

ANALYST MEETING

2H2022 PERFORMANCE REVIEW

AND

1H2023 OUTLOOK

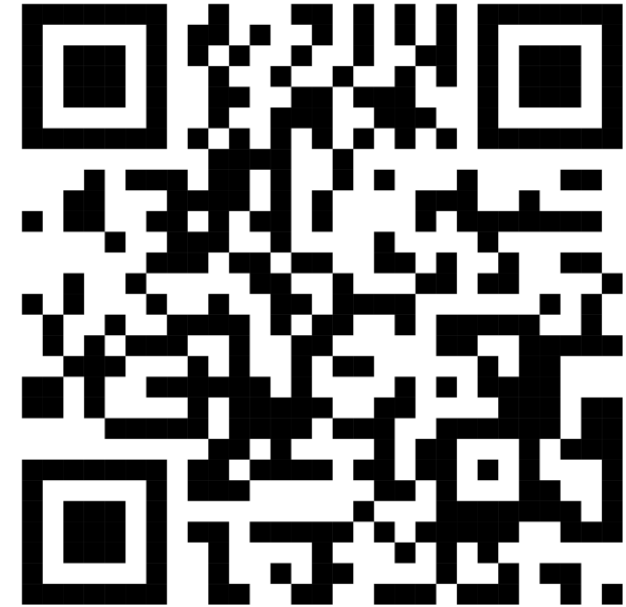
20 March 2023

AGENDA

2H2022 PERFORMANCE REVIEW

- REVENUE FROM GROUP COMPANY
- STRUCTURE OF CONSTRUCTION REVENUE
- GROSS PROFIT – CONSOLIDATED
- GROSS PROFIT – SEPARATE
- NET PROFIT – CONSOLIDATED
- NET PROFIT – SEPARATE

