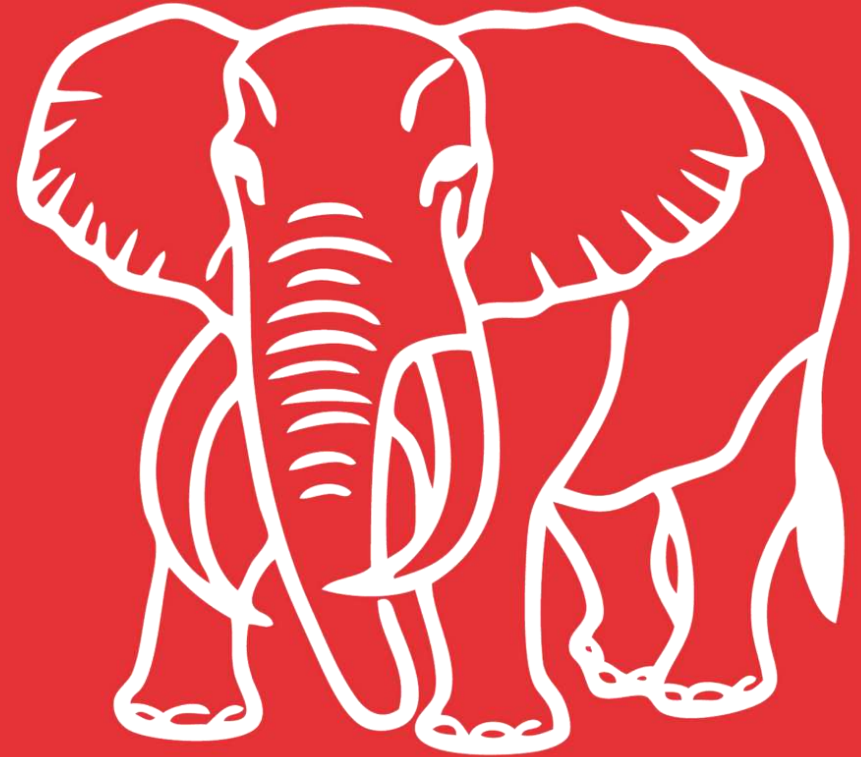


Siamese Bangtao Rental Program



บริษัท ไชมิส พร็อพเพอร์ตี้ เซอร์วิส จำกัด



SIAMESE PROPERTY
SERVICE

Company Information



ชื่อบริษัท : บริษัท ซามีส พร็อพเพอร์ตี้ เซอร์วิส จำกัด
Siamese Property Service Company Limited

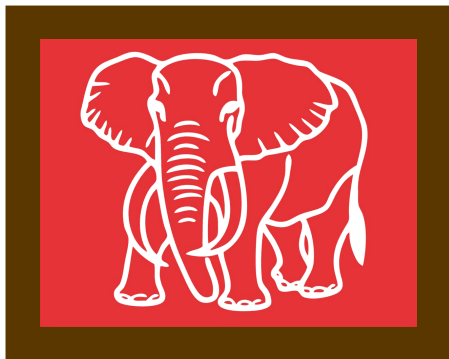
ประเภทธุรกิจ : ให้บริการครบวงจรด้านการบริหารโครงการ
อาคารชุดพักอาศัย ที่พักอาศัยแนวราบ

โครงสร้างผู้ถือหุ้น : 99.98% โดยบริษัท ซามีส แอสเสท จำกัด
(มหาชน)

ทุนจดทะเบียน : 5,000,000 บาท

ที่ตั้งสำนักงาน : เลขที่ 1077/48 ถนนพหลโยธิน แขวงพญาไท
กรุงเทพมหานคร

วันที่ก่อตั้ง : 27 กุมภาพันธ์ 2555



SIAMESE PROPERTY
SERVICE

Services



1 Operation Service

- Room Cleaning
- Room Check in
- laundry for amenities
- Sale & Marketing



2 Owner service

- Juristic
- Tax
- Utility(EE/Water)



3 Consumables

- Drinking water
- Soap
- toothbrush ETC.



4 Set up (1 time pay)

- Website
- Landing page
- Connect to OTA ETC.



อาคารชุดพักอาศัย และที่พักอาศัยแนวราบ โดย Siamese Property Service

13 โครงการ

อาคารชุดพักอาศัย

- Blossom Condo@ Sathorn-Charoenrat
- Blossom Condo@ Fashion Beyond
- Siamese Exclusive 31
- Siamese Gioia
- Siamese Nang Linchee
- Siamese Thirty Nine
- Blossom Condo@ Fashion Altitude
- Siamese Blossom @ Fashion

ที่พักอาศัยแนวราบ

- Siamese Ratcha Kru
- Siamese Blossom @ Fashion Plot B
- Siamese Kin Ramintra
- Siamese Kin Ramintra Phase 2
- Siamese District



