

# OPPORTUNITY DAY

RESULT YE2023 AND 1H2024 OUTLOOK

26 MARCH 2024

# AGENDA

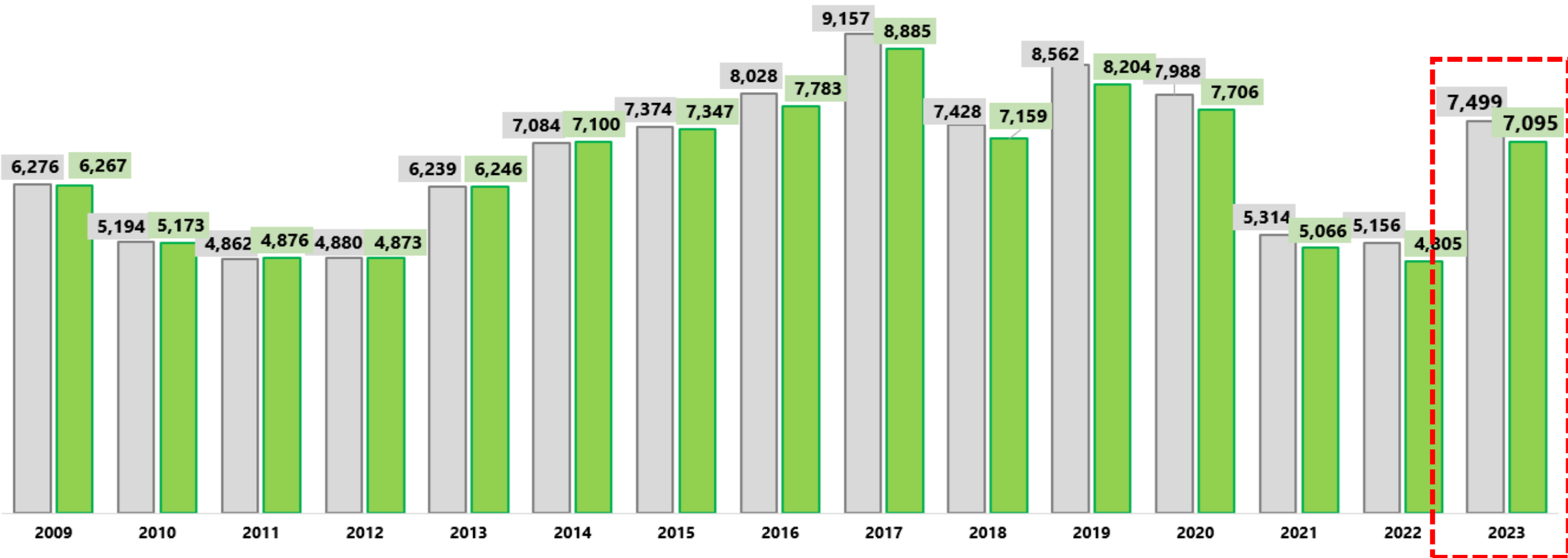
## Y2023 PERFORMANCE REVIEW

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

## 1H2024 BUSINESS OUTLOOK

REVENUE - GROUP COMPANY

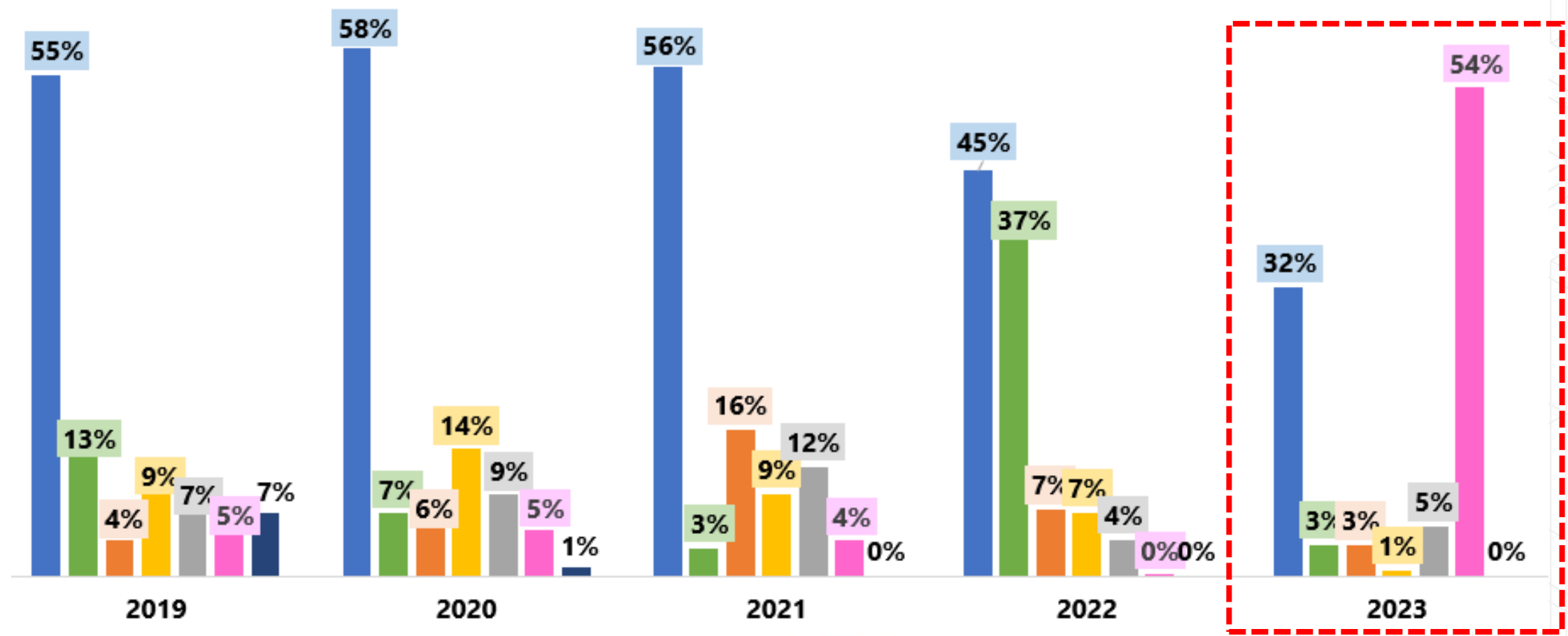
