



Analyst Meeting Conference

1H06 Performance Review and Outlook

12nd September 2006

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Agenda



- 1H06 Performance Review
- 2H06 outlook
- Projects on Hand
- Appendix
- FAQ

1H06 Performance Review



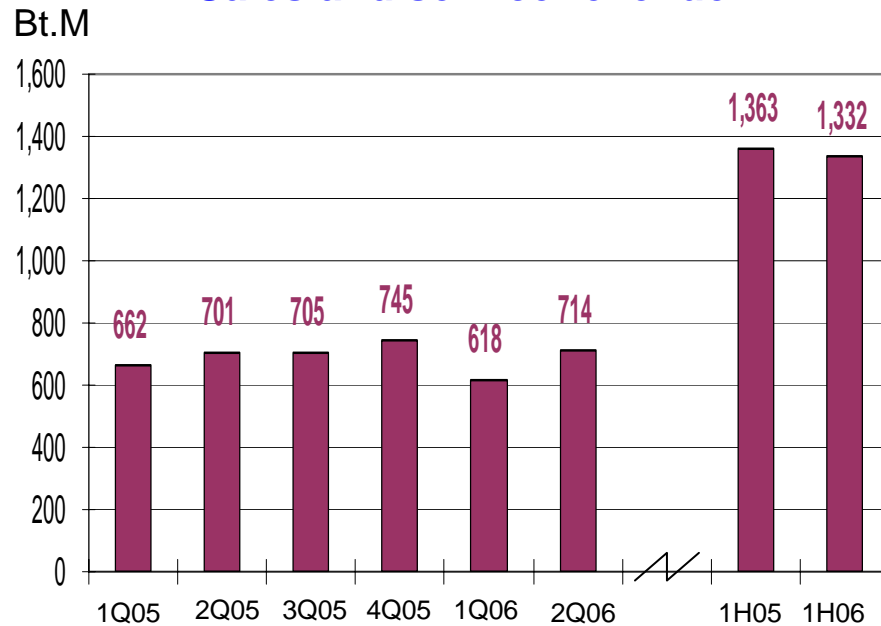
- Sales and Gross Profit
- Profits and Operating Profit
- EBIT and Debt
- 1H06 Debt Structuring
- 1H06 New Projects
- Involving Factors
 - Construction Materials Price Index (CMI)
 - Retail oil price and Minimum wage rate

Sales and Gross profit



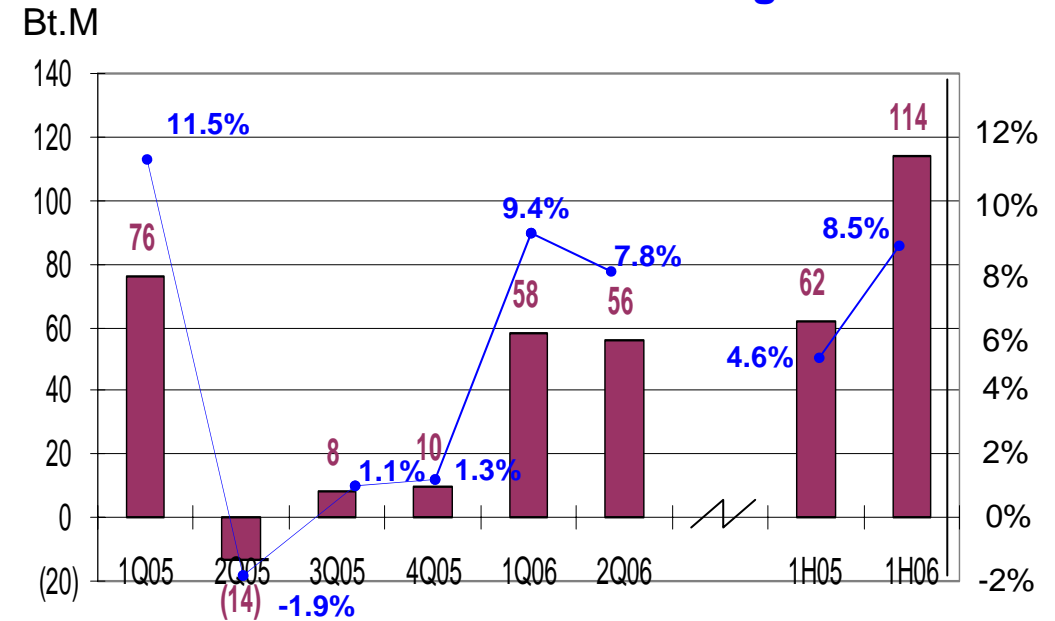
- Sales dropped 2.3% in 1H06 : 1H05 but growth 2% YoY in 2Q06 and 16% QoQ.
- Gross margin was slightly down 1.6% QoQ in 2Q06 but exceedingly improved 9.7% YoY and up 3.9% in 1H06 : 1H05.

