

-English translation-

M06/004/23

May 15, 2023

Subject Clarification of Q1/2023 Company Performance
To The President of the Stock Exchange of Thailand
Reference MDX Public Company Limited and its Subsidiaries' Financial Statement as of March 31, 2023.

MDX Public Company Limited ("MDX") would like to explain major factors that affect Q1/2023 consolidated operating results as follows:

- MDX records Baht 40.40 million of land-sale revenue in this quarter from the 9.85-rai-of-land title deed transfer while there is Baht 28.03 million of land-selling revenue from the 7.38-rai-of-land title deed transfer in Q1/2022.
- An increase in interest revenues comes from an upward interest trend and a higher amount of cash on hand.
- A decrease in participating profit from investment in associated companies in Q1/2023 compared with those in the same period last year, comes mainly from a decrease in electricity-selling revenue of the combined-cycle-power project of one associated company as its power purchase agreement had ended on March 24, 2023. Not obtaining contract renewal from the Electricity Generating Authority of Thailand (EGAT), the business of this associated company is then stopped.

Please be informed accordingly.

Yours faithfully,

(Mrs. Poonsup Autsawanapakart)

Director