Unit : MTHB



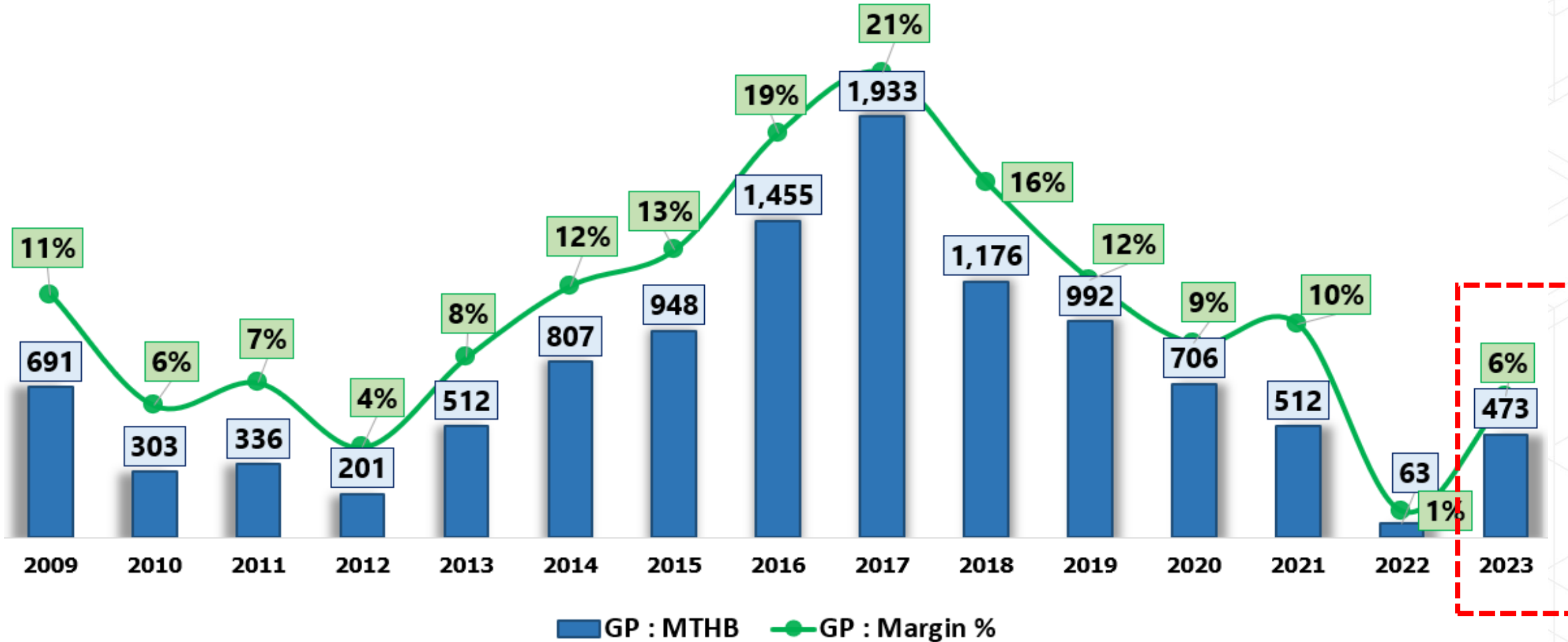
Legend: Total Revenue : Consolidate (grey bar), Total Revenue : Separate (green bar)

## STRUCTURE OF CONSTRUCTION REVENUE

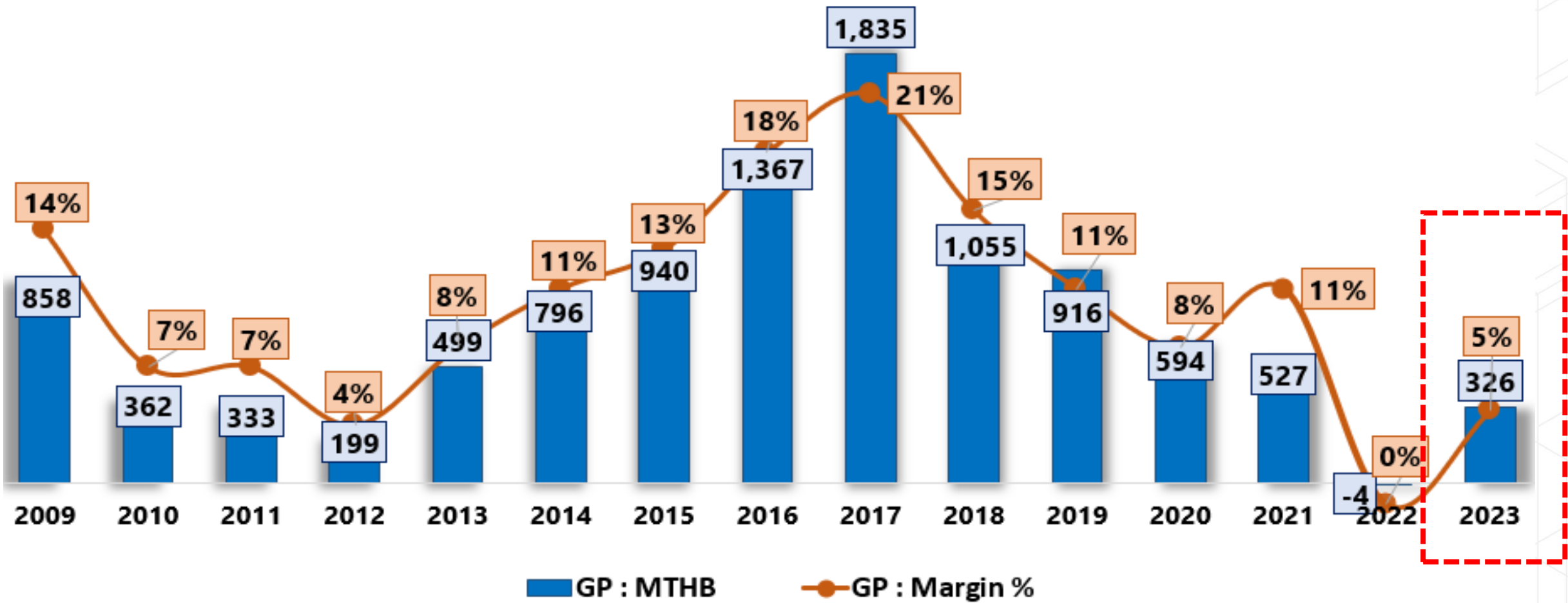
■ Residential ■ Commercial ■ Hotel ■ Hospital ■ Mall ■ Factory / Office ■ Institution



