



Opportunity Day 2024

SC ASSET CORPORATION PLC.

19 March 2025

Rethink to Reform



SC ASSET

2024

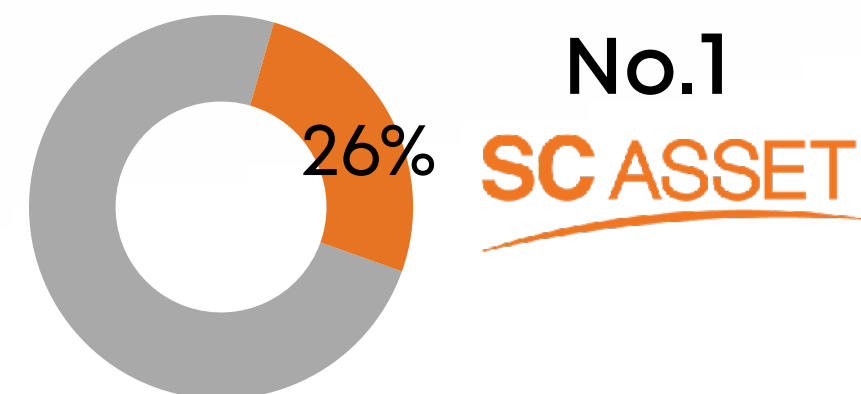
Rethink to *Reform*

2024 Highlights

Presales

25,000 MB

Market Share
SDH>20 MB



Portfolio Revenues

22,600 MB

Recurring Income Business

SCX

19 Projects

3 Hotel
5 Warehouse
6 Office for Rent
5 USA Apartment

Partnerships



Reference Ekkamai
Reference Kaset District
PAVE Kanchana-Ratchaphruek
Banaga km.20
Laem Chabang



Daiwa House
Kromo Curio Collection
By Hilton



The Standard, Pattaya

Credit Rating

TRIS Rating
maintain **BBB+**

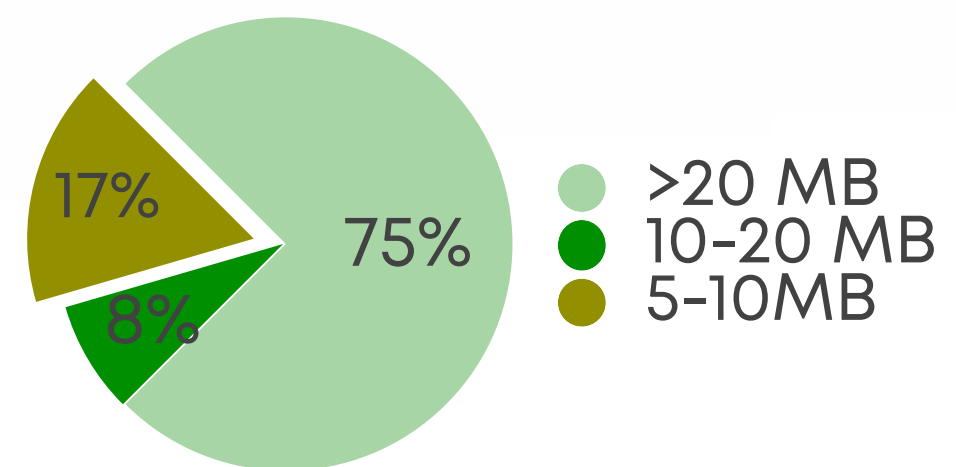
Awards

: Thailand's Most admired Brand 2024
: TOP 3 Thailand Brand Superfans 2024
: Happiness Hero Award

