

SC ASSET

2023

OPPORTUNITY DAY

SC ASSET CORPORATION PLC.

26 MARCH 2024

Attapol Sariddipuntawat

Chief Corporate Officer

2023

SC PERFORMANCE

Performance

Total Presales	27,945
Total Revenues*	24,737
Net Profit	2,482
%Net Profit	10.1%

Dividend Payment

Cash Dividend **0.24**/share
(Interim 0.08 Baht/share)

Payout Ratio **44.35%**

New Launched

22 New Projects
36,700

 **20** Landed Project
29,100
: New Ultimate Luxury Brand
"95E1"

 **2** Condo Project
7,600
: New Brand
"COBE"

10  Projects Closed
14,444

New Partnerships

Tokyo Tatemono Asia



for Develop Condo

Reference
SATHORN - WONGWIANYAI

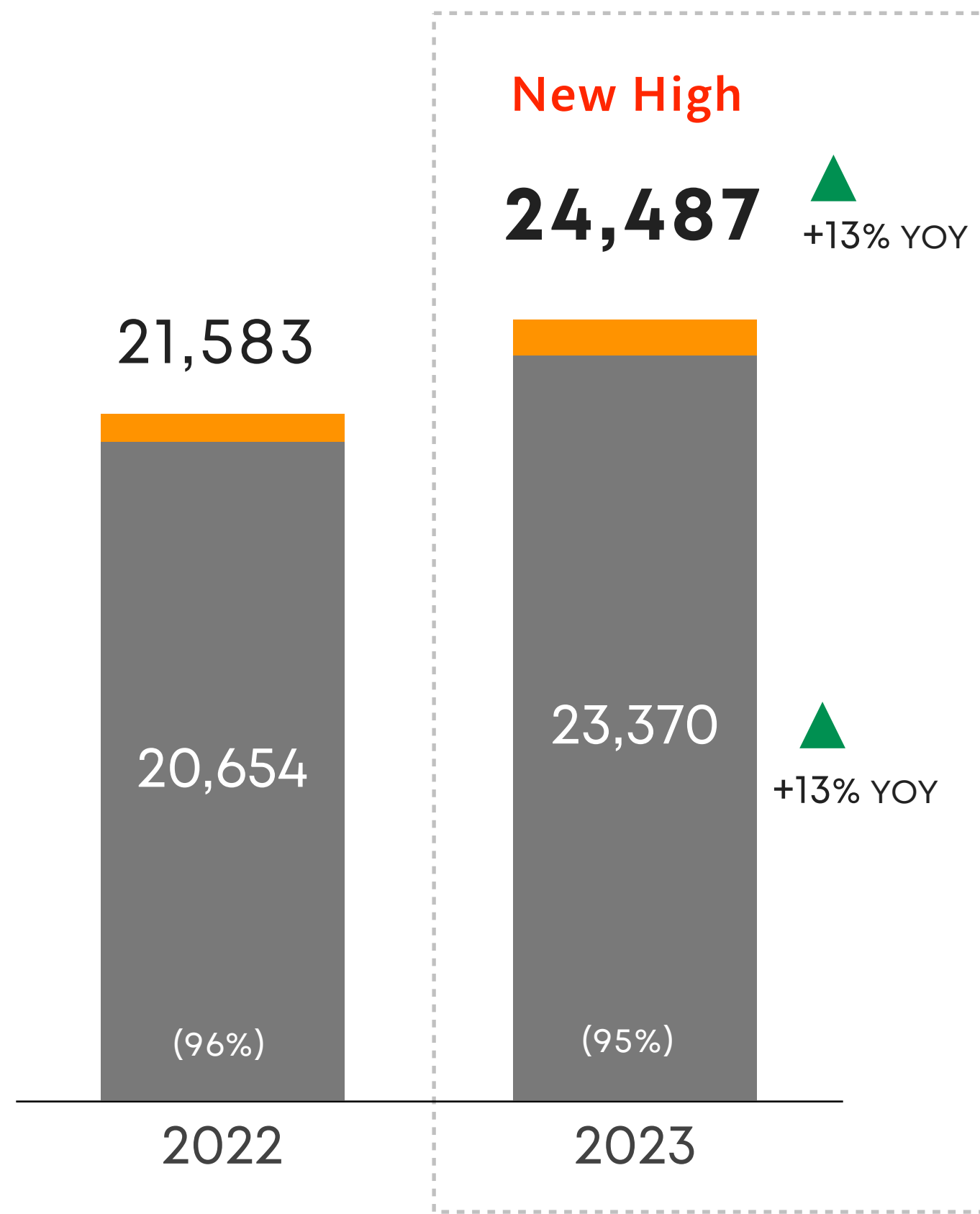


I-Store Self-Storage



Onnut & Udomsuk

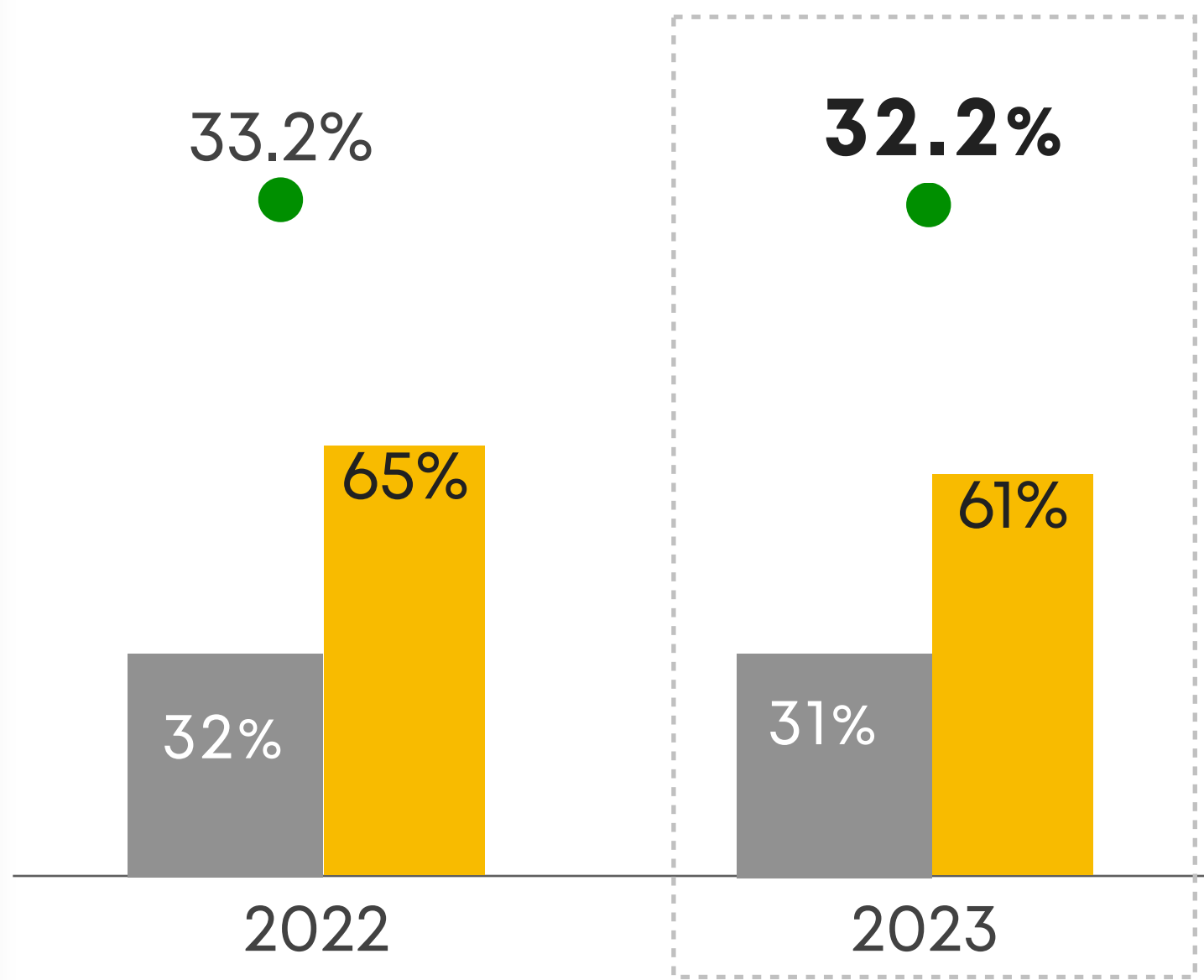
OPERATING REVENUES



■ Revenues from Rental & services
■ Revenues from Sale

GROSS PROFIT

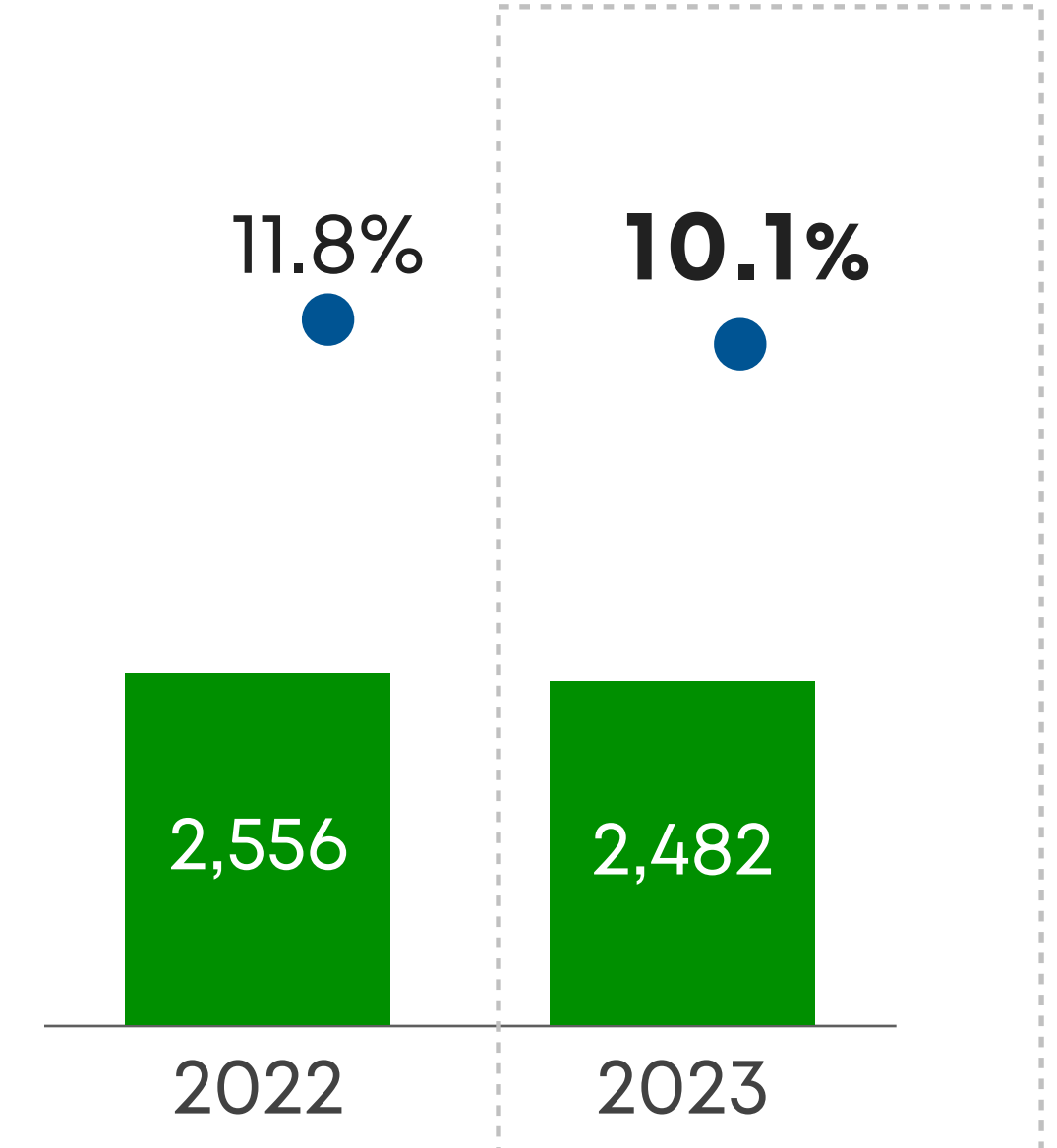
7,887 ▲ +10% YOY



● Gross Profit Margin (%)
■ GP-Property for Sales (%)
■ GP-Rental & Consulting (%)

