

(Translation)

No.FN-NWR 033/2561

28 February 2018

Subject : Submission of Financial Statements for the Years ended 31 December 2017

To : President

The Stock Exchange of Thailand

- Enclosure :
1. Financial Statements for the Years ended 31 December 2017
 2. Management Discussion and Analysis

Nawarat Patanakarn Public Company Limited would like to submit Audited Financial Statements for the Years ended 31 December 2017. Please find enclosed the Management Discussion and Analysis

Please be informed accordingly.

Yours sincerely

- Signed -

(Miss.Pakatip Lopandhsri)

Director & Senior Vice President

Nawarat Patanakarn Public Company Limited

(Translation)

NAWARAT PATANAKARN PUBLIC COMPANY LIMITED
SUMMARY OF FINANCIAL POSITION AND PERFORMANCE
FOR THE PERIOD OF ONE YEAR ENDED DECEMBER 31, 2017

1. Operating performance as comparison analysis between those in the year 2017 and 2016 in consolidated financial statement.

Description	2017	2016	Increase (Decrease)	
			Amount	Percentage
1.1 Revenues from construction	Baht 8,356.43 million	Baht 7,919.19 million	Baht 437.24 million	5.52
1.2 Cost of construction	94.29%	92.07%	-	2.41
1.3 Sales and service income	Baht 919.07 million	Baht 392.62 million	Baht 526.45 million	134.09
1.4 Cost of sales and service	85.01%	93.26%	-	(8.85)
1.5 Selling expenses	Baht 103.61 million	Baht 56.97 million	Baht 46.64 million	81.86
1.6 Administrative expenses	Baht 497.34 million	Baht 405.92 million	Baht 91.42 million	22.52
1.7 Finance cost	Baht 224.38 million	Baht 196.43 million	Baht 27.95 million	14.23

2. Operation performance for the year ended December 31,

Item	2017	2016
Profit for the year attributable to equity holders of the Company in the consolidated financial statements	Baht (202.81) million	Baht 52.02 million
Profit (loss) for the year in the separate financial statements	Baht (22.01) million	Baht 118.00 million

3. Management Discussion and Analysis

3.1 Sales and service income in 2017 has increased by Baht 526.45 million or 134.09% compared to 2016. Mana Patanakarn Company Limited, the real estate development company, has completed the construction of condominium “Aspen Condo” phase A and was able to transfer the right of ownership to the purchasers.

3.2 Selling expenses of 2017 has increased by Baht 46.64 million or 81.86% when compared to 2016. Details of selling expenses of 2017 are as follows:

Unit : million Baht

Company's name	Year 2017	Year 2016
Mana Patanakarn Company Limited	89.27	56.97
Advance Prefab Company Limited	13.47	-0-
TasteMaker Company Limited	0.87	-0-
Total	103.61	56.97

In 2017, sales and promotion expenses of Mana Patanakarn Company Limited were higher when compared to 2016 by Baht 9.96 million. The company also had to pay special business tax and local tax, when transferred the right of ownership to the purchasers, more in 2017 by Baht 15.09 million.

In 2017, Advance Prefab Company Limited, the precast concrete products manufacturer, had recognized Baht 10.62 million for transportation expenses and Baht 2.85 million for advertising expenses, while no such expenses in 2016.

3.3 Administrative expenses for the year 2017 increased when compared to 2016 by the amount of Baht 91.42 million or 22.52%. Details of administrative expenses are as follows:

Unit : million Baht

Company's name	Year 2017	Year 2016
Nawarat Patanakarn Public Company Limited	332.98	316.91
Mana Patanakarn Company Limited	49.20	28.50
Advance Prefab Company Limited	69.75	31.17
Utility Business Alliance Company Limited	25.97	26.08
TasteMaker Company Limited	11.76	-0-
Others	7.68	3.26
Total	497.34	405.92

- a. Mana Patanakarn Company Limited has increased expenses in 2017 compared to 2016. Details are:
 1. Public service and common area fees for houses and condominiums for sale has increased by Baht 3.70 million.
 2. Amortization expenses of sale office and the decoration cost has increased by Baht 7.27 million
 3. Salary and wages has increased by Baht 5.08 million.
- b. Advance Prefab Company Limited, the precast concrete products manufacturer, completely established its plant and has started full-scale business. This caused the company have increased administrative expenses in 2017 when compared to 2016 by Baht 38.58 million.
- c. TasteMaker Company Limited, the food business company, was established at the end of 2016 and started the business in 2017.

3.4 Myanmar NWR Company Limited had amortized preliminary expenses from 2011 - 2015 amounting to Baht 48.39 million. This transaction was shown as "Loss on write-off assets" in the Statement of comprehensive income.

3.5 On August 21, 2015, the Company issued and offered 1,500,000 units of 3-year debentures with a par value of Baht 1,000 each, totaling Baht 1,500 million. The debentures will be mature on August 21, 2018. The coupon rate is 4.5% per annum. The objectives of issuing the debentures are a) investment in the new projects, b) repayment of debts, and c) working capital. (NWR188A) Interest expense of debentures NWR188A for the year 2017 was Baht 67.5 million.

On August 28, 2017, the debentures issued on August 28, 2014 at the amount of Baht1,500 million (NWR178A) were mature. On the same day, the Company issued and offered 2,000,000 units of 3-year debentures with a par value of Baht 1,000 each, totaling Baht 2,000 million. The debentures will be mature on August 28, 2020. The coupon rate is 4.5% per annum. The objectives of issuing the debentures are a) investment in the new projects, b) repayment of debts, and c) working capital. The Company can sell debentures of Baht 1,720.1 million. (NWR208A) Interest expenses for both NWR178A and NWR208A for the year 2017 were Baht 80.74 million.

3.6 On March 28, the Central Bankruptcy Court ordered Saraburi Coal Company Limited ("Saraburi") into final receivership. The Company and Saraburi are the parties to a joint venture agreement, NWR-SBCC Joint Venture, to carry out a soil and coal extraction and transportation work project at Mae Moh mine, Lam Pang of the Electricity Generating Authority of Thailand ("EGAT"), with both venture partners having a 50% interest. As a result of the final receivership order issued by the Court, Saraburi is considered to be in breached of the joint venture agreement and the Company has therefore exercised its right under the agreement to notify the termination of Saraburi's responsibilities in the NWR-SBCC Joint Venture.

On May 8, 2017, the Company issued a letter notifying the termination of Saraburi's responsibilities in the joint venture. As a result, the contractual roles, rights and responsibilities of Saraburi under the NWR-SBCC Joint Venture agreement are terminated, with the Company assuming the rights and responsibilities of control and operation in accordance with the contract until the service is completed, for which the scheduled date is in March 2018. The outcome of the lawsuit involving Saraburi and the exercise of this right have impact neither on the Company's proportionate interest in NWR-SBCC Joint Venture nor the operation of this project with EGAT.