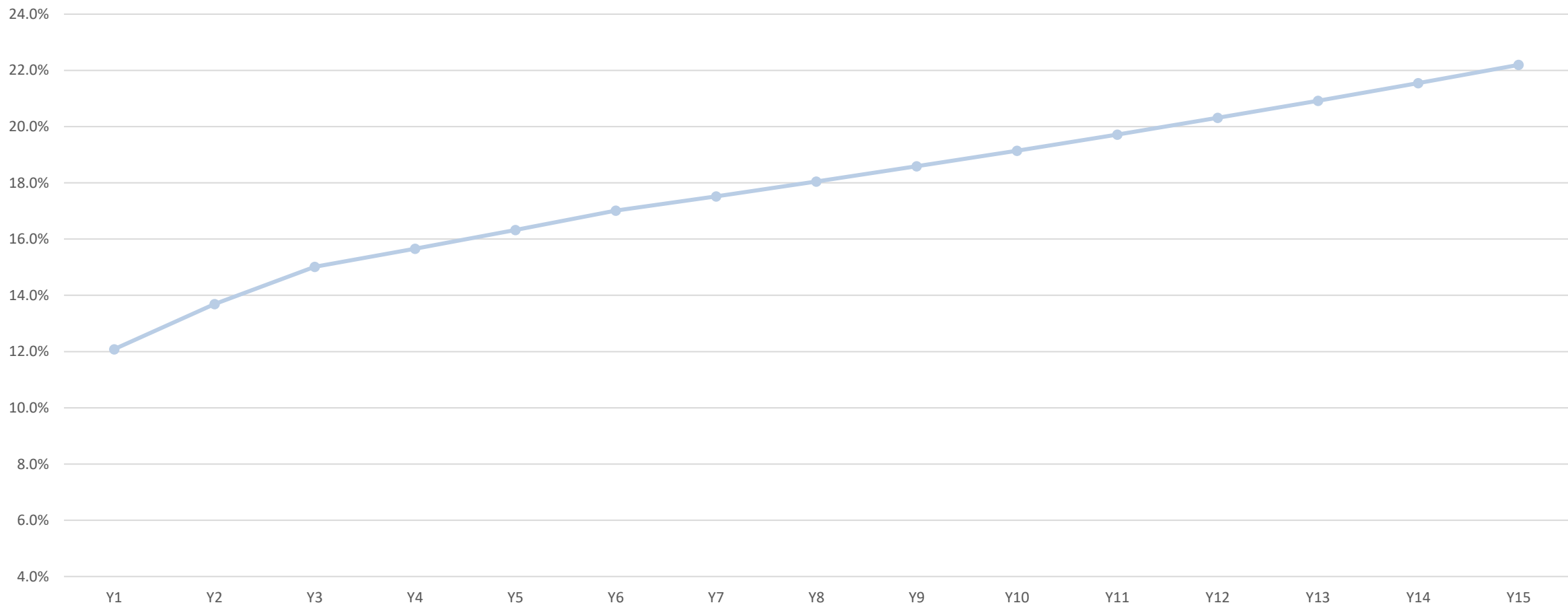
Investment Projection Studio

	Investment cost	3,700,000										
	1. Assumptions											
	Avg. Asset Value (THB/Sq.m.)		123,333									
	No. of units under the same rental pool		1									
	Usable Area (Sq.m.)		30									
			Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
	% Occupancy		70%	77%	82%	83%	84%	85%	85%	85%	85%	85%
	Average Room Rate (THB/Night)		2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
	2. Revenue (THB)	100%	638,750	723,704	793,818	827,604	862,703	899,162	926,137	953,921	982,539	1,012,015
	Total Room Revenue/Year (365 Days)	100%	638,750	723,704	793,818	827,604	862,703	899,162	926,137	953,921	982,539	1,012,015
	3. Expense (THB)	30%	191,625	217,111	238,146	248,281	258,811	269,749	277,841	286,176	294,762	303,604
	Less: Operation Service (Room Cleaning,Room Check in,laundry for amenities,Sale & Marketing)	25%	159,688	180,926	198,455	206,901	215,676	224,790	231,534	238,480	245,635	253,004
	Less: Consumables	2%	12,775	14,474	15,876	16,552	17,254	17,983	18,523	19,078	19,651	20,240
	Less: FF&E reserve	3%	19,163	21,711	23,815	24,828	25,881	26,975	27,784	28,618	29,476	30,360
	4. Net operating profit (THB)	70%	447,125	506,593	555,673	579,323	603,892	629,413	648,296	667,745	687,777	708,410
	Net operating profit (NOP)	70%	447,125	506,593	555,673	579,323	603,892	629,413	648,296	667,745	687,777	708,410
	5 Gross Rental Yield (before withholding tax)											
	Return on Profit sharing (THB)(Exclude Onwer Expense)		447,125	506,593	555,673	579,323	603,892	629,413	648,296	667,745	687,777	708,410
	% Net Yield on Investment (Exclude Onwer Expense)		12.1%	13.7%	15.0%	15.7%	16.3%	17.0%	17.5%	18.0%	18.6%	19.1%
	6.Net Rental Yield (before withholding tax)											
	Return on Profit sharing (THB) (Exclude Onwer Expense)		447,125	506,593	555,673	579,323	603,892	629,413	648,296	667,745	687,777	708,410
	Less: Owner Expense (Juristic,Tax,Utility(EE/Water)	12%	74,954	84,923	93,150	97,115	101,233	105,512	108,677	111,937	115,295	118,754
	Return on Profit sharing (THB) (Include Onwer Expense)		372,171	421,670	462,523	482,208	502,658	523,902	539,619	555,807	572,482	589,656
	% Net Yield on Investment (Exclude Onwer Expense)		10.1%	11.4%	12.5%	13.0%	13.6%	14.2%	14.6%	15.0%	15.5%	15.9%

