROJECT VALUE **430 MB**

*NOTE : ESTIMATED REIT VALUE

NEW 11 PROJECTS 25,500 MB* ON PIPELINE



ONE RAMINTRA
341 KEYS
4,200 SQ.M.



ONE SANAMPAO
34,000 SQ.M.



ONE BANGNA
176 KEYS
25,000 SQ.M.



STAYBRIDGE SUITES
SRIRACHA
192 KEYS



ONE ORIGIN BANGKAPI
480 KEYS



ONE ORIGIN HUAHIN
258 KEYS



ONE ORIGIN SRINAKARIN
235 KEYS



ONE ORIGIN
AMATA CHONBURI
701 KEYS



ONE ORIGIN KHAOYAI
179 KEYS



ONE ORIGIN PATTAYA
600 KEYS



ONE ORIGIN
WELLNESS HOTEL PHUKET
578 KEYS

*NOTE : ESTIMATED REIT VALUE

ACCOMMODATIONS



WELLNESS



OFFICE & RETAIL



**NE
RIGIN**
**SYNERGETIC
REVOLVE**

FOOD & BEVERAGE



LOYALTY PROGRAM



SYNERGY ONE ORIGIN X ORIGIN HEALTHCARE



X

HEALTHCARE
SERVICE



BEAUTY & WELLNESS



REHABILITATION



DENTAL



PET



HAIR TRANSPLANT & THERAPY



ORIGIN
HEALTHCARE

BUSINESS MODEL



ORIGIN HEALTH CLUB

I.HEALTH SERVICE IN PROPERTY

- ORIGIN HEALTH CLUB