16

Landed Properties

26,510 MB



1

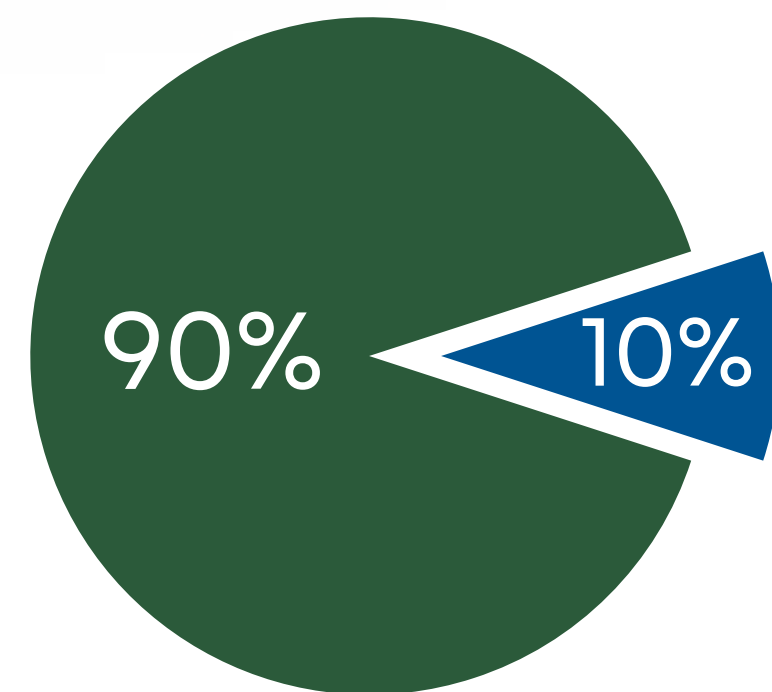
Condo Project

3,000 MB

120-200K / sq.m

New launch
in 2024

17 Projects
29,510 MB



● Landed
● Condo

New Brand
#one of a kind project

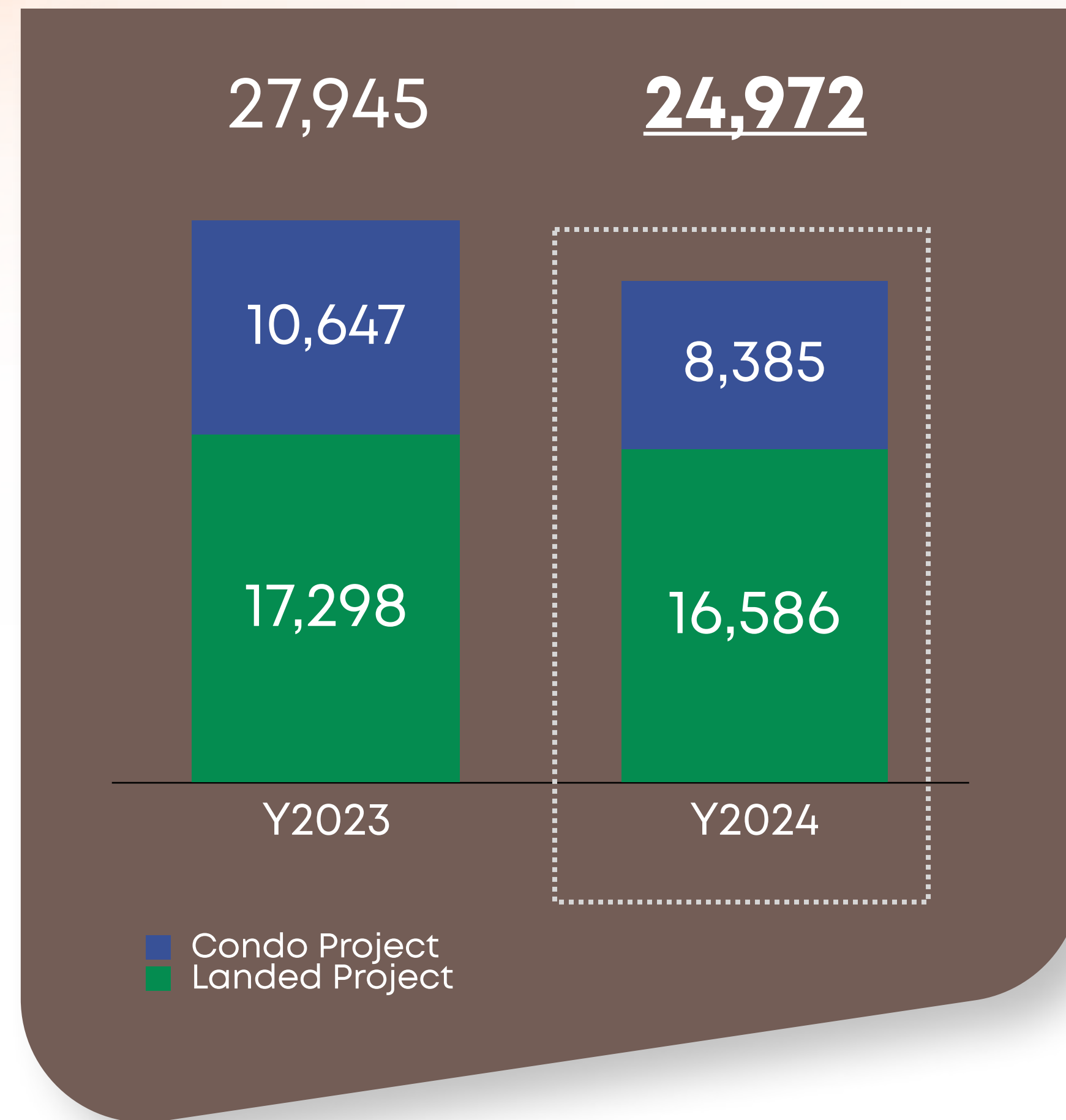


Reference Ekkamai

A newly designed Condo
in the heart of Ekkamai



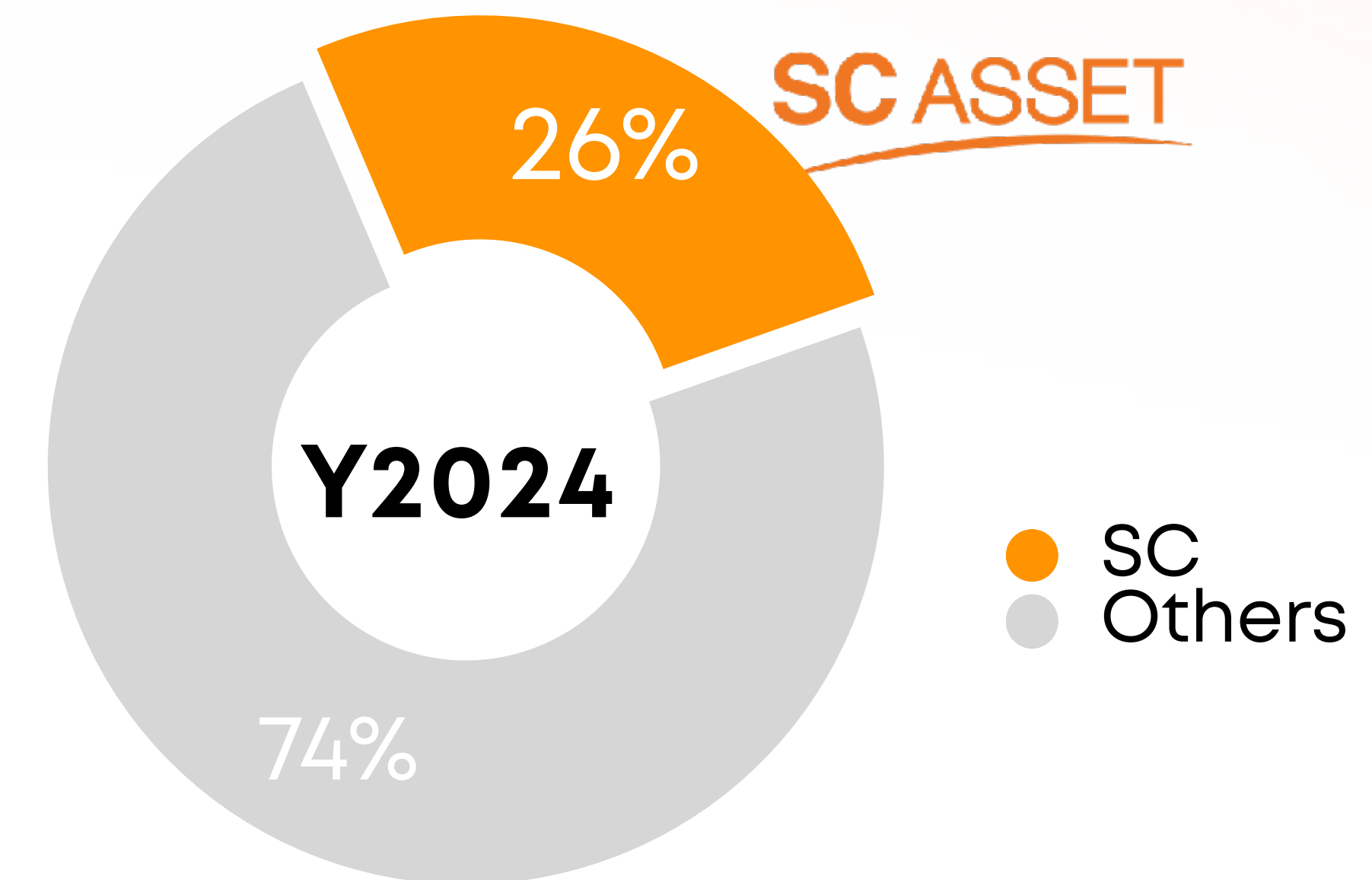
Presales (MB)



