

(Translation)

IR 003/23

February 24, 2023

President and Director

The Stock Exchange of Thailand

Subject : To explain the reasons the company's net profit (net loss) or net income increased more than 20% from last year.

Dear Sirs :

Karmarts Public Company Limited would like to submit financial statement for the year ended December 31, 2022. The company net Profit Baht 327.00 million increased Baht 34.13 million or 11.65% and net income Baht 1,910.35 million increased Baht 407.12 million or 27.08% to the last year. The mainly reasons are as follows.

1. The company had the sales and service income Baht 1,838.76 million increased from the last year Baht 568.87 million or 44.80%. Income from warehouse services Baht 24.90 million. Gain on change in fair value of investment properties Baht 35.20 million increased from the last year Baht 35.20 million. Other income Baht 11.48 million increased from the last year Baht 1.86 million or 19.33%.

2. The company had the cost of sales and service Baht 954.44 million increased from the last year Baht 281.53 million or 41.84% regarding to this, the decreasing cost is related to the decreasing of last year sale. Cost from warehouse services Baht 0.10 million.

3. The company had the selling and administrative expenses of Baht 531.05 million, increased from the last year Baht 72.94 million or 15.92% due to the company had selling expenses of Baht 292.62 million, increased from last year by Baht 60.66 million or 26.15% in response to the market conditions and administrative expenses of Baht 238.43 million, increased from last year by Baht 12.28 million or 5.43%, loss from exchange rate Baht 6.03 million, expenses under the contract Baht 14.77 million.

4. The subsidiary loss on diminution in value of properties transferred to investment properties Baht 1.80 million increased from the last year Baht 1.80 million.

5. Share of gain from investments in joint venture and associate Baht 1.10 million increased from the last year Baht 0.64 million because associate gain performance.

6. The company had the finance cost Baht 14.54 million increased from the last year Baht 6.84 million or 88.83%.

Please be informed accordingly.

Sincerely yours,

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(Ms. Suwannee Tharacheevin)

Company Secretary