



ANALYST MEETING



SYNTEC

2017 PERFORMANCE REVIEW AND 1H2018 OUTLOOK

22 MARCH 2018

Agenda

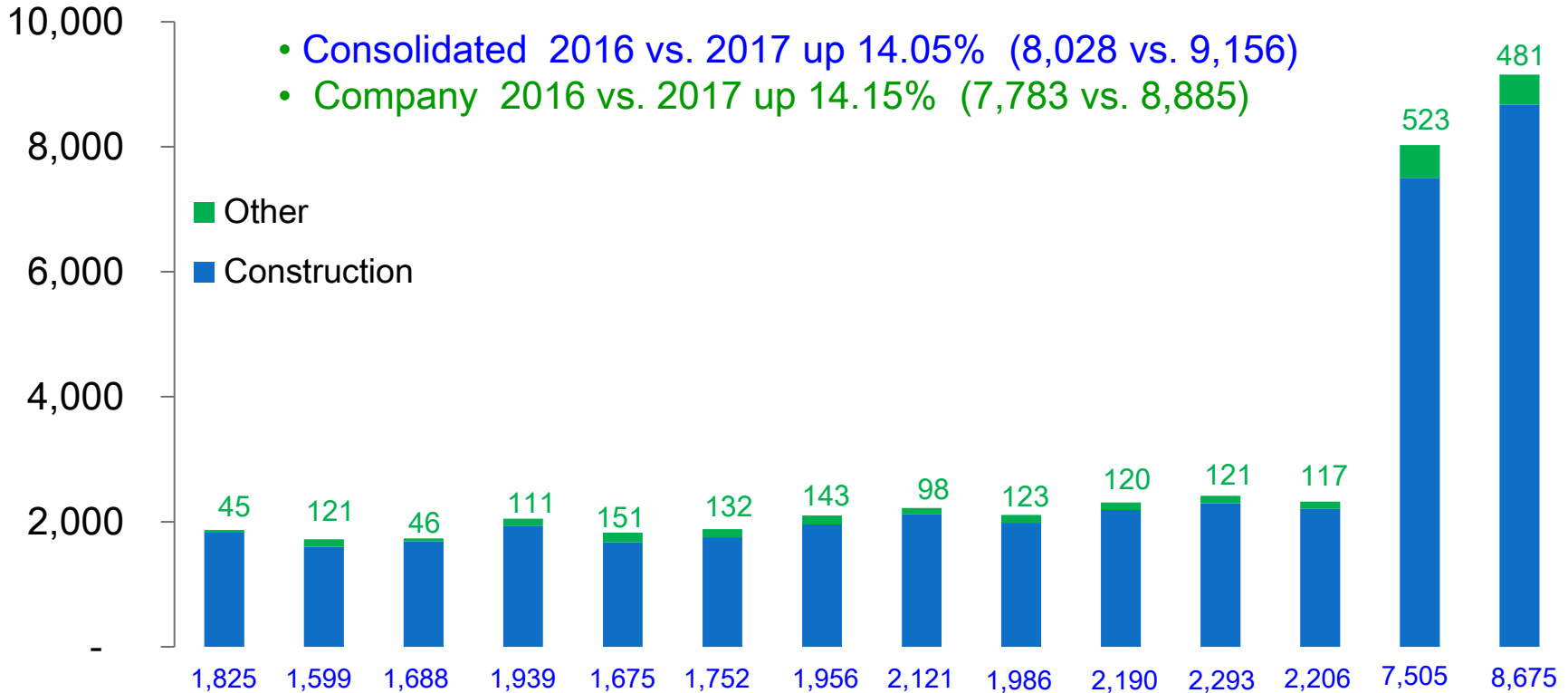
- 2017 Performance Summary
- 2017 Backlog
- 2018 Outlook
- Appendix

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□ 2017 Performance Summary

Revenue (MB.)

Total Revenues (MB.)



	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	2016	2017
Total	1,870	1,720	1,734	2,050	1,826	1,884	2,099	2,219	2,109	2,310	2,414	2,323	8,028	9,156