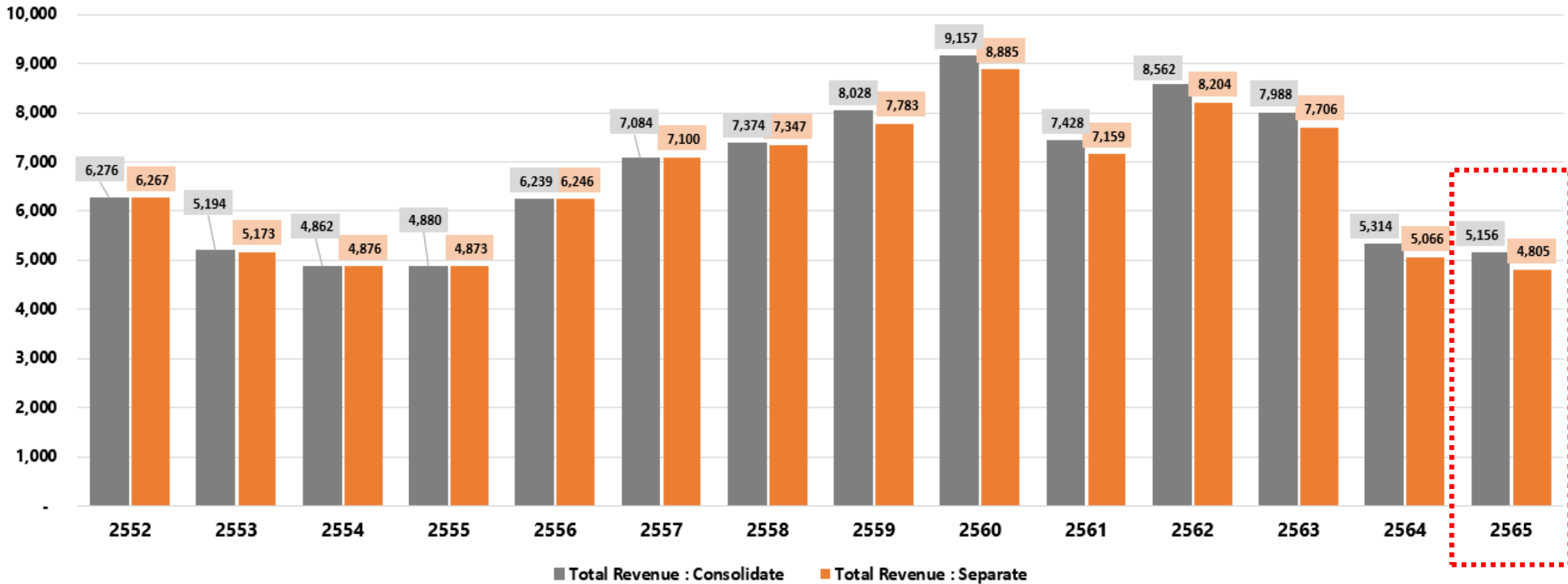
1H2023 BUSINESS OUTLOOK



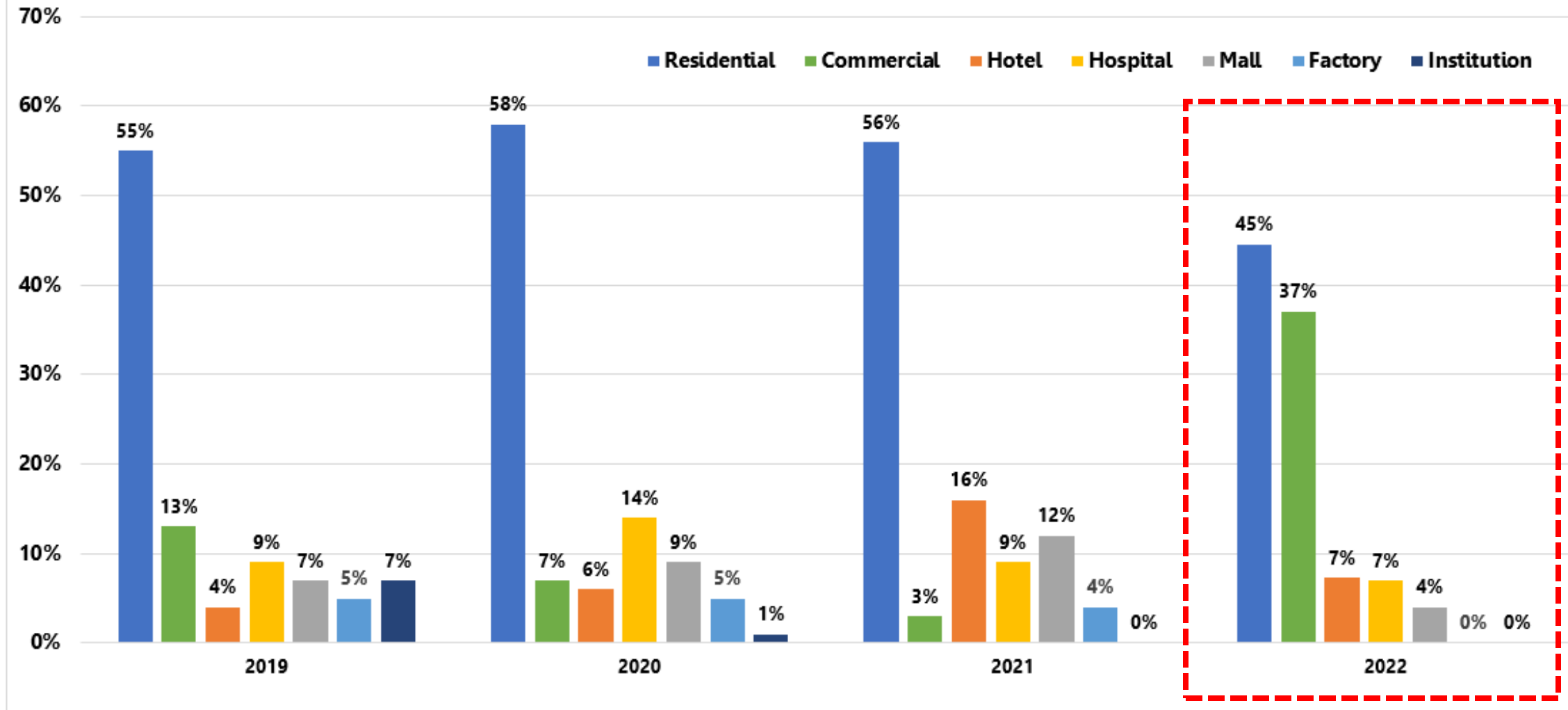
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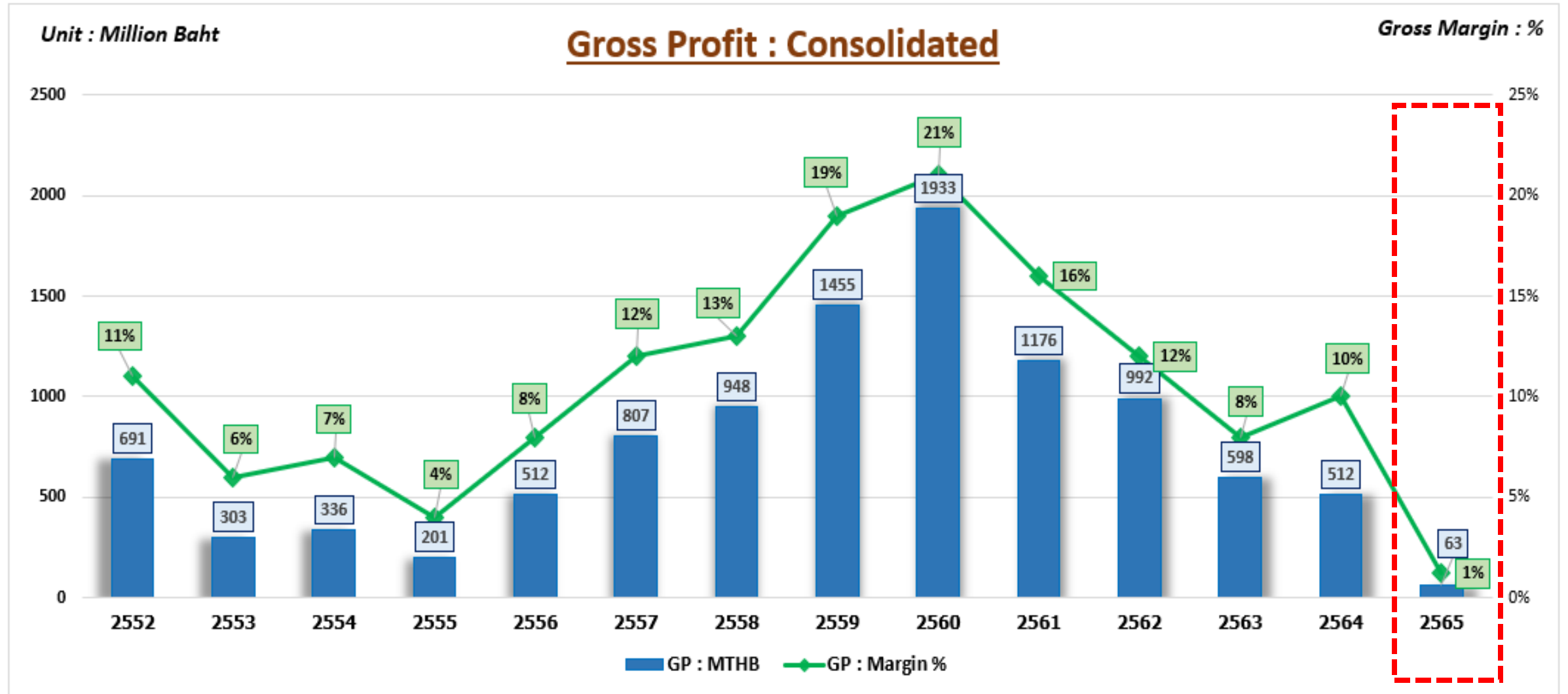
Revenue from group company

