

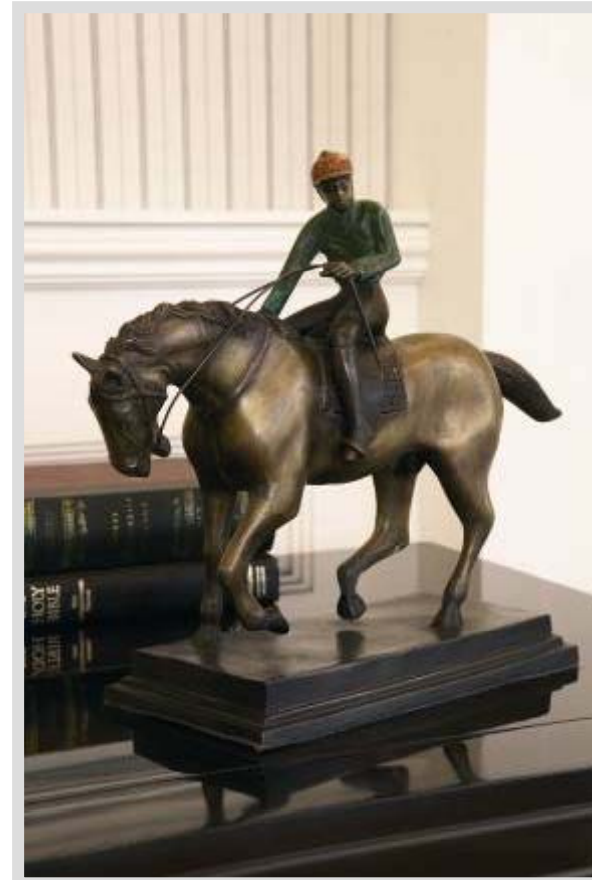
SANSIRI

Analyst Meeting' 3Q2009

18 November 2009
Seminar Room, 16/F
Sansiri Public Company Limited

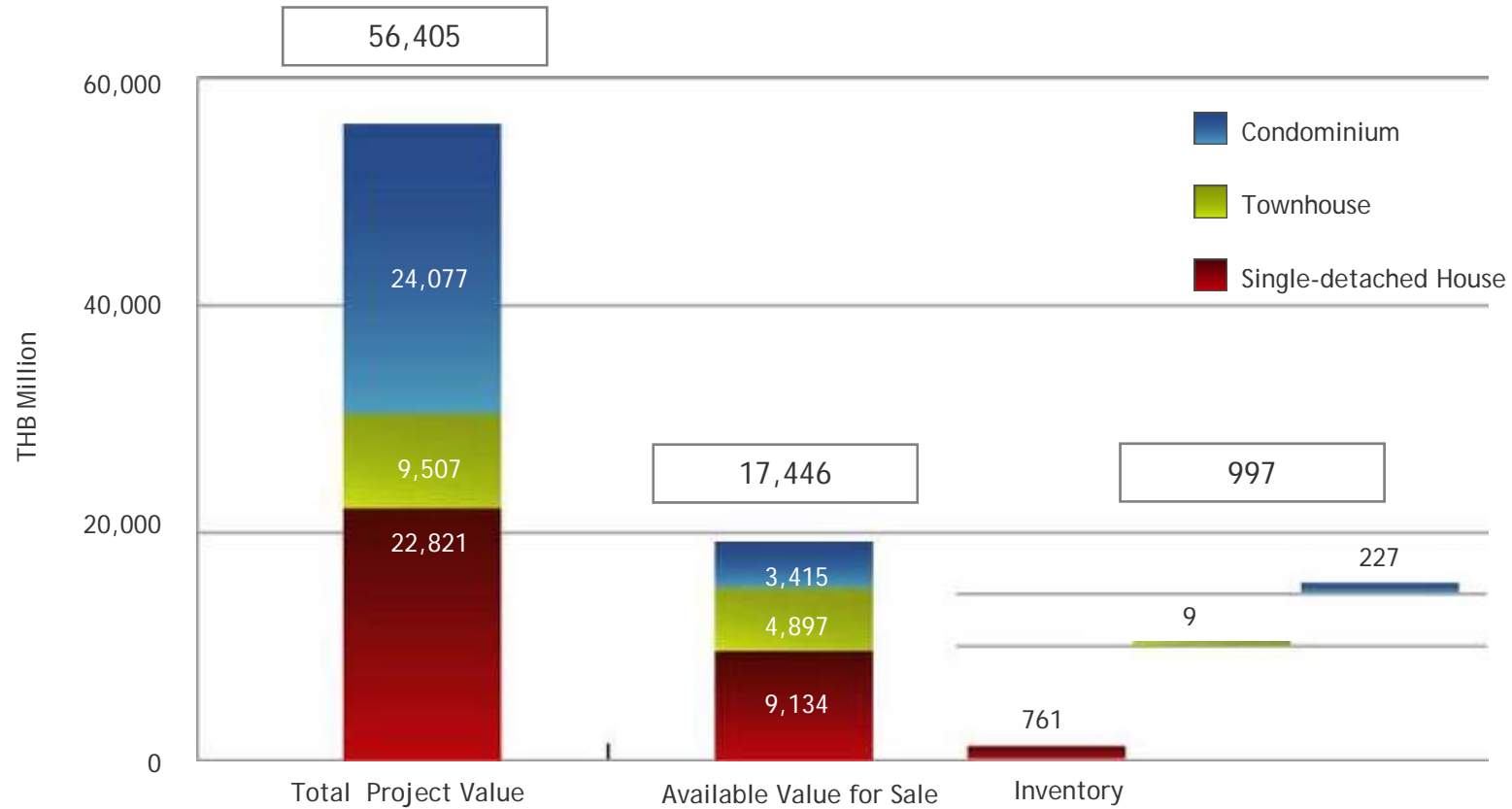
Agenda

- Corporate Highlights
- Presales Update
