



2Q24 & 1H24

OPPORTUNITY DAY

SC ASSET CORPORATION PLC.

27 August 2024

Attapol Sariddipuntawat
Chief Corporate Officer

Namtip Promchua
Chief Financial Officer

SC ASSET

SC PERFORMANCE

2Q24 & 1H24

2Q24

OPERATING REVENUES

4,640 Million Baht

NET PROFIT

531 Million Baht

Net Profit Margin (%)

10.8%

1H24

OPERATING REVENUES

8,650 Million Baht

NET PROFIT

714 Million Baht

Net Profit Margin (%)

8.0%

TOTAL PRESALES

11,639 Million Baht

NEW PROJECT LAUNCH

9 Landed Projects



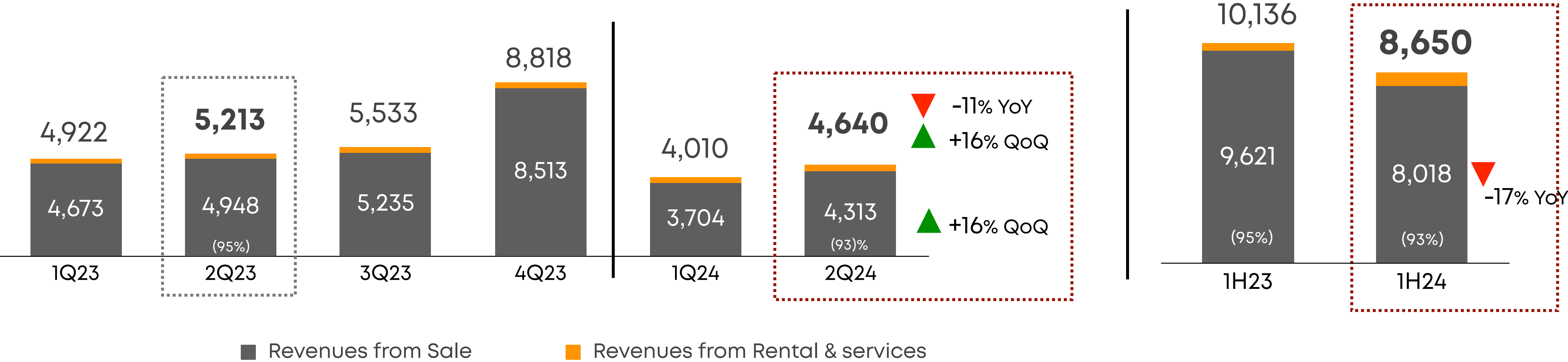
Total Values

18,450 Million Baht

2Q24 : Presale = 5,679 MB
Launched = 7 Landed / 13,600 MB

Unit : MB

1H24 Operating Revenues : 8,650 ▼ -15% YoY

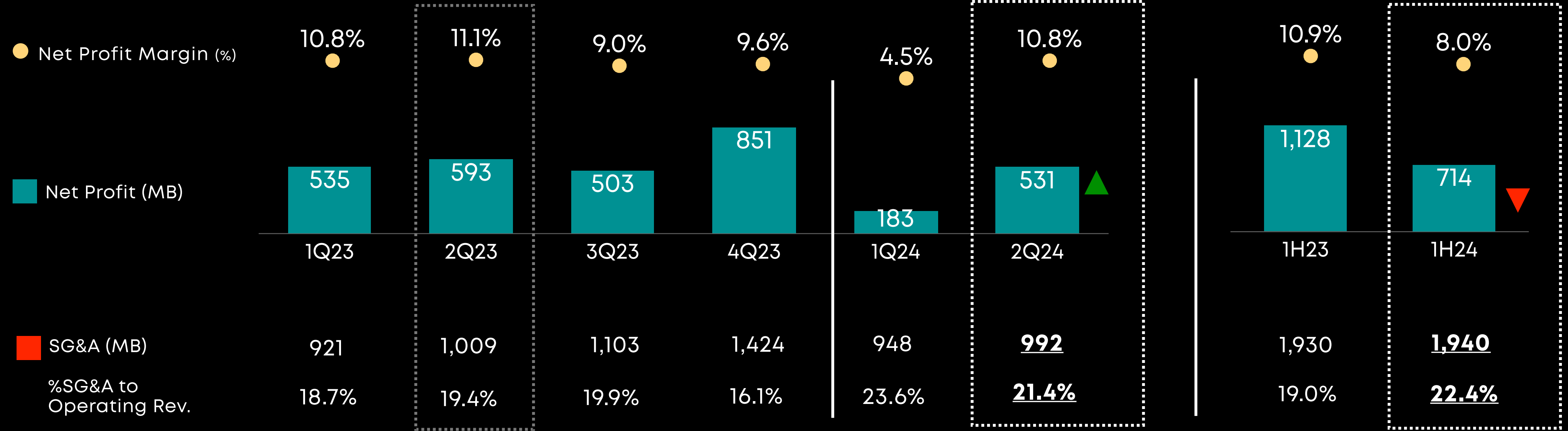


1H24 Gross Profit : 2,683 ▼ -20% YoY Gross Profit margin (%) 31.0%



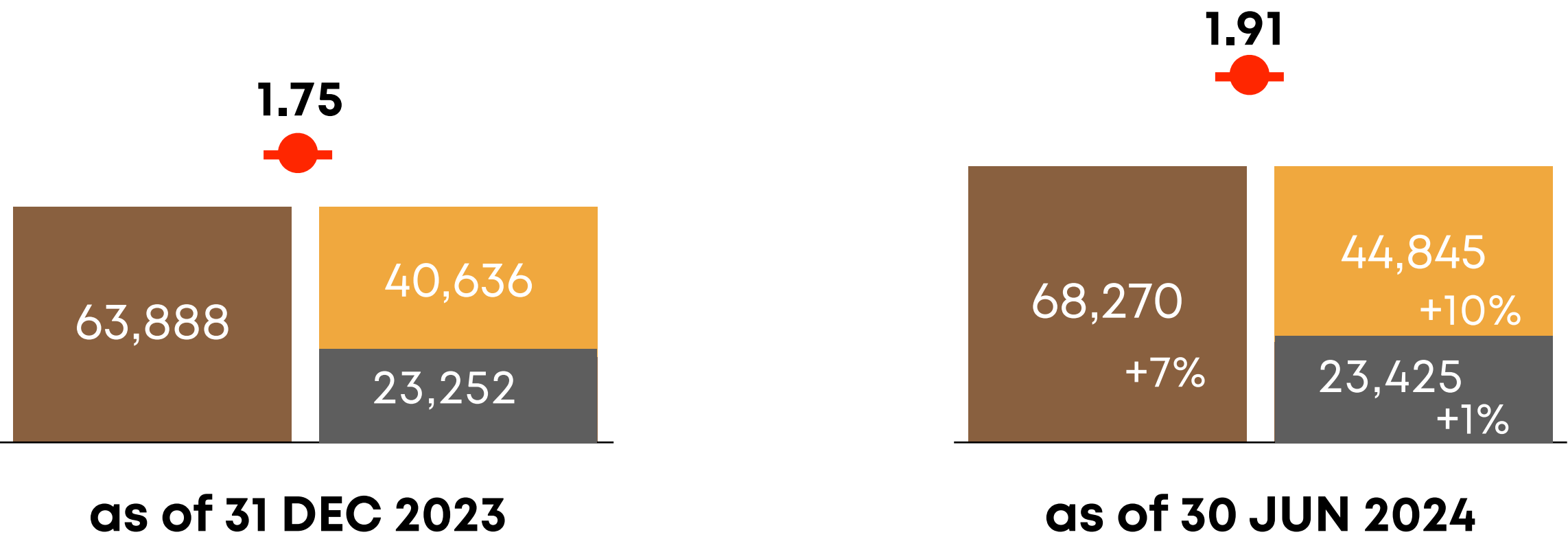
1H24 Net Profit : 714 ▼ -37% YoY

Net Profit margin (%) 8.0%



