

Thai Economy

According to the Office of the National Economic and Social Development Board (NESDB), the Thai economic growth rate in 2021 was revised down from an expansion of 2.5-3.5% to 1.5-2.5%, indicating a slow recovery. This growth was still supported by (1) the recovery of global economy and trade volumes, (2) the government expenditure, and (3) an unusually low growth base in 2020, which is the first year affected by the COVID-19 outbreak.

During the first 6 months of 2021, the overall economy was impacted by resurgence of the second and third wave of COVID-19 pandemic. With the rapid spread of the third wave, many more people were infected. As a result, the Consumer Confidence Index* dropped to 42.7% from 46.3% in late 2020.

Tourism Industry

Since early April 2021, the government's measures such as allowing inter-provincial travel during the Songkran Festival, prohibiting crowd activities, and promoting "We Travel Together" campaign, which was valid until the end of April 2021, boosted the tourism industry as evidenced by the growth of accommodation and tourism bookings in various locations. According to the Economics Tourism and Sports Division, the overall occupancy rate in April 2021 was 14.63%, higher than the same month last year which had an occupancy rate of 2.23%. However, after inter-provincial travel during the festival, the number of COVID-19 cases continued to increase. This put high pressure on and resulted to a decrease of tourists in the remainder of 2Q/2021.

In 2Q/2021, the Thai Government planned to distribute vaccines against COVID-19 nationwide to cover 70% of population, or approximately 50 million people (100 million doses) by the end of 2021, so that economic backbone and business will return to normal as soon as possible and it can prepare to open the country to welcome tourists by year end. As of 30 June 2021, the total number of people who has been vaccinated was 9.9 million people accounted for 9.93% of the target.

* Information from Division of Trade information and Economic Indices, Trade Policy and Strategy Office, Ministry of Commerce

Retail and Commercial Industries

Following the third wave of COVID-19 during 2Q/2021, Retail Business was to some extent able to operate. However, Retail Business was affected by the declining number of customers due to the heightened infections of COVID-19 cases that caused people to avoid crowded places, including shopping centers, and by the implementation of social distancing measures by limiting the number of customers and operating hours.

As for Commercial Business, the COVID-19 outbreak had a slight impact on Commercial Business in Bangkok through a slowdown in the visiting number of tenant prospects. However, the occupancy rate of Grade A offices slightly decreased but still remained at a high level and had the potential to recover after the COVID-19 situation was under control.

The Overview of Asset World Corporation (“AWC” or “the Company”)

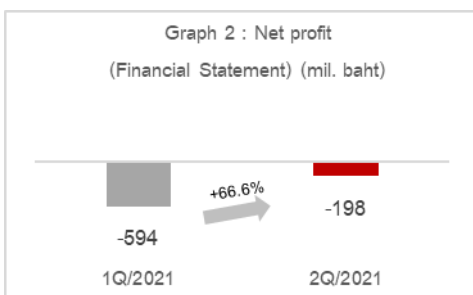
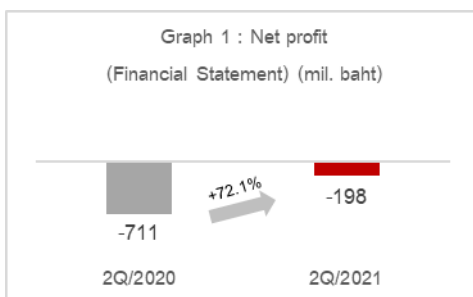
The Company has believed in the potential of Thailand's tourism and real estate industries. Through the confidence in long term value, the Company changed the accounting policy for the measurement of investment properties by using a fair value method in order to realize and reflect its intrinsic investment value. The financial results of 2Q/2021 and 1H/2021 which have been stated in the Financial Statement included gains on investment properties are referred to as “Financial Statement” while the ones excluding gains on investment properties are referred to as “Operating Performance”.

The net profit according to the Financial Statement in 2Q/2021 was at -198 million baht, increasing by 72.1% YoY as the occupancy rate of Hospitality Business improved by 10.2% from Q2 last year and the Company recorded gains on investment properties. The net profit in 2Q/2021 increased by 66.6% QoQ.

In 1H/2021, the net profit as stated in the Financial Statement was -792 million baht, decreasing by 77.7% YoY due to the COVID-19 resurgences which have impact to the Company's performance particularly in the Hospitality Business.

Strong Business Structure and Efficient Management Strategy

The Company has taken advantage of its diversified investment strategy and a balanced and diversified portfolio. This has been shown by current situation that the



Retail and Commercial Business can keep on generating stable and consistent cash flow. In addition, the Company incessantly developed asset standards to keep them at a new benchmark level.

The Company continued to improve cost efficiency by categorizing expenses into fixed costs and variable costs. The Company has reviewed all the prior cost categories of each business unit to identify the efficient method to make optimum reduction. The Company would set the impactful target to control future cost levels and maximize efficiency.

In addition, the Company has operated based on a corporate transformation plan, which is one of the key operational strategies that the Company has implemented to cope with the economic uncertainty like the COVID-19 situation. All departments have worked to reduce expenses. All of which would benefit the Company's long-term performance.

Investment and Financial Strategy with Strong Financial Structure

The Company has established "Investment and Financial Strategy" to support the Company's long-term growth and strengthen the Company's Financial Structure. The key policies can be elaborated as follows:

Sufficient liquidity: The Company has the available committed credit facility lines * equivalent to 7.8 times and the total available credit facilities lines equivalent to 9.6 times of the outstanding investment budget in 2021. The Company will have sufficient liquidity to manage changing market conditions and support its long-term growth.

Investment discipline: The Company has well-defined investment disciplines. The project in which the Company intended to invest must meet the Company's investment disciplines to create long-term value and achieve growth target.

Flexible right to manage growth: The Company has the flexibility to invest under the Grant of Right Agreement (ROFR), which allowed the Company to effectively manage its investments following its cash flow and annual investment policy as well as increase the opportunity to invest in various projects by prioritizing the assets investment. The Company would consider acquiring assets that could generate cash flow first and

* Only the without withholding tax credit line.

recognize EBITDA quickly. Additionally, in case of economic uncertainty, the Company can consider to slow down the investment.

Wealth Preservation: The Company has a policy of "Wealth Preservation" by focusing on the selection of proprietary "Freehold Assets", which shall be quality assets, have value appreciation, and be easily liquidated. This will allow flexibility and create competitive edge toward the assets development which will ultimately create long-term growth with finest investment return.*

Continue to raise the benchmark with high-quality and distinguished standard of assets to create long-term value and prevent economic uncertainties and business cycles

The Company has been committing to lift the new benchmark by considering and developing business models to create holistic value that would make it more competitive and ready to leapfrog when the situation returns to normal. The Company has developed business partnerships with global partners under business management agreements. In the previous quarter, the Company signed contracts with world-class hotel partners InterContinental Hotels Group (IHG) and Nobu Hospitality and created fashion couture alliances by working with leading brands such as Christian Dior, Bangkok design week to organize niche marketing activities to attract customers and develop outstanding leadership in business. With the strategies, the Company's overall RGI in 2Q/2021 stood at 125.3, higher than the market average of the comparable peers. Some of the exceptional examples included 1) Le Meridien Bangkok (RGI at 322.4), 2) Le Meridien Chiangmai (RGI at 249.6), 3) Banyan Tree Krabi (RGI at 217.3), and 4) Bangkok Marriott Hotel The Surawongse (RGI at 216.3).

The consumers' behaviors have been shifting particularly following COVID-19 outbreak. The Company has integrated different businesses to respond to adapting trends that meet both work and personal life. Co-working space in hotels, workplaces and retail spaces could not be clearly separated. As such, the AWC Infinite Lifestyle Program has been introduced. The examples of such Program are expanding restaurants in the building or other tourist spots, connecting hotels and shopping

* The return is measured based on the fair value to realize the intrinsic value and cash convertibility in the forms of sub-lease or resales of the investment properties.

centers, developing retail office spaces. Moreover, AWC Connex Application, a central payment platform, has been developed to create comfortable lifestyle, and deliver experiences and awareness of AWC both offline and online (OMNI Channels).

Readiness to Deal with the COVID-19 Situation and Events

The Company had prepared to manage the consequences of the COVID-19 pandemic by developing strategies and actions as follows:

- Adopted the approaches to manage the pandemic of the Company's partners who operated global hotel chains. Such approaches have been applied to the Company's measures to create comfortable and safe stay experience for its hotels' customers.
- Inspected, controlled and monitored construction at all construction sites by defining strict guidelines which excel international standards. This allowed the Company to proactively control the COVID-19 infections within its construction sites.
- The Company had been successful in managing COVID-19 in its office buildings, such as the Empire Tower, a large commercial building staffed by tenants working at the building for more than 10,000 people. Effective screening, distancing and cleaning measures allowed the Company to control the rate of COVID-19 infections inside the building to be lower than 0.4%.
- Analyzed the level of risk and potential impact in different scenarios, taking into account all relevant stakeholders such as customers, tenants, contractors, business partners, including employees and developed strategies for dealing with COVID-19 and supporting all relevant stakeholders to overcome the crisis.

In addition to the measures to deal with the COVID-19 situation, the Company had also implemented the Business Continuity Management System (BCMS) as a framework for its operations to continue their services and immediately respond once the interruptions occurred. The following important operational measures had been established:

- Incident and crisis management systems were integrated with business continuity management plans. The Company has improved the efficiency of internal operations to be ready for changes and crisis by creating an internal coordination

mechanism, allowing the head of each department to direct and collaborate with all relevant parties to manage incidents quickly and with maximum efficiency.

- Established a Skeleton Team and divided the employees who needed to work at the Company's property into Team A and Team B so that they can support each other as the back-up.
- Checked and prepared equipment and necessary tools in operation, including the setting up of backup work sites, to be certain that they would be available at all times in order to deal with incidents in a timely manner.
- The Company established and implemented the "Work from Anywhere" policy before COVID-19 crisis. The potential of information systems and each Company's property were utilized to deliver the best benefits for partners, staffs and the Company.

Despite being impacted by the third wave of the COVID-19 outbreak in 2Q/2021, the Company's overall Operating Performance was still better than the bottom in 2Q/2021 where the COVID-19 pandemic was aggravated and lock-down measures were imposed. However, since the last wave 3 of lockdown, the Company has been prudent in dealing with the prolonged and unpredictable situations.