Market Share

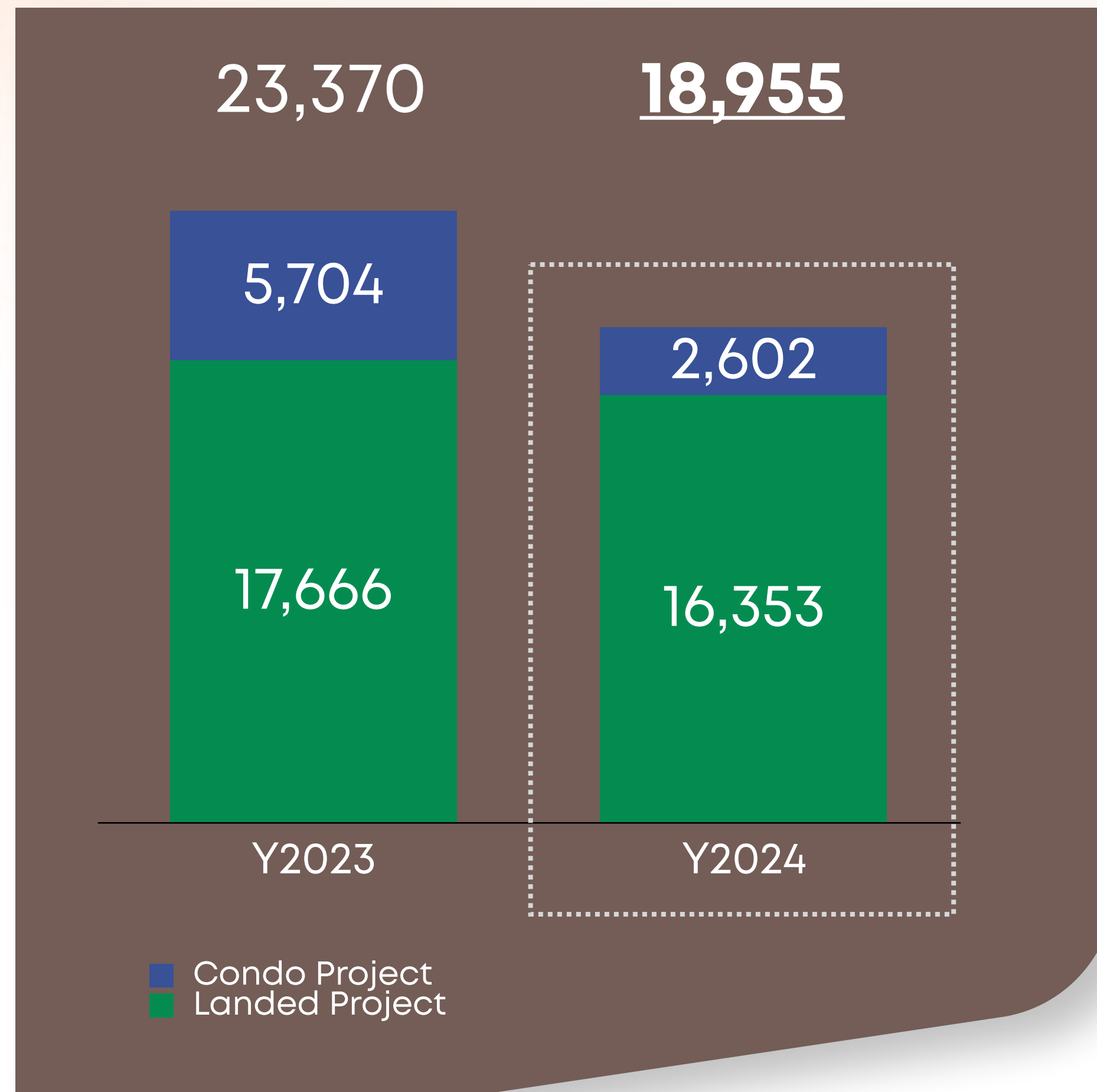
SDH >20 million baht

No.1 #SC

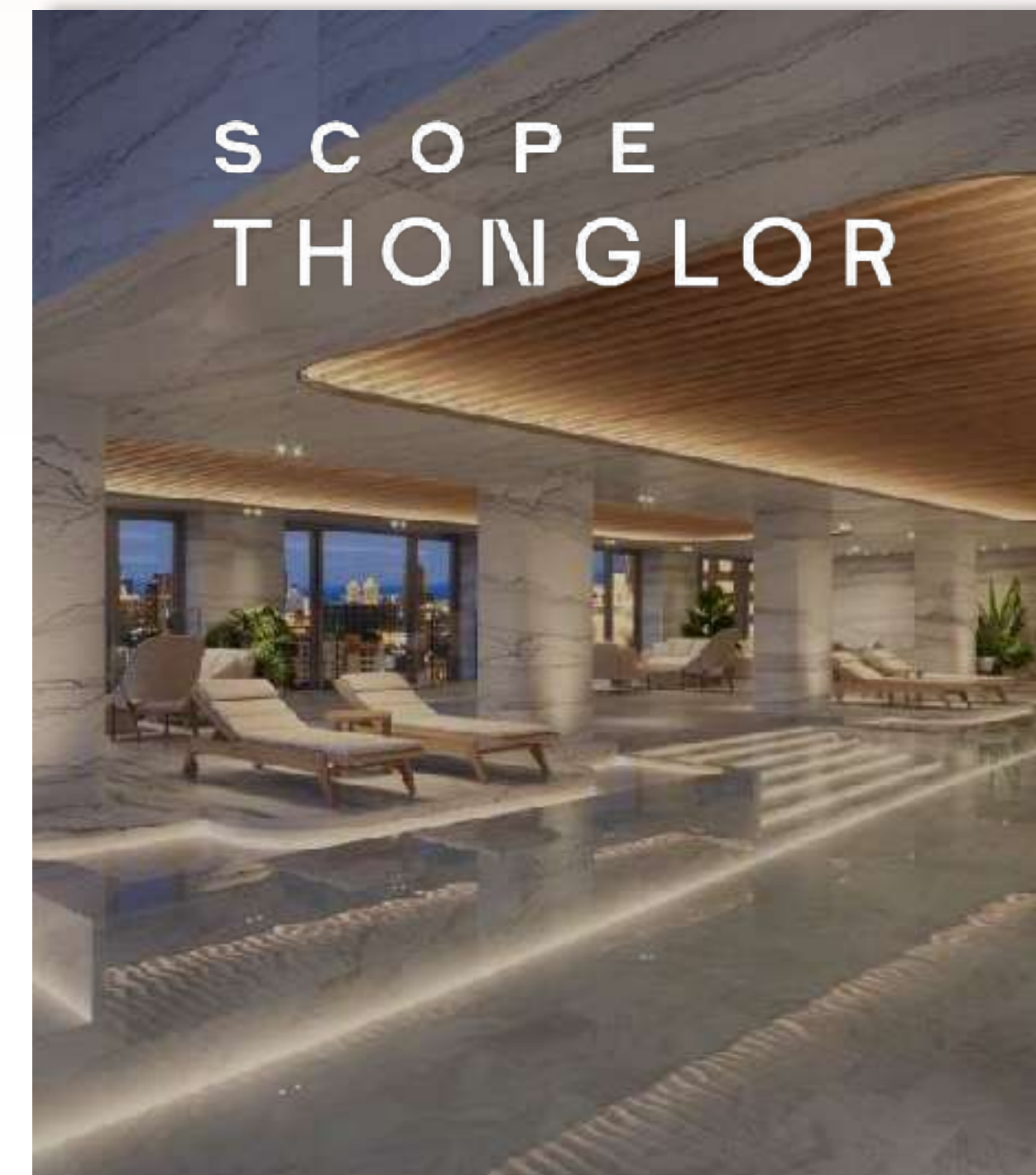


Source data : AREA

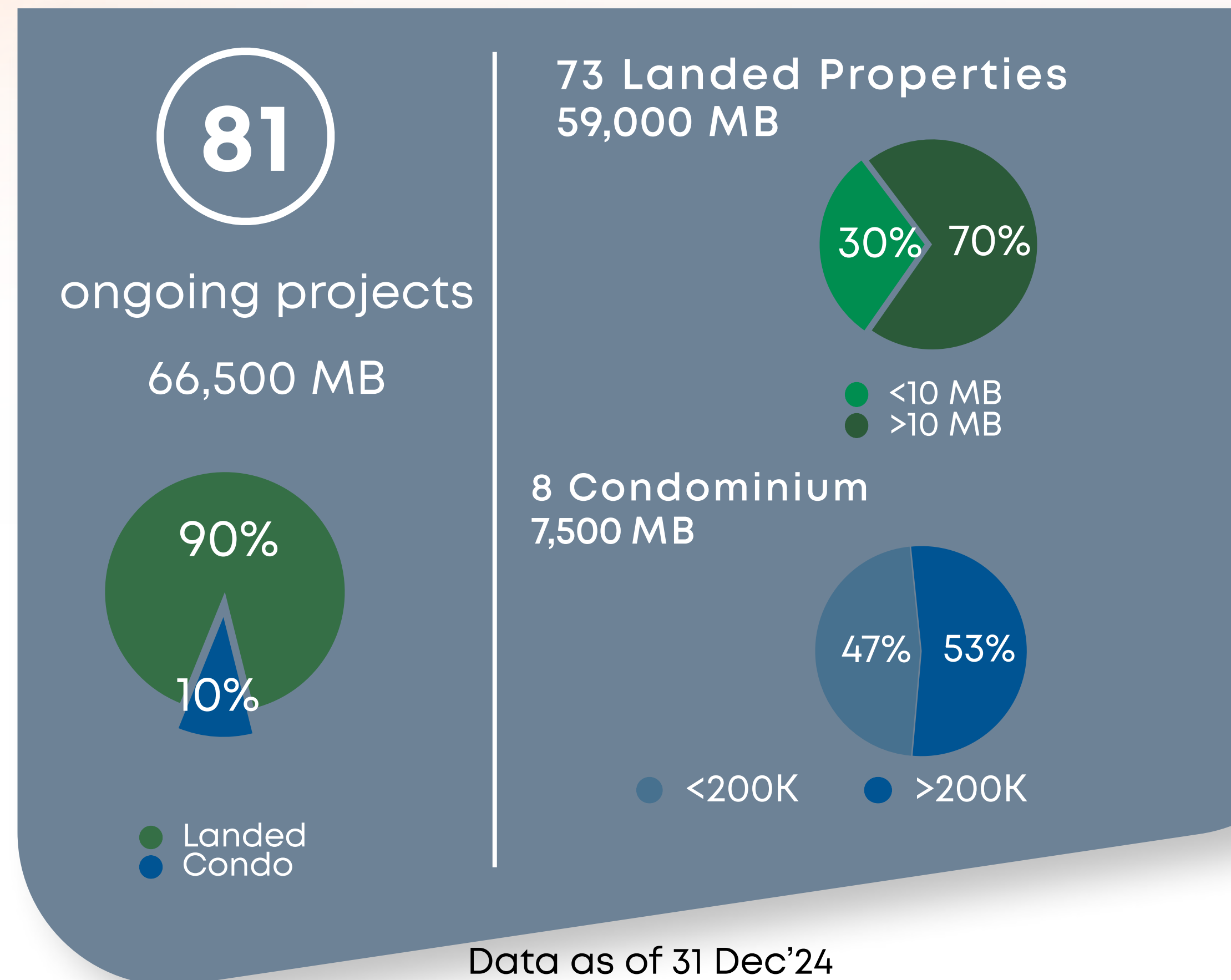
Revenue from Sales (MB)



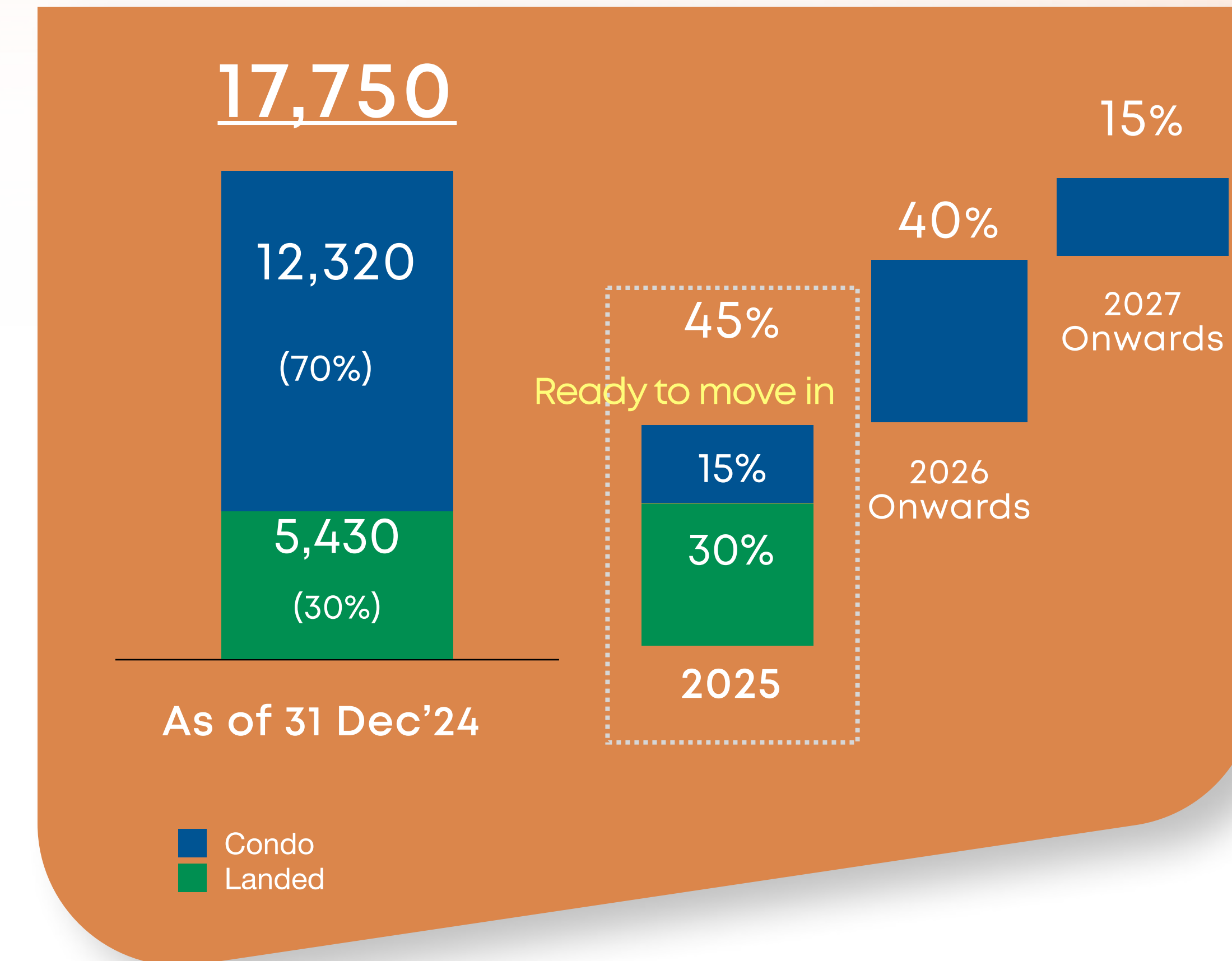
First transfer in December 2024



Ongoing Projects (MB)



Backlog (MB)



SC ENGINE 2

Revenue from rental and rendering services

SCX

Office for Rent
Hotel
Warehouse
USA Apartment

977

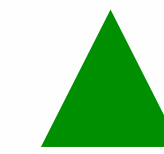


2023

Unit : MB

1,068

▲ +9% YoY



■ WH Hotel US
■ Office



2024

SC ENGINE 2

6 Office Buildings

total rentable area 119,568 sq.m

Overall occupancy **94%**

Shinawatra Tower 1

: occupancy **99%**

Shinawatra Tower 3

: occupancy **90%**

Shinawatra Tower 2

: occupancy **99%**

SC Tower

: occupancy **90%**

Hotel Business

3 Hotels, total **545** Keys

YANH
Ratchawat

78 Keys

Occ : **83%**

Kromo Curio Collection
by Hilton

306 Keys

Under Construction

The Standard
Pattaya

161 Keys

Under Construction

Service Apartments in the US

Cumulative Investment : US\$ **74.6** mil

(Target US\$ 100 mil)

Direct Investment

Overall Occupancy of **4** service apartments : **95%**

Indirect Investment : Total Commitment US\$ 7.5 mil

PRM Fund V : Total Investment paid : **86%**

Warehouse

5 Warehouses, total area **200,000** sq.m

Occupancy 100%

: Nakonsawan
16,000 sq.m.

: Bangna km 23 (BP1)
17,000 sq.m.

Acquired in 2024

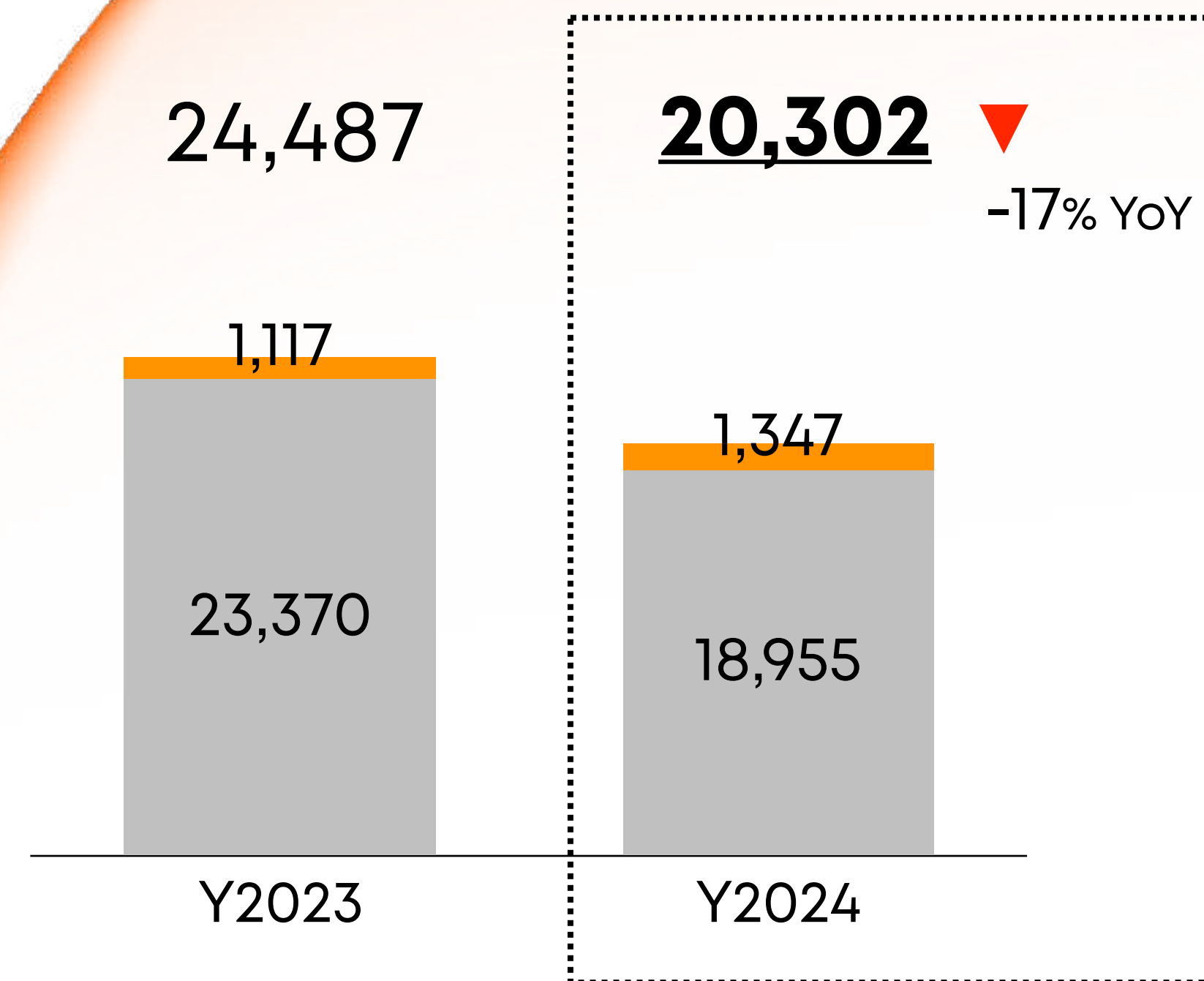
: Bangna km 20
78,000 sq.m.

: Laem Chabang
46,000 sq.m.

: Amata Chonburi
37,000 sq.m.

SC Performance

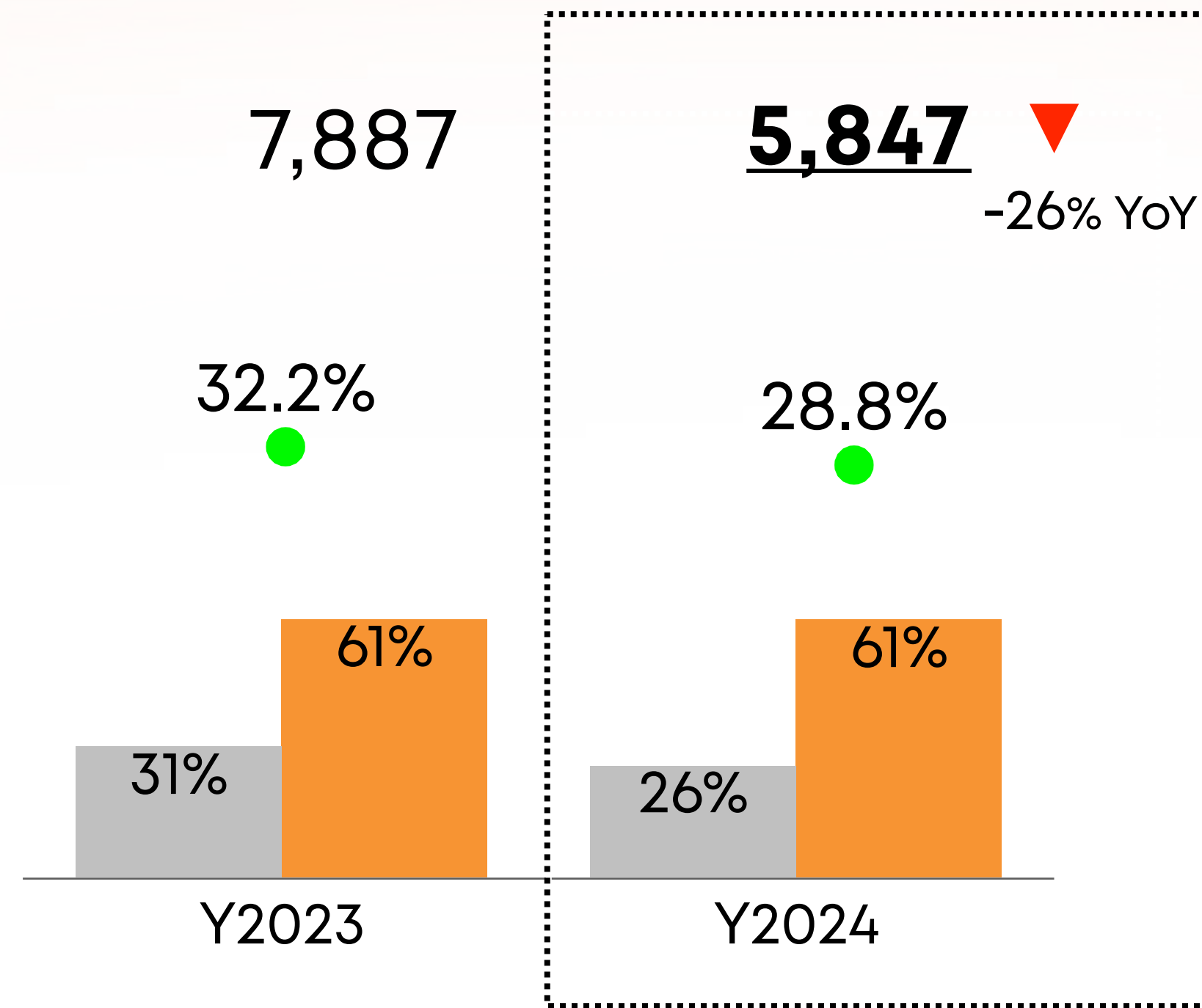
Operating Revenues



■ Revenue from Rental Consulting & Management Services
■ Revenue from Sales

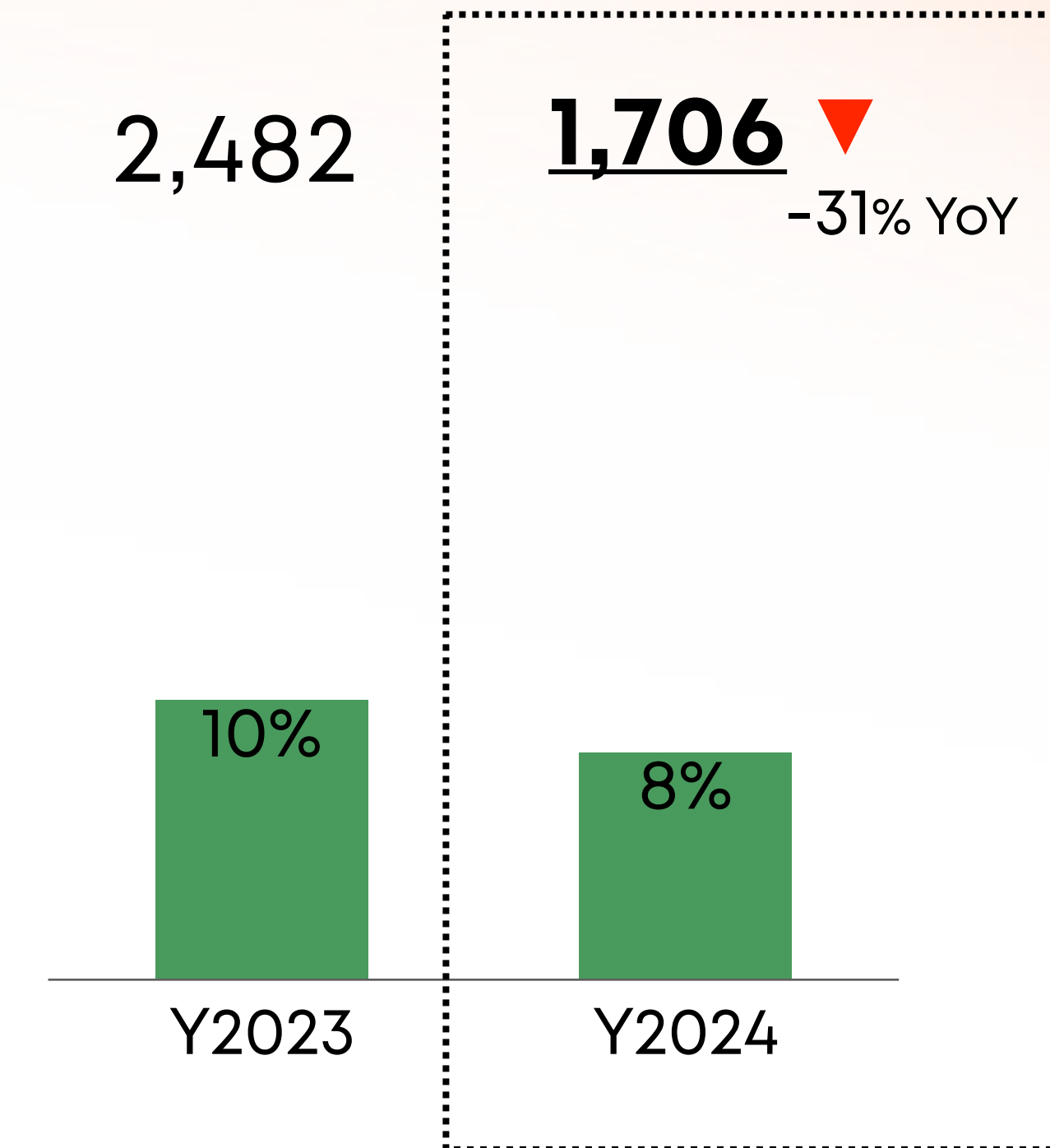
Unit : MB

Gross Profit



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

Net Profit

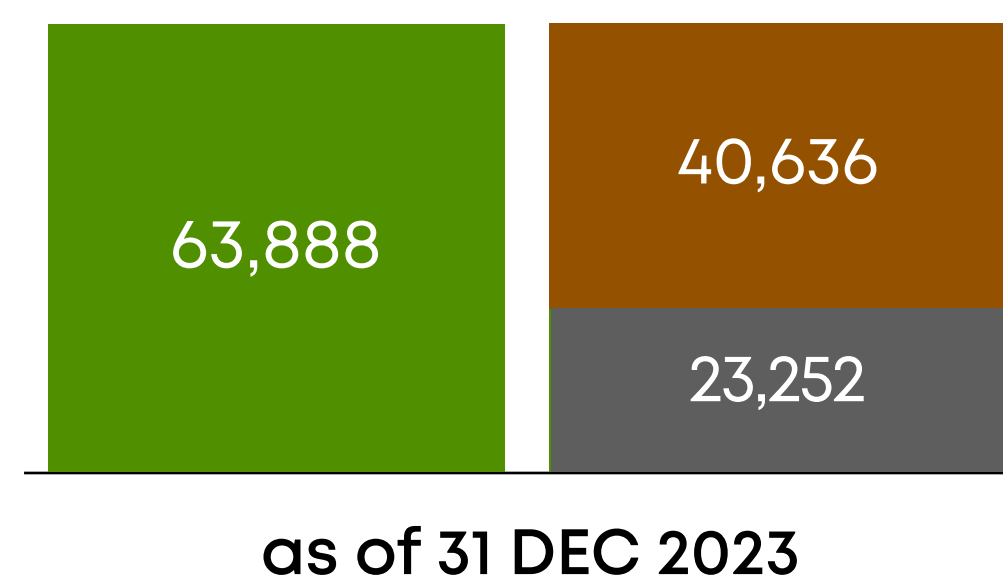
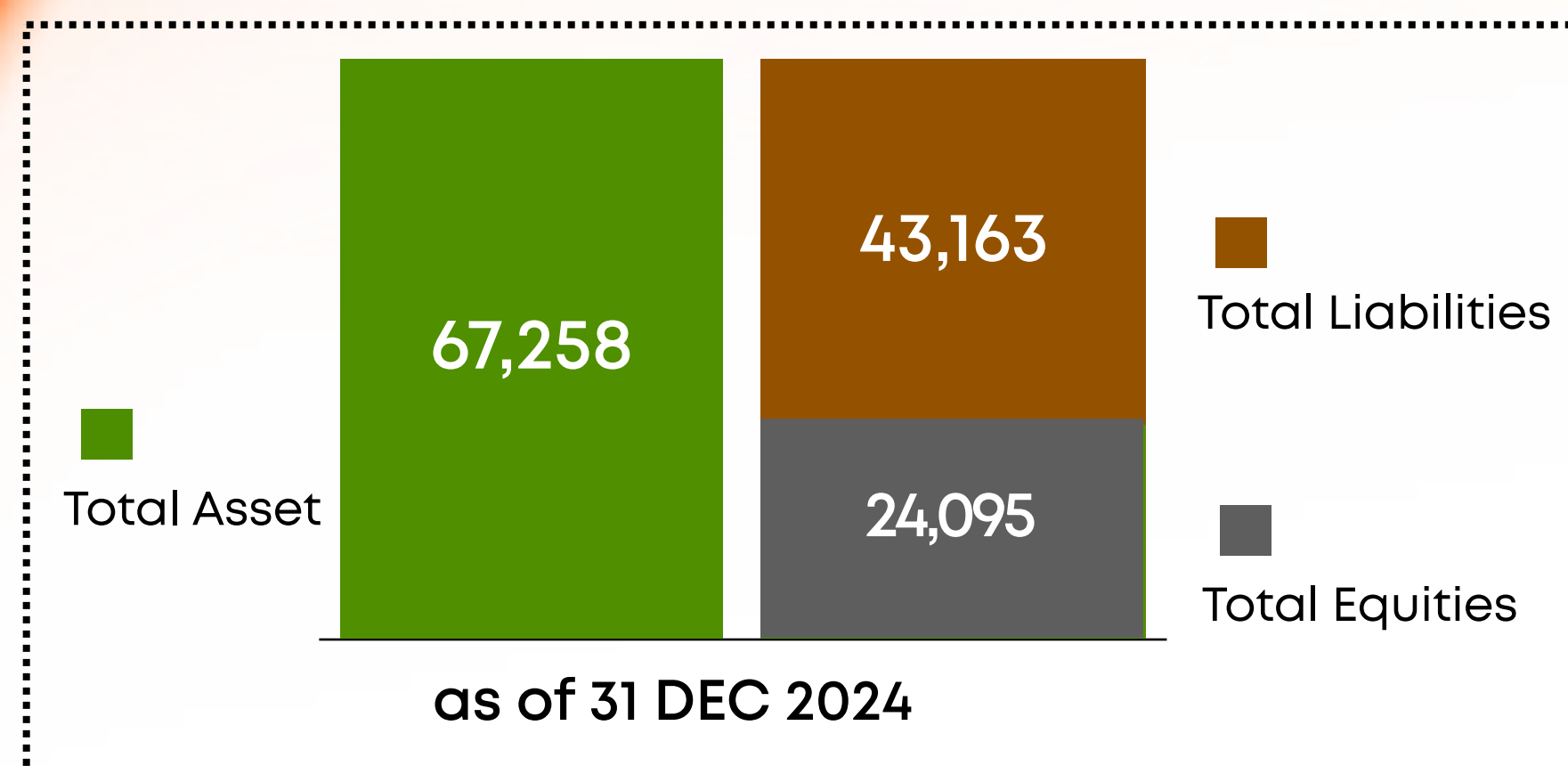


■ Net Profit (MB)

SC ASSET

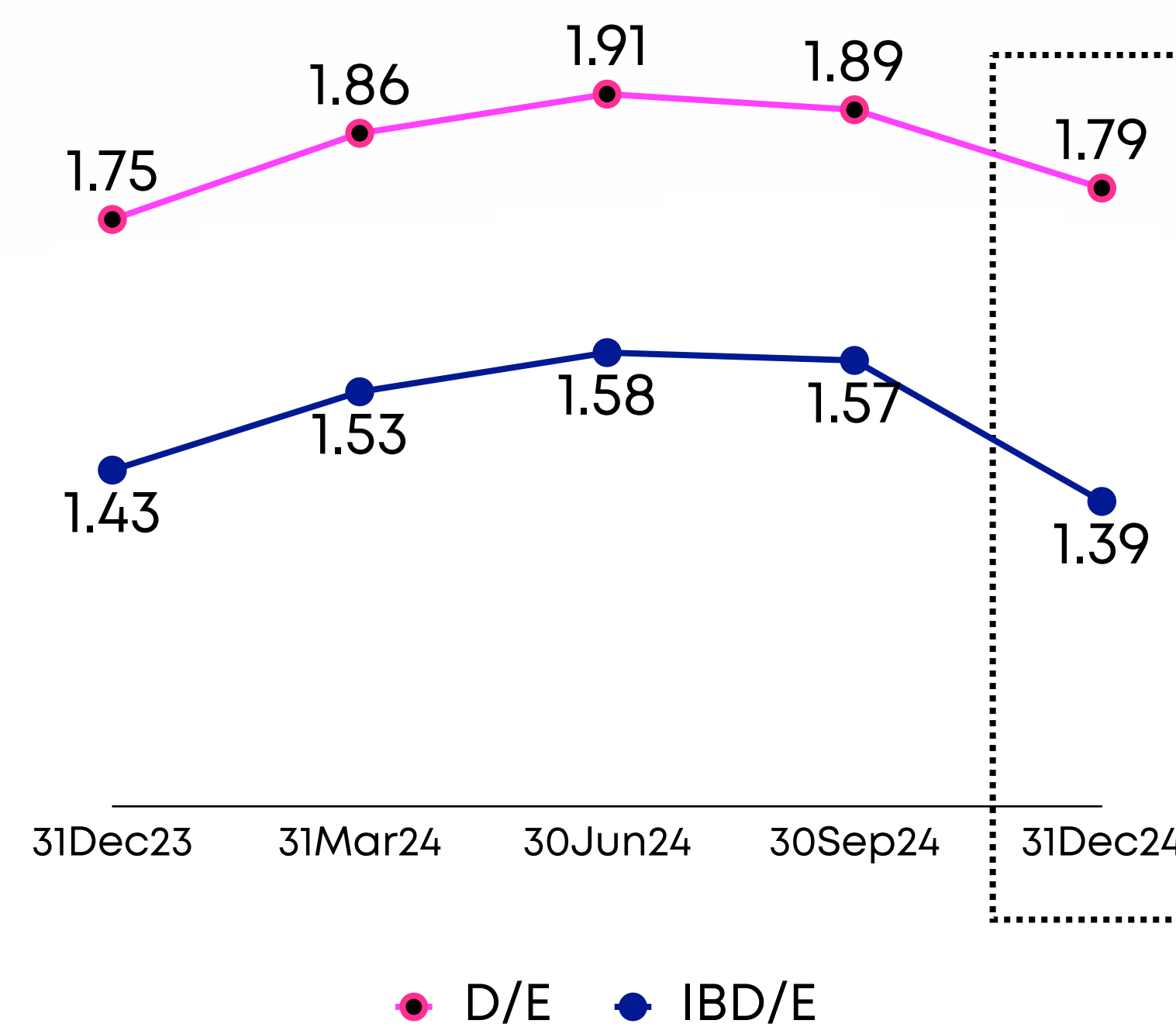
SC Performance

Financial Position

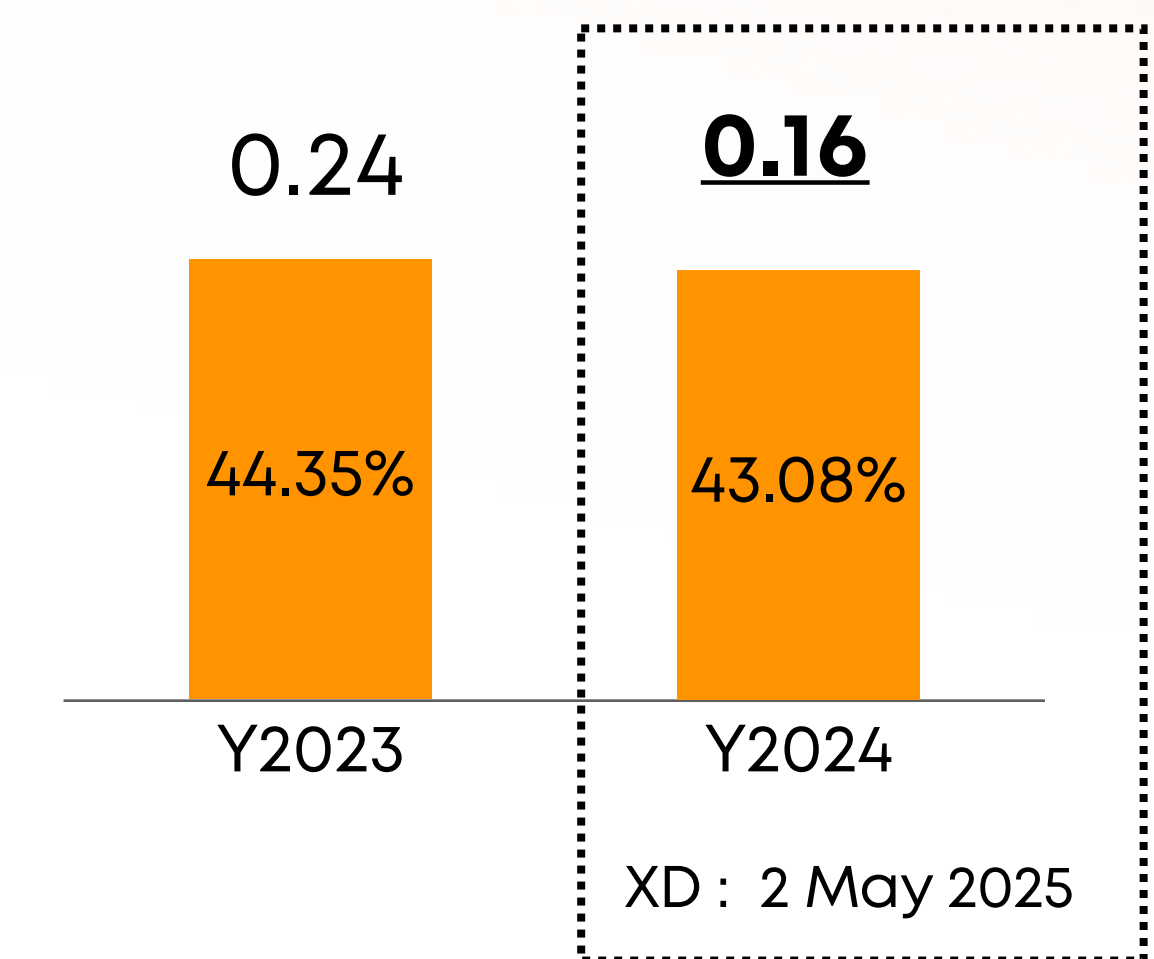


Unit : MB

D/E & IBD/E



Dividend



Interim payment 0.05 baht/share

■ Payout Ratio (%)
Unit : Baht/share



SC ASSET

2025

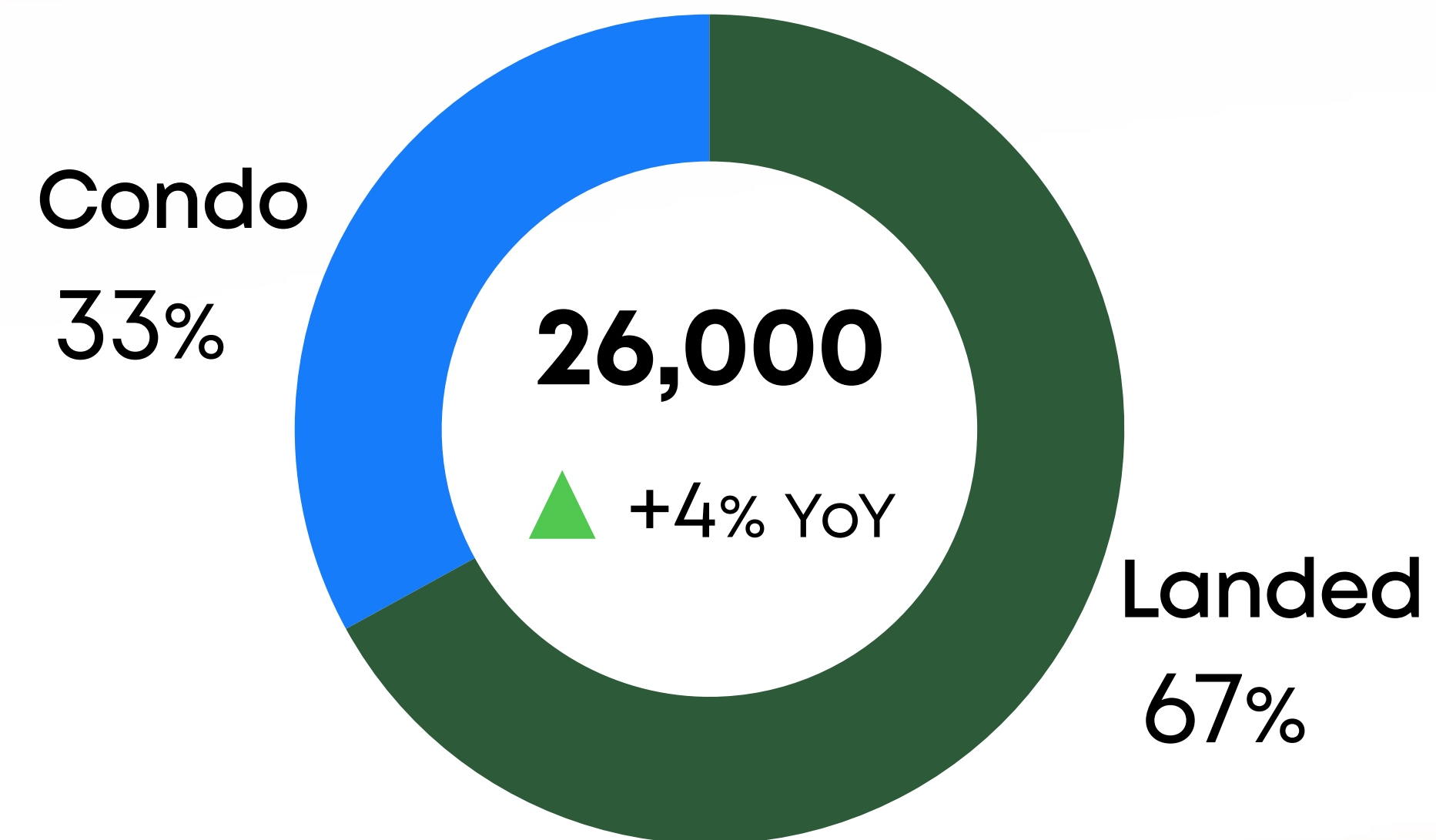
Rethink to *Reform*

2025 Goals

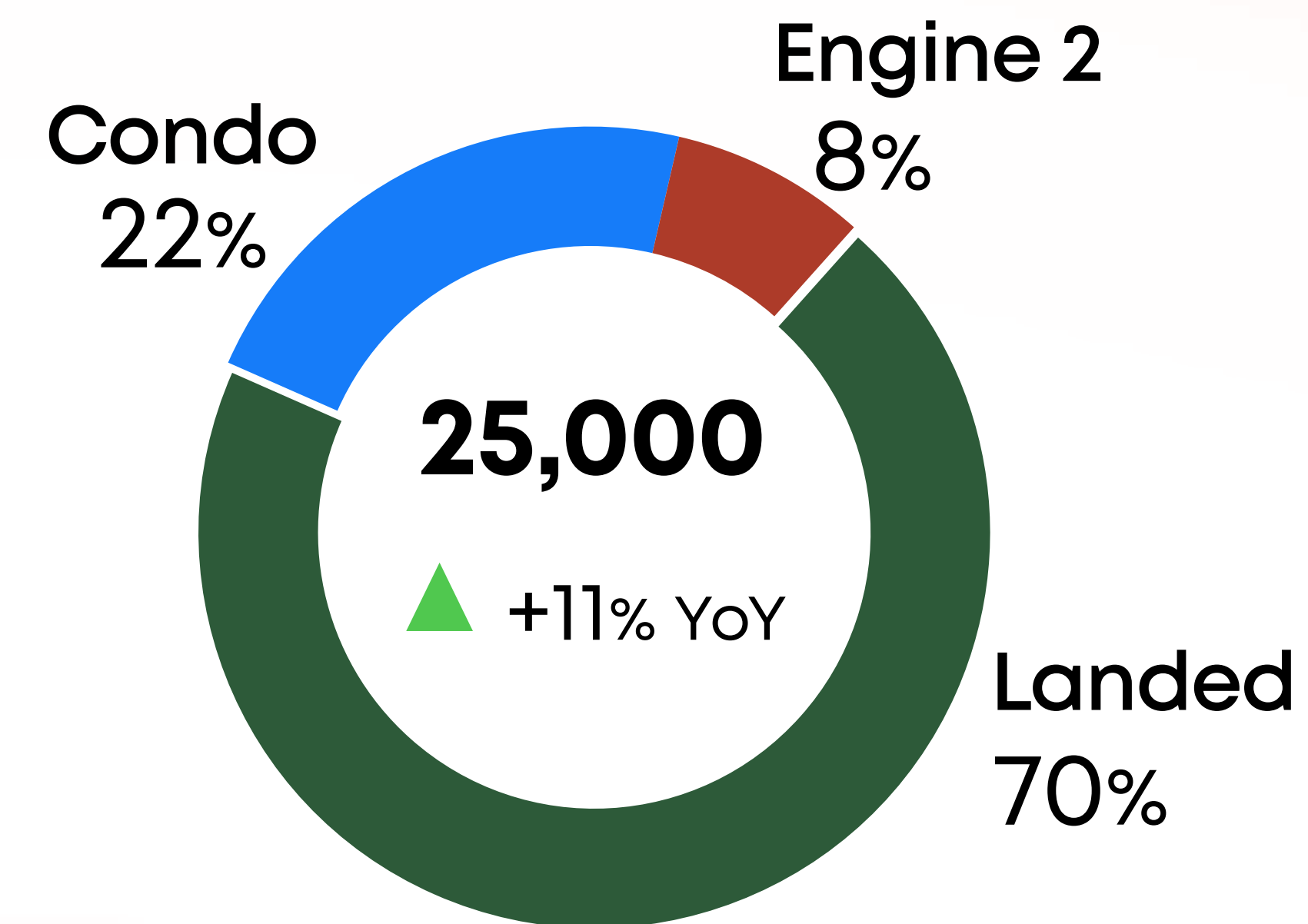
ยอดขาย รายได้ กำไรเติบโต
มีพอร์ตสมดุล ธุรกิจหลากหลาย