Financial Position

- D/E
- TOTAL ASSETS
- TOTAL LIABILITIES
- TOTAL EQUITIES



SC ASSET

ENGINE I

Property Development for Sales

1H24

9

New Landed

18,450 MB



<div>Grand Bangkok Boulevard Bangna Km.15</div> <div>73 Units 3,000 MB</div>	<div>Bangkok Boulevard Signature Chaengwattana - Ratchaphruek</div> <div>60 Units 1,860 MB</div>
<div>Grand Bangkok Boulevard Petchkasem - Kanchana</div> <div>62 Units 2,550 MB</div>	<div>VENUE ID Pinklao - Kanchana</div> <div>85 Units 920 MB</div>
<div>Grand Bangkok Boulevard Pinklao - Borom</div> <div>41Units 1,800 MB</div>	<div>PAVE Kanchana - Ratchaphruek</div> <div>319 Units 2,270 MB</div>
<div>Bangkok Boulevard Signature Bangkhae</div> <div>61 Units 1,860 MB</div>	<div><div>NEW BRAND</div><div>VENUE PORTRAIT Westgate</div><div>167 Units 1,350 MB</div></div>
<div>Bangkok Boulevard Signature Ramintra - Phraya Suren</div> <div>101 Units 2,840 MB</div>	