Sales and service revenue



■ Sales and service revenue

Gross Profit and Gross Margin



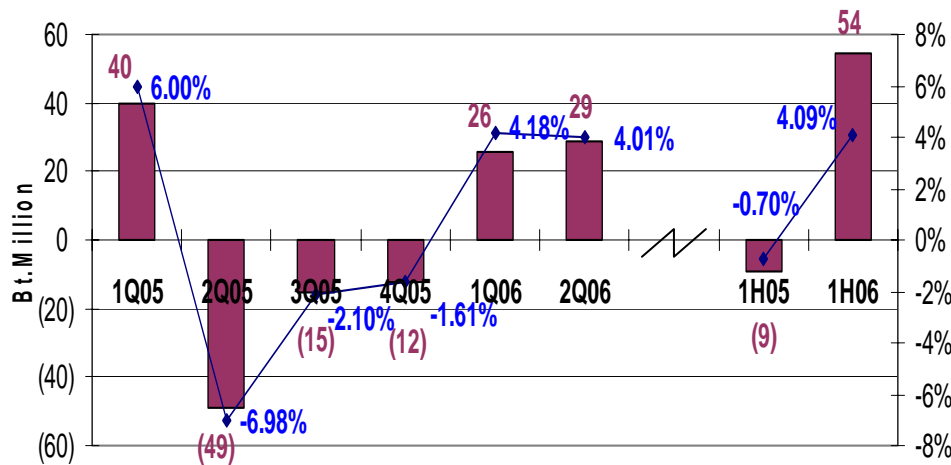
■ Gross profit (LHS)
 —●— Gross margin (RHS)

Profits and Operating Profit



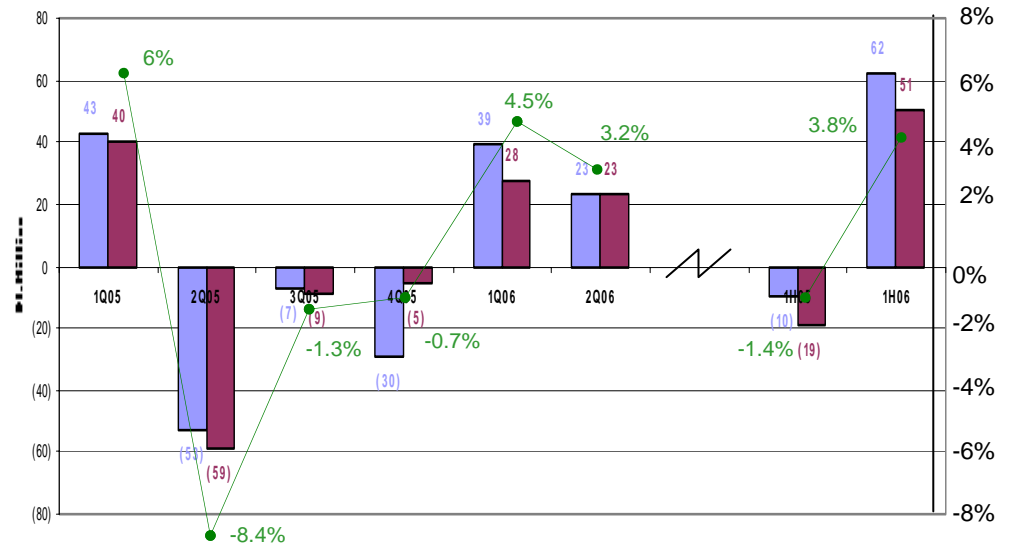
- S,G&A was Bt27m. in 2Q06 vs Bt35m. in 2Q05, its dropped 23% YoY, resulted in operating margin increasing 11% YoY.
- Net Profit spring up 144% YoY in 2Q06 to Bt23m. vs Net Loss to Bt53m. in 2Q05.