NET PROFIT

2,482 ▼ -3% YOY



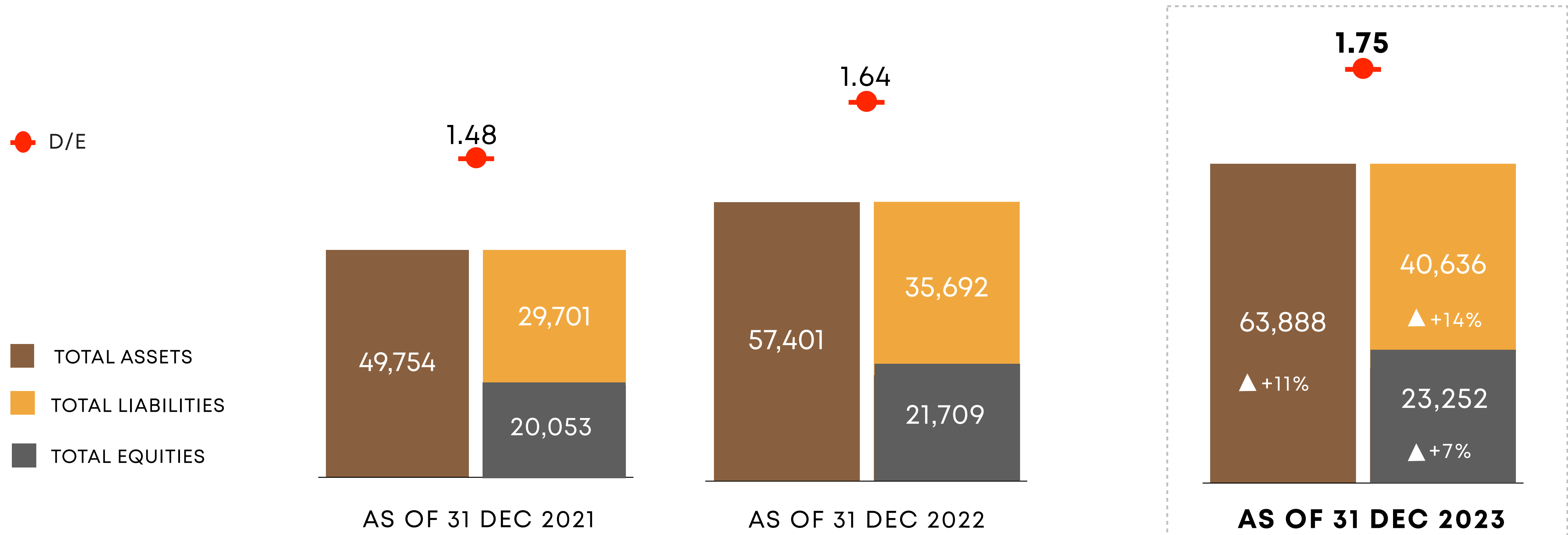
● Net Profit Margin (%)
■ Net Profit

SG&A

(%SG&A to operating Rev.)

2023 : 4,456 MB (18.2%)

2022 : 3,911 MB (18.1%)



ROA (%)	4.38%	4.77%	4.09%
ROE (%)	10.66%	12.24%	11.04%
BOOK VALUE (BAHT)	4.65	4.91	5.26

SC ENGINE I

PROPERTY FOR SALES

2023 : 22 New Projects Launched : 36,700 MB (20 LANDED : 2 CONDO)

