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No.PP. 070/2022

May 12, 2022

Subject : Clarification of the operating results

To : Director and Manager

The Stock Exchange of Thailand

According to the Company's first quarter income statements ended 31 March 2022, the Company and its subsidiaries recorded net loss of Baht 945.2 million (**net loss of owners of the parent company presented loss of Baht 525.3 million**). Comparing with the corresponding period of the previous year, the variance of Baht 620.2 million due to the followings:

1. Real estate development business

1.1 In the first quarter of the year 2022, the revenue from real estate development business were Baht 1,570.1 million, decreased by Baht 720.5 million or 31.5%, compared with Baht 2,290.6 million recorded in the corresponding period of year 2021. The changes were from the followings: -

Revenues from sales of land and houses of Baht 1,259.8 million, decreased by Baht 365.8 million or 22.5%.

Revenues from residential condominium of Baht 280.1 million, decreased by Baht 59.0 million or 17.4 %

Revenues from land sales of Baht 30.2 million, decreased by Baht 295.7 million or 90.7 %

1.2 The gross profit was Baht 459.4 million, decreased by Baht 223.6 million or 32.7 % from the same period of the year 2021 due to sales decline.

1.3 The Company gross profit margin was 29.3 % decreased from 29.8% of the same period of the prior.

2. Hotel business:

The revenues from hotel operations were Baht 189.6 million, decreased by Baht 71.5 million. The gross loss of Baht 43.2 million comparing with Baht 116.1 million gross loss of the prior year.

3. Revenue from rental and service business amounted to Baht 81.3 million, increased by Baht 12.2 million or 17.7%

4. Other income amounted to Baht 125.4 million, decreased by Baht 10.3 million or 7.6%

5. Selling and administrative expenses were Baht 1,235.4 million increased by Baht 450.0 million or 36.4 %. Selling expenses decreased by Baht 41.5 million as a proportion of sales decline. Administrative expenses increased mainly from the impairment of property, plant and equipment of the hotel business. The group company recognized impairment loss Baht 560 million.

6. Finance costs were Baht 395.9 million, increased by Baht 63.2 million or 19.0%.

7. The income tax of the group company was Baht 173.8 million, increased by Baht 168.6 million from the same period of the year 2021 caused by recognition of deferred income tax assets of a subsidiary.
8. Other comprehensive expense of the group company increased from the previous year by the 2,973.9 million derived from the gains from land revaluation (net of tax) of Baht 3,003.7 million following adoption of change in accounting policy for land valuation with classified as property ,plant and equipment from the cost method to the revaluation method. As a result, total comprehensive income for the period was Baht 2,047.0 million and increase of Baht 2,353.6 million.
9. Financial Status

Unit : Million Baht

	The Company and subsidiaries		Variances Inc.(Dec.)	
	31 March 2022	31 December 2021	Amount	%
Total Assets	52,890.07	52,023.40	866.67	1.67%
Total Liabilities	37,116.14	38,447.96	(1,331.82)	(3.46 %)
Shareholders' Equity	15,773.93	13,575.44	2,198.49	16.19%

The Company and its subsidiaries	31 March 2022	31 December 2021
Net Debt bearing interest* to Equity	1.45	1.63

\*Net Debt bearing interest = Total interest-bearing debts and obligation with third party less cash and cash equivalents, financial assets measured at amortized cost, restricted deposits and fixed deposit.

Please be informed accordingly.

Yours faithfully,

Property Perfect Public Company Limited

(Ms. Sirirat Wongwattana)

Chief Financial Officer