



22 February 2023

LIT 2023/003

Topic Operating Result for year 2022

To The President of the Stock Exchange of Thailand

According to the resolution of the Board of Directors Meeting of Lease IT Public Company Limited No.2/2023, on 22th February 2023, the Financial Statements and overall operations of the Company for the year ended 31 December 2022 which has been reviewed by the auditors of EY Office Limited.

The Thai economy in the year 2022 was affected by COVID-19 pandemic. Eventhough the situation is better, but the economy impacted household and business spending and delayed the recovery of economic activities. Lease IT Public Company Limited is to be an alternative source of financing outside the financial institution sector (Non-Bank) supporting Small and medium-sized enterprises (SMEs) who work for the government sector and private sector to access funding sources. The Company continues to focus on customers' business needs through offering financial products and also proactively helping customers facing the impact of the COVID-19 crisis so that customers can survive in the long term. In this period, revenue decreased by 53%, our customers could run projects again after the lockdown period and some of projects could be delivered but the government bidding also get stuck and allocate to COVID-19 budget. As a result, the finance amount decreased that directly affect the revenue for the nine months of 2022. However, The government gradually auctioned through the Bid Bond and E-Bidding during the third quarter to fourth quarter of 2022. Although the auction is not yet returned to normal, the Company is ready to support financial products to build growth, and the Company stilling recorded Expected Credit Loss (ECL) from Non-Performing Loans (NPLs) that affected by the current economic situation following the risk and quality of customers in various industries that following Thai Financial Reporting Standard No.9 (TFRS9) which determines adjustment of economic future forecast based (Looking Forward). According to improvement of credit quality, new NPLs significant decrease base on new financing of the year. This is to comply with the policy of prudent and carefully adjusted business strategic plans for the year 2022 to cope with the impact of this situation as follows:

Industry and Strategy

The trend of competition in the banking and Non-Bank industry continues to be pressured by the effect of COVID-19 pandemic and the economic outlook is also impacted by inflation. During such challenges, the Company has to adjust its competitive strategies to cope with the situation and to maintain its performance in accordance with the current industry trends and for sustainable growth in the future. The Company has generated income to create stability in the organization, customer satisfaction, elevating work processes, building corporate credibility and awareness as follows:

- 1) **Upgrade marketing with a Digital Platform** to meet the needs of the new-generation customers and respond to the growth of the digital world in the future. The Company has focused on developing IT systems and using digital marketing tools to reach the target customers of the Company in order to get

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more targeted customers and offer the company's financial products to the right customers as well as create reliable and well-known brand among users through social media and maximize customer database usage for cross-selling.

- 2) **Focus on financing to customers who are government suppliers** to reduce the risk of non-performing loans (NPLs) under the current situation, the Company continues to focus on providing loans to government and state enterprises suppliers because the government always has the ability to pay which make the credit risk lower than lending to small and medium-sized enterprises (SMEs) who are private sector suppliers by using digital marketing.
- 3) **Focus on financing in low-risk financial products** such as Factoring, Hire Purchase, and Financial Lease to reduce the risk of non-performing loans (NPLs)
- 4) **Focus on trendy industries sector for new customers** that finance on Project Backup Finance with collateral under risk management and also support in short term project for cost management.
- 5) **Focus on retaining existing customers** to builds customer brand loyalty by enhancing customer satisfaction through loyalty program to stimulate transactions and build sustainable customer relationship.
- 6) **Focus on increased allowance Expected Credit Losses (ECL)** that affected from the COVID-19 pandemic pressure in many industries, resulting in a decrease in liquidity of the customers which varies according to the risk and quality of customer at any moment. However, ECL stilling recorded following Thai Financial Reporting Standard No.9 (TFRS9)

Credit Risks

The economic situation affecting small and medium enterprises (SMEs) is a challenge for the Company to carefully manage its risks while maintaining its performance under the careful selecting of customers, close monitoring and proactively assisting some customers facing the crisis. The company has assisted its clients during this crisis by bringing them into a suitable debt restructuring plan to enable them to survive in the business in long term and have the ability to repay the Company's debts. In this regard, the Company has taken steps to improve credit quality as follows:

- 1) The company has upgraded the screening of customers and debtors in order to select real potential customers who have strong debt repayment ability and has continuously adjusted the frequency of reviewing the debt repayment capability of customers and debtors. Moreover, the Company also reviewed the process of rights to receive payment transferring and debt collection in order to prepare for the situation impacted by the epidemic of COVID-19. The Company also closely monitors customer behavior and signal in order to prevent non-performing debts (NPLs) in the future.
- 2) The Company has strengthened the debt collection team to follow up the repayment closely in order to increase the debt recovery rate.

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- 3) The Company has managed to mitigate industry risk by limiting portfolio of each industry to not more than 25% in order to comply with the industrial risk management plan.
- 4) The Company continues to limit financing to new customer who construction business as it has high risk but focuses on a group of business that has lower risk and still grows in current situation such as a medical equipment.