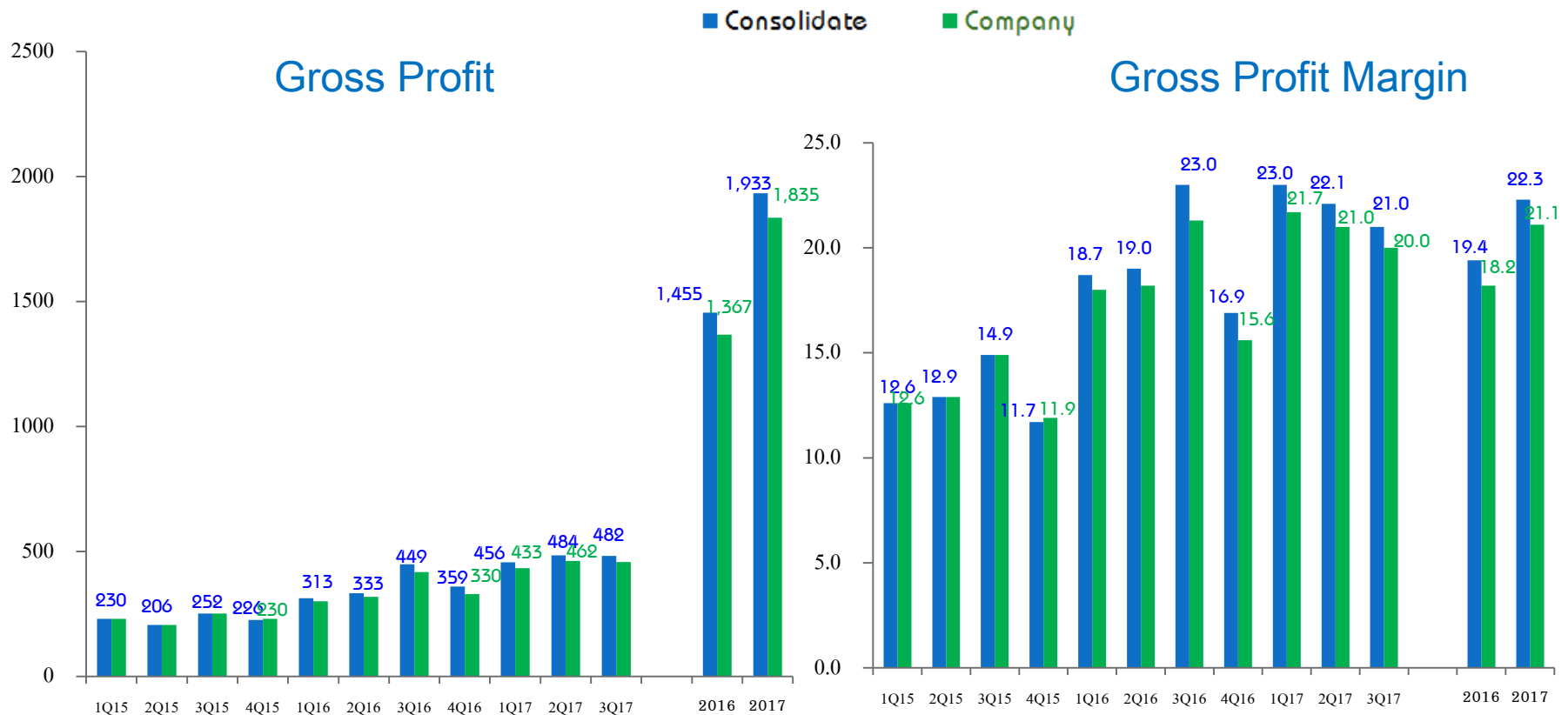
Gross Profit and Gross Profit Margin

Gross Profit (MB.)

- Consolidated 2016 vs. 2017 up 32.85% (1,455 vs. 1,933)
- Company 2016 vs. 2017 up 34.23% (1,367 vs. 1,835)

Gross Profit Margin (%)

- Consolidated 2016 vs. 2017 up 2.9% (19.4 vs. 22.3)
- Company 2016 vs. 2017 up 2.9% (18.2 vs. 21.1)



Net Profit and Net Profit Margin

Net Profit (MB.)

- Consolidated 2016 vs. 2017 up 15.61% (852 vs. 985)
- Company 2016 vs. 2017 up 17.18% (896 vs. 1,050)

