



TRANSLATION

Safari World Public Company Limited

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Subject Performance clarification for the year ending December 31, 2022, which is more than 20% vary by the same period last year.

To: Directors and the President
The Stock Exchange of Thailand

Safari World Public Company Limited (the "Company") would like to report previous year's description and analysis of performance for the year ended December 31, 2022 that vary more than 20% by the same period last year.

Progress situation for 2022 operation and business

In the early 2020 pandemic, the Covid-19 virus has impacted the business dealings of the Company ("Safari World") and its subsidiaries, Phuket Fantasea Public Company Limited (the "Phuket Fantasea"), for more than two years. Even during such time, Safari World may reopen at some time when the government is able to control the domestic epidemic and there is a relief for the service to be able to open business as usual, but Phuket Fantasea, which located in Phuket, cannot open because almost all of its key customers are foreign tourists, which is relatively small numbers, and remain closed from March 2020 to early 2022, totally 23 months.

After the Covid-19 pandemic has cleared, Safari World resumed its service on October 9, 2021. In the first 4 months of service, it has not yet fully reopened as its main customers, who are foreign tourist still unable



to travel to Thailand freely since the government has not yet taken measures to relax the country's travel. There were also a new outbreaks in late 2021 of Omicron variant which has greater ability to infect, the Company then set to open its Marine Park Zone, the main revenue segment for only 3 days: Friday, Saturday and Sunday and Public Holiday (if any). Later, as the pandemic situation in the country became more manageable, as more people were vaccinated against Covid-19, the government eased its measures. It began to officially reopen the country on May 1, 2022. Foreign tourists are allowed to enter Thailand without having to undergo RT-PCR testing if they have received the full dose of the vaccine. It is the first step that makes international tourists, especially India and the Middle East, including ASEAN, to return to Thailand's tourism. In addition, the government has relaxed measures. The opening of the semester for students under the Ministry of Education and schools under the BMA by canceling online learning to return to school as usual. As a result, more and more student excursions began to be organized. Safari World has therefore opened for full service in both parks: Safari Park Open Zoo and the performance zone of the Marine Park, 6 days a week since May 2022, has resulted in increased income. In Q1/2022 gross revenues totaled of 78.69 million Baht and Q2/2022 gross revenues totaled of 207.44 million Baht increased by more than 128.75 million Baht, and also increased revenues in Q3 and Q4 of 2022. In 2022, only Safari World can earn a total operating income of 793 million Baht or 72 % of the 2019 revenue (before the outbreak of COVID- 19) with an income of 1,095 million Baht. Safari World's business operations have clearly developed after the outbreak of the Covid-19 virus began to be controlled this year.

For subsidiaries, it has resumed "Phuket Fantasea" operation, a business of tourism and recreation type of Thai cultural performance in a large theatre, in Phuket since it temporary closed from March 18, 2020. Although the government has measures to relax and start welcoming foreign tourists to Thailand starting from Phuket first through the "Phuket Sandbox" from July 1, 2021, due to the cost of travel preparation to Thailand is quite high and additionally the situation of the epidemic around the world is still very unstable, as a result, there are quite a few foreign tourists traveling to Phuket at the end of 2021. Therefore, Phuket Fantasea is temporarily closed throughout the year 2021 for more than 23 months. Later, in early 2022, when the epidemic situation began to be controlled. "Phuket Fantasea" has therefore returned to service since February 25, 2022. During the initial opening of the business, the opening date was set for only 2 days a week, which are Wednesday and Saturday because the main customers who are foreigners are still not many. As a result, in the Q1/2022, the subsidiary has not much operating income, but in the Q2/2022, the income has increased. The "Wonderful Kamala" show (Theater Show) has been added and was held twice a night in mid-July 2022 due to an increase in the number of customers and to reduce congestion and to keep distancing according to measures to control the spread of the Covid-19 virus. Presently, number of tourists who entered Phuket are growing steadily, because international airlines increase direct flight to Phuket every month. As a result, Phuket Fantasea began to earn a gradual increase in revenue. However, in November 2022, the subsidiary has opened the Phuket Fantasea service to 3 days a week, which are Tuesday, Friday and Sunday. If there are more than 2,500 customers per day, the show per day will be increased. Because the operating results are still at a loss,

therefore, the policy must be maintained to reduce and save costs. Phuket Fantasea will not return to service 6 days a week until the situation returns to normal.