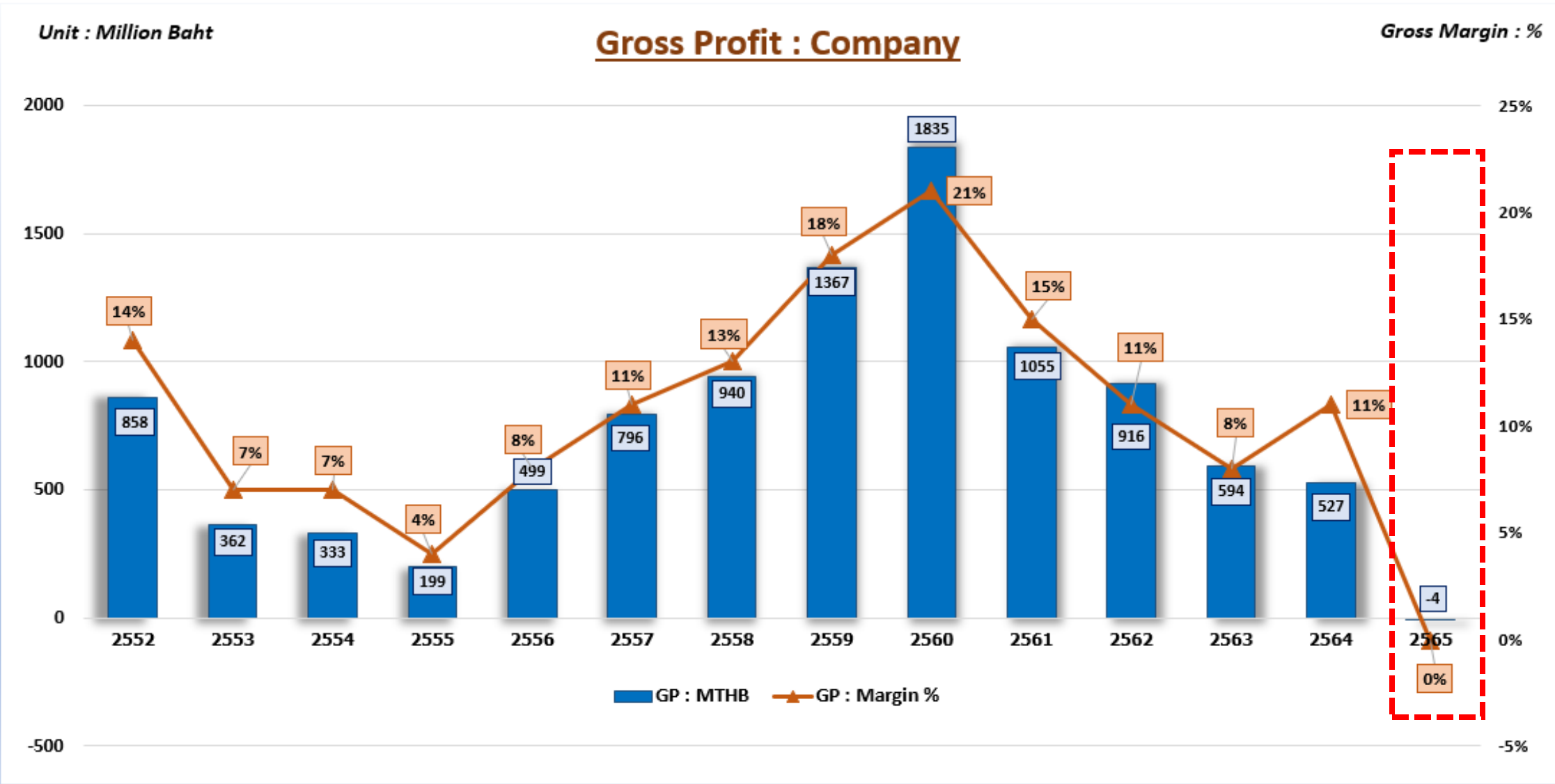
Unit : Million Baht

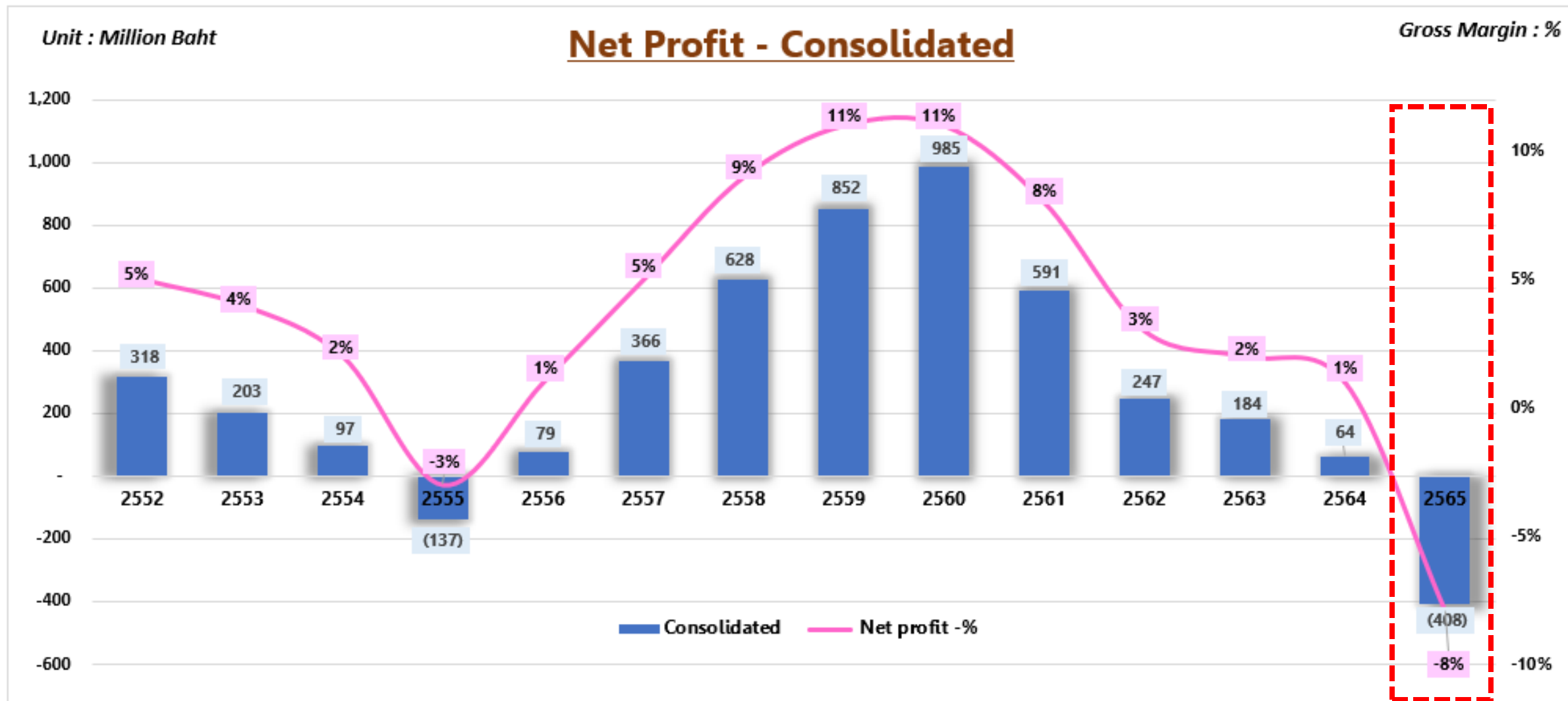