Bangkok Boulevard
Rama 5

188 Units
2,162 MB



Venue ID
Rama 5

66 Units
508 MB

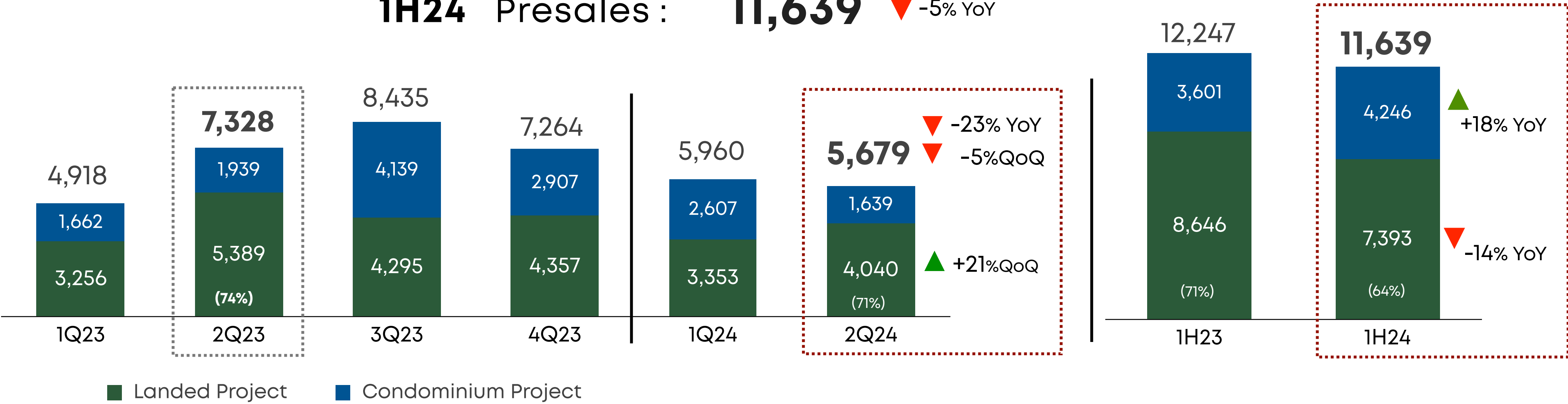


VERVE
Saimai - Phaholyothin

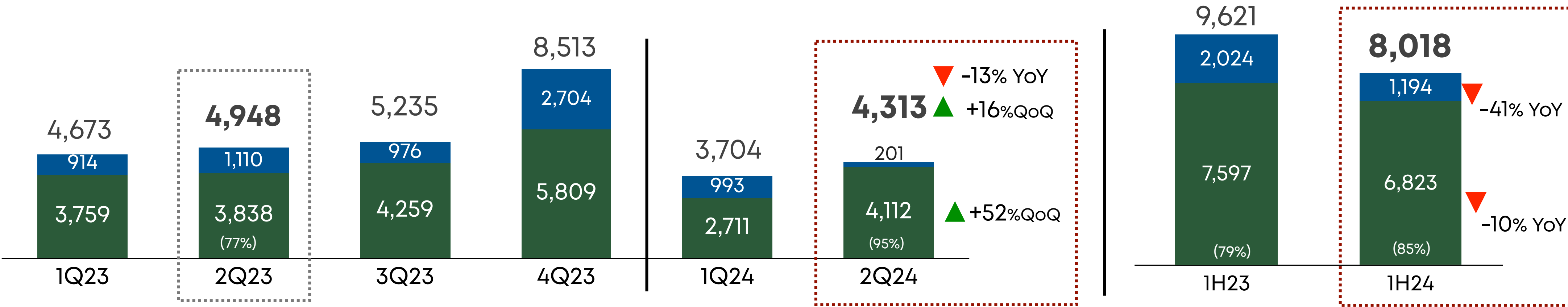
125 Units
482 MB

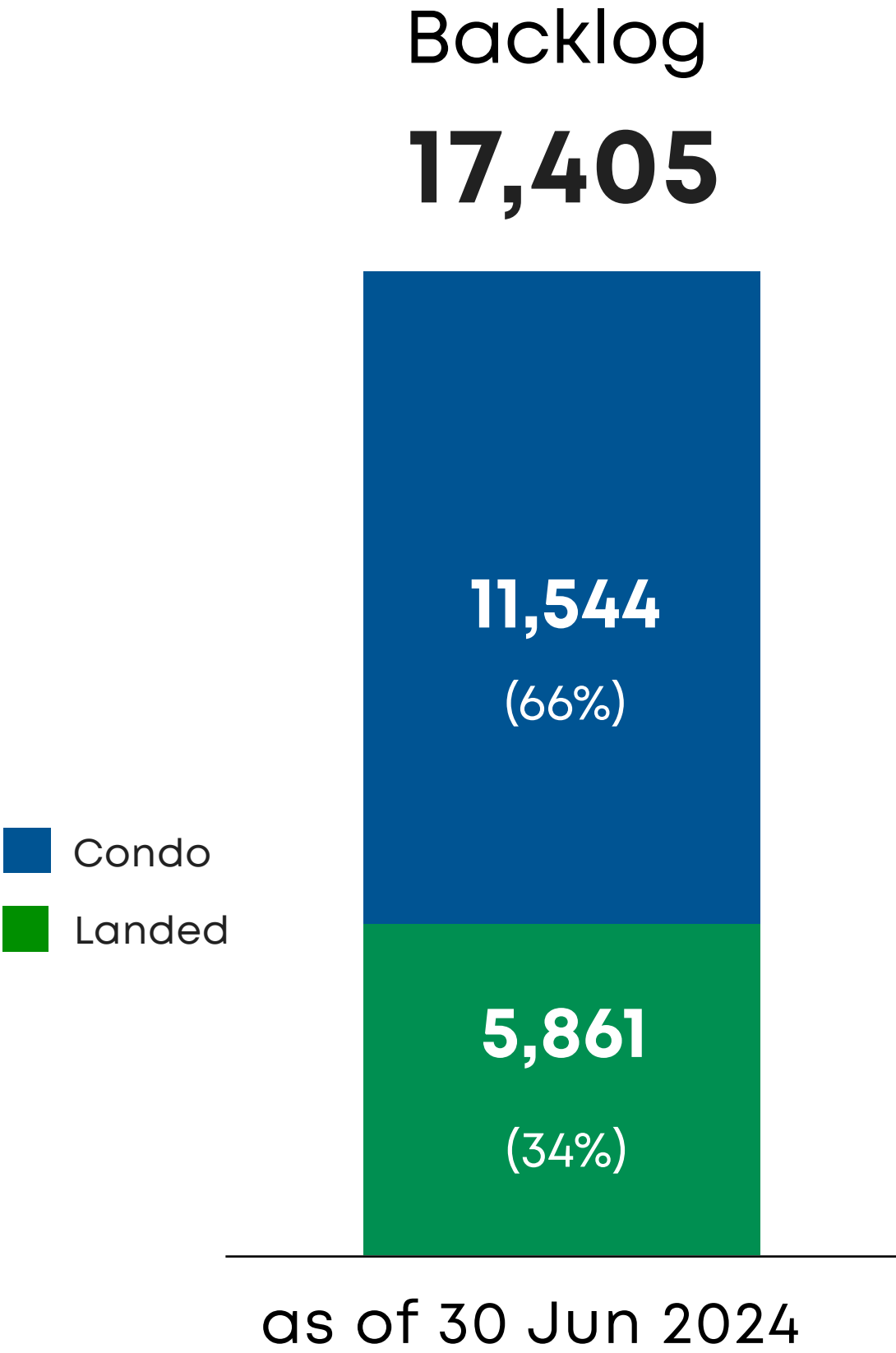


1H24 Presales : 11,639 ▼ -5% YoY



1H24 Revenue from Sales : 8,018 ▼ -17% YoY



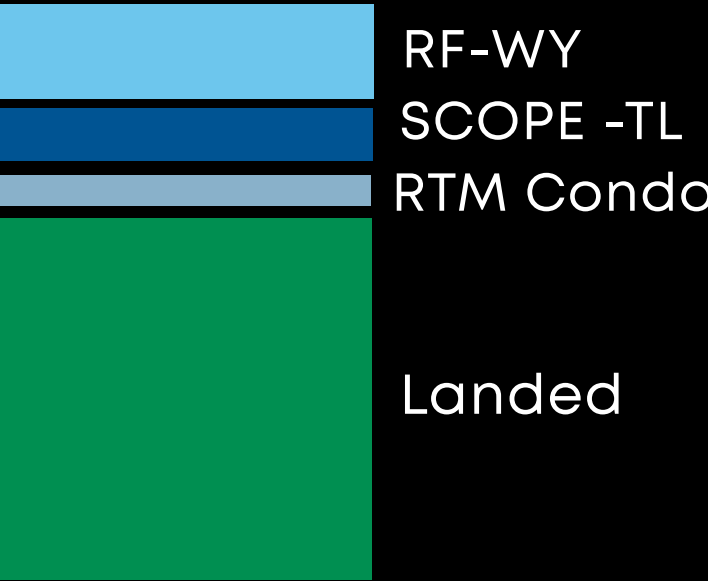


Condo

Landed

6,700

38%



Y2024



Y2025 onwards

62%

