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February 21, 2023

Subject: Financial statement analysis for the year 2022

To: President
The Stock Exchange of Thailand

Sammakorn Public Company Limited (the "Company") would like to report the financial statements for the year 2022 of the Company and its subsidiaries as follows,

The financial result for the year 2022
Consolidated financial statements

Performance of year 2022, The Company has a net profit of THB 112.60 million, an increase of THB 70.45 million or 167.14% compare to 2021. Total revenue is THB 2,404.19 million compare to the previous year with total revenue of THB 1,441.58 million, an increased of THB 962.61 million or 66.77%, this is from sales revenue of real estate business of THB 925.69 million or 74.61. and an increased from food and bakery business of THB 19.98 million or 1,040.63%.

In 2022, The company has total expenses of THB 2,226.33 million, compare to the previous year with total expenses of THB 1,360.91 million, an increased of THB 856.42 million or 63.59%, compare to the previous year with mainly increased from the real estate business of THB 683.49 million or 71.74%, from food and bakery business of THB 22.58 million or 480.43%. and has selling expenses increased of THB 71.86 million or 61.80%, in line with the increased in sales. Administrative expenses increased of THB 87.85 million or equivalent to 57.58%. Partly caused by 2022, The Company has set aside provisions for the cost of transferring utilities to juristic person housing estate.

The Company's total assets of THB 5,747.67 million, an increase of THB 15.31 million or 0.27% compared to 2021. The Company has total liabilities of THB 3,089.34 million, a decrease of THB 102.34 million or 3.21% compared to 2021.

Please be informed accordingly,

Sincerely yours,

Napon Janetumnugul

Managing Director