



(Translation)

No. 007/2021

10 August 2021

Subject: Clarification on Change in Operating Result Exceeding 20% for the Period Ended 30 June 2021

To: President

The Stock Exchange of Thailand

Asset Five Group Public Company Limited (“the Company”) would like to clarify operating result for the three-month and six-month periods ended 30 June 2021 reviewed by the certified auditor regarding change from the same period of the last year exceeding 20%. The details are as follows:

Unit: Baht

Items	Three-month periods ended 30 June 2021	Three-month periods ended 30 June 2021	Increase (Decrease)	
			Baht	%
Revenues from sale of real estate	209,588,251	184,294,559	25,293,692	13.72%
Other income				
Income from contract cancellation	1,156,990	-	1,156,990	N/A
Other	438,143	822,820	(384,677)	(46.75)%
Total revenues	211,183,384	185,117,379	26,066,005	14.08%
Cost of sale of real estate	164,350,451	135,067,980	29,282,471	21.68%
Distribution costs	21,300,855	14,794,050	6,506,805	43.98%
Administrative expenses	12,996,097	11,934,652	1,061,445	8.89%
Total cost	198,647,403	161,796,682	36,850,721	22.78%
Profit (Loss) from operating activities	12,535,981	23,320,697	(10,784,716)	(46.25)%
Financial income	57,887	240,558	(182,671)	(75.94)%
Finance costs	(3,074,330)	(5,238,789)	2,164,459	(41.32)%
Share of profit (loss) from investments in joint ventures	(1,649,408)	(510,926)	(1,138,482)	222.83%
Profit (loss) before income tax	7,870,130	17,811,540	(9,941,410)	(55.81)%

Items	Three-month periods ended 30 June 2021	Three-month periods ended 30 June 2021	Increase (Decrease)	
			Baht	%
Tax (expense) income	(2,366,092)	(2,768,334)	402,242	(14.53)%
Profit (loss) for the year	5,504,038	15,043,206	(9,539,168)	(63.41)%
Profit (Loss) attributable to Owners of the parent	5,203,516	14,277,147	(9,073,631)	(63.55)%

For the three-month period ended 30 June 2021, the Company's net profit decreased by 9.54 Million Baht or 63.41%. Details of significant changes in operating results are as follows:

1. Revenues from sale of real estate of the Company and subsidiary increased by 25.29 Million Baht or 13.72% compared to the same quarter of previous year due to the fact that the Company has realized income from selling of houses from Rachaya Nadee project, worth 42.77 Million Baht and from Vana Resident Rama 9 - Srinakarin project, worth 163.01 Million Baht and from selling of ready-for-sale condominium from Vio Khaerai 1 and 2 project, worth 3.81 Million Baht. In the 2nd Quarter of 2020, the Company realized income from selling of Rachaya Baan Chang 2 project, worth 43.59 Million Baht, from Vana Resident Rama 9 - Srinakarin project, worth 129.81 Million Baht and from selling of ready-for-sale condominium from Vio Khaerai 1 and 2 project, worth 10.89 Million Baht.

2. Cost of sale of real estate of the Company and subsidiary increased by 29.28 Million Baht or 21.68% compared to the same quarter of previous year. The proportion of cost of sale of real estate that increased more than revenues from sale of real estate occurred due to

- 1) The cost of the Rachaya Nadee project, which was sold in 2021, was higher than that of the Rachaya Baan Chang 2 project, which was sold in 2020.
- 2) Increased discount for Vana Residence Rama 9 - Srinakarin project compared to the previous year increase sales during the COVID-19 epidemic situation.

3. Distribution Cost of the Company and subsidiary increased by 6.51 Million Baht or 43.98% compared to the previous year due to increase in distribution cost and transfer fee related to increase in revenue from selling houses in various projects. In addition, the termination of the contract of the customer causes the Company to recognize the commission as the expense of the house that the contract has been terminated.

