

SANSIRI

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Sansiri Public Company Limited







19 November 2008

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I. Update









I. Construction Progress – Single Detached House Projects

| Project | Progress (As of 31 Oct 08) |
|---|-------------------------------|
|  SetthaSiri Wongwaen - Sukhapiban 2 | 100% |
|  SaranSiri Ratchapruet - Changwattana | 98% |
|  SaranSiri Wongwaen-Prachauthit | 97% |
|  Siam Commercial Bank Siam Commercial Bank | 95% |
|  Burasiri Sanumbin-Nam | 90% |
|  THE EMPEROR NAKASIRI'S COLLECTION | 89% |





I. Construction Progress – Single Detached House Projects

| Project | Progress (As of 31 Oct 08) |
|--|-------------------------------|
|  | 89% |
|  <p>SetthaSiri Prachachuen</p> | 82% |
|  <p>SaranSiri Ramindra 2</p> | 63% |
|  <p>SetthaSiri Wongwaen-Ramindra</p> | 63% |
|  <p>SetthaSiri Bangna-wongwaen</p> | 31% |

II. New Launches in 1H2008 (Total Project Value = 7,594 MB)

| New Projects | Quarter 1 | Quarter 2 | Total |
|--------------|--|---|----------|
| SDH |  |  | 2 |
| Condo |  |    | 4 |
| Townhouse | |   | 2 |
| Total | 2 | 6 | 8 |

II. New Launches in 2H2008 (Total Project Value = 5,200 MB)

| New Projects | Quarter 3 | Quarter 4 | Total |
|--------------|-----------|---|----------|
| SDH | |    | 6 |
| | | Habitia Ratchapruerk Burasiri Ratchapruerk  | |
| Condo | | | 0 |
| Townhouse | | | 0 |
| Total | 0 | 6 | 6 |

Total New Launches in 2008 **14**

Total Project Value of New Launches in 2008 **12,794 MB**

III. Quarterly Presales

| Unit : Million Baht | 4Q2007 | 1Q2008 | 2Q2008 | 3Q2008 | 4Q08 (as of 17 Nov 08) |
|---------------------------|--------|--------|--------|--------|------------------------------|
| Beg. Unrealized presales | 16,537 | 16,996 | 19,286 | 19,110 | 16,832 |
| Add: Quarterly presales | 5,250 | 4,672 | 2,992 | 1,744 | 802 |
| Single-detached houses | 1,641 | 1,578 | 1,399 | 1,221 | 571 |
| Condominium | 3,131 | 2,676 | 1,477 | 318 | 167 |
| Townhouse | 478 | 419 | 116 | 206 | 64 |
| Less: Realized presales | 4,791 | 2,382 | 3,168 | 4,021 | - |
| Unrealized presales as of | 16,996 | 19,286 | 19,110 | 16,832 | 17,634 |

IV. Presales Backlog

| Unit : Million Baht | Total Presales Backlog | To be Realized In 2008 | To be Realized In 2009 | To be Realized In 2010 |
|---------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| SDH | 2,765 | 1,767 | 998 | 0 |
| Condo | 13,638 | 3,124 | 8,499 | 2,015 |
| Town houses | 1,232 | 740 | 482 | 9 |
| Total | 17,634 | 5,631 | 9,979 | 2,024 |

Presales Breakdown

| | 4Q2008 (To date 17 Nov 08) | | | 3Q2008 | | | 2Q2008 | | |
|-----------------------|-------------------------------|-----------------|----------------------------|---------------------|-----------------|----------------------------|---------------------|-----------------|----------------------------|
| | Value (MB) | No. of Units | Avg. Price / unit | Value (MB) | No. of Units | Avg. Price / unit | Value (MB) | No. of Units | Avg. Price / unit |
| SDH | 571 71% | 96 | 5.9 | 1,221 70% | 229 | 5.3 | 1,399 47% | 266 | 5.3 |
| Condo | 167 21% | 60 | 2.3 | 318 18% | 77 | 4.1 | 1,477 49% | 127 | 11.6 |
| Town house | 64 8% | 20 | 3.2 | 206 12% | 63 | 3.3 | 116 4% | 41 | 2.8 |
| Total | 802 | 176 | 4.6 | 1,744 | 369 | 4.7 | 2,992 | 434 | 6.9 |

Cumulative Presales in 2008 (Target Presales in 2008 = 12,500 MB)

| | 1H2008 | | | 2H2008 (as of 17 Nov 08) | | | 2008 | | |
|-----------------------|---------------------|-----------------|----------------------------|-----------------------------|-----------------|----------------------------|---------------------|-----------------|----------------------------|
| | Value (MB) | No. of Units | Avg. Price / unit | Value (MB) | No. of Units | Avg. Price / unit | Value (MB) | No. of Units | Avg. Price / unit |
| SDH | 2,977 70% | 567 | 5.3 | 1,791 70% | 325 | 5.5 | 4,768 47% | 882 | 5.4 |
| Condo | 4,153 19% | 611 | 6.8 | 485 19% | 137 | 3.5 | 4,637 45% | 748 | 6.2 |
| Town house | 535 11% | 147 | 3.6 | 64 11% | 20 | 3.2 | 805 8% | 230 | 3.5 |
| Total | 7,664 | 1,325 | 5.8 | 2,546 | 545 | 4.5 | 10,210 | 1,870 | 5.5 |

