

NO. FA/66-056

28 February 2023

Subject : Management Discussion and Analysis of the operating performance for year end 2022 at the end of 31 December 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 year end 2022 compare with the same period of the previous year as follows:

1. The Company had total revenues at 637.51 m.THb, an increase of 68.4 m.THb, or equal to 12.02% compared to the same period of last year due to land selling.
2. The Company’s cost of rental and services were 358.45 m.THb, increased by 29.79 m.THb, or 9.07% compared to the same period of last year from land selling.
3. The Company’s selling and administrative expenses were 216.76 m.THb, decreased by 29.01 m.THb or 11.80% due to the decreased in employee expenses.
4. The Company’s share from investment in joint venture were 78.55 m.THb, decreased from the same period of previous year was 159.46 m.THb or 66.99% because the Company’s joint venture recognized less revenues from the condominium transferred.
5. The Company’s financial cost were 412.47 m.THb, increased by 10.74 m.THb, or 2.67%. due to bank loan.
6. The Company reported net loss of 272.01 m.THb which was higher than the same period of previous year by 59.49 m.THb, or 27.99%, mainly due to the company recognize less profit from joint ventures.



Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Anukul Ubonnuch', written over a horizontal blue line.

(Mr.Anukul Ubonnuch)

Managing Director