

SANSIRI

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Sansiri Public Company Limited













20 May 2009

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I. Update

I. Construction Progress – Single House Projects

Project	Progress (As of 30 Apr 09)	Project	Progress (As of 30 Apr 09)
 SaranSiri Wongwaen-Prachauthit	100%	 SaranSiri Ramindra 2	84%
 พัสสิริ WONGWAEN-RAMINDRA	99%	 SetthaSiri Wongwaen-Ramindra	64%
 Burasiri Sanambin-Nam	98%	 บุราสิริ รามินดรา ๒ - ตั้งวัดบ่อ	53%
 กสิณพลา รามินดรา	95%	 SetthaSiri Bangna - wongwaen	52%
 THE EMPEROR NARASIRIS COLLECTION	95%	 Habitia	45%
 SetthaSiri Prachachuen	89%	 สราณสิริ ประชาชุก - สุทวิชัย	44%

II. New Launch in 2009

Y2009	Single Houses	Condominiums	Townhouses	Number of Projects
1Q2009		  	Town ⁺ Town ⁺ Town ⁺ Town ⁺ Town ⁺	9
2Q2009	  			3
3Q2009			Town ⁺ 	3
4Q2009				1
Number of Projects	6	3	7	16
Project Value (Million baht)	7,611	7,373	5,483	20,467

Family, Rhythm & Harmony

1 มีนาคม 2552 ณ อิมแพค อารีนา เมืองทองธานี



Family, Rhythm & Harmony

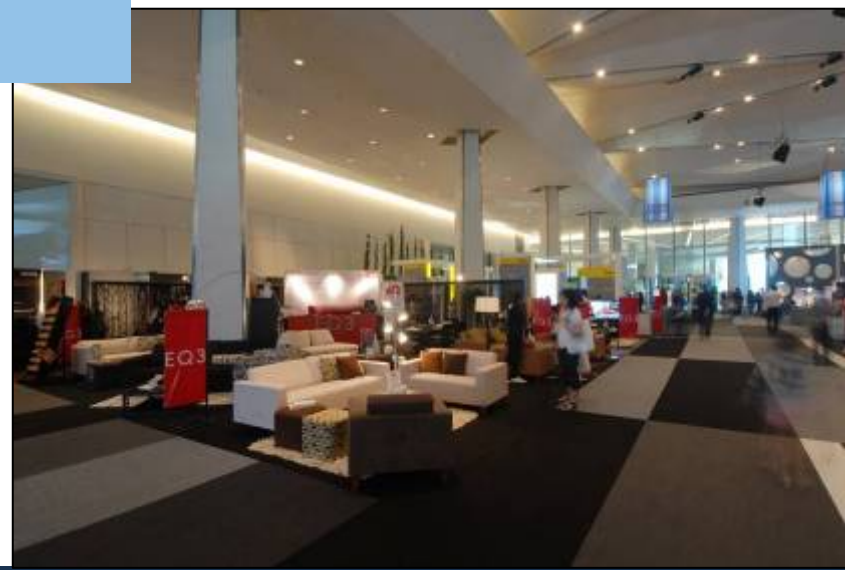
1 มีนาคม 2552 ณ อิมแพค อารีนา เมืองทองธานี



6-8 มีนาคม 2552 ณ รอยัล พารากอน ฮอลล์ สยามพารากอน



Living in Style
2009



6-8 มีนาคม 2552 ณ รอยัต์ พาราگون ฮอลด์ สยามพาราگون



Living in Style
2009



III. Quarterly Presales

Unit : Million Baht	2Q2008	3Q2008	4Q2008	1Q2009	2Q2009 (as of 18 May 09)
Beg. Unrealized presales	19,286	19,110	16,832	13,031	15,715
Add: Quarterly presales	2,992	1,744	1,021	5,441	913
Single Houses	1,399	1,221	680	1,033	388
Condominiums	1,477	318	189	3,758	345
Townhouses	116	206	153	650	180
Less: Realized presales	3,168	4,021	4,823	2,757	-
Unrealized presales as of	19,110	16,832	13,031	15,715	16,628

