

Management Discussion and Analysis Q2/2023

JAS Asset



เป็นได้มากกว่าที่คุณคิด



Ref: J66/010

8 August 2023

Subject Management Discussion and Analysis for the Q2/2023 ended 30 June 2023
 Attention President
 The Stock Exchange of Thailand

According to the resolution of the Board of Directors of JAS Asset Public Company Limited (“the Company”) No. 5/2023 on 8 August 2023 Resolved to approving the financial statements and operating results of the Company for the second quarter ended 30 June 2023. This has been reviewed by the auditor of the company and with the following results.

Performance of the Company from the financial statements for the second quarter of 2023 has a loss of 17.1 million baht increased compared to the second quarter of 2022, and the Company's operating results for the six-month period, a net profit of 5.4 million baht, a 90.8 percent decrease from the same period last year. Due to loss on fair value adjustment of investment properties.

Performance Summary

	Q2/2022	Q2/2023	Change		6M/2022	6M/2023	Change	
			Value	%			Value	%
Rental income	86.7	95.0	8.3	9.6%	170.8	187.9	17.1	10.0%
Revenue from contracts with customers	36.2	38.1	1.9	5.3%	84.1	82.0	(2.1)	-2.5%
Total income	122.9	133.1	10.2	8.3%	255.0	270.0	15.0	5.9%
Rental cost	11.3	10.2	(1.1)	-9.7%	19.7	20.0	0.3	1.5%
Cost of Sales	32.2	38.1	5.9	18.3%	69.0	82.4	13.4	19.4%
Gross profit	79.3	84.8	5.5	6.9%	166.4	167.5	1.1	0.7%
Profit (loss) on FV adjustment of investment properties	12.0	(37.5)	(49.5)	-412.5%	(12.6)	(36.6)	(24.0)	190.5%
Other income	27.5	2.7	(24.8)	-90.2%	30.7	6.3	(24.4)	-79.5%
Selling and distribution expenses	15.2	22.3	7.1	46.7%	32.1	42.3	10.2	31.8%
Administrative expenses	24.8	20.8	(4.0)	-16.1%	39.6	40.3	0.7	1.8%
Financial revenue	0.3	0.4	0.1	33.3%	0.6	0.6	-	0.0%
Financial costs	(20.5)	(23.6)	(3.1)	15.1%	(41.6)	(37.6)	4.0	-9.6%
Share of loss from investments in joint ventures	-	(3.7)	(3.7)	-100.0%	-	(4.8)	(4.8)	-100.0%
Income tax revenues (expenses)	(12.3)	3.5	15.8	-128.5%	(12.7)	(6.7)	19.4	-152.8%
Net Profit	46.3	(17.1)	(63.4)	-136.9%	58.9	5.4	(53.5)	-90.8%

Rental and Services income

Rental income for the second quarter of 2023 (3-months period) was 95 million baht, a 9.6 percent increase from the second quarter of 2022 and total income for the 3-months period was 133.1 million baht, increase from the same period the previous year 8.3 percent.

In terms of operating results for the first six months of 2023, the Company's rental income was 187.9 million baht increase 10 percent from the same period the previous year, and total income was 270 million baht, increase from the same period the previous year 5.9 percent. This was due to an increase in rental income from JAS Green Village Kubon and JAS Urban Srinakarin, including an increase in utility revenue from electricity usage and an increase in electricity charge in line with electricity costs. There was also an increase in revenue from the Senera Senior Wellness project from delivery space to Senera ViMUT Health Service.

Cost of Sales and Services

The company has rental costs for the second quarter of 2023 equal to 10.2 million baht, a decrease of 9.7 percent from the second quarter of 2022, while the rental costs for the 6-months period of 2023 are 20 million baht, an increase of 1.5 percent from the same period of the previous year because of increasing in utility costs.

The company has cost of sales for the second quarter of 2023 equal to 38.1 million baht, an increase of 18.3 percent from the second quarter of 2022, while the rental costs for the 6-months period of 2023 are 82.4 million baht, an increase of 19.4 percent from the same period of the previous year

because of costs of sales Non-Performing Asset (NPA).

Gross Profit

The company turned a profit in the second quarter year 2023 was equal to 84.8 million baht, representing a gross margin of 63.7 percent, a decreased slightly from the previous year's same quarter. When considering the six-months period of 2023, the gross profit was 167.5 million baht, representing a gross profit of 62 percent, which decreased slightly from an increase in the cost of sales of Non-Performing Asset (NPA) and cost of utilities.

Selling expenses and administrative expenses

The company's sales and distribution expenses in the second quarter of 2023 were 22.3 million baht, increase 7.1 percent from the second quarter of 2022, and for the six-months period of 2023 were 42.3 million baht, or increase 31.8 percent. Administrative expenses were 20.8 million baht in the second quarter of 2022, decrease 16.1 percent from the second quarter of 2022, and for the six-months period of 2023, increase 40.3 million baht or 1.8 percent.

The increase in selling and distribution costs was caused by an increase in marketing expenses.

Loss on fair value adjustment of investment properties

The Company's loss on fair value adjustment of investment properties was 36.6 million baht in the first six months, which was more than last year's. This is mainly due to decreasing Right-of-Use-Asset (ROU) of investment properties with the lease term.

Assets

The Company had total assets of 5,157.5 million baht as of June 30, 2023, an increase of 461.1 million baht or 9.8 percent from the end of 2022 due to an increase in investment properties from the cost of development for a new community mall project, “Jas Green Village Bang-Bua-Thong” and the land for the development of new projects.

Liabilities and Shareholders' Equity

The Company's total liabilities were 2,430.4 million baht at the end of June 30, 2023, a 487.4 million baht or 25.1 percent increase from the end of 2022. Liabilities were increased from the Company issued of debentures 326.6 million baht for business expansion.

Shareholders' equity is equal to 2,727.1 million baht which decreased from dividend payment for the year 2022 performance.

The Company has a debt to equity ratio of 0.89 and an interest bearing debt to equity ratio of 0.35, both of which are more than at the end of 2022.

Please be informed accordingly.

Yours Faithfully,

- Signed -

(Mr. Suphot Sirikulapas)

Chief Executive Officer

Forward Looking

The Company is still confident in our future performance, particularly in 2023, as the Company prepares to open the new shopping center, Jas Green Village Bang Bua Thong, with a rental area of 9,555 square meters on approximately 14 rai of land, which has received interest from customers in various rental areas by September 2023.





Mr. Panya Chutisiriwong

Investor Relations

JAS Asset Public Company Limited

Jaymart Group Holdings