

Wellness Residential project	Economy class	by Siripunya
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PROFIT AND LOSS STATEMENT

date 15/10/2023

Site Area :	659 Sq wah	2,637 sqm	
FAR:	1 : 2	5,274 sqm	Area Analysis
Building Foot Print area		765 sqm	Price list
Surrounding		1,872 sqm	Cost Contro
Parking		53 cars	
Development period (18 months)	1 1/2	Years	

Costs :				Baht	
A Total Development Costs				203,012,513	58%
A1 Land Acquisition :	659	sq wah x	30,000 Baht/sq wah	19,779,047	6%
A2 Prelims & Consultant Fees				10,008,198	3%
1 Owners Prelim Costs	Approx	2.5% of Acquisition Cost		494,476	
2 Professional Consultant Fees:	Approx	7.8% of Construction Cost		9,513,722	
3 - Architect + Str. Engineer & M&E	3,415,182	3.50%			
4 - Interior Design	975,766	1.00%			
5 - QS/PM	3,415,182	3.50%			
8 - Authorities Consultant	731,825	0.75%			
9 - EIA Consultant	731,825	0.75%			
10 - Landscape	243,942	0.25%			
A3 Construction Cost	5,274	sqm	(Exclude VAT) 19,737 Baht/sqm	104,101,973	35%
			(Include VAT+ Contig) 23,110 Baht/sqm	121,893,655	
a) Site Development Costs :				4,054,705	
1 1.Land Fill :	2,637	sqm x	188 Baht/sqm	494,476	
2 2.Infrastructure improvement costs x% site area :	30%	791 sqm x	4,500 Baht/sqm	3,560,228	
3 3.Project fence	500	m	3,500 Baht/m	1,750,000	
b) Construction Building Costs :				104,101,973	
1.สัญญาจ้างเหมาหลัก ตัวอาคาร	5,274	sqm x	18,500 Baht/sqm	97,576,631	
2.ค่างานLandscape - Surrounding	1,872	sqm x	2,500 Baht/sqm	4,679,297	
3.ค่างานที่จอดรถ	1,538	sqm x	1,200 Baht/sqm	1,846,044	
c) Special System				4,367,800	
1.งานระบบปรับอากาศ-หมุนเวียนอากาศ	184	sqm x	2,000 Baht/sqm	367,800	
2.งานระบบลิฟท์โดยสาร	2	set x	2,000,000 Baht/set	4,000,000	
d) ค่าFurniture-ตกแต่ง (FF&E)					
1.ครุภัณฑ์เฟอร์นิเจอร์ และBuilt-in			Baht/sqm	0	
e) ค่าอุปกรณ์-เครื่องใช้ประกอบอาคาร (OS&E)					
1.เครื่องใช้สำนักงาน			Baht/sqm	0	
2.อุปกรณ์ทางการแพทย์			Baht/sqm	0	
3.อุปกรณ์-เครื่องใช้ พักอาศัย			Baht/sqm	0	
c) VAT	7%			7,287,138	
d) Contingency from Construction cost	2%			2,082,039	
A4 Commission, SBT Tax & Marketing				51,331,614	15%
Development Director		1.25% of Construction Cost		1,523,671	
Commission to Selling Agents		3.00% of Property Sales		10,471,409	
Selling Tax (Business / WH Tax)		5.30% of Property Sales		18,499,489	
Operating Costs/Admin		1.25% of Property Sales		4,363,087	
Marketing Costs		2.00% of Property Sales		6,980,939	
Online & Offline		Lump sum / Include			
Interest Costs for Construction	70%	8.00% of Construction Cost		5,119,533	
(Construction loan 3 years for average 50% of total Construction loan)					
Interest Costs for Land acquire		8.00% of Land Cost		2,373,486	
(Average land loan for 4 years start from buy the land until subdivide to be customer title deeds)					

B Income : Property Sales		Efficiency	68%	349,046,959	
Saleable Area :		Type	Size (Sqm)	Unit	SQM
				AV price	
				(Baht/sqm)	(Baht/unit)
Residential Building		A	32.50	78	2,535.00
		B	34.50	20	690.00
		C	48.00	8	384.00
Total				106	3,609.00
Number of parking lot				44	cars
Car park required ratio				120	Sqm/car