10,700

*Ind Backlog from JV

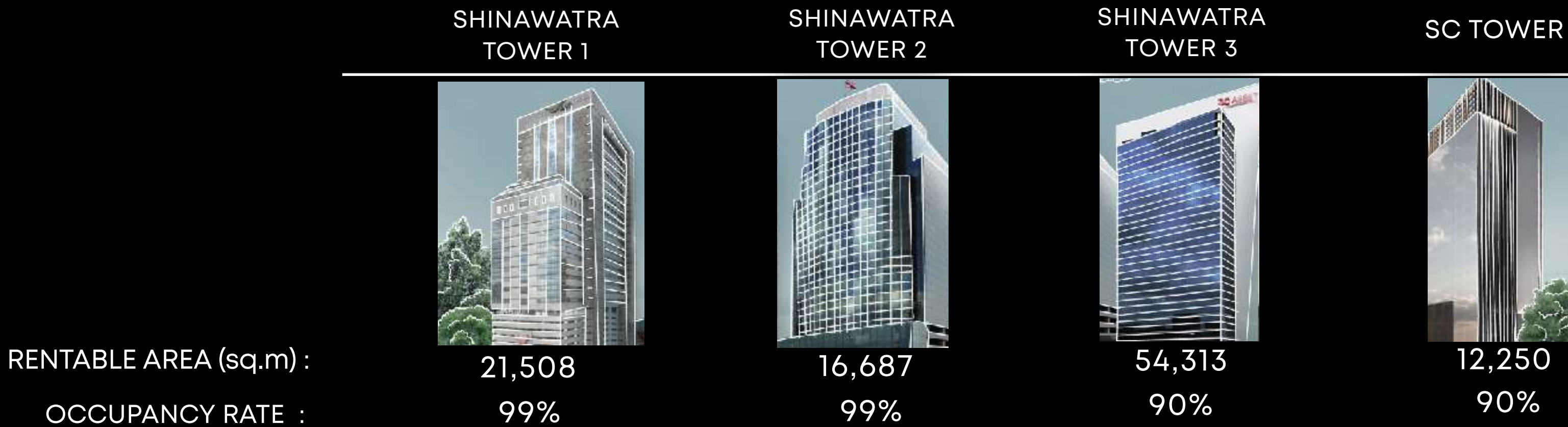
SC ASSET

ENGINE II

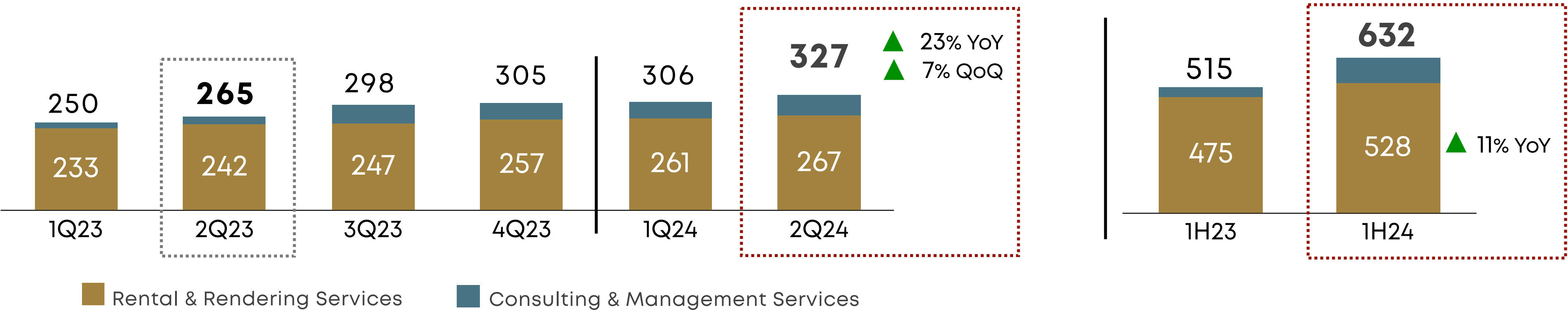
RECURRING INCOME

Office Building

6 Office Buildings comprised the total rentable space of 119,568 sq.m with **overall occupancy 94%**



1H24 Revenue from rental & Services : **632** ▲ +23% YoY



Services Apartment in the US

Cumulative Investment

as of 30 Jun'24

US\$ 68 mil (Total US\$ 100 mil)

