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Ref.SAMCO/SET-007/2566

May 9th, 2023

Subject: Financial statement analysis for the 1st Quarter 2023

To: President
The Stock Exchange of Thailand

Sammakorn Public Company Limited (the "Company") would like to report the financial statements for the 1st Quarter 2023 of the Company and its subsidiaries as follows:

The financial result for the 1st Quarter
Consolidated financial statements

Performance for the 1st Quarter 2023, the Company has a net profit of THB 0.59 million, a profit decrease of THB 0.07 million or decrease of 10.61% compared to 1st Quarter 2022 which posted a profit of THB 0.66 million.

The Company has total income of THB 395.45 million, compared with the 1st Quarter 2022 total income of THB 279.52 million, an increase of THB 115.93 million or increase of 41.47%. Revenue from real estate sales increased by THB 108.80 million due mainly from new projects and also from the food and bakery business of THB 3.17 million.

In 1st Quarter 2023, The company has total expense of THB 389.88 million, an increase of THB 116.79 million or 42.77% compared to 1st quarter of 2022. The cost of real estate sales increased THB 79.54 million or 46.14% which is in-line with the increase in real estate sales. Selling expenses increased by THB 17.69 million or an increase of 75.63% and administrative expenses increased by THB 16.97 million or 43.49% due mainly to expenses relating from employee benefits, fee and project development.

In 1st Quarter 2023, the company has total assets of THB 5,878.85 million, an increase of THB 131.18 million or 2.28% compared to the same period of 2022. Total liabilities of THB 3,219.15 million, an increase of THB 129.81 million or 4.20% compared to 2022.

Statement of cash flow

As of 31 March 2023, the Company has net cash flow of THB 109.21 million, an increase THB 0.61 million or 0.56% compared to 1st Quarter 2022.

Please be informed accordingly,

Sincerely yours,

Napon Janetumnugul
Managing Director