

11 May 2022

Subject: Clarification of the change in the operating performance of the first quarter of 2022 from the same period of previous year by more than 20%

Attention: President  
Stock Exchange of Thailand

Grande Asset Hotels and Property Public Company Limited and its subsidiaries (the "Group") would like to clarify the result of operating performance for the first quarter of 2022 that caused the decrement of operating performance from the same period of previous year by more than 20% as follows:

1. The revenues from hotel operations of the Group increased from the same period of previous year by Baht 90 million, due to the increase of revenues from rooms and from food and beverage as a result of the relaxation of situation of Coronavirus Disease 2019 ("COVID-19"). The number of business travelers and tourism increased resulting in higher occupancy rates and average room rate from the same period of previous year.

The costs of hotel operations also increased to support the recovery of the hotel guests, especially employee expense and operating equipment expense. However, the hotel operations were presented in gross loss because the revenues from hotel operations were less than fixed costs.

2. The revenues from sales of real estate of the Company in the amount of Baht 16 million increased from the same period of previous year by Baht 8 million due mainly to corresponding increase in ownership transferred amount of real estate units.
3. The other incomes of the Group of Baht 38 million, an increase from the same period of previous year by Baht 16 million, was mainly due to the increase in interest income from additional loan to joint ventures.
4. Finance costs of the Group increased from the same period of previous year by Baht 66 million mainly from a subsidiary entering into the sales and lease back agreements with buy - back obligations from GROREIT since the third quarter of 2021.
5. Share of loss from investments in joint ventures increased from the same period of previous year by Baht 16 million due to the investment in rubber glove business whereby plant construction and machinery installation in first phase are nearly finished. Another part from the investment in real estate business which is condominium construction is also nearly complete; however there is no income, thereby the operating performance is shown as a loss.

Please be kindly informed accordingly.

Yours Sincerely,



Mr. Sathit Kiatkrajai  
Executive Vice President - Accounting & Control