



บริษัท ยูไนเท็ด เพาเวอร์ ออฟ เอเชีย จำกัด (มหาชน)

United Power of Asia Public Company Limited

No. UPA 018-2022

10 August 2022

Re : Management Discussion and Analysis Quarter 2 Ending 30 June 2022

To : The President

The Stock Exchange of Thailand

United Power of Asia Public Company Limited (“The Company”) would like to report the second quarter Company and subsidiaries’ operating performance for ended June 30, 2022 as follows;

Revenue from sales of condominium / Cost of condominium sold

In the second quarter of 2022, the company had no revenue and cost from condominium sold by a subsidiary company The Pino Khaoyai project of Domeland Estate Co., Ltd. In the same quarter of 2021, there were no revenue and cost from selling condominium as well.

Revenue from Electricity Generation / Cost of Electricity Generation

In the second quarter of 2022, revenue of electricity sales from United Power of Asia Public Company Limited from Krasaesin solar power project under Songkhla Agriculture Cooperative Limited with 5.00 MW capacity, was Baht 7.71 million, cost of sales was Baht 4.17 million, and gross profit was Baht 3.54 million.

A subsidiary of a subsidiary (Parabolic Solar Power Company Limited, a subsidiary of Andaman Power and Utility Company Limited) owned four solar power projects. The first project in Kratoon under Nakhon Si Thammarat Agriculture Cooperative Limited Company Limited with 1.20 MW capacity, had Baht 1.77 million revenue, Baht 0.90 million cost of sales, and Baht 1.41 million gross profit. The second project in Wichian Buri under Phetchabun Agricultural Cooperative Limited with 1.75 MW capacity, had Baht 2.81 million revenue, Baht 1.41 million cost of sales, and Baht 1.40 million gross profit. The third project in Sri That Dairy under Udon Thani Agricultural Cooperative Limited with 5 MW capacity, had Baht 8.74 million revenue, Baht 3.51 million cost of sales, and Baht 5.23 million gross profit. Solar power plant project in Vietnam, B Solar (Song Luy) with 46.78

MW capacity had Baht 57.55 million revenue, Baht 19.54 million cost of sales, with Baht 38.01 million gross profit.

Other income / Change in fair value of available-for-sale investment/ Share of profit (loss) of associate and joint venture

Other income of the Company and its subsidiaries in the second quarter of 2022 was Baht 2.51 million. Comparing to the same quarter of the previous year, other income of the company was Baht 0.36 million. Other income increased by 2.15 million baht from interest of Baht 1.81 million and B Solar (Vietnam) Baht 0.45 million.

Share of loss from investments in associates and joint ventures was Baht 3.92 million came from gain in San Din water supply project at Baht 0.67 million and loss from One Central real estate project at Baht (1.10) million and gain from Central Wind Power project at Baht 4.36 million.

Total revenue of the Company's group in the second quarter of 2022 was Baht 78.53 million, an increase of Baht 0.42 million from the same quarter of the previous year or an increase of 1%.

Selling and administrative expenses

Selling and administrative expenses in the second quarter of 2022 were Baht 24.11 million decrease from the same quarter of the previous year by Baht 7.80 million or decrease of 24.44% decrease from the company administrative expenses. Because the previous year in the same quarter, there was a deduction of impairment of land securities and the office building in Soi Aree for sale amount Baht 7.23 million.

Net profit

In the second quarter of 2022, the Group had gross profit of Baht 38.60 million, gross profit margin of 49.% from the revenue of electricity sales in the company and its subsidiaries, with a total of four local projects and an overseas project. Comparing to the same quarter of the previous year, gross profit decrease by Baht 11.80 million or 23.41% decrease.

After deducting selling and administrative expenses, finance expenses, and income tax, the net profit was Baht 23.84 million. Compared to the same quarter previous year, with a net profit of Baht 4.10 million, an increase of Baht 19.74 million or a net profit of 481.46%.

Other issues

Bitcoin Mining Business Income / Bitcoin Mining Cost

In the second quarter of 2022, there were no income and cost of bitcoin mining business because the company was in the process of establishing various companies and proceeding with the share purchase agreement (SPA). Therefore, no revenue was recognized and recorded in the financial statements of the group of companies. It is expected that the SPA will be signed within the third quarter of 2022. Expenses that the company recorded in the financial statements in the second quarter of 2022 were advance payments for investment in the amount of Baht 716 million. Bitcoin mining had started on March 8, 2022. The accumulation of Bitcoin up to June 30, 2022 were 137.74 Bitcoins with 3,788 mining machines installed from the target number of 6,000 Machines.

Deposits for investments Baht 372 million

1. Deposit paid to an entity in Lao People's Democratic Republic ("Laos") in the amount of Baht 420 million to provide the Company with the right to conduct due diligence and study feasibilities of water utility and hydropower plant projects in Laos. The Company will receive the deposit refunded within April 2019 if the results of projects' feasibility study are unsatisfactory. The recipient entity has given bank guarantee amounting to Baht 420 million to the Company as a security.

On 31 October 2019, the Company acquired interest for participating in Sandin Water Supply Project in Laos and settled the consideration by setting-off against such deposit amounting to Baht 79.23 million.

On 29 September 2020, the Company and the counterparty agreed to extend the period for feasibility study and refund of the remaining deposit to 29 September 2021.

On 4 February 2021, a subsidiary invested in solar power plant in Vietnam and partially settled the consideration by setting-off against the deposit amounting to Baht 73.38 million

As of June 30, 2022, this deposit had a balance of Baht 267.39 million.

2. In 2021, the company paid a deposit of 212.78 million baht or USD 6.4 million for the rights to conduct due diligence and feasibility study of coal-fired power plant in Laos. The Company will receive the full amount of deposit refund and interest at rate of 3% per annum within 25 August 2022 if the result of the study is unsatisfactory. The recipient entity gave a bank guarantee amounting to USD 6.4 million to the Company as a security.



บริษัท ยูไนเท็ด เพาเวอร์ ออฟ เอเชีย จำกัด (มหาชน)

United Power of Asia Public Company Limited

On 30 December 2021, the Company requested for a partial refund of the deposit amounting to USD 3.4 million. Subsequently, the Company received such refund deposit on 25 January 2022.

As of June 30, 2022, this deposit has a balance of Baht 105 million, or USD 3.0 million.

Please be informed accordingly.

Sincerely yours,

(Mr. Wit Suwanasri)

Chief Executive Officer (Acting)