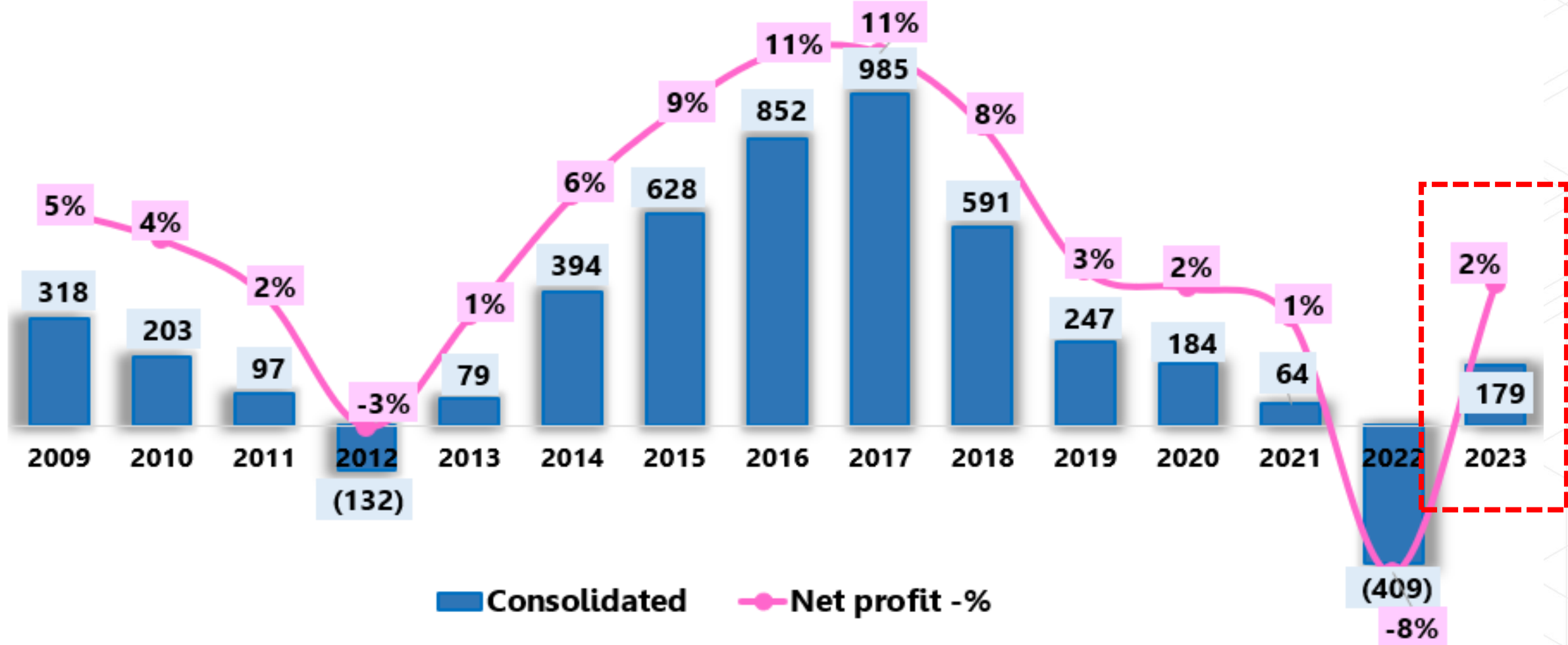
### GROSS PROFIT MARGIN - CONSOLIDATED



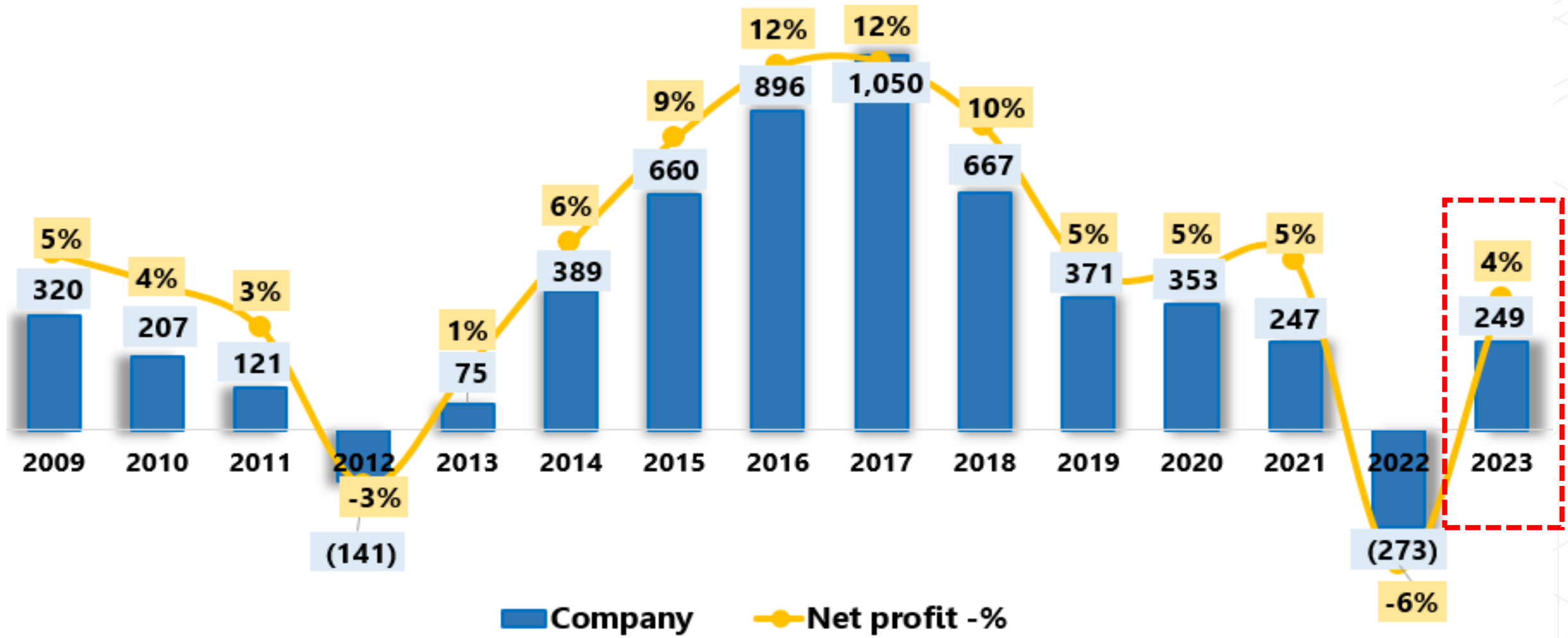
### GROSS PROFIT MARGIN - COMPARY



### NET PROFIT- CONSOLIDATED