- TELEMEDICINE
- ONLINE PLATFORM
- FOOD & SUPPLEMENT

TARGET Y2023
2 PROJECTS



MEDIPLEX

- 1.BEAUTY & WELLNESS
- 2.HAIR TRANSPLANT / THERAPY
- 3.DENTAL
- 4.SPA & SPORT
- 5.MENTAL & MIND
- 6.PHARMACY
- 7.PET

TARGET Y2023
22 PROJECTS



HOSPITAL / HEALTHCARE CENTER

- 1.SPECIAL HOSPITAL
- 2.REHABILITATION CENTER
- 3.RETIREMENT

TARGET Y2023
1 PROJECT



ORIGIN HEALTH CLUB THONGLOR | LIFE WELLNESS CENTER SRIRACHA

PRODUCT & SERVICE

3

SKIN

1

FACIAL LIFTING

4

BODY

2

LIFTING, WRINKLES

5

WELLNESS



KIN ORIGIN REHAB CENTER SUKHUMVIT 107

PRODUCT & SERVICE

1

PHYSICAL THERAPY

3

OCCUPATIONAL THERAPY

2

HYDRO THERAPY

4

REHABILITATION CENTER



PETTO CARE BEARING BROMPTON SUKHUMVIT 107

PRODUCT & SERVICE

1

GROOMING

3

Pet Shop

2

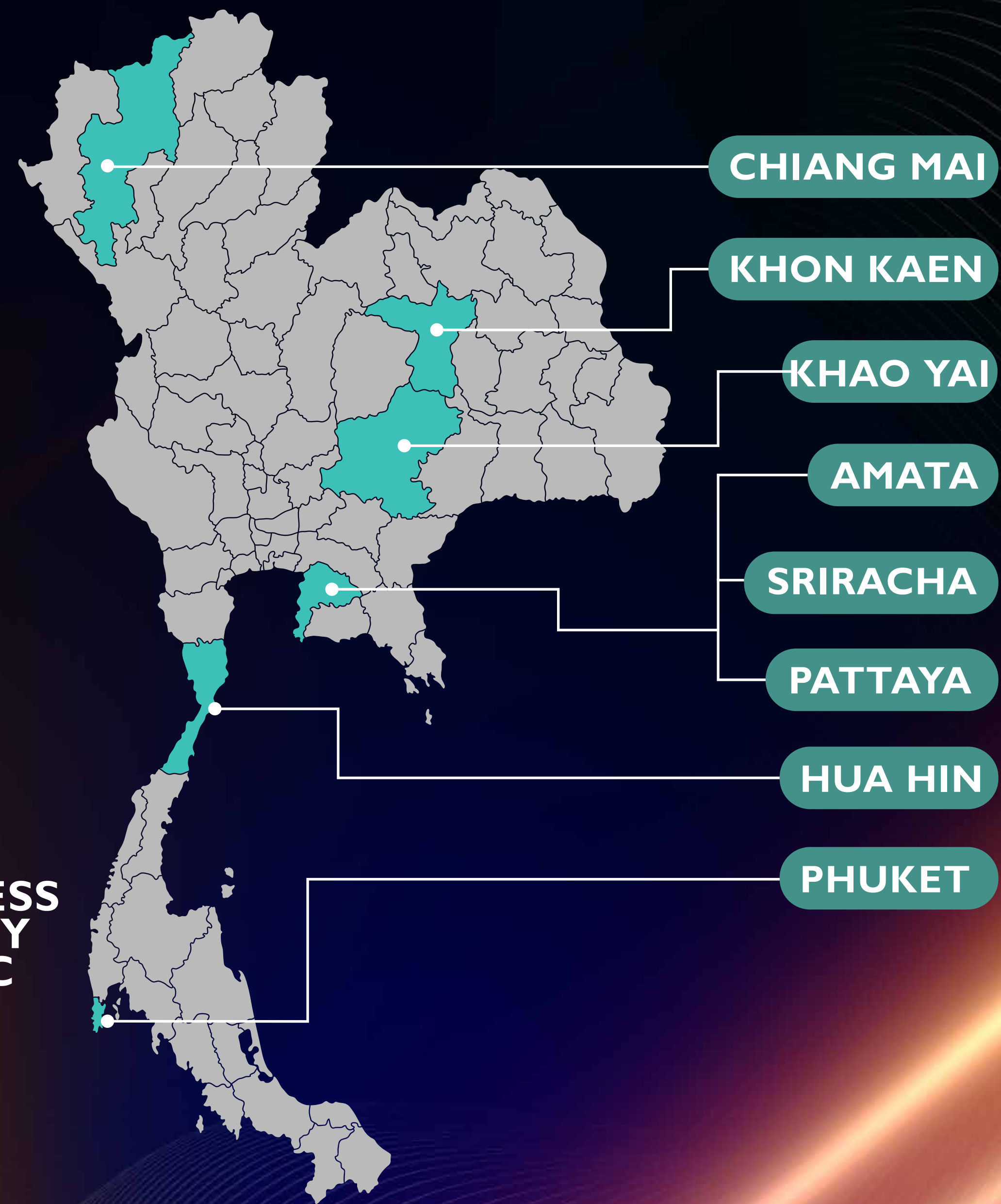
DAY CARE

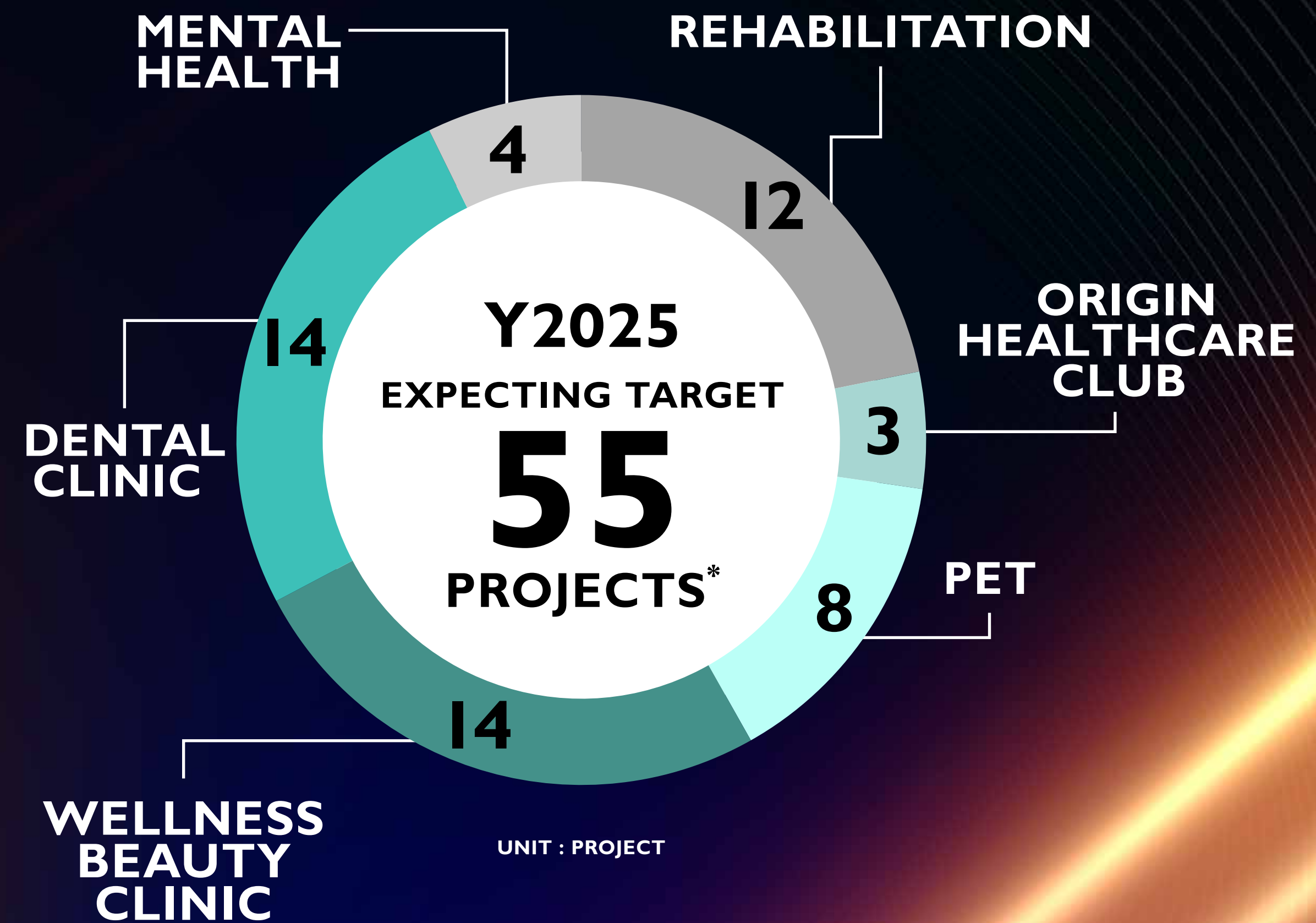
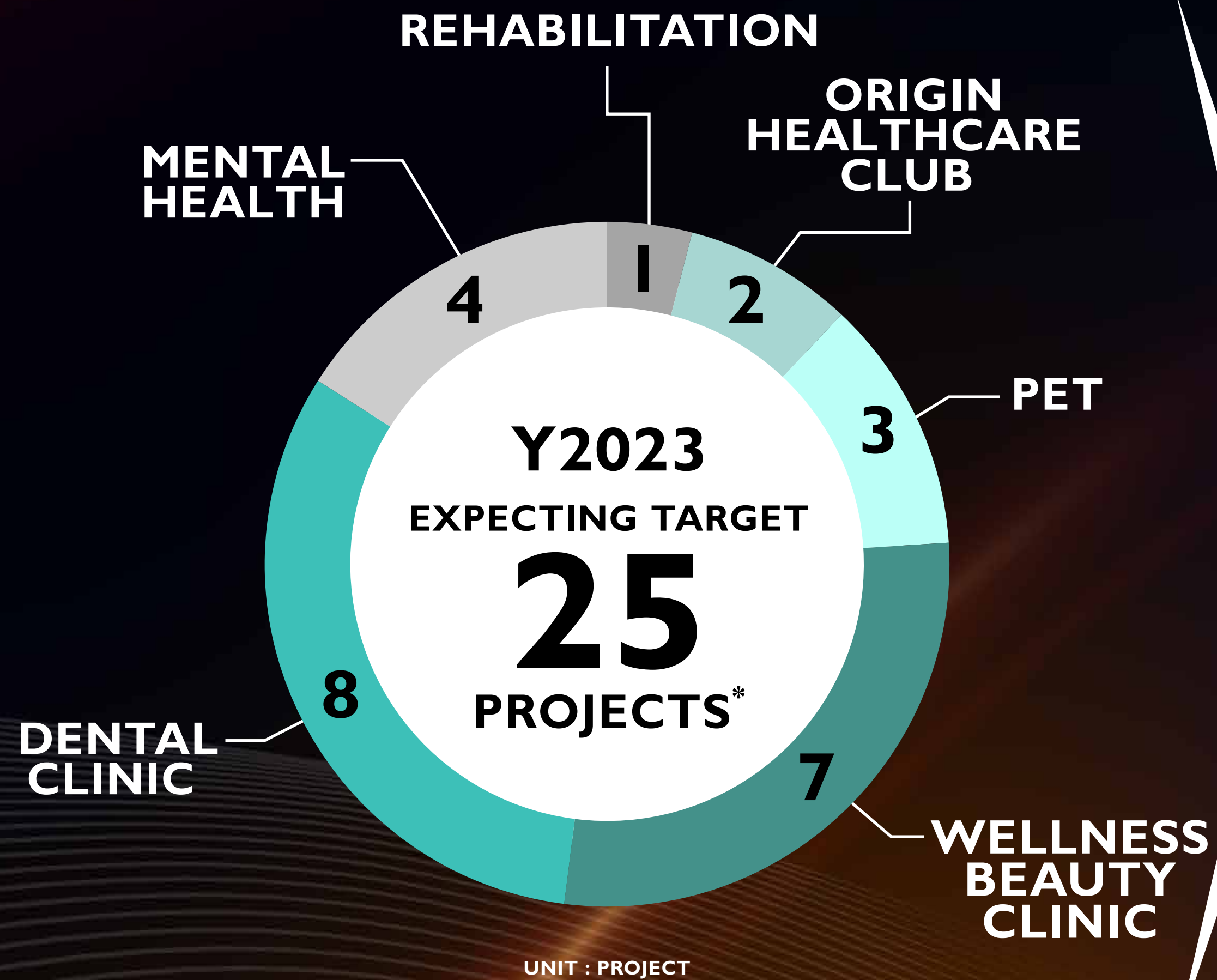