GBB
KRUNGTHEPKRITHA



GBB - RAMA 9
KRUNGTHEPKRITHA



GBB
PINKLAO - KANCHANA



GBB STATE BANGNA



GBB YARD BANGNA



GBB CHAENGWATTANA
RATCHAPHRUEK



NEW BRAND
95E1



THE GENTRY
CULTIVAR RAMA 9



THE GENTRY
SUKHUMVIT - BANGNA



BB SIGNATURE WESTGATE



BB SIGNATURE
PINKLAO - BOROM



BB SIGNATURE
SATHORN - PINKLAO



BB SIGNATURE
RAMINTRA - WATCHARAPOL



BANGKOK BOULEVARD
RATCHAPHRUEK - PINKLAO



BANGKOK BOULEVARD
WESTGATE STATION



VENUE ID
RAMINTRA - MINBURI

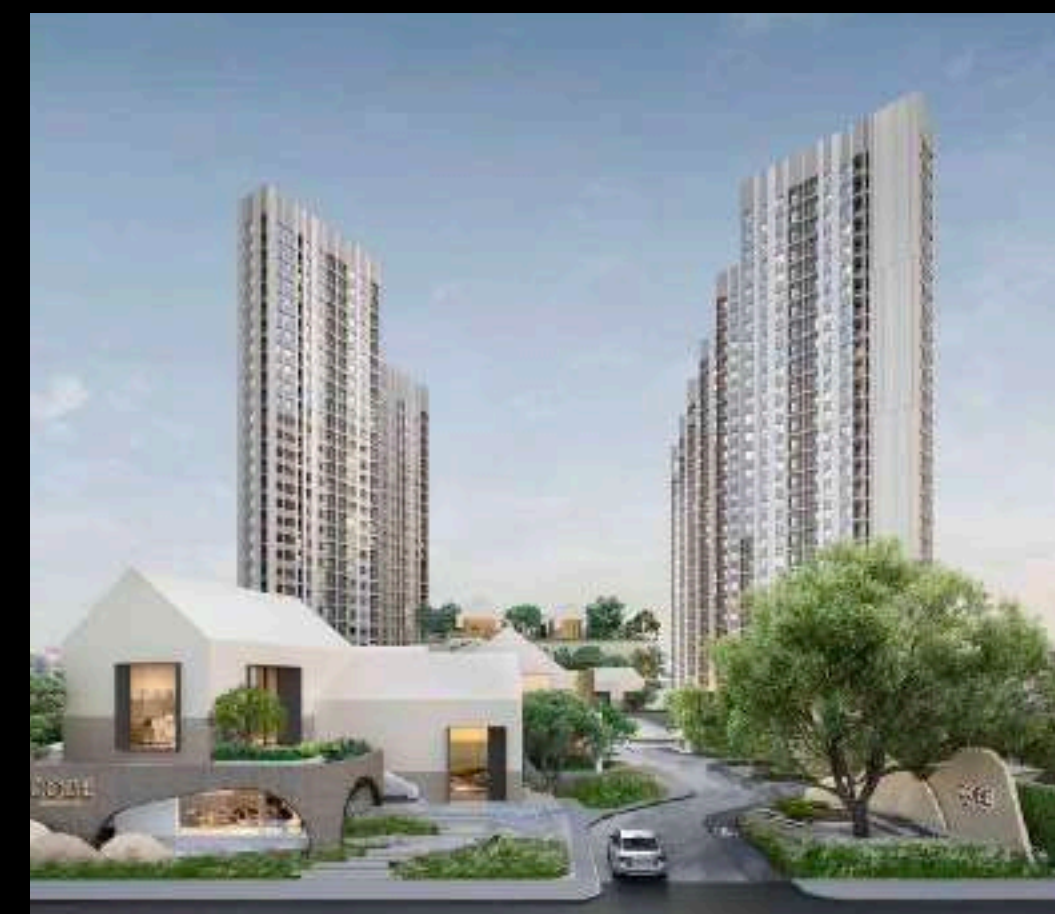


VENUE ID
RANGSIT - PATHUMTHANI



NEW CONDO

COBE RATCHADA - RAMA 9



COBE KASET - SRIPATUM



VENUE ID
RATCHAPHRUEK 345



V COMPOUND
RATCHAPHRUEK 345



V COMPOUND
TIWANON - RANGSIT NEXT



2023 : 10 Projects Closed : 14,444 MB

VERVE
PHETKASEM 81



Total : 181 Unit / 662 MB

PAVE
BANPHO - CHACHOENGSAO



Total : 144 Unit / 748 MB

VENUE FLOW
RAMA 5



Total : 70 Unit / 659 MB

BANGKOK BOULEVARD
DONMUANG - CHAENGWATTANA



Total : 103 Unit / 1,429 MB

BANGKOK BOULEVARD
RAMINTRA - SERITHAI 2



Total : 77 Unit / 1,132 MB

BANGKOK BOULEVARD
SATHORN - PINKLAO 2



Total : 203 Unit / 2,300 MB

BANGKOK BOULEVARD SIGNATURE
SATHORN - RATCHAPHRUEK



Total : 132 Unit / 2,822 MB

