



**Jenkongklai Public Company Limited (“JPARK”)**

**Opportunity Day Presentation**

**20 March 2026**





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# 1. Background

**Jenkongklai Public Company Limited (“JPARK”)** provides parking services, parking slot management services, and consulting and installing parking management systems. It is administered by Santipol Jenwattanapaisarn, the founder and Chief Executive Officer. JPARK employs a team of well-trained experts.

With our trusted expertise for over 20 years, JPARK now occupies more than 64 locations with more than 20,000 parking slots in high-potential parking areas in Bangkok's metropolitan area and other major provinces.

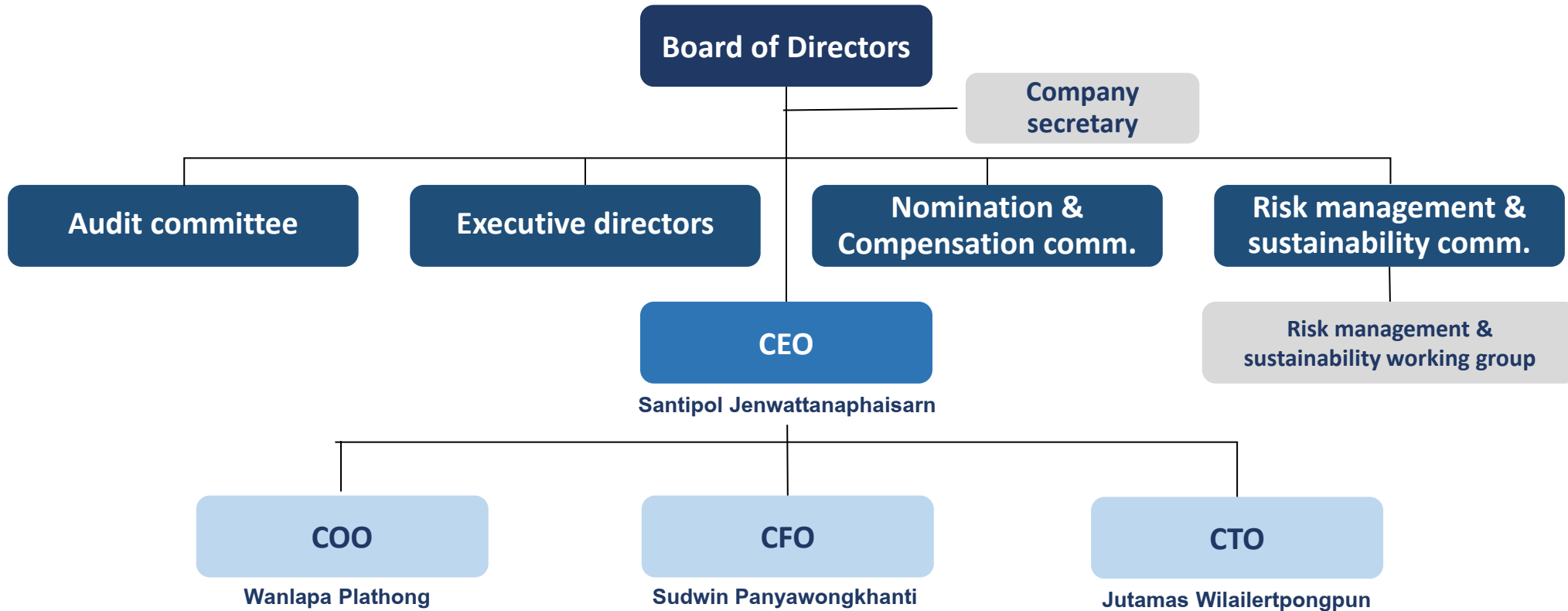
Listed on MAI on 3<sup>rd</sup> October 2023.



## VISION

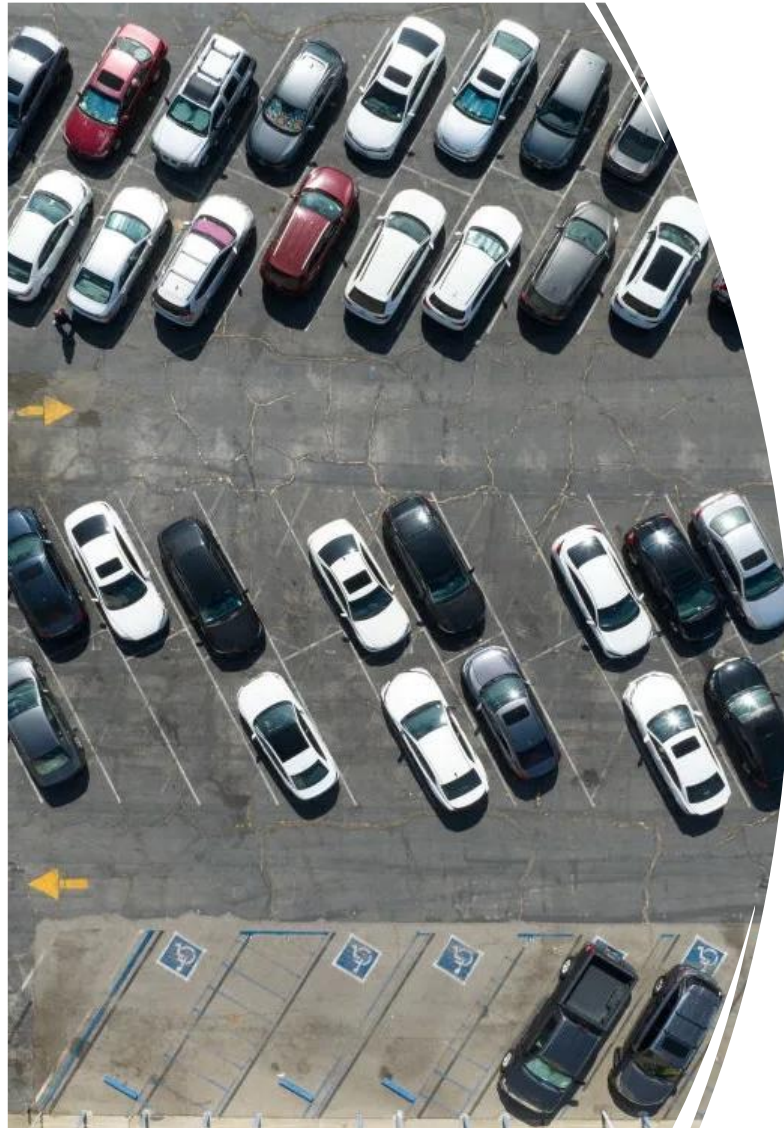
*“ Being a leader in the parking service business, using the leading edge of technology and concern for sustainability impacts.”*

## Management Structure



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## 2. Lines of service



*JPARK's expertise is in providing parking and related management services.*

*Our service is divided into four lines of service as follows:*

**1. Parking Service (“PS”)**

**2. Parking Management Service (“PMS”)**

**3. Consultant and Installation Parking System (“CIPS”)**

**4. Others (Space rents, Utilities income, etc.)**

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## 3. Opportunities & Risks

## Urbanization



Thailand's urbanization path is being driven by national strategy, spatial planning, and smart city policy. The country's development framework supports smarter, more connected, and more livable urban areas across key growth corridors. For the parking industry, this creates demand for organized parking assets, park-and-ride facilities, and technology-enabled traffic solutions. It also strengthens the role of parking operators within the broader urban mobility ecosystem. Overall, Thailand's urban development agenda is a structural driver supporting long-term growth in parking and related services.

Source: National Strategy 2018-2037, NESDC

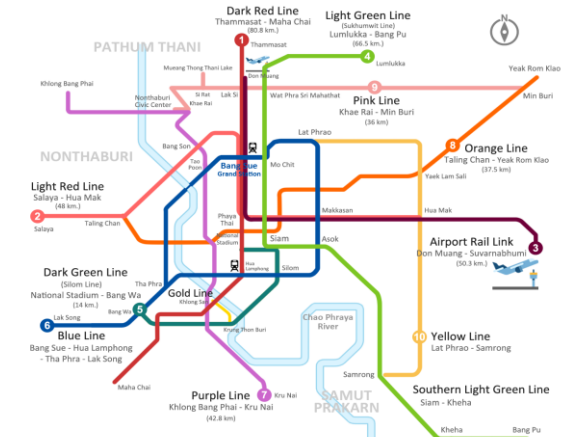
## Increase in number of car sold



Thailand's new vehicle sales fell to 572,675 units in 2024 and recovered to 621,166 units in 2025. For 2026, Toyota Motor Thailand forecasts 630,000 units, suggesting only a mild recovery rather than a sharp rebound. For 2027–2028, Krungsri expects domestic sales to grow by roughly 1.0%–2.0% per year; the chart uses a midpoint estimate of 1.5% annually, implying about 639,450 units in 2027 and 649,042 units in 2028. For the parking business, this supports a gradually positive demand outlook, especially for urban, structured, and EV-enabled parking, though the recovery still looks moderate rather than aggressive.

Source: Toyota Motor Thailand & Krungsri

## Park & Ride areas organizing plan



Since 2024, Park & Ride development has focused more on expanding and upgrading the existing MRT-linked network. In mid 2025, MRTA expanded the Blue Line and Purple Line Park & Ride sites to 24-hour service at 18 locations, with a capacity of 9,018 cars, and added smart parking features such as app-based access and digital payment. The operating network also includes major monorail-linked facilities, Pink Line Min Buri, with about 3,025 slots, and Yellow Line Si Lam, with about 2,828 slots. The Southern Purple Line (Tao Poon–Rat Burana), including a Park & Ride facility, is 50.54% complete as of March 2026. This indicates a continued pipeline opportunity for transit-linked parking.

Source: Mass Rapid Transit Authority of Thailand

## Geopolitical Energy and Cost Inflation Risk

**Brent Oil Above \$110/bbl**

**LNG**

**Iran-Israel-U.S. Conflict**

**Iran**

**Attacks & Disruptions**

### Rising Energy & Transport Costs

- ▶ Higher Electricity Prices
- ▶ Increased Fuel Costs
- ▶ Freight Disruptions

### Impact on Thailand

Solar Rooftop Delays

EV Charging Costs

Parking Project Slowdowns

## Demand-side Pressure from Higher Living Costs

**High Energy & Living Costs** → **Lower Parking Demand**

**Reduced Consumer Spending & Travel**

### Impact on Discretionary Parking Locations:

<b>LOW OCCUPANCY</b>	<b>VACANCY</b>	<b>NOW LEASING</b>
<b>Retail Centers</b>	<b>Mixed-Use Areas</b>	<b>Secondary Commercial Sites</b>

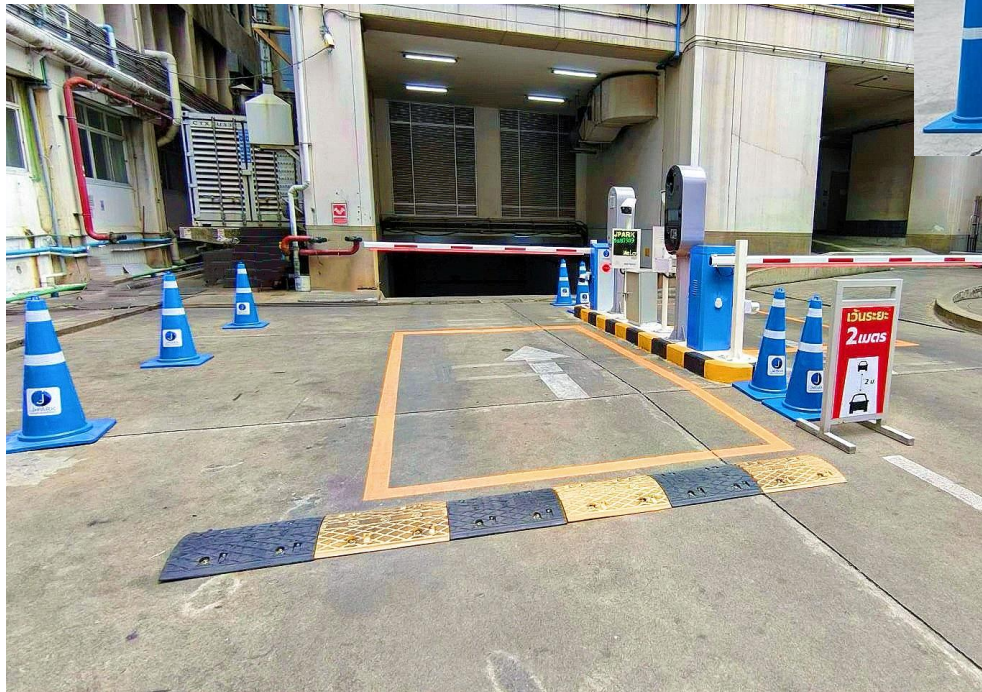
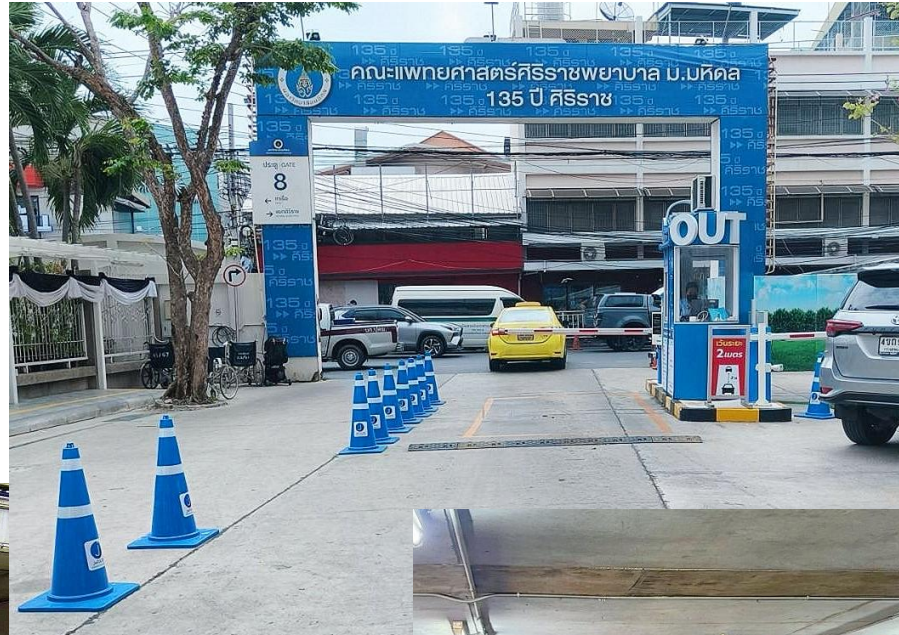
**Urbanization Growth May Lag Despite Long-Term Trend**

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## **4. Projects developing and operating**

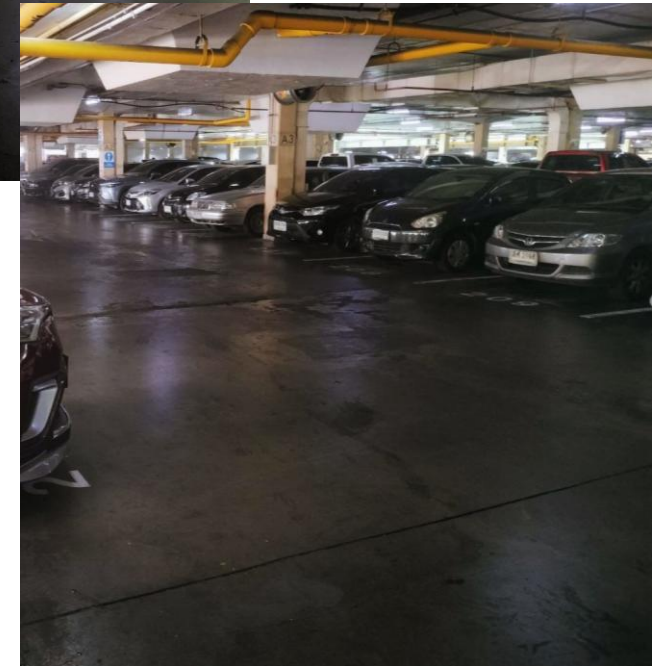
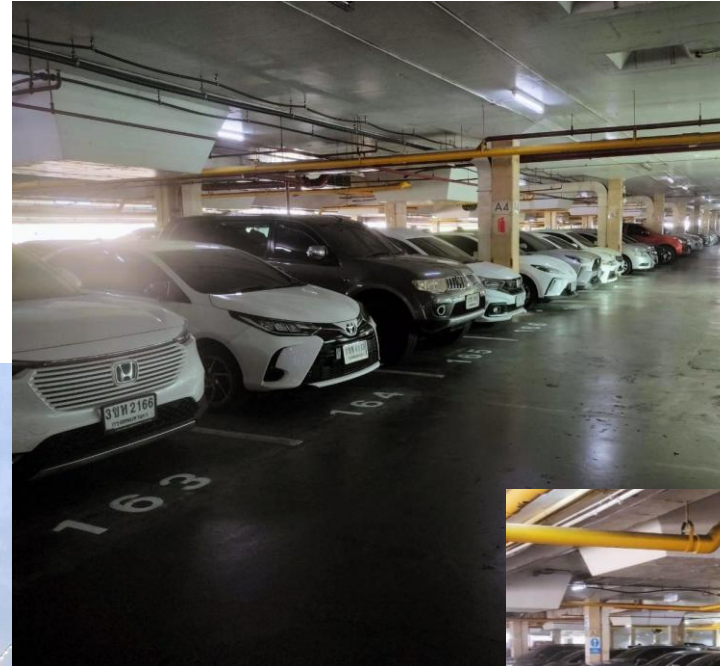
## Siriraj Hospital Project (PS) (Approx. 3,000 parking slots)

Service started 1 January 2026



## Larn Kon Muang Project (PS) (Approx. 500 parking slots)

Service started 1 February 2026



## Mass Rapid Transit Authority of Thailand (CIPS)

ต้นฉบับ



สัญญาซื้อโครงการจัดการระบบจอดรถพร้อมติดตั้งและจัดหา  
สิ่งอำนวยความสะดวกต่าง ๆ ที่อาคารจอดแล้วจรและลานจอดแล้วจร  
ของการรถไฟฟ้าขนส่งมวลชนแห่งประเทศไทย

ระหว่าง

การรถไฟฟ้าขนส่งมวลชนแห่งประเทศไทย

กับ

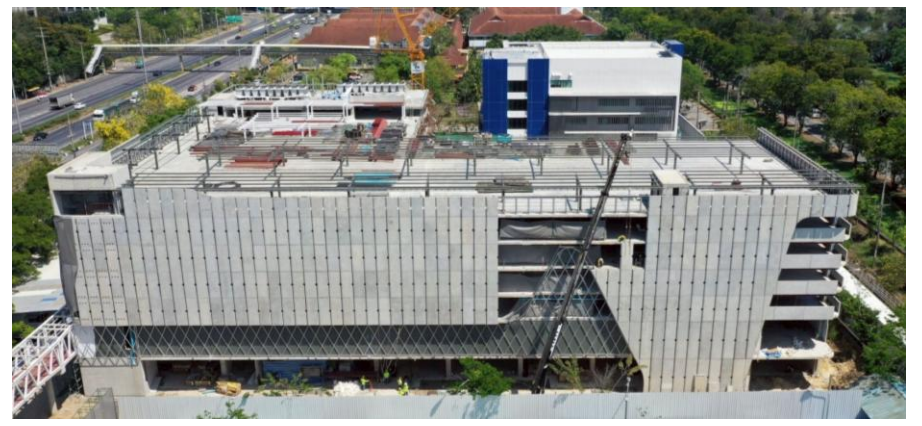
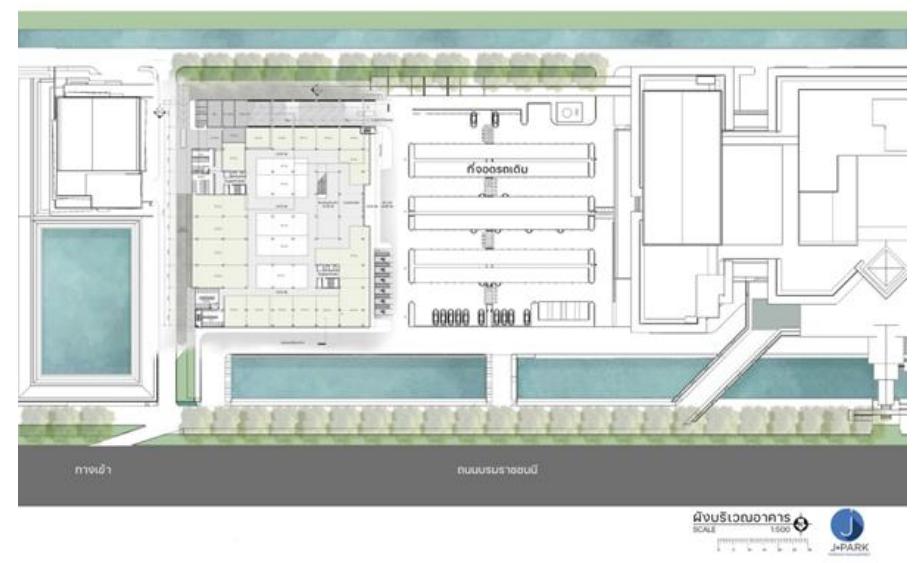
บริษัท เจนก้องไกล จำกัด (มหาชน)

- Project value 116.8 mb., VAT incl.
- Project duration 270 days.
- Install a new parking system for 2 stations.
- Replace with a new parking system for 2 stations.
- Install EV charger for 10 stations
- Improve indoor physical conditions for 1 station.

At the end of 2025, 40% of the completion progress was recognized.



### Golden Jubilee Medical Center Carpark Building



## Golden Jubilee Medical Center Carpark Building



**Investment: 500MB, Lease term: 30 years**

- The facility is for 1,014 parking slots and 4,000 m<sup>2</sup> of commercial area.

**Target commissioning in August 2026.**

**Construction progress:**

- Structural construction progress by 60%
- Architectural and systems progress by 20%

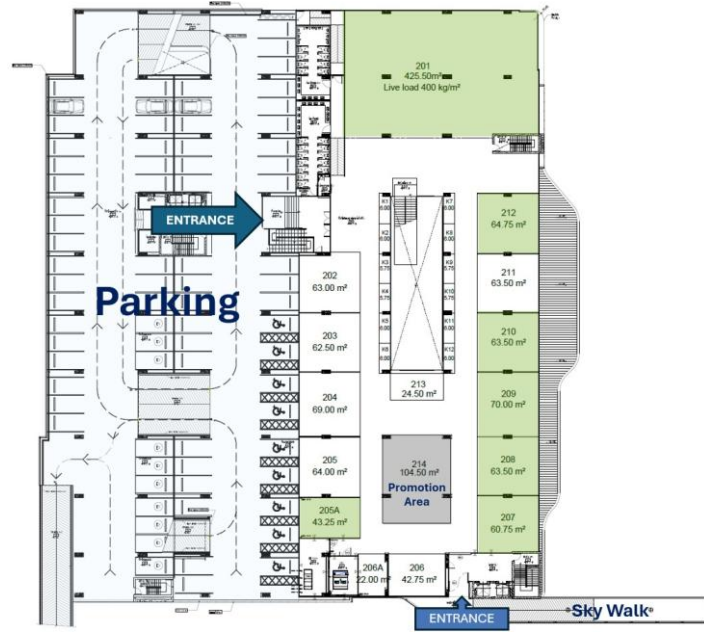


# Golden Jubilee Medical Center Carpark Building



Commercial area sells

- Sales deals closed and placed deposits by more than 80% of the total commercial area.



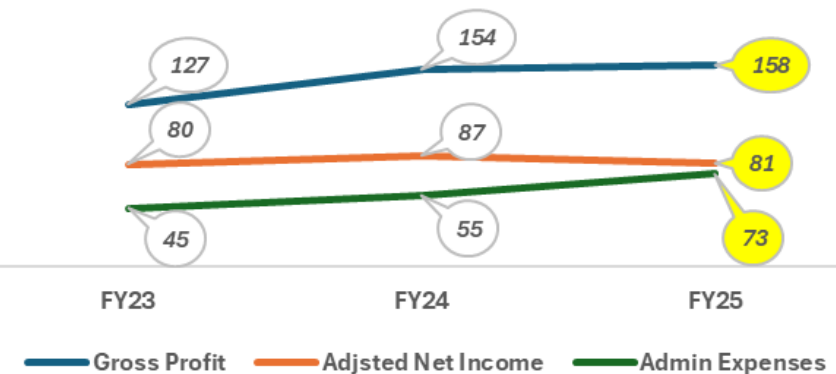
## **5. Financial information & ESG**

Unit: MB	FY25	FY24	Growth	FY23	Growth
<b>Total revenue</b>	<b>549.5</b>	<b>559.9</b>	<b>-2%</b>	<b>573.1</b>	<b>-4%</b>
<b>Net profit after tax</b>	<b>83.2</b>	<b>164.9</b>	<b>-50%</b>	<b>62.6</b>	<b>33%</b>
NP margin (%)	15%	29%	-14%	11%	4%
One time transactions, net of tax	(2.1)	(78.2)		17.0	
<b>Adjusted net profit</b>	<b>81.2</b>	<b>86.7</b>	<b>-6%</b>	<b>79.6</b>	<b>2%</b>
Adjusted NP margin (%)	15%	15%	-1%	14%	0%

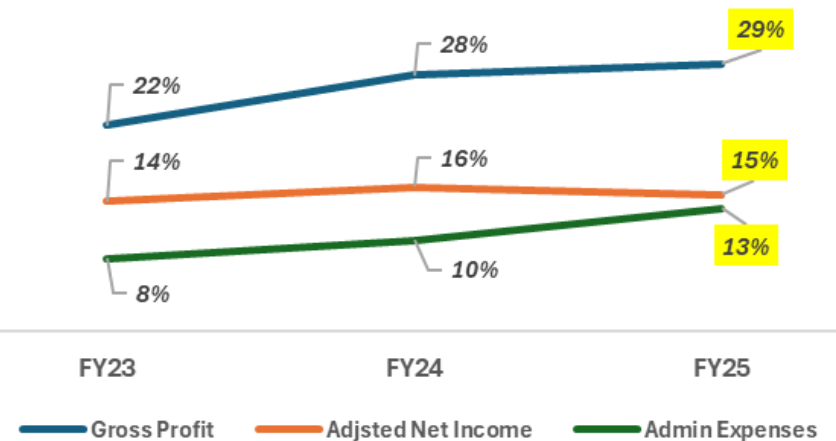
Unit: MB	FY25	FY24	FY23
<i>IPO related expenses</i>	-	-	4.2
<i>Useful life adjustment</i>	-	-	3.9
<i>Gain on sub-lease</i>	(2.6)	(97.7)	-
<i>Sub-lease modification</i>	-	-	10.2
<i>Others</i>	-	-	2.9
<b>Total one-time transactions</b>	<b>(2.6)</b>	<b>(97.7)</b>	<b>21.2</b>

Remark: Gain on sub-lease is the proportionate difference between the PV of sub-lease revenue and the PV of the head lease and related construction costs.

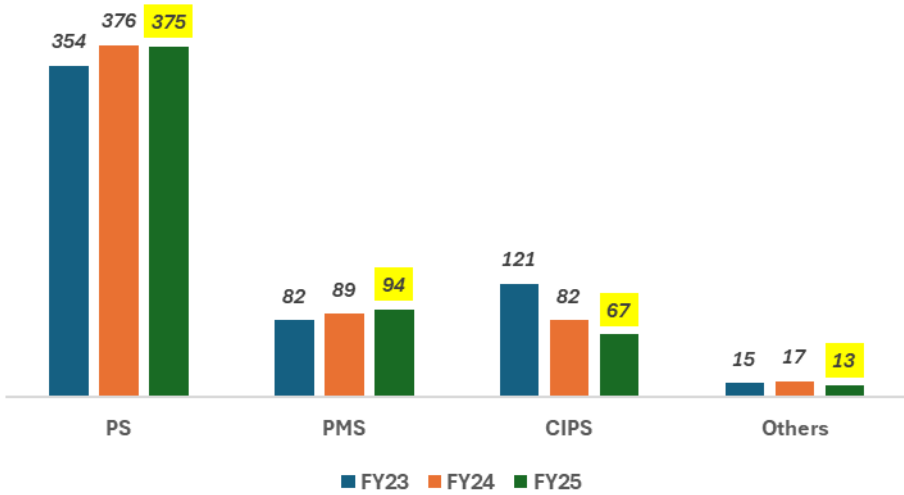
GP, NI, Admin expenses



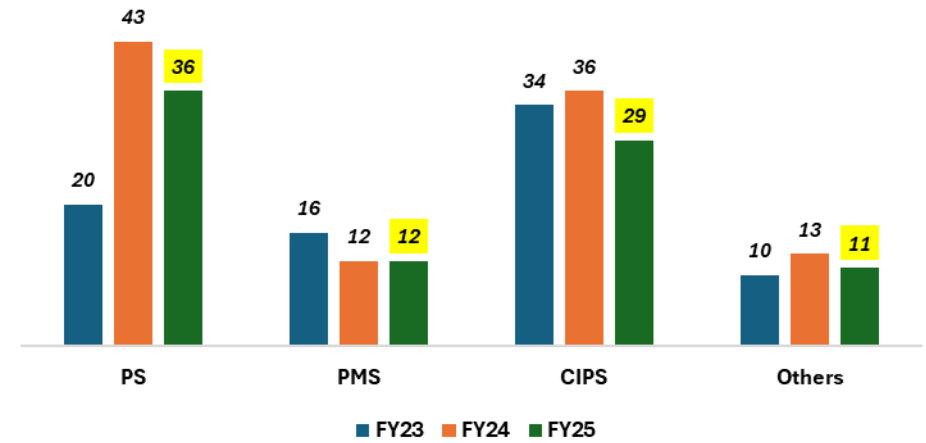
Percentage to revenue



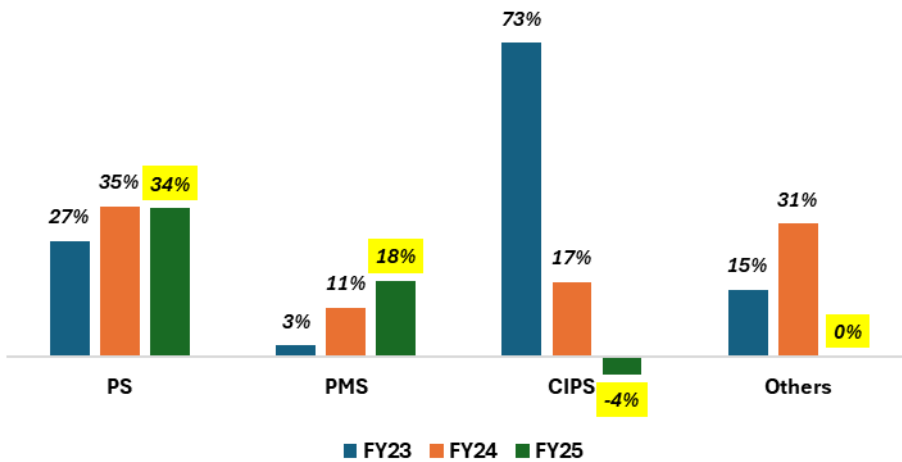
Revenue by Segment



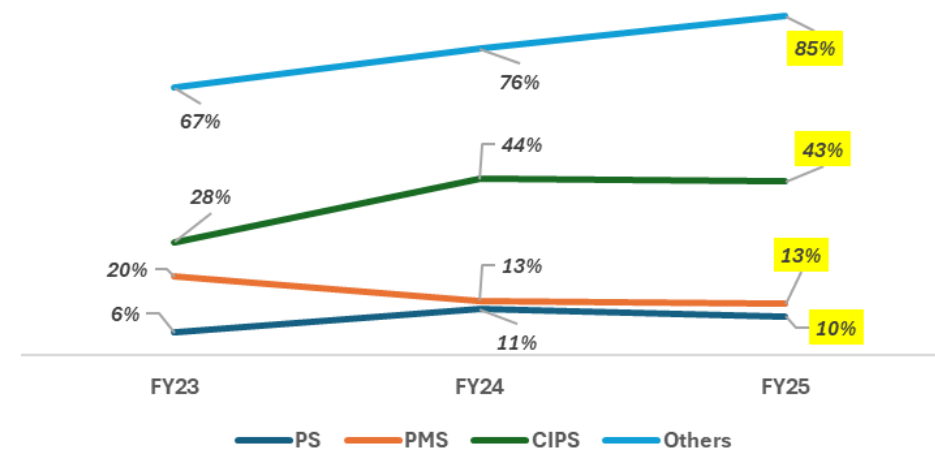
Earnings before tax by Segment



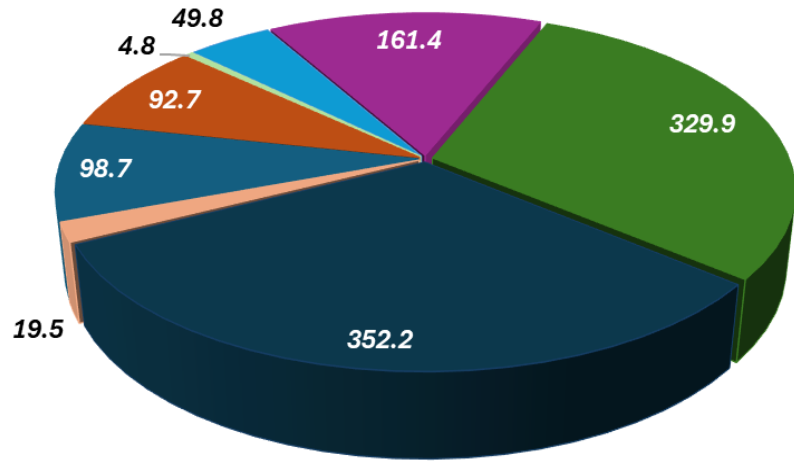
Growth in Revenue (FY22 as a base)



EBT to Revenue by Segment



FY2025 Total Assets (1,109 / 1,172)

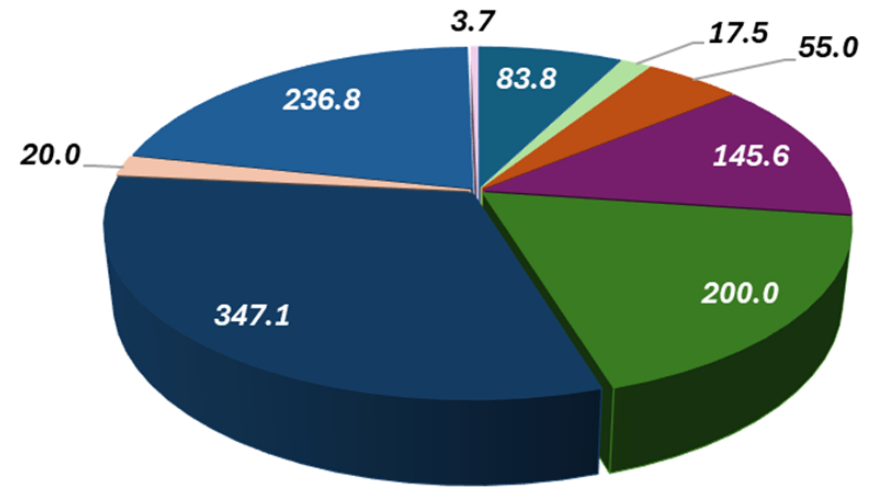


- Cash and cash equivalents ( 98.7 / 404.0)
- AR and unearned income ( 92.7 / 33.6)
- Other current assets ( 4.8 / 1.1)
- Restricted bank deposits ( 49.8 / 53.4)
- Sub-lease receivable ( 161.4 / 158.6)
- Plant and equipment ( 329.9 / 136.4)
- Rights of use ( 352.2 / 366.4)
- Other non current assets ( 19.5 / 19.0)

Remark:

Figures Reference style 2025's / 2024's

FY2025 Total Liabilities (301 / 429) & Shareholders' Equity (807 / 745)



- Trade accounts payable ( 83.8 / 98.0)
- Other current liability ( 17.5 / 19.1)
- Lease liabilities ( 145.6 / 140.7)
- Share premiums ( 347.1)
- Unappropriated retained earnings ( 236.8 / 173.5)
- Long-term loan from Bank ( - / 127.6)
- Other non-current liab. ( 55.0 / 43.6)
