

GRANDE ASSET

HOTELS & PROPERTY

7 November 2023

Subject: Clarification of the change in the operating performance of the third quarter of 2023 from the same period of previous year by more than 20%

Attention: President
Stock Exchange of Thailand

Grande Asset Hotels and Property Public Company Limited and its subsidiaries (the “Group”) would like to clarify the result of operating performance for the third quarter of 2023 that caused the decrement of operating performance from the same period of previous year by more than 20% as follows:

- The revenues from hotel operations of the Group increased from the same period of previous year by Baht 94 million, due to the increase of revenues from rooms and from food and beverage as a result of the relaxation of situation of Coronavirus Disease 2019 (“COVID-19”). The number of business travelers and tourism increased resulting in higher occupancy rates and average room rate from the same period of previous year.

The costs of hotel operations also increased from the same period of previous year by Baht 37 million, to support the recovery of the hotel guests, especially employee expense and cost of food and beverage. However, the increase in costs of hotel operations were lower than the increase in revenues from hotel operations as the certain costs of hotels are fixed such as salary, depreciation expense and rental expense. The gross margin of hotels increased.
- The revenues from sales of real estate of the Company in the amount of Baht 25 million, decrease from the same period of previous year by Baht 37 million due mainly to corresponding decrease in ownership transferred amount of real estate units.

Cost of sales of real estate business also decreased in accordance with the decrease in revenues from sales of real estate. However, the gross margin of real estate business decreased following to average selling price per square meter.
- The administrative expenses of the Group increased from the same period of previous year by Baht 47 million mainly from the increase in administrative expenses of hotel business, especially employee expense, electricity expense and management fee corresponding to increase in number of hotel guests and revenues from hotel operations, and tax penalty of a subsidiary.
- Share of profit from investments in joint ventures decreased from the same period of previous year by Baht 20 million mainly due to the share of profit from the condominium project, Hyde Heritage Thonglor, which transfer ownership decreased.

Please be kindly informed accordingly.

Yours Sincerely,



Mr. Sathit Kiatkrajai
Executive Vice President - Accounting & Control