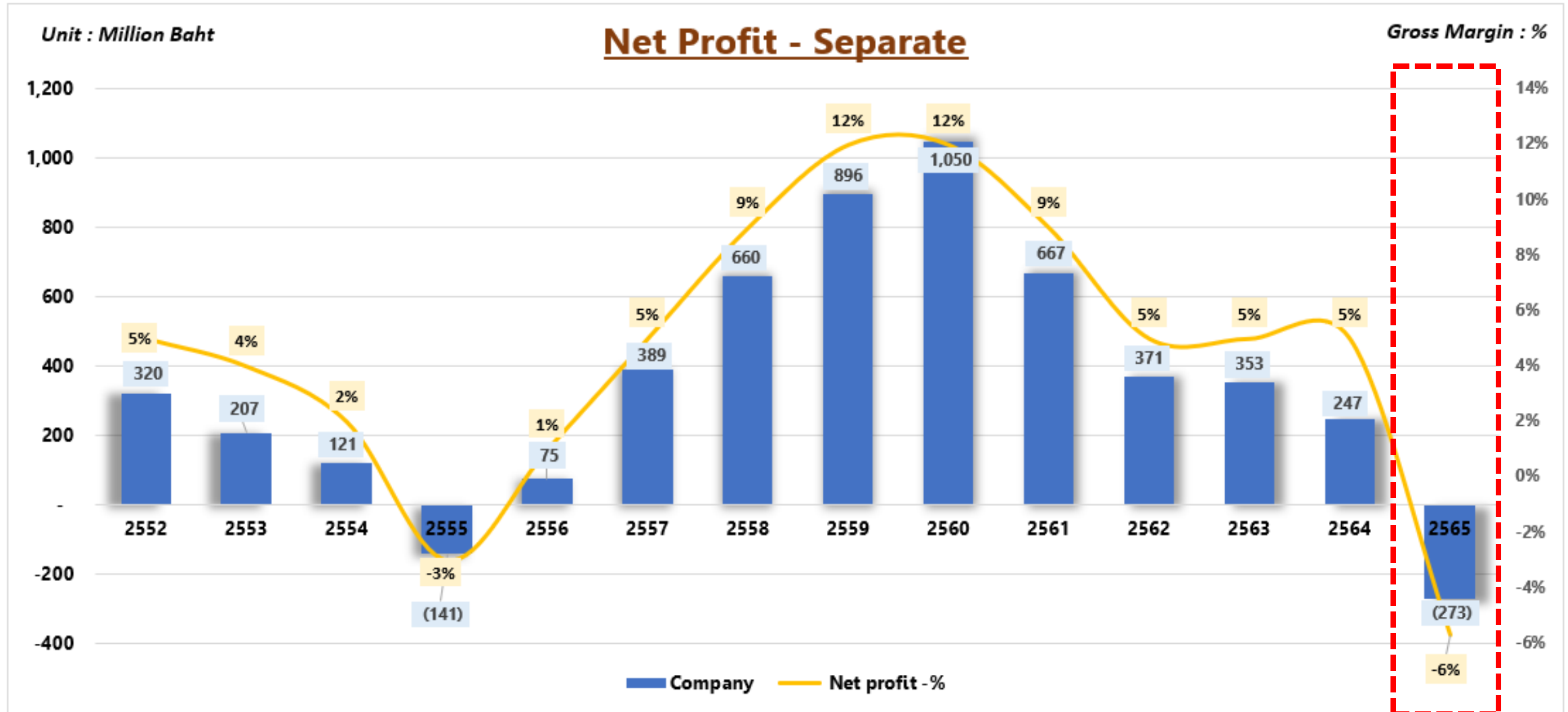
STRUCTURE OF CONSTRUCTION REVENUE





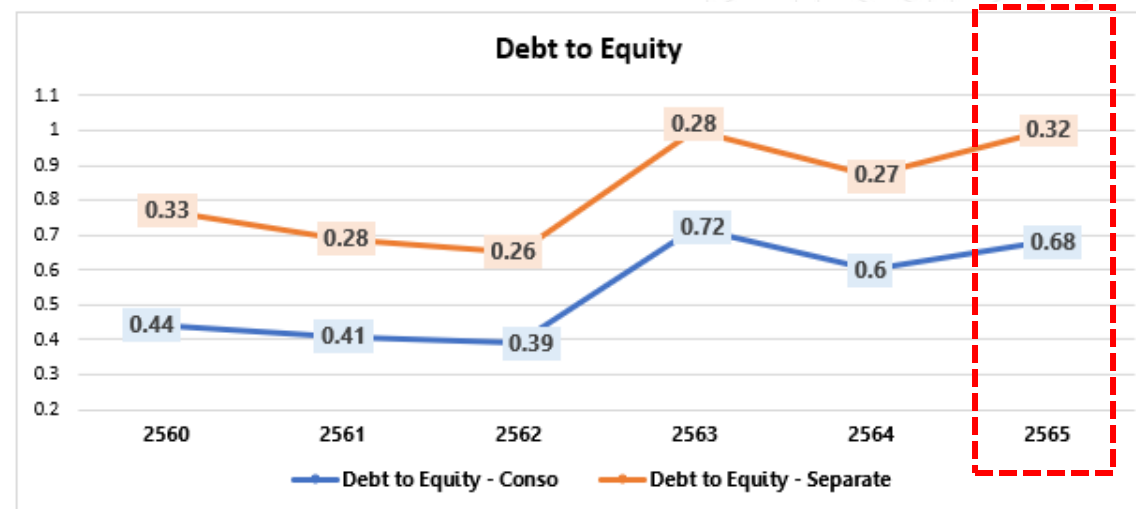