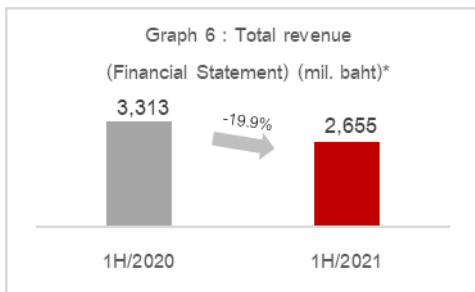
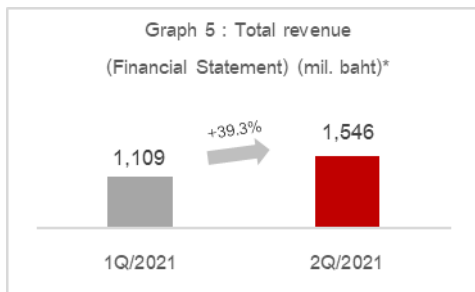
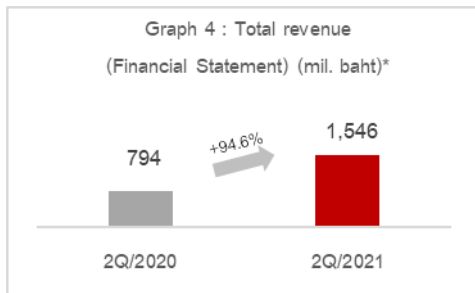
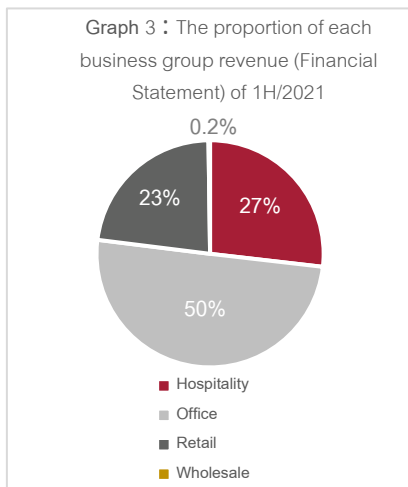
SUMMARY OF OPERATING RESULTS

Total Revenue*

The Company's total revenue as stated in the 2Q/2021 Financial Statement was 1,546 million baht, increasing by 94.6% YoY, and increasing by 39.3% QoQ due to the improved occupancy rate of Hospitality Business an increase in gains on investment properties in this quarter.

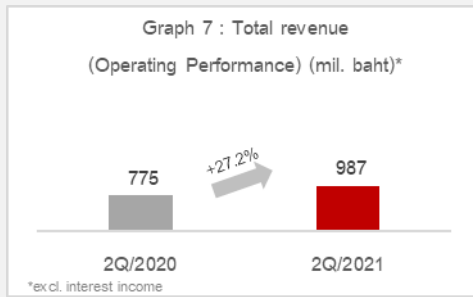
The total revenue as stated in the 1H/2021 Financial Statement was 2,655 million baht, decreasing by 19.9% YoY as the Company was affected by the second and third waves of the COVID-19 pandemic. The Hospitality Business was directly affected by international travel restrictions.

Despite the COVID-19 pandemic, the Commercial Business continued to have strong performance. This showed the strength of diversifying quality assets portfolio to reduce the fluctuations in the revenue level.



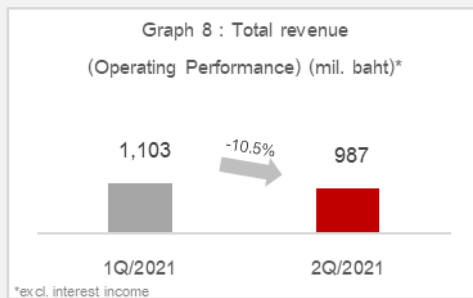
* The revenue does not include interest incomes

Additional Information (Operating Performance)



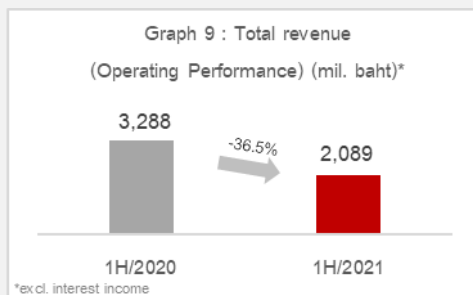
The total revenue from Operating Performance in 2Q/2021 totaled 987 million baht, increasing by 27.2% YoY as the government allowed inter-provincial travel during Songkran Festival. This resulted to a boost in revenue for the Company throughout the festival comparing to 2Q/2020 whereby the government imposed a lockdown and inter-provincial travel was not allowed.

Additional Information (Operating Performance)



The total revenue from Operating Performance in 2Q/2021 decreased by 10.5% QoQ due to the impact of the third wave of the COVID-19 pandemic.

Additional Information (Operating Performance)



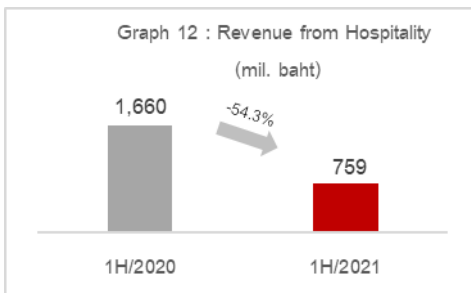
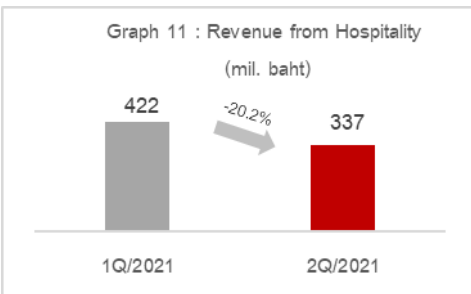
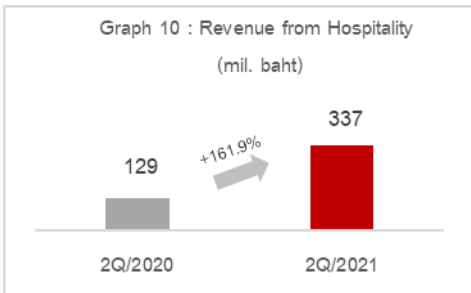
The total revenue from Operating Performance in 1H/2021 was 2,089 million baht, a decrease of 36.5% YoY.

The revenue from each business group is detailed as follows:

Hospitality*

The revenue from the Hospitality Business was 337 million baht in 2Q/2021, up 161.9% YoY as the government allowed inter-provincial travel during the Songkran Festival this year. This resulted to a boost in revenue for the Company throughout the festival in comparison to 2Q/2020, when the government imposed a lockdown, preventing people from traveling across the province. The revenue from the Hospitality Business fell 20.2% QoQ, owing primarily to the impact of the third wave of the COVID-19 pandemic, which had been ongoing since April, with continued increase of the number of infected people.

In 1H/2021, the revenue from the Hospitality Business was 759 million baht, down 54.3% YoY. The main reason was due to the restriction of international travel caused by the COVID-19 pandemic.



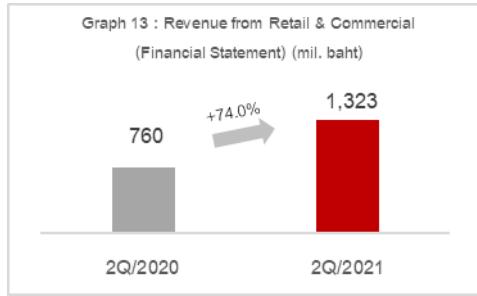
* The performance in Financial Statement of the Hospitality Business was equal to the Operating Performance. This amount is the revenue before excluding related transaction between business groups.

Table1: Revenue of the Hospitality and related services *

Categories	1H/2021 (THB m)	6M-YoY	2Q/2021 (THB m)	Q1-QoQ	Q2-YoY	Explanation
MICE (48%;44%)**	356	-59.2%	129	-43.1%	100.7%	In comparison to the performance of competitors in the same group, the hotels had an above-average RGI, especially, Bangkok Marriott Hotel the Surawongse at 216.3, and the Athenee Hotel Bangkok, A Luxury Collection Hotel, at 160.2. As the third wave of the COVID-19 pandemic directly affected the Hospitality Business, the revenue declined by 43.1% QoQ. However, compared to 2Q/2020, the revenue increased by 100.7%.
Bangkok City (14%;15%)**	106	-49.1%	49	-15.1%	1,310.5%	When considering the RGI index, the Bangkok City group had a high average of 121.0, especially for the hotels which had joined the ASQ since the end of August 2020, being Le Meridien Bangkok at 322.4. As the third wave of the COVID-19 pandemic directly affected the Hospitality Business, the revenue declined compared to the previous quarter. However, compared to 2Q/2020, the revenue increased by 1,310.5%.
Luxury Resort (12%;15%)**	85	-46.0%	39	-15.2%	776.0%	The Luxury Resort group had the RGI index of 144.9, especially for the Banyan Tree Krabi which had been in operation since the end of October 2020 with the RGI index at 217.3. As the third wave of the COVID-19 pandemic directly affected the Hospitality Business, the revenue declined compared to the previous quarter. However, compared to 2Q/2020, the revenue increased by 776.0%.
Non- Bangkok City (26%;26%)**	190	-55.9%	81	-26.0%	27.1%	Non-Bangkok City Hotel group had an average RGI at 150.9 which was higher than the competitor hotels in the same group. As such, Le Meridien Chiang Mai and Hua Hin Marriott Resort and Spa had a RGI of 249.6 and 147.5, respectively. Due to the third wave of the COVID-19 pandemic, the Hospitality Business was directly affected. However, compared to 2Q/2020, revenue increased by 27.1%.
Total	738	-55.8%	298	-32.3%	119.2%	

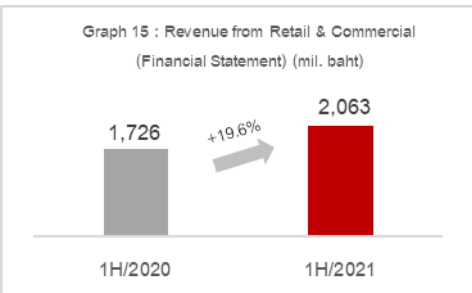
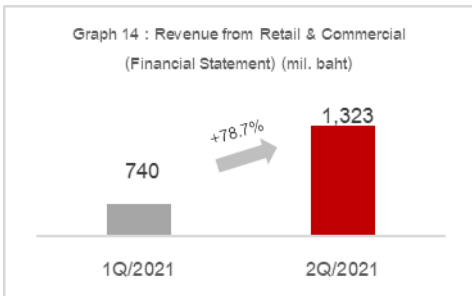
* Each business unit was referred to only the operating assets of the Company. Revenue before elimination of related party transactions, was excluded management fees, interest income and gains on investment properties.

