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May 10, 2022

Subject: Financial statement analysis for the 1st Quarter 2022

To: President
The Stock Exchange of Thailand

Sammakorn Public Company Limited (the "Company") would like to report the financial statements for the 1st Quarter 2022 of the Company and its subsidiaries as follows:

The financial result for the 1st Quarter
Consolidated financial statements

Performance for the 1st Quarter 2022, the Company has a net profit of THB 0.66 million, a decrease of THB 8.81 million or equivalent to a decrease of 93.03% compare to 1st Quarter 2021 which posted a profit of THB 9.47 million.

The Company had total income of THB 279.52 million, compared with the 1st Quarter 2021 total income of THB 351.35 million, a decrease of THB 71.83 million or equivalent to 20.44%. Revenue from real estate sales decreased by THB 76.52 million. However, in this quarter, the Company's revenue increased from new business of THB 2.49 million from a subsidiary that just opened at the end of 2021, which is a food and bakery business.

The company has total expense of THB 273.09 million, a decrease of THB 54.66 million or 16.68% compared to 1st quarter of 2021. The cost of real estate sales decreased THB 62.80 million or 26.70% which is in line with the decrease in real estate sales. Selling expenses decreased by THB 2.89 million or a decrease of 11.00% and administrative expenses an increased by THB 6.60 million or 20.36% due to office rent with increased repair costs and expenses from opening another food and bakery business.

In 1st Quarter 2022, the company had total assets of THB 5,927.92 million, an increase of THB 195.56 million or equivalent to 3.41% compared to the same period of 2021. Total liabilities of THB 3,370.70 million, an increase of THB 179.02 million or equivalent to 5.61% increase.

Statement of cash flow

As of 31 March 2022, the Company's net cash flow of THB 108.63 million, a decrease THB 203.96 million or equivalent to 65.25% compared to 1st Quarter 2021.

Please be informed accordingly,

Sincerely yours,

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Managing Director