

NO. FA/65-477

14 November 2022

Subject : Management Discussion and Analysis of the operating performance for the three-month and nine-month periods ended 30 September 2022

Attention : President of the Stock Exchange of Thailand

JCK International Public Company Limited (“the Company”) would like to report the consolidated operating performance result for the three-month and nine-month periods ended 30 September 2022 as follows:

The consolidated operating performance result for Q3/2022 compare with Q3/2021

1. The Company’s total revenues were 116.69 m.THb, an decrease of 88.5 m.THb, or equal to 43.13% compared to the same period of previous year due to the decreased in revenues from land selling.
2. The Company’s cost of sales and cost of rental and services in the third quarter of 2022 were 75.41 m.THb which decreased from the third quarter of 2021 for 52.64 m.THb or equal to 41.11% which due to decrease of land selling cost for 61.05 m.THb and cost of service increased for 8.41 m.THb.
3. The Company’s selling and administrative expenses in the third quarter of 2022 were increased from the third quarter of 2021 for 1.15 m.THb or equal to 2.07% because the Company expenses related to tax expense of land and building has increased.
4. The Company’s share of gain from investment in joint venture decreased to 10.57m.THb, an decrease of 71.67 m.THb compared to the same period of previous year because the Company’s joint venture recognized revenues from the condominium transferred has decreased.
5. The Company’s financial cost were 100.13 m.THb increased by 17.17 m.THb, or 20.69% due to financial cost by loan has increased.
6. The Company reported net loss of 126.24 m.THb while same period of 2021 the Company had net profit of 2.86 m.THb, due to the company recognize loss from joint ventures.

The consolidated operating performance result for the nine-month period ended 30 September 2022 compare with the same period year of 2021

1. The Company’s total revenues were 576.52 m.THb, an increase of 163.02 m.THb, or equal to 39.42 compared to the same period of last year due to increase of land selling.
2. The Company’s cost of sales and cost of rental and services were 306.13 m.THb an increase of 60.52 m.THb, or equal to 24.64% compared to the same period of last year which due to land selling revenue and cost of service has increased.

3. The Company's selling and administrative expenses were 175.95 m.THB an increased by 23.65 m.THB, or 15.53% from the same period of year 2021 , due to an increase of expense from selling and the expenses related to tax expense of land and building.
4. The Company's share of gain from investment in joint venture decreased to 61.51 m.THB, an decrease of 129.81 m.THB compared to the same period of previous year was because the Company's joint venture recognized less revenues from the condominium transferred.
5. The Company's financial cost were 312.28 m.THB increased by 17.22 m.THB, or 5.83% from the same period of year 2021 due to financial cost by loan has increased.
6. The Company had net loss of 158.30 m.THB which increased from the same period of 2021 that the Company had net loss 75.42 m.THB, or 90.99%, mainly due to the company recognize less profit from joint ventures.

Sincerely yours,



(Mr.Anukul Ubonnuch)
Managing Director



JCK
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