**** Not Guarantee Yield**

Investment Projection

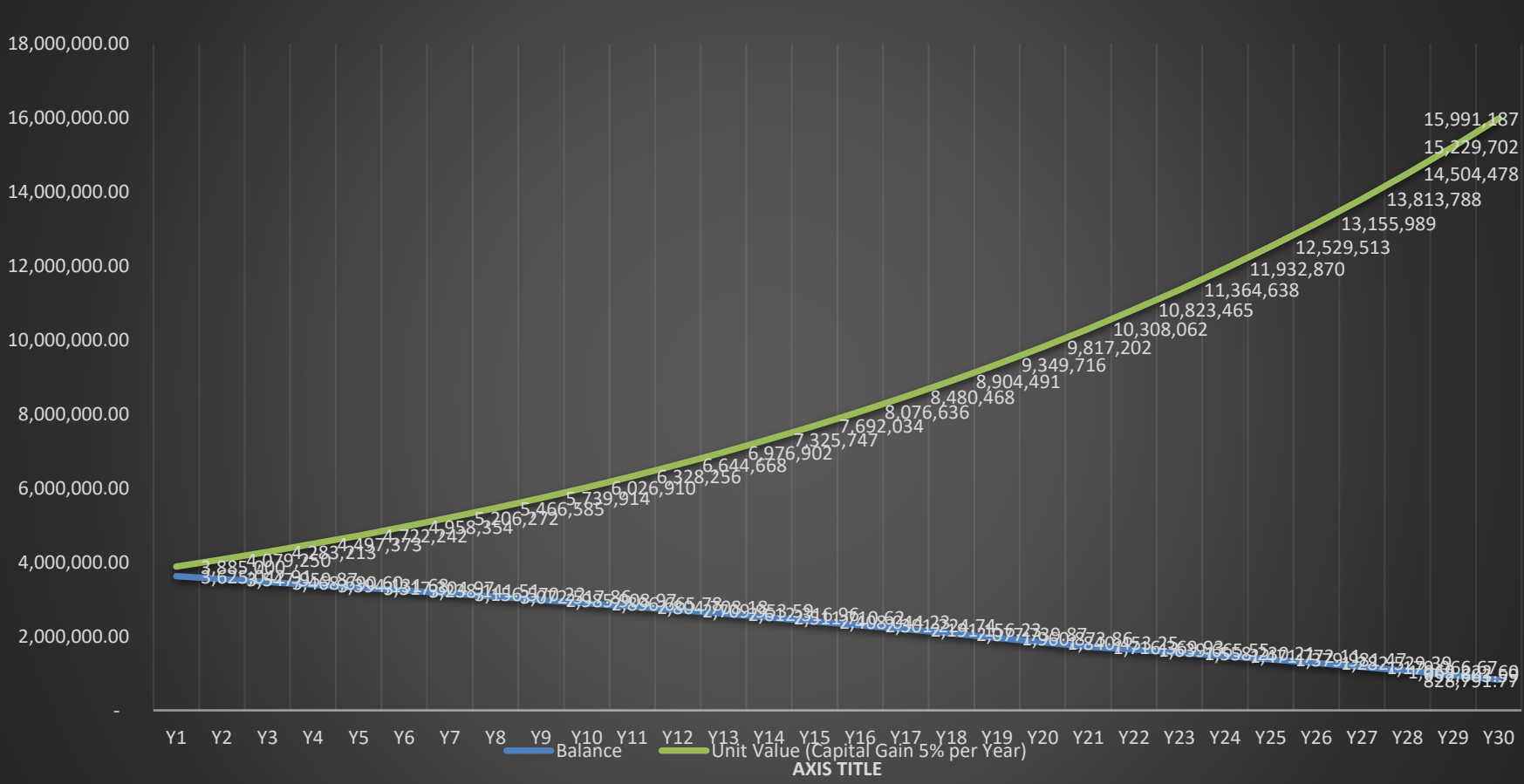
Studio %ROI



IRR 16.80%

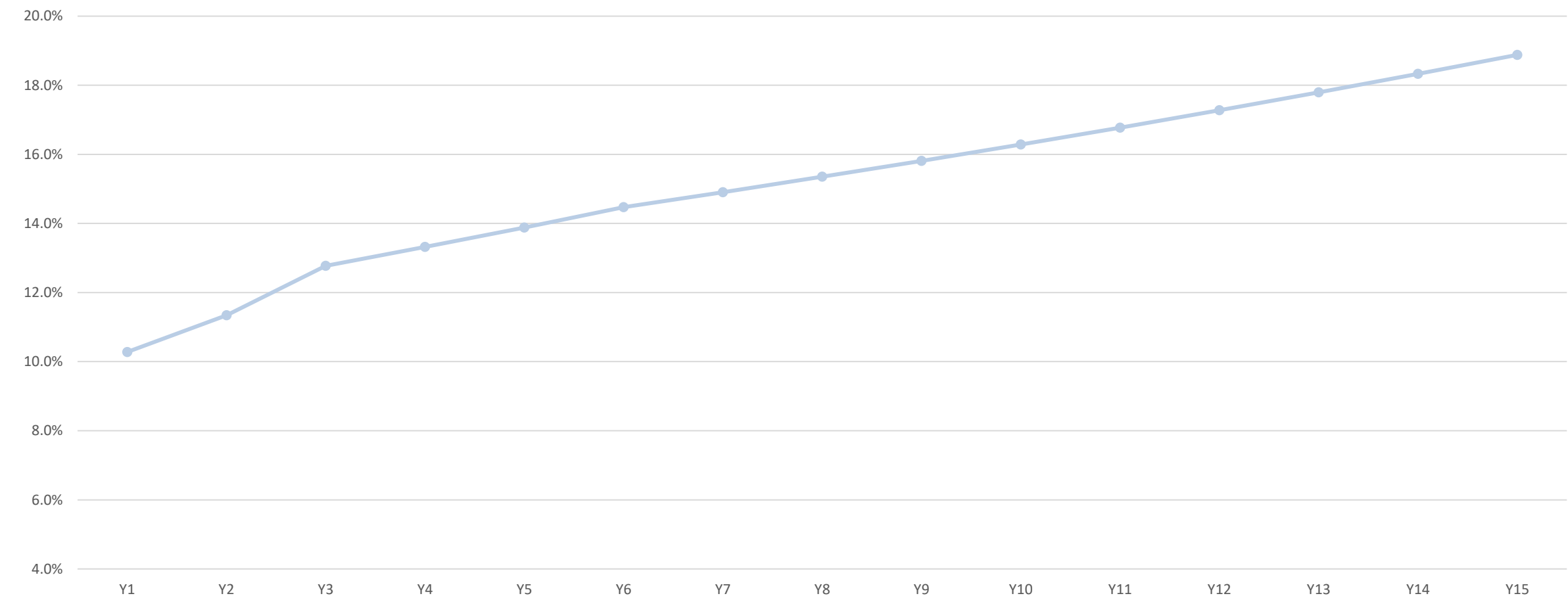
	Net CF	(3,700,000)	447,125	506,593	555,673	579,323	603,892	629,413	648,296	667,745	687,777	708,410
	IRR	16.80%										
นำกำไรมาชำระค่าผ่อน			Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
	Net operating profit - Installment		269,525	328,993	378,073	401,723	426,292	451,813	470,696	490,145	510,177	530,810
	Bank Interest Rate*		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
	Interest (THB./Year)		102,643	100,665.54	93,815.72	85,288.01	75,794.96	65,280.06	53,684.06	41,173.71	27,704.58	13,230.41
	ยอดหนี้คงเหลือ		3,625,043									
			3,355,518	3,127,191	2,842,934	2,526,499	2,176,002	1,789,469	1,372,457	923,486	441,014	-