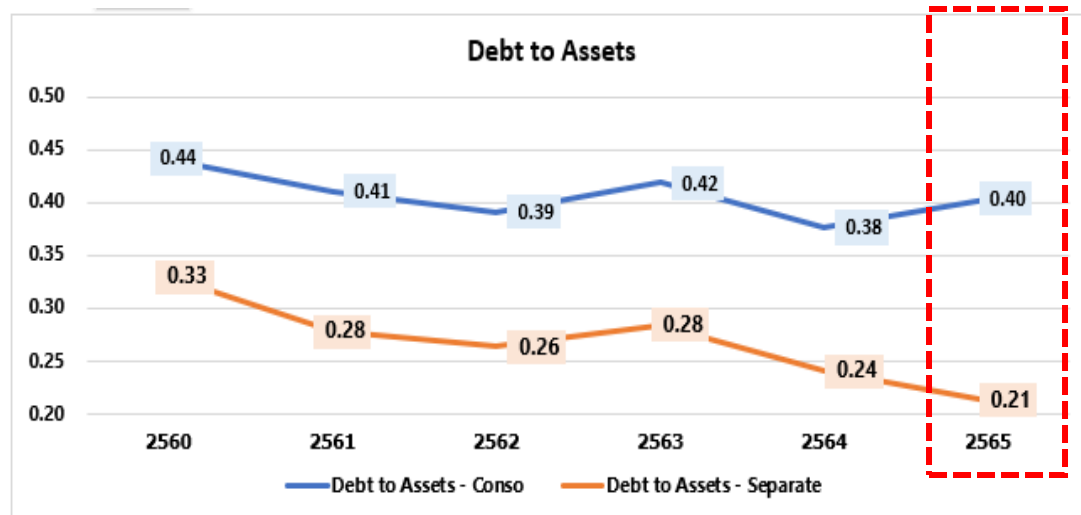
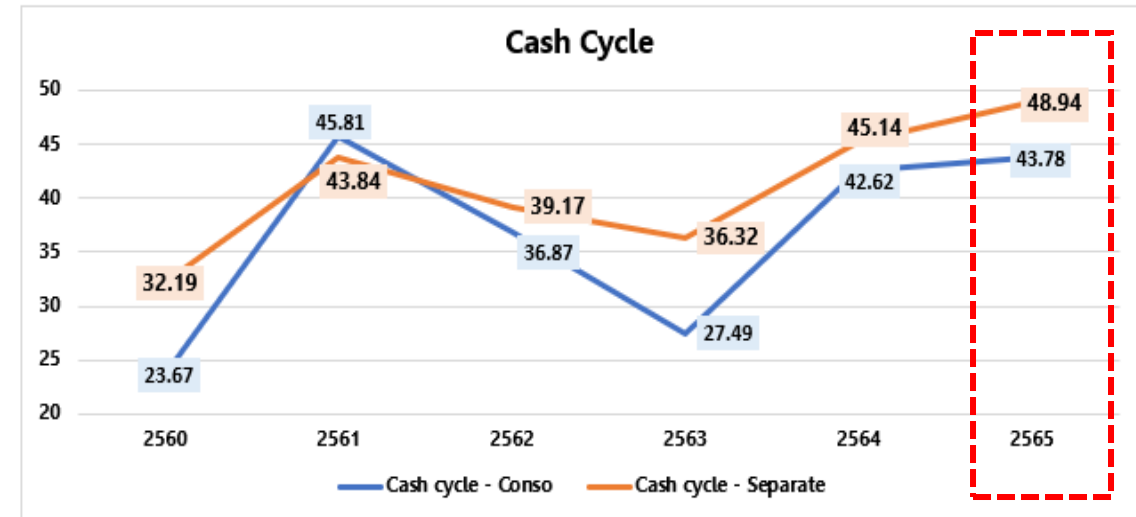
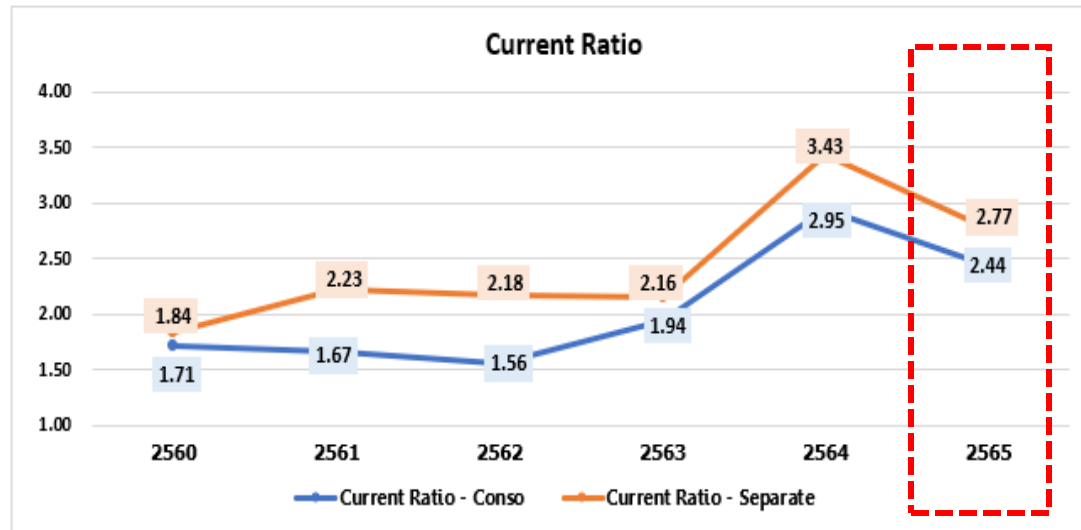