3 Services Apartment

Total Occupancy : **95%**

: North End Residence

: Salem Residence

: SC Temple Place

Property #4

SC Tremont Street

under renovation

Complete in Jul'25

PRM Fund V

Total Commitment : US\$ 7.5 mil

Investment **paid 70%**

Hotel Business

YANH Ratchawat

Midscale segment

Total Occupancy : **83%**

KROMO CURIO COLLECTION

Sukhumvit 29

Upper upscale
segment

306 Keys

Start operate in 1Q'25

THE STANDARD

Pattaya Na Jomtien

Upper upscale
segment

161 Keys

Start operate in 1Q'25

Warehouse

Nakonsawan

NLA : 16,000 Sq.m. / Built-to-Suit

Total Occupancy : **100%**

Bangna KM.23

Soi Wat Bua Roi

NLA : 17,000 Sq.m
Ready-Built

Start operate in 4Q'24

Bangna KM.20

Bangna-Trad km.20

NLA 80,000 Sq.m
Ready-Built/ Built to Suit

Laem Chabang

Chonburi

NLA : 47,000 Sq.m
Ready-Built

Start operate in 1Q'25

SC ASSET

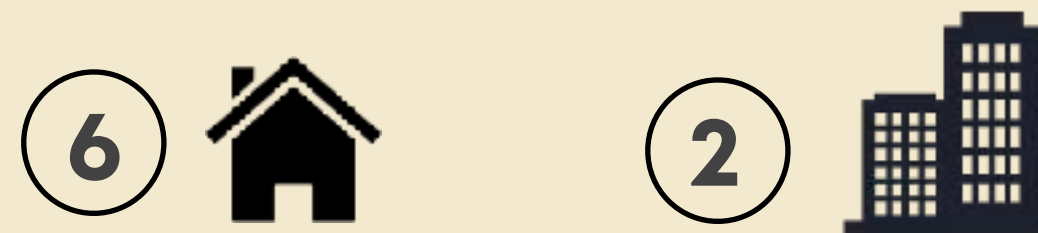
SC OUTLOOK

2H24

- **Achieve** revenue and presale targets
- **Manage** investment :D/E ratio 31 Dec 2024 ~1.80x

ENGINE I

- **8 New Projects** launch in 2H24 : **13,000** mb



New Luxury Brand : **Connoisseur**

- **2 Condo** will be ready for transfer in 4Q'24
: Reference Sathorn - Wong Wien Yai
: SCOPE Thong Lor
- **Condo** : 28 Chidlom sold out

ENGINE II

- **Hotel Business**
: Kromo Curio Collection, Sukhumvit 29
: The Standard Pattaya Na Jomtien
Construction will be completed in **4Q'24**
- **Warehouse Business**
: Warehouse Bangna km.23 will start operating in **4Q'24**
- **Acquire 37K** sq.m for New Warehouse

- **Interim Dividend payment** 0.05 Baht/share (XD : 27 Aug'24, Payment date : 9 Sep'24)

