



วันที่ 11 November 2022

Re: Clarification of the operating results of company and its subsidiaries for the financial statement quarter 3/2022

To: President

The Stock Exchange of Thailand

K.C. Property Public Company Limited and its subsidiaries (“company and subsidiaries”) would like to clarify our operating results for the financial statement quarter 3/2022 ended September 30, 2022 as follows:-

	Quarter 3/2565		Quarter 3/2564		increase (decrease)	
	Baht	%	Baht	%	Baht	%
Revenues from sales	175,931,175.69	97.33	64,952,133.52	70.15	110,979,042.17	170.86
Cost of sales	(123,597,583.30)	(68.38)	(47,884,025.09)	(51.72)	(75,713,558.21)	158.12
<b>Gross profit</b>	<b>52,333,592.39</b>	<b>28.95</b>	<b>17,068,108.43</b>	<b>18.44</b>	<b>35,265,483.96</b>	<b>206.62</b>
Other income :						
Gain on disposal of assets	-	-	1,307,180.89	1.41	(1,307,180.89)	(100.00)
Gain on debt restructuring	-	-	18,173,797.62	19.63	(18,173,797.62)	(100.00)
Other income	4,819,705.06	2.67	8,151,115.61	8.80	(3,331,410.55)	(40.87)
<b>Total other income</b>	<b>4,819,705.06</b>	<b>2.67</b>	<b>27,632,094.12</b>	<b>29.85</b>	<b>(22,812,389.06)</b>	<b>(82.56)</b>
Distribution costs	(13,879,720.59)	(7.68)	(9,008,181.90)	(9.73)	(4,871,538.69)	54.08
Administrative expenses	(61,250,846.68)	(33.89)	(63,954,763.23)	(69.08)	2,703,916.55	(4.23)
Other expenses						
Liabilities from litigation	(7,907,486.17)	(4.37)	-	-	(7,907,486.17)	-
Reversal of estimated repairing costs of joint venture projects	7,683,188.35	4.25	-	-	7,683,188.35	-
Reversal of expected credit losses	3,056,880.00	1.69	-	-	3,056,880.00	-
Reversal of impairment loss on assets	920,160.54	0.51	-	-	920,160.54	-
<b>Profit (loss) from operating activities</b>	<b>(14,224,527.10)</b>	<b>(7.87)</b>	<b>(28,262,742.58)</b>	<b>(30.53)</b>	<b>14,038,215.48</b>	<b>(49.67)</b>
Finance costs	(22,846,759.38)	(12.64)	(23,928,846.95)	(25.58)	1,082,087.57	(4.52)
<b>Profit (loss) before income tax expense</b>	<b>(37,071,286.48)</b>	<b>(20.51)</b>	<b>(52,191,589.53)</b>	<b>(33.11)</b>	<b>15,120,303.05</b>	<b>(28.97)</b>
Tax income (expense)	-	-	(1,650,799.46)	(1.78)	1,650,799.46	(100.00)
<b>Profit (loss) for the period</b>	<b>(37,071,286.48)</b>	<b>(20.51)</b>	<b>(53,842,388.99)</b>	<b>(34.89)</b>	<b>16,771,102.51</b>	<b>(31.15)</b>
Other comprehensive income (expense) :						
<b>Components of other comprehensive income that will not be reclassified to profit or loss :</b>						
Gains (losses) on re-measurements of defined	-	-	1,489,105.26	1.61	(1,489,105.26)	- 100.00
<b>Other comprehensive income (expense) for the period-net of tax</b>	<b>-</b>	<b>-</b>	<b>1,489,105.26</b>	<b>1.61</b>	<b>(1,489,105.26)</b>	<b>- 100.00</b>
<b>Total comprehensive income (expense) for the period</b>	<b>(37,071,286.48)</b>	<b>(20.51)</b>	<b>(52,353,283.73)</b>	<b>(33.29)</b>	<b>15,281,997.25</b>	<b>- 29.19</b>
Attributable to :						
Owners of the Company	(37,071,286.48)	(20.51)	(53,842,388.99)	(34.89)	16,771,102.51	(31.15)
Non-controlling interests	-	-	-	-	-	-
	<b>(37,071,286.48)</b>	<b>(20.51)</b>	<b>(53,842,388.99)</b>	<b>(34.89)</b>	<b>16,771,102.51</b>	<b>(31.15)</b>
Total comprehensive income attributable to :						
Owners of the Company	(37,071,286.48)	(20.51)	(52,353,283.73)	(33.29)	15,281,997.25	(29.19)
Non-controlling interests	-	-	-	-	-	-
	<b>(37,071,286.48)</b>	<b>(20.51)</b>	<b>(52,353,283.73)</b>	<b>(33.29)</b>	<b>15,281,997.25</b>	<b>(29.19)</b>

In the third quarter 2022, The total revenue increase of equivalent to 170.8%, compared to the same period of the year 2021. the growth in revenue from sales of low-rise projects

For the 3rd quarter of 2022, The company had profit (loss) of Shareholder equity that loss Baht (37.0) million

#### **Distribution Costs and Administrative expenses**

In the third quarter 2022, the distribution costs at Baht 123.5 million, increased Baht 75.7 million or 158.1 % compared to the same period of the year 2021

In the third quarter 2022, the administrative expenses at Baht 69.1 million, increased Baht 5.2 million or 8.1 % compared to the same period of the year 2021 However, The increasing of expenses because of increase on the revenue from transfer of land and houses

#### **Financial expenses**

In the third quarter 2022, The company and subsidiaries had expenses at Baht 22.8 million, decrease Baht 1.0 million or 4.5 %, compared to the period of the year 2021. Most of them are interest on defaulted debts.

Yours sincerely,

- Wisuda Chuaybamrung -

(Miss Wisuda Chuaybamrung)

Director and Deputy Managing Director

K.C. Property Public Company Limited