BANGKOK BOULEVARD SIGNATURE
PHETCHASEM - PINKLAO



Total : 59 Unit / 1,356 MB

BANGKOK BOULEVARD SIGNATURE
LADPRAO - SERITHAI 2



Total : 77 Unit / 1,595 MB

GRAND BANGKOK BOULEVARD
EAST RAMA 9

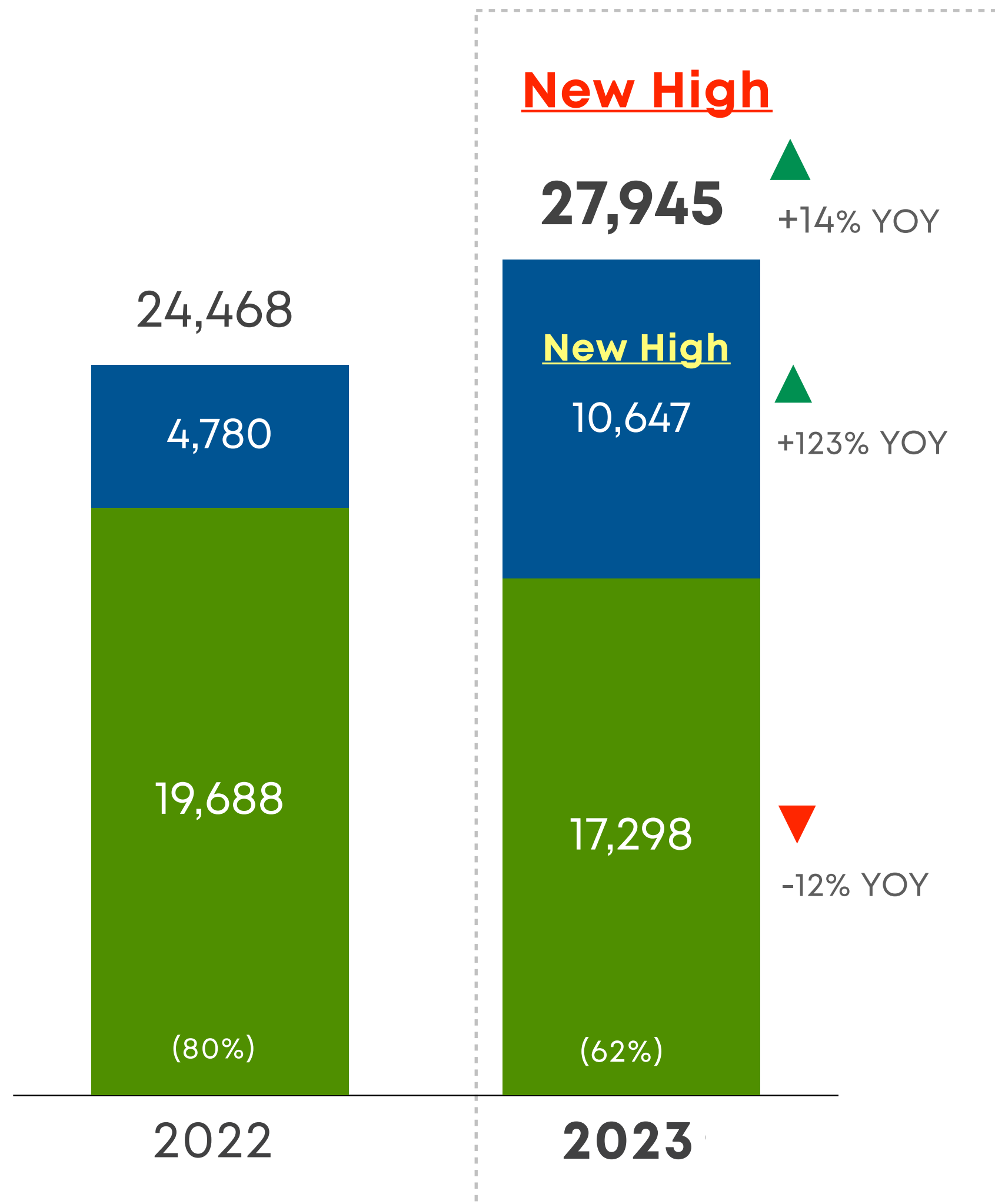


Total : 48 Unit / 1,742 MB

SOLD OUT

Unit : MB

PRESALES

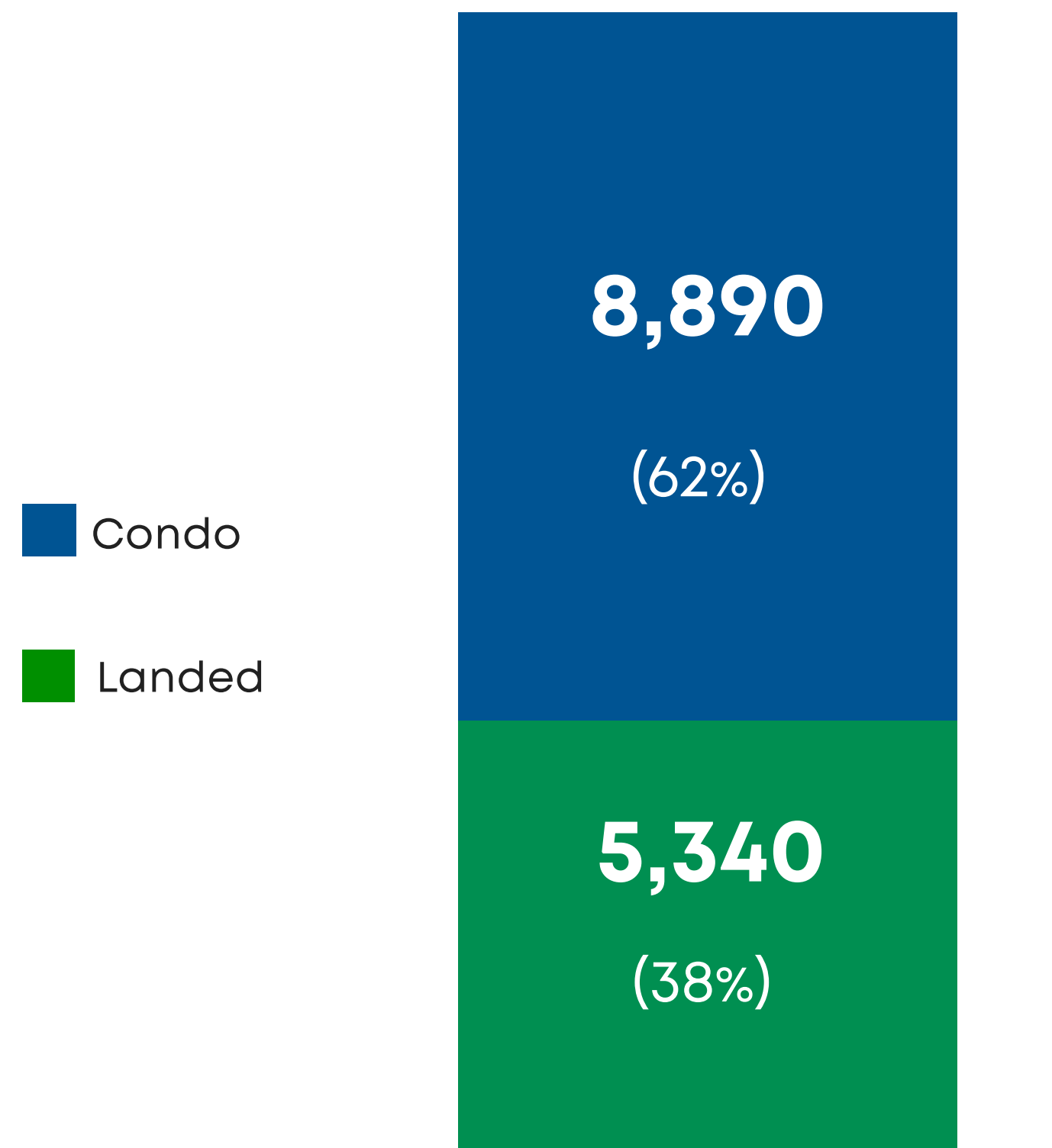


SALE REVENUES



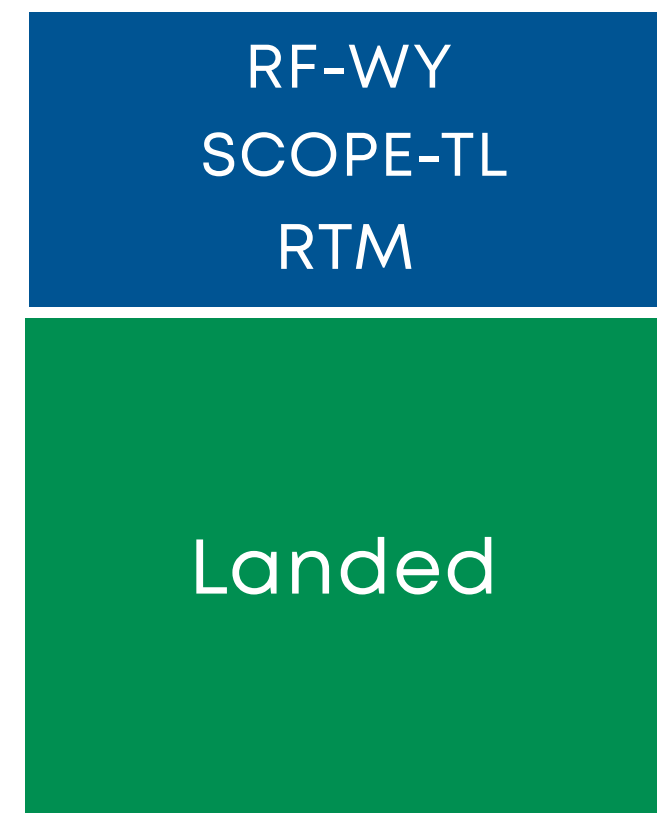
■ Landed
 ■ Condo

Y2023 : 14,230 MB



as of 31 Dec'2023

50%



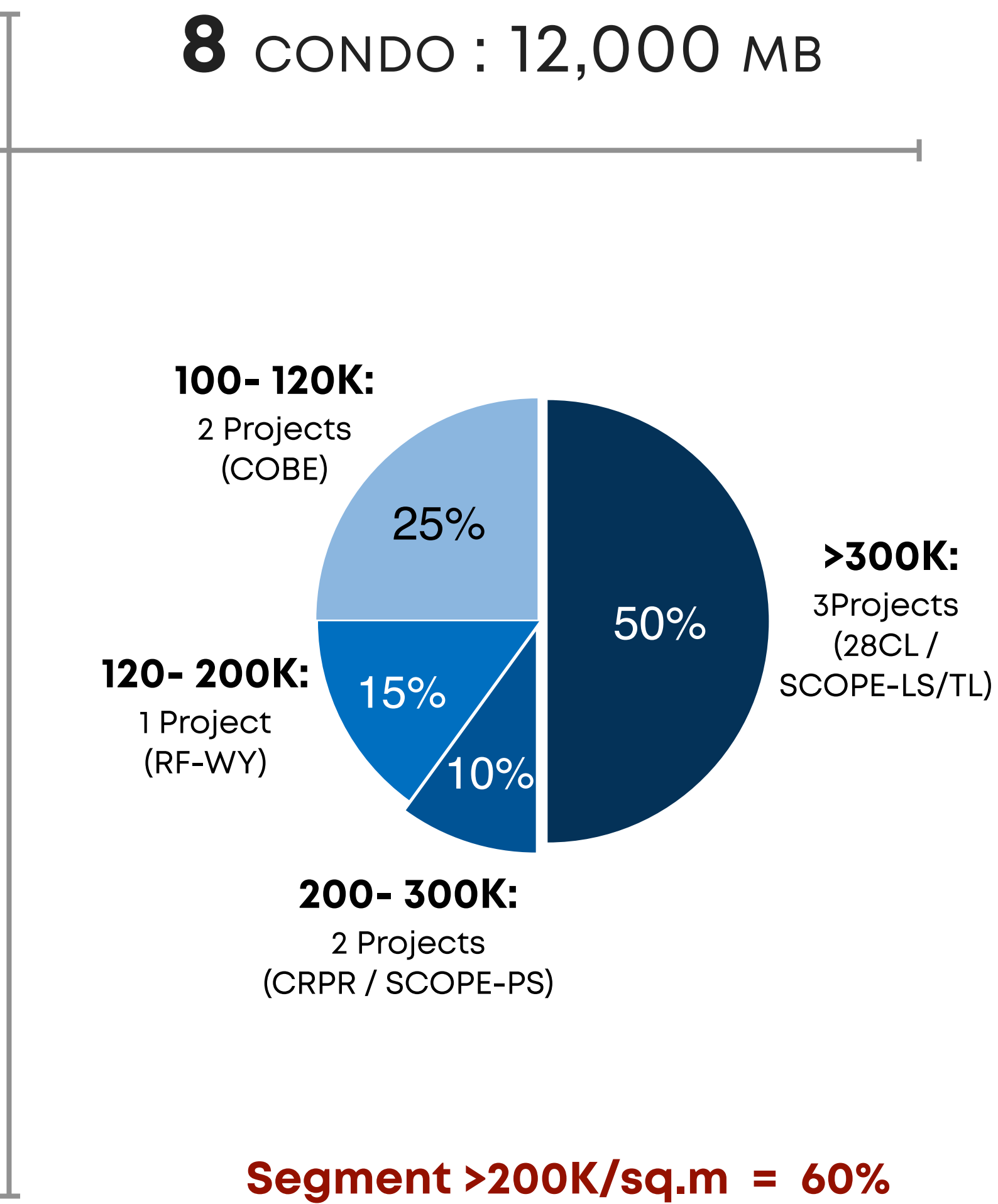
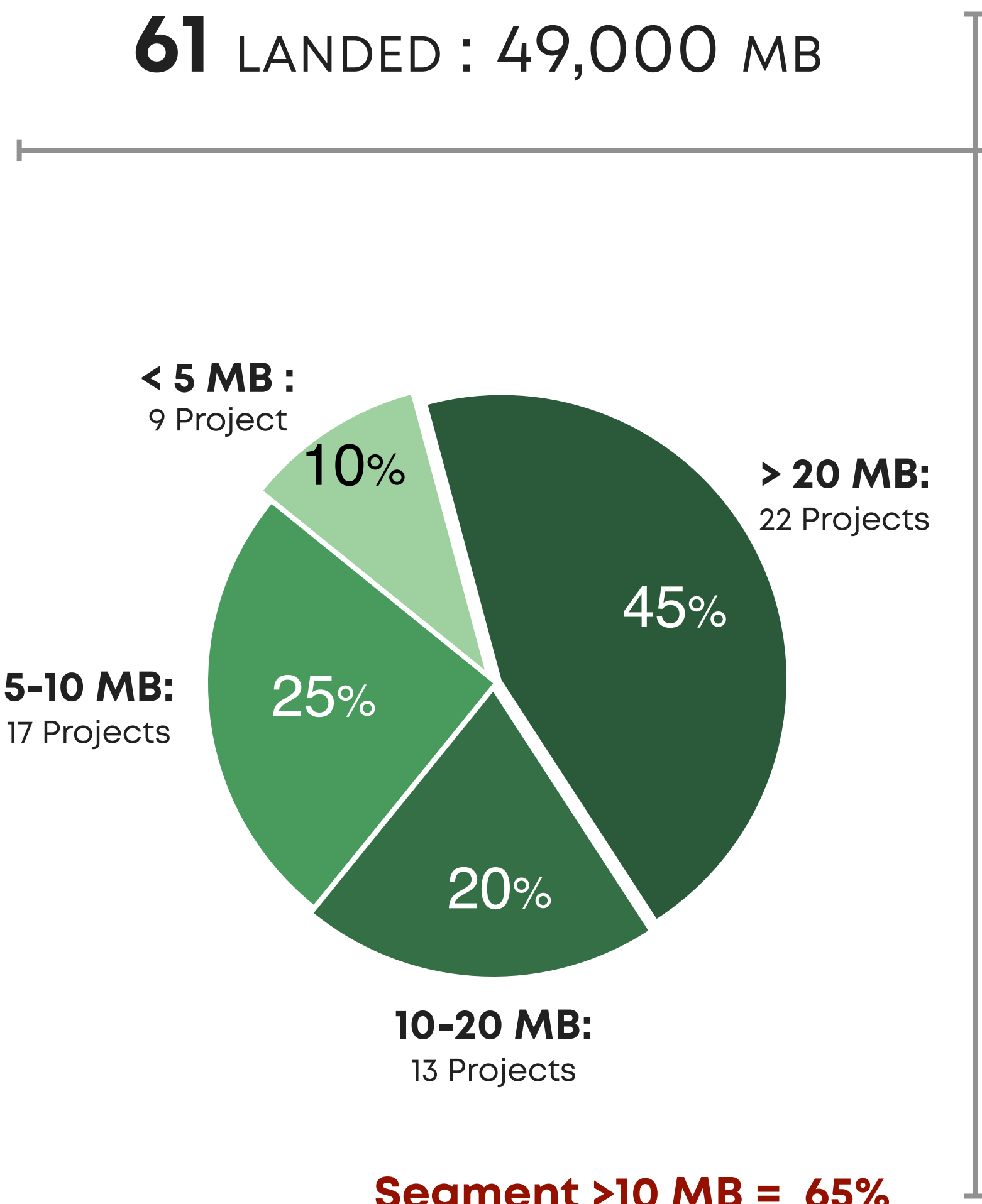
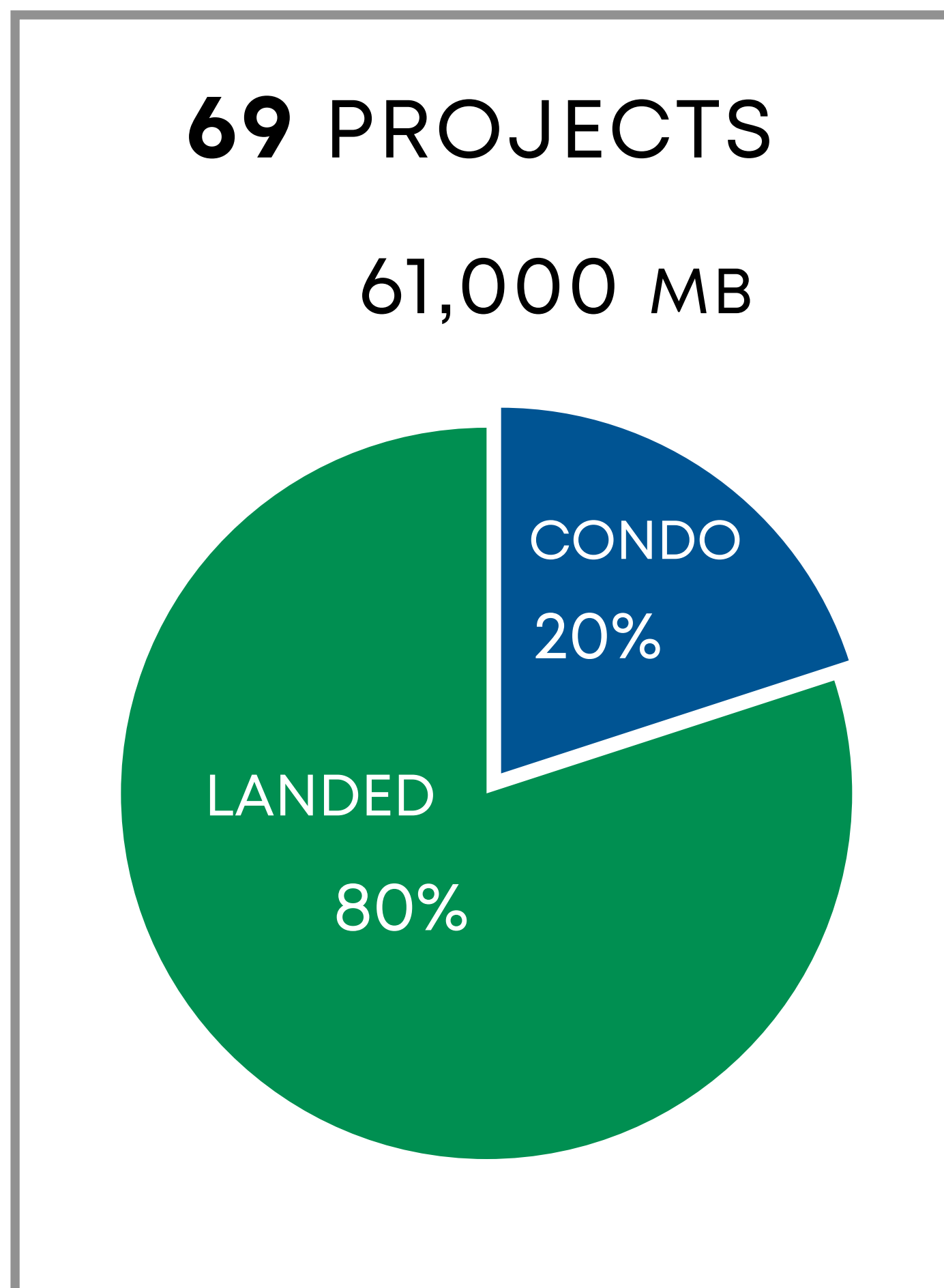
Y2024



Y2025 onwards

50%

69 EXISTING PROJECTS



SC ENGINE II

RECURRING INCOME

6 Office Buildings,

total rentable space of 119,568 sq.m **overall occupancy 91%**

SHINAWATRA TOWER 1



21,508 sq.m

Occupancy
99%

SHINAWATRA TOWER 2



16,687 sq.m

Occupancy
99%

SHINAWATRA TOWER 3



54,313 sq.m

Occupancy
83%

SC TOWER

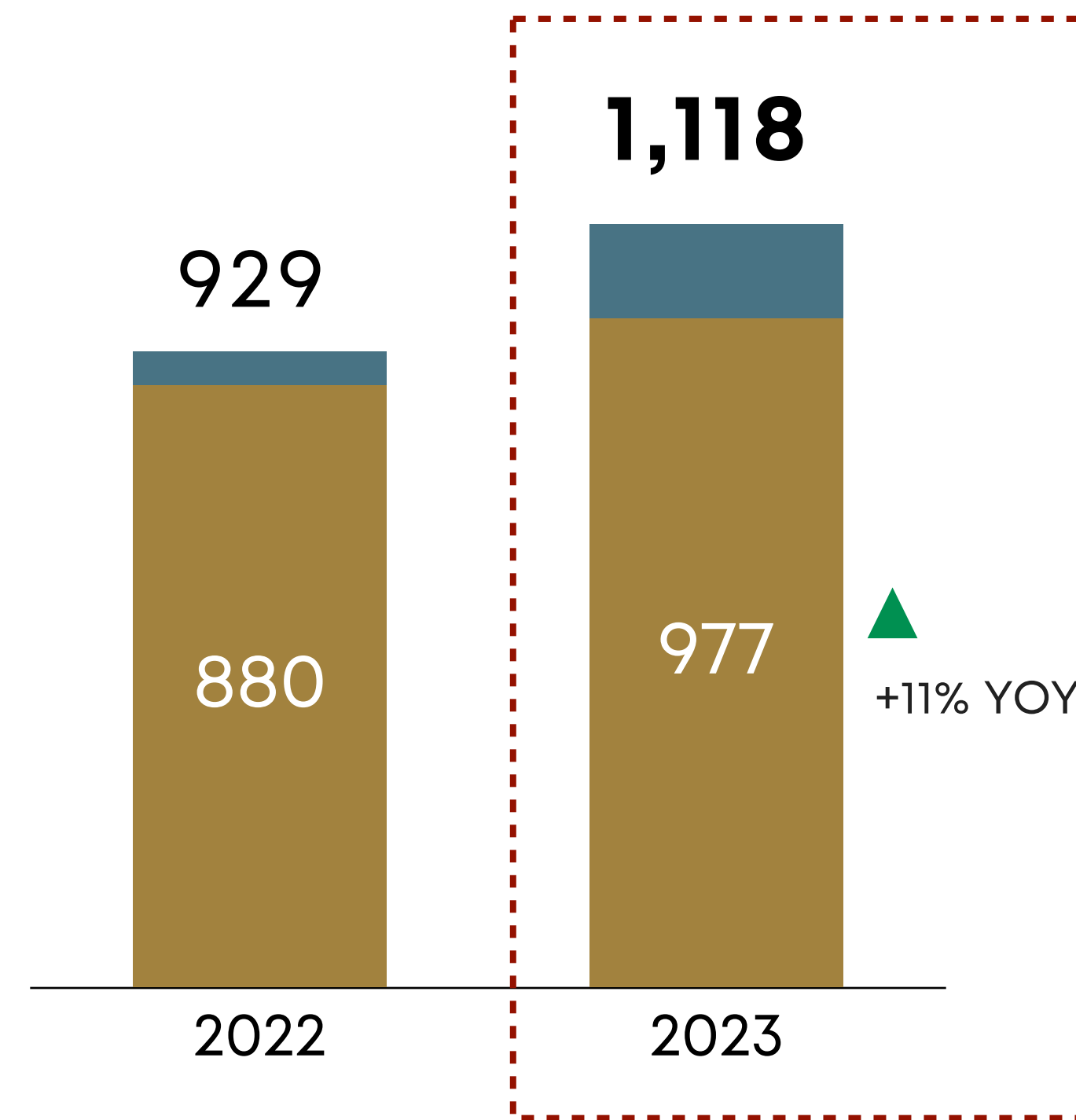


12,250 sq.m

Occupancy
90%

FY2023 : **1,118 MB**

▲ +20% YOY



■ Consulting & Management Services
■ Rental & Rendering Services

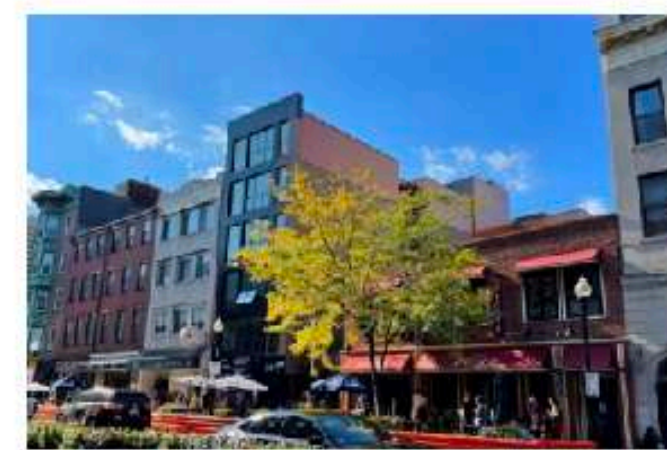
Cumulative Investment as of 31 Dec'23 : US\$ 68 mil

