

January 08, 2024

Subject: The Operating Results of All Inspire Development PCL and its Subsidiaries for the nine-month period ended September 30, 2023

Attention: Director and Manager of the Stock Exchange of Thailand

All Inspire Development Public Company Limited and its Subsidiaries (“Group”) has operating results for the nine-month period ended September 30, 2023 details of which are as follows:

| | | Unit : Thousand Baht | | | |
|---|---------|-----------------------------------|------------------|-------------------------------|------------------|
| | | UNAUDITED BUT REVIEWED | | | |
| | | Consolidated financial statements | | Separate financial statements | |
| | Notes | 2023 | 2022 | 2023 | 2022 |
| | 4, 20 | | | | |
| Revenues | | | | | |
| Revenue from sales of real estate | | 529,658 | 534,880 | 521,317 | 534,880 |
| Revenue from services | | 133 | 3,408 | - | - |
| Revenue from commission | | - | 25,200 | - | 25,200 |
| Other income | | 8,213 | 53,166 | 7,537 | 58,388 |
| Total revenues | | 538,004 | 616,654 | 528,854 | 618,468 |
| Expenses | | | | | |
| Cost of sales of real estate | 23 | 651,671 | 482,208 | 645,121 | 482,208 |
| Reversal of loss on diminution in project value - net | 8, 23 | (121,435) | (3,636) | (121,803) | (3,636) |
| Loss on cancellation of project | 8 | 29,757 | - | - | - |
| Cost of services | | 35 | 662 | - | - |
| Distribution costs | | 55,336 | 71,629 | 54,388 | 74,086 |
| Administrative expenses | 23 | 118,539 | 135,830 | 159,379 | 123,066 |
| Loss on settlement of disputes arising from a breach of loan agreement | 14 | 294,366 | - | - | - |
| Loss on cancellation of the Land Purchase and Sale Agreement | 7 | 149,795 | - | 100,000 | - |
| Impairment loss from deposits for land - net | 7, 22.1 | 734,450 | - | 734,450 | - |
| Total expenses | | 1,912,514 | 686,693 | 1,571,535 | 675,724 |
| Loss from operating activities | | (1,374,510) | (70,039) | (1,042,681) | (57,256) |
| Finance costs | | (283,167) | (316,488) | (247,733) | (303,298) |
| Reversal of (impairment loss) from investments in joint ventures | 9, 23 | - | - | (167,335) | 7,000 |
| Impairment loss from investments in subsidiaries | 10 | - | - | (404,450) | - |
| Share of loss from investments in joint ventures | 9 | (171,776) | (52,947) | - | - |
| Loss on changes in investment classification | 9 | (2,461) | - | - | - |
| Loss before income tax | | (1,831,914) | (439,474) | (1,862,199) | (353,554) |
| Income tax revenues (expenses) | | (122) | 44,886 | - | 45,597 |
| Loss for the period | | (1,832,036) | (394,588) | (1,862,199) | (307,957) |

Performance summary as of September 30, 2023

As at September 30, 2023, in the consolidated and separate financial statements, the Group has cash and cash equivalents of Baht 12.78 million and Baht 1.19 million, respectively, current liabilities in excess of current assets of Baht 2,106.68 million and Baht 2,057.93 million, respectively, and current portion of commitments to pay for land costs of Baht 1,433.65 million. The Group has experienced continuous operating losses which resulted in a capital deficiency amounting to Baht 955.89 million and Baht 799.91 million, respectively, and lack of financial liquidity that have caused them being unable to continue the current project under constructions, default on debt payments from trade payables, loans from third parties, loans from financial institutions and debentures, including default on interest payment on debentures and default on repayment advance received from customers. The Company is in the process of finding sources of funds for repayments of current liabilities and any due commitments. Due to the current situation, the Group could not increase share capital stated in the previous business plan and the plan to sell assets for debt repayment has been delayed. As a result, there is material uncertainty that the Group could find funding to repay the Group's liabilities. And on August 2, 2023, the Board of Directors' Meeting No. 10/2023 resolved to approve the preparation of a business rehabilitation plan and hiring a legal counsel to submit a petition to enter into a business rehabilitation process. Presently, the Company is in the process of procuring and negotiating with the plan sponsor in preparing a business rehabilitation plan.

As at September 30, 2023, the Group has current liabilities of Baht 5,424.16 million, which is significantly higher than current assets and these consist mostly the current portion of debentures amounting to Baht 2,326.68 million. The 4 series of debentures consisting of ALL235A, ALL230A, ALL242A and ALL252A, are in default on interest payments due on June 30, 2023. The debentureholders' representative exercised the right to request that all debentures be due for payment immediately (The maturity date for immediate payment is July 31, 2023). Therefore, when taking the debt of defaulted debentures, the principal and interest payments are due immediately which amounts is more than Baht 400.00 million, resulting in a default on the remaining debentures (Cross Default), which is in accordance with the terms and conditions of the rights and obligations of the debenture issuer and debenture holders. Later, the debentureholders have assigned debentureholders' representative to request the debenture issuer to redeem the debentures or to file a lawsuit and enforce the mortgage of the collateral assets of the debenture issuer. Presently, the debentureholders' representative has filed a lawsuit and enforced the mortgage of the collateral assets of the Company for all series.

Short-term loans from third parties, current portion of long-term loans from financial institutions and current portion of long-term loans from third parties totaling to Baht 1,543.62 million, which the Group is unable to pay interest on such loans within the specified period, and the loan creditors filed lawsuits against the Company to the Civil Court and Criminal Court for the Company to repay the principal plus default interest. Presently, the cases are being considered by the court. Also, the Company still has other liabilities which the Company defaulted on debt payments or breached a large number of contracts.

Best Regards,

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(Mr.Boonrat Winyukanon)

Chief Executive Offices