UNIT : PROJECT

REVENUE 2023F = 250 MB

PROJECT: ACCUMULATED PROJECT





(TARGET EQUITY FOR DIVERSIFY 500 MB)

PROJECT: ACCUMULATED PROJECT



KIN ORIGIN
HEALTHCARE CENTER

COMING SOON



BUSINESS OVERVIEW



INDUSTRIAL PROPERTY

- COLD STORAGE
- E-COMMERCE FULFILLMENT
- LAST MILE SORTING CENTER
- CHEMICAL & DANGEROUS GOODS
- DATA CENTER



URBANIZED PROPERTY

- SELF STORAGE
- MICRO FULFILLMENT
- E-COMMERCE PICK-UP & DROP-OFF

STRENGTHS



TEAM EXPERIENCE

ALPHA HAS A SPECIALIZE AND PROFESSIONAL TEAM WHICH REQUIRED EXPERTISE IN EACH SPECIFIC FIELD TO PROVIDED CONSULTING TO MAXIMUM EFFICIENCY IN WAREHOUSE & LOGISTIC SOLUTION



LISTENING AND UNDERSTANDING

LISTENING AND UNDERSTANDING OF CUSTOMER NEED AND REQUIREMENT



PROACTIVE LEADER PROJECT

PROACTIVE LEADER PROJECT BY LOOKING FORWARD TO FIND THE BEST SOLUTION WITH CLEARLY UNDERSTAND CROSS ANY LIMITATION

THE ADVENTAGES OF OUR STRENGTH POINT THEN WE CAN DELIVER AND OFFER THE OPTIMUM VALUE FOR ;

STRATEGIC
LOCATION

OPTIMUM
DESIGN

INTERNATIONAL
QUALITY

EXCELLENT
SERVICE

SUCCESS STORY IN 2021 - 2022



ALPHA KM 22

START CONSTRUCTION **JUN 2021**

- RENTAL AREA **20,688** SQ.M.



ALPHA KM 19

START CONSTRUCTION **OCT 2022**

- RENTAL AREA **80,000** SQ.M.



ALPHA PHAN THONG

START CONSTRUCTION **Q1 2023**

- RENTAL AREA **40,000** SQ.M.

NEW

ALPHA RANGSIT

START CONSTRUCTION **OCT 2022**

- RENTAL AREA **55,000** SQ.M.