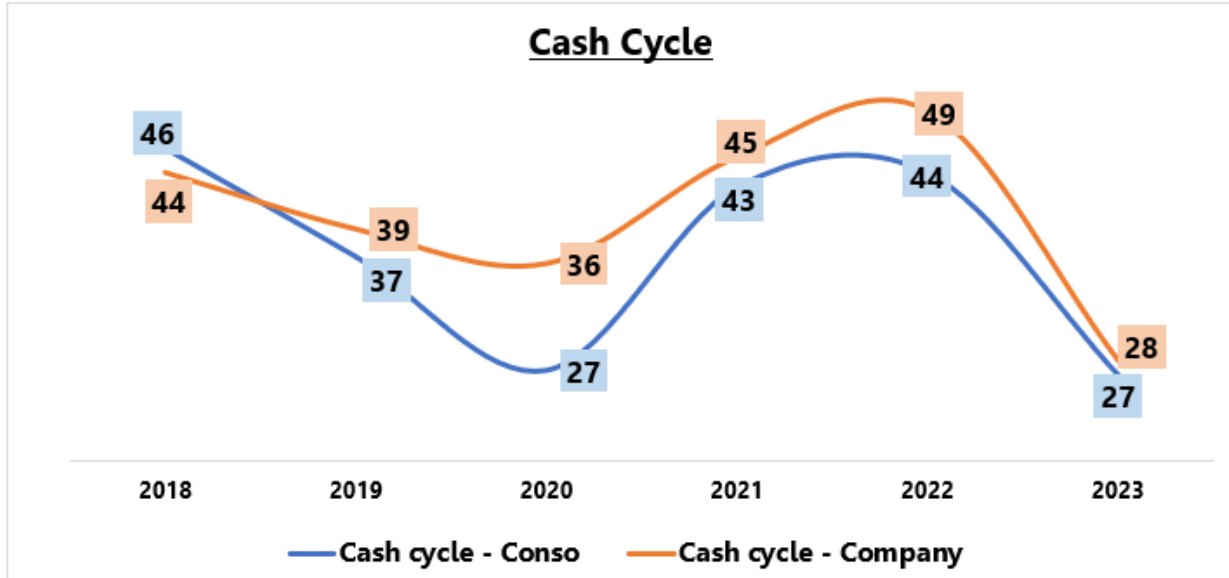
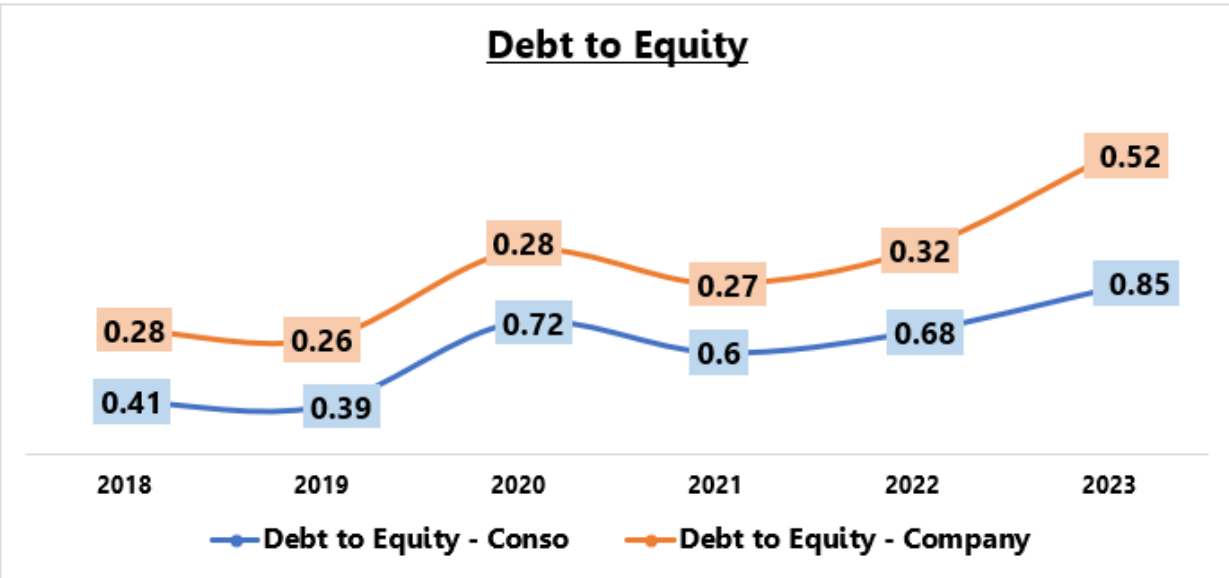
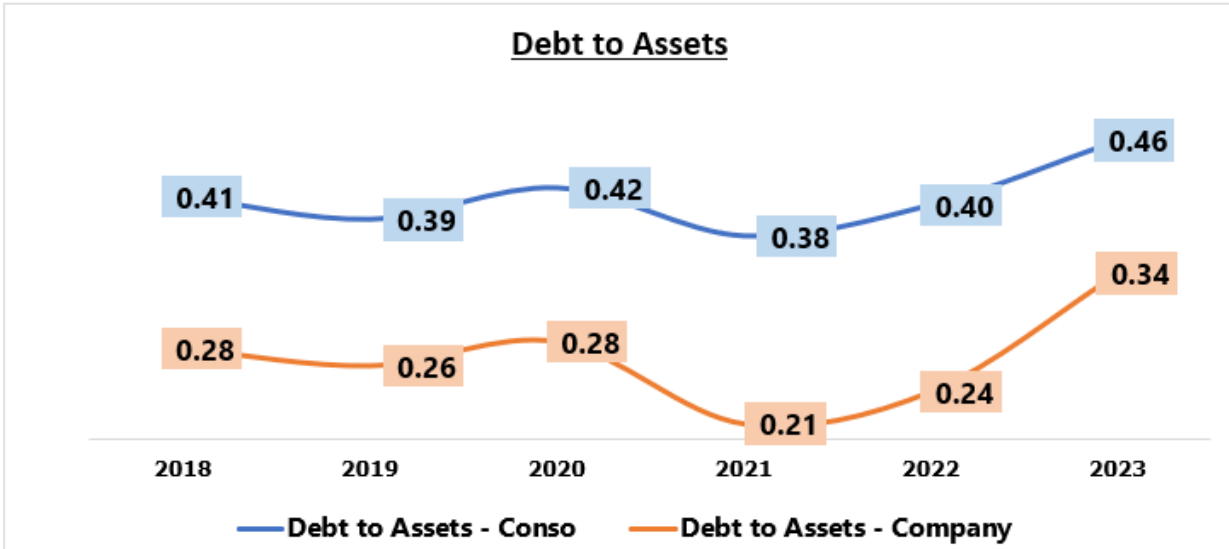
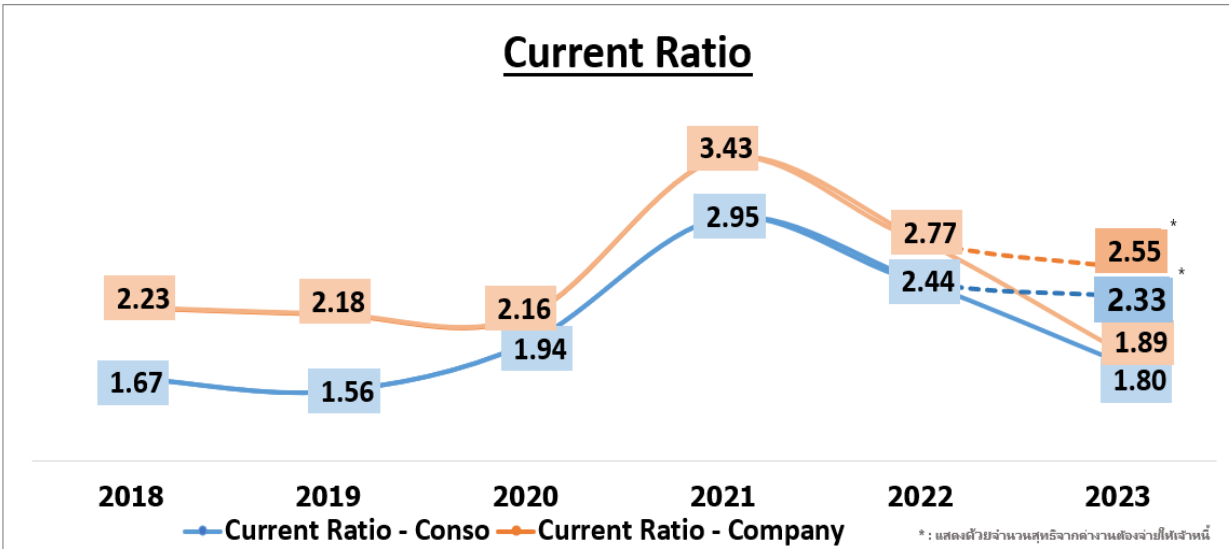
### NET PROFIT - COMPANY