Income structure (Company and Subsidiaries)

Company	Shareholding Ratio	2020		2021		2022	
		Value (MTHB)	%	Value (MTHB)	%	Value (MTHB)	%
1. Syntec Construction PCL.		7,698.56	96.38	5,056.62	95.16	4,797.46	93.04
2. Subsidiaries							
- SCR Asset Management Co., Ltd.	68.00	77.96	0.98	81.19	1.53	94.52	1.83
- Natural Ville Service Apartment and Management Co., Ltd.	99.97	0.19	-	1.25	0.02	1.62	0.03
- CSM Capital Partners Co., Ltd.	60.00	209.09	2.63	170.39	3.21	260.50	5.05
- PT3 Land Co., Ltd.	79.98	0.01	-	-	-	-	-
- JT10 Co., Ltd.	84.98	0.03	-	0.02	-	0.08	0.00
- AN8 Co., Ltd.	79.90	0.20	-	3.18	0.06	0.02	0.00
- SHG Co., Ltd.	70.00	2.08	0.03	1.24	0.02	2.10	0.04
- Delta Infra One Co., Ltd.	90.00	-	-	0.01	-	-	-
Total		7,988.12	100.00	5,313.90	100.00	5,156.30	100.00



2H2022 BACKLOG



2H2022 BACKLOG

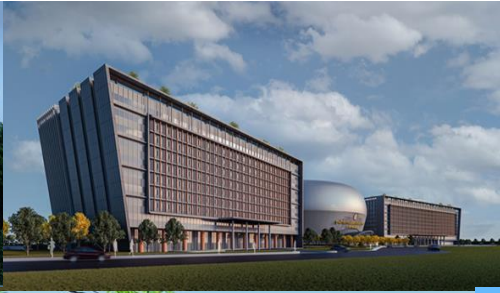
As of DEC 2022, Company has construction project signed by a contract for construction work and under construction is total of **24 projects**.

representing a **contract value** of approximately **13,830 million baht**.

recognized income **6,637 million baht**.

and the backlog was 7,193 million baht.

where the revenue was continually acknowledged until 2025.



PROGRESS OF CURRENT WORKS

Listed Company and Related

No.	Project Title	Project Value (Excluded VAT) (MB)	Area (sqm.)	%	Details of Project
1	Supalai Icon Sathorn	947	139,161	44.76%	1 Building of 56-storey of Hotel and Condominium
2	Supalai Premier Si Phraya-Samyan	297	37,070	84.56%	1 building of 36-storey of condominium, and 1 building of 7-storey of clubhouse and car-park
3	UBH Hotel Ubonratchathani	179	10,071	84.20%	1 building of 7-storey of Hotel (160 rooms) with 1 floor of basement and swimming pool
4	Plum Condo Rama 2 Phase 2.2	244	17,417	0.00%	2-building of 8-storey of Condominium

AS OF DEC 31, 2022

PROGRESS OF CURRENT WORKS

Non-Listed Company and Related

No.	Project Title	Project Value (Excluded VAT) (MB)	Area (sqm.)	%	Details of Project
5	The Unicorn	1,582	110,000	98.10	1 Building of Mixed-Use (Hotel, Retail Shopping Center, Service Residence and Office) 51-Storey with basement
6	Niche Mono Chaeng Watthana	303	49,333	98.88	1 Building of 35-storey of condominium
7	The Extro Phayathai-Rangnam	491	30,894	35.72	1 Building of 35-storey of condominium
8	Plan B Office Tower	590	18,501	70.51	1 building of 27-storey of office building with 5 basements
9	The Crest Park Residences	475	27,697	96.14	1 building of 36-storey of condominium
10	Srisawan Hospital Bangkok	253	10,793	89.47	1 building of 5-storey of hospital
11	Escent Korat	412	24,877	78.38	1 building of 33-storey of condominium and 1-unit retail shop

PROGRESS OF CURRENT WORKS

Non-Listed Company and Related

No.	Project Title	Project Value (Excluded VAT) (MB)	Area (sqm.)	%	Details of Project
12	6-Storey Serviced Apartment	121	4,455	93.75	1 building of 6-storey of resident
13	Grande Centre Point Surawong	408	36,343	69.51	1 building of 22-storey of condominium, 1 building of 8-storey of car park and 1 floor basement
14	The Excise Department Multipurpose	130	4,282	81.61	4-storey of Office and Multipurpose Building
15	The President Charan-Yaek Fai chai	226	24,496	52.18	1 building of 22-storey of condominium with 1-floor of basement
16	SSUP Park Pattaya	256	7,822	53.59	3 building of 2-storey of seminars, banquets, exhibitions, restaurants and 7 building of 1-storey and corridor between the buildings.
17	Government Complex Building Zone C	3,954	284,716	28.71	Building group, which consists of the east building west building and supporting buildings (Pod Duang Building)

PROGRESS OF CURRENT WORKS

Non-Listed Company and Related

No.	Project Title	Project Value (Excluded VAT) (MB)	Area (sqm.)	%	Details of Project
18	Medical Complex Ramintra	854	56,330	21.03	17-storey reinforced concrete building, 1 basement floor
19	Osprey Data Center	479	19,145	47.70	2 building of 4-storey of building data warehouse
20	Chonburi Hotel	62	2,647	22.37	1 building of 7-storey of Hotel Building (79 rooms)
21	Centara One Rayong Hotel	198	11,922	10.72	1 building of 24-storey of Hotel Building (Number of rooms 200 rooms)
22	Escent Hatyai (17th to 34th floor)	59	18,378	21.91	Architectural work, floor 17 to floor 34
23	Aspire Sukhumvit-Rama 4	1,122	74,218	0.47	38-storey condominium building

PROGRESS OF CURRENT WORKS

Non-Listed Company and Related

No.	Project Title	Project Value (Excluded VAT) (MB)	Area (sqm.)	%	Details of Project
24	Escent Ville Suphanburi	189	16,117	4.03	1 building of 17-storey of condominium (328 rooms)
	Total	13,830			

