

10 November 2022

SET. 2022/11/011

Subject: To clarify the operating results for Q3-2022

Attention: President

The Stock Exchange of Thailand

Pre-Built Public Company Limited would like to submit the financial statements ended 30 September 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	9 months 2022	9 months 2021	Variance
Revenues – construction	1,146.67	601.76	544.91	3,296.13	2,443.38	852.75
Revenues – sales of goods	132.15	89.48	42.67	390.41	258.08	132.33
Revenues – sales of real estate	362.39	77.75	284.64	747.56	272.06	475.50
Total revenues	1,641.21	768.99	872.22	4,434.11	2,973.53	1,460.58
Cost of construction	1,061.58	525.46	536.12	2,994.49	2,187.66	806.83
Cost of sales of goods	103.32	71.60	31.73	296.72	196.25	100.47
Cost of sales of real estate	259.01	54.95	204.06	523.83	195.09	328.74
Total cost	1,423.91	652.01	771.90	3,815.04	2,579.00	1,236.04
Gross profit - construction	85.09	76.30	8.79	301.65	255.72	45.92
%	7.42%	12.68%	-5.26%	9.15%	10.47%	-1.31%
Gross profit - sales of goods	28.23	17.88	10.94	93.69	61.83	31.86
%	21.81%	19.98%	1.83%	24.00%	23.96%	0.04%
Gross profit - sales of real estate	103.38	22.80	80.57	223.73	76.97	146.76
%	28.53%	29.32%	-0.80%	29.93%	28.29%	1.64%
Total gross profit	217.30	116.98	100.31	619.07	394.53	224.55
%	13.24%	15.21%	-1.97%	13.96%	13.27%	0.69%
Administrative expenses	75.37	60.42	14.95	219.93	182.67	37.26
Finance costs	10.63	12.55	-1.92	26.67	37.19	10.52
Profit (loss) from investment	2.96	2.85	0.11	7.78	9.59	-1.81
Net profit	114.79	36.51	78.27	326.83	155.60	171.23

Revenue and net profit margin

- The consolidated financial statement for Q3-2022, the Company had total revenues increase of THB 872.22 million from last year. The increase was from construction business of THB 544.19 million and real estate business of THB 284.64 million, and construction material production and sale business of THB 42.67 million. The revenue growth in 2022 was normal production capacity. Covid-19 situation caused the economic slowdown in last year.
- In Q3-2022, the consolidated gross margin presented higher than Q3-2021 of THB 100.31 million. It was varied follow the increase of sale. We found that the profit margin for both of 3 months and the 9 months period in construction business presented declined, while the construction production and sale business and real estate business presented improve from last year. However, when there were combined, it was show little decrease in gross profit margin compare with last year. The consolidated gross margin of 3 months presented drop of 1.97% but in 9 months, it was present closed to last year and in line with projection. The decrease of margin in construction business derived from many factors such as the increase in cost of raw material, labor and overhead.

Net Profit

- The company can earn net profit of THB 114.79 higher than Q3-2021 about THB 78.27 million. The increasing of profit was from three business.

Comparative Balance Sheet (Partial)

Unit : Million Baht	30 September 2022	31 December 2021	Variance
Cash and cash equivalents	701.85	680.03	21.81
Current investments	17.72	303.61	(285.88)
Land and cost of project under construction	902.54	956.29	(53.75)
Total assets	6,278.46	6,190.94	87.53
Loan	1,687.75	1,399.69	288.06
Total Liabilities	3,793.82	3,881.75	(87.94)
Retained earnings	1,854.72	1,679.25	175.46
Total shareholders' equity	2,484.65	2,309.18	175.46
Total liabilities and shareholders' equity	6,278.46	6,190.94	87.53
Debt to equity ratio	1.53	1.68	(0.15)
Interested bearing debt to equity	0.68	0.61	0.07



- September 30, 2022, the Company's debt-to-equity ratio was approximately 1.53 times and the interest-bearing debt-to-equity ratio was 0.68 times. Company level of debt-to-equity policy is not to exceed 2.5: 1 and interest-bearing debt to equity not to exceed 2:1.
- At the end of Q3-2022, the Company's backlog was worth THB 5 billion.

Please be informed accordingly.

Yours sincerely,

Pre-Built Public Company Limited

(Wirod Charoentra)

Chief Executive Officer