

(Translation)

NAWARAT PATANAKARN PUBLIC COMPANY LIMITED
SUMMARY OF FINANCIAL POSITION AND PERFORMANCE
FOR THE PERIOD OF THREE MONTHS ENDED SEPTEMBER 30, 2018

1. Analysis of operation results for the third quarter of 2018 in comparison with those for the same quarter of 2017
(from the consolidated financial statements)

Items	Third quarter of 2018	Third quarter of 2017	Increased (Decreased)	
			Amount	%
1.1 Revenues from construction	Baht 2,400.67 million	Baht 2,327.23 million	Baht 73.44 million	3.16
1.2 Cost of construction	94.50 %	96.04 %	-	(1.60)
1.3 Sales and service income				
- Property development	Baht 105.31 million	Baht 193.85 million	Baht (88.74) million	(45.67)
- Concrete products and others	Baht 121.40 million	Baht 81.17 million	Baht 40.23 million	49.56
1.4 Cost of sales and service				
- Property development	77.03 %	76.30 %	-	0.95
- Concrete products and others	97.79 %	109.31 %	-	(10.54)
1.5 Selling expenses	Baht 29.83 million	Baht 25.62 million	Baht 4.21 million	16.43
1.6 Administrative expenses	Baht 133.79 million	Baht 121.12 million	Baht 12.67 million	10.46
1.7 Finance cost	Baht 51.46 million	Baht 60.01 million	Baht (8.55) million	(14.25)

2. The operation results (from the consolidated financial statements) ended September 30

Item	Third quarter of 2018	Third quarter of 2017
Profit (Loss) for three months attributable to equity holders of the Company (from the consolidated financial statements)	Baht 313.38 million	Baht (74.59) million
Profit (loss) for three months (from the separate financial statements)	Baht 342.26 million	Baht (58.18) million

3. Management Discussion and Analysis

3.1 Sales and service income from Property development for the third quarter of 2018 has decreased by Baht 88.54 million or 45.67% when compared to the same quarter of 2017 due to the fact that Mana Patanakarn Co.,Ltd., the Company's subsidiary company which do real estate development business, has transferred the ownership of houses and condominium rooms less to the purchasers.

3.2 Sales and service income from Concrete products and others for the third quarter of 2018 has increased by Baht 40.23 million or 49.56% when compared to the same quarter of 2017 from concrete product business and food business.

3.3 During the third quarter of 2018, the Company received the payment from trade receivables at the amount of Baht 270.48 million, which the Company had already recognized doubtful debt for this amount in full.

3.4 Details of Share of profit (loss) from investments in associates and joint ventures are as follows:

Name	Shareholding percentage	Share of profit (loss) for Q3-2018	Share of profit (loss) for Q3-2017
VSPN Property Company Limited	25 %	Baht 1.02 million	Baht (0.31) million
C.I.N.Estate Company Limited	40 %	Baht (4.19) million	Baht 3.49 million
NWR-SBCC Joint Venture	50 %	Baht 57.60 million	Baht (30.16) million
Total		Baht 54.43 million	Baht (26.98) million

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. Interest expense of debentures for the third quarter of 2018 was Baht 9.43 million. The Company repaid such debentures in August 2018

On August 28, 2017, 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. Interest expenses of debentures for the third quarter of 2018 were Baht 19.51 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. Consequently, on January 2018, the Court has ordered Saraburi to go bankrupt.

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 April 23, 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.

At present, the Project has already been completed and is on the process of selling all equipment and machinery.

4. Trade accounts receivable – related parties, long past due

Unit : million Baht

Transactions Company	Balance as of 30-06-2018	Balance as of 30-09-2018	Allowance of doubtful accounts	source of Transaction	Action to be taken
<p><u>New Decade Co.,Ltd.</u></p> <p>Mrs.Sutasanee Karnasuta is the authorized director of New Decade Co., Ltd..</p> <p>Mrs.Sutheera Phuttharee is the authorized director and shareholder of New Decade Co.,Ltd..</p> <p>Both are the younger sisters of Mr.Polpat Karnasuta who holds the position of Chief Executive Officer of the Company.</p>	90.84	91.57	(89.78)	The transactions between New Decade Co., Ltd. and the Company are machine and equipment rental, purchase of construction material and construction work for Highway No.7 Chonburi – Pattaya, and also survey of route at Kanchanaburi.	The Company orders this company to repay the debts by installments according to its business's net cash flow.
<p><u>Ruean Rapee Co.,Ltd.</u></p> <p>Mrs.Sutasanee Karnasuta and Mrs.Sutheera Phuttharee are the authorized directors and shareholders of Ruean Rapee Co.,Ltd..</p> <p>Both are the younger sisters of Mr.Polpat Karnasuta who holds the position of Chief Executive Officer of the Company.</p>	40.99	40.99	(40.99)	Construction of Baan Baranee, this company's real estate project.	The Company orders this company to repay the debts by installments according to its business's net cash flow.
<p><u>East Bangkok Assets Co.,Ltd.</u></p> <p>Mrs.Sutasanee Karnasuta and Mrs.Sutheera Phuttharee are the authorized directors and shareholders of East Bangkok Assets Co.,Ltd..</p> <p>Both are the younger sisters of Mr.Polpat Karnasuta who holds the position of Chief Executive Officer of the Company.</p>	25.90	25.77	(25.77)	Construction of houses and public utilities system for this company's real estate project.	The Company orders this company to repay the debts by installments according to its business's net cash flow.