

Ref. NUSA AC. 002/2021

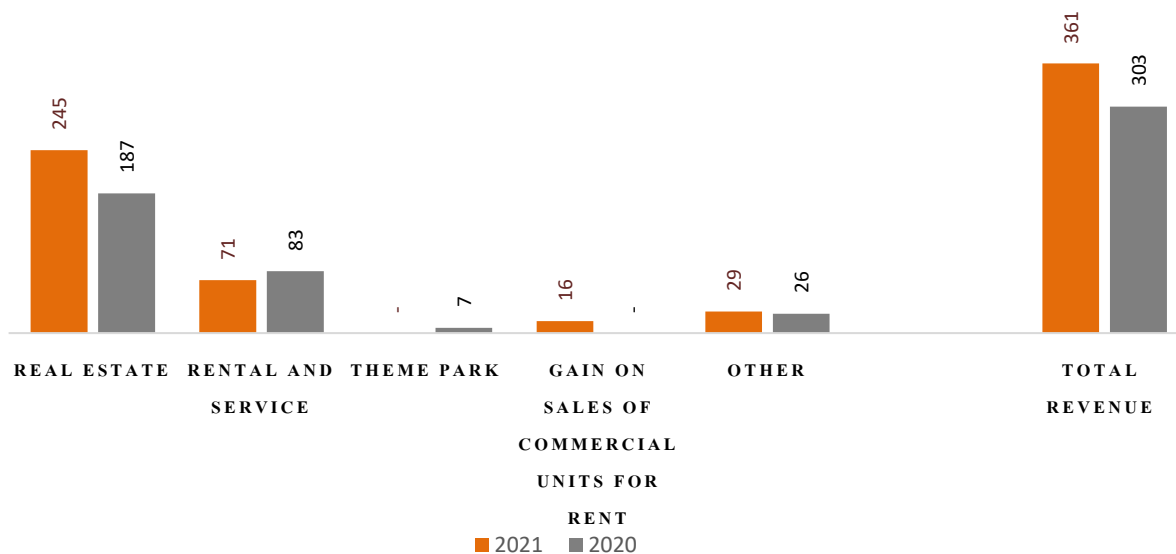
Date: 13 August 2021

Subject: Management discussion and analysis for the period ended 30 June 2021

Attn: Director and Manager

The Stock Exchange of Thailand

Nusasiri Public Company Limited and its subsidiaries (“the Company”) would like to clarify the Company’s operating results for the period ended 30 June 2021 and the Company’s statement of financial position as at 30 June 2021. Which has significant changes, as the following main reasons;



The Company wishes to clarify that on the income statement for the period ended 30 June 2021, the Company earned the total revenue of Baht 361 million according to the consolidated financial statement increased by Baht 58 million or 19% decrease from last year. The main source from;

1. The income from sales of land and building increased by Baht 58 million or 31% increased. The increased mainly came the sales of condominium units of the subsidiary that started selling in the fourth quarter of the previous year until now. During the period, the subsidiary company has sold the condominium units with a total selling price of Baht 41 million and sale of condominium units in the Project state Tower increased of Baht 13 million from last year.

2. The revenue of rental and service decreased by Baht 12 million or 14% decreased because of the company being affected by economic conditions as a result of the current epidemic of coronavirus 2019.
3. The revenue from theme park decreased by Baht 7 million, mainly due to the temporary service close and no tourism which has been effected from the international flight close.
4. The company has a profit from the sale of condominiums for rent amounting to Baht 15 million due to the company sold out the apartments to Bangkok mediplex project to a person amounting Baht 210 million
5. The others income increased by Baht 2 million or 8% increased.

Cost of Goods Sold

Cost of goods sold for the period ended 30 June 2021 was Baht 207 million increased by Baht 60 million or 41% increase from last year. The increased came from the cost of sales condominium units in the proportion to revenue increased in the same proportion as the company's gross margin which was 16% decreased from last year by 6% because The company has to adapt its strategy to the slowing economy affected by the coronavirus pandemic situation 2019.

Cost of Rental and Services

Cost of rental and services for the period ended 30 June 2021 amount Baht 77 million decreased by amount 5 million baht or 6% decreased from the previous year due to the extension of the payment period of the lease.