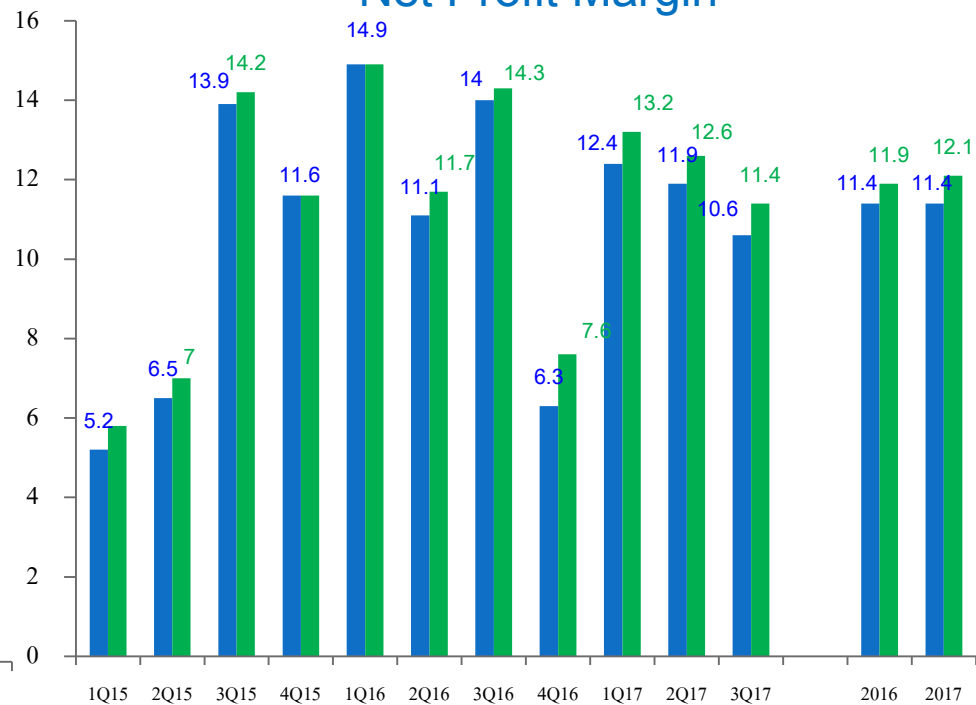
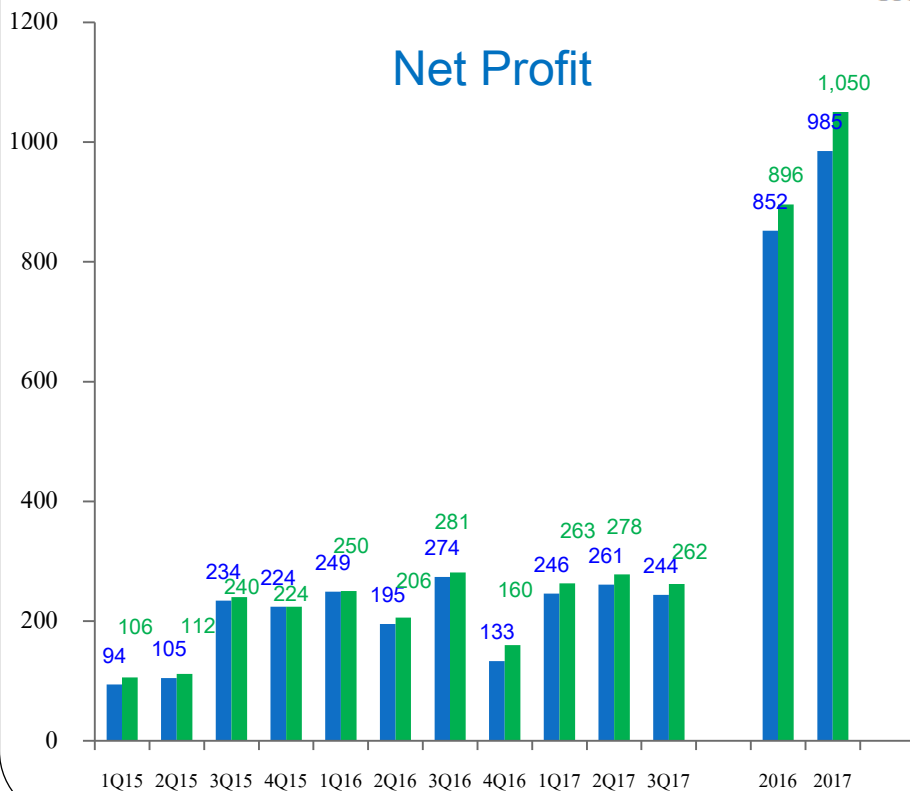
Net Profit Margin (%)

- Consolidated 2016 vs. 2017 unaltered (11.4 vs. 11.4)
- Company 2016 vs. 2017 up 0.2%(11.9 vs. 12.1)