Operating Profit Operating Margin



Operating Profit
 Operating Margin

Net profit and Normalised Profit and Margin



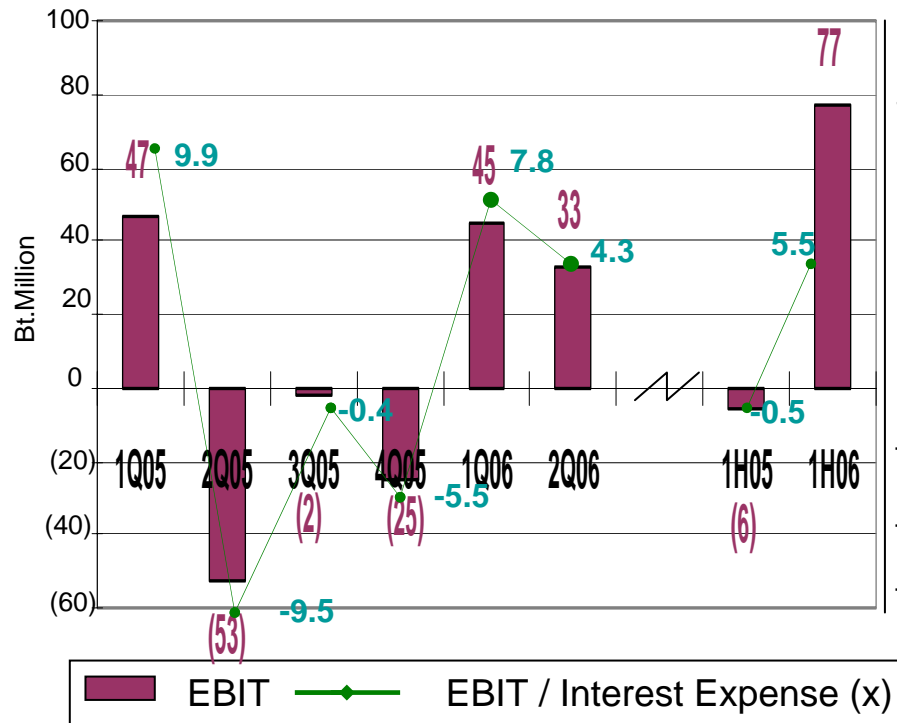
Net profit
 Normalised profit
 Normalised profit margin