Later in early 2022, when Phuket Fantasea started to open for service and the group of companies can procure funding from various channels. The Board of Directors therefore considered to resume construction, repair, and decoration of the project from May 1, 2022, until completion and "Carnival Magic" can be soft opened for service on September 20, 2022. Carnival Magic, the third theme park, is the Magical Kingdom of Lights and it is a great nighttime amusement park on an area of over 100 rai, located next to Phuket Fantasea at Kamala Beach, Phuket. It has exhibited a Thai-style carnival theme park with a unique style of organizing fun fairs or Thai temple fairs, the first and only place in the world. The group of companies has set a goal to make Carnival Magic a new landmark of Thailand. to attract both Thai and foreign tourists to visit when the country's tourism situation returns actively like before Covid-19. However, in the beginning, Carnival Magic opened 3 days a week, Monday, Wednesday and Saturday, alternating opening days with Phuket Fantasea.

Company and the subsidiaries 2022 operation results

Company and subsidiaries had a net loss for 2022 of 581.69 million Baht, down from last year's 340.54 million Baht, or 36.93%. Since the increase in main customer travel into Thailand, the company therefore increases the opening date of "Safari World" to 6 days a week, including the return of the "Phuket Fantasea" service and opening of the third theme park "Carnival Magic" from September 20, 2022. As a result, the group of companies has more revenue with the following important factors.

Operating Income

In 2022, Company and subsidiaries had an operating income of 1,030.63 million Baht, an increase from 2020, 820.24 million Baht, or 389.87% consisting of revenue from ticket sales of 701.61 million Baht, revenue from food and beverage sale of 154.62 million Baht and revenue from other operations of 174.41 million Baht. The increase in income is caused by the return of tourism of the main customer group, which is foreign tourists. After the government reopened the country to receive tourists without detention from May 2022 onwards, with an increasing number of foreign tourists coming to travel from the third quarter. Including the opening of the semester of students returning to normal schooling, cancel online classes. Therefore, the group of excursions began to travel in this quarter.

Revenue from operation for Year 2022

Unit: Million Baht

Detail	Consolidated				Separate			
	2022	2021	YoY	%	2022	2021	YoY	%
Sale of ticket	701.61	153.94	547.67	355.77	530.05	153.94	376.11	244.32
Sale of food and beverage	154.62	17.82	136.80	767.68	119.51	17.82	101.69	570.65
Sale of animal feed	48.63	14.38	34.25	238.18	48.63	14.38	34.25	238.18
Revenue from other operations	125.77	24.25	101.52	418.64	94.95	21.96	72.99	332.38
Total Revenue from operation	1,030.63	210.39	820.24	389.87	793.14	208.10	585.04	281.13

Summary of operating results for Year 2022

Unit: Million Baht

Detail	Consolidated				Separate			
	2022	2021	YoY	%	2022	2021	YoY	%
Revenue from operation	1,030.63	210.39	820.24	389.87	793.13	208.10	585.03	281.13
<u>Less</u> Cost of sales and services	463.00	183.59	279.41	152.19	332.05	183.62	148.43	80.84
Loss of death animals	22.11	19.53	2.58	13.21	22.11	19.53	2.58	13.21
Depreciation	128.39	49.60	78.79	158.85	82.40	49.89	32.51	65.16
Gross Profit (Loss)	417.13	(42.33)	459.46	1,085.42	356.57	(44.94)	401.51	893.44
Expected credit losses	2.45	(32.62)	35.07	107.51	1.55	(18.66)	20.21	108.31
Gain(loss) on sale and write-off of fixed assets	(1.86)	(2.89)	1.03	35.64	(0.31)	2.61	(2.92)	(111.88)
Other income	13.88	25.91	(12.03)	(46.43)	117.16	100.98	16.18	16.02
<u>Less</u> Selling and Service Expenses	52.67	10.88	41.79	384.10	28.55	9.80	18.75	191.33
Administrative expenses	670.14	498.53	171.61	34.42	207.52	197.35	10.17	5.15
Financial cost	298.95	375.14	(76.19)	(20.31)	134.66	113.43	21.23	18.72
Loss before income tax expenses	(590.16)	(936.48)	346.32	36.98	104.24	(280.59)	384.83	(137.15)
Income tax benefit	8.47	14.25	(5.78)	(40.56)	0.51	5.19	(4.68)	(90.17)
Net loss	(581.69)	(922.23)	340.54	36.93	104.75	(275.40)	380.15	138.04
Earnings before interest and tax	(291.21)	(561.34)			238.90	(167.16)		
Gross Profit margin	40.47	(20.12)			44.96	(21.60)		
Net Profit margin	(56.44)	(438.34)			13.21	(132.34)		

Other revenue

In 2022, Company and subsidiaries made income from other operations of 13.88 million Baht, decrease from previous year, 12.03 million Baht, or 46.43%, because the sales of new animals were significant decrease.