■ Consolidate ■ Company

Net Profit

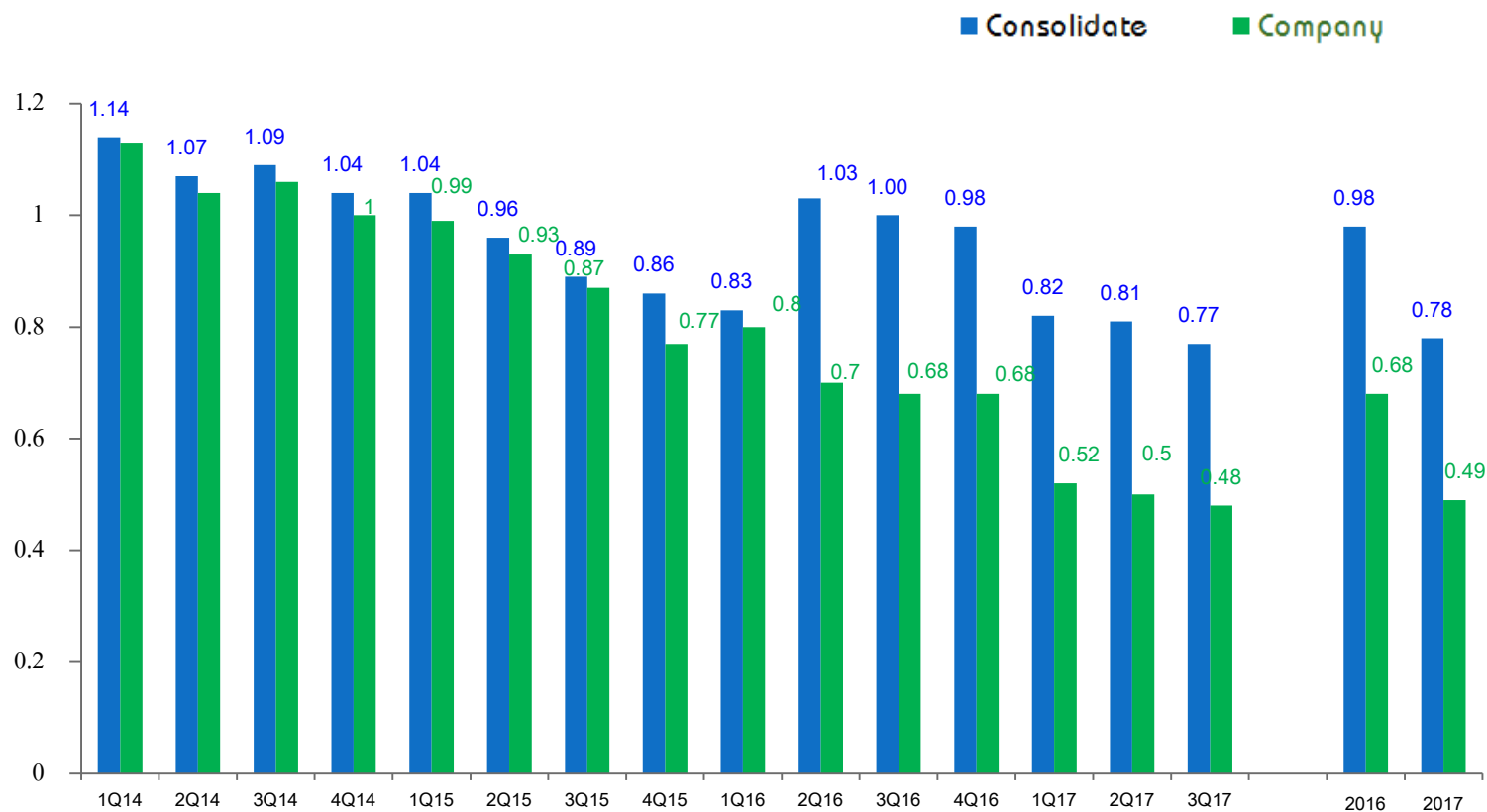
Net Profit Margin



EBIT / I and Debt to Equity

Debt to Equity

- Consolidated 2016 vs. 2017 down 0.20% (0.98 vs. 0.78)
- Company 2016 vs. 2017 down 0.19% (0.68 vs. 0.49)