EBIT and Debt

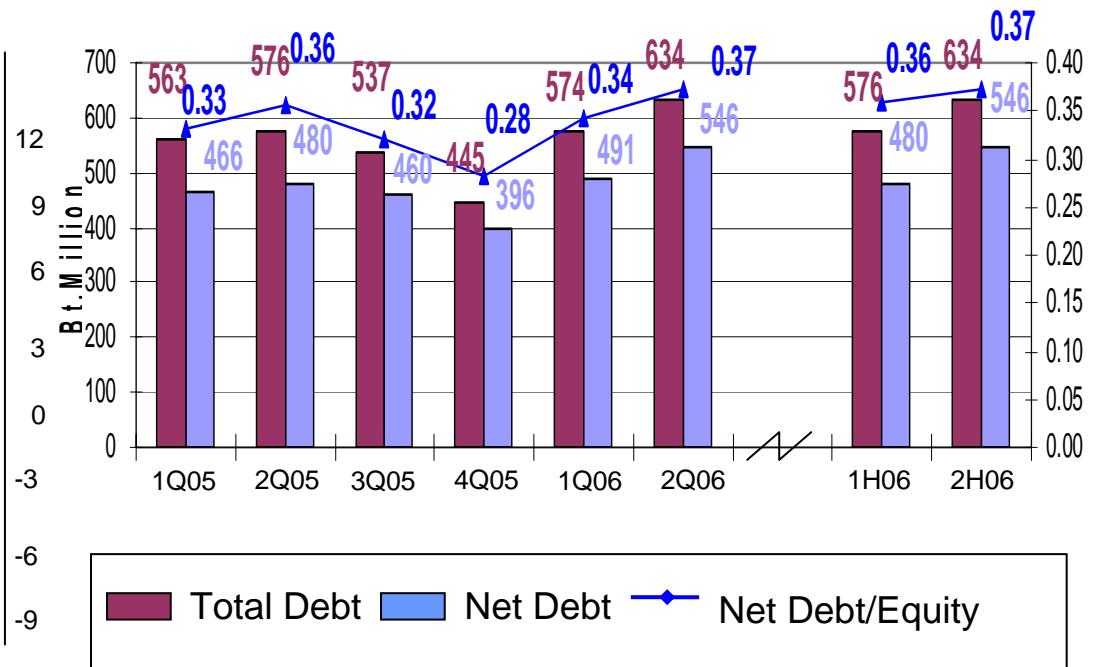


- Sharply increasing EBIT to Bt77m. vs loss of Bt6m. in 1H05.
- Balancing of net gearing of 0.37x in 1H06 vs 0.36x in 1H05 but it was still comfortable.

EBIT and EBIT/Interest Expense



Total Debt and D/E



Total Debt (very conservative) = Total Liability – A/P – Advanced Received from Customers
 Net Debt = Total Debt – Cash & Equivalent – current investment

1H06 Debt Structuring



	Million Baht	
Restructure Debt		17,067
Debt forgiveness		16,330
Net restructured debt		737
Outstanding as of	Jun. 06	Mar.06
Debt	172.45	175.79
Convert Debt to Equity	40.13	40.13
Total	212.58	215.92

- Within the debt figure, Bt 85mn has been reserved for claims of contingent creditors if the claims do not crystallize SYNTEC will have a benefit.
- Within the convert debt to equity figure, Bt27mn will be paid with P&D shares, these shares are recorded in the accounts at no value.

1H06 New Projects



- In 1H06, Syntec added 4 new projects valued Bt10,554m to a total backlog order of Bt15,702m. Of which 3 projects were private projects worth Bt741m and 1 project from public project.

SYNTEC'S New Projects in 1H06

No.	Project Title	Project Type	Project Value (Btm.) (excluding vat 7%)
1	Baan Eur-Arthorn ¹	Residential	9,813
2	Manhattan Chidlom	Residential	349
3	Ideal24	Residential	334
4	Capsugel : LICAPS	Industrial	58
Total New Projects Value			10,554

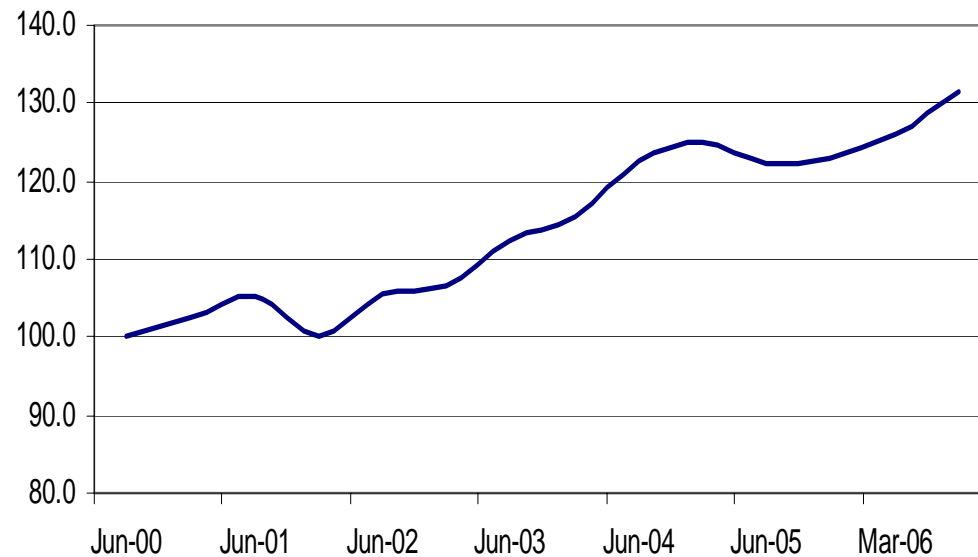
¹ Syntec's construction portion (50 : 50 construction portion between JV.)