- 3Q2009 Performance
- Appendix



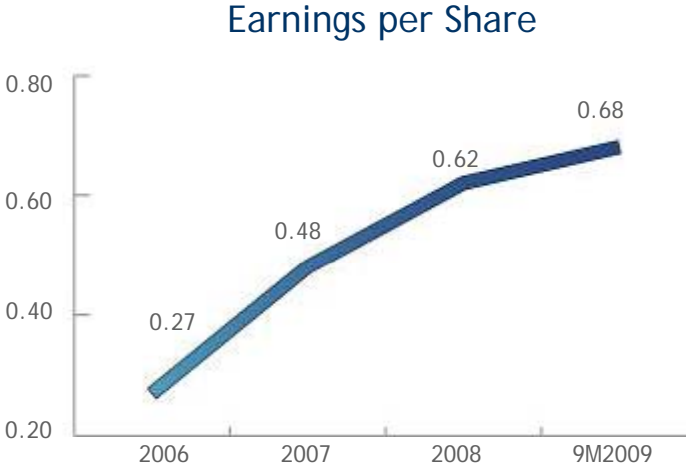
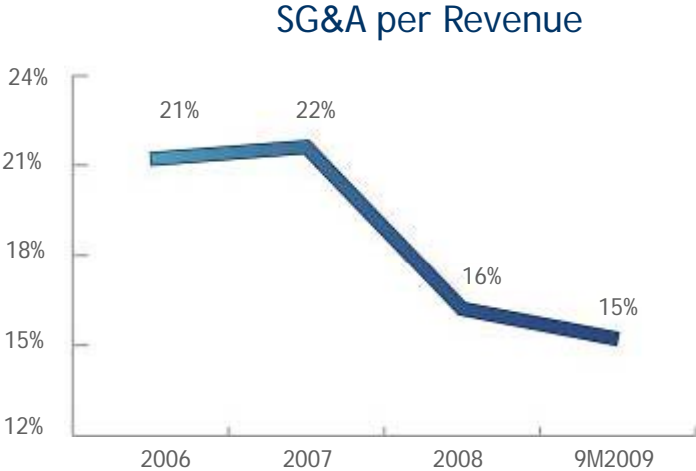
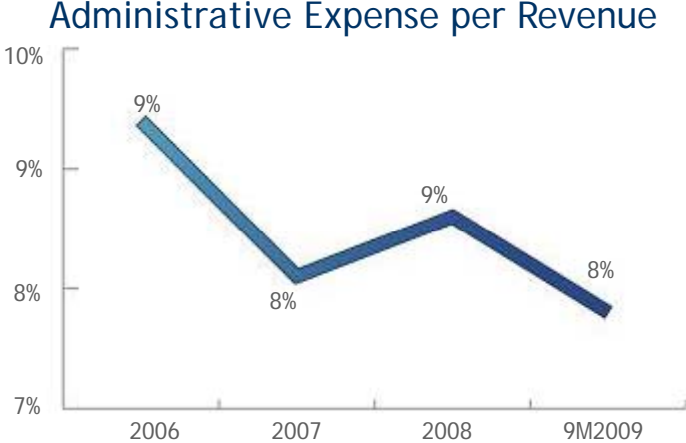
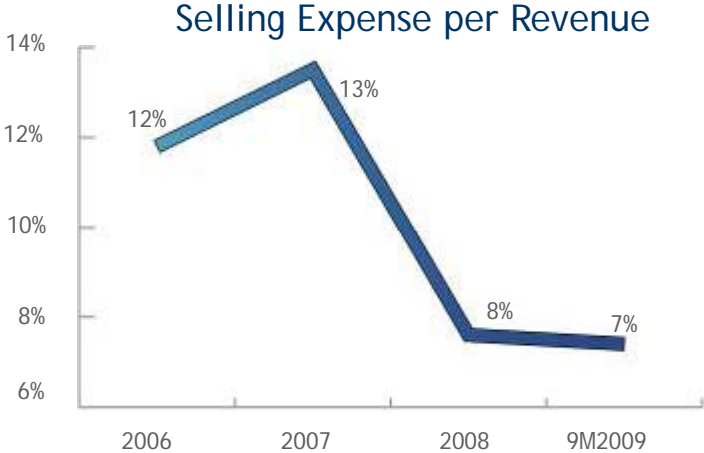
Corporate Highlights

