

(Translation)

No.FN-NWR 044/2565

28 February 2022

Subject : Submission of Financial Statements for the Years ended 31 December 2021

To : President

The Stock Exchange of Thailand

- Enclosure :
1. Financial Statements for the Years ended 31 December 2021
 2. Management Discussion and Analysis

Nawarat Patanakarn Public Company Limited would like to submit Audited Financial Statements for the Years ended 31 December 2021. Please find enclosed the Management Discussion and Analysis

Please be informed accordingly.

Yours sincerely

- Signed -

(Miss.Pakatip Lopandhsri)

Director & Senior Vice President

Nawarat Patanakarn Public Company Limited

(Translation)

NAWARAT PATANAKARN PUBLIC COMPANY LIMITED
SUMMARY OF FINANCIAL POSITION AND PERFORMANCE
FOR THE PERIOD OF ONE YEAR ENDED DECEMBER 31, 2021

1. Analysis of operation results for year 2021 in comparison with those for year 2020 (from the consolidated financial statements)

Items	2021	2020	Increased (Decreased)	
			Amount	%
1.1 Revenues from construction	Baht 9,888.74 million	Baht 7,728.59 million	Baht 2,160.15 million	27.95
1.2 Cost of construction	101.84 %	95.08 %	-	7.11
1.3 Sales and service income				
- Property development	Baht 689.20 million	Baht 399.21 million	Baht 289.99 million	72.64
- Concrete products and others	Baht 509.44 million	Baht 1,731.02 million	Baht (1,221.58) million	(70.57)
1.4 Cost of sales and service				
- Property development	72.29 %	73.11 %	-	(1.12)
- Concrete products and others	89.55 %	89.00 %	-	0.62
1.5 Selling expenses	Baht 98.41 million	Baht 122.78 million	Baht (24.37) million	(19.85)
1.6 Administrative expenses	Baht 565.27 million	Baht 511.00 million	Baht 54.27 million	10.62
1.7 Impairment loss on financial assets	Baht 29.83 million	Baht 94.24 million	Baht (64.41) million	(68.35)
1.8 Finance cost	Baht 242.99 million	Baht 248.34 million	Baht (5.35) million	(2.15)

2. The operation results (from the consolidated financial statements)

Item	2021	2020
Profit (Loss) for the year attributable to equity holders of the Company (<u>from the consolidated financial statements</u>)	Baht (768.34) million	Baht (240.93) million
Profit (loss) for the year (<u>from the separate financial statements</u>)	Baht (654.55) million	Baht (307.96) million

3. Management Discussion and Analysis

3.1 In 2021, the Company had revenue from construction increasing from the year 2020 by Baht 2,160.15 million or 27.95 percent. Previously, there were delay in handling over the construction site, overlapping work of employer and revision of construction design, which resulted in project ceased and delayed. However, in 2021, the problems were solved. Many projects can gradually start their construction process. At the same time, there were biddings and new construction projects whereby the Company can recognize revenue.

3.2 The Company, in 2021, had construction cost increasing from the year 2020 by 7.11 percent, mainly from an increase of project cost estimation adjustment. This was due to the delay in construction as well as the impact of rising price, which is the main material in construction, and the spread of Covid-19.

3.3 In 2021 the Company had revenue from property development increasing from the year 2020 by Baht 289.99 million, or 72.64 percent. Mana Patanakarn Company Limited, the Company's subsidiary which operates property development business, had more revenue from transfer of housing estates of Baranee Park Romklao Project and of condominium units of Aspen Condominium Phase C Project to customers more than the year 2020.

3.4 Revenue from concrete products business and others in 2021 decreased from the year 2020 by Baht 1,221.58 million, or 70.57 percent, which resulted from an order to Advance Prefab Company Limited, the Company's subsidiary which operates concrete products manufacturing business, to delay production of concrete products for use in the Suvarnabhumi Phase 3 Project. In addition, in 2020, there was a large number of manufacturing of concrete products for sky train construction projects, and the products were delivered to buyers completely. This caused the revenue in 2021 decrease a lot when compared with the year 2020.