## INCOME STRUCTURE - CONSOLIDATED

Company	Shareholding Ratio	2021		2022		2023	
		Value (MTHB)	%	Value (MTHB)	%	Value (MTHB)	%
<b>1. Syntec Construction PCL.</b>		5,056.62	95.16	4,797.46	93.04	7,061.38	94.16
<b>2. Subsidiaries</b>							
- SCR Asset Management Co., Ltd.	68.00	81.19	1.53	94.52	1.83	106.22	1.42
- Natural Ville Service Apartment and Management Co., Ltd.	99.97	1.25	0.02	1.62	0.03	0.01	0.00
- CSM Capital Partners Co., Ltd.	60.00	170.39	3.21	260.50	5.05	320.94	4.28
- PT3 Land Co., Ltd.	79.98	-	-	-	-	0.04	0.00
- JT10 Co., Ltd.	84.98	0.02	-	0.08	0.00	0.88	0.01
- AN8 Co., Ltd.	79.90	3.18	0.06	0.02	0.00	0.09	0.00
- SHG Co., Ltd.	70.00	1.24	0.02	2.10	0.04	2.57	0.03
- Delta Infra One Co., Ltd.	90.00	0.01	-	-	-	6.90	0.09
<b>Total</b>		<b>5,313.90</b>	<b>100.00</b>	<b>5,156.30</b>	<b>100.00</b>	<b>7,499.03</b>	<b>100.00</b>



# Y2023 BACKLOG

**Y2023 BACKLOG**

**SYNTEC secured 21 new projects in 2023 worth 12,804 million baht, Bringing total is 28 projects (Total value at 20,968 million baht). 7,974 million baht recognized, with an outstanding backlog of 12,994 million baht.**



**PROGRESS OF CURRENT WORKS**

No.	Project Title	Project Value (Excl. VAT) (MB)	Area (sqm.)	%	Details of Project
1	Supalai Icon Sathorn	947	139,161	85.45	1 Hotel and Condominium Building of 56-storey.
2	Chapter One All Ramindra (Phase 1)	314	24,682	34.46	3 Condominium Building of 8-storey.
3	Plum Condo Central Station (Phase4)	678	49,115	2.92	1 Condominium Building of 33-storey with 1,124 Rooms.
4	The Privacy Parc Taopoon	314	20,785	-	1 Condominium Building of 25-storey with 347 Rooms.
5	Chapter One Spark Charan	987	73,680	-	1 Condominium Building of 26-storey with 1533 Rooms.