2025 Goals

Presale



Portfolio Revenue



SC ENGINE 1

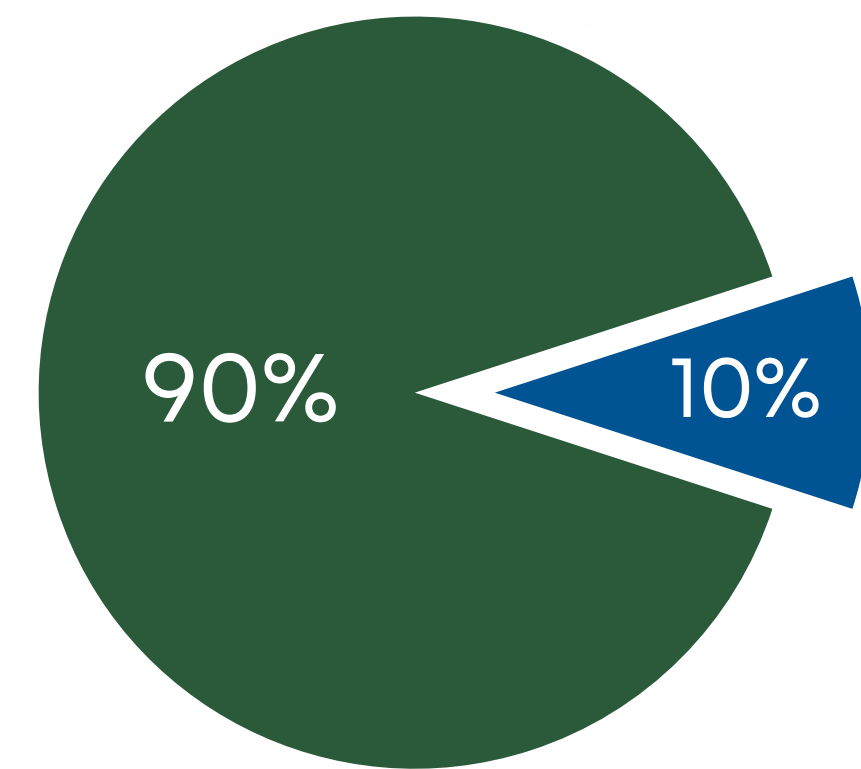
Total Project for Sale
in 2025

96

Projects

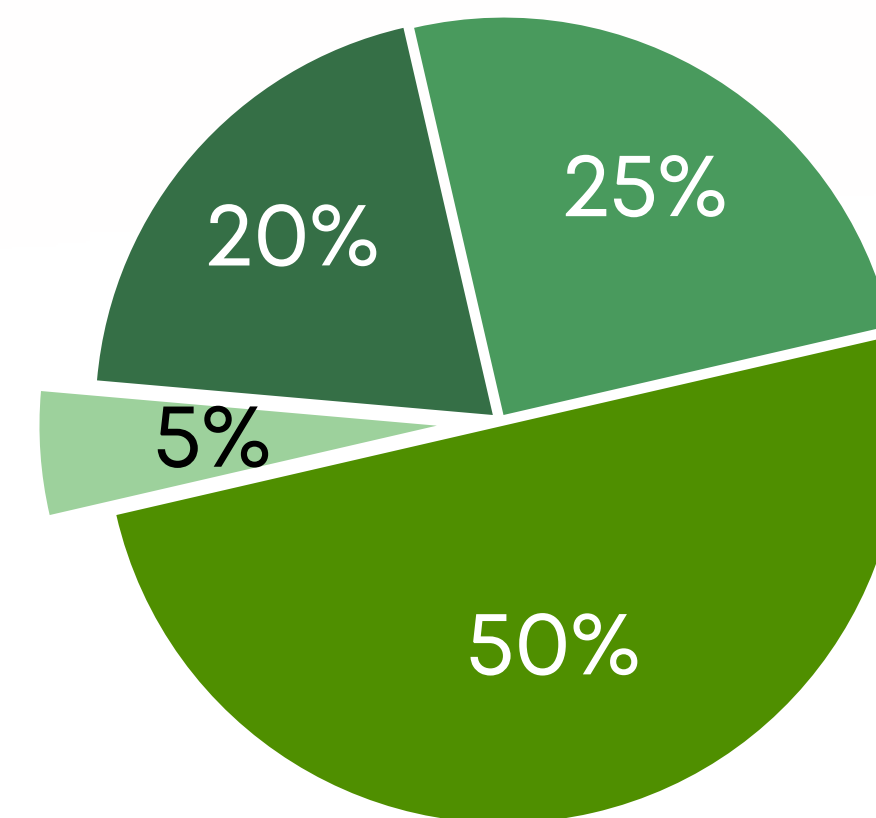
94,500

MB



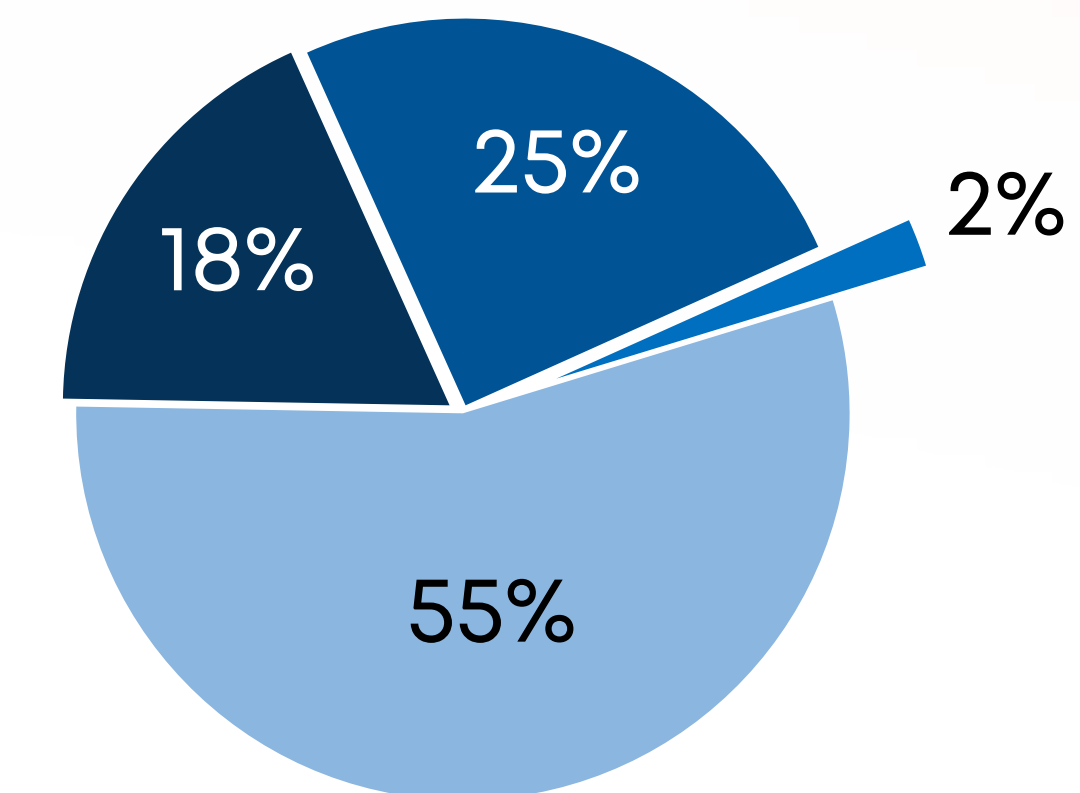
● Landed
● Condo

85
Landed Properties
77,000 MB



● <5 MB ● 5-10 MB
● 10-20 MB ● >20 MB

11
Condo Project
17,500 MB

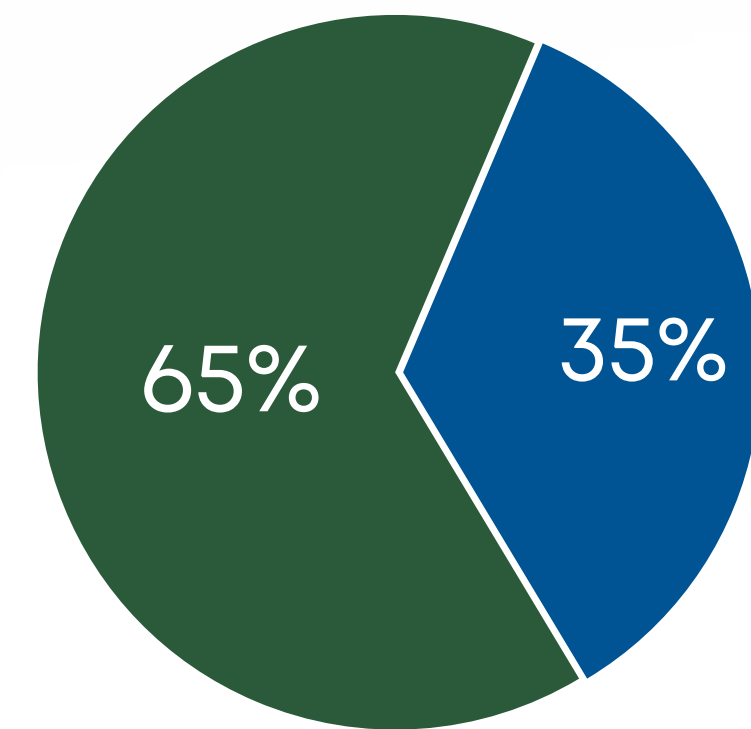


● 90-120K ● 120-200K
● 200-250K ● >250K

SC ENGINE 1

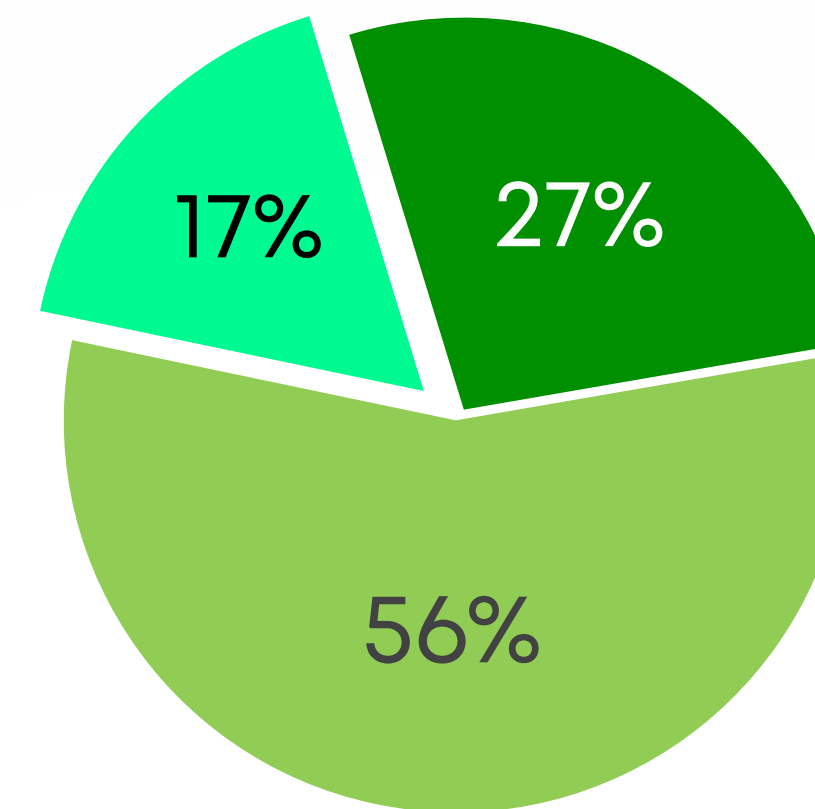
New Launch
in 2025

15
Projects **28,000**
MB



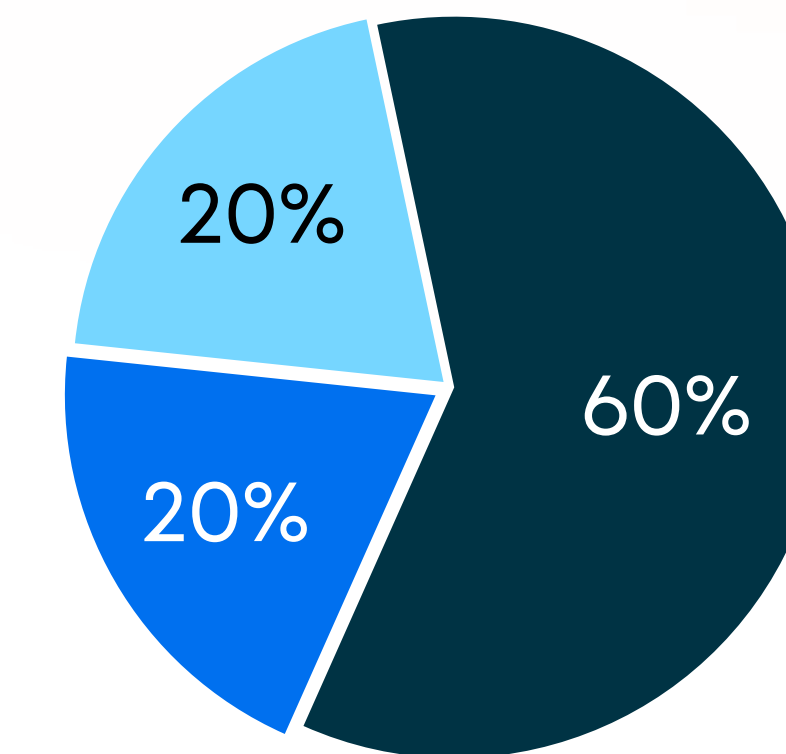
● Landed
● Condo

12
Landed Properties
18,000 MB



● >20 MB ● 10-20 MB ● 5-10 MB

3
Condo Project
10,000 MB



● 90-120K ● 120-200K ● >250K

SC ENGINE 2

Office

Total
120,000
SQ.M.

Warehouse

Total
200,000
SQ.M.

Hotel

Total
545
Keys

USA Apartment

Total
5
Properties

SC ASSET

SC ENGINE 2

Hotel

KROMO

CURIO COLLECTION
by Hilton™

SCX
HOSPITALITY
SOLUTIONS



The Standard

SCX
HOSPITALITY
SOLUTIONS



SC ENGINE 2

Warehouse



SCERO MISSION

สิ่งแวดล้อม ได้รับผลกระทบน้อยลง จากการเติบโตขององค์กร
GHG ลดลงในทุกมิติ ใส่ใจสิ่งแวดล้อม เพื่ออนาคตของคนรุ่นต่อไป

ตั้งแต่ประกาศภารกิจ
SCERO MISSION
จนถึงปี 2024

สามารถลด GHG ได้
26,000 tCO₂

ภายในปี 2030

SC ASSET จะลด GHG
100,000 tCO₂



ธุรกิจฟื้นตัวแข็งแกร่ง สร้างคุณค่าสู่ผู้คนและโลก



Rethink to *Reform*

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"

Rethink to *Reform*