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August 9, 2022

Subject: Financial statement analysis for the 2nd Quarter 2022

To: President
The Stock Exchange of Thailand

Sammakorn Public Company Limited (the "Company") would like to report the financial statements for the 2nd Quarter 2022 of the Company and its subsidiaries as follows:

The financial result for the 2nd Quarter
Consolidated financial statements

Performance for the 2nd Quarter 2022, the Company has a net profit of THB 23.86 million, an increase of THB 3.34 million or 16.28% compare to 2nd Quarter 2021 which had a net profit of THB 20.52 million. As of 30 June 2022, the Company has a net profit of THB 24.51 million, a decrease of THB 5.48 million or 18.27% compare to the six-month period ended 30 June 2021 which had a net profit of THB 29.99 million.

In 2nd Quarter 2022, the Company has total income of THB 495.06 million, compared with the 2nd Quarter 2021 total income of THB 355.70 million, an increase of THB 139.36 million or equivalent to 39.18%. Revenue from real estate sales an increased by THB 131.51 million and revenue from food and bakery which was opened at the end of 2021 increased by THB 6.10 million. As of 30 June 2022, the Company had total income of THB 774.58 million, compared with the first half 2021 which had a total income of THB 707.04 million, an increase of THB 67.54 million or equivalent to 9.55%.

In 2nd Quarter 2022, the Company had total expense of THB 458.51 million, an increase of THB 134.61 million or 41.56% compared to the 2nd Quarter 2021 with total expense of THB 323.90 million which mainly came from real estate sales, an increase of THB 109.19 million and from food and bakery, an increase of THB 7.13 million, in line with the increased in the sale of real estate business and food and bakery business. For the six-month period ended 30 June 2022, The Company and its subsidiaries had total expenses of THB 731.60 million, an increase of THB 79.96 million or 12.27% compared to the first half of 2021 with total expenses of THB 651.64 million.

As of 30 June 2022, the Company has total asset of THB 5,862.51 million, an increase of THB 130.15 million or 2.27% and total liabilities of THB 3,303.20 million, an increase of THB 111.52 million or 3.49% compared to the year ending 31 December 2021

Net cash flow of the six-month period ended 30 June 2022 THB 221.83 million, an increase of THB 74.99 million or 51.07%, compared to the first half of 2021 THB 146.84 million.

Please be informed accordingly,

Sincerely yours,

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Managing Director