

9 August 2022

Subject: Operating result for Q2/2022

To: President

The Stock Exchange of Thailand

Jakpaisan Estate Public Company Limited (“The Company”) would like to clarify the operating result for the Q2 ended 30 June 2022 as follows:

| Statement of Comprehensive Income | Financial Statements in which the equity method is applied |                                    |                |
|-----------------------------------|--|------------------------------------|----------------|
|                                   | For the quarter ended 30 June 2022                         | For the quarter ended 30 June 2021 | Inc.(Dec.)     |
|                                   | Million Baht   | Million Baht                       | Million Baht   |
| <b>Revenues</b>                   |  |                                    |                |
| Revenues from sales               | 27.16  | 43.71                              | (16.55)        |
| Other income                      | 0.60   | 0.41                               | 0.19           |
| <b>Total Revenues</b>             | <b>27.76</b>   | <b>44.12</b>                       | <b>(16.36)</b> |
| Cost of sales                     | (17.90)  | (32.45)                            | (14.55)        |
| <b>Gross profit</b>               | <b>9.86</b>  | <b>11.67</b>                       | <b>(1.81)</b>  |
| Selling expenses                  | (1.06)   | (0.23)                             | (0.83)         |
| Administrative expenses           | (6.32)   | (6.92)                             | (0.60)         |
| Managements' remuneration         | (2.26)   | (2.09)                             | 0.17           |

| Statement of Comprehensive Income                  | Financial Statements in which the equity method is applied |                                    |              |
|--|--|------------------------------------|--------------|
|  | For the quarter ended 30 June 2022                         | For the quarter ended 30 June 2021 | Inc.(Dec.)   |
|  | Million Baht   | Million Baht                       | Million Baht |
| Profit before finance costs and income tax expense | 0.21   | 2.43                               | (2.22)       |
| Finance income                                     | 0.08   | 0.10                               | (0.02)       |
| Finance costs                                      | (2.04)   | (1.63)                             | 0.41         |
| Share of profit from investment in an associate    | 1.77   | 0.95                               | 0.82         |
| Profit before income tax expense                   | 0.02   | 1.85                               | (1.83)       |
| Income tax expense                                 | 0.32   | (0.24)                             | 0.08         |
| Net profit for the years                           | 0.34   | 1.60                               | (1.26)       |

Total revenues for Q2/2022 was 27.76 million baht which decreased from Q2/2021 of 16.36 million baht or 37.08%. Net profit for Q2/2022 was 0.34 million baht which decreased from Q2/2021 of 1.83 million baht which net profit for Q2/2021 was 1.60 million baht.

#### Total Revenues

##### Revenue from sales of property

For Q2/2022, the Company recognized revenue from sales of property of 26.54 million baht compared with Q2/2021 of 2.41 million baht which increased of 24.13 million baht or 1,001.24%, it mainly due to sales increase from 1 unit to 15 units from Fern and Canna project compared to the same quarter last year.

### Revenue from sales of beverage and bakery

For Q2/2022, the Company has revenue from sales of beverage and bakery from Café Amazon and Puff&Pie which located in Fern project of 0.62 million baht which decreased of 0.37 million baht compared to the same quarter last year.

### Other income

Other income mainly consisted of rental income and facility income.

Other income for Q2/2022 and Q2/2021 represented 2.17% and 0.93% of total revenues, respectively.

### **Cost of sales and gross profit**

Cost of sales for Q2/2022 was 17.90 million baht or 65.91% of revenue from sales, while cost of sales for Q2/2021 was 32.45 million baht or 74.24% of revenue from sales. Cost of sales for Q2/2022 decreased from Q2/2021 due mainly to a one-time construction project that the company has recognized the revenue from last year.

### **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 Q2/2022 and Q2/2021 were 1.06 million baht and 0.23 million baht, respectively. Selling expenses represented 3.90% and 0.53% of revenue from sales, respectively.

#### Administrative expenses

Administrative expenses (including managements' remuneration) for Q2/2022 and Q2/2021 were 8.58 million baht and 9.01 million baht, respectively. It decreased by 0.43 million baht.

**Finance costs**

Finance costs was interest expenses from long-term loan, bank overdraft and promissory notes. Finance costs for Q2/2022 and Q2/2021 were 2.04 million baht and 1.63 million baht, respectively. The increased in financial costs due to the company change in policy for collateral with the financial institutions.

**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 Q2/2022 of 1.77 million baht which increased from Q2/2021 due to increasing in units transfer.

**Net profit**

Net profit(loss) for Q2/2022 and Q2/2021 were 0.34 million baht and 1.60 million baht, 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 30 June 2022   | As at 31 Dec 2021 |
|                                 | Million Baht   | Million Baht      |
| Total Assets                    | 664.60   | 662.79            |
| Total Liabilities               | 240.52   | 237.34            |
| Total Shareholders' Equity      | 424.08   | 425.45            |
| Debt to Equity Ratio (times)    | 0.57   | 0.56              |

The Company's assets were mainly inventories, land for development, and investment in an associate. Total assets as of 30 June 2022 was 664.60 million baht which decreased from 31 December 2021 of 1.81 million baht.

The Company's liabilities as of 30 June 2022 was 240.52 million baht. Source of funds are bank overdraft and long-term loan from financial institutions. Bank overdraft and long-term loan represented 49.33% of total liabilities and shareholders' equity. Shareholders' equity as of 30 June 2022 decreased of 1.37 million baht.

Please be informed accordingly.

Sincerely yours,

Natapong Jakpaisan

Acting Deputy Managing Director of Accounting and Finance