4. Financial costs of the Company and subsidiary decreased by 2.16 Million Baht or 41.32% compared to the same quarter of previous year mainly due to the decrease in bank loans. (Repayment of loan from financial institutions in the amount of 320 Million Baht)

Unit: Baht

Items	Six-month periods ended 30 June 2021	Six-month periods ended 30 June 2021	Increase (Decrease)	
			Baht	%
Revenues from sale of real estate	349,387,753	311,716,861	37,670,892	12.08%
Other income				
Income from land disposal	105,246,429	-	105,246,429	N/A
Income from contract cancellation	8,108,440	-	8,108,440	N/A
Other	2,425,116	1,084,300	1,340,816	123.66%
Total revenues	465,167,738	312,801,161	152,366,577	48.71%
Cost of sale of real estate	272,678,825	227,876,354	44,802,471	19.66%
Distribution costs	31,906,096	24,005,872	7,900,224	32.91%
Administrative expenses	23,768,817	26,223,276	(2,454,459)	(9.36)%
Total cost	328,353,738	278,105,502	50,248,236	18.07%
Profit (Loss) from operating activities	136,814,000	34,695,659	102,118,341	294.33%
Financial income	57,887	901,433	(843,546)	(93.58)%
Finance costs	(8,604,055)	(8,585,248)	(18,807)	0.22%
Share of profit (loss) from investments in joint ventures	(1,448,719)	(510,926)	(937,793)	183.55%
Profit (loss) before income tax	126,819,113	26,500,918	100,318,195	378.55%
Tax (expense) income	(26,204,376)	(2,807,122)	(23,397,254)	833.50%
Profit (loss) for the year	100,614,737	23,693,796	76,920,941	324.65%
Profit (Loss) attributable to Owners of the parent	97,158,242	22,478,809	74,679,433	332.22%

For the Six-month period ended 30 June 2021, the Company's net profit decreased by 9.54 Million Baht or 63.41%. Details of significant changes in operating results are as follows:

1. Revenues from sale of real estate of the Company and subsidiary increased by 37.67 Million Baht or 12.08% compared to the same quarter of previous year due to the fact that the Company has realized

income from selling of houses from Rachaya Nadee project, worth 83.51 Million Baht and from Vana Resident Rama 9 - Srinakarin project, worth 259.79 Million Baht and from selling of ready-for-sale condominium from Vio Khaerai 1 and 2 project, worth 6.08 Million Baht. In the 2nd Quarter of 2020, the Company realized income from selling of Rachaya Baan Chang 2 project, worth 80.98 Million Baht, from Vana Resident Rama 9 - Srinakarin project, worth 217.54 Million Baht and from selling of ready-for-sale condominium from Vio Khaerai 1 and 2 project, worth 13.20 Million Baht.

2. Other income increased by 113.85 Million Baht compared to the same quarter of the previous year due to the recognition of profit from the sale of land for Woodberry Residence project in the amount of 105.25 Million Baht. There was also income from the cancellation of the reservation payment the down payment and the contract payment from the cancellation of 10.53 Million Baht.

3. Cost of sale of real estate of the Company and subsidiary increased by 44.80 Million Baht or 19.66% compared to the same quarter of previous year. The proportion of cost of sale of real estate that increased more than revenues from sale of real estate occurred due to

- 1) The cost of the Rachaya Nadee project, which was sold in 2021, was higher than that of the Rachaya Baan Chang 2 project, which was sold in 2020.
- 2) Increased discount for Vana Residence Rama 9 - Srinakarin project compared to the previous year increase sales during the COVID-19 epidemic situation.

4. Distribution Cost of the Company and subsidiary increased by 7.90 Million Baht or 32.91% compared to the previous year due to increase in distribution cost and transfer fee related to increase in revenue from selling houses in various projects. In addition, the termination of the contract of the customer causes the Company to recognize the commission as the expense of the house that the contract has been terminated.

5. Administrative expenses of the Company and subsidiary decreased by 2.45 Million Baht or 9.36% compared to the previous year mainly due to reduction in bank fees (Prepayment fee) of 3 Million Baht incurred in 2020 from the refinance of the Woodberry Residence project.

6. Income tax expense of the Company and its subsidiaries increased by 23.40 Million Baht, mainly due to the profit from the sale of land for Woodberry Residence Project amounting to 105.25 Million Baht. In addition, the Company has profit from the sale of real estate which is the normal operation of the business.

Please be informed accordingly

Sincerely yours

Asset Five Group Public Company Limited

Signed

(Mr. Kriangkrai Siravanichkan)
Chairman of the Board of Directors