

11 May 2022

Subject: Operating result for Q1/2022

To: President

The Stock Exchange of Thailand

Jakpaisan Estate Public Company Limited (“The Company”) would like to clarify the operating result for the Q1 ended 31 March 2022 as follows:

Statement of Comprehensive Income	Financial Statements in which the equity method is applied		
	For the quarter ended 31 Mar 2022	For the quarter ended 31 Mar 2021	Inc.(Dec.)
	Million Baht	Million Baht	Million Baht
Revenues			
Revenues from sales	13.49	15.17	(1.68)
Other income	0.47	0.22	0.25
Total Revenues	13.96	15.39	(1.43)
Cost of sales	(8.66)	(7.02)	1.64
Gross profit	4.83	8.15	(3.32)
Selling expenses	(0.62)	(0.71)	(0.09)
Administrative expenses	(6.54)	(6.36)	0.18
Managements' remuneration	(2.30)	(2.12)	0.18

Statement of Comprehensive Income	Financial Statements in which the equity method is applied		
	For the quarter ended 31 Mar 2022	For the quarter ended 31 Mar 2021	Inc.(Dec.)
	Million Baht	Million Baht	Million Baht
Profit before finance costs and income tax expense	(4.16)	(0.82)	3.34
Finance income	0.07	0.09	(0.02)
Finance costs	(1.50)	(1.66)	(0.16)
Share of profit from investment in an associate	2.77	1.10	1.67
Profit before income tax expense	(2.82)	(1.29)	(1.53)
Income tax expense	1.10	1.43	(0.33)
Net profit for the years	(1.71)	0.14	(1.85)

Total revenues for Q1/2022 was Baht 13.96 million which decreased from Q1/2021 of Baht 1.43 million or 9.29%. Net loss for Q1/2022 was Baht 1.71 million which decreased from Q1/2021 of Baht 1.85 million which net profit for Q1/2021 was Baht 0.14 million.

Total Revenues

Revenue from sales of property

For Q1/2022, the Company recognized revenue from sales of property of Baht 12.91 million compared with Q1/2021 of Baht 14.32 million which decreased of Baht 1.41 million or 9.85%, it mainly due to revenue recognition from Fern project in Q1/2021 with high selling price.

Revenue from sales of beverage and bakery

For Q1/2022, the Company has revenue from sales of beverage and bakery from Café Amazon and Puff&Pie which located in Fern project of Baht 0.57 million which decreased of Baht 0.27 million.

Other income

Other income mainly consisted of rental income, facility income and others.

Other income for Q1/2022 and Q1/2021 represented 3.36% and 1.41% of total revenues, respectively.

Cost of sales and gross profit

Cost of sales for Q1/2022 was Baht 8.66 million or 64.23% of revenue from sales, while cost of sales for Q1/2021 was Baht 7.02 million or 46.29% of revenue from sales. Cost of sales for Q1/2022 increased from Q1/2021 due mainly to promotion campaign of project Canna which is launching. It results low gross margin.

Selling and Administrative expenses

Selling expenses

Selling expenses mainly consisted of salary, commission, per diem and bonus of sale team, sale promotion expense and transfer fee.

Selling expense of Q1/2022 and Q1/2021 were Baht 0.62 million and Baht 0.71 million, respectively, which slight decreased. Selling expenses represented 4.61% and 4.67% of revenue from sales, respectively.

Administrative expenses

Administrative expenses (including managements' remuneration) for Q1/2022 and Q1/2021 were Baht 8.83 million and Baht 8.48 million, respectively. It increased by Baht 0.35 million mainly due to expense of financial advisor of Baht 0.70 million.

Finance costs

Finance costs was interest expenses from long-term loan, bank overdraft and promissory notes. Finance costs for Q1/2022 and Q1/2021 were Baht 1.50 million and Baht 1.66 million, respectively. It decreased due to good cash management.

Share of profit from investment in an associate

The Company recognized profit from investment in M.T.S. Asset Development Co.,Ltd. which the company owned 40% of paid-up capital. The principal business of this associate is real estate development. Currently, it operated Idyl project at Umphur Pan Thong, Cholburi.

The Company recognized share of profit from this associate in Q1/2022 of Baht 2.77 million which increased from Q1/2021 due to increasing in units transfer.

Net profit

Net profit(loss) for Q1/2022 and Q1/2021 were Baht (1.71) million and Baht 0.14 million, respectively.

Summary of significant financial position

Summary of significant financial position as at 31 March 2022 are as follows:

Statement of Financial Position	Financial Statements in which the equity method is applied	
	As at 31 Mar 2022	As at 31 Dec 2021
	Million Baht	Million Baht
Total Assets	656.30	662.79
Total Liabilities	232.57	237.34
Total Shareholders' Equity	423.73	425.45
Debt to Equity Ratio (times)	0.55	0.56

The Company's assets were mainly inventory, land held for development, investment in an associate and investment property. Total assets as at 31 March 2022 was Baht 656.30 million which decreased from 31 December 2021 of Baht 6.49 million. It was due to cash management in order to reduce finance cost.

The Company's liabilities as at 31 March 2022 was Baht 232.57 million. Source of fund is bank overdraft and long-term loan from financial institutions. Bank overdraft and long-term loan represented 31.94% of total liabilities and shareholders' equity. Shareholders' equity as at 31 March 2022 decreased of Baht 1.71 million due to loss for the period.

Please be informed accordingly.

Sincerely yours,

Mr. Suwit Wannasirisook

Chief Financial Officer