Cost of Sales and Services

In 2022, the Company and subsidiaries' cost of sales and services was 463 million Baht, an increase of 279.41 million Baht or 152.19 % from the previous year due to an increase in operating income and caused by the reopen of service of all 3 parks of the group of companies.

Loss from animals' death

In 2022, Company and subsidiaries had a loss of 22.11 million Baht from animals' death, an increase of 2.58 million Baht from the previous year, or 13.21%, caused by a change in weather conditions made it easier for animals to remain low immunity, sick and easily infected. However, the group of companies has implemented a policy to increase measures to closely monitor animals to try to reduce the number of dead animals to a minimum.

Depreciation value

In 2022, Company and subsidiaries has depreciation value at \$128.39 million Baht, increase from the previous year, at 78.79 million Baht, or 158.85%. This is due to the fact that in 2022 all 3 businesses of group of companies are in operation, thereby recording the deterioration of fixed assets as depreciation after reclassifying the account as administrative expenses during the temporary closure of the business. In addition, the service of "Carnival Magic" on September 20, 2022, therefore, began to recognize an increase in depreciation of fixed assets of the business.

Cost of Distribution

In 2022, the Company and subsidiaries accounted cost of distribution for 52.67 million Baht, increasing from the previous years of 41.79 million Baht, or 384.10%, driven by the fact that all 3 businesses of group of companies are in operation, which resulted in a significant increase in employee salaries and welfare compensation.

Administrative Expenses

In 2022, Company and subsidiaries spent 670.14 million Baht on administrative expenses, up from the previous year of 171.61 million Baht, or 34.42%, driven by the fact that all 3 businesses of group of companies are in operation, which resulted in a significant increase in employee salaries and welfare compensation.

Financial cost

In 2022, Company and subsidiaries accounted for 298.95 million Baht in financial costs, down from the previous year at 76.19 million Baht or 20.31%. Due to in May, the Carnival Magic Project resumed construction after temporary stop from January 1, 2021 to the completion and soft opening on September 20, 2022. Therefore, the return to recognize the financial cost as the cost of the Carnival Magic project.

Safari World and Subsidiaries Financial Analysis Report

Financial Statement

Detail	Unit: Million Baht							
	Consolidated				Separate			
	31 Dec 22	31 Dec 21	YoY	%	31 Dec 22	31 Dec 21	YoY	%
Assets								
Current Assets	202.82	102.30	100.52	98.26	413.76	232.33	181.43	78.09
Non-Current Assets	8,785.34	8,579.91	205.43	2.39	5,967.57	5,710.83	256.74	4.50
Total Assets	8,988.16	8,682.21	305.95	3.52	6,381.33	5,943.16	438.17	7.37
Liabilities and Equity								
Current Liabilities	2,265.40	3,790.70	(1,525.30)	(40.24)	936.18	556.06	380.12	68.36
Non-Current Liabilities	4,855.55	2,463.90	2,391.65	97.07	1,832.03	1,890.65	(58.62)	(3.10)
Total Liabilities	7,120.95	6,254.60	866.35	13.85	2,768.21	2,446.71	321.50	13.14
Total Shareholders' Equity	1,867.21	2,427.61	(560.40)	(23.08)	3,613.12	3,496.45	116.67	3.34
Total liabilities and shareholders' equity	8,988.16	8,682.21	305.95	3.52	6,381.33	5,943.16	438.17	7.37
Debt to Equity Ratio (time)	3.81	2.58			0.77	0.70		
Interest-bearing debt to equity ratio (time)	2.90	2.06			0.60	0.56		

Asset

As of December 31st, 2022, Company and subsidiaries had a total asset of 8,988.16 million Baht, up from December 31, 2021 of 305.95 million Baht, or 3.52%, as a result from the following.

Current assets increased by 100.52 million Baht, or 98.26%, caused by cash and equivalent entries increasing by 71.90 million Baht, or 435.69%. left inventories increase by 15.42 million Baht, or 45%, and trade accounts receivable and other current receivables increased by 13.20 million Baht or 25%.

Non-current assets increased by 205.43 million Baht or 2.39% due to an increase in property, premise, and equipment of 196.26 million Baht or 2.31%. Intangible assets increased by 18.30 million Baht or 1,592.37% from work recognition during the construction of the Carnival Magic project into permanent assets. Advance payments for the purchase of assets and animals decreased by 2.66 million Baht or 11.20% and assets from rights of use decreased by 6.10 million Baht or 15.40% due to the recognition of depreciation based on the useful life of the assets and rights of use.