## PROGRESS OF CURRENT WORKS

No.	Project Title	Project Value (Excl. VAT) (MB)	Area (sqm.)	%	Details of Project
6	Wanvayla Na Chaophraya (Sale Office)	67	989	86.71	Sale office Building of 1 story.
7	Wanvayla Na Chaophraya	2,542	136,554	-	4 Condominium Building: 52, 43 stories, 2X3 stories,
8	Grande Centre Point Ratchadamri 2	961	67,337	14.14	1 Hotel building of 40-storey with 509 Rooms.
9	Fashion Carparking	672	79,152	1.00	1 Car parking Building of 7-storey.

## PROGRESS OF CURRENT WORKS

No.	Project Title	Project Value (Excl. VAT) (MB)	Area (sqm.)	%	Details of Project
10	The Extro Phayathai Rangnam	492	30,894	86.13	1 Condominium Building of 35-storey.
11	DH-1 LKG Liab Khlong 2 & DH-1 PSU	107	8,112	69.18	Residential house of 2-storey, 24 units.
12	DH-3 Pattanakarn 32	23	1,740	56.27	Residential house of 2-storey, 2 units.
13	Aestiq Thonglor	458	25,628	47.39	1 Condominium Building of 40-storey.
14	Flexi Mega Space Bangna	289	42,823	5.77	1 Condominium Building of 32-storey

**PROGRESS OF CURRENT WORKS**

No.	Project Title	Project Value (Excl. VAT) (MB)	Area (sqm.)	%	Details of Project
15	Centara One Rayong Hotel	194	11,922	90.88	1 Hotel Building of 24-storey with 200 Rooms.
16	Escent Ville Suphanburi	218	16,117	86.11	1 Condominium Building of 17-storey with 328 Rooms.
17	Escent Hatyai (17th to 34th floor)	67	18,378	79.37	Architectural work, floor 17 to floor 34.
18	Aspire Sukhumvit-Rama 4	1,121	74,218	28.76	1 Condominium Building of 38-storey with 1,323 Rooms.
19	Rhythm Charoennakhon Iconic	923	52,792	-	1 Condominium Building of 29-storey with 577 Rooms.



**PROGRESS OF CURRENT WORKS**

No.	Project Title	Project Value (Excl. VAT) (MB)	Area (sqm.)	%	Details of Project
20	Najomtien Hotel Pattaya	459	19,053	4.79	10 Hotel Building.
21	Roi Chak Sam (Custom House)	982	19,139	8.27	<ol style="list-style-type: none"> <li>1) 1 Hotel Building of 5-storey and 2-storey basement.</li> <li>2) 1 Services Building of 2-storey and 1-storey basement.</li> <li>3) 1 Restaurant and meeting room building of 1-story and 1-story basement.</li> <li>4) 1 Coffee shop Building of 1 story.</li> </ol>
22	Medical Complex Ramintra	795	56,330	65.85	1 Reinforced concrete building of 7-storey and 1 basement floor.

**PROGRESS OF CURRENT WORKS**

No.	Project Title	Project Value (Excl. VAT) (MB)	Area (sqm.)	%	Details of Project
23	Government Complex Building Zone C	5,892	284,716	73.57	Building group which consists of the East building, the West building and Supporting buildings (Pod Duang) & Architecture Work.
24	SSUP Park Pattaya	357	7,822	89.25	3 building of 2-storey of seminars, banquets, exhibitions, restaurants and 7 building of 1-storey and Corridor between the buildings.
25	NIST International School	746	22,946	1.19	3 School Building of 5-storey.
26	Gulf Eastern Economic Corridor Hub	336	11,152	12.70	1 Office Building of 3-storey.

## PROGRESS OF CURRENT WORKS

No.	Project Title	Project Value (Excl. VAT) (MB)	Area (sqm.)	%	Details of Project
27	Solar Rooftop Siam Technic Shimizu 280.50 kwp.	10	600	72.22	<ol style="list-style-type: none"> <li>1. Installation of solar rood and supporting structure work</li> <li>2. Construction of a garage roof structure and lighting installation</li> </ol>
28	Solar Rooftop Asahi Intec (Thailand)	17	3,500	80.00	<ol style="list-style-type: none"> <li>1. Installation of solar rood and supporting structure work</li> <li>2. Construction of a garage roof structure and lighting installation</li> </ol>
<b>Total Project Value</b>		<b>20,968</b>			

# Y2023 PROJECT WON

**PROJECT WON IN 2023**

Q.	MONTH	PROJECT	COSTOMER NAME	VALUE (MB) EXCL.VAT
Q1	FEB	1) AESTIQ THONGLOR	REAL ASSET DEVELOPMENT CO.,LTD.	447
	MAR	2) WAN VAYLA NA CHAOPRAYA (SALE OFFICE)	LAND AND HOUSES PUBLIC CO., LTD.	64
	MAR	3) GRANDE CENTRE POINT RATCHADAMI	L H MALL & HOTEL CO.,LTD.	961
<b>SIGNED CONTRACT VALUE Q1-2023</b>				<b>1,472</b>
Q2	APR	4) DH-1 LKG LIAB KHLONG 2 & DH-1 PSU PRAYASUREN	SINGHA ESTATE PUBLIC CO.,LTD.	104
	APR	5) TENTH AVENUE (CAPPING BEAM)	SEAFCO PUBLIC COMPANY LIMITED	18