** Revenue proportion of operating assets of the Hospitality and related services; asset value proportion of operating assets of the Hospitality and related services group.

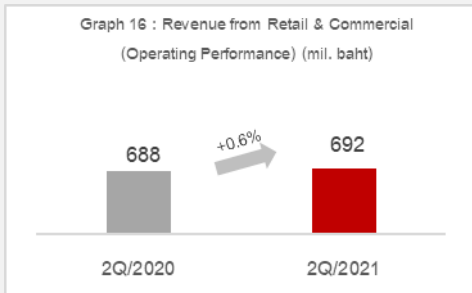


Retail & Commercial* consisting of Retail and Commercial Business: In 2Q/2021, the revenue of Retail and Commercial Business as shown in the Financial Statement was 1,323 million baht, up 74.0% YoY and up 78.7% QoQ due to the consistent occupancy rate of Office Building Business which is relatively high and an increase in gains on investment properties.

In 1H/2021, the revenue of Retail and Commercial Business was 2,063 million baht, an increase of 19.6% YoY.

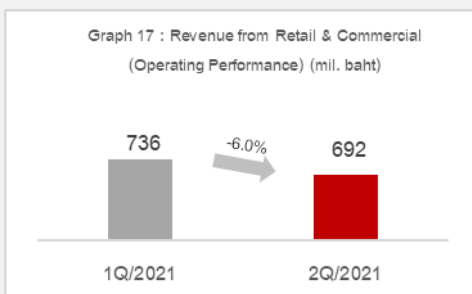


Additional Information (Operating Performance)



For 2Q/2021, the revenue from Operating Performance of Retail and Commercial Business was 692 million baht, a slight increase of 0.6% YoY.

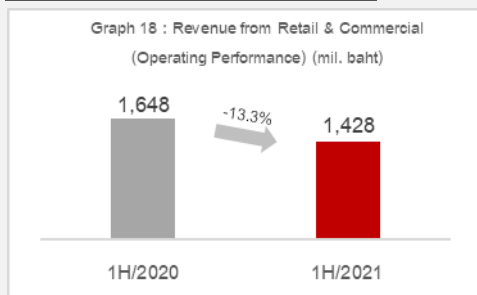
Additional Information (Operating Performance)



the revenue from Operating Performance of Retail and Commercial Business was a 6.0% decrease QoQ due to a rental discount given to tenants.

* This amount is the revenue before excluding related transaction between business groups.

Additional Information (Operating Performance)



In 1H/2021, the revenue from Operating Performance of Retail and Commercial Business was 1,428 million baht, decreased by 13.3% YoY. This was mainly due to the impact of the second and third waves of the COVID-19 pandemic as the Company continued to give a rental discount to impacted tenants to help them to overcome the crisis alongside the Company.

Table2: Revenue of the Retail and Commercial *

Categories	1H/2021 (THB m)	6M-YoY	2Q/2021 (THB m)	Q1-QoQ	Q2-YoY	Explanation
Community Shopping Malls (16%;27%)**	225	-7.9%	110	-4.8%	44.6%	The revenue of this group in 2Q/2021 decreased from the previous quarter due to the impact of the third wave of the COVID-19 as the Company had to waive/give rental discount to help the tenants to get through the crisis. However, the revenue increased by 44.6% YoY.
Tourist Lifestyle Destination (4%;9%)**	51	-61.8%	23	-20.7%	17.3%	The revenue of Tourist Lifestyle Destination group in 2Q/2021 decreased from the previous quarter as the Company had to give a rental discount to the tenants due to the impact of COVID-19 crisis, causing a decrease in international tourists. However, compared to 2Q/2021, the revenue increased by 17.3% as the Retail group adjusted its strategies in a timely manner in response to the third wave of COVID-19 situation.
Community Market (6%;14%)**	87	-4.9%	40	-15.5%	60.6%	The revenue of this group in 2Q/2021 decreased from the previous quarter due to the impact of the COVID-19 as the Company had to waive/give rental discount to help the tenants to get through the crisis. However, the revenue increased by 60.6% YoY.
Commercial Building (74%;50%)**	1,064	-9.5%	519	-4.8%	-8.3%	The revenue of the Commercial Building declined in 2Q/2021 compared to the previous year. Nevertheless, the Commercial Building group was able to maintain consistent cash flow with insignificant impact from COVID-19.
Total	1,427	-13.3%	691	-6.1%	0.8%	

* Each business unit was referred to only the operating assets of the Company. Revenue before elimination of related party transactions, was excluded management fees, interest income and gains on investment properties.

** Revenue proportion of operating assets of the Retail and Commercial; asset value proportion of operating assets of the Retail and Commercial group.

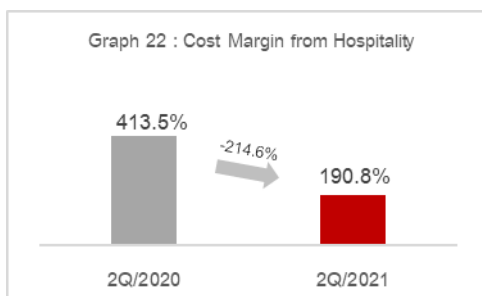
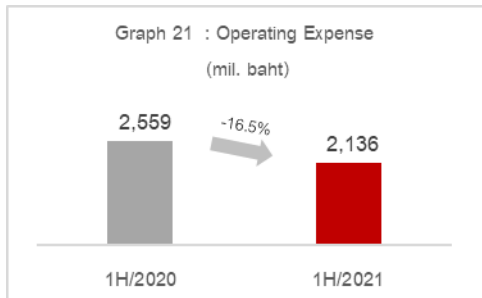
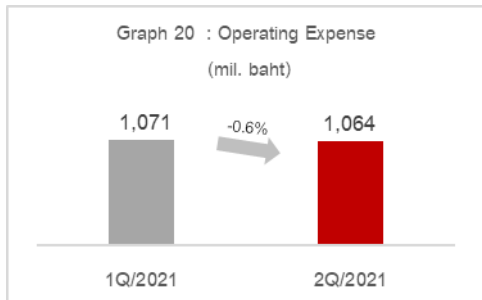
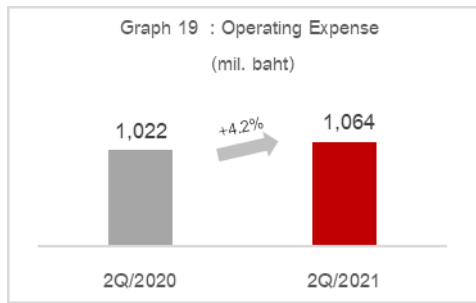
Operating Expense *

The Company has restructured the organizational structure as well as performed the Cost Control and Efficiency Initiatives for effective expenditure management. In 2Q/2021, the operating expenses was 1,064 million baht, an increase of 4.2% YoY. This amount was in line with increasing revenue from the Hospitality Business YoY. Operating expenses were in line with the previous quarter due to the continual effective cost control.

In 1H/2021, the operating expenses was 2,136 million baht, a decrease of 16.5% YoY. The details of a decrease in fixed and variable costs as shown in graphs 23-24 and 26-27, illustrated the progress of the organizational restructuring process which boosted management efficiency according to its plan. However, such Cost Control and Efficiency Initiatives shall not affect the future operational capability but shall support long-term expenditure management in an effective manner.

