

Ref : LAW 65/05/02

12 May 2022

Subject: Clarification of 1Q22 Operating Result

To : President The Stock Exchange of Thailand

Prinsiri Public Company Limited (Prin) would like to clarify the company and its subsidiaries operating result for three-month period ended 31 Mar 2022 as follows:

Comparison profit and loss between three-month period ended Mar 2022 and Mar 2021

Unit: million baht

Profit and Loss Statement	2022		2021		In(De)crease	
	Amount	%	Amount	%	Amount	%
Sales of real estate	460.80	96.76	441.90	96.70	18.90	4.28
Rental and services	9.58	2.01	9.30	2.04	0.28	3.04
Other income	5.83	1.23	5.76	1.26	0.07	1.29
Total revenues	476.22	100.00	456.96	100.00	19.26	4.21
Cost of sales of real estate	238.51	51.76	261.20	59.11	(22.69)	(8.69)
Cost of rental and services	8.21	1.72	9.20	2.01	(0.99)	(10.79)
Total cost of sales	246.72	51.81	270.40	59.17	(23.68)	(8.76)
Selling and Administrative expenses						
Selling expenses	15.55	3.27	14.68	3.21	0.87	5.95
Administrative expenses	94.24	19.79	100.75	22.05	(6.51)	(6.47)
Total selling and Administrative expenses	109.79	23.05	115.43	25.26	(5.64)	(4.89)
Finance costs-interest expenses	25.02	5.25	16.66	3.65	8.36	50.20
Income tax	21.82	4.58	13.71	3.00	8.11	59.14
Profit(Loss) for the period	72.17	15.16	40.23	8.80	31.94	79.41

Remark: Percentage in the statement of comprehensive income derived from total revenue, while percentage of cost of real estate sales is only related to income from real estate sales.

Total Revenue

For the 1Q22, the Company and its subsidiaries generated a total revenue of 476.22 million baht, which is income increased of 19.26 million baht or 4.21% increased from the 1st Quarter of previous year. The real estate revenue of 460.80 million baht increased of 18.90 million baht or 4.28% decreased from the 1st Quarter of previous year.

Unit: million baht

For three month : Comparison ended March 31,2022 and March 31,2021

Products	2022	2021	In(De)crease	
			Amount	%
Townhouse	274.16	185.43	88.73	47.85
Single-detached house	151.83	214.09	(62.26)	(29.08)
Condominium	34.82	42.37	(7.55)	(17.82)
Revenue from sale of real estate	460.80	441.90	18.90	4.28

For the 1Q22, Compare with the 1st Quarter of previous year.

Revenue from townhouses was 274.16 million baht, increase of 88.73 million baht or 47.85%

Revenue from single-detached house was 151.83 million baht decreased 62.26 million baht or 29.08%

Revenue from condominium was 34.82 million baht, an decrease of 7.55 million baht or 17.82%

Cost of real estate sales

For 1Q22, the Company and its subsidiaries incurred cost of real estate of 238.51 million baht or 51.76% of the revenue from real estate as compared to 1Q21 revenue from real estate was 261.20 million baht or 59.11% of the real estate revenue while the real estate cost in 1Q22 decreased of 8.69% from 1Q21

Selling & Administrative expense

For 1Q22, the Company and its subsidiaries incurred selling and administrative expenses of 109.79 million baht or decrease of 5.64 million baht or 4.89%

Financing cost

For 1Q22, the Company and its subsidiaries incurred financing cost of 25.02 million baht or 5.25% of total revenue, increased of 8.36 million baht or 50.20% compare with the 1st Quarter of previous year.

Income tax expenses

Income tax expenses for 1Q22 were 21.82 million baht or 4.58% of total revenue, an increased of 8.11 million baht from the 1st Quarter of previous year

Net profit

For 1Q22, the net profit of the Company and its subsidiaries was 72.17 million baht or 15.16% of total revenue, an increased of 31.94 million baht or 79.41% increased from the 1st Quarter of previous year.

Please be informed accordingly.

(Mr. Chairat Kovitchindachai)

Senior Vice President, MD office