ALPHA INDUSTRIAL SOLUTIONS **TOKYU LAND ASIA**

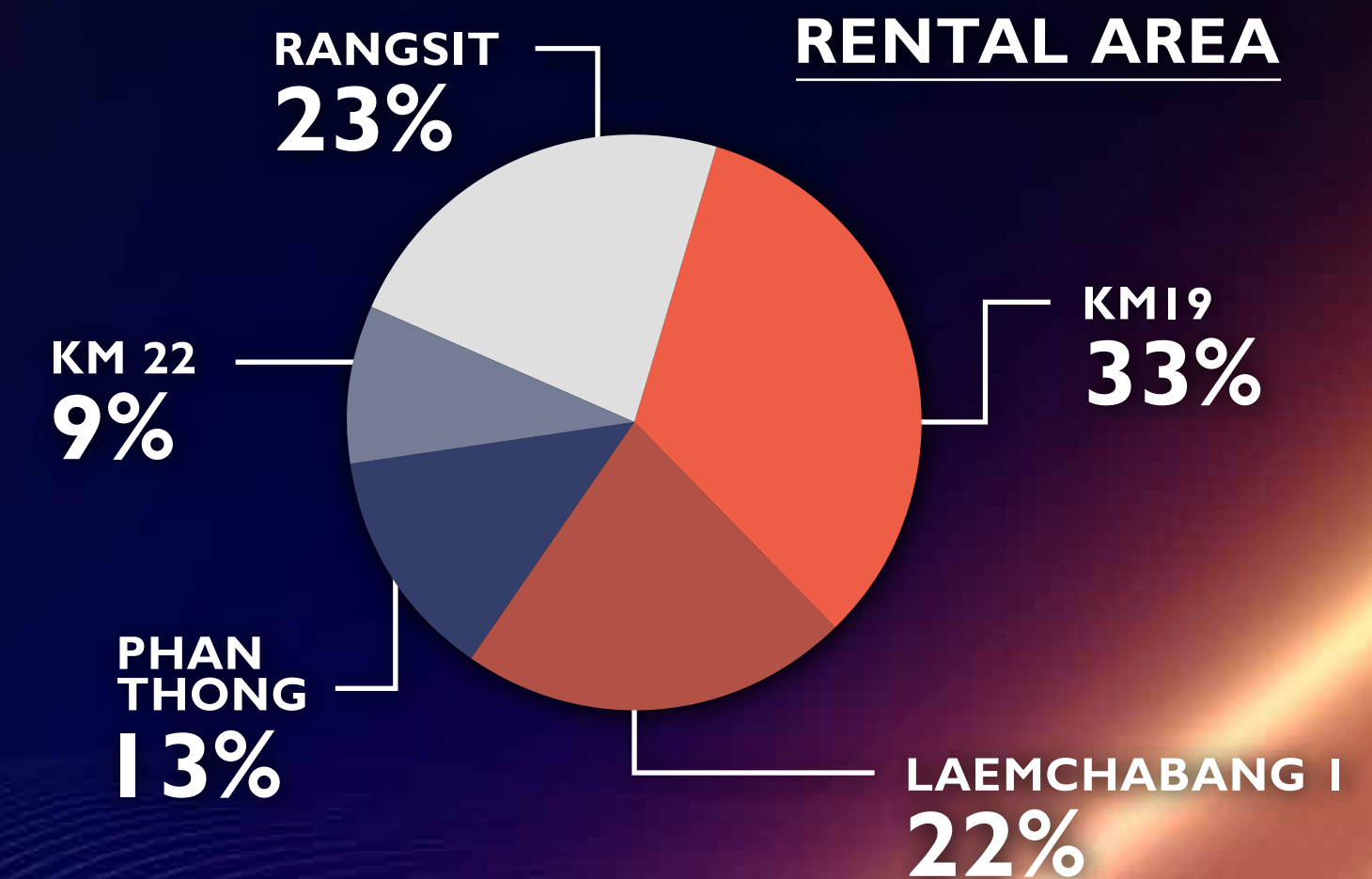
ALPHA LAEMCHABANG

START CONSTRUCTION **JAN 2023**