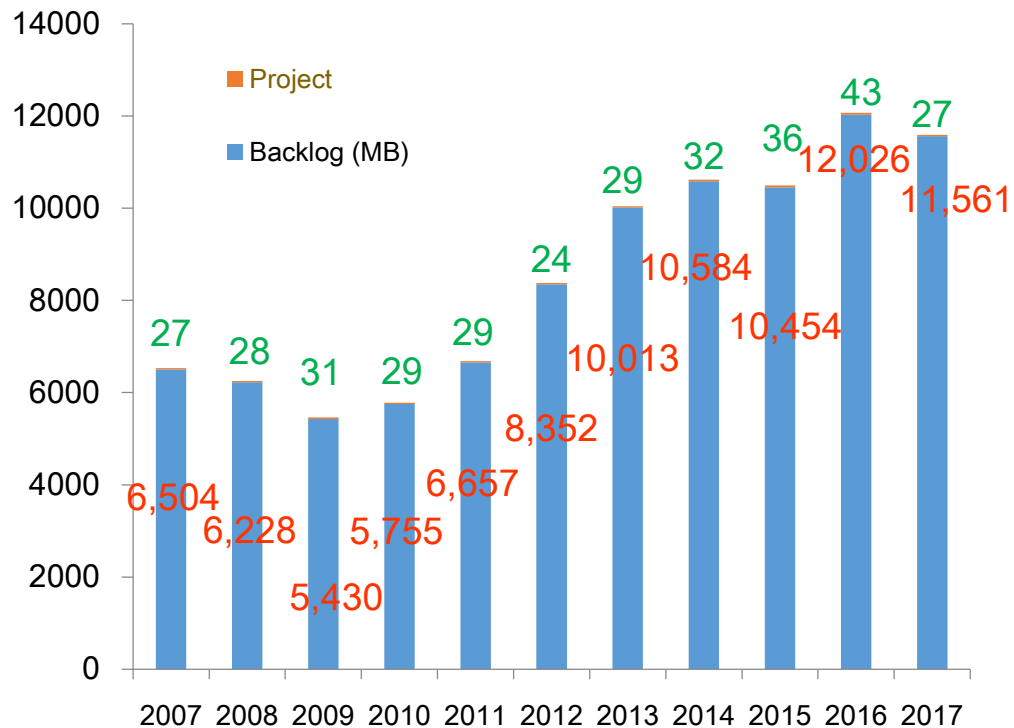


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- 2017 Backlog

Backlog on hand (MB.)

As of 31 Dec 2017 there are 27 projects on hand, valued 25,554 MB., Total Area 1,871,328 Sq.m. Backlog 11,561 MB. These projects will generate revenue till 2019.



Project on Hand as of 31 December 2017

Type of Project	Exc. Vat (MB.)
21 Residential Projects	19,415
3 Commercial Projects	3,348
3 Leisure Projects	2,028
Total	25,554

Progress of Current Projects as of 31 Dec 2017

Listed Company and Related

No.	Project Title	Project Value (Exclude VAT 7%) (MB.)	Area (sqm.)	%	Detail of Project
1	SUPALAI ELITE PHAYATHAI	241	26,800	89.60	31 storey of condominium
2	SUPALAI LITE RATCHADA-NARATHIVAS-SATHORN	328	47,882	61.05	27 storey with rooftops of condominium
3	SUPALAI ELITE SURAWONG	274	28,440	33.85	31 storey with rooftops of condominium
4	SUPALAI VERANDA RAMA 9	647	91,331	16.75	31 storey of condominium
5	SUPALAI ELITE SI-PHRAYA	314	37,070	0.00	1 building of 36 storey of condominium, 1 building of 8 storey of clubhouse and car park
6	SUPALAI RIVA GRANDE	1,157.50	132,677	0.00	2 buildings of 36 storey of condominium, 1 building of 37 storey of condominium and RMU building
7	LIFE ASOKE	1,798	100,692	91.98	35 storey of condominium
8	LIFE SUKHUMVIT 62	494	25,906	0.00	24 storey of condominium with 1 basement level
9	CHAPTER ONE SHINE BANGPO	427	33,922	9.53	38 storey of condominium, 5 storey of car park building
10	THE RESERVE THONGLOR	499	17,978	0.29	26 storey of condominium, 8 storey of car park building

Progress of Current Projects as of 31 Dec 2017

Listed Company and Related

No.	Project Title	Project Value (Exclude VAT 7%) (MB.)	Area (sqm.)	%	Detail of Project
11	NOBLE REVOLVE RATCHADA	1,345	71,732	85.20	2 buildings of 38, 42 storey of condominium
12	NOBLE RECOLE	687	26,934	31.63	30 storey of condominium with 5 level basement
13	NOBLE BE 33	683	24,530	16.92	31 storey of condominium with 5 level basement
14	NOBLE BE 19	1,374	51,623	6.97	48 storey of condominium with 1 level basement, 27 storey of condominium with 6 level basement
15	THE ESSE ASOKE	969	53,235	35.03	54 storey of condominium with 2 level basement
16	THE POLITAN RIVE (PHASE 2)	474	36,612	80.46	4 buildings of 8 storey of condominium and 6 storey of car park building
17	THE POLITAN AQUA	1,906	152,426	11.93	61 storey of condominium
18	TERMINAL 21 PATTAYA	1,383	155,140	63.65	1-6 storey shopping mall, 7-25 storey of condominium with 1 basement
19	MI 3	306	19,020	72.73	24 storey of hotel
20	CP TOWER NORTH PARK	784	44,000	0.00	19 storey of office building with 1 basement level