Construction Materials Price Index (CMI)



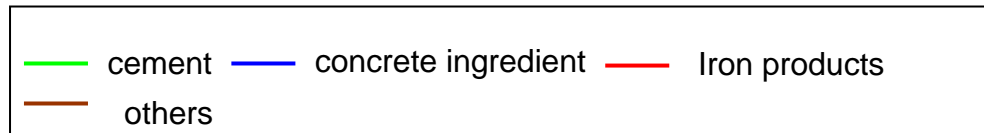
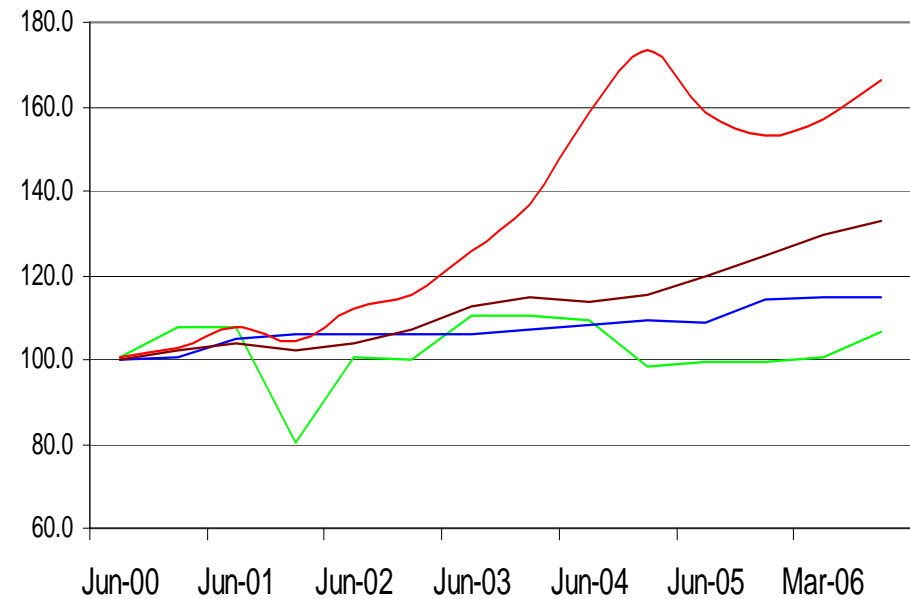
- The rise of CMI in 2Q06 to 7.4% YoY and 4.4% QoQ, at 131.5 pt, that was 5 month continuity.
- Cement, up 4.1% YoY and 3.3% QoQ. Concrete Ingredient, up 5.5% YoY and 0.2% QoQ. Iron Products, up 5.9% YOY and 6.8% QoQ. Others, up 11.5% YoY and 3.2% QoQ.

Construction Materials Price Index (CMI)