Hospitality **

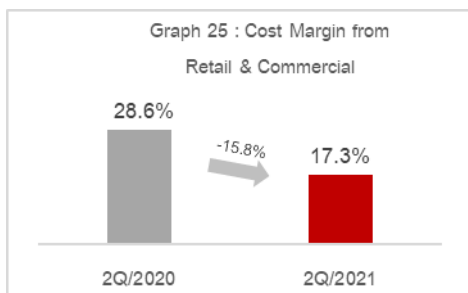
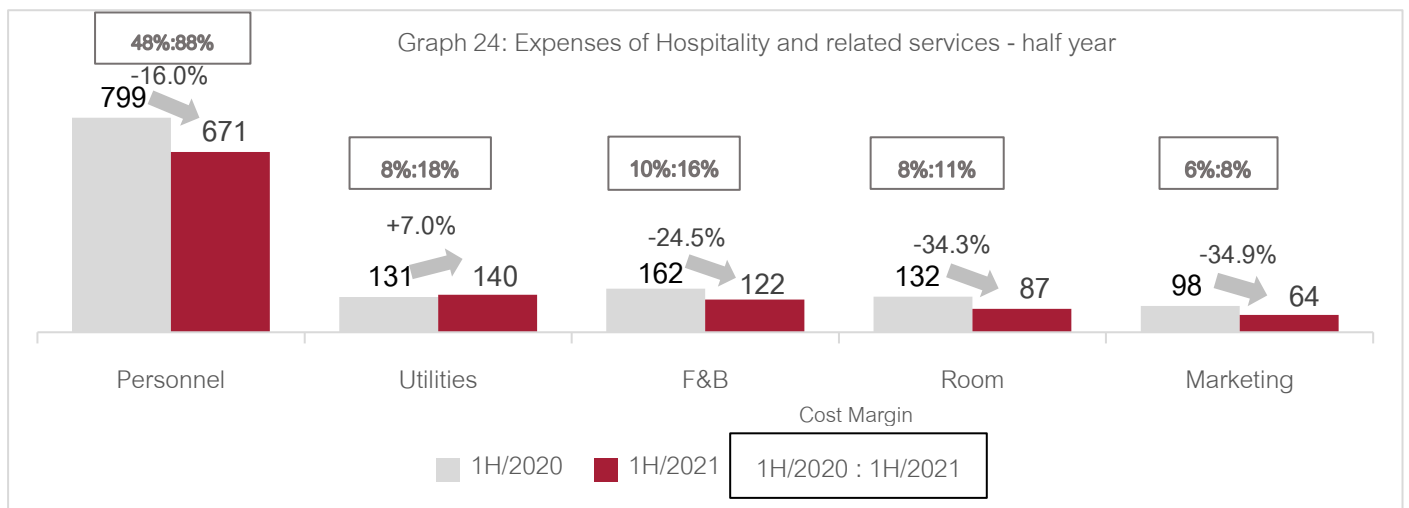
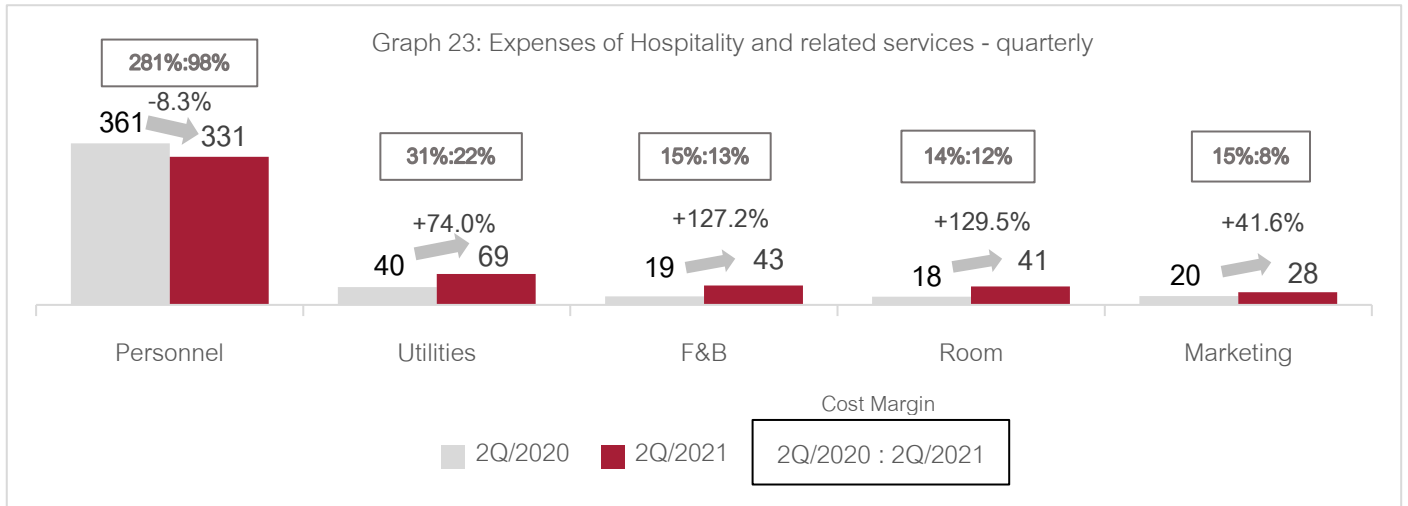
The operating expenses of the Hospitality Business in 2Q/2021 were 642 million baht, an increase of 20.8% YoY. This amount was in line with the revenue growth of the Hospitality Business as the government allowed inter-provincial travel during the 2021 Songkran Festival. This resulted in a boost in revenue for the Company throughout the festival in comparison to 2Q/2020, when the government imposed a lockdown, preventing people from traveling across the provinces. In addition, the cost margin improved from 414% in 2Q/2020 to 191% in 2Q/2021, which improved by 215%. Compared to the previous quarter (QoQ), operating expenses dropped by 3.1% as a result of the continual effective cost control.



* Operating expenses from performance as stated in Financial Statement was equal to the Operating Performance.

** The performance of the Hospitality Business in the Financial Statement was equal to the Operating Performance. The operating expenses of the business group was the operating expenses before excluding related transactions between business groups.

In 1H/2021, the operating expenses of the Hospitality Business were 1,305 million baht, down 19.8% YoY due to the continual effective cost control.



Retail & Commercial* The operating expenses as stated in Financial Statement were 229 million baht in 2Q/2021, up 5.3% YoY. This amount was in line with the revenue growth of the Retail and Commercial Business. Operating expenses increased by 7.8% QoQ.

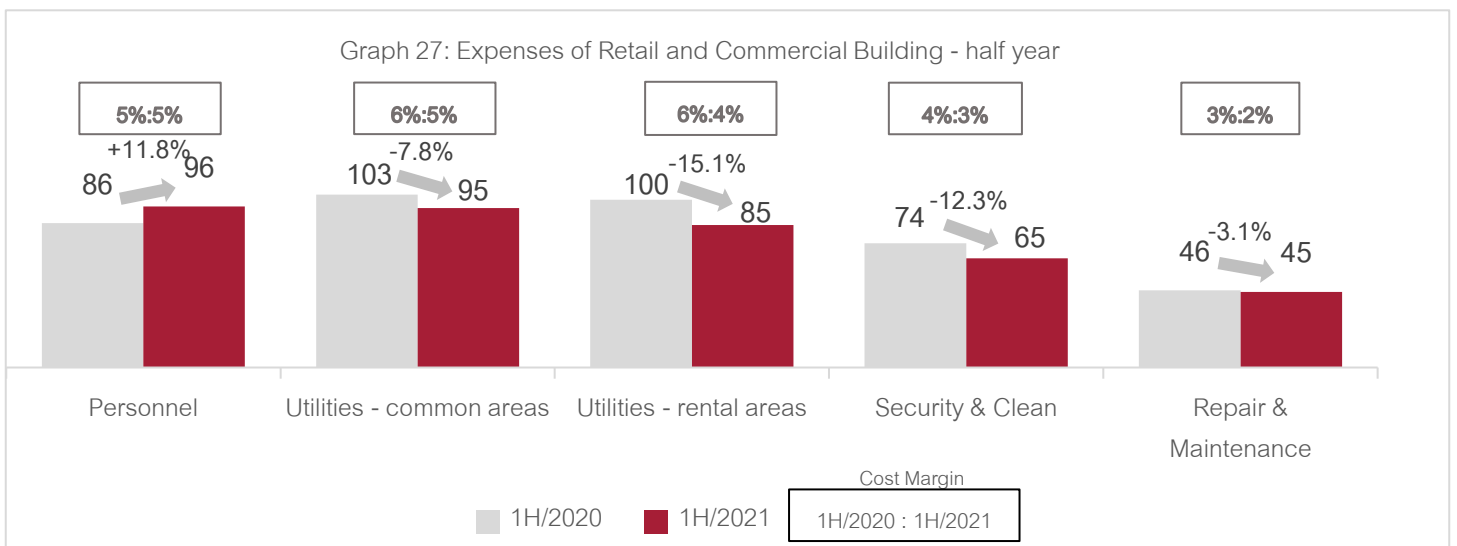
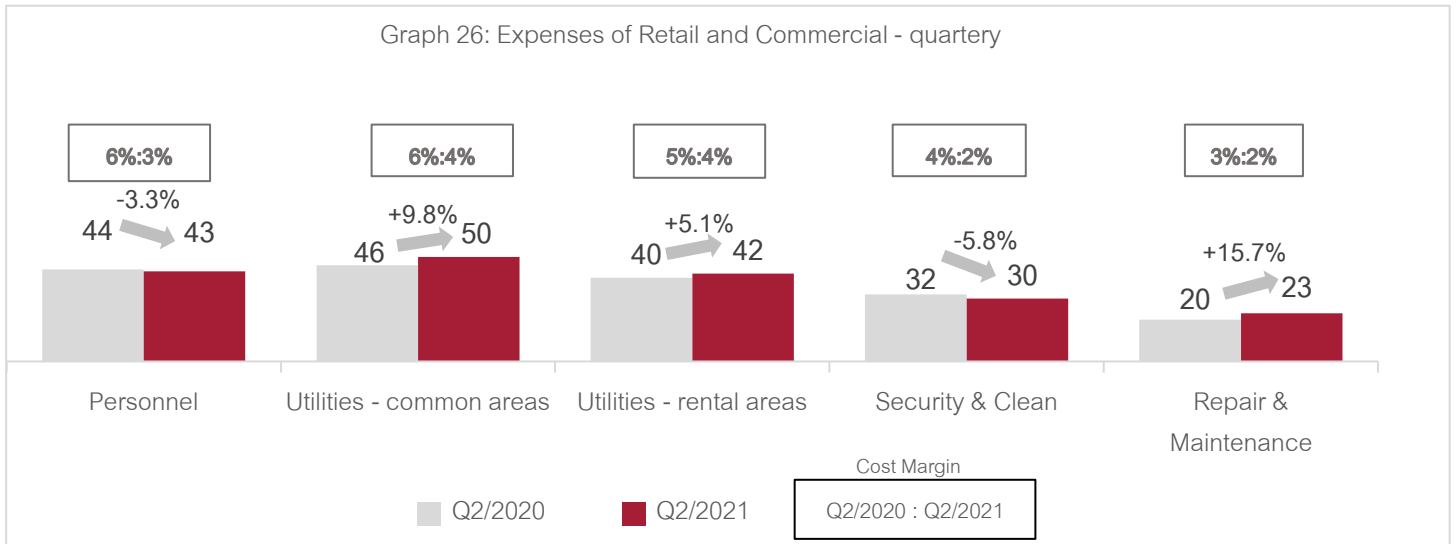
For 1H/2021, the operating expenses as stated in the Financial Statement was 441 million baht, decreasing by 12.9% YoY.

The operating expenses from Operating Performance in 2Q/2021 stood at 204 million baht, decreasing by 6.1% YoY. In addition, cost margin improved from 29% in

* The operating expenses of the business group was the operating expenses before excluding related transactions between business groups.

2Q/2020 to 17% in 2Q/2021, which improved by 16%. The operating expenses decreased by 3.9% QoQ.

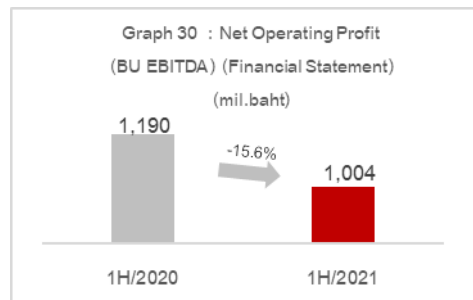
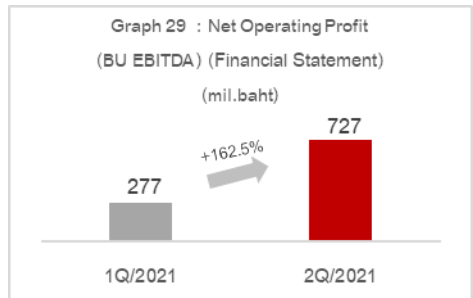
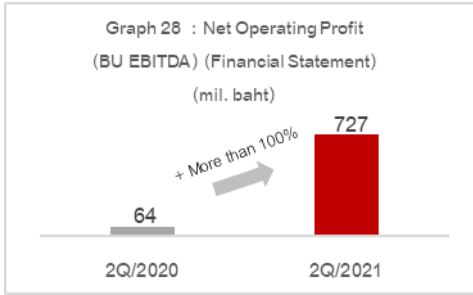
In 1H/2021, the operating expenses from Operating Performance was 416 million baht, decreasing by 17.8% YoY.