Liabilities

As of December 31, 2022, the Company and its subsidiaries had a total debt of 7,120.95 million Baht, up from December 31, 2021, 866.35 million Baht, or 13.85%, primarily from the increase in loan debt with interest amount of 365.43 million Baht or 7.30% from the loan to be used to complete the construction of the Carnival Magic project in time for service. Trade and other current payables increased by 500.63 million Baht or 50.22% and other liabilities decreased by 36.07 million Baht or 14.24%.

In addition, on August 29, 2022, the subsidiary held a meeting of the guaranteed debentures of such subsidiary in the amount of 7 series, the total value of debentures was 2,288.70 million Baht, where the debenture holders' meeting approved the amendment of the maturity date of the debentures to be December 30, 2024 and changed the maturity date for debenture interest payment from the original to every 4 months and installment of interest payment on debentures and approved a partial repayment of the principal of the debentures, 5% and 10% of the unredeemed principal amount of the debentures as of December 30, 2023 and April 30, 2024, and the remaining principal of the debentures will be paid on the maturity date.

The ratio of debt to equity of the Company's shareholders as of December 31, 2022 is 3.81 times and interest bearing debt to equity ratio is 2.90 times which is greater compare to as of December 31, 2021. This was caused by the spread of COVID-19. Since 2020, the group of Companies has had to temporarily close business throughout the period. In addition, the impact of the epidemic caused the Carnival Magic project to open for service later than previously scheduled. If the situation can be controlled and there will be more foreign tourists returning in the following years, which will gradually affect the financial situation of the group of companies to improving respectively.

Stockholder's Equity

As of December 31, 2022, Company and subsidiaries had shareholders' equity of 1,867.21 million Baht, a decrease from December 31, 2021 of 560.40 million Baht or 23.08% due to the operating results of the year 2022 of the group of companies having a net loss.

liquidity

The Company and subsidiaries' liquidity for the year ended December 31, 2022, there was a net increase in cash flow of 71.90 million Baht, with cash and cash equivalents at the beginning of the period in the amount of 16.51 million Baht, resulting in cash and cash equivalents at the end of the period equal to 88.41 million Baht. Each activity is as follows:

	Unit: Million Baht	
	Consolidated	Separate
Net cash flows from operations	214.90	295.97
Net cash flows are used in investing activities	(283.61)	(415.81)
The net cash flow is derived from money-raising activities	<u>140.61</u>	<u>138.48</u>
Decrease in cash and cash equivalents - net	71.90	18.64
Cash and cash equivalents at the beginning of the period	<u>16.51</u>	<u>12.19</u>
Cash and cash equivalents at the end of the period	<u>88.41</u>	<u>30.83</u>

Net cash flow derived from operating activities amounted to 214.90 million Baht, from pre-income tax loss of 581.69 million Baht, adjusted by reconciliation of profit before income tax to cash received (paid) from operating activities. The main items that increased cash flow were depreciation and amortization in the amount of 241.67 million Baht, finance costs in the amount of 299.14 million Baht, employee benefit expenses in the amount of 30.45 million Baht, loss from amortization, disposal of fixed assets in the amount of 89.32 million Baht, loss on inventories in the amount of 1.28 million Baht, deducted by income tax in the amount of 8.48 million Baht, expected credit losses in the amount of 3.02 million Baht, profit from the sale of animals and interest income in the amount of 0.16 million Baht. However, the main items that resulted in a decrease in cash flow were changes in operating assets increased in the amount of 75.86 million Baht, changes in operating liabilities increased in the amount of 255.98 million Baht, while there was cash paid for employee benefit obligations and Income tax in the amount of 33.73 million Baht.

Net cash flow spent on investment activities amounted to 283.61 million Baht arising from the money paid for the purchase of animals, premises and equipment in the amount of 255.43 million Baht, advance payment for the purchase of assets and animals in the amount of 21.05 million Baht, cash payment for leasehold rights in the amount of 7.83 million Baht and cash received from the sale of assets and animals in the amount of 0.64 million Baht, cash received from interest on deposits in the amount of 0.06 million Baht.

Net cash received from financing activities was 140.61 million Baht, which was from cash received from third parties in the amount of 161.13 million Baht, cash received from loans from related parties in the amount of 147.75 million Baht, and cash received from loans from financial institutions in the amount of 137.43 million Baht, bank overdrafts and short-term loans increased in the amount of 28.60 million Baht and payment of finance costs in the amount of 223.11 million Baht, repayment of loans from related parties in the amount of 69.19 million Baht, repayment of long-term loans in the amount of 25 million Baht, repayment of lease liabilities in the amount of 10.21 million Baht, repayment of loans from financial institutions in the amount of 6.79 million Baht

Please be informed accordingly.

Sincerely yours,
Apar Kewkacha
(Apar Kewkacha)
President