MEP WORK VALUE

No	Project Title	Contract Value Excluded VAT (MB)	Contract Sum M&E Excluded VAT (MB)
00377	Plan B	575	134
00382	Escent Korat (M&E)	97	97
00392	Government Complex Building Zone C	3,452	1,089
00397	Osprey Data Center	478	26
00399	Chonburi Hotel	62	14
00402	Aspire Sukhumvit – Rama 4	1,122	229
	Total	5,786	1,589

PROJECT SIGNED IN 2022

No.	Project name	Project owner	Contract value (MB)
1	SSUP Park Pattaya	SSUP Infinite Co., Ltd.	205
2	The Government Complex Commemorating His Majesty The King's 80th Birthday Anniversary, 5th December, B.E. 2550 (2007) Zone C	Dhanarak Asset Development Co., Ltd.	3,954
3	Central Ayutthaya Hotel (Piling)	Central World Co., Ltd.	12
4	Scope Langsuan	Scope Co.,Ltd	28
5	Medical Complex Ramintra Hospital	Sinpat Co.,Ltd	843
6	Osprey Data Center	One asia data center (Thailand) co., ltd	478
7	Escent Ville Suphanburi (Piling)	Central Pattana Residence Co., Ltd.	14
8	Chonburi Hotel	Central World Co., Ltd.	62
9	Centara One Rayong Hotel	Central World Co., Ltd.	198
10	Escent Hatyai	Central Pattana Residence Co., Ltd.	32
11	Aspire Sukhumvit Rama4	Ap Me15., Ltd	1,121
12	Escent Ville Suphanburi	Central Pattana Residence Co., Ltd.	189
13	Plum Condo Rama 2 phase 2.2	Prueksa Real Estate PCL.	244
Total 13 Projects (Excluded VAT)			<u>7,380</u>

1H2023 Outlook

1H2023 OUTLOOK – UNDER TENDER

No.	Project	Details	Owner	Value (MB.)
1	Na Jomtien Hotel	Group of Hotel Buildings 1,2,3 and 6 storeys	JT 10 Co., Ltd.	200
2	Hilton Garden Inn Pattaya City	Hotel Building 29 storeys Basement 2 storeys	Honor North Pattaya Co., Ltd.	400
3	Robinson Life Style Udonthani	Shopping Center 3 storeys Basement 1 storey	Central Retail Corporation PCL.	500
4	Custom House Hotel	Hotel Building 5 storeys and side building 1 storey 4 Buildings	Custom Hotel Joint Venture (HHT Construction Co., Ltd.)	1,200
5	Charoenkrung Mall	Building 3 storeys Basement 1 storey	Boutique Corporation Public Co., Ltd.	150
6	The Art Hospital Donmuang	Hospital Building 6 storeys Basement 1 storey	Art of Surgery Co.,Ltd.	200
7	BTX 1 & BTX 2 Paholyotin 34	Residential Building 7 storeys 2 buildings	AP Thailand PCL.	100
8	The Unbound Collection Hua Hin	Resort 2-3 storeys 20 buildings	ESC 2012 Co., Ltd.	100
9	Tenth Avenue (Sub-Structure Works)	Office Building 51 storeys Basement 3 floors	Tenth Avenue Co., Ltd. (Seafco PCL.)	150
10	Siam Nitori Factory 3	Design & Build Factory Building and Office Building 2 storeys	Siam Nitori Co., Ltd.	550
11	Grande Centre Point Ratchadamri 2	Hotel-Community mall-Restaurant-Office building 40 storeys	LH Mall and Hotel Co., Ltd.	700

1H2023 OUTLOOK – UNDER TENDER

No.	Project	Details	Owner	Value (MB.)
12	Plum Condo Chaengwattana Donmuang	Residential Building 8 storeys 2 buildings	Prueksa Real Estate PCL.	220
13	Community mall & Car park Sinpaet Serirak Hospital	Community mall 7 storeys Car park 6 storeys 2 buildings	Sinphaet Serirak Hospital Co., Ltd.	250
14	LBH Hotel	Hotel Building 6 storeys	Central Pattana Co., Ltd.	140
15	Hilton Garden Inn Pattaya City (M&E)	Hotel Building 29 storeys Basement 2 storeys	Honor North Pattaya Co., Ltd.	220
16	New National Zoo (Phase 1)	Laboratory Building 9 buildings 6, 3, 2 and 1 storeys	The Zoological Park Organization of Thailand Team Group (Main)	3,300
17	The Excel Lasalle 17	Residential Building 8 storeys 4 buildings (Architecture & MEP)	Real Asset Development Co., Ltd.	480
18	The Pricacy Taopoon (Phase 2)	Residential Building 25 storeys Basement 1 storeys (S&A&MEP)	Prueksa Real Estate PCL.	500
19	Plum Condo Central Station Phase 4	Residential Building 38 storeys 2 buildings, 36 storeys 1 building, 33 storeys 1 building	Prueksa Real Estate PCL.	1,450

1H2023 OUTLOOK – UNDER TENDER

No.	Project	Details	Owner	Value (MB.)
20	NIST International School	Building 6 storeys Basement 1 storey 2 buildings, 4 storeys 1 building)	NIST International School	350
21	Chapter Charun-Bangplad	Residential Building 27 storeys 1 building	Prueksa Real Estate PCL.	1,450
22	Chambers Ratchada-Rama 9 (TRM)	Residential Building 23-26 storeys 9 building	SC Asset Corporation PCL.	1,670
23	Wan Vayla at Chaophraya (Sale Gallery)	Sale Gallery 1 Storey	Land & House PCL.	40
24	The Stage Ratchada-Huaykwang	Residential Building 31 Storeys	Real Asset Development Co., Ltd.	500
25	Roof top of car parking+Solar Cell Srisawan Hospital	Roof top of car parking+Solar Cell	Srisawan Hospital Co., Ltd.	35

