

U CITY PCL

The Future Started Here



WELCOME TO U CITY

We are a SET-listed global capital allocator with a geographically and segmentally diversified portfolio of assets that includes a recurring income property business in hospitality, office and alternative segments that is enhanced by a residential property development for sales business. We are the dedicated property development arm for BTS Group Public Company Limited (BTS Group) - the preeminent mass transit operator in Thailand.

The majority of our business is in the hospitality sector where we own, lease or manage hotels under two management platforms spanning Europe, Asia and the Middle East. Currently our rapidly expanding portfolio includes 96 hotels totalling over 26,300 keys, 3 office buildings in London and Bangkok and a joint venture with leading Thai developer Sansiri that has cumulatively launched THB 48bn (USD 1.5bn) of condominiums.

WHY U CITY?

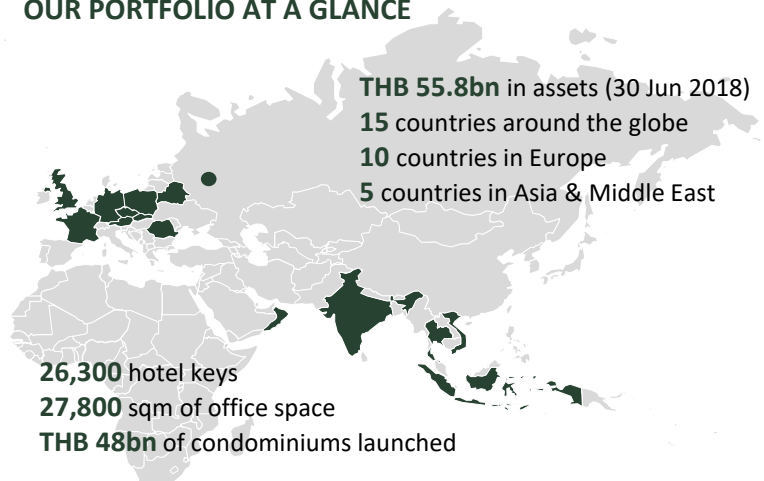
Geographically and segmentally diversified assets -mitigating business cycle risks

Two dynamic and enterprising hotel management platforms - enabling global strategic growth flexibility and synergies

Strategic partnership with BTS Group Holdings PCL - to benefit from the mass transit premium, financial and business networks and brand value

Openness to new partnerships -combining expertise and opening new opportunities

OUR PORTFOLIO AT A GLANCE



SELECTED COMPANY MILESTONES

<p>1988 Company founded</p>	<p>2015 STRATEGIC REALIGNMENT BTS Group becomes major shareholder with 35.6% stake</p>	<p>2016 - 2017 INTERNATIONALISATION International expansion with acquisitions of Vienna House and office buildings in Europe</p>	<p>2018 BECOMING A LEADER The dedicated property development arm of BTS Group</p>
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OUR STRATEGY

- Investment** - diversified portfolio through development and acquisitions where we can create synergies with prudent management
- Efficient use of capital** - recycle capital for future investment, such as securitisation of assets
- Sustainability** - respond to changes in consumer lifestyles, growing with environmental and community awareness
- Partnerships** - access expertise, new business opportunities and reduce development and investment risk
- Mass Transit Link** - proximity to mass transit to access the 'mass transit premium'



Financial Information (THB mn)	2017	2016	YoY
Total Revenue	4,453	1,165	282.1%
Operating EBITDA	567	(37)	N.A.
Net Profit	(1,049)	(315)	233.0%
Recurring Net Profit	(127)	(315)	N.A.
Total Assets	40,052	25,149	59.3%
Total Liabilities	22,256	6,293	253.7%
Total Equity	17,796	18,856	(5.6)%
Net Cash From Operating Activities	110	(1,393)	N.A.

OUR 2018 GUIDANCE

YoY Growth

Total Revenue	THB 6,000 - 6,700mn	35-50%
Hospitality Revenue	THB 5,800 - 6,300mn	50-63%
Office Revenue	THB 200 - 270mn	24-67%
EBITDA Margin	≥ 25%	

OUR STOCK PROFILE

Stock Code	U / U-P
Market Capitalisation*	THB 16,841mn
Total Outstanding Shares	935,429mn
Total Preference Shares	374,058mn

Top Shareholders (4 April 2018)

1	BTS Group Holdings PCL	39.0%
2	Trophy Capital Growth Fund	11.8%
3	Bangkok Bank PCL	9.7%
4	Mr. Komol Jungrunreangkit	1.5%
5	Thai NVDR	1.4%

* Bloomberg as of 15 June 2018. Excludes preference shares

OUR BOARD OF DIRECTORS

Mr. Keeree Kanjanapas

Chairman

Mr. Rungson Sriworasat

Independent Director / Chairman of Audit Committee / Nomination & Remuneration Committee

Mr. Chaiwat Atsawintarakun

Independent Director / Chairman of Nomination & Remuneration Committee / Audit Committee

Mr. Plakorn Wanglee

Independent Director / Audit, Nomination & Remuneration Committee

Mr. Paisal Tarasansombat

Independent Director / Audit, Nomination & Remuneration Committee

Mr. Surajit Gongvatana

Director / Chairman of Executive Committee

Mr. Kavin Kanjanapas

Director

Mr. Kong Chi Keung

Director

Ms. Piyaporn Phanachet

Executive Director / Chief Executive Officer

Mr. Sayam Siwarapornskul

Executive Director / Chief Legal Officer / Company Secretary