Cost of theme park

For the period ended 30 June 2021, the Company had cost of theme park by Baht 41 million decreased by Baht 12 million because of the company being affected by economic conditions as a result of the current coronavirus epidemic. Mainly the cost of theme park will be depreciation amount of Baht 36 million or 90%, however the company nas temporarily closed its business due to the epidemic.

Selling and Administrative Expenses

For the period ended 30 June 2021, the Company had selling and administrative expenses of Baht 233 million decreased by Baht 24 million or equivalent to 9% comparing to the previous year which is caused from selling expenses Baht 9 million (mainly commission and promotion expenses of subsidiaries that have been temporarily closed) in the same portion of revenue from theme park decrease and administration expenses decreased by Baht 14 million which the company has the policy to decrease this expenses due to the spread Coronavirus (Covid-19).

Loss on exchange rate

For the period ended 30 June 2021, the Company had loss on exchange rate of Baht 78 million increased by Baht 54 million or equivalent to 231% comparing to the previous year. Mainly from the construction payable of the subsidiary as a result of exchange rate fluctuations.

Financial Cost

For the year ended on 30 June 2021, the Company had the financial cost amount of Baht 169 million increased by Baht 14 million or equivalent to 9% increase comparing to the previous year varied to the type of loan that has increased from the previous year.

Loss for the Period

The consolidated operating results for the period ended 30 June 2021 had a net loss of Baht 485 million decreased by Baht 1 million or 1% decreased comparing to the previous year. Due to the company's sales of land and building increase of 58 million baht or equivalent 31%. Profit from sales of condominiums for rent by Baht 15 million, the company's gross margin which was 6% decreased from last year because The company has to adapt its strategy to the slowing economy affected by the coronavirus pandemic situation 2019 and the company had fix cost of depreciation from theme park. On the other hand, the company has no income due to the impact of the Coronavirus (Covid-19) epidemic that has resulted from the temporary closure of the service, and no foreign tourists as a result of the closure of aviation airspace Including foreign exchange losses increased by Baht 54 million , or an increase of 231%, as a result of the volatility of exchange rates.

Loss Attributable to Equity Holders of the Parent

Loss attributable to equity holders of the parent company for the period ended 30 June 2021 had a net loss of 478 million baht increased by 3 million baht comparing with the previous year.

Financial Position

As at 30 June 2021, the Company had the total assets of Baht 10,637 million decreased by Baht 97 million from the total assets as of 31 December 2020.

1. Non-current assets classified as held for sale decreased by Baht 171 million due to the sale of apartments in the project of Bangkok Mediplex.
2. Cost of property development project decreased by Baht 156 million.
3. Buildings and equipment decreased by Baht 48 million due to depreciation.

4. Deposit for purchase of property, plant and equipment increased by Baht 197 million for the purchase of property, buildings and equipment from entering into hotel purchase agreements, including licenses and licenses of the Company, with regulations for the health business, the total purchase amount is not more than Euro20 million credits, or Baht 740 million As at 30 June, 2021, the company has paid the liquidated amount of 191 million baht.
5. Intangible assets increased by Baht 30 million from investing in a distribution platform book reservation system about the tourism activities. including all kinds of tourism-related businesses both inside and outside the country through the company's platform, which at the moment has entered into a contract with Digital Economy Promotion Agency (depa)
6. Advance payment for capital increase in joint ventures increased by Baht 25 million from investment in seed breeding business to grow, research various medicinal plants, including cannabis, hemp, which are permitted by law. For the purpose of import, export and distribution both before and after processing into products or products of healthy food, beverages, medical medicine. and medicine

The Company had total liabilities of 5,964 million baht, an increase of Baht 224 million baht from total liabilities as of 31 December 2020, mainly due to an increase in loans from other parties by Baht 77 million, Construction payable of the subsidiary 61 million baht, the pending income from insurance was 29 million baht, and trade and other payables were 41 million baht. On the other hand, the company had a decrease in borrowing from financial institutions of 54 million baht. , the Company has carried debt-to-equity ratio at 1.28 slightly increased from its debt-to-equity ratio as at 31 December 2020 which was 1.15.

Please be informed accordingly

Sincerely yours,

(Mr.Sompijit Chaichanajarak and Mrs.Siriya Thepcharoen)

Authorized Director

Account and finance Dept. Tel.02 - 030-1399 # 200