Profitabilities

- 1) The Company focuses on financial cost management which are the main cost and also focused on managing cash flow in order to minimize financial cost. Moreover, The Company continues to focus on managing the company's funding sources to be in line with the company's cash inflows and manage interest rates that are appropriate to the current situation.
- 2) The Company focuses on Non-Performing Loans (NPLs) management by assisting customers to repay debt in accordance with their liquidity to reduce the Allowance for Expected Credit Losses on Non-Performing Loans. This is due to the Company's policy to achieve performance under acceptable risk.
- 3) The Company has the policy to control unnecessary operating expenses by developing Information Technology systems to reduce costs and improve the credit quality more efficiently.
- 4) The Company set growth with the strategy of finding new target customers from vary the financial products to expand the market and risk diversification.

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Consolidated financial performance of the Company for period ended 31 December 2022 in comparison with the corresponding period last year ended 31 December 2021

(Unit: Thousand Baht)	Statement of comprehensive income			
	2022	2021	Change	
			Amount	%Change
Interest Income	98,425	216,685	(118,260)	(55%)
Fees and service incomes	46,873	88,554	(41,681)	(47%)
Other income	11,274	26,150	(14,876)	(57%)
Total revenues	156,572	331,389	(174,817)	(53%)
Service expense	26,391	44,501	(18,110)	(41%)
Administrative expense	76,835	81,315	(4,480)	(6%)
Expected credit losses	126,967	237,475	(110,508)	(47%)
Total expenses	230,193	363,291	(133,098)	(37%)
Operating profit(loss) before finance cost and tax	(73,621)	(31,902)	(41,719)	131%
Finance cost	(49,837)	(87,326)	37,489	(43%)
Profit(loss) before income tax expenses	(123,458)	(119,228)	(4,230)	4%
Income tax revenues (expenses)	23,427	23,736	(309)	(1%)
Profit(Loss) for the period	(100,031)	(95,492)	(4,539)	5%

1. Revenues

Total revenue for year 2022 consists of interest income, fees and service income, and other income at the proportion of 62.9%, 29.9%, and 7.2% respectively. Total revenue decrease due to lower financing to customer, the Company avoid to finance in risk industry i.e constructue industry. So. Interest revenue and income fee decreased. The Company also focused on financing to low-risk financial products i.e. trading, recruitment employee etc. in an economic slowdown to control and reduce the risk of non-performing loans (NPLs). As a result, the revenue decreased 174.8 million baht.

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Interest incomes

Interest Income (Unit: Thousand Baht)	Consolidate Financial Statements				Change	
	2022	%	2021	%	Amount	%
- Factoring contracts	58,484	59.4%	97,678	45.1%	(39,194)	(40.1%)
- Loan contracts	22,973	23.3%	99,251	45.8%	(76,278)	(76.9%)
- Finance lease contracts	8,747	8.9%	11,083	5.1%	(2,336)	(21.1%)
- Hire-purchase contracts	3,786	3.9%	7,322	3.4%	(3,536)	(48.3%)
- Installment Sales	4,411	4.5%	1,351	0.6%	3,060	226.5%
- Loans to customers	24	0.0%	-	-	24	100.0%
Total	98,425	100.0%	216,685	100.0%	(118,260)	(54.6%)

For the year 2022, The interest income from short-term loans consists of factoring contracts, Loan contracts, and installment sales have total interest income of 85.9 million baht or 87.2% and interest income from long-term loans is finance lease and hire-purchase contracts have total interest income of 12.5 million baht or 12.7% while in the same period of the previous year the percentage of interest income from short-term loans is 91.5% and 8.5 % from long-term loans, which is not significantly different.

The interests income are mainly from factoring contracts. For the year 2022, the interest income from factoring contracts has about 58.5 million baht or 59.4% compared with the same period of the previous year 45.1% because the Company focuses on financing low-risk financial products and high liquidity to reduce the risk of non-performing loans (NPLs) for new financing. The interest income from loan contracts has 23.0 million baht decreased by 99.3 million baht compared with the previous year. the Company has more intensity on determining financing new loans due to it being a high-risk product. As a result, The financing amount of loan contracts decreased by 58% for this year. Including, the impact of the Covid-19 pandemic and SMEs have decreased in liquidity from the economic pressure resulting in freezing revenue recognition as an accounting standard.

A decrease in interests revenue because the Company slow down new financing as strictly finance policy as a result to decreasing of interests revenue. Effect of Covid-10 pandemic also impacted in varies industries and cost of living. So, there is directly impact to liquidity of SMEs which are mainly the Company's customers. So, the Company had to reserved provision for loan contracts as of the year ended about 471.7 million baht which align to risk and quality of customers, the Company also closes monitoring progression of each projects and carefully financing to reduce NPL by new financing.