การเติบโตของทรัพย์สิน		Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Investment cost Property Growth	3,700,000	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
		3,885,000.00	4,079,250.00	4,283,212.50	4,497,373.13	4,722,241.78	4,958,353.87	5,206,271.56	5,466,585.14	5,739,914.40	6,026,910.12
	Loan										
	Installment (THB./Year)		177,600.00	177,600.00	177,600.00	177,600.00	177,600.00	177,600.00	177,600.00	177,600.00	177,600.00
	Bank Interest Rate*		3%	3%	3%	3%	3%	3%	3%	3%	3%
	Interest (THB./Year)		102,642.91	100,516.96	98,330.72	103,041.08	100,773.30	98,436.54	96,028.71	93,547.64	90,991.11
	Balance		3,625,042.91	3,547,959.87	3,468,690.60	3,394,131.68	3,317,304.97	3,238,141.51	3,156,570.22	3,072,517.86	2,985,908.97
	Benefit										
	Profit after Return		269,525	328,993	378,073	401,723	426,292	451,813	470,696	490,145	510,177
	Accumulated Profit after Return		269,525	328,993	378,073	401,723	426,292	451,813	470,696	490,145	530,810
	Unit Value (Capital Gain 5% per Year)	5%	3,885,000	4,079,250	4,283,213	4,497,373	4,722,242	4,958,354	5,206,272	5,466,585	5,739,914
	Unit Value Increase		259,957	531,290	814,522	1,103,241	1,404,937	1,720,212	2,049,701	2,394,067	3,130,244