Direct Investment

2023 Overall Occupancy 94%

North End Residence

Total Units : 28 units



244 Hanover St, Boston, MA



20 Parmenter St, Boston, MA

SC Temple Place

Total Units : 18 units



37-43 Temple Pl, Boston, MA

Salem Residence

Total Units : 13 units



125 Salem St, Boston, MA

2023

Acquired
New Property #4

129 Tremont St



129 Tremont St

Under renovation

Complete in 3Q'25

Indirect Investment

PRM Fund V



Invest in Southeastern US

Total Commitment : US\$ 7.5 mil

Total investment paid

US\$ 5.26 mil

HOTEL



Hotel Performance 2023

: Overall Occupancy **55%**
 : Average ADR **1,754** Baht



WAREHOUSE

2023

Acquired **3 sites**
 for **144,000 sq.m**

- Bangna KM.20** 80,000 sq.m
- Bangna KM.22** 17,000 sq.m
- Laem Chabang** 47,000 sq.m

Warehouse at Nakornsawan
 16,000 sq.m

Construction completed 100%
 Handover to Flash, Nov'23

Self-Storage

**I Store
 Self-Storage**

- Udomsuk** 1,843 sq.m
 (Start operate in Jan'24)
- Onnut** 2,079 sq.m
 Under construction
 (Start operate in 2Q24)



2023 : DIVIDEND PAYMENT

CASH DIVIDEND PAYMENT

0.24 Baht per Share

2022 = 0.25 Baht/Share

Payout Ratio (%)

44.35%

2022 = 42.76%

Note : Interim payment 0.08 baht per share for the period 1 Jan - 30 Jun 2023

For the **period 1 Jul - 31 Dec 2023** will **paid 0.16** baht per share and **XD 2 May 2024**, **payment date** 21 May 2024

(Subject to AGM approval)