1H2023 OUTLOOK – UNDER TENDER

Piling Work

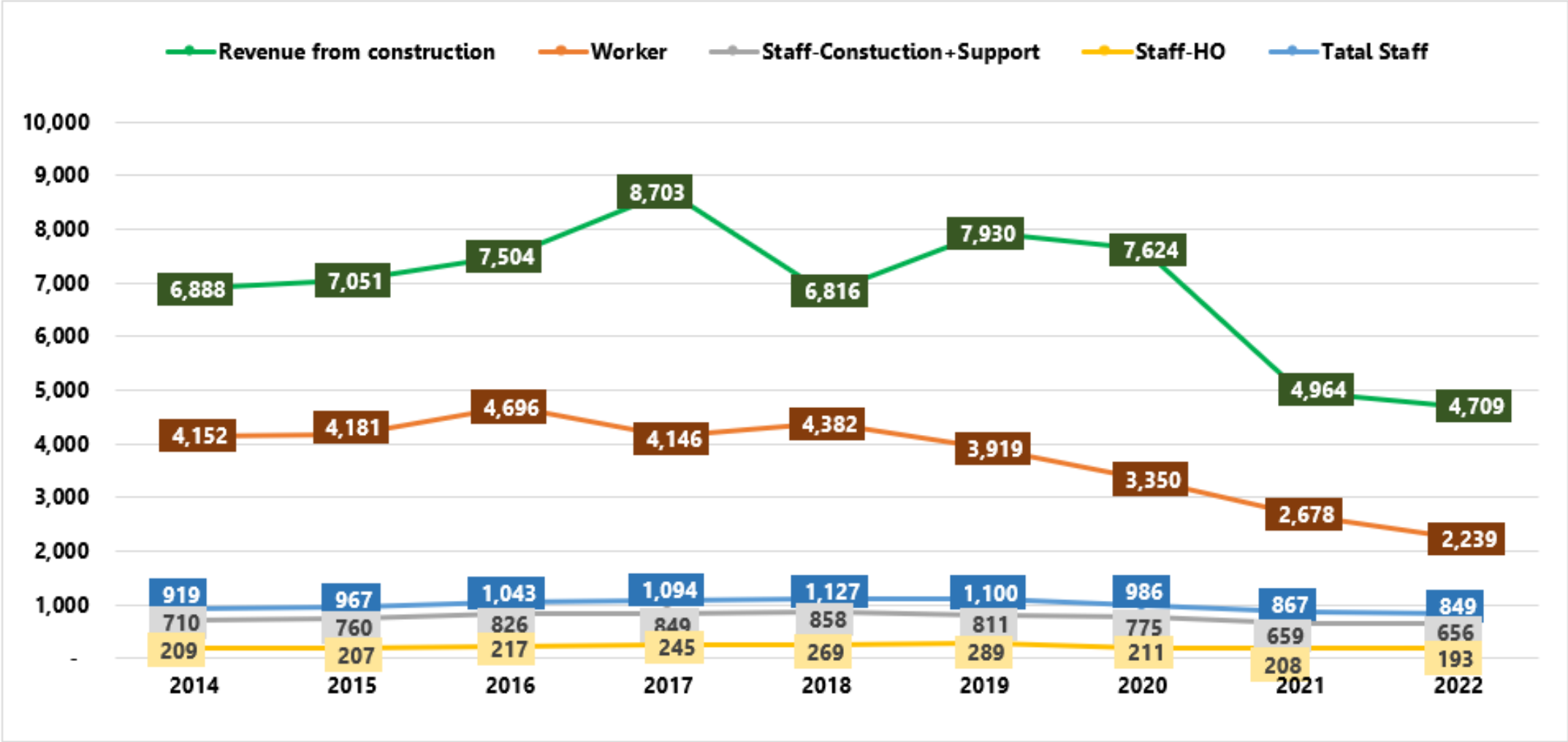
No.	Project	Details	Owner	Value (MB.)
1	Flexi Mega Space Bangna (Piling)	Piling work for residential building for 32 storeys	Sena Development PCL.	20
2	Grene Phadipat (Piling)	Piling work for residential building for 48 storeys	Preeda Real Estate Co., Ltd.	64
3	Niche Mono BangPo (Piling)	Piling work for residential building for 37 storeys	Sena Development PCL.	17

Solar Rooftop

No.	Project	Details	Owner	Value (MB.)
1	Samchai Steel Industry (Mahachai)	Solar Rooftop : 990 kWp	Samchai Steel Industries PCL.	29
2	Samchai Steel Industry (Phuchao Saming Phray)	Solar Rooftop area 940.68 sq.m.	Samchai Steel Industries PCL.	9

Appendix

MANPOWER



HOSPITALITY & RETAIL BUSINESS

CURRENT PROJECTS



Citadines Grand Central
Siracha



Somerset Harborview
Siracha



MUU Bangkok



Eight Thonglor Retail
Bangkok

UPCOMING PROJECTS



The Standard Pattaya, Najomtien



X2 Vibe Phuket Patong Center



HOSPITALITY & RETAIL BUSINESS PERFORMANCE SUMMARY

Projects	SYNTEC	SCR		CSM		JT TEN	PT THREE LAND
	THE DUCHESS (LEASEHOLD)	CITADINES GRAND CENTRAL SRI RACHA	SOMERSET HARBOURVIEW SRI RACHA	EIGHT THONGLOR RETAIL	MUU BANGKOK	THE STANDARD NAJOMTIEN PATTAYA	X2 VIBE PATONG
	Actual	Actual	Actual	Actual	Actual	Projection	
Investment (MB.)	440	327	622	728	1,767	850	750
Total Room	166	136	176	47	148	163	326
Total Area (Sqm.)	20,793	9,492	19,422	7,834	15,791	25,000	22,144
Occupancy rate (%)	66.76 %	61.38 %	62.10 %	90.00 %	74.80 %	N/A	N/A
Revenue (MB.)	52	39	52	106	154	N/A	N/A
Gross Profit (MB.)	(5)	21	22	81	79	N/A	N/A
EBITDA (MB.)	(32)	15		101		N/A	N/A
Net Profit (MB.)	(67)	(58)		(43)		(10)	(13)
Status	SOLD in Oct 2022	Opened	Opened	Opened	Opened	N/A	
% SYNTEC	100%	68%		60%		84.98%	79.99%



Q&A

THANK YOU