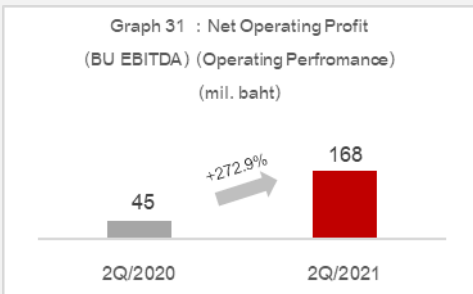
Net Operating Profit (BU EBITDA)*

The Net Operating Profit of business group (BU EBITDA) in 2Q/2021 was at 727 million baht, increasing more than 100% YoY as shown in the Financial Statement due to the improved occupancy rate of Hospitality Business and relatively consistent occupancy rate of Office Building Business and the gains on investment properties. On the QoQ basis, the Net Operating Profit of business group (BU EBITDA) in 2Q/2021 increased by 162.5%.

For 1H/2021, the Net Operating Profit of business group (BU EBITDA) according to the Financial Statement was 1,004 million baht, a decrease of 15.6% YoY.

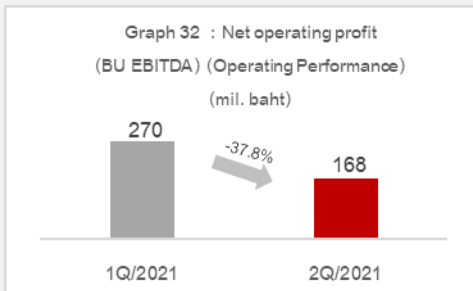


Additional Information (Operating Performance)



In 2Q/2021, the Net Operating Profit of the business group (BU EBITDA) from Operating Performance was 168 million baht, increasing by 272.9% QoQ. This was an improvement in Net Operating Profit from the Hospitality Business during the Songkran Festival, demonstrating the capability to recover well from the lowest point of COVID-19 situation.

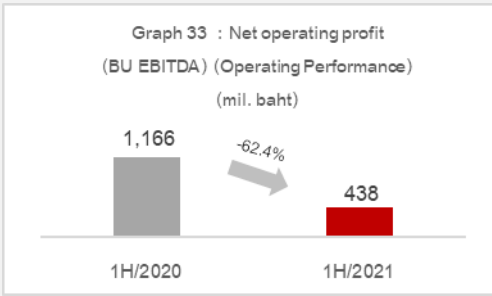
Additional Information (Operating Performance)



In comparison with the previous quarter (QoQ), the Net Operating Profit of business group (BU EBITDA) from Operating Performance in 2Q/2021 declined by 37.8% due to the impact of COVID-19 pandemic.

* The Net Operating Profit (BU EBITDA) of the business group was the operating profit before excluding related transactions between business groups.

Additional Information (Operating Performance)

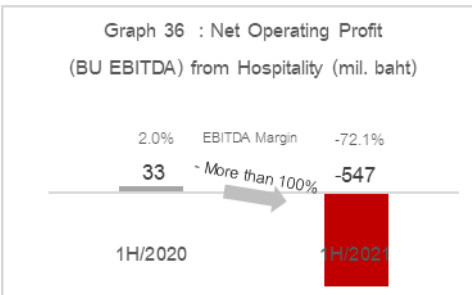
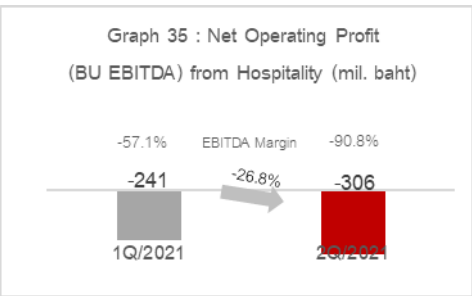
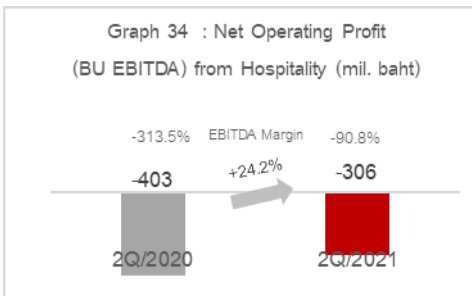


The second and the third waves of COVID-19 pandemic directly affected the performance of the Hospitality Business. As a result, the Net Operating Profit of business group (BU EBITDA) from Operating Performance in 1H/2021 was at 438 million baht, declining by 62.4% YoY.

Hospitality*

The Net Operating Profit (BU EBITDA) in 2Q/2021 was at -306 million baht, increasing by 24.2% YoY. In comparison with the previous quarter (QoQ), the Net Operating Profit of business group (BU EBITDA) in 2Q/2021 declined by 26.8% due to the third wave of COVID-19 pandemic during April. This resulted in a decline in inter-provincial travel as well as a decline in hotel booking and catering.

Due to the ongoing situation of the COVID-19 pandemic around the world, international travel was not allowed. In addition, during 2Q/2021 the Hospitality Business was still affected by the third wave of the COVID-19 pandemic in the country since the beginning of April 2021, resulting in the operating results of business group in 1H/2021 of -547 million baht, decreasing by more than 100% YoY.



* The performance of the Hospitality Business in Financial Statement was equal to the Operating Performance and was the operating profit before excluding related transactions between business groups.

Table 2: Net Operating Profit (BU EBITDA) of Hospitality and Related Services *

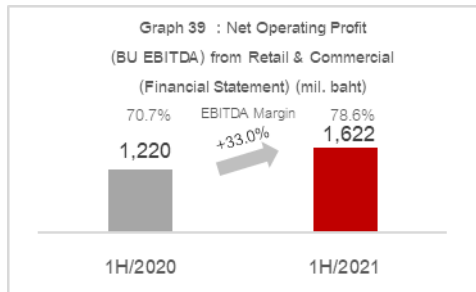
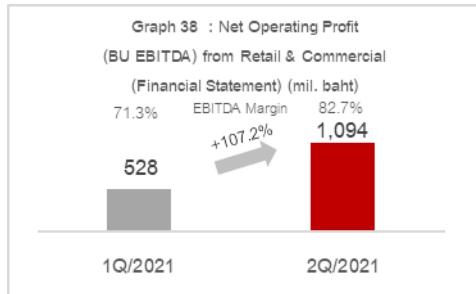
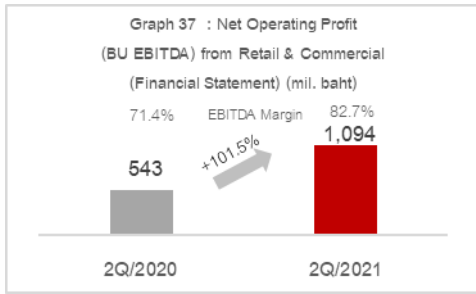
Categories	1H/2021 (THB m)	6M-YoY	2Q/2021 (THB m)	Q1-QoQ	Q2-YoY	Explanation
MICE	-268	-474.7%	-154	-35.6%	13.6%	Due to the third wave of COVID-19 pandemic in the beginning of 2Q/2021, Hospitality Business was directly impacted, resulting in a significant decrease in Net Operating Profit compared to the previous quarter. However, the Company focused on increasing efficiency in managing costs and expenses, resulting in the MICE group being able to recover quickly. In comparison with 2Q/2020, the Net Operating Profit rose 13.6% and EBITDA margin in 2Q/2021 was -119%, an improvement compared to 2Q/2020 at -277%.
Bangkok City	-77	-1,294.6%	-41	-14.5%	35.1%	The impact of the COVID-19 pandemic during 2Q/2021 reduced the Net Operating Profit of business group. However, the Company improved and increased its efficiency in cost management and expenses, resulting in a quick recover. Compared to 2Q/2020, the Net Operating Profit increased 35.1% and EBITDA margin in 2Q/2021 was -85%, a significant improvement compared to 2Q/2020 at -1,843%.
Luxury Resort	-68	-512.0%	-39	-33.2%	33.4%	Due to the focus on the cost efficiency through cost and expense control, the Net Operating Loss declined compared to 2Q/2020. EBITDA margin in 2Q/2021 was -100%, indicating a significant improvement compared to 2Q/2020 at -1,310%.
Non-Bangkok City	-143	-7,779.2%	-77	-15.7%	18.0%	Due to the COVID-19 pandemic in 2Q/2021, the Net Operating Profit of business group declined compared to the previous quarter. However, the Net Operating Profit increased 18.0% compared to 2Q/2020. EBITDA margin in 2Q/2021 was -95%, indicating an improvement compared to 2Q/2020 at -147%.
Total	-556	-1,151.0%	-311	-26.5%	21.2%	

* Each business unit was referred to only the operating assets of the Company. Net Operating Profit (BU EBITDA) before elimination of related party transactions, was excluded management fees, interest income and gains on investment properties.

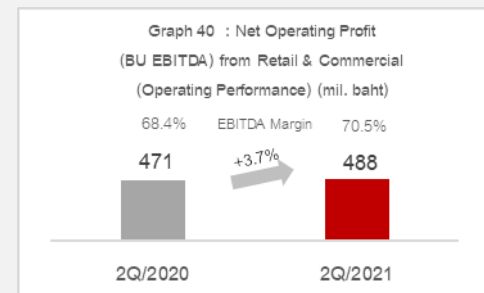
Retail & Commercial*

Following the third wave of COVID-19 pandemic in 2Q/2021, Retail and Commercial Business was able to resume regular services but was affected by the declining number of customers due to the rising number of COVID-19 cases. As a result, people avoided travelling to crowded places, including shopping centers. For Retail and Commercial Business, the COVID-19 pandemic had little impact on Office Building Business but caused a slowdown in the number of prospective customers visiting rental office space. The Company earned the Net Operating Profit (BU EBITDA) of the business group according to the Financial Statement in 2Q/2021 of 1,094 million baht, an increase of 101.5% YoY due to the gains on investment properties. In comparison to the previous quarter (QoQ), the Net Operating Profit (BU EBITDA) of Retail and Commercial Business according to the Financial Statement in 2Q/2021 increased by 107.2% from Q1/2021.