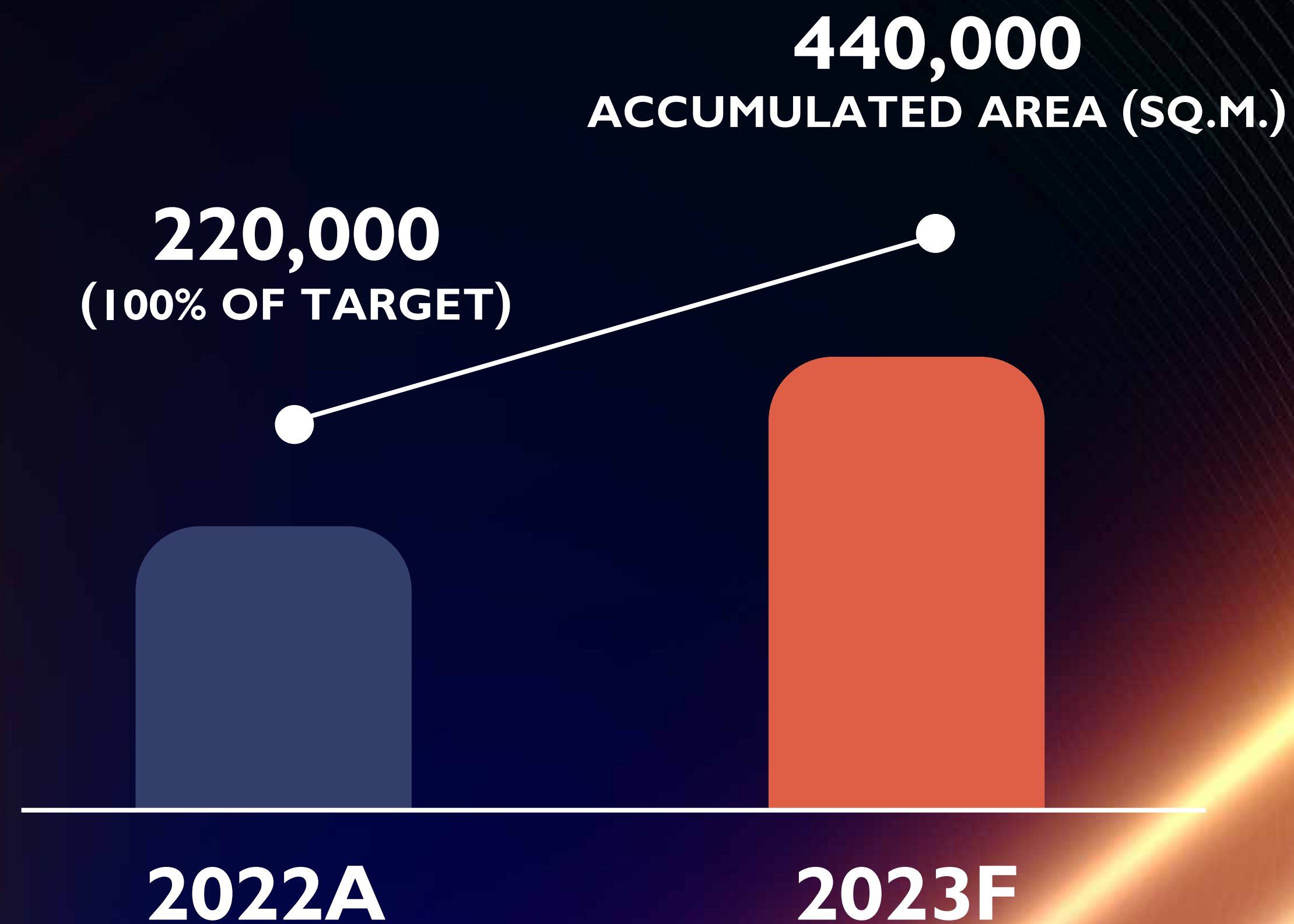
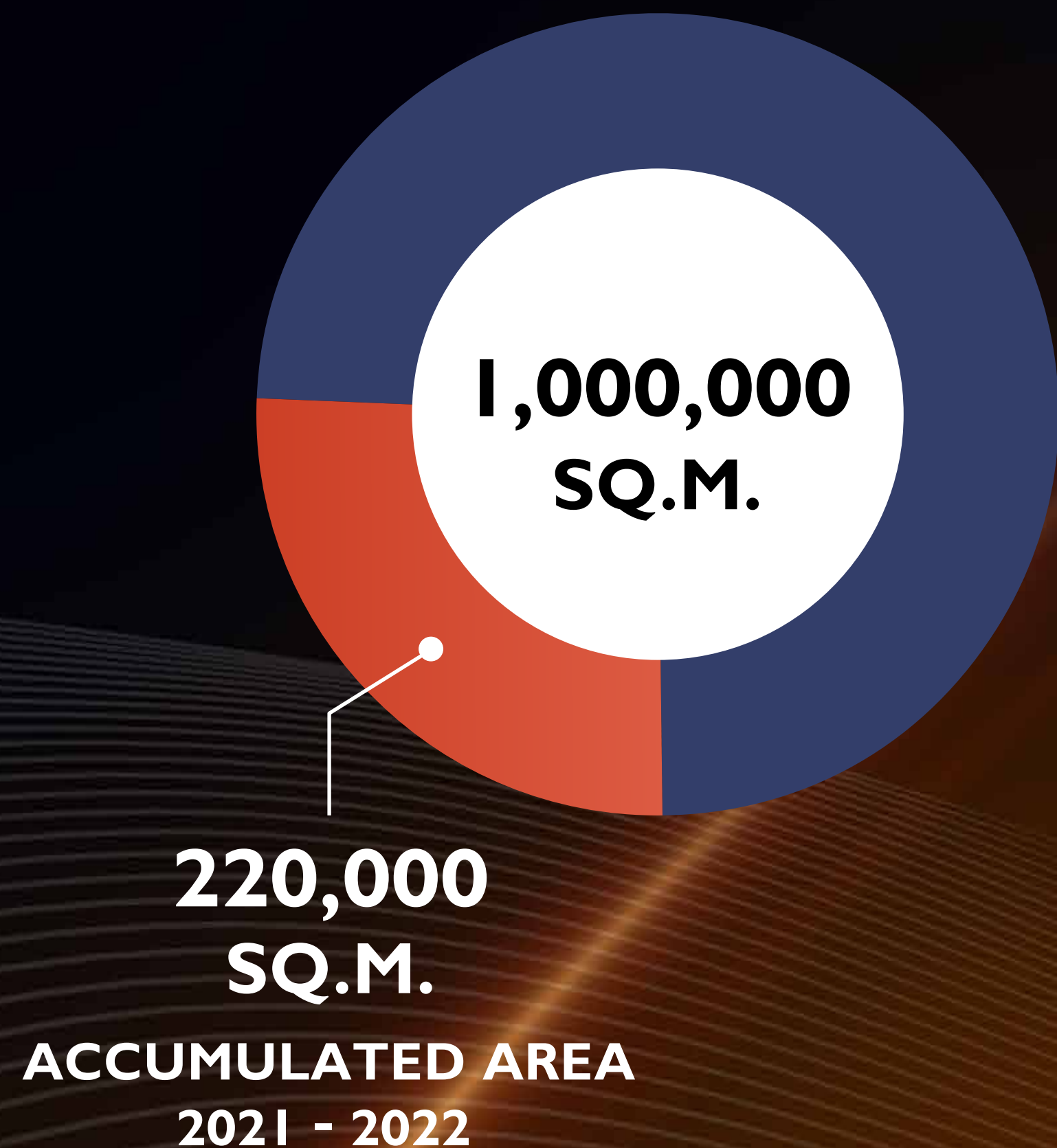
- RENTAL AREA **55,000** SQ.M.