68% Sold Value of Active Projects with low inventory

















- 4,047 available units for sale
- 180 inventory units, approximately 4% of available units for sale

Gaining Economies of Scale and Increasing Shareholder Wealth



Presales Update

New Launches in 2009

Year 2009	Single-detached House	Condominium	Townhouse	Number of Projects	Project Value (THB Million)
1Q2009		  		9	13,242
2Q2009	 			2	2,737
3Q2009			 	4	2,601
4Q2009	 	 		3	2,501
Number of Projects	6	4	8	18	
Project Value (THB Million)	7,010	6,458	7,613		21,081

Quarterly Presales

Unit : THB Million

2Q2009

3Q2009

4Q2009
As of 16 Nov

YTD
2009

Quarterly Presales	2,242	3,903	1,679	13,264
Single Houses	1,171	1,525	822	4,551
Townhouses	510	847	482	2,488
Condominiums	561	1,531	375	6,225

3Q2009 Performance

Financial Highlights

Financial Statement	3M2009	9M2009
Unit : THB Million		
Revenue from Project Sales	4,297.9	10,492.0
Total Revenues	4,524.3	11,117.3
SG&A Expense	595.6	1,690.5
EBIT	794.4	1,611.4
Net Profit	502.2	1,007.9
Key financial Ratios		
Gross Margin from project sales	32.0 %	30.1 %
Selling Expense per Revenue	6.5 %	7.4 %
Administrative Expense per Revenue	6.6 %	7.8 %
Effective Tax Rate	34.2 %	34.4 %
Net Profit Margin	11.1 %	9.1 %

Revenue Growth in 3Q2009

Unit : THB Million

	3Q2009	% Q-o-Q	% Y- o-Y
Property Development	4,350.2	+ 24.4 %	+ 6.6 %
Project sales	4,297.9	+ 25.0 %	+ 6.9 %
Rental Business	52.3	- 12.8 %	- 14.6 %
Property Services	127.7	+ 28.4 %	+ 15.9 %
Property Management	109.5	+ 33.4 %	+ 22.0 %
Hospitality Business	18.2	+ 4.8 %	- 11.1 %
Other	46.5	+ 1.3 %	+ 57.6 %
Total Revenues	4,524.4	+ 25.5 %	+ 7.3 %

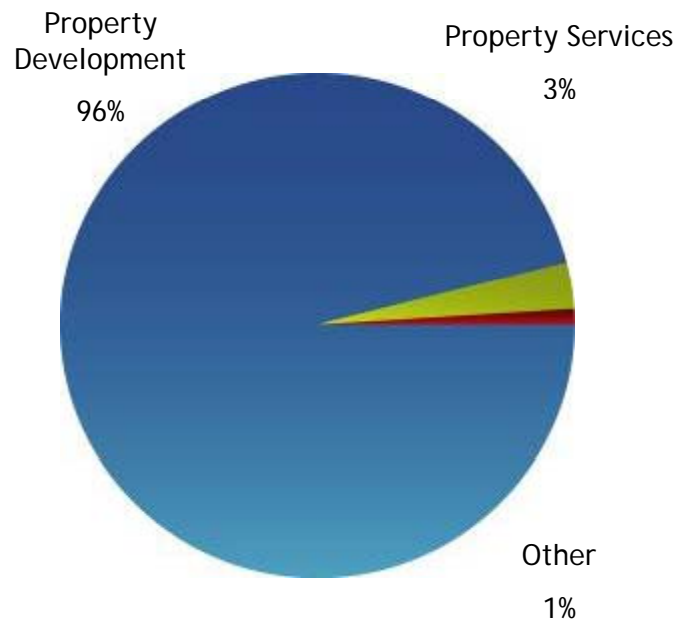
Revenue Growth in 9M2009

Unit : THB Million

	9M2009	9M2008	% Y-o-Y
Property Development	10,662.5	9,752.3	+ 9.3 %
Project sales	10,492.0	9,571.9	+ 9.6 %
Rental Business	170.5	180.4	- 5.5 %
Property Services	335.2	315.0	+ 6.4 %
Property Management	279.1	255.8	+ 9.1 %
Hospitality Business	56.1	59.2	- 5.2 %
Other	119.6	100.5	+ 19.0 %
Total Revenues	11,117.3	10,167.8	+ 9.3 %

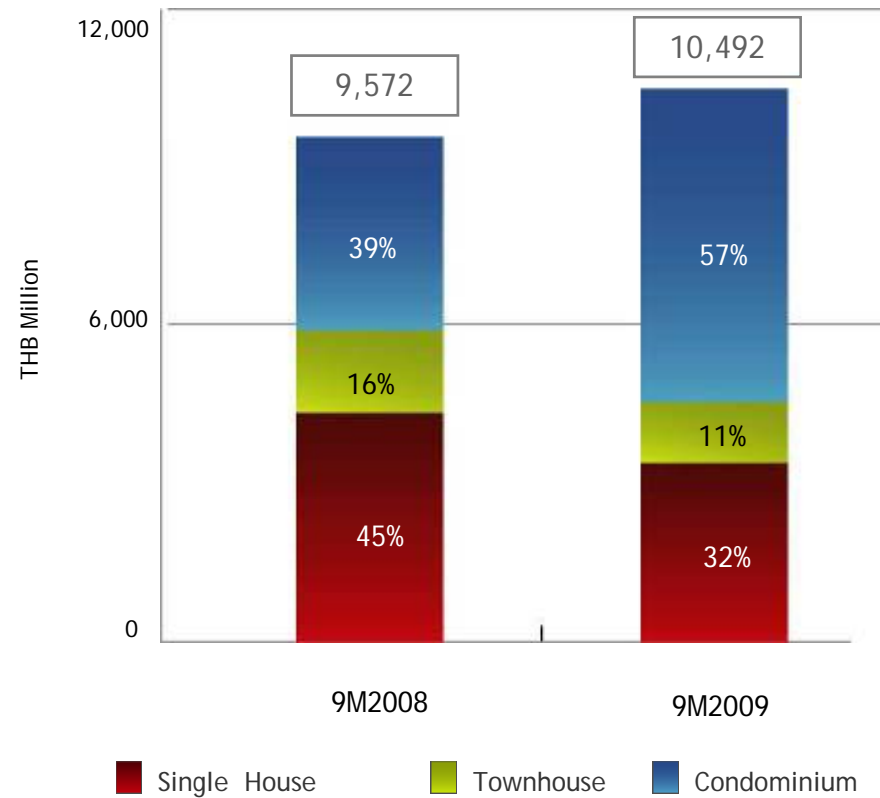
Revenue Breakdown

Total Revenue for 9M2009 Breakdown

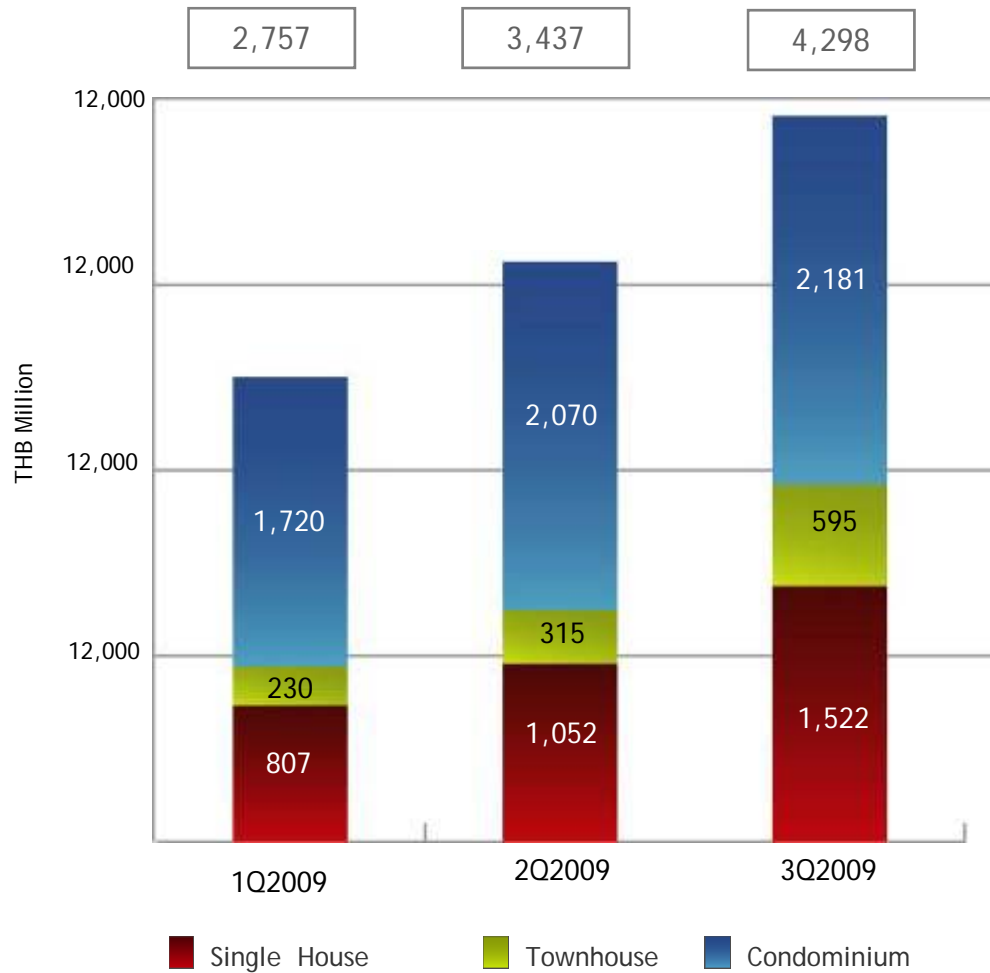


● THB 11,117 million of total revenue for 9M2009

Revenue from Project Sales



Revenue from Project Sales Breakdown



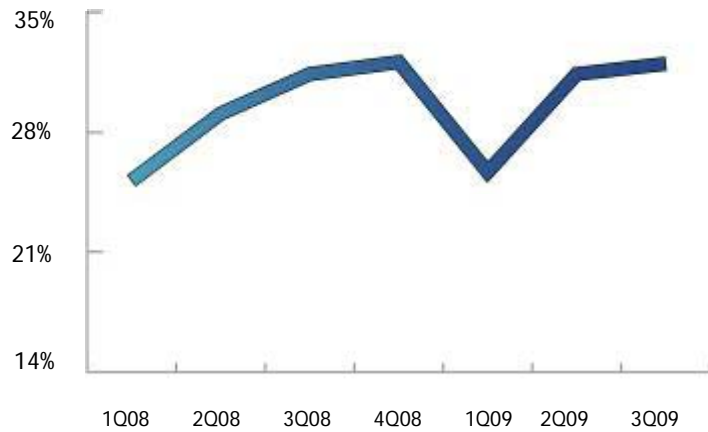
- THB 10,492 million of revenue from project sales for 9M2009