Investment Projection

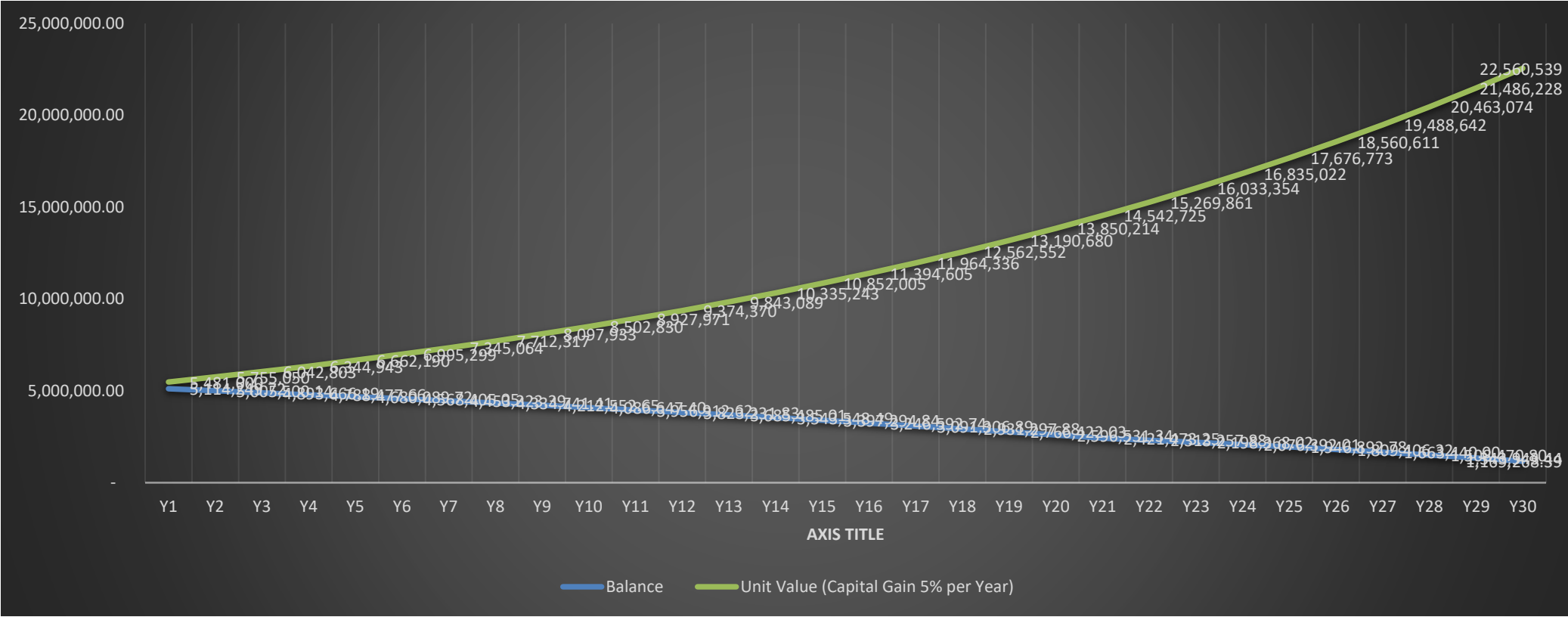
1BR



IRR 14.54%

	Net CF	(5,220,000)	536,550	592,121	666,807	695,187	724,670	755,296	777,955	801,294	825,332	850,092	875,595	901,863	928,919
	IRR	14.54%													
	นำกำไรมาชำระค่าผ่อน		Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13
	Net operating profit - Installment		285,990	341,561	416,247	444,627	474,110	504,736	527,395	550,734	574,772	599,532	625,035	651,303	678,359
	Bank Interest Rate*	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
	Interest (THB./Year)	144,810	144,847.79	138,946.39	130,627.36	121,207.35	110,620.27	98,796.80	85,938.85	71,995.01	56,911.69	40,633.07	23,101.01	4,254.95	
	ยอดหนี้คงเหลือ	5,114,250													
		4,828,260	4,631,546	4,354,245	4,040,245	3,687,342	3,293,227	2,864,628	2,399,834	1,897,056	1,354,436	770,034	141,832	-	

การเติบโตของทรัพย์สิน			Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Investment cost Property Growth		5,220,000	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
			5,481,000.00	5,755,050.00	6,042,802.50	6,344,942.63	6,662,189.76	6,995,299.24	7,345,064.21	7,712,317.42	8,097,933.29	8,502,829.95
	Loan											
	Installment (THB./Year)		250,560.00	250,560.00	250,560.00	250,560.00	250,560.00	250,560.00	250,560.00	250,560.00	250,560.00	250,560.00
	Bank Interest Rate*		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
	Interest (THB./Year)		144,809.72	141,810.42	138,726.05	145,371.47	142,172.06	138,875.34	135,478.34	131,978.02	128,371.24	124,654.75
	Balance		5,114,249.72	5,005,500.14	4,893,666.19	4,788,477.66	4,680,089.72	4,568,405.05	4,453,323.39	4,334,741.41	4,212,552.65	4,086,647.40
	Benefit											
	Profit after Return		285,990	341,561	416,247	444,627	474,110	504,736	527,395	550,734	574,772	599,532
	Accumulated Profit after Return		285,990	341,561	416,247	444,627	474,110	504,736	527,395	550,734	574,772	599,532
	Unit Value (Capital Gain 5% per Year)	5%	5,481,000	5,755,050	6,042,803	6,344,943	6,662,190	6,995,299	7,345,064	7,712,317	8,097,933	8,502,830
	Unit Value Increase		366,750	749,550	1,149,136	1,556,465	1,982,100	2,426,894	2,891,741	3,377,576	3,885,381	4,416,183



Investment Projection

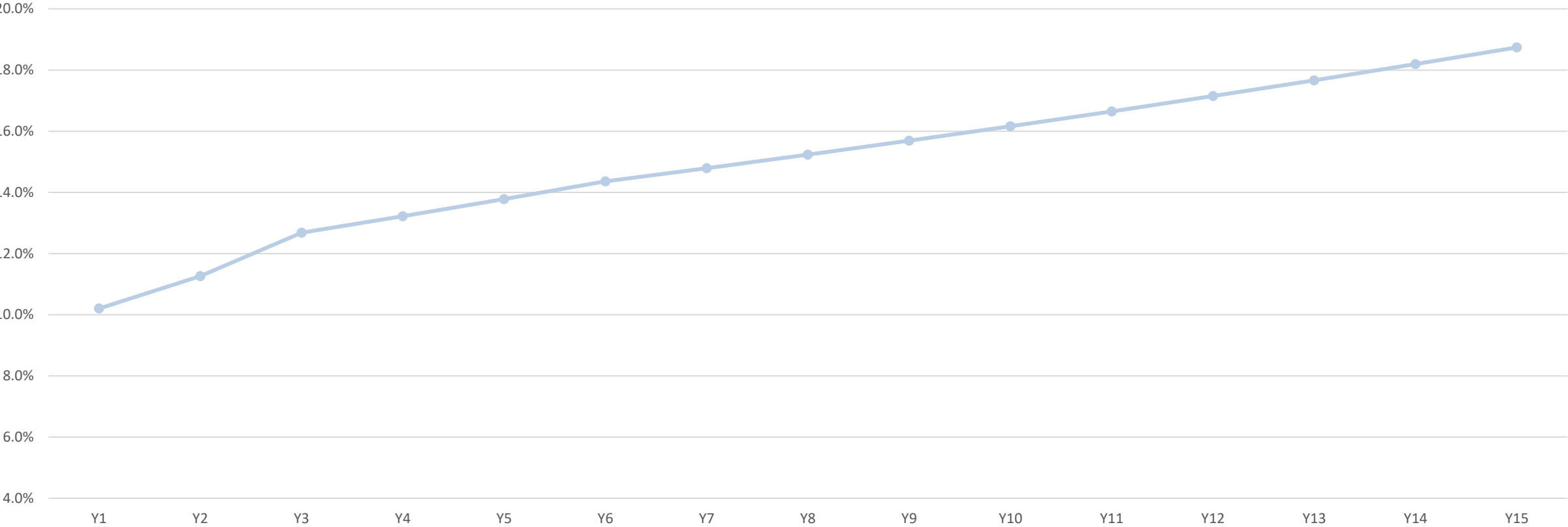
2 BR

	Investment cost	9,642,000										
	1. Assumptions											
	Avg. Asset Value (THB/Sq.m.)		123,615									
	No. of units under the same rental pool		1									
	Usable Area (Sq.m.)		78									
			Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
	% Occupancy		70%	75%	82%	83%	84%	85%	85%	85%	85%	85%
	Average Room Rate (THB/Night)		5,500	5,665	5,835	6,010	6,190	6,376	6,567	6,764	6,967	7,176
	2. Revenue (THB)											
	Total Room Revenue/Year (365 Days)	100%	1,405,250	1,550,794	1,746,401	1,820,729	1,897,946	1,978,156	2,037,501	2,098,626	2,161,585	2,226,432
	3. Expense (THB)											
	Less: Operation Service (Room Cleaning,Room Check in,laundry for amenities,Sale & Marketing)	25%	351,313	387,698	436,600	455,182	474,486	494,539	509,375	524,657	540,396	556,608
	Less: Consumables	2%	28,105	31,016	34,928	36,415	37,959	39,563	40,750	41,973	43,232	44,529
	Less: FF&E reserve	3%	42,158	46,524	52,392	54,622	56,938	59,345	61,125	62,959	64,848	66,793
	Operating expenses	30%	421,575	465,238	523,920	546,219	569,384	593,447	611,250	629,588	648,475	667,930
	4. Net operating profit (THB)											
	Net operating profit (NOP)	70%	983,675	1,085,556	1,222,480	1,274,510	1,328,562	1,384,709	1,426,251	1,469,038	1,513,109	1,558,503
	5 Gross Rental Yield (before withholding tax)											
	Return on Profit sharing (THB)		983,675	1,085,556	1,222,480	1,274,510	1,328,562	1,384,709	1,426,251	1,469,038	1,513,109	1,558,503
	% Net Yield on Investment (Exclude Onwer Expense)		10.2%	11.3%	12.7%	13.2%	13.8%	14.4%	14.8%	15.2%	15.7%	16.2%
	6.Net Rental Yield (before withholding tax)											
	Return on Profit sharing (THB) (Exclude Onwer Expense)		983,675	1,085,556	1,222,480	1,274,510	1,328,562	1,384,709	1,426,251	1,469,038	1,513,109	1,558,503
	Less: Owner Expense (Juristic,Tax,Utility(EE/Water)	12%	168,630	186,095	209,568	218,487	227,753	237,379	244,500	251,835	259,390	267,172
	Return on Profit sharing (THB) (Include Onwer Expense)		815,045	899,460	1,012,912	1,056,023	1,100,808	1,147,331	1,181,751	1,217,203	1,253,719	1,291,331
	% Net Yield on Investment ((Include Onwer Expense)		8.5%	9.3%	10.5%	11.0%	11.4%	11.9%	12.3%	12.6%	13.0%	13.4%

**** Not Guarantee Yield**

Investment Projection

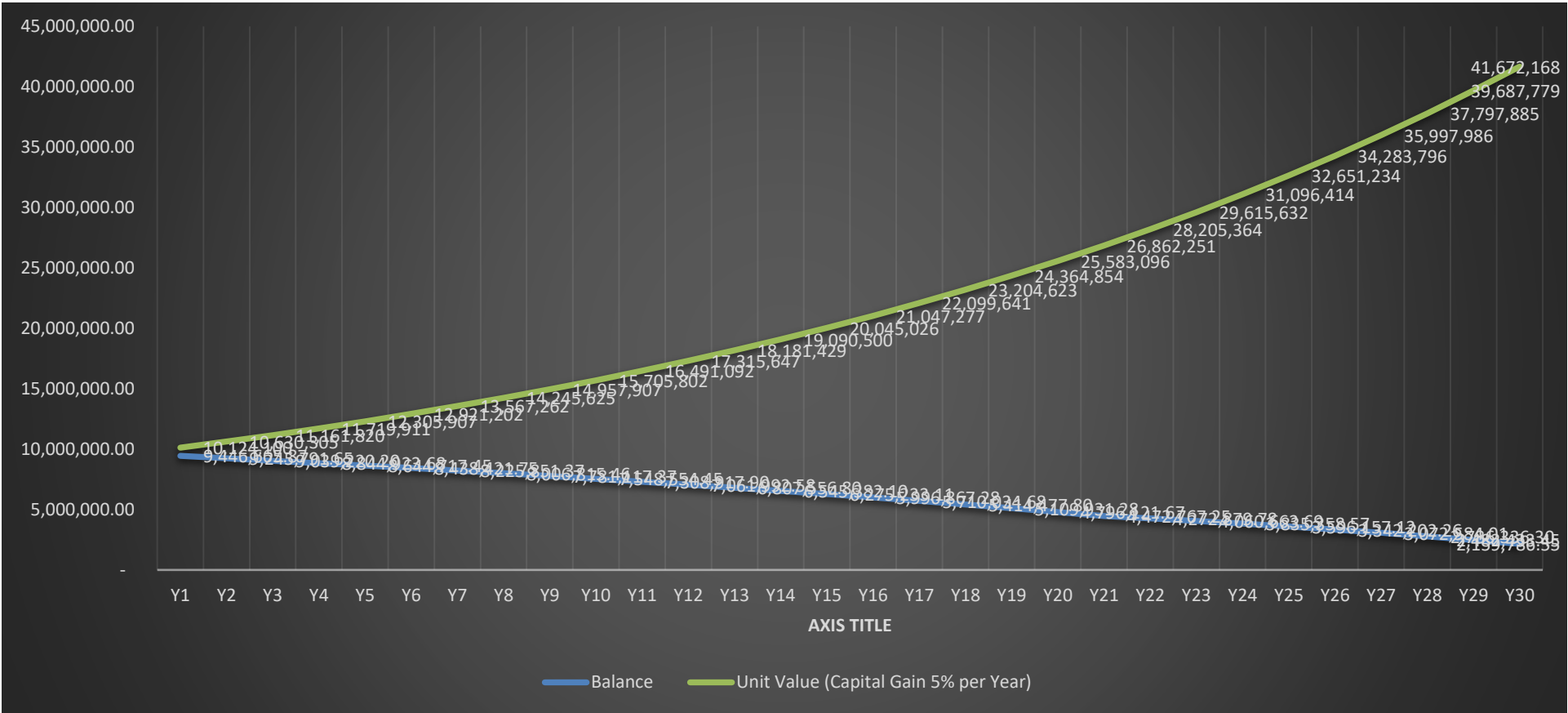
2 BR



IRR 14.45%

	Net CF	(9,642,000)	983,675	1,085,556	1,222,480	1,274,510	1,328,562	1,384,709	1,426,251	1,469,038	1,513,109	1,558,503	1,605,258	1,653,415	1,703,018
	IRR	14.45%													
	นำกำไรมาชำระค่าผ่อน		Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13
	Net operating profit - Installment		473,723	575,604	712,528	764,558	818,610	874,757	916,299	959,086	1,003,157	1,048,551	1,095,306	1,143,463	1,193,066
	Bank Interest Rate*		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
	Interest (THB./Year)		267,482	269,188.29	259,995.83	246,419.85	230,875.70	213,243.67	193,398.26	171,711.25	148,090.00	122,437.98	94,654.60	64,635.06	32,270.21
	ยอดหนี้คงเหลือ		9,446,666												
			8,972,943	8,666,528	8,213,995	7,695,857	7,108,122	6,446,609	5,723,708	4,936,333	4,081,266	3,155,153	2,154,502	1,075,674	-

การเติบโตของทรัพย์สิน		Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Investment cost	9,642,000	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Property Growth		10,124,100.00	10,630,305.00	11,161,820.25	11,719,911.26	12,305,906.83	12,921,202.17	13,567,262.28	14,245,625.39	14,957,906.66	15,705,801.99
Loan											
Installment (THB./Year)		462,816.00	462,816.00	462,816.00	462,816.00	462,816.00	462,816.00	462,816.00	462,816.00	462,816.00	462,816.00
Bank Interest Rate*		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Interest (THB./Year)		267,481.87	261,941.78	256,244.55	268,519.48	262,609.77	256,520.30	250,245.62	243,780.09	237,117.90	230,253.08
Balance		9,446,665.87	9,245,791.65	9,039,220.20	8,844,923.68	8,644,717.45	8,438,421.75	8,225,851.37	8,006,815.46	7,781,117.37	7,548,554.45
Benefit											
Profit after Return		520,859	622,740	759,664	811,694	865,746	921,893	963,435	1,006,222	1,050,293	1,095,687
Accumulated Profit after Return		520,859	622,740	759,664	811,694	865,746	921,893	963,435	1,006,222	1,050,293	1,095,687
Unit Value (Capital Gain 5% per Year)	5%	10,124,100	10,630,305	11,161,820	11,719,911	12,305,907	12,921,202	13,567,262	14,245,625	14,957,907	15,705,802
Unit Value Increase		677,434	1,384,513	2,122,600	2,874,988	3,661,189	4,482,780	5,341,411	6,238,810	7,176,789	8,157,248



Investment Projection

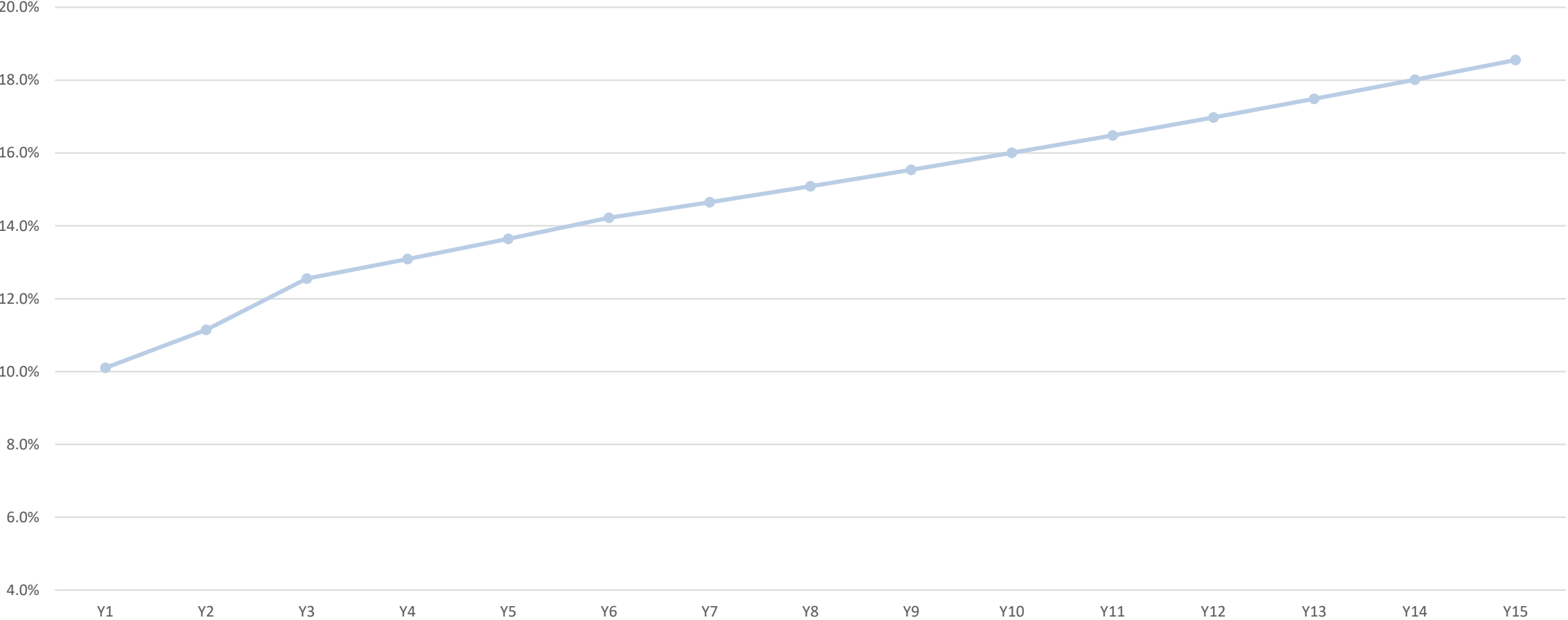
Duplex

	Investment cost	10,624,000										
	1. Assumptions											
	Avg. Asset Value (THB/Sq.m.)		112,423									
	No. of units under the same rental pool		1									
	Usable Area (Sq.m.)		95									
			Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
	% Occupancy		70%	75%	82%	83%	84%	85%	85%	85%	85%	85%
	Average Room Rate (THB/Night)		6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829
	2. Revenue (THB)											
	Total Room Revenue/Year (365 Days)	100%	1,533,000	1,691,775	1,905,164	1,986,250	2,070,486	2,157,989	2,222,728	2,289,410	2,358,093	2,428,835
	3. Expense (THB)	30%	459,900	507,533	571,549	595,875	621,146	647,397	666,819	686,823	707,428	728,651
	Less: Operation Service (Room Cleaning,Room Check in,laundry for amenities,Sale & Marketing)	25%	383,250	422,944	476,291	496,562	517,622	539,497	555,682	572,353	589,523	607,209
	Less: Consumables	2%	30,660	33,836	38,103	39,725	41,410	43,160	44,455	45,788	47,162	48,577
	Less: FF&E reserve	3%	45,990	50,753	57,155	59,587	62,115	64,740	66,682	68,682	70,743	72,865
	Operating expenses	30%	459,900	507,533	571,549	595,875	621,146	647,397	666,819	686,823	707,428	728,651
	4. Net operating profit (THB)	70%	1,073,100	1,184,243	1,333,615	1,390,375	1,449,340	1,510,592	1,555,910	1,602,587	1,650,665	1,700,185
	Net operating profit (NOP)	70%	1,073,100	1,184,243	1,333,615	1,390,375	1,449,340	1,510,592	1,555,910	1,602,587	1,650,665	1,700,185
	5 Gross Rental Yield (before withholding tax)											
	Return on Profit sharing (THB)		1,073,100	1,184,243	1,333,615	1,390,375	1,449,340	1,510,592	1,555,910	1,602,587	1,650,665	1,700,185
	Return on 30 days stay (THB)											
	% Net Yield on Investment (Exclude Onwer Expense)		10.1%	11.1%	12.6%	13.1%	13.6%	14.2%	14.6%	15.1%	15.5%	16.0%
	6.Net Rental Yield (before withholding tax)											
	Return on Profit sharing (THB) (Exclude Onwer Expense)		1,073,100	1,184,243	1,333,615	1,390,375	1,449,340	1,510,592	1,555,910	1,602,587	1,650,665	1,700,185
	Less: Owner Expense (Juristic,Tax,Utility(EE/Water)	12%	183,960	203,013	228,620	238,350	248,458	258,959	266,727	274,729	282,971	291,460
	Return on Profit sharing (THB) (Include Onwer Expense)		889,140	981,230	1,104,995	1,152,025	1,200,882	1,251,633	1,289,182	1,327,858	1,367,694	1,408,724
	% Net Yield on Investment ((Include Onwer Expense)		8.4%	9.2%	10.4%	10.8%	11.3%	11.8%	12.1%	12.5%	12.9%	13.3%

**** Not Guarantee Yield**

Investment Projection

Duplex



IRR 14.32%

	Net CF	(10,624,000)	1,073,100	1,184,243	1,333,615	1,390,375	1,449,340	1,510,592	1,555,910	1,602,587	1,650,665	1,700,185	1,751,190	1,803,726	1,857,838
	IRR	14.32%													
	นำกำไรมาชำระค่างวด		Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13
	Net operating profit - Installment		563,148	674,291	823,663	880,423	939,388	1,000,640	1,045,958	1,092,635	1,140,713	1,190,233	1,241,238	1,293,774	1,347,886
	Bank Interest Rate*		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
	Interest (THB./Year)		294,724	295,368.72	284,001.06	267,811.21	249,432.85	228,734.19	205,577.02	180,365.59	152,997.51	123,366.05	91,360.05	56,863.70	19,756.40
	ยอดหนี้คงเหลือ		10,408,772												
			9,845,624	9,466,702	8,927,040	8,314,428	7,624,473	6,852,567	6,012,186	5,099,917	4,112,202	3,045,335	1,895,457	658,547	-

การเติบโตของทรัพย์สิน		Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Investment cost	10,624,000	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Property Growth		11,155,200.00	11,712,960.00	12,298,608.00	12,913,538.40	13,559,215.32	14,237,176.09	14,949,034.89	15,696,486.63	16,481,310.97	17,305,376.51
Loan											
Installment (THB./Year)		509,952.00	509,952.00	509,952.00	509,952.00	509,952.00	509,952.00	509,952.00	509,952.00	509,952.00	509,952.00
Bank Interest Rate*		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Interest (THB./Year)		294,723.85	288,619.52	282,342.06	295,867.14	289,355.55	282,645.89	275,732.16	268,608.14	261,267.43	253,703.46
Balance		10,408,771.85	10,187,439.37	9,959,829.43	9,745,744.57	9,525,148.12	9,297,842.01	9,063,622.17	8,822,278.31	8,573,593.75	8,317,345.20
Benefit											
Profit after Return		563,148	674,291	823,663	880,423	939,388	1,000,640	1,045,958	1,092,635	1,140,713	1,190,233
Accumulated Profit after Return		563,148	674,291	823,663	880,423	939,388	1,000,640	1,045,958	1,092,635	1,140,713	1,190,233
Unit Value (Capital Gain 5% per Year)	5%	11,155,200	11,712,960	12,298,608	12,913,538	13,559,215	14,237,176	14,949,035	15,696,487	16,481,311	17,305,377
Unit Value Increase		746,428	1,525,521	2,338,779	3,167,794	4,034,067	4,939,334	5,885,413	6,874,208	7,907,717	8,988,031

