



February 24, 2022

Subj. Operating results for financial statements at the end of December 31, 2021
Attn. Managing Director
Stock Exchange of Thailand

According to Charn Issara Development Public Company Limited ("the Company"), submitted the consolidated financial statements and the financial statements of the Company at the end of December 31, 2021 that have been reviewed from the auditor, the company would like to clarify the change of operating results as follows.

Consolidated Financial Statements	Year		Increase / (Decrease)	
	2021	2020	Amount	%
Total Revenues	2,299.1	1,429.0	870.1	60.9
Total Cost and Expenses	2,420.9	1,902.9	518.0	27.2
Net Profit / (Loss) - Equity holders of the company	(44.6)	(328.2)	283.6	86.4

For the end of 2021, the Company has a net loss attributable to shareholders in the amount of 45.1 million baht, which was a decrease of 283.1 million baht or 86.3 percent compared to the last year.

Key issues:

Revenue: Total revenue was 2,299.1 million baht, an increase of 870.1 million baht from the previous year or 60.9%. The Company's income from real estate sales is 1,451.6 million baht, an increase of 802.2 million baht from the previous year or 123.5%. Due to in 2021, the company had a horizontal project that was completed along with receiving good feedback from high-end customers. The company also has a profit from the rental exemption under the asset lease agreement between Sri Panwa Management Company Limited (a subsidiary) and Sri Panwa Hotel Real Estate Investment Trust (REIT) amounting to 266.7 million baht due to the impact of the crisis, the outbreak of coronavirus disease (COVID-19) in the second wave and the third wave. The REIT therefore considers helping by exempting rental fees for assets invested No. 1 and No. 3 in Sri Panwa Hotel Real Estate Investment Trust on February 2020 to June 2021.

While the main income from other companies' operations, such as revenue from hotel business, decreased by 118.5 million baht or 26.0 %. The income from rental and service fees decreased by 8.9 million baht or 11.4 %. Due to the situation of the COVID-19 epidemic in 2021 that is more severe than the previous year, it affects the tourism and hotel industry and also rental and service businesses in the real estate sector.

Cost: The Company's total cost of sales was 1,545.1 million baht, an increase of 482.3 million baht or 45.4%, which changed in the same direction as the change in the increase in main revenue of the company.

Sales and administrative Expenses: The Company had selling and administrative expenses of 552.3 million baht, an increase of 42.5 million baht or 8.3 %. In line with the increase in real estate sales revenue.

Financial Position		(Million Baht)		
Consolidated Financial Statements	December	December	Increase / (Decrease)	
	2021	2020	Amount	%
Total Assets	10,199.5	10,805.1	(605.6)	(5.6)
Total Liabilities	7,797.3	8,367.2	(569.9)	(6.8)
Total Shareholders' Equity	2,402.1	2,437.9	(35.8)	(1.5)

Significant changes in the statement of financial position for the period ending December 31, 2021 are as follows:

- Trade and other current receivables increased by 19.5 million baht. Mainly due to commission paid by the Company in advance from the sale of real estate that the Company has not yet transferred ownership to customers.
- Cost of property development projects for sale decreased by 419.2 million baht due to the transfer of cost of the real estate development projects for sale to cost of real estate sales in the Company's income statement of 1,018.4 million baht. The Company has developed more projects such as Issara Residence Rama 9 Project, Baan Issara Bangna Project, Sasara Hua Hin Project, etc.
- Current financial assets increased by 75.0 million baht due to money management to find short-term returns for the company.
- Other non-current financial assets decreased by 73.9 million baht due to the decrease in fair value of assets during the year.
- Investment properties decreased by 58.3 million baht due to the sale of some of the Company's investment properties together with the reduction in the fair value of the assets during the year.
- Land awaiting development, a decrease of 49.3 million baht due to the transfer of some land awaiting development to land in the category of land, buildings and equipment for use in the Company's operations.
- Property, plant and equipment increased by 298.8 million baht due to an increase in the extension of Sri Panwa Phuket Hotel and Baba Beach Club Hua Hin net of depreciation incurred during the year.
- Right-of-use assets decreased by 200.9 million baht from amortization of right-of-use assets incurred during the year.
- Loans from financial institutions decreased by 541.8 million baht due to the company repaying loans from the sale and transfer of ownership of the Company's real estate to the customers.
- Long-term borrowings from related companies decreased by 67.0 million baht due to loan payments during the year.
- Long-term loans from other companies increased by 253.6 million baht for project development and enhance the liquidity of the company.
- Debentures decreased by 252.4 million baht due to the issuance of debentures during the period of 950 million baht and repayment of maturing debentures of 1,200 million baht, plus amortization fee for issuing debentures during the year.

- Lease liabilities contracts decreased by 131.7 million baht due to the exemption from rental contracts and pay rent during the period net of interest amortization incurred during the year.
- Retention payable decrease of 13.1 million baht due to the reimbursement of the deposit for work completed during the year.
- Contract liabilities increased by 207.3 million bath due to the advance received from the sale of real estate that occurred during the year

Cash flow analysis		(Million Baht)	
Consolidated Financial Statements	Year 2021	Year 2020	
Net cash generated (used in) from operating activities	909.0	(467.9)	
Net cash generated (used in) from investment activities	(281.1)	(105.4)	
Net cash generated (used in) from financing activities	(861.0)	(230.7)	
Net increase (decrease) in cash and cash equivalents	(233.0)	(803.9)	
Cash and cash equivalents - ending balance	335.7	568.7	

Cash flow from operation

The Company has net cash flow from operating activities for the year 2021 equal to 909.0 million baht from sales and transfers of real estate for the period.

Cash flow from investment

The Company had net cash flows used in investing activities for the year 2021 equal to 281.1 million baht. Caused by the Company use the proceeds to develop projects under construction of 2 hotels from the extension of Sri Panwa Phuket Hotel and Baba Beach Club Hua Hin.

Cash flow from financing activities

The Company had net cash flows used in financing activities for the year 2021 equal to 861.0 million baht. Due to the Company repaying loans from financial institutions. Payment of lease liabilities for assets invested no. 2 in Sri Panwa Hotel Real Estate Investment Trust and redemption of debentures due during the period. During the period, the company issued debentures at a value lower than the redemption value during the period.

Yours sincerely,

(Mr. Songkran Issara)

Chief Executive Officer and Managing Director