

11 August 2022

SET. 2022/08/008

Subject: To clarify the operating results for Q2-2022

Attention: President

The Stock Exchange of Thailand

Pre-Built Public Company Limited would like to submit the financial statements ended 30 June 2022, and reviewed by the authorized auditor. The operating results in 2022 compared to those in 2021, the Company hereby clarifies the changes in the performance as follows:

| Unit : Million Baht | Consolidated | | | Consolidated | | |
|-------------------------------------|-----------------|-----------------|---------------|-----------------|-----------------|---------------|
| | 3 months 2022 | 3 months 2021 | Variance | 6 months 2022 | 6 months 2021 | Variance |
| Revenues – construction | 1,146.36 | 900.10 | 246.26 | 2,149.47 | 1,841.63 | 307.84 |
| Revenues – sales of goods | 140.45 | 85.84 | 54.60 | 258.26 | 168.60 | 89.66 |
| Revenues – sales of real estate | 229.10 | 142.27 | 86.84 | 385.17 | 194.31 | 190.86 |
| Total revenues | 1,515.91 | 1,128.21 | 387.70 | 2,792.90 | 2,204.53 | 588.37 |
| Cost of construction | 1,024.81 | 816.32 | 208.48 | 1,932.91 | 1,662.20 | 270.71 |
| Cost of sales of goods | 103.22 | 63.69 | 39.53 | 193.40 | 124.65 | 68.75 |
| Cost of sales of real estate | 160.43 | 102.60 | 57.83 | 264.82 | 140.14 | 124.68 |
| Total cost | 1,288.45 | 982.61 | 305.84 | 2,391.13 | 1,926.99 | 464.13 |
| | | | | | | |
| Gross profit - construction | 121.54 | 83.77 | 37.78 | 216.55 | 179.43 | 37.13 |
| % | 10.60% | 9.31% | 1.29% | 10.07% | 9.74% | 0.33% |
| Gross profit - sales of goods | 37.23 | 22.15 | 15.08 | 64.86 | 43.94 | 20.92 |
| % | 26.51% | 25.81% | 0.70% | 25.11% | 26.06% | (0.95)% |
| Gross profit - sales of real estate | 68.67 | 39.66 | 29.01 | 120.36 | 54.17 | 66.19 |
| % | 29.97% | 27.88% | 2.09% | 31.25% | 27.88% | 3.37% |
| Total gross profit | 227.45 | 145.59 | 81.86 | 401.77 | 277.54 | 124.23 |
| % | 15.00% | 12.90% | 2.10% | 14.39% | 12.59% | 1.80% |
| | | | | | | |
| Administrative expenses | 60.47 | 45.71 | 14.76 | 108.83 | 86.39 | 22.44 |
| Finance costs | 6.12 | 12.33 | (6.21) | 16.04 | 24.64 | (8.59) |
| Profit (loss) from investment | 5.71 | 3.19 | 2.52 | 4.82 | 6.75 | (1.92) |
| | | | | | | |
| Net profit | 124.19 | 61.42 | 62.77 | 212.04 | 119.08 | 92.96 |

Revenue and net profit margin

- The consolidated financial statement for Q2-2022, the Company had total revenues increase of THB 387.70 million from last year. The increase was from construction business of THB 246.26 million and real estate business of THB 88.64 million, and construction material production and sale business of THB 54.60 million.
- In Q2-2022, the consolidated gross margin presented higher than Q2-2021 of THB 81.86 million. It is varied follow the increase of sale.

Net Profit

- Although the overall economic has not yet recovered and the war of Ukraine and Russia affected the cost raw material, but the company is still profitable. The company can earn net profit of THB 124.19 higher than Q2-2021 about THB 62.77 million. The increasing of margin derives from every business.

Comparative Balance Sheet (Partial)

| Unit : Million Baht | 30 June 2022 | 31 December 2021 | Variance |
|---|--------------|------------------|----------|
| Cash and cash equivalents | 821.49 | 680.03 | 141.46 |
| Current investments | 148.16 | 303.61 | (155.44) |
| Land and cost of project under construction | 895.59 | 956.29 | (60.70) |
| Total assets | 6,422.18 | 6,190.94 | 231.25 |
| Loan | 1,770.63 | 1,399.69 | 370.94 |
| Total Liabilities | 4,052.33 | 3,881.75 | 170.58 |
| Retained earnings | 1,739.93 | 1,679.25 | 60.68 |
| Total shareholders' equity | 2,369.86 | 2,309.18 | 60.68 |
| Total liabilities and shareholders' equity | 6,422.18 | 6,190.94 | 231.24 |
| Debt to equity ratio | 1.71 | 1.68 | 0.03 |
| Interested bearing debt to equity | 0.75 | 0.61 | 0.14 |

- In Q2-2022, the Company issued 3-year debentures with an interest rate of 4.5%, amounting of THB 437.20 million to be used as working capital for real estate business. For this period Debt to Equity and Interested Bearing Debt to Equity ratio were 1.71 and 0.75. The Company has a policy to control its debt to equity ratio and interested bearing debt to equity not to be higher than 2.5:1 times and 2:1 times, respectively.



- At the end of Q2-2022, the Company's backlog was worth THB 6 billion.

Please be informed accordingly.

Yours sincerely,

Pre-Built Public Company Limited

(Nata Hongladarom)

Authorized Director