Presales Breakdown

| | 2008(YTD) | | | 2008(F) | | | 2007(A) | | |
|-------------------|---------------------|--------------|-------------------|---------------------|--------------|-------------------|----------------------|--------------|-------------------|
| | Value (MB) | No. of Units | Avg. Price / unit | Value (MB) | No. of Units | Avg. Price / unit | Value (MB) | No. of Units | Avg. Price / unit |
| SDH | 4,768 47% | 882 | 5.4 | 6,000 48% | 1,160 | 5.2 | 5,439 31% | 931 | 5.8 |
| Condo | 4,637 45% | 748 | 6.2 | 5,500 44% | 1,026 | 5.4 | 10,099 58% | 2,508 | 4.0 |
| Town house | 805 8% | 230 | 3.5 | 1,000 8% | 286 | 3.5 | 1,923 11% | 563 | 3.4 |
| Total | 10,210 | 1,870 | 5.5 | 12,500 | 2,472 | 5.1 | 17,461 | 4,002 | 4.4 |

81% Sold of Active Projects for Sale

| Type of Product | No. of Project | Total Value (MB) | Total Units | Available for sale (Value) | Available for sale (Units) | Average Price per Units |
|------------------|----------------|------------------|---------------|----------------------------|----------------------------|-------------------------|
| SDH | 15 | 20,862 | 3,781 | 6,370 | 1,061 | 6.00 |
| CONDO | 29 | 22,365 | 5,687 | 2,657 | 657 | 4.04 |
| Townhouse | 8 | 4,347 | 1,252 | 1,155 | 358 | 3.47 |
| Total | 52 | 47,574 | 10,720 | 10,182 | 2,076 | 4.79 |

Housing Backlog

| Type of Product | Sold Units | Transferred Units (as of 31 Oct 08) | Backlog (Units) | % of Transferred units | % of Backlog (Units) |
|-----------------|--------------|---|--------------------|------------------------------|----------------------------|
| SDH | 2,720 | 2,389 | 331 | 88% | 12% |
| CONDO | 5,030 | 495 | 4,535 | 10% | 90% |
| Townhouse | 894 | 593 | 301 | 66% | 34% |
| Total | 8,644 | 3,477 | 5,167 | 40% | 60% |

II. 3Q2008 Performance

3Q2008 Performance

| Sources of Revenues | 3Q2008 (mil. Baht) | 2Q2008 (mil. Baht) %Q-o-Q | 3Q2007 (mil. Baht) %Y-o-Y |
|-----------------------|-----------------------|---------------------------------|---------------------------------|
| Projects sales | 4,021.42 | 3,168.47 27% | 2,899.55 39% |
| Rental business | 61.26 | 58.39 5% | 66.50 (8%) |
| Property management | 89.74 | 83.83 7% | 80.79 11% |
| Hospitality business | 20.44 | 17.65 16% | 13.33 53% |
| Others | 23.41 | 45.23 (48%) | 31.63 (26%) |
| Total revenues | 4,216.27 | 3,373.57 25% | 3,091.80 36% |

Revenue Breakdown

| Revenue from Project for Sale | 3Q2008 %Total | 9M08 %Total | 2007 %Total |
|-------------------------------|------------------|----------------|----------------|
| Single Detached House | 1,535 38% | 4,320 45% | 6,852 53% |
| Condominium | 2,007 50% | 3,700 39% | 3,603 28% |
| Townhouse | 479 12% | 1,552 16% | 2,455 19% |
| Total | 4,021 100% | 9,572 100% | 12,910 100% |

3Q2008 Performance

| Sources of Revenues | 3Q2008 | 2Q2008 | 3Q2007 |
|--|-------------|-------------|-------------|
| Total Revenue | 100% | 100% | 100% |
| Total Cost | 68% | 70% | 71% |
| Avg. Gross Margin | 32% | 30% | 29% |
| Gross Margin (Project for Sales) | 31% | 29% | 28% |
| SG&A (% of Total Revenue) (Excluding Loss from modification of Condominium) | 14% | 17% | 22% |
| EBIT | 17% | 11% | 7% |
| Net Profit | 12% | 5% | 4% |

Condo One Projects (as of 17 Nov 08)

| | Condo One |
|---|---------------------------------------|
| Total Units | 1,731 |
| Total Project Value (MB) | 4,746 |
| Sold Units | 1,561 |
| Sold Value (MB) | 4,272 (90% of Total Project Value) |
| Cumulative Realized Presale (MB) | 2,513 |
| Unrealized Presale (MB) | 1,759 |

Remark: 10 Condo One and 2 Condo One X projects including

1. Condo One Sathorn
2. Condo One Siam
3. Condo One Thonglor Station
4. Condo One Sukhumvit 52
5. Condo One Sukhumvit 67
6. Condo One X Sukhumvit 26
7. Condo One X Naranthiwat
8. Condo One Ratchada
9. Condo One Ladprao Station
10. Condo One Soho
11. Condo One Ladprao 15
12. Condo One Ladprao 18