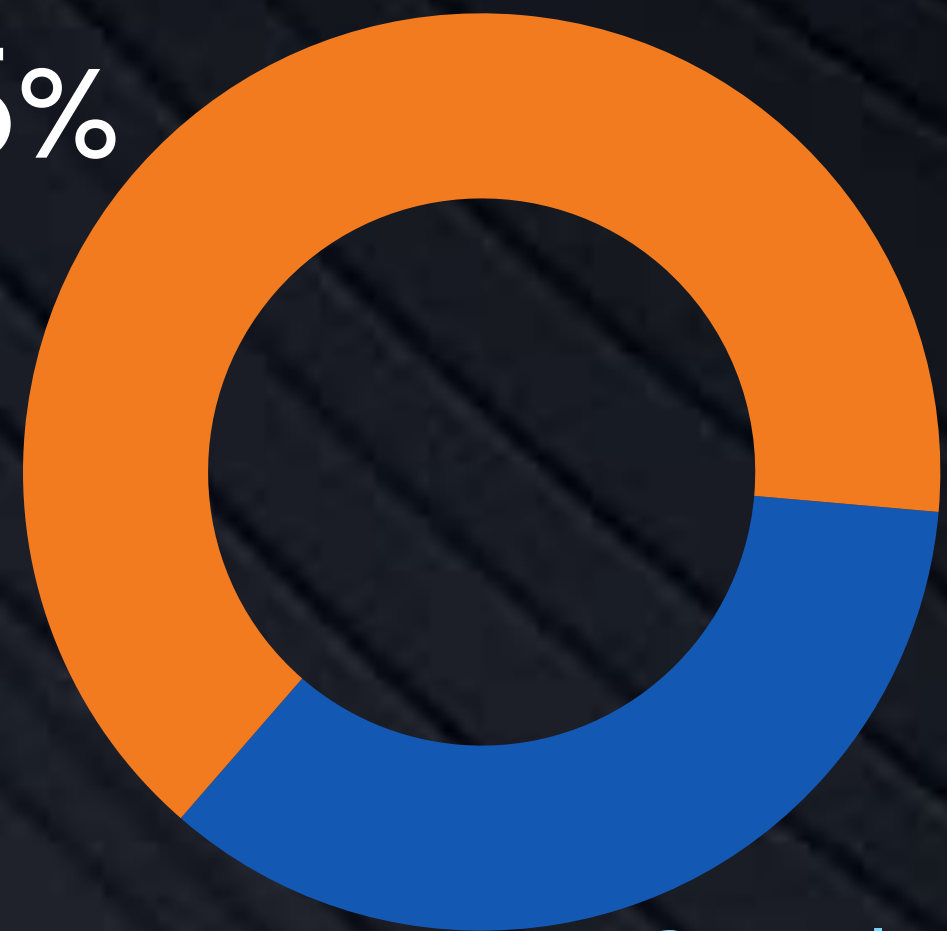
SC ASSET

2024

2024 TARGETS

Presale
28,000

Landed
65%



Condo
35%

Portfolio Revenue
26,500

Recurring
5%



Landed
70%

Condo
25%

Investment
25,000

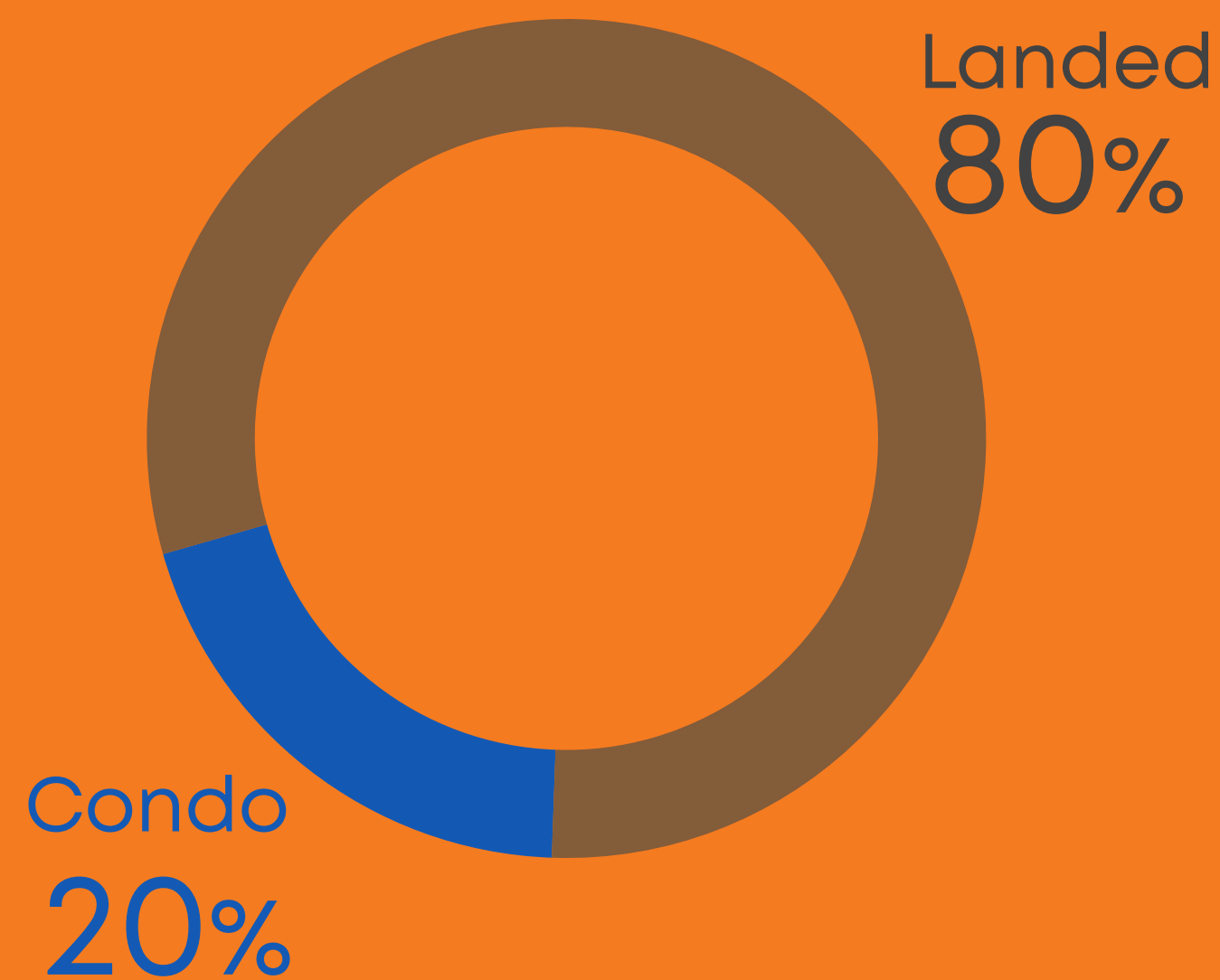
- Engine I
- Engine II

86

Projects

91,000

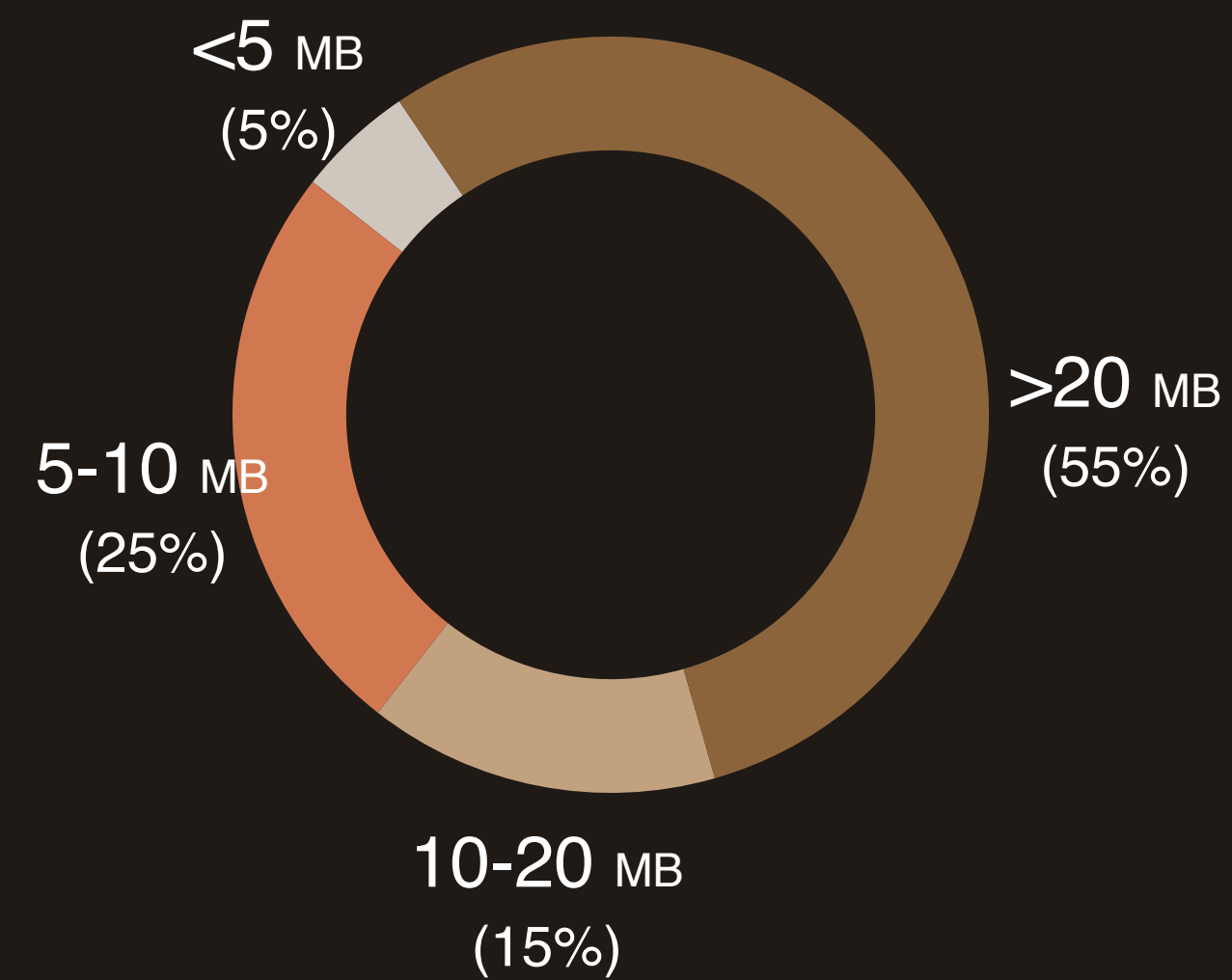
Million Baht



Total Projects Break down by Segment

76 Landed

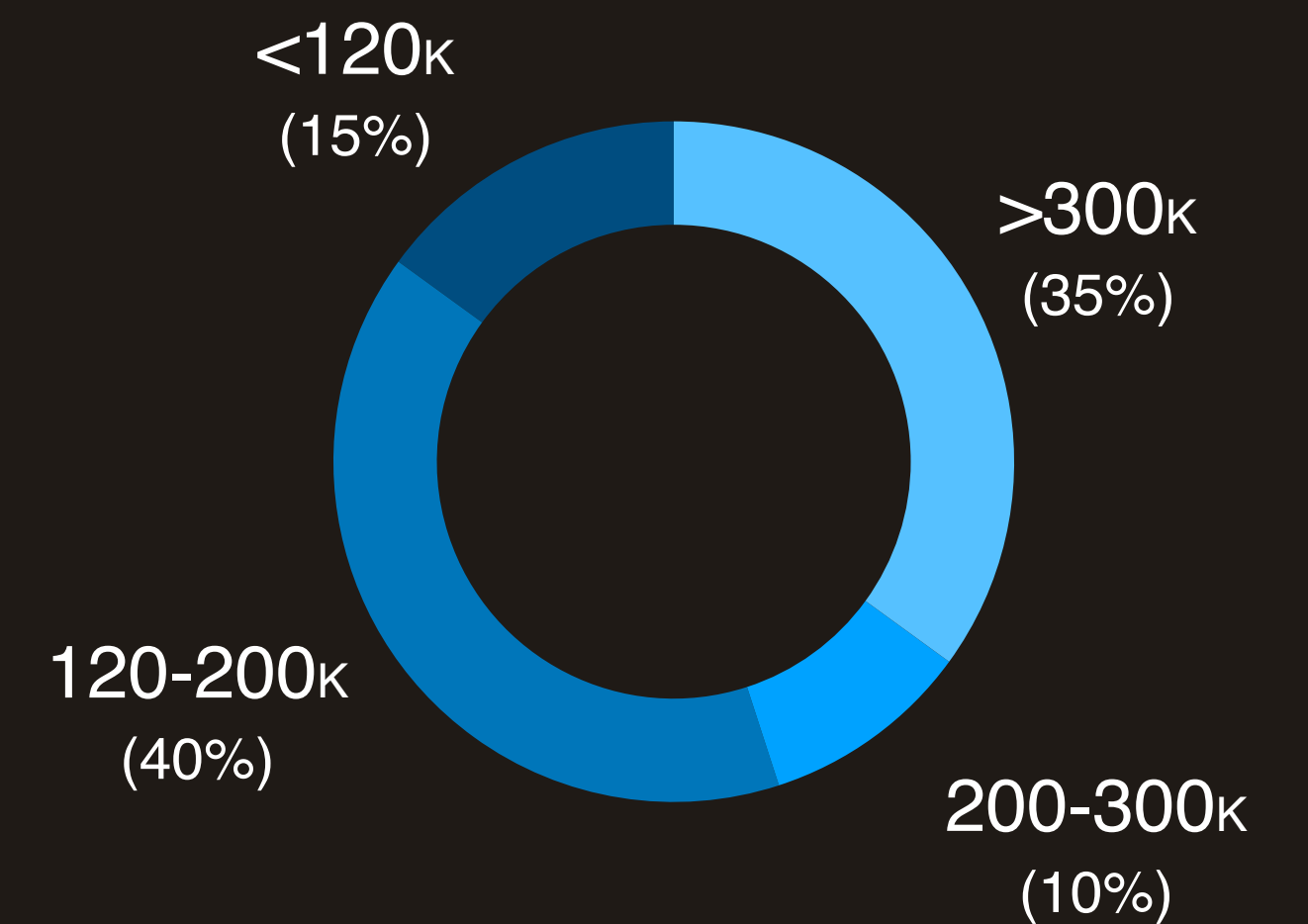
74,000 Million Baht



Segment >10 mb = 70%

10 Condo

17,000 Million Baht

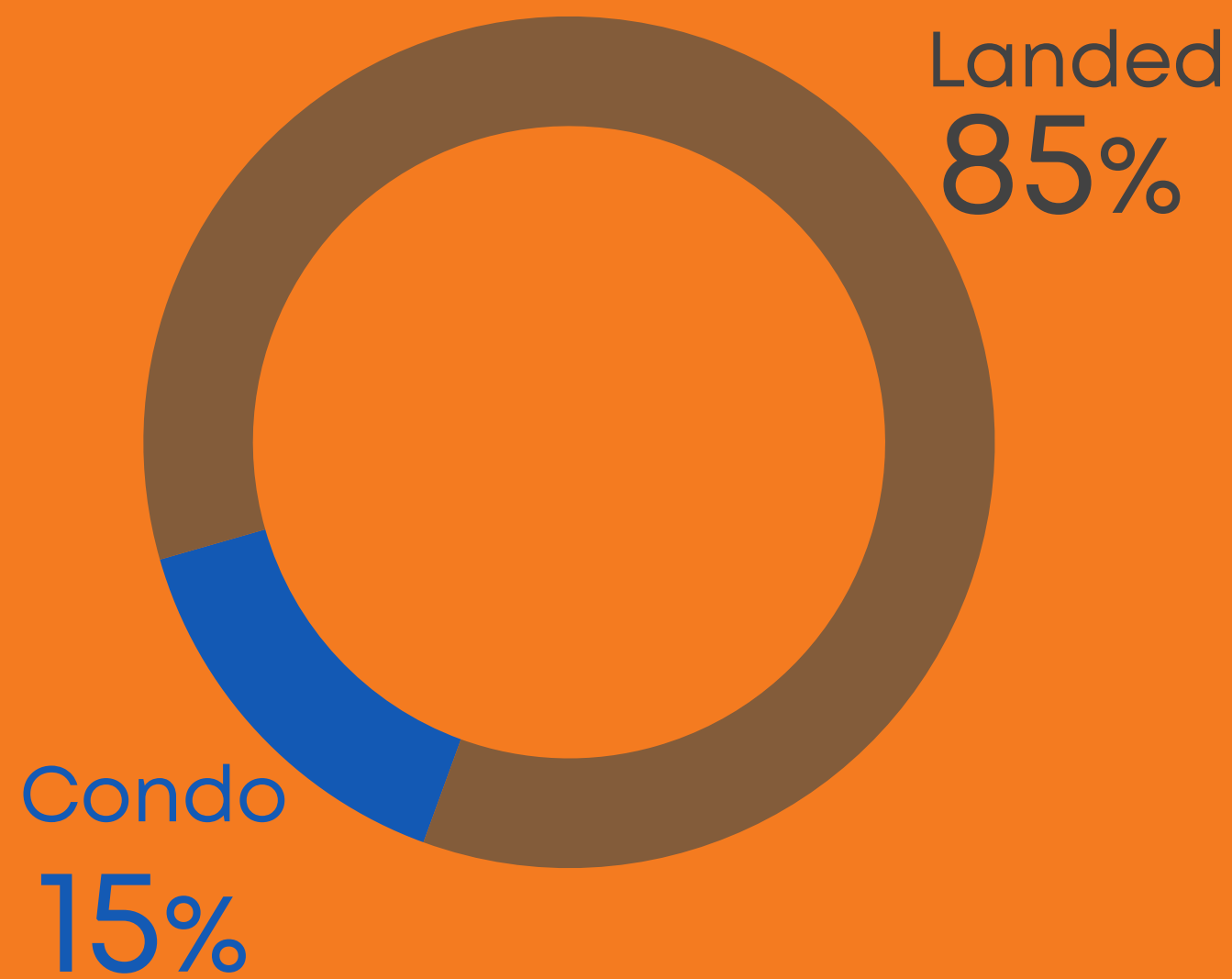


17

Projects

30,000

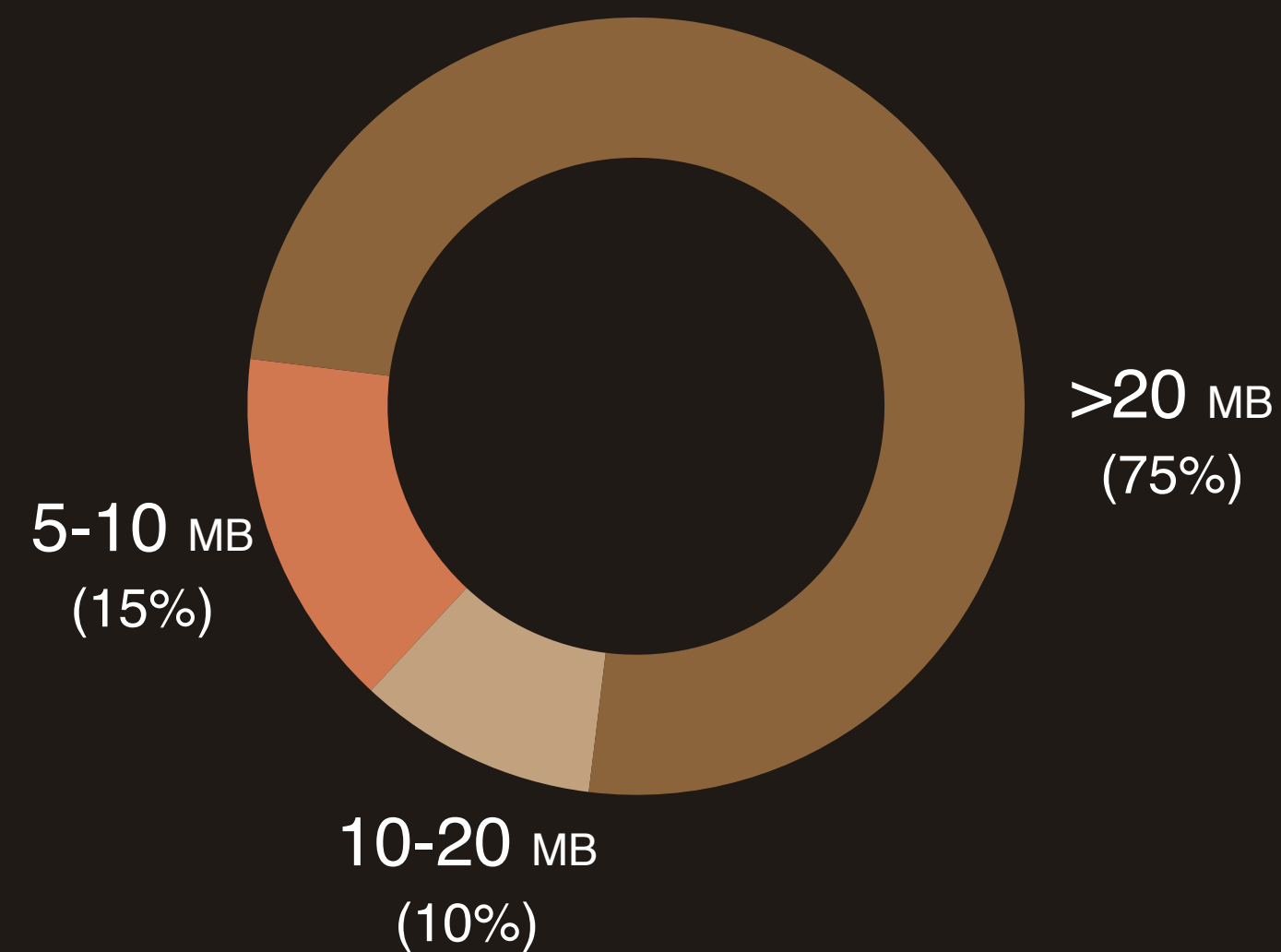
Million Baht



New Launch Break down by Segment

15 Landed

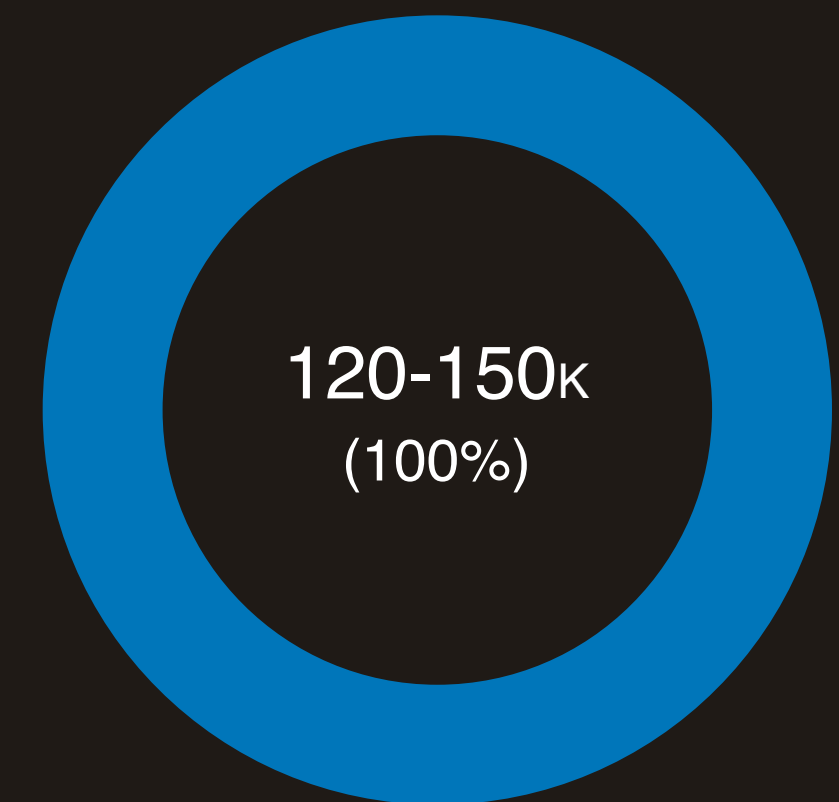
25,000 Million Baht