Interest		Apparaisal price	
Land apparaisal price / ราคาประเมินที่ดิน	100.00%	of Selling price	30,000 Baht/sq wah
Construction loan	60.00%	(Construction cost at	104,101,973 Baht)
Total loan			62,461,184
Front End fee		0.50% of Loan	-312,306
Interest Costs for Loan		7.00% of Loan	-3,550,318
Total Interest cost + Front End fee			-3,862,624

Net Profit before Corporate Tax	142,171,822
Ratio of Net Profit before Tax / Total Cost	70.03%
Ratio of Net Profit before Tax / Total Revenue	40.73%

Wellness Residential project	Middle class	by Siripunya
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PROFIT AND LOSS STATEMENT

date 15/10/2023

Site Area :	659 Sq wah	2,637 sqm	
FAR:	1 : 2	5,274 sqm	Area Analysis
Building Foot Print area		765 sqm	Price list
Surrounding		1,872 sqm	Cost Contro
Parking		53 cars	
Development period (18 months)	1 1/2	Years	

Costs :				Baht	
A	Total Development Costs			179,628,138	53%
A1	Land Acquisition :	659 sq wah x	0 Baht/sq wah	0	0%
A2	Prelims & Consultant Fees			9,513,722	3%
1	Owners Prelim Costs	Approx	2.5% of Acquisition Cost	0	
2	Professional Consultant Fees:	Approx	7.8% of Construction Cost	9,513,722	
3	- Architect + Str. Engineer & M&E	3,415,182	3.50%		
4	- Interior Design	975,766	1.00%		
5	- QS/PM	3,415,182	3.50%		
8	- Authorities Consultant	731,825	0.75%		
9	- EIA Consultant	731,825	0.75%		
10	- Landscape	243,942	0.25%		
A3	Construction Cost	5,274 sqm	(Exclude VAT)	19,737 Baht/sqm	104,101,973 36%
			(Include VAT+ Contingency)	23,142 Baht/sqm	122,059,905
	a) Site Development Costs :			4,054,705	
1	1.Land Fill :	2,637 sqm x	188 Baht/sqm	494,476	
2	2.Infrastructure improvement costs x% site area : 30%	791 sqm x	4,500 Baht/sqm	3,560,228	
	3.Project fence	500 m	3,500 Baht/m	1,750,000	
	b) Construction Building Costs :			104,101,973	
	1.สัญญาจ้างเหมาหลัก ตัวอาคาร	5,274 sqm x	18,500 Baht/sqm	97,576,631	
	2.ค่างานLandscape - Surrounding	1,872 sqm x	2,500 Baht/sqm	4,679,297	
	3.ค่างานที่จอดรถ	1,538 sqm x	1,200 Baht/sqm	1,846,044	
	c) Special System			4,534,050	
	1.งานระบบปรับอากาศ-หมุนเวียนอากาศ	267 sqm x	2,000 Baht/sqm	534,050	
	2.งานระบบลิฟท์โดยสาร	2 set x	2,000,000 Baht/set	4,000,000	
	d) ค่าFurniture-ตกแต่ง (FF&E)				
	1.ครุภัณฑ์เฟอร์นิเจอร์ และBuilt-in		Baht/sqm	0	
	e) ค่าอุปกรณ์-เครื่องใช้ประกอบอาคาร (OS&E)				
	1.เครื่องใช้สำนักงาน		Baht/sqm	0	
	2.อุปกรณ์ทางการแพทย์		Baht/sqm	0	
	3.อุปกรณ์-เครื่องใช้ พักอาศัย		Baht/sqm	0	
	c) VAT	7%		7,287,138	
	d) Contingency from Construction cost	2%		2,082,039	
A4	Commission, SBT Tax & Marketing			48,054,512	14%
	Development Director	1.25% of Construction Cost		1,525,749	
	Commission to Selling Agents	3.00% of Property Sales		10,234,350	
	Selling Tax (Business / WH Tax)	5.30% of Property Sales		18,080,685	
	Operating Costs/Admin	1.25% of Property Sales		4,264,313	
	Marketing Costs	2.00% of Property Sales		6,822,900	
	Online & Offline	Lump sum / Include			
	Interest Costs for Construction	70%	8.00% of Construction Cost	5,126,516	
	(Construction loan 3 years for average 50% of total Construction loan)				
	Interest Costs for Land acquire		8.00% of Land Cost	0	
	(Average land loan for 4 years start from buy the land until subdivide to be customer title deeds)				
B	Income : Property Sales	Efficiency 67%		341,145,000	
	Saleable Area :	Type	Size (Sqm)	Unit	SQM
					AV price
					(Baht/sqm) (Baht/unit)
	Residential Building	A	32.50	75	2,437.50
		B	34.50	20	690.00
		C	48.00	8	384.00
	Total			103	3,511.50
	Number of parking lot			44	cars
	Car park required ratio			120	Sqm/car
	Interest				Apparaisal price
	Land apparaisal price / ราคาประเมินที่ดิน	100.00%	of Selling price	0 Baht/sq wah	- 0
	Construction loan	60.00%	(Construction cost at 104,101,973 Baht)		62,461,184
	Total loan				62,461,184
	Front End fee		0.50% of Loan		-312,306
	Interest Costs for Loan		7.00% of Loan		-3,550,318
	Total Interest cost + Front End fee				-3,862,624
	Net Profit before Corporate Tax				157,654,237
	Ratio of Net Profit before Tax / Total Cost				87.77%
	Ratio of Net Profit before Tax / Total Revenue				46.21%