In 1H/2021, the Net Operating Profit (BU EBITDA) of the business group according to the Financial Statement was 1,626 million baht, an increase of 33.0% YoY.

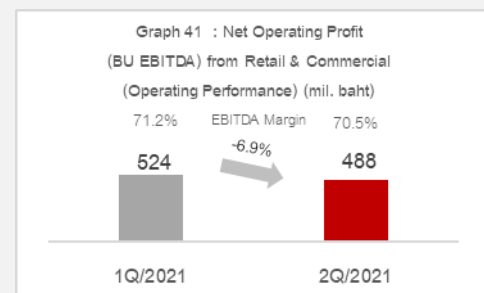


Additional Information (Operating Performance)



In 2Q/2021, the Company earned the Net Operating Profit (BU EBITDA) of Retail and Commercial Business from Operating Performance of 488 million baht, an increase of 3.7% YoY.

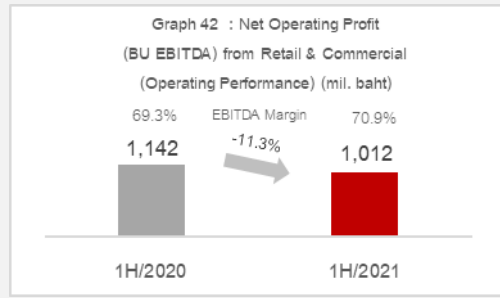
Additional Information (Operating Performance)



In comparison to the previous quarter (QoQ), the Net Operating Profit (BU EBITDA) of Retail and Commercial Business from Operating Performance in 2Q/2021 decreased by 6.9% QoQ.

* Net Operating Profit (BU EBITDA) was excluded related party transactions between business group.

Additional Information (Operating Performance)

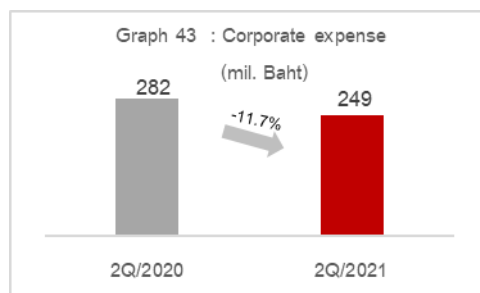


The Net Operating Profit (BU EBITDA) of Retail and Commercial Business from Operating Performance in 1H/2021 was 1,012 million baht, decreasing by 11.3% YoY.

Table 4: Net Operating Profit (BU EBITDA) of Hospitality and Related Services *

Categories	1H/2021 (THB m)	6M-YoY	2Q/2021 (THB m)	Q1-QoQ	Q2-YoY	Explanation
Community Shopping Malls	111	-2.7%	56	0.7%	147.0%	The Net Operating Profit in 2Q/2021 was comparable to the previous quarter. However, it increased by 147.0% compared to 2Q/2020 due to the cost control and efficiency policy. The EBITDA margin in 2Q/2021 was 51%, a significant improvement compared to 2Q/2020 at 30%.
Tourist Lifestyle Destination	5	-91.1%	2	-55.2%	112.6%	Due to the COVID-19 pandemic in 2Q/2021, international travel was not allowed. However, with the ongoing asset improvement and cost control and efficiency policy, the business group earned the Net Operating Profit of 112.6% compared to 2Q/2020. The EBITDA margin in 2Q/2021 was 7%, a significant improvement compared to 2Q/2020 at -64%.
Community Market	40	-24.1%	18	-16.5%	104.4%	The Net Operating Profit of the business group decreased compared to the previous quarter. In comparison to 2Q/2020, the Net Operating Profit increased by 104.4%. The EBITDA margin in 2Q/2021 was by 45%, improving from 36% in 2Q/2020.
Office	861	-6.8%	413	-7.9%	-9.6%	The Net Operating Profit declined slightly, however, the Company was able to maintain its level of stability amid the current crisis. The EBITDA margin in 2Q/21 was 80%, comparable to 2Q/2020.
Total	1,018	-11.4%	489	-7.7%	2.7%	

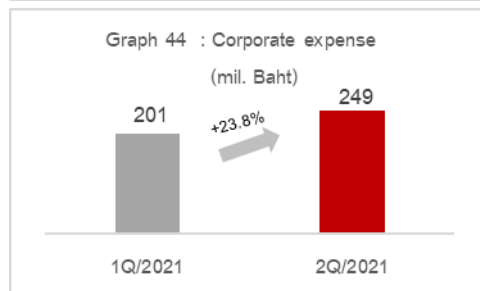
* Each business unit was referred to only the operating assets of the Company. Net Operating Profit (BU EBITDA) before elimination of related party transactions, was excluded management fees, interest income and gains on investment properties.



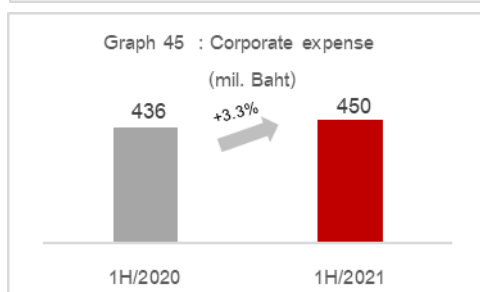
In the meantime, the AEC Trade Center project at Ayutthaya Province has been remained in the strategic planning phase. It required cash amounted 14 million baht in order to prepare for the commencement of its operation.

Corporate Expenses

The corporate expense in 2Q/2021 was 249 million baht*, decreasing by 11.7% YoY due to the Company's re-organization to enhance overall efficiency which reflected the continuously overall cost improvement. In comparison to the previous quarter (QoQ), the corporate expenses in 2Q/2021 increased by 23.8% as to support the long-term growth and some projects were postponed to be aligned with the revised investment plan.



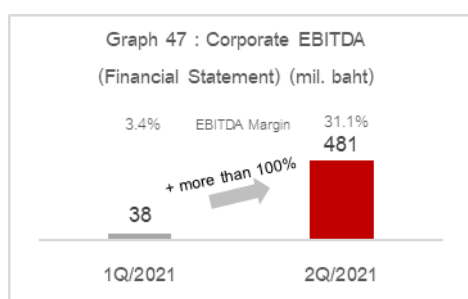
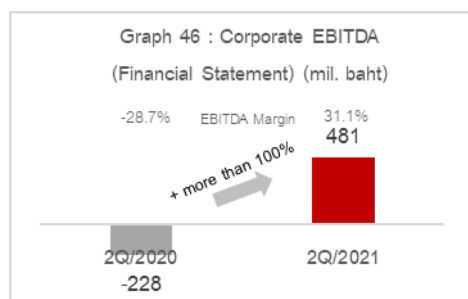
The corporate expenses in 1H/2021 was 450 million baht, increasing by 3.3% YoY as to support the long-term growth and some projects were postponed to be aligned with the revised investment plan.

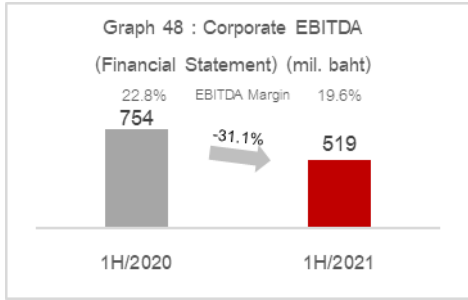


Corporate EBITDA

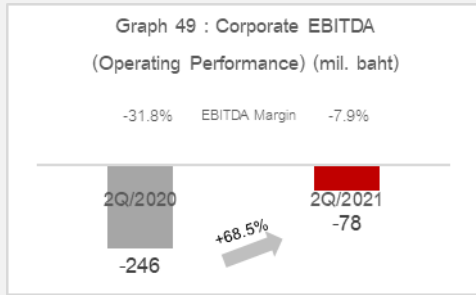
The EBITDA in 2Q/2021 was 481 million baht, increasing more than 100% from the previous quarter (QoQ) as shown in the Financial Statement. In 2Q/2021, the EBITDA according to the Financial Statement increased more than 100% due to the improved occupancy rate of Hospitality Business and relatively consistent occupancy rate of Office Building Business and gains on investment properties.

The EBITDA according to the Financial Statement in 1H/2021 was 519 million baht, decreasing by 31.1% YoY.



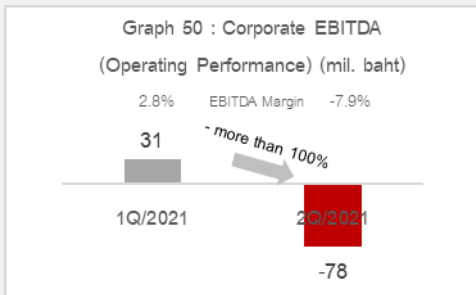


Additional Information (Operating Performance)



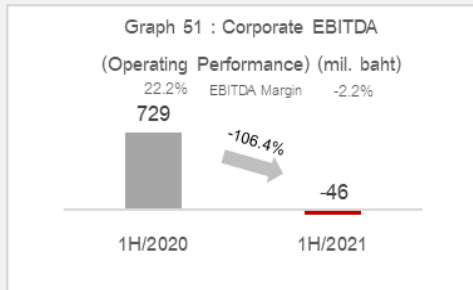
The EBITDA from Operating Performance in 2Q/2021 was -78 million, increasing by 68.5% YoY as the government allowed inter-provincial travel during Songkran Festival. This resulted in a boost in revenue for the Company throughout the festival in comparison to 2Q/2020, when the government imposed a lockdown and inter-provincial travel was not allowed.

Additional Information (Operating Performance)



In comparison with the previous quarter, the EBITDA from Operating Performance in 2Q/2021 decreased more than 100% due to the impact of the third wave of COVID-19 pandemic.

