

12 May 2022

Subject: Clarification of the first quarter of 2022 Operating Results

To: President

The Stock Exchange of Thailand

Ananda Development Public Company Limited (ANAN) would like to clarify the Company and its subsidiaries' operating results of 1Q2022 as follows:

Statement of Comprehensive Income	2022		2021		Increased (Decreased)	
	Million Baht	%	Million Baht	%	Million Baht	%
Revenues						
Revenue from sale of real estate	479.9	61.7	674.7	64.5	(194.9)	(28.9)
Revenue from project management services & commission income	142.3	18.3	200.5	19.2	(58.2)	(29.0)
Revenue from rental and services	53.5	6.9	48.5	4.6	5.0	10.3
Other incomes	102.6	13.2	122.7	11.7	(20.2)	(16.4)
Total revenues	778.3	100.0	1,046.6	100.0	(268.3)	(25.6)
Cost of goods sold						
Cost of real estate sold	370.2	47.6	499.7	47.8	(129.6)	(25.9)
Cost of project management services & commission income	87.9	11.3	100.0	9.6	(12.1)	(12.1)
Cost of sale and services	38.7	5.0	33.8	3.2	4.9	14.5
Total cost of goods sold	496.8	63.8	633.6	60.5	(136.8)	(21.6)
Profit before selling & administration expenses	281.5	36.2	413.0	39.5	(131.5)	(31.8)
Selling & administration expenses	322.2	41.4	381.0	36.4	(58.8)	(15.4)
Selling expenses	55.8	7.2	71.1	6.8	(15.3)	(21.5)
Administrative expenses	266.4	34.2	309.9	29.6	(43.5)	(14.0)
Operating profit (loss)	(40.7)	(5.2)	32.0	3.1	(72.6)	
Finance cost	(181.4)	(23.3)	(180.1)	(17.2)	(1.3)	0.7
Income tax expenses	39.1	5.0	31.6	3.0	7.4	23.5
Profit before share of profit (loss) from investments in joint ventures	(183.0)	(23.5)	(116.5)	(11.1)	(66.5)	57.1
Share of profit (loss) from investments in joint ventures	(58.8)	(7.6)	155.3	14.8	(214.1)	
Profit (Loss) for the year from continuing operations	(241.8)	(31.1)	38.8	3.7	(280.6)	
Profit (Loss) for the year from discontinued operations	(2.6)	(0.3)	31.4	3.0	(34.0)	
Profit (Loss) for the period	(244.4)	(31.4)	70.2	6.7	(314.6)	
Profit attributable to non-controlling interests	36.8	4.7	64.7	6.2	(27.8)	(43.1)
Profit (Loss) attributable to equity holder of the company	(281.3)	(36.1)	5.5	0.5	(286.8)	

Net Profit

Operating results for the 1Q2022, the Company and its subsidiaries reported the profit (loss) for the period of Baht (244.4) million, a decrease of Baht 314.6 million or greater than 100 percent from the same period last year, mainly due to decreasing in share profit (loss) from investments in joint ventures which effect from a decrease in the transfer of ownership of condominium units under the situation of the COVID-19 outbreak and serviced apartment under joint ventures are still under pre-opening period. The decreasing of net profit was also derived from the decreasing in revenue from project management services and commission income

that are impacted from decrease in the transfer of ownership of condominium units in joint ventures. However, the Company still has the efficiency in managing and controlling the selling and administrative expenses, which were 15.4% decreased from the same period last year. In 1Q2022, the Company and its subsidiaries reported in a profit (loss) attributable to equity holder of the Company amounting to Baht (281.3) million.

Share of Profit (Loss) from Investments in Joint Ventures

In 1Q2022, the share of profit (loss) from investment in joint ventures was Baht (58.8) million, decrease of Baht 214.1 million or decreased greater than 100% from the same period last year. Because in 1Q2022, the Profit from Investment in Joint Ventures were impacted from the transfer of ownership of condominium in real estate business is not high enough to cover fixed operating expense and from 4 services apartments are still under pre-opening which resulted in Loss from investments in Joint Ventures.

Revenue

Total revenues in 1Q2022 accounted of Baht 778.3 million, decreasing Baht 268.3 million or decrease of 25.6% year on year, mainly due to decreasing revenue from sales of real estate business and decreasing revenue from project management services and commission income.

Cost of Goods Sold and Operating Expenses

In 1Q2022 the total cost of goods sold accounted of Baht 496.8 million, a decreasing of Baht 136.8 million or 21.6% from the same period last year.

In addition, selling and administration expenses in 1Q2022 accounted of Baht 322.2 million, decreasing Baht 58.8 million or 15.4%, due to more effective operating and administrative costs controlled which in line with the Company's goal of controlling and reducing administrative costs during the situation of the COVID-19 outbreak, which has been affecting economic growth both domestic and international as well as the impact on the purchasing power of the people in a wide area.

Finance Costs

In 1Q2022 the finance costs of the Company and its subsidiaries was Baht 181.4 million, an increase of Baht 1.3 million from the same period last year.

In 1Q2022, the company issued unsecured debentures of 5,000 million baht and repaid the unsecured debentures of 3,050 million baht and 1,000 million baht in perpetual debentures.

As of 31 March 2022, the Company and its subsidiaries' Net Interest Bearing Debt to Equity Ratio (Net IBD/E ratio) stood at 1.13 time, which was at a controllable level.

Please be informed accordingly.

Sincerely yours,

(Mr. Chanond Ruangkritya)

Chief Executive Officer