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Fees and service incomes

Fees and service incomes (Unit: Thousand Baht)	Consolidate Financial Statements				Change	
	2022	%	2021	%	Amount	%
- Factoring contracts	15,706	33.5%	40,033	45.2%	(24,327)	(60.8%)
- Loan contracts	12,054	25.7%	35,959	40.6%	(23,905)	(66.5%)
- Finance lease contracts	95	0.2%	149	0.2%	(54)	(36.2%)
- Hire-purchase contracts	67	0.1%	46	0.1%	21	45.7%
- Installment Sales	15,055	32.1%	4,260	4.8%	10,795	253.4%
- Letter of guarantees	3,817	8.2%	8,097	9.1%	(4,280)	(52.9%)
- Others	79	0.2%	10	0.0%	69	690.0%
Total	46,873	100.0%	88,554	100.0%	(41,681)	(47.1%)

For the year 2022, The fee and service incomes from short-term loans by 91.3% consisting of service income from factoring contracts, Loan contracts, and Letter of guarantee decreased by 24.3, 23.9, and 4.3 million baht respectively compared with the same period of the previous year. However, The fees and service incomes from installment sales increased by 10.8 million baht due to It being fully operation in this year.

Fee and service incomes decreased by 41.7 million baht or 47.1% because the Company decreased financing of loan contracts for some industries and also considered financing amounts based on the quality of customers and debtors. Because the Thai economy impacted customers on loan contracts which did not complete projects in time. In addition, the Company also focuses on financing factoring contracts that are low product risk. However, a decrease in business transactions due to the Thai economy which broadly affected many industries resulted in a decrease in fee and service incomes. Moreover, the Company also focuses on existing customers because of experience in business behavior with lower risk.

Other income

For the year 2022, total other income decreased by Baht 14.9 million or 57% compared with the same period of the previous year which decreased from the Thai economic slowdown and impacted the liquidity of the customers.

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2. Service and administrative expense

For the year 2022, The Company had service expense decreased by 18.1 million baht or 40.7% when compared with the prior year which align with revenue, mainly decrease was from related salesman expense. Administrative expenses also decreased by 4.5 million baht or 5.6% by controlling unnecessary operating expenses.

3. Expected Credit Losses

For the year 2022, The Company had expected credit losses (ECL) of 127.0 million baht. In this regard, ECL is recorded following Thai Financial Reporting Standard No.9 (TFRS9) which was from the Covid-19 pandemic, and the economic outlook is also impacted by inflation directly impacts SMEs customers, which are the Company's main customers. As a result, the process of delivering products and services is delayed and incurred fines and higher operation costs especially in the construction industry. Customers who are in the process of litigation and debt restructuring, lack liquidity during the recession of the external factors. Resulting in the inability to pay debts as scheduled reflects the risks inherent in the quality of the customers at any moment, the risks may change in the future depending on various factors, thus the company is obliged to set aside in accordance with the quality and risks of the customers and the circumstances. However, the Company has a policy to prevent, control, and improve the financing process for better quality. both in modifying the method of risk analysis Adjustment of credit approval authority to be more appropriate Focusing on low-risk products, portfolio management by industry and eliminating financing in complex industries in order to minimize the damage of new loans. In addition, the company also added collection teams and procurement of outsource debt collection company to expedite the problem of non-performing debtors (NPLs).

4. Finance Cost

For the year 2022, finance cost decreased by Baht 37.5 million or 42.9 % compared with last year as the average debenture balance was decrease.

5. Income tax expenses

For the year 2022, The Company had Income tax revenues of 23.4 million baht. According to loss operation, there is no income tax expense for this year. By the way, the Company applied TAS 12 Income tax then there is income tax revenue caused by an increase in Expected Credit Losses (ECL). However, The Company will be able to use it in the future.

6. Net loss

For the year 2022, The Company had a loss of 100.0 million baht compared with a prior period which had a loss of 95.5 million baht due to a significant decrease in revenue of 174.8 million baht or 53% aligning with the customers lacking liquidity to pay-debts and decreasing in the financing amount. and ECL increased in line with NPLs from high risk and affected customer quality. As a result, the higher Expected Credit Losses (ECL). Although, The Company has controlled the service and administration expenses.

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Consolidated financial position of the Company as of 31 December 2022 in comparison with that as of 31 December 2021

Assets

Total assets at the end of the year 2022 were Baht 2,017.5 million, compared with the year ended 2021 which has total assets of 2,157.1 million baht which caused by the decrease in receivables of 561.6 million baht as a result to cash and shor-term investment in trading securities increased Baht 397.1 million.

Liabilities

Total assets at the end of the year 2022 were Baht 909.0 million, decreased by 308.5 million baht compared with the year ended 2021 which has total liabilities of 1,217.5 million baht, mainly from the repayment of the short-term loan from finance institutions in beginning of this year.

Equity

The Company had fully paid-up share captital and issuing LIT-W2 about Baht 265.8 million but had net loss operation during the period Baht 100.0 million. As a result, total equity increased amounting to Baht 168.8 million when compared with the year 2021.

Please be informed accordingly.

Best regards,



(Mrs. Chonticha Supalukmetha)

Managing Director

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