



Date: 16 August 2021

Subject: Clarification on the change of reporting result more than 20% from the same period of last year.

To: President

The Stock Exchange of Thailand

Apex Development Public Company Limited ("the Company") would like to clarify on the operating results as at 30 June 2021 which has change more than 20% from the same period of year 2020 as follow;

**Table 1 : The consolidated profit and loss statement**

Unit: Million Baht

	APR - JUN 2020	%	APR - JUN 2021	%	Change Inc/(Dec)	Change %
Revenue from sales of land and real estate	0.00	0.00	22.67	99.65	22.67	0.00
Revenue from decoration service	0.00	0.00	0.00	0.00	0.00	0.00
Revenue from service	0.56	100.00	0.08	0.35	(0.48)	(85.71)
<b>Total Revenue</b>	<b>0.56</b>	<b>100.00</b>	<b>22.75</b>	<b>100.00</b>	<b>22.19</b>	<b>3,962.50</b>
Cost of sales of land and real estate	0.00	0.00	15.63	68.70	15.63	0.00
Cost of decoration service	0.00	0.00	0.00	0.00	0.00	0.00
Cost of service	1.14	203.57	1.63	7.16	0.49	42.98
<b>Total Cost</b>	<b>1.14</b>	<b>203.57</b>	<b>17.26</b>	<b>75.87</b>	<b>16.12</b>	<b>1,414.04</b>
<b>Gross profit (loss)</b>	<b>(0.58)</b>	<b>(103.57)</b>	<b>5.49</b>	<b>24.13</b>	<b>6.07</b>	<b>(1,046.55)</b>
Interest income	14.65	2,616.07	12.79	56.22	(1.86)	(12.70)
Gain (loss) from disposal in a subsidiary	0.00	0.00	0.00	0.00	0.00	0.00
Other income	2.37	423.21	0.09	0.40	(2.28)	0.00
Gain (loss) from exchange rate (net)	0.00	0.00	0.00	0.00	0.00	0.00
<b>Profit before expenses</b>	<b>16.44</b>	<b>2,935.71</b>	<b>18.37</b>	<b>80.75</b>	<b>1.93</b>	<b>11.74</b>
Selling and servicing expenses	9.10	1,625.00	7.87	34.59	(1.23)	(13.52)
Administrative expenses	21.26	3,796.43	14.52	63.82	(6.74)	(31.70)
Losses from provision for delivery delay	0.00	0.00	0.00	0.00	0.00	0.00
Share of loss of a joint venture	7.53	1,344.64	6.60	29.01	(0.93)	0.00
<b>Total expenses</b>	<b>37.89</b>	<b>6,766.07</b>	<b>28.99</b>	<b>127.43</b>	<b>(8.90)</b>	<b>(23.49)</b>
<b>Loss before Fin Cost &amp; income tax</b>	<b>(21.45)</b>	<b>(3,830.36)</b>	<b>(10.62)</b>	<b>(46.68)</b>	<b>10.83</b>	<b>(50.50)</b>
Finance costs	12.32	2,200.00	78.52	345.14	66.20	537.34
Income tax	(9.26)	(1,653.57)	0.61	2.68	9.87	(106.59)
<b>Loss for the period</b>	<b>(43.03)</b>	<b>(7,683.93)</b>	<b>(88.53)</b>	<b>(389.14)</b>	<b>(45.50)</b>	<b>105.74</b>

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#### **Revenue from sales of land, real estate, and services**

The Companies had total revenue of 22.75 million Baht (2020 : 0.56 million Baht), an increase of 22.19 million Baht or the proportion of 3,962.50 due to the increase in transfers compared to the same quarter of the previous year.

#### **Cost of Services**

The total cost of the Companies was 17.26 million Baht, an increase of 16.12 million Baht or 1,414.04% (2020 : 1.14 million Baht). The increase was due to the increased room transfer. Service cost of 1.63 million Baht was from the guaranteed of rental management fee.

#### **Gross Profit**

The Companies' gross profit was 5.49 million Baht (2020 : 0.58 million Baht), an increase of 6.07 million Baht or 1,046.55%. The increase was mainly due to the transfer of more rooms.

#### **Selling and Administrative Expense**

The Companies had selling and administrative expenses ("SG&A") at 28.99 million Baht (2020 : 37.89 million Baht), an decreased of 8.90 million Baht or 23.49%. Selling and administrative expenses were mainly decreased due to COVID-19 outbreak prevention, the Companies were not able to organize the sales and promotion activities at the amount of 1.23 million Baht, and the vacant positions had not been filled which total to the amount of 6.74 million Baht.

#### **Financial Cost**

The Companies' financial costs were 78.52 million Baht (2020 : 12.32 million Baht), an increase of 66.20 million Baht or 537.34%. The increase in finance costs was due to an increase in interest expenses.

#### **Net Profit after Tax**

The Company net loss after tax ("NAT") of 88.53 million Baht (2020 : 43.03 million Baht) a net loss increased of 45.50 million Baht or 105.74%. The net deficit increased due to the above loan interest increase.

Please be informed accordingly

Yours Sincerely,

(Mr. Pongphan Sampawakoop)

Chairman of the Board of Directors