2033 | THE EVOLUTION | 2024

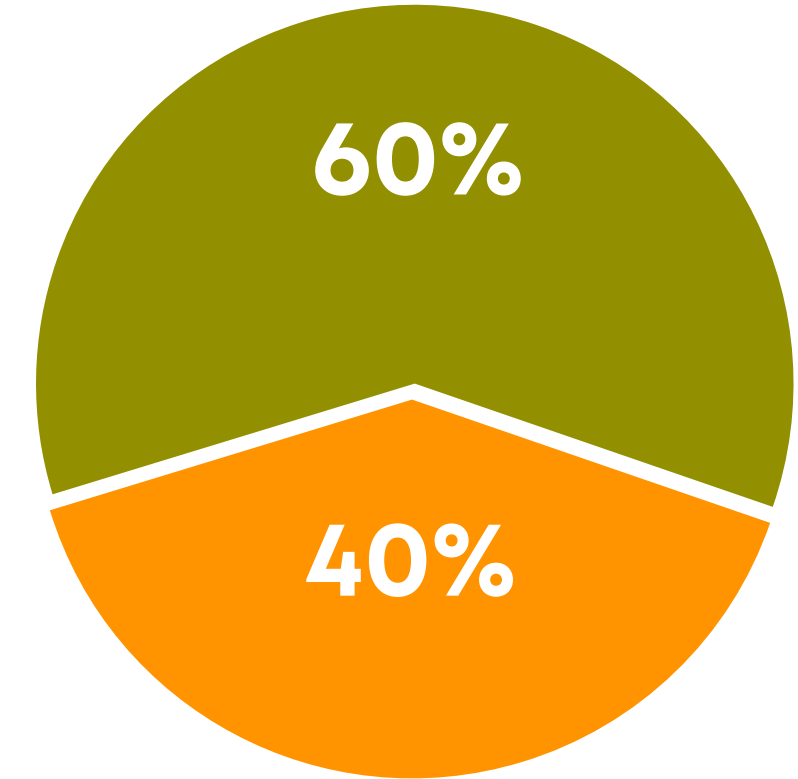
2H24

8

New Projects

13,000 MB

6 Landed / 8,000 mb



2 Condo / 5,000 mb

3Q24

Grand Bangkok Boulevard
Na Utthayan

47 Units
2,100 MB

Grand Bangkok Boulevard
Borommaratchachonnani

21 Units
1,260 MB

NEW BRAND

ONE OF A KIND

The newest urban luxury

CONNOISSEUR
Patthanakarn 32

20 Units
1,760 MB

4Q24

Bangkok Boulevard Signature
Rama 2

30 Units
900 MB

Bangkok Boulevard
Rama 2

51 Units
1,000 MB

Bangkok Boulevard
Bangna km 12

68 Units
900 MB

2 Condominium

REFERENCE
Ekkamai

396 Units
3,000 MB

REFERENCE
Kaset

387 Units
2,000 MB

81 PROJECTS FOR SALES IN 2H'24 : 80,400 MB

ONGOING
PROJECTS

as of 30 June 2024

73

TOTAL VALUE
67,400 MB



NEW 2H24
PROJECTS

