

15 May 2023

Subject: Clarification of the quarter 1Q 2023 Operating Results

To: President

The Stock Exchange of Thailand

Ananda Development Public Company Limited (the “Company”) would like to clarify its and its subsidiaries’ operating results of 1Q2023 for following:

(Consolidated Financial Statement)

Statement of Comprehensive Income	Quarter 1/2566		Quarter 1/2565		Increased (Decreased)	
	Million Baht	%	Million Baht	%	Million Baht	%
Revenues						
Revenue from sales of real estate	417.6	57.1	479.9	61.7	(62.3)	(13.0)
Revenue from project management services and commission income	128.9	17.6	142.3	18.3	(13.5)	(9.5)
Revenue from rental and services	65.2	8.9	53.5	6.9	11.6	21.7
Other incomes	119.5	16.3	102.6	13.2	17.0	16.5
Total Revenues	731.1	100.0	778.3	100.0	(47.2)	(6.1)
Cost of goods sold						
Cost of real estate sold	301.6	41.3	370.2	47.6	(68.6)	(18.5)
Cost of project management services and commission	93.3	12.8	87.9	11.3	5.4	6.1
Cost of rental and services	40.9	5.6	38.7	5.0	2.2	5.7
Total Cost of goods sold	435.8	59.6	496.8	63.8	(60.9)	(12.3)
Profit before selling & administration expenses	285.4	39.0	276.2	35.5	9.2	3.3
Selling & Administrative Expenses						
Selling expenses	110.6	15.1	55.8	7.2	54.8	98.2
Administrative expenses	278.8	38.1	266.4	34.2	12.4	4.7
Total Selling & Administrative Expenses	389.4	53.3	322.2	41.4	67.2	20.9
Operating Profit (loss)	(94.1)	(12.9)	(40.7)	(5.2)	(53.4)	(131.3)
Finance cost	(238.9)	(32.7)	(181.4)	(23.3)	(57.5)	(31.7)
Tax income (expenses)	(14.1)	(1.9)	39.1	5.0	(53.1)	(136.0)
Profit (loss) before share of profit from investments in joint ventures	(347.0)	(47.5)	(183.0)	(23.5)	(164.0)	(89.6)
Share of profit from investments in joint ventures	294.0	40.2	(58.8)	(7.6)	352.9	600.0
Profit (loss) for the periods from continuing operations	(53.0)	(7.2)	(241.8)	(31.1)	188.9	78.1
Profit (loss) for the periods from discontinuing operations	-	-	(2.6)	(0.3)	2.6	100.0
Profit (loss) for the period	(53.0)	(7.2)	(244.4)	(31.4)	191.5	78.3
Profit attributable to non-controlling interests	6.6	0.9	36.8	4.7	(30.2)	(82.1)
Profit (loss) attributable to equity holders of the Company	(59.6)	(8.1)	(281.3)	(36.1)	221.7	78.8

Net Profit

For operating results for the 1Q 2023, the Company and its subsidiaries reported profit (loss) for the period from their operations in its core business or continuing operations of Baht (53.0) million, an increase of Baht 191.5 million, or 78.3%, from the same period last year. Increase in profit was driven by an increase in a share profit (loss) from investments in joint ventures of Baht 294 million baht, an increase of baht 352.9 million, or greater than 100% because the company started transferring Ideo Chula – Samyan project by the end of the quarter and continued transferring Ideo Rama 9 – Asoke project.

In 1Q 2023, the Company reported profit (loss) attributable to equity holders of the Company amounting to Baht (59.6) million, whereas in 1Q 2023 the Company’s and its subsidiaries’ core business had an EBITDA loss of Baht (94.1) million.

Share of Profit (Loss) from Investments in Joint Ventures

In 1Q 2023, share of profit (loss) from investments in joint ventures was Baht 294 million, an increase of Baht 352.9 million, or greater than 100%, from the same period last year. This reflects positive response of completed condominium projects in the joint ventures that started transferring in 1Q 2023, namely Ideo Chula – Samyan and Ideo Rama 9 – Asoke.

Revenue

Total revenue in 1Q 2023 accounted for Baht 731.1 million, a decrease of Baht 47.2 million, or 6.1%, from the same period last year. This was mainly due to a decrease in revenue from sales of real estate of Baht 62.3 million, or 13%, and a decrease in revenue from project management services and commission of Baht 13.5 million, or 9.5%.

Cost of Goods Sold and Operating Expenses

In 1Q 2023, total cost of goods sold accounted for Baht 435.8 million, decreasing by Baht 60.9 million, or by 12.3%, from the same period last year, mainly due to a decrease in Cost of real estate sold by Baht 68.8 million, or by 18.5%.

In addition, selling and administration expenses in 1Q 2023 accounted for Baht 389.4 million, increasing Baht 67.2 million, or 20.9%, Mainly due to in 1Q 2023 the Company's transfer of Ideo Chula - Samyan which incurred cost of sales and marketing activities to support company's revenue.

Finance Costs

In 1Q 2023, finance costs of the Company and its subsidiaries were total Baht 238.9 million, an increase of Baht 56.5 million from same period last year. Moreover, in 1Q 2023 the Company issued senior unsecured debentures of Baht 4,000 million.

As of 30 March 2023, the Company and its subsidiaries' Net Interest-Bearing Debt to Equity Ratio (Net IBD/E ratio) stood at 1.61 times, which was at a controllable level.

Please be informed accordingly.

Sincerely yours,

(Mr. Chanond Ruangkritya)

Chief Executive Officer