Progress of Current Projects as of 31 Dec 2017

Non Listed Company

No.	Project Title	Project Value (Exclude VAT 7%) (MB.)	Area (sqm.)	%	Detail of Project
21	THE PRESIDENT PHETKASEM-BANGKHAE	378	38,198	53.47	27 storey of condominium
22	LAVIQ SUKHUMVIT 57	506	28,549	10.36	33 storey of condominium
23	HOTEL NIKKO BANGKOK	560	49,336	91.21	20 storey of condominium with 4 level basement
24	INFINITY ONE CONDO	400	27,000	55.75	34 storey of condominium
25	KRAAM SUKHUMVIT 26	589	27,900	23.78	29 storey of condominium with 2 level basement
26	I'M CHAINA TOWN	668	30,743	12.88	1 building of 8 storey of hotel with 6 level basement, 1 building of 8 storey of hotel
27	TRR BUILDING	592	36,832	0.00	27 storey of office building with 1 basement level

MEP Work Value

No.	Project	Contract Value Excl. Vat (MB.)
1	Noble Revolve Ratchada (Phase 1)	159.42
2	Noble Revolve Ratchada (Phase 2)	155.57
3	Noble Recole	108.50
4	Noble BE 19	251.31
5	Swan Lake Khao Yai	11.42
6	Kraam Sukhumvit 26	121.09
7	Noble BE 33	132.16
8	I'm Chaina Town Hotel	179.76
9	The Reserve Thonglor	95.74
10	CP Tower North Park	199.50
11	Life Sukhumvit 62	86.45
Total		1,500.92

List of Current Projects as of 31 Dec 2017



1.SUPALAI ELITE PHAYATHAI



2. SUPALAI LITE RATCHADA-NARATHIVAS-SATHORN



3. SUPALAI ELITE SURAWONG



4.SUPALAI VERANDA RAMA 9



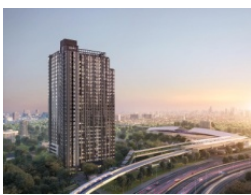
5.SUPALAI ELITE SI-PHRAYA



6.SUPALAI RIVA GRANDE



7. LIFE ASOKE



8. LIFE SUKHUMVIT 62



9. CHAPTER ONE SHINE BANGPO



10. THE RESERVE THONGLOR



11. NOBLE REVOLVE RATCHADA



12. NOBLE RECOLE



13. NOBLE BE 33



14. NOBLE BE 19



15. THE ESSE ASOKE



16.THE POLITAN RIVE 2



17.THE POLITAN AQUA



18.TERMINAL 21 PATTAYA



19.MI 3



20. CP TOWER NORTH PARK



21.THE PRESIDENT PHETKASEM-BANGKHAE



22. LAVIQ SUKHUMVIT 57



23.NIKKO HOTEL BANGKOK



24. INFINITY ONE CONDO



25.KRAAM SUKHUMVIT 26



26. I'M CHAINA TOWN



27.TRR BUILDING

The construction project signed in 2017

	No.	Project	Owner	VALUE (MB.)
1Q2017	1	NOBLE BE 33	CONTINENTAL CITY CO., LTD.	731
	2	THE PRESIDENT PHETKASEM-BANGKHAE	CHAIPATTANA LAND CO., LTD.	405
	3	I'M CHINA TOWN	GRAND UNILAND CO., LTD.	715
SIGNED CONTRACT VALUE 1Q2017				1,851
2Q2017	4	THE POLITAN AQUA	BANGKOK RIVA DEVELOPMENT CO., LTD.	2,040
	5	SUPALAI VERANDA RAMA 9	SUPALAI PCL.	692
	6	LAVIQ SUKHUMVIT 57	REAL ASSET DEVELOPMENT CO., LTD.	542
	7	THE RESERVE THONGLOR	PRUKSA REAL ESTATE PCL.	534
	8	NOBLE BE 19	CONTINENTAL CITY CO., LTD.	1,470
SIGNED CONTRACT VALUE 2Q2017				5,278
3Q2017	9	CHAPTER ONE SHINE BANGPO	PRUKSA REAL ESTATE PCL.	457
SIGNED CONTRACT VALUE 3Q2017				457
4Q2017	10	TRR BUILDING	TRR PROPERTY CO., LTD.	592
	11	SUPALAI RIVA GRANDE	SUPALAI PCL.	1,157.50
SIGNED CONTRACT VALUE 4Q2017				1,749.50
SIGNED CONTRACT TOTAL VALUE				9,335.50

New Project of 1Q2018

	No.	Project	Owner	VALUE (MB.)
1Q2018	1	CP TOWER NORTHPARK	CP LAND PCL.	784
	2	LIFE SUKHUMVIT 62	AP ME5 CO., LTD.	494
	3	CENTRIC RATCHAYOTHIN	SC ASSET COPORATION PCL.	340
SIGNED CONTRACT VALUE				1,618



CP TOWER NORTH PARK

1 building of 19 storey of office building with
1 basement level,

Total Area 44,000 Sqm.



LIFE SUKHUMVIT 62

1 building of 24 storey of condominium with
1 basement level,

Total Area 25,906 Sqm.