- Revenue from project sales breakdown for 9M2009 ;

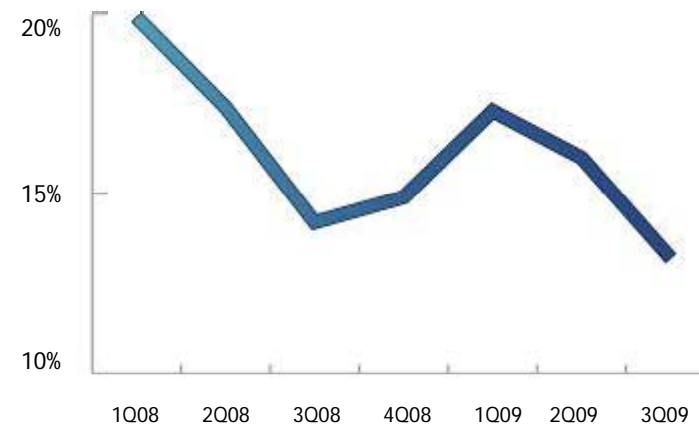
- THB 3,381 million from Single House
- THB 1,140 million from Townhouse
- THB 5,971 million from Condominium

Financial Highlights

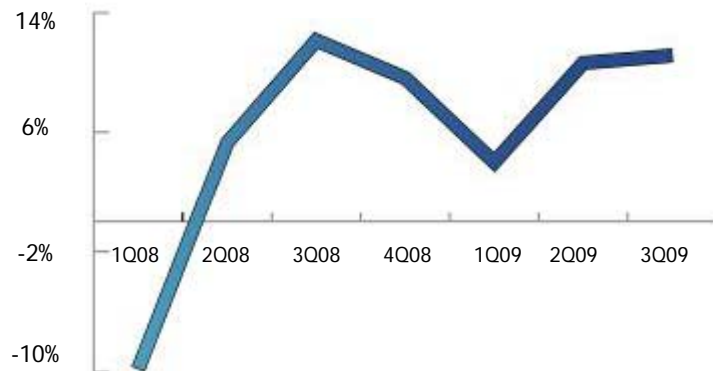
Gross Margin from Project Sales



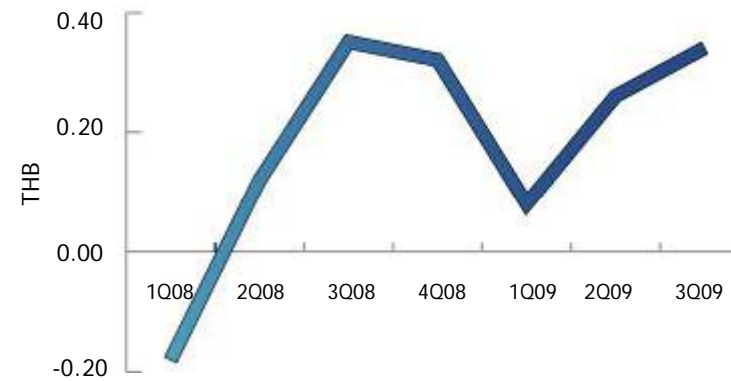
SG&A per Revenue



Net Profit Margin



Earnings per Share



Appendix

Construction Progress : Complete Project



My Condo Ladprao 27

- 378 units
- Project Value: THB 553 million
- Sale Progress : 100% of total units (as of 16 Nov 09)
- Transfer Progress : 71% of sold units (as of 31 Oct 09)



Construction Progress : Complete Project (cont.)



My Condo Pinklao

- 420 units
- Project Value: THB 704 million
- Sale Progress : 93% of total units (as of 16 Nov 09)
- Transfer Progress : 46% of sold units (as of 31 Oct 09)

Q&A