Source : Bureau of trade and Economic Indices

CMI by Sector

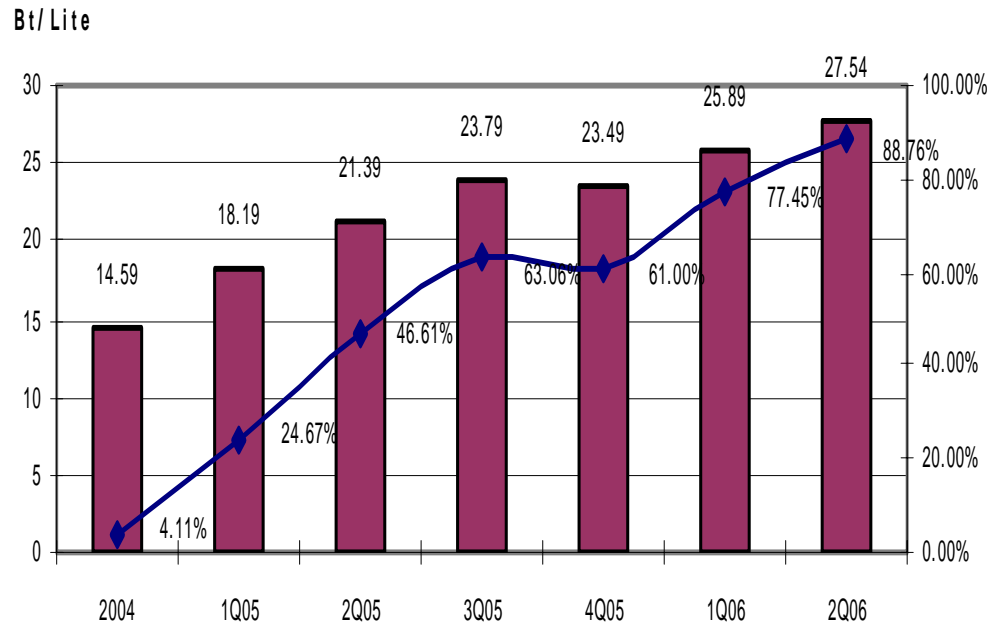


Retail oil price and Minimum wage rate



- Retail price of diesel rising 17.24% in 1H06 at 27.54 bt/lite, up 88.76% from 14.56 bt/lite.
- Minimum wage rate, was 184 bt/day, up 5.14% YoY in 2Q06. (At present, labour skill standard wage was 200 bt/day.)

Retail Oil Price (HBD)



Source : Ministry of Energy

Base on 14.59 Bt/ Lite

Minimum Wage Rate



Source : Ministry of Labour

Projects on Hand



- Backlog Order as of 30 June 2006
- List of Current Projects

Backlog Order as of 30 June 2006



- 14 projects valued worth Bt 15.70bn are diversified into different types namely commercial, residential, leisure, institutional, and industrial. Remaining value is worth Bt13.82bn.
- The current projects will generate revenue till 2010.

Type of Project	No.of Projects	Owner	Value (Btm) (excluding vat 7%)	Progress (%)
Commercial	1	Private	370	30%
Residential	7	Government and private	12,467	6%
Leisure	2	Private	1,869	34%
Institutional	3	Private	938	49%
Industrial	1	Private	58	4%
Total	14		15,702	12%

Project Owner	No.of Projects	Owner	Value (Btm) (excluding vat 7%)	Progress (%)
Group Alliances	2	Private	1,717	35%
Non Group Alliances	11	Private	4,172	33%
Non Group Alliances	1	Government	9,813	0%
Total	14		15,702	12%

List of Current Projects as of 30 June 06



No.	Project Title	Project Type	Project Owner	Value (Btm)	% Progress	Project Description
1	Sofitel Sukhumvit	Leisure	Natural Hotel Sukhumvit	1,303	43%	First class hotel
2	Demonstration School of Bangkok	Institutional	Sansiri Pcl.	414	10%	School
3	Bangkok Pattaya Hospital	Institutional	Bangkok Pattaya Hospital	319	83%	15-storey hospital building with 1 level basement
4	GM Height	Residential	GM Height Ltd.	220	80%	27-storey Apartment
5	East Water	Commercial	Eastern Water Resources Development and Management Pcl.	370	30%	Head quarter office of Eastern Water Resources Development and Management Pcl.
6	Manhattan Chidlom	Residential	Major Development Ltd.	349	35%	35-storey Condominiums with a total area 27,000 Sqm.
7	Supalai Casa Riva	Residential	Supalai Pcl.	575	22%	High-rise Condominims in 5 buildings, total area 116,514 Sqm.
8	Bangkok Hospital, Petchaburi Road	Institutional	Bangkok Hospital Pcl.	205	74%	8-storey hospital building with 1 level basement
9	340 Keys Hotel	Leisure	K.S and Sun Ltd.	566	13%	33-storey first-class hotel with 1 basement and an 9-storey car park building
10	CITY Home, Ratchada pisek Road	Residential	Supalai Pcl.	346	47%	8-storey condominium in 10 building, 1,414 units including a construction inside street

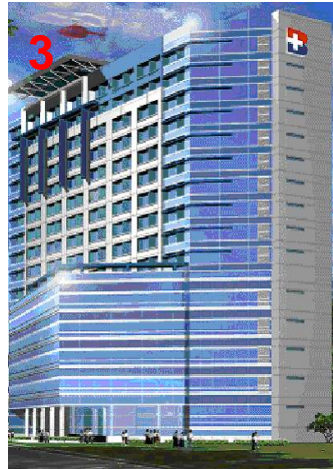
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List of Current Projects as of 30 June 06