Additional Information (Operating Performance)

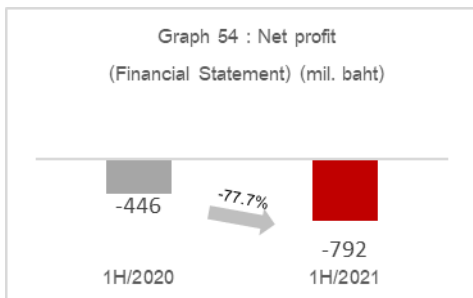
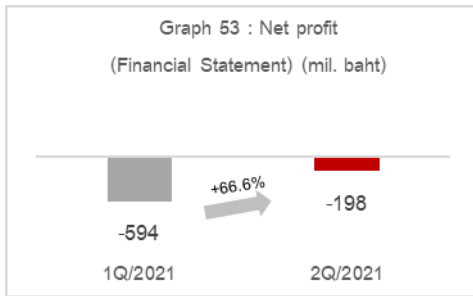
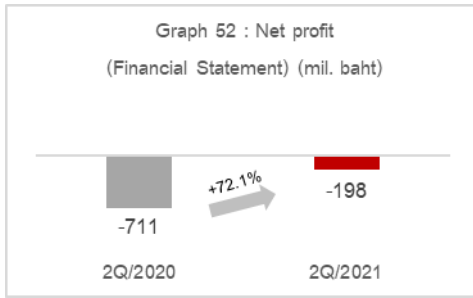


The EBITDA from Operating Performance in 1H/2021 was -46 million baht, decreasing by 106.4% YoY,

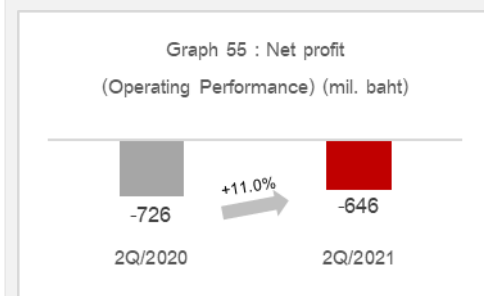
Net Profit

In 2Q/2021, the Company had the net profit according to the Financial Statement of -198 million baht, an increase of 72.1% YoY due to the improved occupancy rate of Hospitality Business and relatively consistent occupancy rate of Office Building Business and the gains on investment properties. According to the Financial Statement, the net profit increased by 66.6% in 2Q/2021 QoQ.

For 1H/2021, the Company had a net profit according to the Financial Statement of -792 million baht, a decrease of 77.7% YoY due to the second and third waves of COVID-19 crisis. The Company was directly affected by the performance of the Hospitality Business.

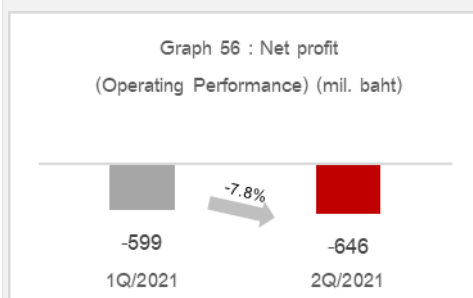


Additional Information (Operating Performance)



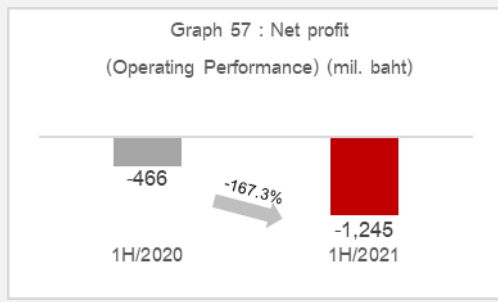
The net profit from Operating Performance in 2Q/2021 totaled -646 million baht, increasing by 11.0% YoY as the government allowed inter-provincial travel during Songkran Festival. This resulted in a boost in revenue for the Company throughout the festival in comparison to 2Q/2020, when the government imposed a lockdown and inter-provincial travel was not allowed.

Additional Information (Operating Performance)



Compared to the previous quarter (QoQ), the net profit from Operating Performance fell by 7.8% in 2Q/2021.

Additional Information (Operating Performance)



The Company had a net profit from Operating Performance in 1H/2021 was -1,245 million baht, a decrease of 167.3% YoY due to the second and third waves of COVID-19 crisis.

Capital Structure, Liability and Return

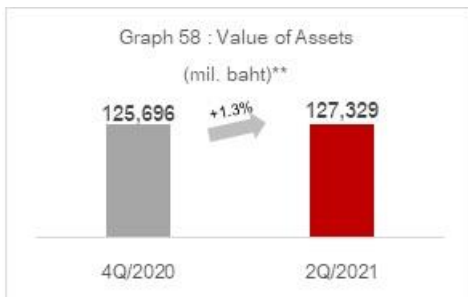
Total Asset

The Company possessed total assets, as of 30 June 2021, with a value of 134,284 million baht. The main assets were operating assets, for which the details were as follows:

1. The fixed asset consisted of property, plant and equipment, investment property and leasehold right. The total value of fixed assets, as of 30 June 2021 was at 131,620 million baht which the value of operating assets* was accounted for 131,602 million baht.
2. Other assets excluding property, plant and equipment and investment property, as of 30 June 2021 was 2,664 million baht. These other assets included the current assets which may vary from time to time depending on the normal operation and the other non-current assets such as withholding tax and refundable VAT.

Furthermore, when considering the rate of return of fixed assets on Net Operating Profit (BU EBITDA) (refer to table 5) to consider the return on investment, the value of fixed assets was the value before deducting accumulated depreciation and excluding land revaluation in the hotel group, thus totaling to 127,329 million baht.

The rate of return for the Net Operating Profit (BU EBITDA) to fixed asset in Financial Statement during the previous 12 months was at 1.8%, decreasing from 2.0% at the end of 2020.



**The value of assets was the value before deducting accumulated depreciation and excluding land revaluation in the hotel group

* The fixed assets which excluded headquarter at 18.0 million baht

The rate of return for the Net Operating Profit (BU EBITDA) to fixed asset from Operating Performance during the previous 12 months was at 1.0%, decreasing from 1.6% at the end of 2020.

3. The rate of return of the Net Operating Profit (BU EBITDA) according to Financial Statement of operating assets which comprised of asset in Business-as-Usual period (BAU), asset in initial period (Ramp up) and asset under repositioning (Reposition) to total fixed assets during the previous 12 months as of 30 June 2021 was at 2.7%, increasing from 2.0% compared with the previous 12 months as at the end of 2020.

The rate of return of the Net Operating Profit (BU EBITDA) from Operating Performance of operating assets which comprised of asset in Business-as-Usual period (BAU), asset in initial period (Ramp up) and asset under repositioning (Reposition) to total fixed assets during the previous 12 months as of 30 June 2021 was at 1.0% per year, declining from 1.7% compared to the previous 12 months as at the end of 2020.

Assets in Business-as-Usual period (BAU), accounted for 18.5% of the total fixed assets, generated the rate of return for the Net Operating Profit in Financial Statement during the past 12 months of 7.1%, increasing from 5.8% at the end of 2020.

Considering the assets in Business-as-Usual period (BAU) during the previous 12 months, the rate of return from Operating Performance to fixed assets stood at 1.1%, decreasing from 2.1% in 2020. The return for 2Q/2021 was impacted by the COVID-19 resurgence. However, the Business-as-Usual period in Retail and Commercial Business continued its robust performance, reflecting the strength of the diversification strategy to manage portfolio risk.

Table 5: Return on Net Operating Assets EBITDA Business group according to the Financial Statement and Operating Performance (Past 12 months) as of 30 June 2021

The value of fixed assets is before deducting the accumulated depreciation and excludes the added value from land revaluation.

Assets	Net Operating Profit excluding valuation gain (Past 12 months)	Asset Value		Rate of Return from Operating Performance	Rate of Return from Operating Performance	Rate of Return (Financial Statement)	Rate of Return (Financial Statement)
		Amount (MB)	%	30 June 2021 (Past 12 months)	For 2020	30 June 2021 (Past 12 months)	For 2020
Hospitality and related services							
Asset in Business-as-Usual period (BAU)	(334.3)	15,464.9	20.8%	-2.2%	-0.8%	-2.2%	-0.8%
Asset in initial period (RAMP UP)	(415.4)	33,259.9	44.8%	-1.2%	-0.2%	-1.2%	-0.2%
Asset under repositioning (REPOSITION)	(134.8)	7,658.4	10.3%	-1.8%	-0.8%	-1.8%	-0.9%
Asset under development (DEVELOPING)	10.2	17,868.3	24.1%	0.1%	-0.1%	0.1%	0.0%
Total	(874.4)	74,251.4	100.0%	-1.2%	-0.4%	-1.2%	-0.4%
Retail and Commercial							
Asset in Business-as-Usual period (BAU)	585.6	8,070.9	15.2%	7.3%	7.7%	25.0%	18.6%
Asset in initial period (RAMP UP)	1,180.0	26,393.1	49.7%	4.5%	6.1%	5.7%	5.2%
Asset under repositioning (REPOSITION)	419.3	15,800.3	29.8%	2.7%	3.1%	5.0%	6.7%
Asset under development (DEVELOPING)	5.1	2,813.7	5.3%	0.2%	-0.5%	-40.9%	-40.8%
Total	2,190.0	53,078.0	100.0%	4.1%	4.4%	6.0%	5.2%
Total of Fixed Assets	1,315.6	127,329.4	100.0%	1.0%	1.6%	1.8%	2.0%
Fixed Assets of the Company							
Asset in Business-as-Usual period (BAU)	251.3	23,535.8	18.5%	1.1%	2.1%	7.1%	5.8%
Asset in initial period (RAMP UP)	764.6	59,653.0	46.8%	1.3%	2.1%	1.8%	2.1%
Asset under repositioning (REPOSITION)	284.4	23,458.6	18.4%	1.2%	2.0%	2.8%	4.2%
Asset under development (DEVELOPING)	15.3	20,682.0	16.2%	0.1%	-0.3%	-5.5%	-5.9%
Total of Fixed Assets	1,315.6	127,329.4	100.0%	1.0%	1.6%	1.8%	2.0%

Note: 1) The Net Operating Profit (EBITDA) of the business group is equated to the total income (excluded Related Party Transactions, Management fees and Interest Income and other income) which all expense has been deducted (excluding the financial cost), Credit Note was adjusted as deemed appropriate with the applicable quarter. The above assets were referred to only the operating assets of the Company.

2) The value of fixed assets before deducting the accumulated depreciation and excluding the added value from land revaluation of the hotel group as to display the return of investment.