Wellness Residential project	Premium class	by Siripunya
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PROFIT AND LOSS STATEMENT

date 15/10/2023

Site Area :	659 Sq wah	2,637 sqm	
FAR:	1 : 2	5,274 sqm	Area Analysis
Building Foot Print area		765 sqm	Price list
Surrounding		1,872 sqm	Cost Contro
Parking		53 cars	
Development period (18 months)	1 1/2	Years	

Costs :				Baht	
A	Total Development Costs			208,118,699	63%
A1	Land Acquisition :	659 sq wah x	30,000 Baht/sq wah	19,779,047	6%
A2	Prelims & Consultant Fees			10,008,198	3%
1	Owners Prelim Costs	Approx	2.5% of Acquisition Cost	494,476	
2	Professional Consultant Fees:	Approx	7.4% of Construction Cost	9,513,722	
3	- Architect + Str. Engineer & M&E	3,415,182	3.50%		
4	- Interior Design	975,766	1.00%		
5	- QS/PM	3,415,182	3.50%		
8	- Authorities Consultant	731,825	0.75%		
9	- EIA Consultant	731,825	0.75%		
10	- Landscape	243,942	0.25%		
A3	Construction Cost	5,274 sqm	(Exclude VAT) 19,737 Baht/sqm	104,101,973	39%
			(Include VAT+ Contig) 24,459 Baht/sqm	129,008,205	
	a) Site Development Costs :			4,054,705	
1	1.Land Fill :	2,637 sqm x	188 Baht/sqm	494,476	
2	2.Infrastructure improvement costs x% site area : 30%	791 sqm x	4,500 Baht/sqm	3,560,228	
	3.Project fence	500 m	3,500 Baht/m	1,750,000	
	b) Construction Building Costs :			104,101,973	
	1.สัญญาจ้างเหมาหลัก ตัวอาคาร	5,274 sqm x	18,500 Baht/sqm	97,576,631	
	2.ค่างานLandscape - Surrounding	1,872 sqm x	2,500 Baht/sqm	4,679,297	
	3.ค่างานที่จอดรถ	1,538 sqm x	1,200 Baht/sqm	1,846,044	
	c) Special System			11,482,350	
	1.งานระบบปรับอากาศ-หมุนเวียนอากาศ	3,741 sqm x	2,000 Baht/sqm	7,482,350	
	2.งานระบบลิฟท์โดยสาร	2 set x	2,000,000 Baht/set	4,000,000	
	d) ค่าFurniture-ตกแต่ง (FF&E)				
	1.ครุภัณฑ์ลอยตัว และBuilt-in		Baht/sqm	0	
	e) ค่าอุปกรณ์-เครื่องใช้ประกอบอาคาร (OS&E)				
	1.เครื่องใช้สำนักงาน		Baht/sqm	0	
	2.อุปกรณ์ทางการแพทย์		Baht/sqm	0	
	3.อุปกรณ์-เครื่องใช้ พักอาศัย		Baht/sqm	0	
	c) VAT	7%		7,287,138	
	d) Contingency from Construction cost	2%		2,082,039	
A4	Commission, SBT Tax & Marketing			49,323,249	15%
	Development Director	1.25% of Construction Cost		1,612,603	
	Commission to Selling Agents	3.00% of Property Sales		9,849,043	
	Selling Tax (Business / WH Tax)	5.30% of Property Sales		17,399,976	
	Operating Costs/Admin	1.25% of Property Sales		4,103,768	
	Marketing Costs	2.00% of Property Sales		6,566,029	
	Online & Offline	Lump sum / Include			
	Interest Costs for Construction	70%	8.00% of Construction Cost	5,418,345	
	(Construction loan 3 years for average 50% of total Construction loan)				
	Interest Costs for Land acquire		8.00% of Land Cost	2,373,486	
	(Average land loan for 4 years start from buy the land until subdivide to be customer title deeds)				