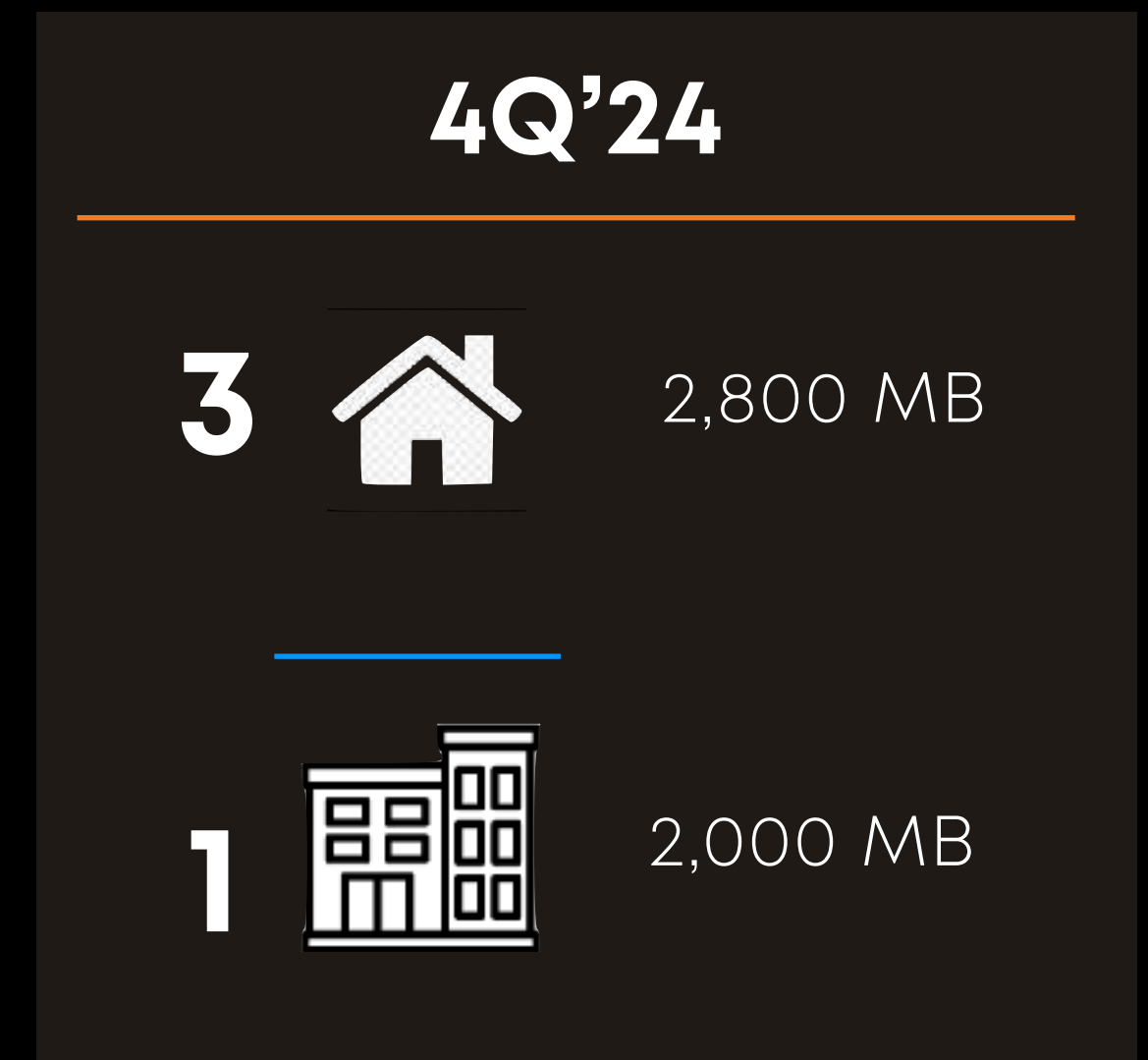
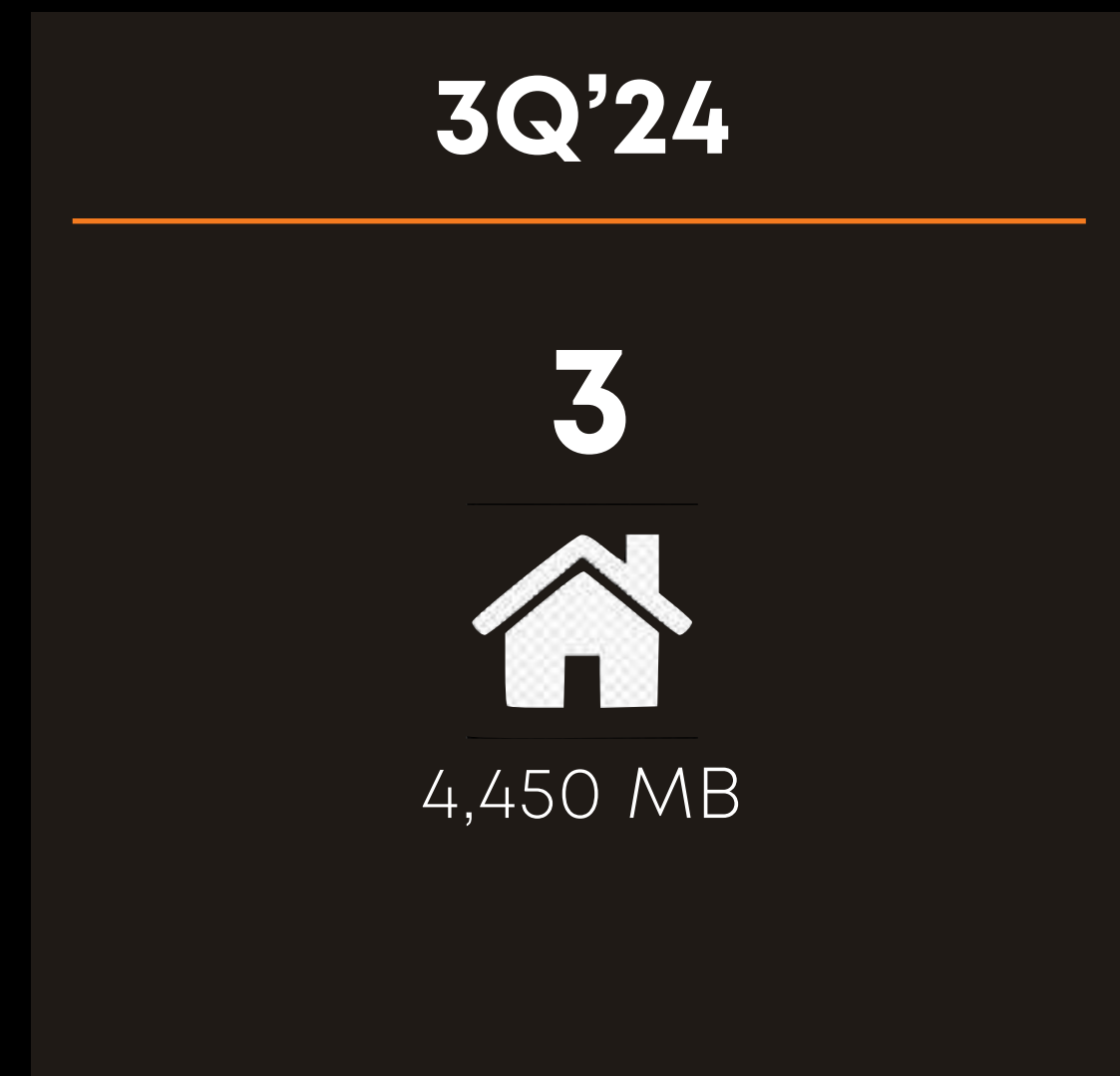
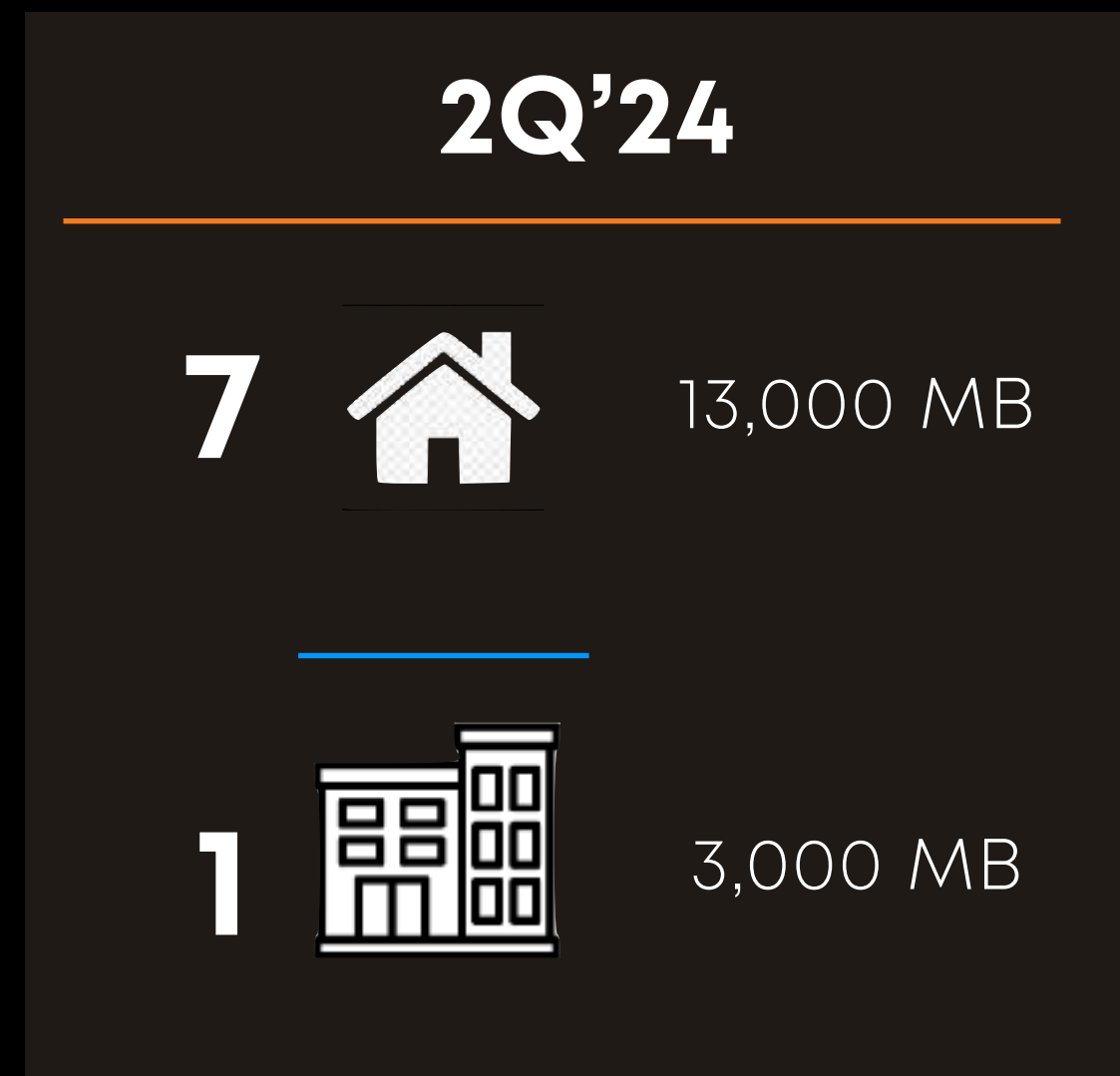
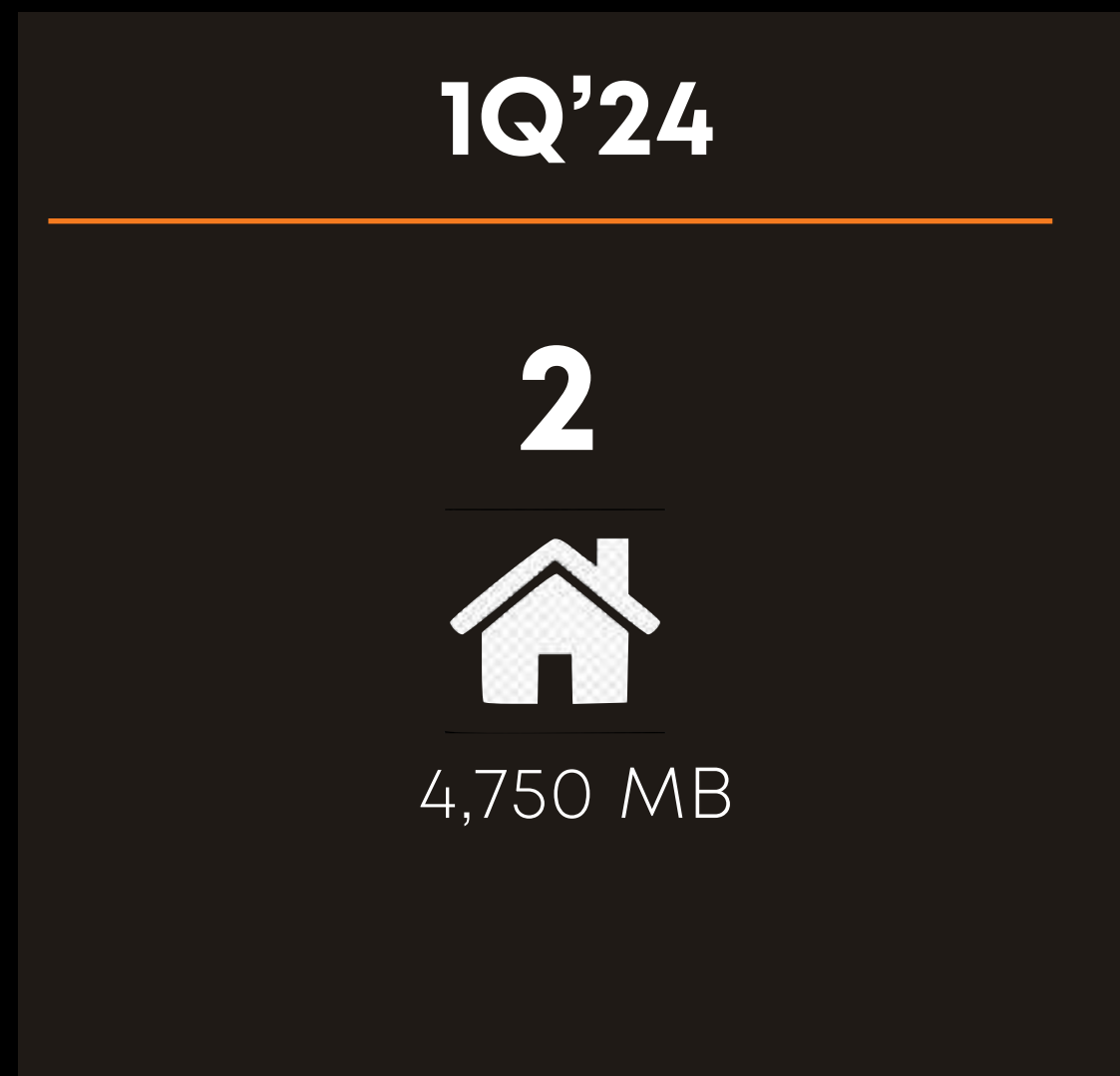
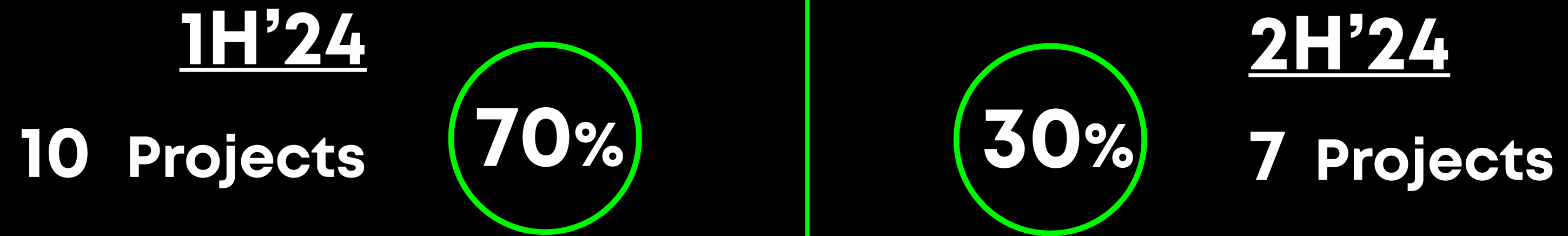
Segment >10 mb = 85%

2 Condo

5,000 Million Baht



17 New Launch by Quarter



Note : New Ultimate Luxury Brand **“Connoisseur”**



Reference

SATHORN - WONGWIANYAI

792 Unit
4,000 MB

First Transfer
This Year.



SCOPE THONGLOR

18 Unit
2,800 MB

1Q'24 New Projects Launch



Total Unit : 73 Units
 Project Value : 2,900 MB
 Functional area : 432 - 584 sq.m
 Land plot : 82 - 152 sq.wa
 Start : 30 - 50 MB
 Launch : 16 March'24



Total Unit : 61 Units
 Project Value : 1,850 MB
 Functional area : 516 sq.m
 Land plot : 57 - 214 sq.wa
 Start : 23 - 35 MB
 Launch : 16 March'24

Office



1,100
sq.m.

New
Workspace 1,200
at Shinawatra Tower 3
sq.m.

HOTEL



: Sukhumvit 29
: Upper Upscale segment
: 306 Keys / 1 Restaurant / 2 Bar
: Operate in 1Q'25

WAREHOUSE

: Operate : Bangna km.22
17,000 sq.m
(Ready Built)
: New Acquisition
Warehouse #5

The US

: New Acquisition
Property #5

The Evolution

2024

2033

2024 Targets

Presale

28,000

MB

Portfolio Revenue

26,500

MB

New Launch

17

Projects

Total Project for sales

86

Projects

Investment

25,000

MB

SC ASSET

THE EVOLUTION

2024

2033

FURTHER MORE INFORMATION, PLEASE VISIT WWW.SCASSET.COM OR CONTACT IR E-MAIL : IR@SCASSET.COM TEL : 662-949-2344, 662-949-2969

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