3.5 Sales and distribution expenses for the year 2021 decreased when compared with the year 2020 by Baht 24.37 million or 19.85 percent; details of which were as follows:

Name	Year 2021	Year 2020
Mana Patanakarn Company Limited	84.90 Million Baht	75.19 Million Baht
Advance Prefab Company Limited	10.11 Million Baht	44.16 Million Baht
Taste Maker Company Limited	3.40 Million Baht	3.43 Million Baht
Grand Total	98.41 Million Baht	122.78 Million Baht

In 2021, Advance Prefab Company Limited, which engages in the concrete products business, had lower transportation expenses when compared with the year 2020 due to the decrease of sales. While, Mana Patanakarn Company Limited, which operates property development business, had higher expenses when compared with the year 2020 due to an increase of expenses from specific business tax and land development tax on the transfer of housing and condominium units, and from project management fees and sales and marketing.

3.6 Compared with the year 2020, administrative expenses in 2021 increased by Baht 54.27 million or 10.62 percent; details of which were as follows:

Name	Year 2021	Year 2020
Nawarat Patanakarn Public Company Limited	321.01 Million Baht	298.31 Million Baht
Advance Prefab Company Limited	68.48 Million Baht	61.87 Million Baht
Mana Patanakarn Company Limited	87.86 Million Baht	68.58 Million Baht
Utility Business Alliance Company Limited	34.76 Million Baht	39.91 Million Baht
Taste Maker Company Limited	33.97 Million Baht	35.21 Million Baht
CAN. Joint Venture	4.19 Million Baht	-
Other subsidiaries	15.00 Million Baht	7.12 Million Baht
Grand Total	565.27 Million Baht	511.00 Million Baht

In 2021, the Company had an increase of personnel expenses, office building rental fee, office renovation cost, and bank fee. At the same time, Mana Patanakarn Company Limited, which operates real estate development business, had an increase of cost of detect of construction before ownership transfer and of personnel expenses. In addition, in this year, there were more new joint ventures, causing an increase of duty stamp expenses and other operating expenses during waiting for the start of construction.

3.7 Share of profit (loss) from the investment in associated company and joint venture company is as follows:

Name	Investment Proportion	Share of Profit (Loss) Year 2021	Share of Profit (Loss) Year 2020
C.I.N. Estate Company Limited	40%	7 Million Baht	18.13 Million Baht
Grand Total		7 Million Baht	18.13 Million Baht

3.8 In 2021, the Company had loss on impairment of financial assets decreasing from the year 2020 by Baht 64.41 million, or 68.35 percent. This was because most of provision for impairment loss on trade receivables and loans at fair value based on book value has already been made in 2020.

4. Trade accounts receivable – related parties, long past due

Unit : million Baht

Transactions Company	Balance as of 30-09-2021	Balance as of 31-12-2021	Allowance of doubtful accounts	source of Transaction	Action to be taken
<u>New Decade Co.,Ltd.</u> Mrs.Sutasanee Karnasuta is the authorized director of New Decade Co., Ltd.. Mrs.Sutheera Phuttharee is the authorized director and shareholder of New Decade Co.,Ltd.. Both are the younger sisters of Mr.Polpat Karnasuta who holds the position of Chief Executive Officer of the Company.	88.55	88.57	(88.57)	The transactions between New Decade Co., Ltd. and the Company are machine and equipment rental, purchase of construction material and construction work for Highway No.7 Chonburi – Pattaya, and also survey of route at Kanchanaburi.	The Company orders this company to repay the debts by installments according to its business's net cash flow.
<u>Ruean Rapee Co.,Ltd.</u> Mrs.Sutasanee Karnasuta and Mrs.Sutheera Phuttharee are the authorized directors and shareholders of Ruean Rapee Co.,Ltd.. Both are the younger sisters of Mr.Polpat Karnasuta who holds the position of Chief Executive Officer of the Company.	40.89	40.89	(40.89)	Construction of Baan Baranee, this company's real estate project.	The Company orders this company to repay the debts by installments according to its business's net cash flow.
<u>East Bangkok Assets Co.,Ltd.</u> Mrs.Sutasanee Karnasuta and Mrs.Sutheera Phuttharee are the authorized directors and shareholders of East Bangkok Assets Co.,Ltd.. Both are the younger sisters of Mr.Polpat Karnasuta who holds the position of Chief Executive Officer of the Company.	25.40	25.40	(25.40)	Construction of houses and public utilities system for this company's real estate project.	The Company orders this company to repay the debts by installments according to its business's net cash flow.