8

TOTAL VALUE
13,000 MB



TOTAL
in 2024

81

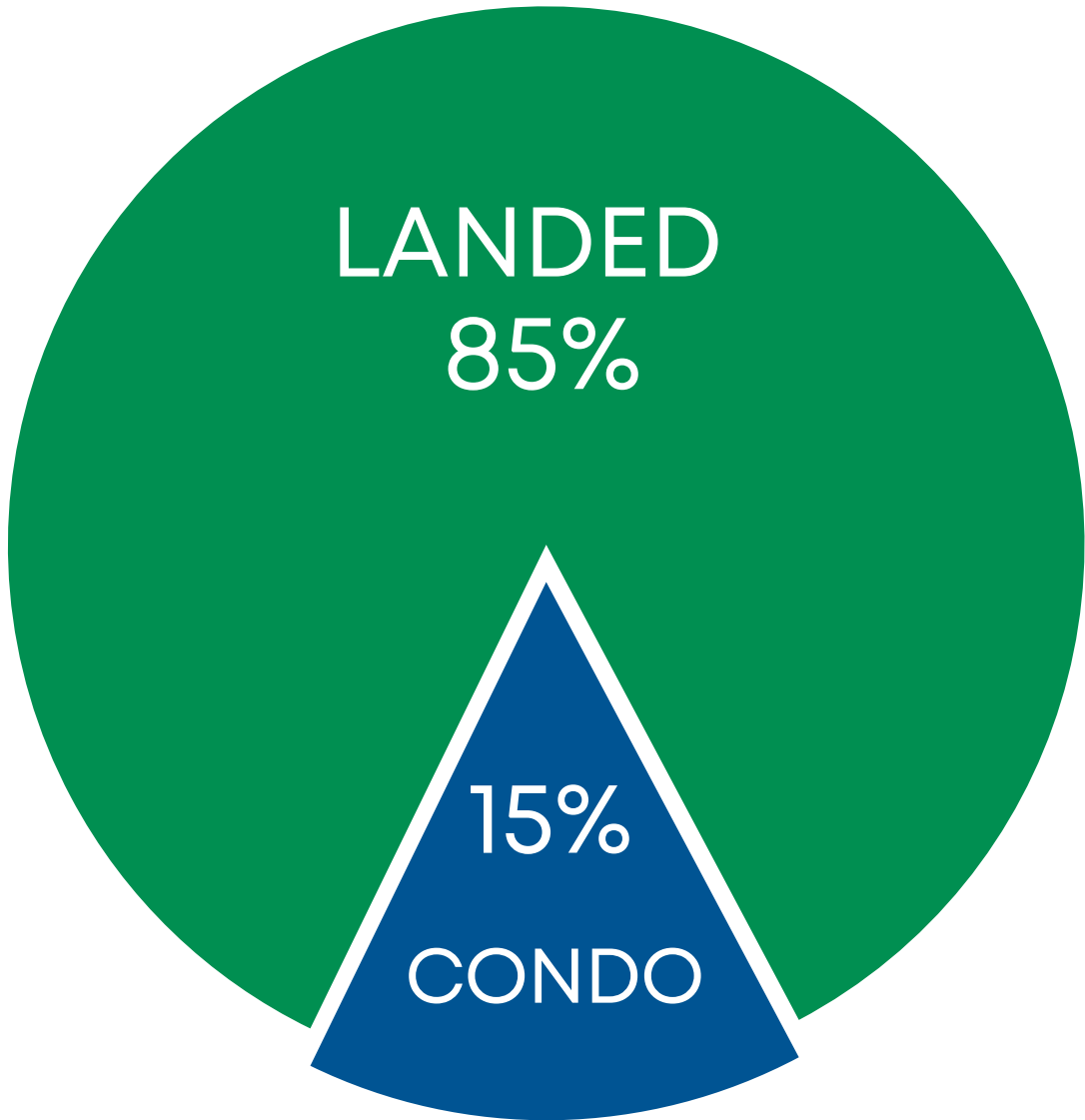
TOTAL VALUE
80,400 MB



Total Projects for Sale in 2H'24

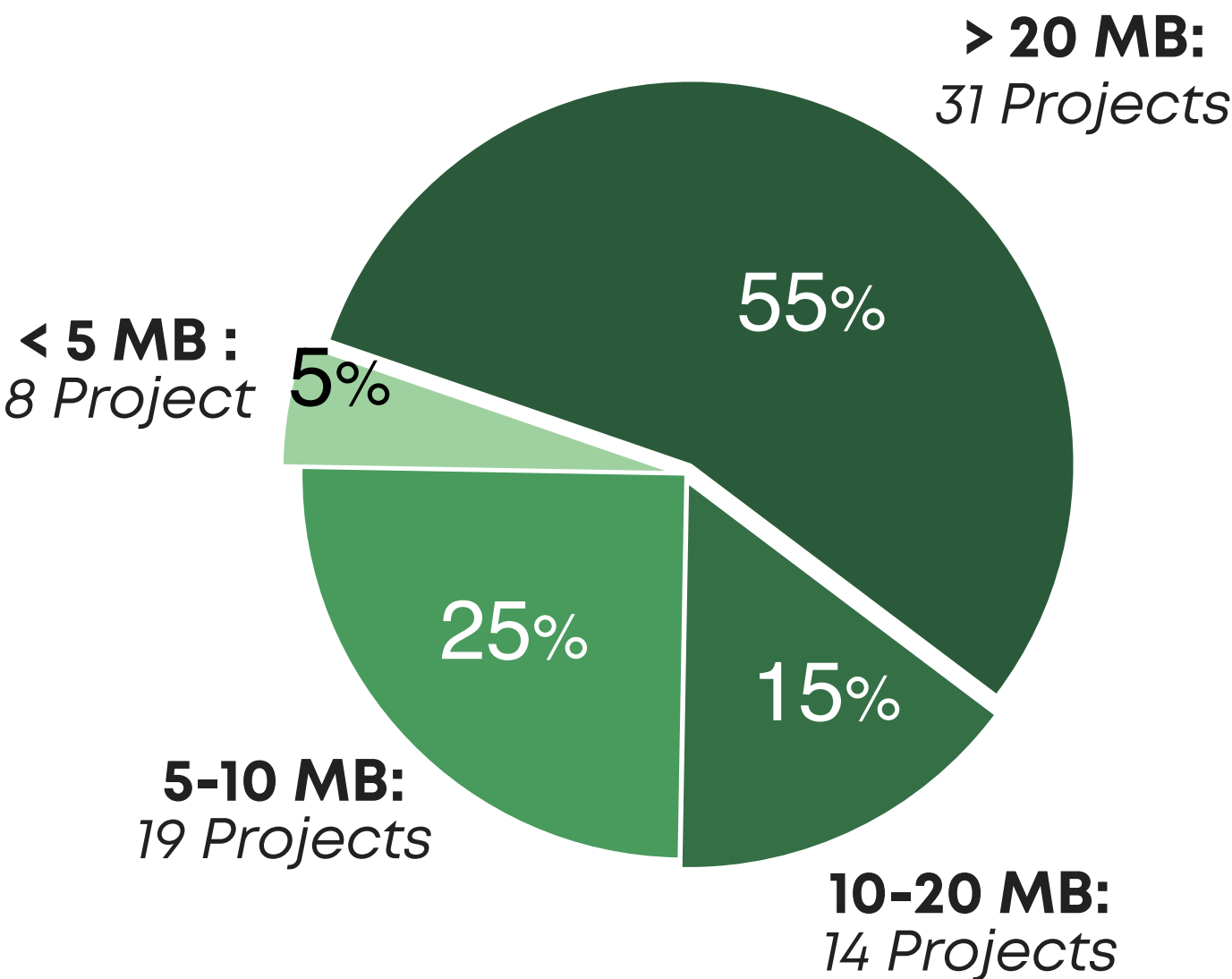
81 PROJECTS

80,400 MB

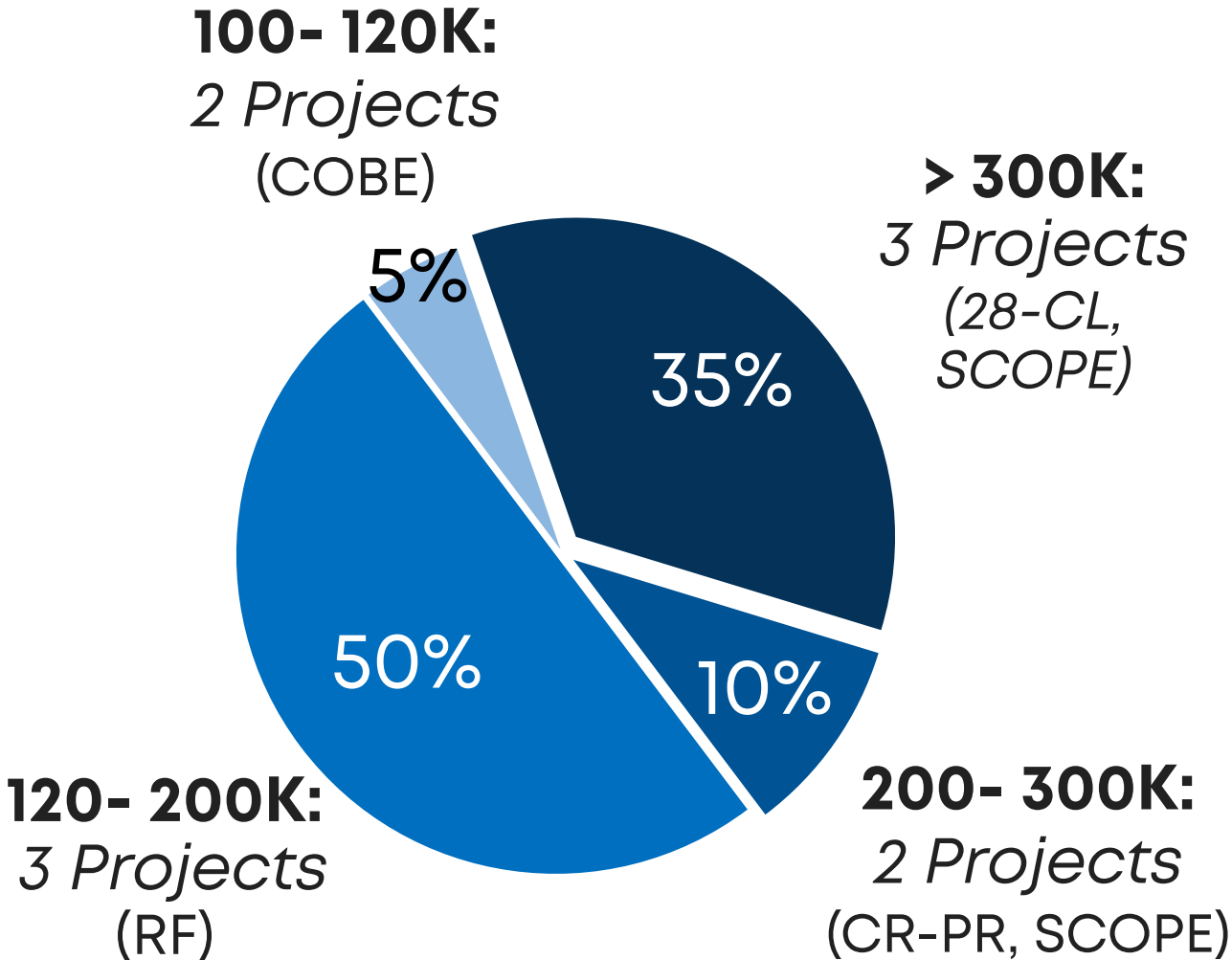


72 LANDED : 67,800 MB

9 CONDO : 12,600 MB



Segment >10 MB = 70%



Segment >200K/sq.m = 45%

NEW PROJECT : ONE OF A KIND



CONNOISSEUR

THE NEWEST
URBAN LUXURY COLLECTION

BY SC ASSET

Starts **80 MB.**



CONNOISSEUR

Patthanakarn 32



2 Condominium
to be Transferred in 4Q'24

Reference
SATHORN - WONGWIANYAI

792 unit : 4,000 MB

SCOPE
THONGLOR

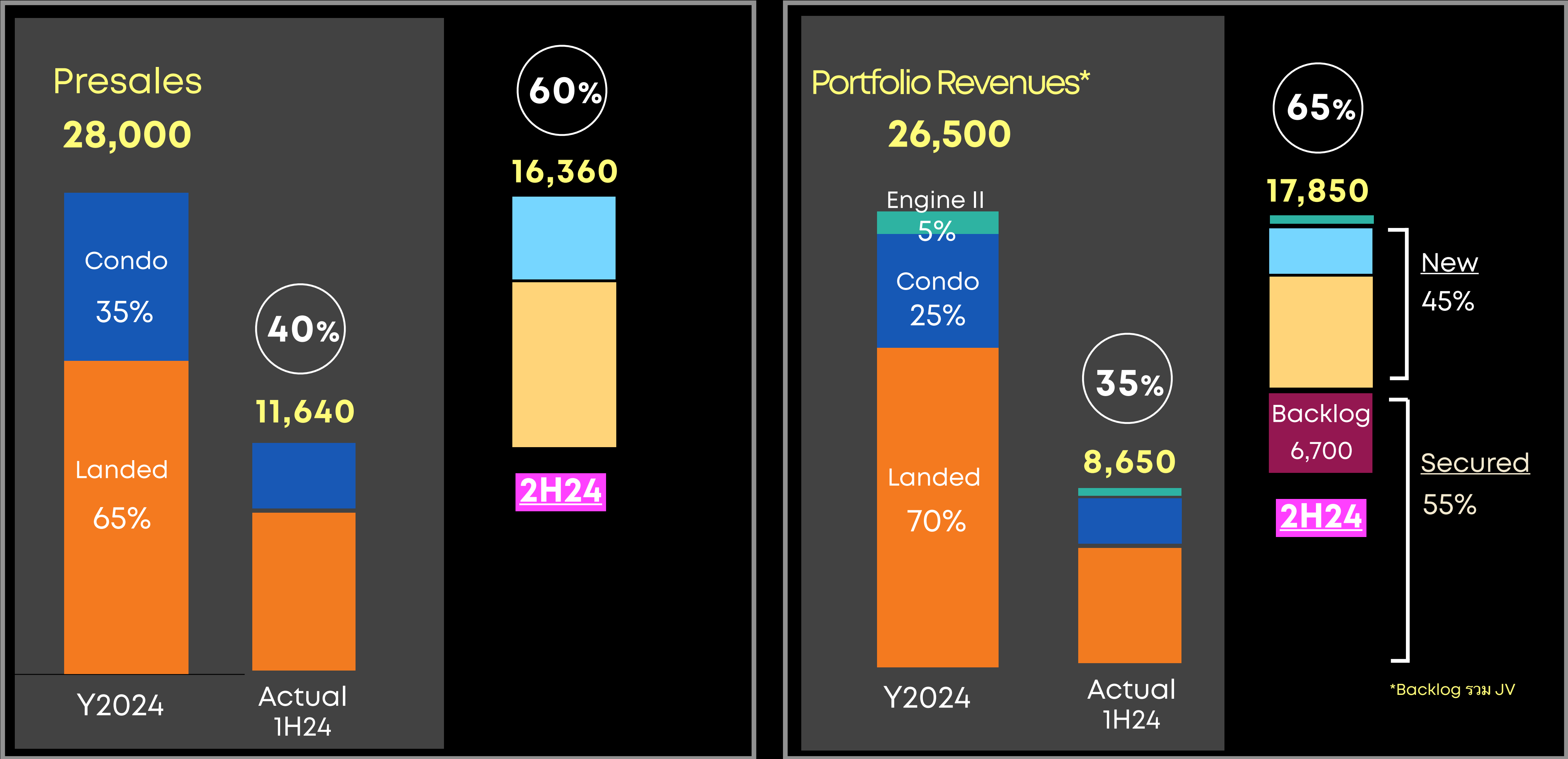
18 unit : 2,800 MB

TARGET 2024

2033

THE EVOLUTION

2024





Q&A

THANK YOU

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

“SOME STATEMENTS MADE IN THIS PRESENTATION ARE FORWARD-LOOKING STATEMENTS, WHICH ARE SUBJECT TO VARIOUS RISKS AND UNCERTAINTIES. THESE INCLUDE STATEMENTS WITH RESPECT TO OUR CORPORATE PLANS, STRATEGIES AND BELIEFS AND OTHER STATEMENTS THAT ARE NOT HISTORICAL FACTS. THESE STATEMENTS CAN BE IDENTIFIED BY THE USE OF FORWARD-LOOKING TERMINOLOGY SUCH AS “MAY”, “WILL”, “EXPECT”, “ANTICIPATE”, “INTEND”, “ESTIMATE”, “CONTINUES”, “PLAN”, OR OTHER SIMILAR WORDS. THE STATEMENTS ARE BASED ON OUR MANAGEMENT’S ASSUMPTIONS AND BELIEFS IN LIGHT OF THE INFORMATION CURRENTLY AVAILABLE TO US. THESE ASSUMPTIONS INVOLVE RISKS AND UNCERTAINTIES WHICH MAY CAUSE THE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS”