

THE RIVER BANGPAKONG

The opportunity invest in Thailand.

Income 753 MUSD., EBITDA 30%, Net income 24%

Project Loan 400 M USD.

THE COMPANY



- SIAM PCS COMPANY LIMITED date of establishment 8th November 1996, is based in Thailand with 26 years of experience in Asia. It has extensive experience in properties development & asset management from residential, and construction.

- We are expert in office interior design, Residential, factory included construction, management, financial and properties law. In the beginning our customer relate with contractor and M&E installation company. In

Investment: Real Estate

Number of Employee: Year 2019-22 : 100

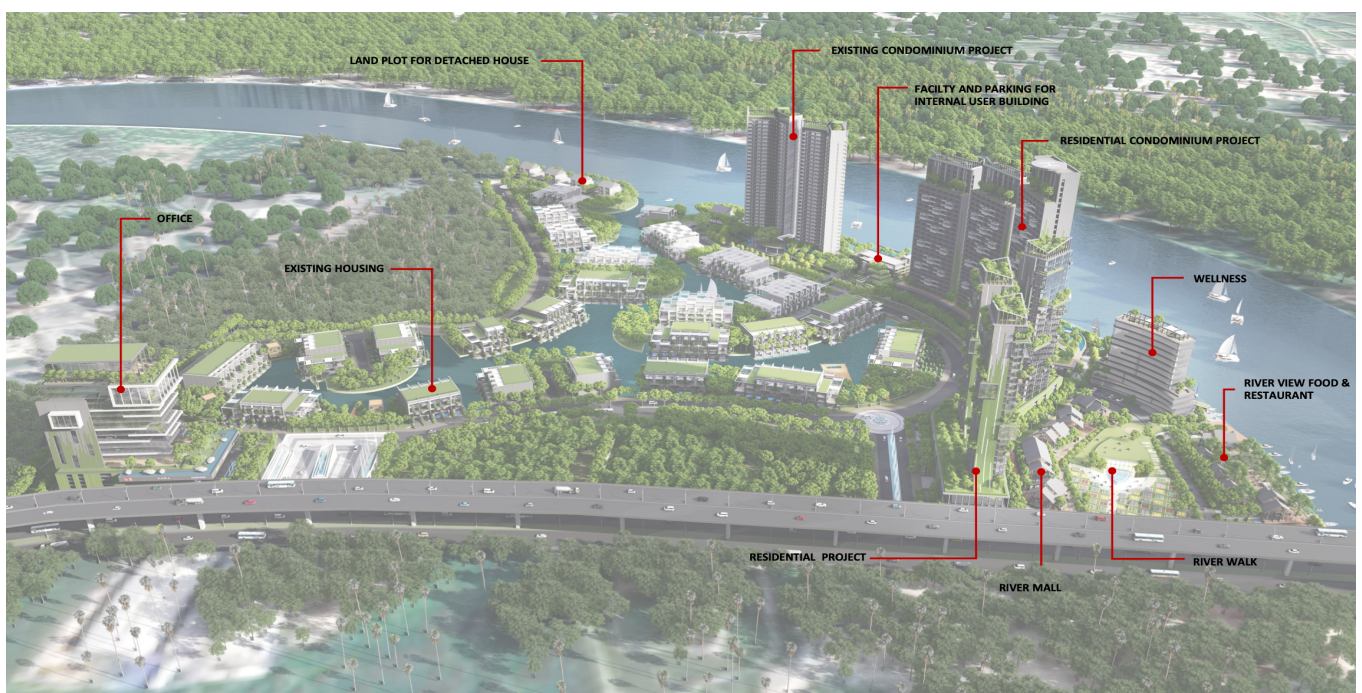
Vision :

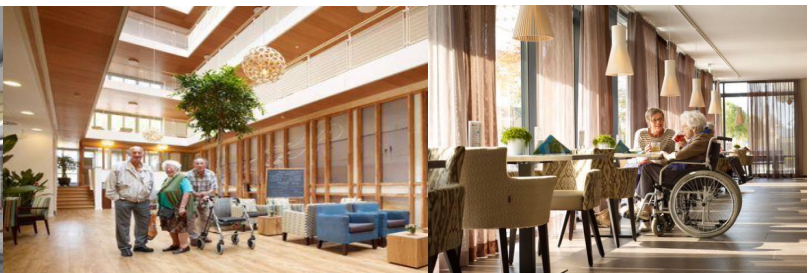
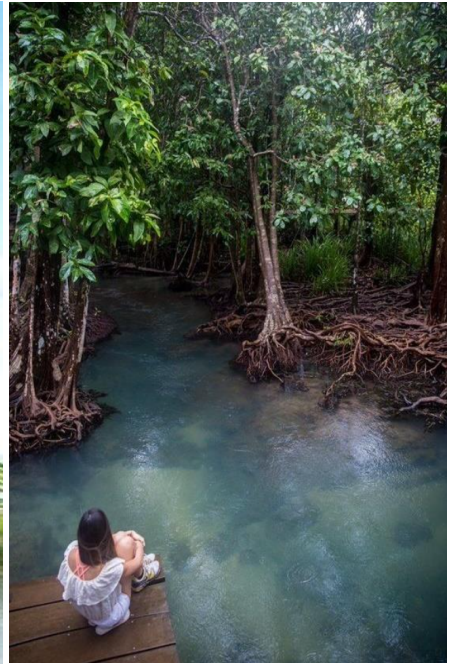
- We are real estate developers who deliver superior experiences to customers through innovation, products and services with high quality.

Mission :

- We are determined to develop from listening to and taking recommendations from stakeholders for analysis and development. In order to maximize benefits of future stakeholders.

SECTION : 1 - PROJECT DESCRIPTION





Location at Chonburi, Thailand
Next from Air port Suwanabhumi 25 Minutes (30 KM.)
Properties 143 Rais (57.20 Acre or 195,530 SQ.M.)

Where is Marina?



The eastern economic corridor (EEC) covers three provinces where generated most GDP of Thailand.

1. High speed rail – 2025
2. U-Tapao international airport – 2027
3. Laem chabang port – 2025
4. Map Ta phut industrial port – 2026

Thai government promotes ban chang to be one of *the aerotropolis urban smart city*, where located next to new international airport.