Income : Property Sales				Efficiency	64%	328,301,442			
Saleable Area :		Type	Size (Sqm)	Unit	SQM	AV price		Total	100%
						(Baht/sqm)	(Baht/unit)	(Baht)	
Residential Building		A	32.50	75	2,437.50	96,715.70	3,143,260	235,744,517	2438
		B	34.50	18	621.00	96,715.70	3,336,692	60,060,449	
		C	48.00	7	336.00	96,715.70	4,642,354	32,496,475	
Total				100	3,394.50	96,715.70	3,283,014	328,301,442	
Number of parking lot				44	cars				
Car park required ratio				120	Sqm/car				

Interest				Appraisal price	
Land appraisal price / ราคาประเมินที่ดิน	100.00%	of Selling price	30,000 Baht/sq wah	30,000	19,779,047
Construction loan	60.00%	(Construction cost at	104,101,973 Baht)		62,461,184
Total loan					62,461,184
Front End fee		0.50%	of Loan		-312,306
Interest Costs for Loan		7.00%	of Loan		-3,550,318
Total Interest cost + Front End fee					-3,862,624

Net Profit before Corporate Tax	116,320,119
Ratio of Net Profit before Tax / Total Cost	55.89%
Ratio of Net Profit before Tax / Total Revenue	35.43%

Profit Analysis

	Description	Class		
		Economy	Middle	Premium
1	Gross Construction Area	5,274	5,274	5,274
2	Land Acquisition	19,779,047	19,779,047	19,779,047
	Site Area	659	659	659
	Baht/sq wah	30,000	30,000	30,000
A	Total Development Costs	203,113,349	202,275,147	200,655,189
A1	Land Acquisition :	19,779,047	19,779,047	19,779,047
A2	Prelims & Consultant Fees	10,008,198	10,008,198	10,008,198
A3	Construction Cost (Include VAT+ Contingency)	121,893,655	122,059,905	122,219,205
A4	Commission, SBT Tax & Marketing	51,432,450	50,427,998	48,648,740
	AV cost (per Saleable area)	56,280	57,604	59,112
B	Income : Property Sales	349,920,000	341,145,000	325,665,000
	Saleable Area :	3,609.00	3,511.50	3,394.50
	Efficiency	68%	67%	64%
	AV price(per Saleable area)	96,957.61	97,150.79	95,939.02
C	Net Profit before Corporate Tax	142,944,027	135,007,229	121,147,187
	Ratio of Net Profit before Tax / Total Cost	70.38%	66.74%	60.38%
	Ratio of Net Profit before Tax / Total Revenue	40.85%	39.57%	37.20%