Property Sector – Overweight

News Update

Rata Limsuthiwanpoom | Email: rata.lim@ttbwealth.co.th

Supply-demand rebalancing underway

- **Demand recovery led by condominiums**
- **Developers cut low-rise supply to manage inventory**
- **Inventory overhang gradually easing**
- **Larger developers dominate. We like AP, SIRI and SPALI**

- Agency For Real Estate Affairs (AREA)'s latest survey suggests Thailand's residential market is gradually moving toward a healthier supply-demand balance, although the recovery remains uneven across product segments.
- New residential unit launches increased 12% y-y in 1H26, while units sold grew at a faster pace of 15% y-y. The recovery was led by condominiums, where new launches and sold units increased 41% and 27% y-y, respectively. Townhouse demand also improved, with sold units rising 9% y-y while new launches remained broadly flat. Meanwhile, detached house and duplex segments saw a sharper supply adjustment, with new launches falling 24% y-y while sold units declined only 3% y-y, supporting inventory normalization.
- The residential market has entered an inventory-clearing phase. Total unsold inventory declined to 210,000 units in 1H26 from 234,000 units at end-2024, driven primarily by condominium. Condo inventory fell 22% to 62,000 units, while townhouse inventory also decline by 10% to 69,000 units. Meanwhile, detached houses and duplex inventory remained broadly stable at around 77,000 units as inventory correction for detached houses and duplex has just begun in 1H26.
- Listed developers continue to dominate, accounting for 75% of all units sold.
- We have an OVERWEIGHT call as we believe the cycle will bottom in 2026F and current valuations already reflect much of the weakness. With demand around 40% below long-term normalized levels, we expect a gradual recovery from 2027F as the economy improves, with market share continuing to consolidate among leading developers. We like AP, SIRI, and SPALI.

Ex 1: Stock Rating And TP

	Rating	Price Current (Bt)	Price Target (Bt)
AP	BUY	7.90	10.00
LH	SELL	3.74	3.20
QH	HOLD	1.40	1.60
SIRI	BUY	1.49	1.70
SPALI	BUY	15.70	18.00

Sources: Bloomberg, ttb wealth estimates

General Disclaimers And Disclosures:

This report is prepared by analysts who are employed by the research department of ttb wealth. While the information is from sources believed to be reliable, neither the information nor the forecasts shall be taken as a representation or warranty for which ttb wealth or TTB or its group companies or any of their employees incur any responsibility. This report is provided to you for informational purposes only and it is not, and is not to be construed as, an offer or an invitation to make an offer to sell or buy any securities. Neither ttb wealth, TTB nor its group companies accept any liability whatsoever for any direct or consequential loss arising from any use of this report or its contents.

The information and opinions contained herein have been compiled or arrived at from sources believed reliable. However, ttb wealth, TTB and its group companies make no representation or warranty, express or implied, as to their accuracy or completeness. Expressions of opinion herein are subject to change without notice. The use of any information, forecasts and opinions contained in this report shall be at the sole discretion and risk of the user.

ttbwealth, TTB and its group companies perform and seek to perform business with companies covered in this report. ttb wealth, TTB, its group companies, their employees and directors may have positions and financial interest in securities mentioned in this report. ttb wealth, TTB or its group companies may from time to time perform investment banking or other services for, or solicit investment banking or other business from, any entity mentioned in this report. Therefore, investors should be aware of conflict of interest that may affect the objectivity of this report.

Note: ttb wealth securities public company limited (ttb wealth) acts as an underwriter of “Debentures of MUANGTHAI CAPITAL PUBLIC COMPANY LIMITED No. 3/2026 (B.E. 2569), therefore investors need to be aware that there could be conflicts of interest in this research.

Note: ttb wealth securities public company limited (ttb wealth) acts as an underwriter of “Debentures of IRPC PUBLIC COMPANY LIMITED No. 1/2026 (B.E. 2569), therefore investors need to be aware that there could be conflicts of interest in this research.

Disclosure of Interest of ttb wealth securities public company limited

Investment Banking Relationship

Within the preceding 12 months, ttbwealth has lead-managed public offerings and/or secondary offerings (excluding straight bonds) of the securities of the following companies: -