IV. Presales Backlog

Unit : Million Baht	Total Presales Backlog	To be Realized In 2009	To be Realized In 2010	To be Realized In 2011
Single Houses	2,040	2,040	0	0
Condominiums	13,103	7,036	4,591	1,476
Townhouses	1,485	1,485	0	0
Total	16,628	10,561	4,591	1,476

Presales Breakdown

	1Q2009			2Q2009 (as of 18 May 09)			2009 (YTD)		
	Value (MB)	No. of Units	Avg. Price / unit	Value (MB)	No. of Units	Avg. Price / unit	Value (MB)	No. of Units	Avg. Price / unit
Single Houses	1,033 19%	224	4.6	388 42%	75	5.2	1,421 22%	299	4.8
Condos	3,758 69%	718	5.2	345 38%	79	4.4	4,103 65%	797	5.2
Town houses	650 12%	170	3.8	180 20%	44	4.1	830 13%	214	3.9
Total	5,441	1,112	4.9	913	198	4.6	6,354	1,310	4.9

Presales Growth

Unit : Million baht	1Q2009	4Q2008 %Q-o-Q	1Q2008 %Y-o-Y
Single Houses	1,033	680 +52%	1,578 -35%
Condominiums	3,758	189 +1,088%	2,676 +40%
Townhouses	650	153 +325%	419 +55%
Total	5,441	1,021 +433%	4,672 +16%

66% Sold of Active Projects for Sale

Type of Product	No. of Projects	Total Value (Million baht)	% Sold of Project Value	Available for sale (Million baht)	Available for sale (Units)	Average Price per Unit (Million baht)
Single Houses	16	20,843	56%	9,195	1,866	4.93
Condos	31	29,142	81%	5,572	949	5.87
Townhouses	12	8,208	40%	4,912	1,560	3.15
Total	59	58,192	66%	19,679	4,375	4.50

II. 1Q2009 Performance

Financial Summary

	1Q2009 (Million Baht)	1Q2008 (Million Baht)	% Change
Total Asset	24,009	23,492	+2%
Total Liability	14,937	14,537	+3%
Total Equity	9,072	8,954	+1%
Total Revenue	2,950	2,577	+14%
Revenue from Project Sales	2,756	2,382	+16%
Core Revenue	2,923	2,546	+15%
Core Cost	2,176	1,899	+15%
Selling Expense	226	201	+12%
Administrative Expense	269	293	-8%
EBIT	251	(211)	n.a.
Net Profit	119	(254)	n.a.

Revenue Breakdown

Sources of Revenues	1Q2009 (Million Baht)	4Q2008 (Million Baht) %Q-o-Q	1Q2008 (Million Baht) %Y-o-Y
Projects sales	2,757	4,823 -43%	2,382 +16%
Rental business	58	58 +0%	61 -5%
Property management	87	70 +24%	82 +6%
Hospitality business	21	19 +11%	21 +0%
Others	27	40 -33%	32 -16%
Total revenues	2,950	5,010 -41%	2,578 +14%

Revenue from Project Sales Breakdown

Revenue from Project Sales	1Q2009 %Total	4Q2008 %Total	1Q2008 %Total
Single Houses	806 29%	1,444 30%	1,172 49%
Condominiums	1,720 62%	2,941 61%	754 32%
Townhouses	231 9%	438 9%	456 19%
Total	2,757 100%	4,823 100%	2,382 100%

1Q2009 Performance

Sources of Revenues	1Q2009	4Q2008	1Q2008
Total Revenues	100%	100%	100%
Total Costs	74%	66%	75%
Avg. Gross Margin	26%	34%	25%
Gross Margin (Project Sales)	26%	32%	25%
SG&A (% of Total Revenues) (Excluding Loss from modification of Condominium)	17%	15%	20%
EBIT	9%	17%	(8%)
Net Profit	4%	10%	(10%)

Condo One Projects (as of 18 May 09)

	Condo One
Total Units	1,731
Total Project Value (Million Baht)	4,620
Sold Units	1,721
Sold Value (Million Baht)	4,596 (99% of Total Project Value)
Cumulative Realized Presale (Million Baht)	4,295
Unrealized Presale (Million Baht)	301

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

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