**PROJECT WON IN 2023**

Q.	MONTH	PROJECT	COSTOMER NAME	VALUE (MB) EXCL.VAT
Q2	MAY	6) CHAPTER ONE ALL RAMINDRA (PHASE 1)	PRUKSA REAL ESTATE PUBLIC CO., LTD.	314
	MAY	7) GOVERNMENT COMPLEX BUILDING ZONE C (ARCHITECTURE&SYSTEM)	DHANARAK ASSETS DEVELOPMENT CO.,LTD.	498
	MAY	8) NICHE MONO BANGPO (SALE OFFICE)	SENA HHP 12 COMPANY LIMITED	8
	MAY	9) NAJOMTIEN HOTEL PATTAYA	JT TEN CO.,LTD.	466
	MAY	10) DH-3 PATTANAKARN 32	SINGHA ESTATE PUBLIC CO.,LTD.	20
	MAY	11) ROI CHAK SAM (CUSTOM HOUSE)	HHT CONSTRUCTION CO., LTD.	977

**PROJECT WON IN 2023**

Q.	MONTH	PROJECT	COSTOMER NAME	VALUE (MB) EXCL.VAT
Q2	JUN	12) NIST INTERNATIONAL SCHOOL	NIST INTERNATIONAL SCHOOL	746
	JUN	13) PLUM CONDO CENTRAL STATION (PHASE 4)	PRUKSA REAL ESTATE PUBLIC CO., LTD.	678
<b>SIGNED CONTRACT VALUE Q2-2023</b>				<b>3,829</b>
Q3	JUL	14) GOVERNMENT COMPLEX BUILDING - EAST&SUPPORT BUILDING (ARCHITECTURE&SYSTEM)	DHANARAK ASSETS DEVELOPMENT CO.,LTD.	1,440
	JUL	15) GULF EASTERN ECONOMIC CORRIDOR HUB	GULF PD COMPANY LIMITED	336

## PROJECT WON IN 2023

Q.	MONTH	PROJECT	COSTOMER NAME	VALUE (MB) EXCL.VAT
Q3	AUG	16) THE PRIVACY PARC TAOPOON-AW (MAIN BUILDING&EXTERNAL)	PRUKSA REAL ESTATE PLC..	314
	SEP	17) FLEXI MEGA SPACE BANGNA	SENA DEVELOPMENT PLC.	289
	SEP	18) CHAPTER ONE SPARK CHARUN (S&A)	PRUKSA REAL ESTATE PLC..	987
<b>SIGNED CONTRACT VALUE Q3-2023</b>				<b>3,366</b>



## PROJECT WON IN 2023

Q.	MONTH	PROJECT	CUSTOMER NAME	VALUE (MB) EXCL.VAT
Q4	NOV	19) FASHION CARPARK PROJECT	SIAM RETAIL DEVELOPMENT CO., LTD.	672
	NOV	20) RHYTHM CHAROENNAKHON ICONIC	AP ME 20 CO., LTD	923
	DEC	21) WANVAYLA NA CHAOPHRAYA	LAND AND HOUSES PUBLIC CO., LTD.	2,542
<b>SIGNED CONTRACT VALUE Q4-2023</b>				<b>4,137</b>
<b>SIGNED CONTRACT VALUE 2023</b>				<b>12,804</b>

# 1H2024 Outlook

**1H2024 OUTLOOK – UNDER TENDER**

NO.	PROJECT	DETAILS	CUSTOMER NAME	VALUE (MB.)
1	LBH Hotel	6-storey Hotel building	Central Pattana Pcl.	200
2	Escent Nakhon Pathom	21-storey Residential building	Central Pattana Residence Co.,Ltd.	440
3	Escent Hat Yai 2	38-storey Residential building with 1 basement level	Central Pattana Residence Co.,Ltd.	790
4	Aspire Huai Khwang	3 Residential building ; A 34-storey, B 35-storey and C 17-storey	AP ME 21 Co.,Ltd.	1,800
5	Life Charoenakorn-Sathorn	44-storey Residential building	AP (Thailand) PCL.	630
6	OK 36	37-storey Residential building with 1 basement level	Jirapas Realty Co.,Ltd.	1,770

## 1H2024 OUTLOOK – UNDER TENDER

NO.	PROJECT	DETAILS	CUSTOMER NAME	VALUE (MB.)
7	The Muve Pet Kasem 38	8-storey Residential building with 1 basement level	Sansiri Pcl.	220
8	Reference Sukhumvit 63	44-storey Residential building with 1 basement level	SC CD1 Co.,Ltd. (SC Asset)	700
9	Condominium Park 85 <b>(SA)</b>	2 Residential building ; A 7 storey and B 7 storey	Fender Helvetic Thai Co.,Ltd.	260
10	Condominium Park 85 <b>(MEP)</b>	2 Residential building ; A 7 storey and B 7 storey	Fender Helvetic Thai Co.,Ltd.	150
11	Parking building of Golden Jubilee Medical Center	7-storey parking building	Gen Kongkai Co.,Ltd.	450

**1H2024 OUTLOOK – UNDER TENDER**

NO.	PROJECT	DETAILS	CUSTOMER NAME	VALUE (MB.)
12	Vibharam Hospital (On Nut)	14-storey Hospital building with 1 basement level	Vibharam Hospital Co.,Ltd.	1,300
13	Bangpo Hospital Renovation	7-storey Hospital building	Bangpo General Hospital Co.,Ltd.	150
14	Phyathai Hospital (Bowin)	12-storey Hospital building and 5-storey Service building	Sriracha Nokorn General Hospital Pcl.	640
15	Nakornthon Hospital 2	3-storey Hospital building and 3 storey Service building with 1 basement level	Nakornthon Hospital 2 Co.,Ltd.	350
16	Piyavate Hospital 2 Phase 1	Sub-Structure	Bangpakok Prannok Co.,Ltd.	180