CENTRIC RATCHAYOTHIN

1 building of 21 storey of condominium,
Total Area 17,365 Sqm.

Service Apartment



Project	The Dutchess (Leasehold)	Citadines Grand Central Sri Racha	Somerset Central Sri Racha	The Zone Prachinburi	Eight Thonglor Retail	Eight Thonglor Hotel
Investment (million baht)	440	327	622	511	728	1,767
Total Room	166	137	177	306	43	148*
Total Area (Sq.m.)	20,793	9,492	19,422	20,578	7,834	15,791
2017 Revenue (MB.)	119.38	57.01	-	-	201.66	
2017 EBITDA (MB.)	24.4	33.34	-	-	87.86	
2017 Net Profit (MB.)	-4.40	1.19	-	-	-60.69	
Status	Opened	Opened	3Q2018	4Q2019	Opened	Opened
% SYNTEC	100%		68%		60%	

*Eight Thonglor Hotel some room operate renovated until 2Q2018

Agenda

□ 2018 Outlook

Outlook – Under Tender as of 15 Mar 2018

No.	Project	Detail	Owner	Value (MB.)
1	SUPALAI ORIENTAL SUKHUMVIT 39	2 Buildings of 25 storey of condominiums, 2 Buildings of 35 storey of condominiums and 10 storey of condominium	SUPALAI PCL.	1,250
2	SUPALAI PARK TALAT PHLU STATION	34 storey of condominium	SUPALAI PCL.	400
3	NOBLE CHAENGWATTANA	31 storey of condominium with 2 basement level	CONTINENTAL CITY CO., LTD.	1,100
4	NOBLE AROUND SUKHUMVIT 33	25 storey of condominium with 3 basement level	CONTINENTAL CITY CO., LTD.	600
5	METRIS PATTANAKARN	29 storey of condominium	MAJOR DEVELOPMENT ESTATE CO., LTD.	500
6	THE ESSE SUKHUMVIT 36	45 storey of condominium	S36 PROPERTY CO., LTD.	1,200
7	THE VERTIER	30 storey of condominium with 1 basement level	V SUKHUMVIT PRIME DEVELOPMENT CO., LTD.	350
8	SUKHOTHAI HOUSE	3 storey of residential building with 2 basement level	KHUN YINGLUCK WACHARAPHOL	300
9	PHAYATHAI COMPLEX	51 storey of mix used building with 2 basement level	HHT CONSTRUCTION CO., LTD.	1,200
10	BETRAGRO TOWER II	21 storey of office building with 1 basement level	B&T REALTY CO., LTD.	1,100
11	SAMITIVEJ CHONBURI HOSPITAL	10 storey of hospital building with 1 basement level, 1 storey high expanded building A	SAMITIVEJ CHONBURI HOSPITAL CO., LTD.	300

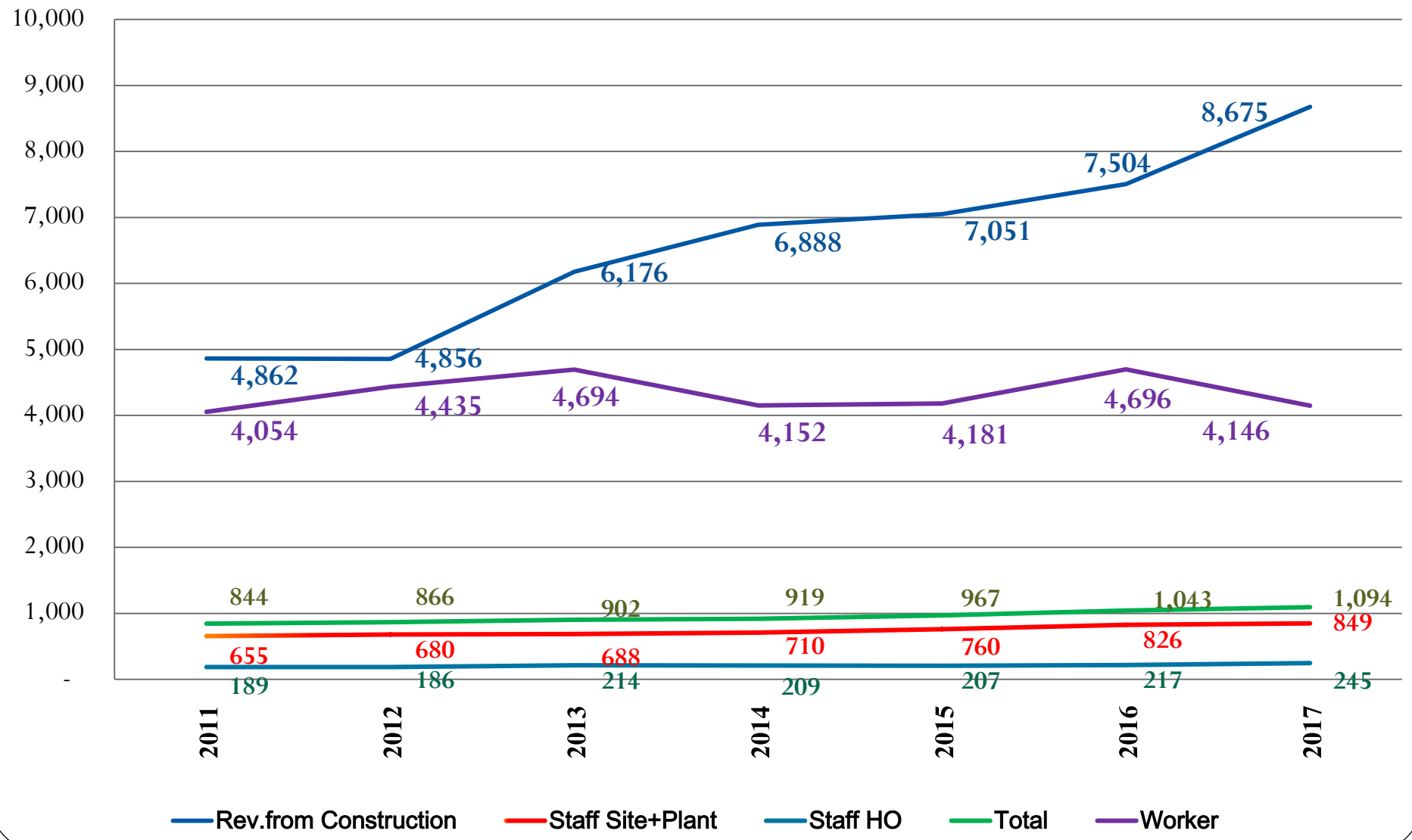
Outlook – Under Tender as of 16 Mar 2018

No.	Project	Detail	Owner	Value (MB.)
12	VIMUT INTERNATIONAL HOSPITAL	Sub-structure B1-B4 of 18 storey building and 4 floor basement	VIMUT INTERNATIONAL HOSPITAL CO., LTD.	120
13	SAKON NAKHON SUGAR FACTORY	Sugar Factory	THAI ROONG RUANG INDUSTRY CO., LTD.	200
14	ASA AYUTTHAYA-ROJANA	8 storey of residential building	ULTITUDE DEVELOPMENT CO., LTD.	200
15	ORB (INTERNATIONAL SCHOOL)	3 buildings of 2 storey of school building, 3 storey of director 'building and 2 buildings of gymnasium	HHT CONSTRUCTION CO., LTD.	650
16	OFFICE BUILDING' SITTIPOL 1919 CO., LTD.	21 storey of office building with 2 basement level	SITTIPOL 1919 CO., LTD.	250
17	BULPHERE PATTAYA	8 storey of condominium with 1 basement level	HABITAT GROUP CO., LTD.	150
18	PHAHOLYOTHIN34 CONDOMINIUM	2 buildings of 8,4 storey of condominiums,3 storey of clubhouse	CPN RESIDENCE CO., LTD.	300
19	VANISSA BUILDING, BANGKOK	2 buildings of 12,23 storey of office building with 6 basement level	PIYANARONGVIT CO., LTD.	700
20	UOB(THAI)PCL HEAD OFFICE	30 storey of office building with 6 basement level	UNITED OVERSEAS BANK (THAI) PCL.	1,100
21	ACE CHAENGWATTANA	2 buildings of 6 storey of hotel	ROMKLAO PLACE CO., LTD.	120
TOTAL 21 PROJECTS				12,090

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□ Appendix

Appendix – Manpower



• Awards

• Overall Performance & Corporate

- One of 100 achieves ESG100 2 years in a row since 2016 (The Award were given to listed companies notable in conducting business in Environmental, Social, and Governance (ESG))
- The score of quality evaluation of Annual General Meeting “AGM” in 2017 by Thai Investors Association was 100 which was regarded as excellent level
- Thai Institute of Directors resolved to the Company is a member :The Collection Action Against Corruption” On 9 March 2017
- The result of reliability rating by Tris Rating Co., Ltd showed that the Company got “BBB” and it’s likely to have stable rank.
- The Company was selected to be 1 in 65 of the listed companies in Thailand Sustainability Investment 2017 listing of (Sustainable Stock) which reflects company outstanding performance in environment social and governance : ESG
- The Company was result of Corporate Governance Evaluation of Thai Listed Companies 2017 revealed that the company was rated in “Excellent Level” by scoring over 90 points from Thai Institute of Directors.



Q & A

Thank you for join us

If you want more information

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