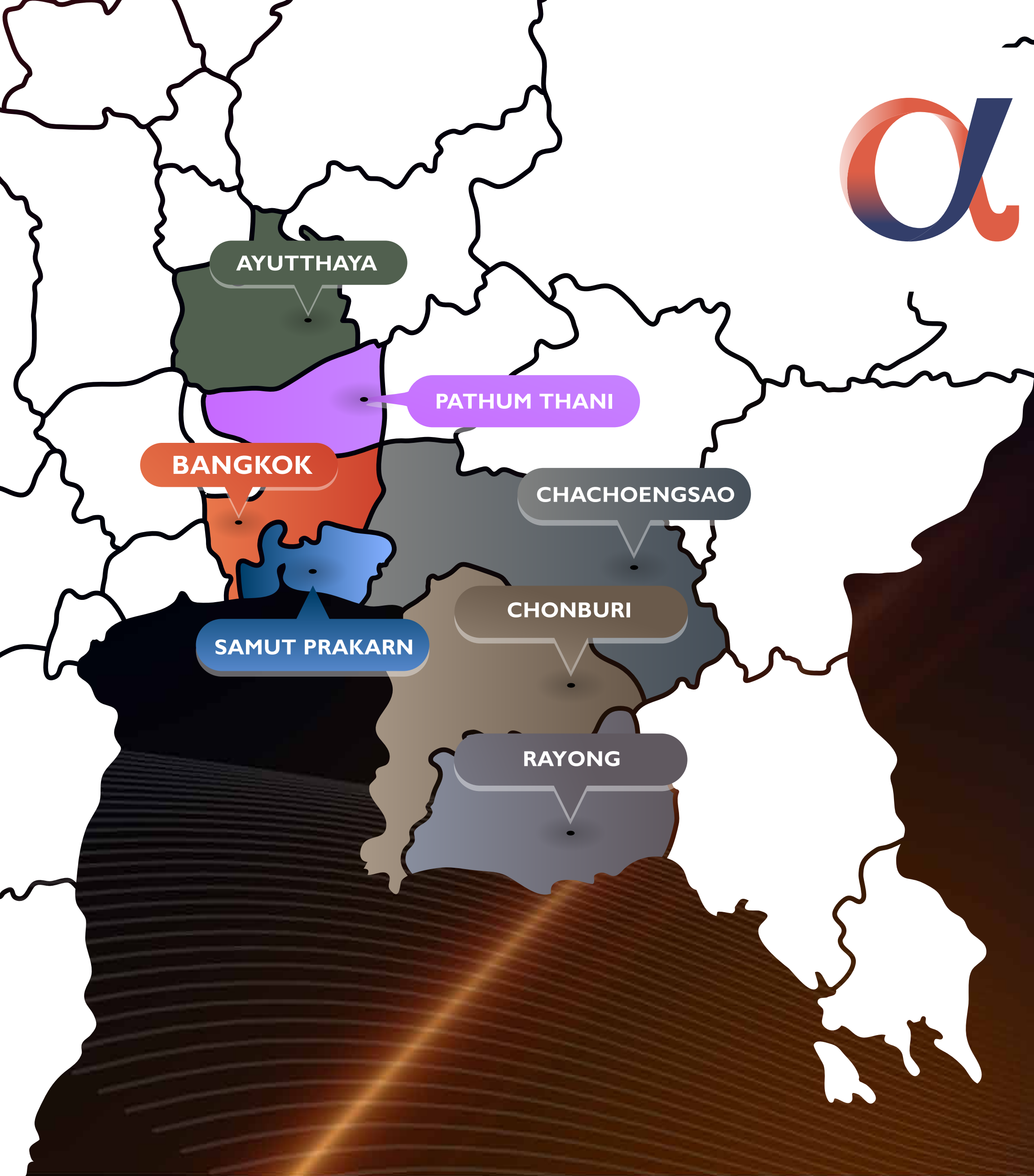


ALPHA INDUSTRIAL SOLUTIONS **TOKYU LAND ASIA**



5 YEARS PLAN

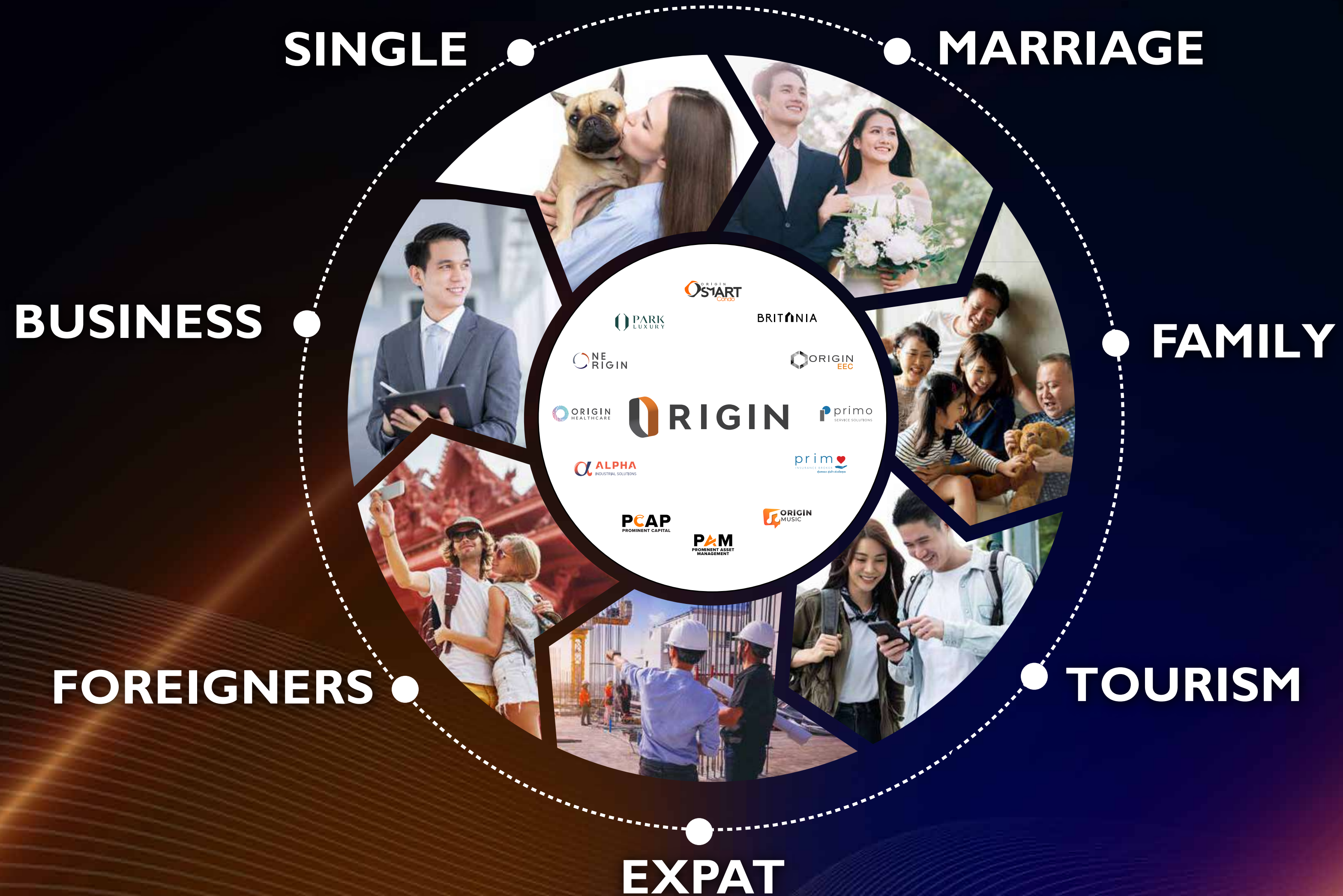




AREA	RENTAL SPACE	CONSTRUCTION START	PRODUCT
EEC	140,000	Q1 - Q2	READY BUILT / BUILT TO SUIT
BANGNA / BANGPLEE	40,000	Q3	READY BUILT / BUILT TO SUIT
AYUTTHAYA	40,000	Q3	READY BUILT / BUILT TO SUIT

UPCOMING PROJECTS
220,000 SQ.M.