## 1H2024 OUTLOOK – UNDER TENDER

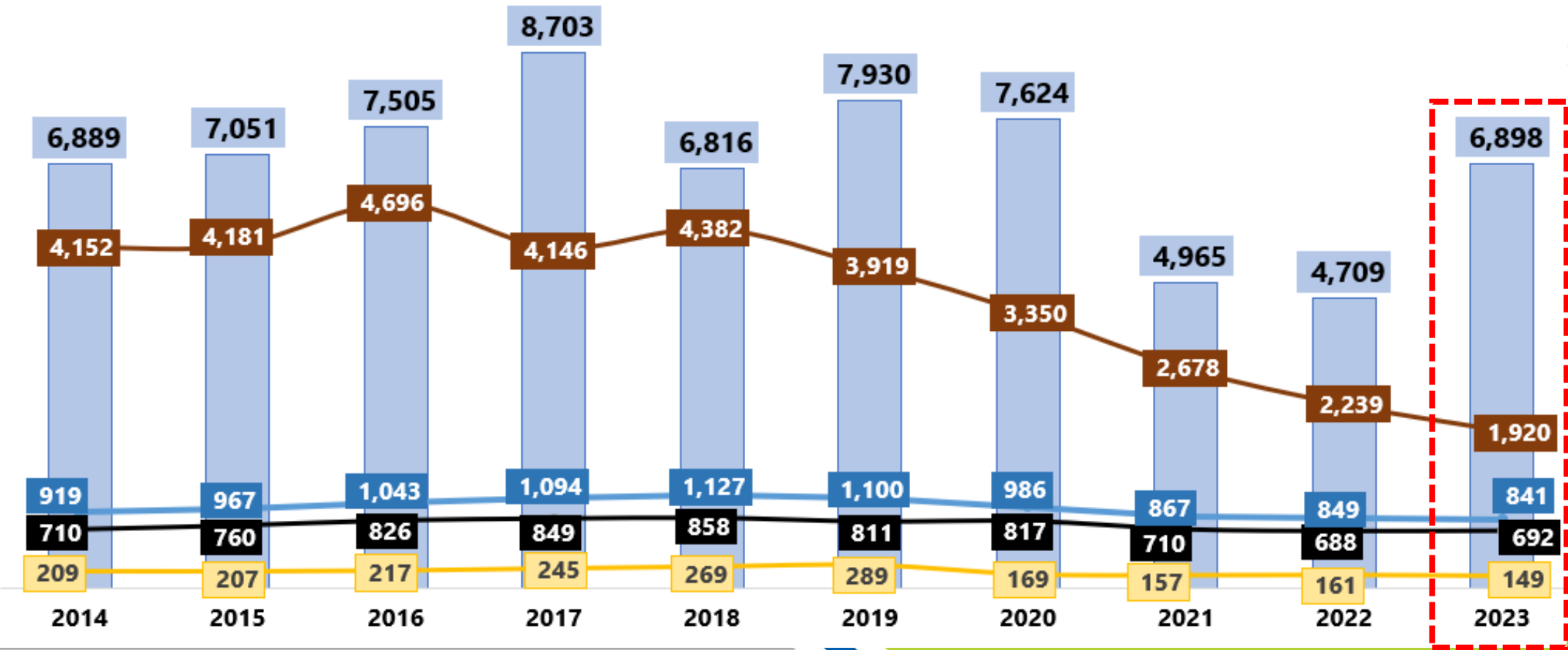
## Piling Work

No.	Project	Details	Owner	Value (MB.)
1	Reference Sukhumvit 63	Bore Pile dia.0.80m. (42 nos) and dia.1.00m. (99 nos)	SC CD1 Co.,Ltd. (SC Asset)	40
2	Condominium Park 85	Bore Pile dia.1.00m. (79 nos), dia.1.20m. (21 nos) and Pile wall dia.0.80m. (195 nos)	Fender Helvetic Thai Co.,Ltd.	60

# Appendix

## MANPOWER

■ Revenue from construction    
 — Worker    
 — Staff-Constuction+ Support    
 — Staff-HO    
 — Total Staff





# HOSPITALITY & RETAIL BUSINESS

## CURRENT PROJECTS



**Citadines Grand Central Sriracha**



**Somerset Harborview Sriracha**



**MUU Bangkok**



**Eight Thonglor Retail Bangkok**

## UPCOMING PROJECT



**The Standard Pattaya, Najomtien  
Target Opening Q4/2024**

## HOSPITALITY & RETAIL BUSINESS PERFORMANCE SUMMARY

Projects	SCR		CSM		JT TEN
	CITADINES GRAND CENTRAL SRI RACHA	SOMERSET HARBOURVIEW SRI RACHA	EIGHT THONGLOR RETAIL	MUU BANGKOK	THE STANDARD NAJOMTIEN PATTAYA
	Actual	Actual	Actual	Actual	Projection
Investment (MB.)	327	622	728	1,767	900
Total Room	136	176	47	148	163
Total Area (Sqm.)	9,492	19,422	7,834	15,791	17,000
Occupancy rate (%)	72.0%	61.0%	93.1%	80.3%	N/A
Revenue (MB.)	45.22	60.90	122.44	183.50	N/A
EBITDA (MB.)	13.0	14.0	73.6	67.3	N/A
Status	Opened	Opened	Opened		Under-construction
<b>% SYNTEC</b>	<b>68.00%</b>		<b>60.00%</b>		<b>84.98%</b>

# SYNTEC trees

SYNTEC CORE VALUE



**TEAMWORK**  
ทำงานเป็นทีม  
อย่างสร้างสรรค์



**RESPECT  
&  
TRANSPARENCY**  
ใส่ใจ เชื้อมั้น  
ทำงานอย่างโปร่งใส



**EMPATHY**  
ใส่ใจเข้าใจกันและกัน



**EXCELLENCE  
OPERATION**  
มุ่งสู่ความเป็น  
เลิศในงาน



**SAFETY &  
QUALITY  
FIRST**  
คำนึงถึงมาตรฐาน  
ความปลอดภัย  
และคุณภาพ

# Q&A

# THANK YOU