- Paid up capital ( 200.0)
- Legal reserve ( 20.0)
- G(L) on emp benefit remeasurement ( 3.7 / 3.1)

	FY25	FY24	FY23
Current ratio	1.42	2.74	3.92
ROA	7%	17%	11%
ROE	11%	25%	17%
D/E	0.37	0.58	0.34
IBD/E	-	0.17	-
EPS	0.21	0.41	0.21

**AGM is planned to be held on 20 April 2026 at The Mitr-Ting Room, 5/F Samyan Mitrtown.**

**Proposed Divided payment Baht 0.10 per share  
Dividend yield approx. 3% to 4%**

# SUSTAINABILITY FRAMEWORK



## Environmental

- ❖ Reducing pollution
- ❖ Reducing GHG emissions
- ❖ Use clean energy



## Social

- ❖ Employee well-being
- ❖ Personnel development
- ❖ Service responsibility



## Economic & Governance

- ❖ Local employment
- ❖ Creating innovation & technology
- ❖ Good corporate governance





- 1) Target on reasonable returns engagement, adopting a selective program and exit for non-profitable contracts.
- 2) Focus on engagements, where parking technology can be effectively used for satisfactory performance. This is for better cost control.
- 3) Target areas with high traffic (high turnover)





# Q & A

# Thank you

## IR CONTACT

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