No.	Project Title	Project Type	Project Owner	Value (Btm)	% Progress	Project Description
11	Regent Hotel & Residence	Residential	Grand Asset Development Pcl.	831	20%	29-storey, 340-room of high class hotel and 40-storey, 346-room condominium include with many ancillary facilities
12	Baan Eur-arthorn	Residential	National Housing Authority	9,813	0%	5 storey Apartment buildings, 2 storey Duplex houses, 2 storey Single houses, 2 storey Town houses, in total 50,000 units, together with associated road works, piling works, power and water supply works.
13	Capsugel : LICAPS	Industrial	Capsugel (Thailand) Co.,Ltd.	58	4%	Pharmaceutical Manufactory
14	Ideals24	Residential	Benja Garden Co.,Ltd.	334	0%	41-storey apartment building with 1 basement level
Total	Project value			15,702	12%	

List of Current Projects



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- Consolidated Financial Results
 - * 2Q06 Performance – P&L
 - * 1H06 Performance – P&L
 - * 2Q06 Performance – Balance Sheet

2Q06 Performance – P&L



P & L Statement (Bt m)

Quarter	2Q06	2Q05	%YoY	1Q06	%QoQ
Sales and service revenue	714	701	2%	618	16%
Reversal of doubtful accounts	0	0	-1%	11	-97%
Gain on investment disposals	0	0	n/a	0	n/a
Equity method gain	1	0	n/a	1	-18%
Other income	3	6	-54%	7	-57%
Total revenues	718	708	1%	637	13%
Cost of sales	659	715	-8%	560	18%
S,G&A	27	35	-23%	32	-16%
Doubtful accounts	0	0	n/a	0	n/a
Other expense	0	0	n/a	0	n/a
Equity method loss	0	11	-100%	0	n/a
Total Expenses	686	761	-10%	592	16%
EBIT	33	-53	161%	45	-27%
Interest expenses	8	6	37%	6	33%
Income Tax	2	0	n/a	0	n/a
Loss on Minorities	0	0	n/a	0	n/a
Extraordinaries	0	6	-100%	0	n/a
Net Profit	23	-53	144%	39	-40%

1H06 Performance – P&L



P & L Statement (Bt m)

Quarter	1H06	1H05	%YoY
Sales and service revenue	1,332	1,363	-2.27%
Reversal of doubtful accounts	12	0	2886%
Gain on investment disposals	-	2	-100%
Equity method gain	2	0	n/a
Other income	10	13	-27%
Total revenues	1,355	1,379	-1.74%
Cost of sales	1,218	1,301	-6%
S,G&A	59	71	-17%
Doubtful accounts	-	0	n/a
Other expense	-	0	n/a
Equity method loss	-	13	-100%
Total Expenses	1,278	1,385	-8%
EBIT	77	-6	1392%
Interest expenses	13	10	30%
Income Tax	2	0	n/a
Loss on Minorities	0	0	n/a
Extraordinaries	0	6	-100%
Net Profit	62	-10	719%

2Q06 Performance – Balance Sheet



Balance Sheet (Bt m)

Quarter End	2Q06	1Q06	4Q05	3Q05	2Q05	1Q05
Cash & Investment	184	210	162	136	137	135
A/R, Accrued Income, and Advance Payments	1,015	927	1,029	1,508	1,743	1,829
Inventory	71	38	44	59	55	59
Current Asset	1,268	1,362	1,380	2,013	2,239	2,337
Property, Plant & Equipment	222	198	176	163	148	137
Non-current Asset	1,481	1,342	1,304	965	934	927
Total Asset	2,749	2,704	2,683	2,978	3,173	3,264
O/D and Short-term Loan	216	131	15	100	120	61
A/P, Accrued expense, Advanced Received	508	472	564	736	905	994
CP-LT (banks)	259	147	60	60	60	50
CP-LT (Rehabs Plans)	0	0	72	60	59	56
Total current liabilities	1,126	968	984	1,228	1,396	1,377
Long-term Loans	0	130	130	130	145	205
Creditors under Rehabs	139	144	152	167	172	171
Total Liabilities	1,285	1,264	1,282	1,545	1,818	1,857
Paid-up Capital	1,600	1,600	1,600	1,600	1,600	1,600
Shareholder Equity	1,463	1,440	1,401	1,433	1,354	1,407

FAQ