MULTIVERSE BUSINESS EXPANSION



MULTIVERSE EXPANSION ORIGIN GROUP SET-LISTED GOALS

IPO SUCCESS STORIES



2015A

MARKET CAP.
28,500 MB



2021A

MARKET CAP.
10,000 MB



2022A

MARKET CAP.
12,000 MB

SPIN-OFF TARGET



2023F



2024F



2025F



2026F

TARGET GROUP MARKET CAP. 100,000 MB

SOCIAL ATTENTION

TALENT DEVELOPMENT



EDUCATIONAL INSTITUTION PARTNERSHIP

SOCIAL ATTENTION

COMMUNITY DEVELOPMENT

Origin Give



SOCIAL ATTENTION

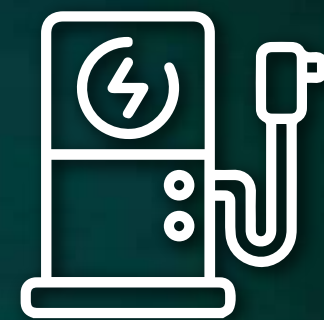
SUSTAINABLE DEVELOPMENT

ORIGIN NET-ZERO CARBON TARGET 2044F



SOLAR PANEL INSTALLATION

- ALL NEW FACILITIES
OF LOW-RISE PROJECTS
- 70% OF NEW SALE
GALLERY



EV CHARGER INSTALLATION SYSTEM

- ALL PROJECT START
TRANSFER IN THIS YEAR



WASTE REDUCTION

- DECREASE 10%
OF WASTE



ENVIRONMENTALLY FRIENDLY MATERIALS

- USE ENVIRONMENTALLY
FRIENDLY MATERIALS
5% AT LEAST



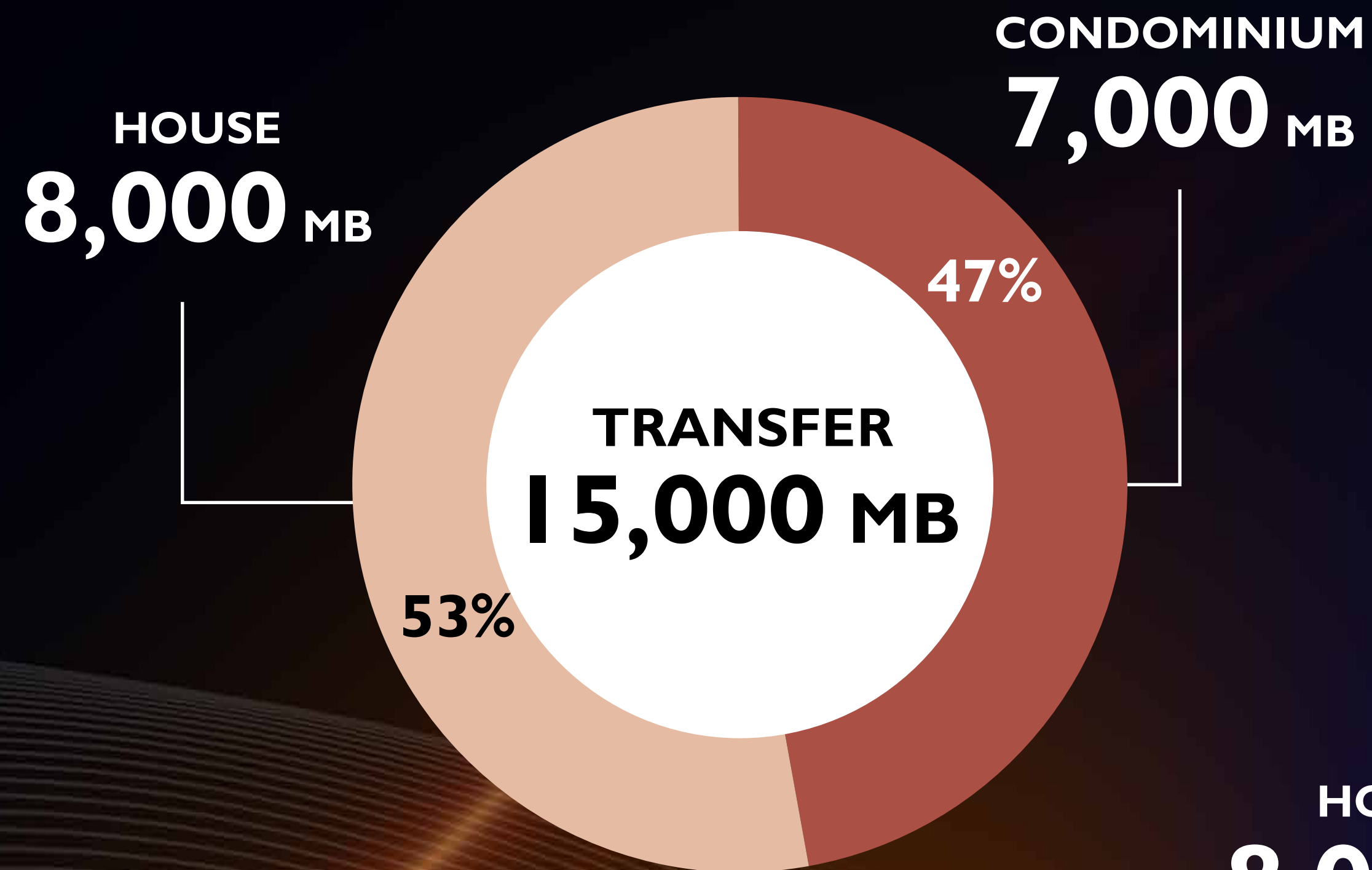
ELECTRICITY CONSUMPTION REDUCTION

- REDUCE ELECTRICITY
CONSUMPTION IN
OFFICES & SALE GALLERY
AT LEAST 10%

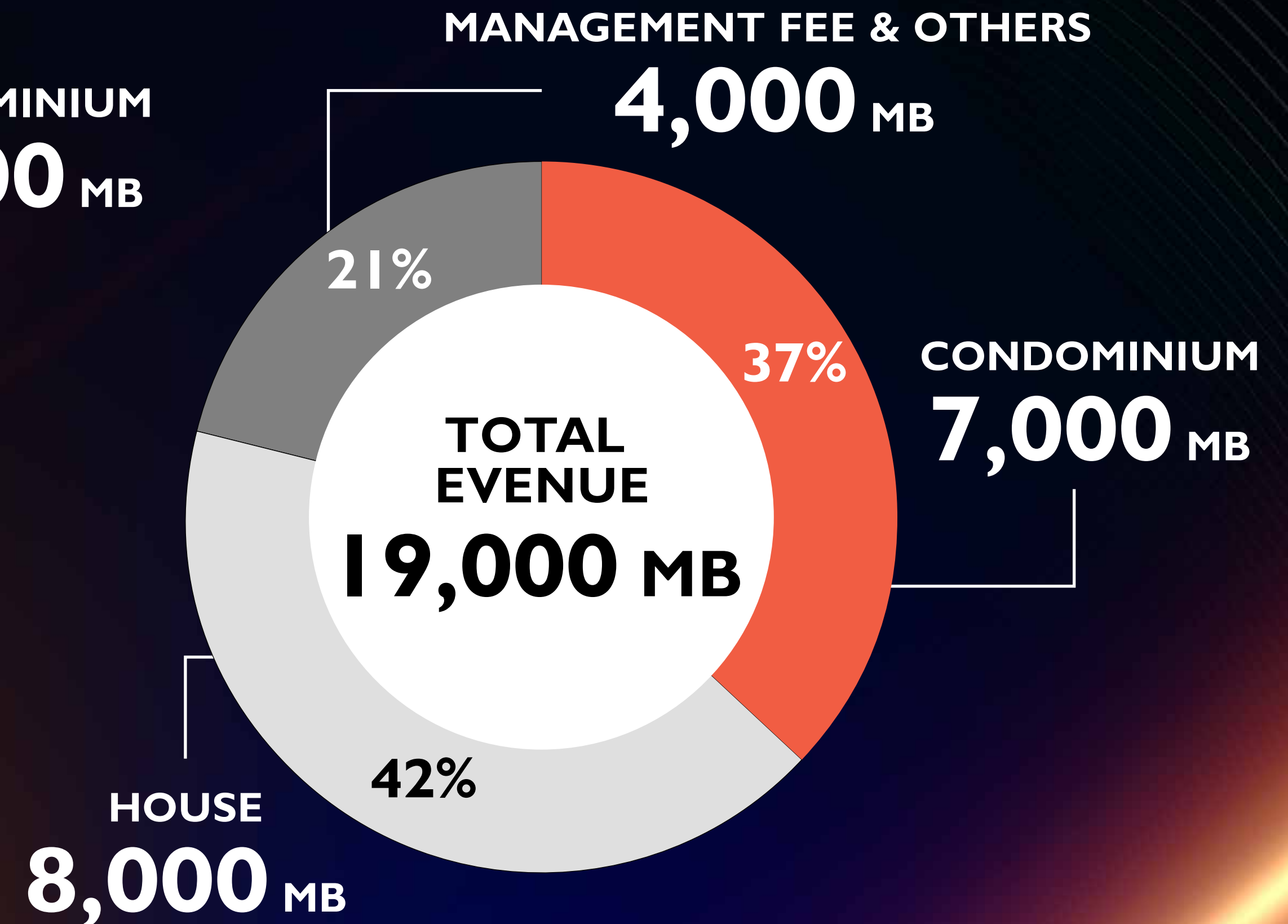
PERFORMANCE TARGET 2023 - 2025F

UNIT: MB	2022A	2023F	2024F	2025F
TOTAL REVENUE	15,741	19,000	22,000	26,000
REVENUE FROM SALE	11,676	15,000	18,000	22,000
NET PROFIT	3,775 (24%)	23% - 25%	23% - 25%	23% - 25%
*TRANSFER FROM JV PROJECT	6,832	15,XXX	15,XXX	15,XXX
IBD/E	1.11	1.1X	0.9X	0.8X

TRANSFER AND TOTAL REVENUE TARGET 2023F



TRANSFER TARGET



TOTAL REVENUE TARGET



THANK YOU



ir@origin.co.th



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