

NO. FA/65-361

15 August 2023

Subject : Management Discussion and Analysis of the operating performance for the three-month and six-month periods ended 30 June 2023

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 the three-month and six-month periods ended 30 June 2023 as follows:

**The consolidated operating performance result for Q2/2023 compare with Q2/2022**

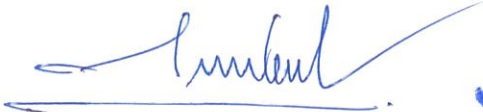
1. The Company’s total revenues were 902.59 m.THB, an increase of 797.98 m.THB from the second quarter of 2022, or equal to 762.81% YoY, due to the increase in revenues from land selling.
2. The Company’s cost of sales and cost of rental and services were 450.03 m.THB which increased from the second quarter of 2022 for 393.29 m.THB or equal to 693.08% YoY, which increase from land selling revenue.
3. The Company’s selling and administrative expenses were 134.60 m.THB, increased from the second quarter of 2022 for 74.79 m.THB or equal to 125.03% YoY, due to the increase in expenses related to land selling.
4. The Company’s share of gain from investments in joint venture were 4.53 m.THB , decreased from the second quarter of 2022 for 39.17 m.THB or equal to 89.64% YOY, which compared to the second quarter of 2022 that were gain 43.70 m.THB.
5. The Company’s financial cost were 119.57 m.THB increased by 11.34 m.THB, or 10.48% YoY, due to financial cost by bank loan has increased.
6. The Company reported net profit of 202.95 m.THB which was upper than the same period of 2022 that has been lost for 78.09 m.THB, gain increased by 281.04 m.THB or 359.90% YoY, due to land selling revenue has increased.

**The consolidated operating performance result for the six-month period compare with the same period year of 2022**

1. The Company’s total revenues were 1,274.76 m.THB, an increase of 814.93 m.THB from the same period year of 2022, or equal to 177.22% YoY, due to the increase in revenues from land selling.
2. The Company’s cost of sales and cost of rental and services were 634.23 m.THB which increased from the same period year of 2022 for 403.51 m.THB or equal to 174.89% YoY, which increase from land selling revenue.

3. The Company's selling and administrative expenses were 201.59 m.THB, increased from the same period year of 2022 for 82.10 m.THB or equal to 68.70% YoY, due to the increase in expenses related to land selling.
4. The Company's share of loss from investments in joint venture were 26.51 m.THB an decrease of 98.59 m.THB from the same period year of 2022 or equal to 136.78% YoY, that has been gained for 72.08 m.THB because the Company's joint venture recognized revenues from the condominium transferred decrease.
5. The Company reported net profit of 191.90 m.THB which was upper than the same period of 2022 that has been lost for 32.05 m.THB, gain increased by 223.95 m.THB or 698.69% YoY, due to land selling revenue increase.

Sincerely yours,



(Mr.Anukul Ubonnuch)

Managing Director

**JCK**  
บริษัท เจซีเค อินเตอร์เนชั่นแนล จำกัด (มหาชน)  
JCK INTERNATIONAL PUBLIC COMPANY LIMITED