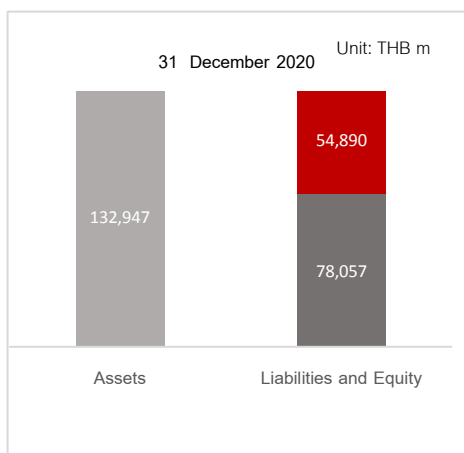
Liabilities and Shareholder's Equity

As of 30 June 2021, the Company recorded the total liabilities of 56,848 million baht, increasing by 1,958 million baht or 3.6% in comparison to the Financial Statement in year end of 2020 (Graph 59.1 and 59.2). The liabilities consisted of interest-bearing debt at the amount of 47,703 million baht and other liabilities at the amount of 9,144

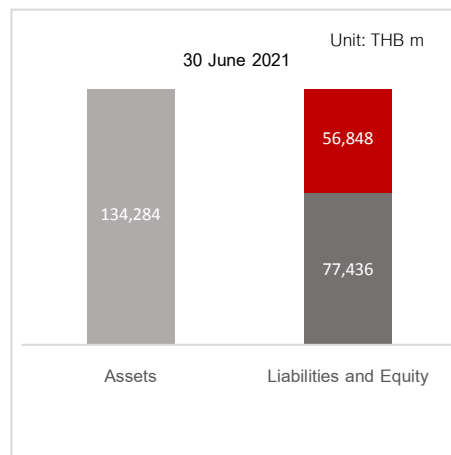
million baht. In addition, the shareholder's equity as of 30 June 2021 was at 77,436 million baht (Graph 59.2) decreased from end of 2020 when the accounting policy for the measurement of investment properties was adjusted, the shareholder's equity was at 78,057 million baht (graph 59.1) or decreased by 621 million baht from end of 2020 which was mainly due to the net loss from operation in 1H/2021

Graph 59: Financial Structure

Graph 59.1 Financial Statement as of year end 2020



Graph 59.2 Financial Statement as of 30 June 2021



Assets

Liabilities

Equity

Table 6: Financial Ratio

Financial Ratio		Half Year		Quarter		
		2020	2021	2/2563	2020	2021
Financial Statement	EBITDA Margin	22.8%	19.6%	-28.7%	3.4%	31.1%
	Net Profit Margin	-13.5%	-29.8%	-89.5%	-53.5%	-12.8%
Operating Performance	EBITDA Margin	22.2%	-2.2%	-31.8%	2.8%	-7.9%
	Net Profit Margin	-14.2%	-59.6%	-93.6%	-54.3%	-65.5%

The EBITDA margin and net profit margin as shown in the 2Q/2021 Financial Statement stood at 31.1% and -12.8%, respectively, significantly increasing from the same period last year. Compared to the previous quarter (QoQ), the EBITDA margin and net profit margin in 2Q/2021 as stated in the Financial Statement increased due to the improved occupancy rate of Hospitality Business and relatively consistent

occupancy rate of Office Building Business and the realized gains on investment properties.

The EBITDA margin and net profit margin as stated in Financial Statement in 1H/2021 stood at 19.6% and -29.8%, respectively, decreasing from the same period last year, due to COVID-19 pandemic.

The EBITDA margin and net profit margin from Operating Performance in 2Q/2021 stood at -7.9% and -65.5%, respectively, an increase compare to the same period last year which was considered the bottom where the government imposed the lockdown. Compared to the previous quarter (QoQ), the EBITDA margin and net profit margin from Operating Performance in 2Q/2021 declined due to the impact of the third wave of the COVID-19 pandemic.

The EBITDA margin and net profit margin from Operating Performance in 1H/2021 stood at -2.2% and -59.6%, respectively, decreasing from the same period last year.

Table 7: Debt to Equity Ratio

Ratio	2019 (After Restate)	2020	2Q/2021
Debt to Equity Ratio	0.5 times	0.7 times	0.7 times

The Debt to Equity ratio as of 2Q/2021 was at 0.7 times which was almost equal to year end 2020. In overall, the Company has a solid financial structure, as well as maintaining the strong leverage capability in reserving liquidity to support the continuous growth and business plan.

Sustainability

In 2Q/2021, the Company was invited to participate in the 2021 Thailand Sustainability Investment assessment (SET THSI) in the real estate and construction sector. The Company has submitted data related to processes and sustainability performance in 3 dimensions including 1) Economy, 2) Environment, and 3) Society in 20 question categories to the Stock Exchange of Thailand in May 2021.

The Company has also been invited to participate in the Corporate Sustainability Assessment S&P ESG Indices under the category of Hotels, Resorts, and Cruise Lines

Industry for the year 2021.

Environment

In 2Q/2021, the Company has implemented solar rooftop system, which is used to convert solar energy into electricity through solar panels installed on the roof of its facilities including 8 assets below:

1. Hua Hin Marriott Resort & Spa;
2. Phuket Marriott Report and Spa, Nai Yang Beach;
3. Gateway at Bangsue;
4. Gateway Ekamai;
5. Pantip Plaza Chiangmai;
6. Pantip Plaza Ngamwongwan;
7. Lasalle's Avenue phase 1; and
8. Lasalle's Avenue phase 2.

Regarding the above projects, 5 projects were nearly completed, including Pantip Plaza Ngamwongwan, Lasalle's Avenue phase 1, Lasalle's Avenue phase 2, Phuket Marriott Resort and Spa, Nai Yang Beach and Pantip Plaza Chiang Mai. In addition, the implementation of energy-saving initiatives in the second quarter, with heating, ventilation and air conditioning system efficiency improvement project, can reduce the operating cost by 14,465,504 baht and cost from the project bulb replacement with LED by 752,982 baht. As a result, by end of the second quarter, the project's operating costs were reduced by 15,218,426 baht, equating to 2,705.85 tons of greenhouse gas emissions-carbon dioxide. The Company expects to reduce operating costs from implementing energy-saving initiatives throughout the year, equal to 49,003,764 baht.

In 1Q/2021, The Athenee Hotel Bangkok, a Luxury Collection Hotel, the world's first hotel awarded the ISO 20121 Sustainable Management Standard as well as the 100 % "All Star" award of "The PLEDGE on Food Waste", continued to increase the efficiency of food waste management. The Hotel developed a training program and partnered with the Scholars of Sustenance Foundation Thailand (SOS) to donate food to orphanages and other agencies as well as communities directly. Compared to 2020, the amount of food waste at The Athenee Hotel Bangkok, a Luxury Collection Hotel, has reduced both from co-workers and guests. In terms of restaurants in the group, the average amount of food waste per month has reduced from 760 kilograms to 155 kilograms. For food and beverage venues, the average amount of food waste per

month has reduced from 3,216 kilograms to 1,749 kilograms. AWC has also continuously applied food waste management practices to other hotels in the group by focusing on sustainable management and setting goals and plans. There are various projects that the Company has developed. For example, Banyan Tree Samui and Banyan Tree Krabi have sorted food waste to deliver to pig farms 3 times a week. Vana Belle, A Luxury Collection Hotel Resort, Koh Samui has sorted and delivered the food scraps to the dog rescue center. Vegetable peels are used to compost food scraps to make fertilizer. Moreover, the Company plans to create organic vegetable gardens as a further project in various hotels.

Social Development

For social sustainability performance in Q1/2021, Asset World Foundation for Charity organized the project “AWC Collaboration to Support Local Communities” with Bangkok Metropolitan Administration and 103 leading organizations, giving goody bags to more than 21 communities in 13 districts of Bangkok and workers at 19 construction camps which were affected by COVID-19. There were 86 volunteers joining this project. Additionally, the company hired unemployed people in the Bang Kho Laem community to help pack 13,500 goody bags. This activity created positive values, with the total value of the results returned to the community and society is over 11,117,980 baht. Moreover, the foundation also strives to promote the quality of life and good relationships with the communities surrounding the Intercontinental Chiang Mai Mae Ping Hotel. The hotel's property, equipment, and appliances being in good working condition were donated to 3 temples, namely Jed Yod Temple, Patong Temple and Huay Prachao Abby. The donation total 355,850 baht will be spent for public charity such as planting vegetables. The Foundation is committed to creating value for communities and society on a sustainable basis.

Corporate Governance

Considering the current COVID-19 situation, which persist and has a global-wide impact, the economy is difficult to forecast. **The Company, however, places importance on sustainable business operation.** Corporate governance, multidimensional risk management, effective internal control as well as systematic operating process development are the key roles which facilitate the management to have well balanced views to make the prudent decisions.

Before the outbreak of COVID-19, the Company focuses on business continuity and established the AWC Way of Working policy guidelines for internal use both in level of corporate and AWC property. At the same time, the Company has developed the Business Continuity Management System (BCMS) as a framework so that the Company's business operations will be uninterrupted.

Moreover, the Company focuses on the risk assessment and systematic implementation of measures and procedures set by the Company to in line with the declaration of intent to join Thai Private Sector Collective Action Against Corruption (CAC) at the end of last year. In this quarter, the Company submits Self-evaluation Tool for Anti-Corruption System Development to apply for CAC certification. The Company is confident that placing importance on communication, developing employees' understanding to implement measures, policies, practices in a systematic and verifiable manner following the context and level of corporate corruption risk will be the foundation and stability of sustainable business operations.

The Company believes that by implementing the strategy of investing in high-quality assets with efficient management, it will outpace the market and eventually strengthen its position and make the long-term growth.

Amid the COVID-19 pandemic, which has had a significant impact on the economic sector, the Company recognizes this challenge and strives to run its business smoothly and efficiently by upholding its mission "AWC Building a Better Future". The Company has committed to create value by capturing new business opportunities and planning long-term strategies in order to be well equipped to leapfrog once the businesses return to normal. The Company has also taken this opportunity to develop employees' skills to be ready for the new challenge of business competition. Furthermore, the Company has placed high value on stakeholders in the social and environmental sectors, believing that development can go hand in hand with shared good values creation that will lead the organization to its goals efficiently and sustainably.