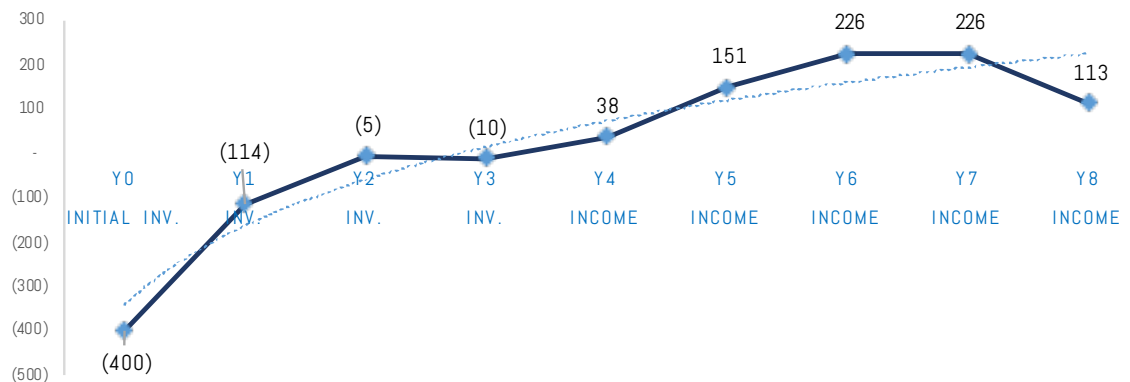
SECTION : 2 - FINANCIAL RESULT

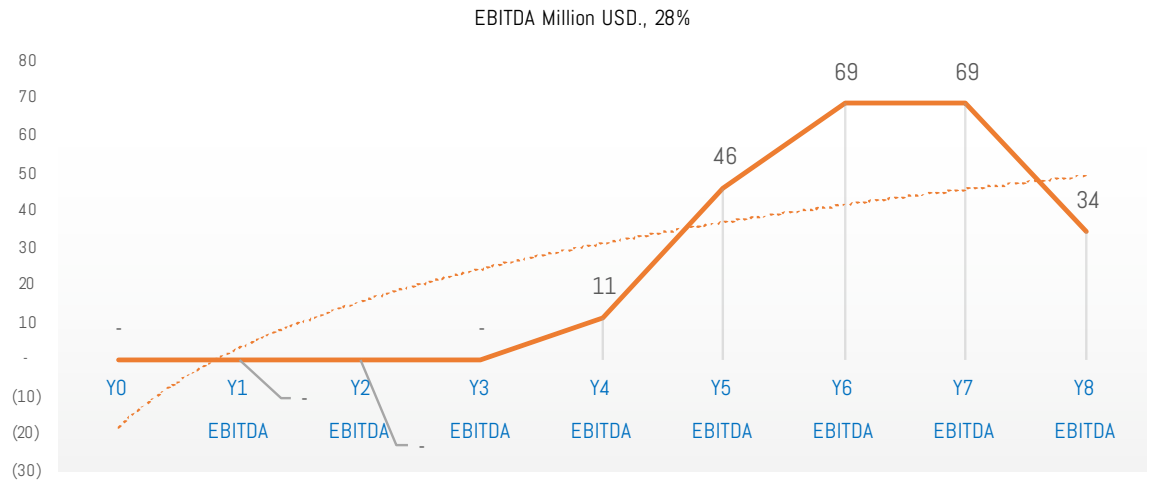
Financial comparable - Million USD

Category

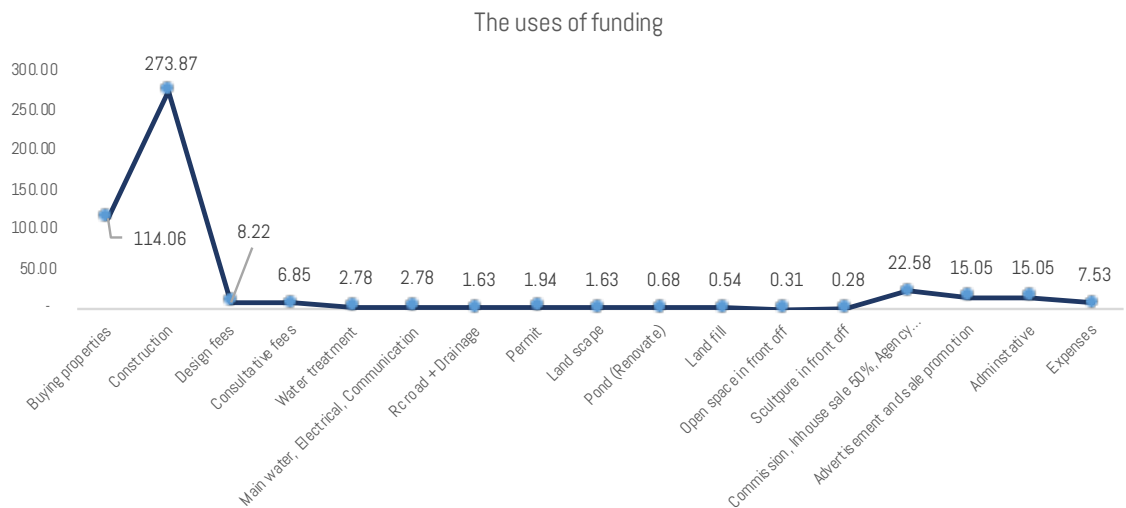
Income in 8 years	753	
Cost of goods sold	(463)	-62%
* Included property TAX Transfer		
Gross Profit	290	38%
SG & A	(60)	-8%
EBITDA	229	30%
Corporate TAX	(46)	-6%
Net income	183	24%
PIRR		23%
ROI - yoy		6%
NPV,10%		151
Payback period-Year		6.3

INVEST/FORECAST INCOME-MILLION USD.





The uses of funding



Business Model

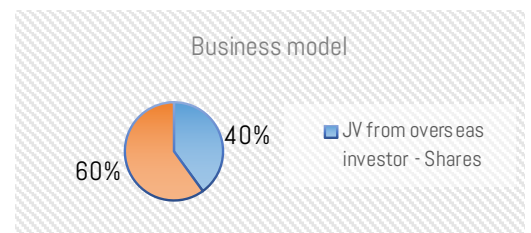
JV from overseas investor - Shares

40%

SC Proud - Founder - Shares

60%

The company paid an interest by ratio of bothside.



SECTION : 3 - TIMELINE

