

(Translation)

No.FN-NWR 507/2567

29 February 2024

Subject : Submission of Financial Statements for Yearly ended December 31,2023

To : President
The Stock Exchange of Thailand

Enclosure : 1. Financial Statements for Yearly ended December 31,2023
2. Management Discussion and Analysis

Nawarat Patanakarn Public Company Limited would like to submit Reviewed Financial Statements for Yearly ended December 31,2023. Please find enclosed the Management Discussion and Analysis

Please be informed accordingly.

Yours sincerely

- Signed -

(Miss.Pakatip Lopandhsri)

Director & Senior Vice President

Nawarat Patanakarn Public Company Limited

(Translation)
NAWARAT PATANAKARN PUBLIC COMPANY LIMITED
SUMMARY OF FINANCIAL POSITION AND PERFORMANCE
FOR THE PERIOD OF ONE YEAR ENDED DECEMBER 31, 2023

1. Analysis of operation results for year 2023 in comparison with those for year 2022 (from the consolidated financial statements)

| Items | 2023 | 2022 | Increased (Decreased) | |
|---|------------------------|------------------------|-------------------------|---------|
| | | | Amount | % |
| 1.1 Revenues from construction | 10,365.47 million Baht | 11,970.72 million Baht | (1,605.25) million Baht | (13.41) |
| 1.2 Cost of construction | 100.13 % | 94.42 % | - | 6.05 |
| 1.3 Sales and service income | | | | |
| - Property development | 189.38 million Baht | 415.59 million Baht | (226.21) million Baht | (54.43) |
| - Concrete products and others | 498.07 million Baht | 711.30 million Baht | (213.23) million Baht | (29.98) |
| 1.4 Cost of sales and service | | | | |
| - Property development | 71.19 % | 84.38 % | - | (15.63) |
| - Concrete products and others | 90.53 % | 78.00 % | - | 16.06 |
| 1.5 Selling expenses | 81.55 million Baht | 83.79 million Baht | (2.24) million Baht | (2.68) |
| 1.6 Administrative expenses | 649.28 million Baht | 566.01 million Baht | 83.27 million Baht | 14.71 |
| 1.7 Impairment loss on financial assets | 100.09 million Baht | 18.59 million Baht | 81.50 million Baht | 438.41 |
| 1.8 Finance cost | 394.84 million Baht | 283.73 million Baht | 111.11 million Baht | 39.16 |

2. The operation results (from the consolidated financial statements)

| Item | 2023 | 2022 |
|--|-------------------------|--------------------|
| Profit (Loss) for the year attributable to equity holders of the Company (from the consolidated financial statements) | (1,020.98) million Baht | 37.36 million Baht |

3. Management Discussion and Analysis

3.1 In 2023, the Company's revenue from construction services decreased from the year 2022 equal to 1,605.25 million Baht or 13.41 percent. Because of the delay in handling the projects' sites from the project owner which caused the overlap in projects' area by different contractors. Thus, the project owner decided to pause some parts of the project and revise the construction drawing and the Company encountered issues that required time to resolve. Therefore, the above factors caused the operation to drift out of the plan.

3.2 In 2023, the Company's cost of construction increased 6.05 percent compared with the year 2022, due to the uncontrollable obstacles that were not shown in the drawings, which the Company needs to fix and claim such cost from the project owner. Some works could not generate revenue such as rectification of defects and the increase in raw material price was one of the causes. However, if the owner of the project is the

Government, the Company will be able to receive compensation per standard rate when the project is completed, due to the escalation clauses (k-escalation factor).

3.3 In 2023, the Company's revenue from real estate development services was decreased from the year 2022 equal to 226.21 million Baht or 54.43 percent. Since the revenue from Aspen Condo and Baranee Park project was lower than in the year 2022. At present, there are 2 housing projects as follows.

3.3.1 Baranee Bliss Project, located at Rangsit-Khlong Sam, the project value is 1,275 million Baht. The project started selling in the third quarter of the year 2023 and recognizing revenue in the fourth quarter of the year 2023.

3.3.2 Baranee Bliss Project (Rangsit - Ring Road), Rangsit - Nakhon Nayok Road (Khlong 5) with the project value of 739 million Baht. The project will start selling in the first quarter of the year 2024 and to recognize the revenue in the third quarter of the year 2024.

3.4 In 2023, the Company's revenue from concrete product and other products decreased from the year 2022 equal to 213.23 million Baht or 29.98 percent. The manufacturing and distribution have been slowed down because the buyers have changed the installation and construction plan. The backlog has been delivered constantly, while the new projects have been slowed down and postponed by the project owners.

3.5 Sales and distribution expenses in 2023 compared to the year 2022 decreased by 2.24 million Baht or 2.68 percent; details of which were as follows:

| Company Name | Year 2023 | Year 2022 |
|----------------------------------|--------------------|--------------------|
| Mana Development Company Limited | 56.34 million Baht | 65.57 million Baht |
| Advance Prefab Company Limited | 19.78 million Baht | 16.20 million Baht |
| Taste Maker Company Limited | 5.43 million Baht | 2.02 million Baht |
| Grand Total | 81.55 million Baht | 83.79 million Baht |

Compared with the year 2022, sales and distribution expenses of the year 2023 have decreased. Mana Patanakarn Company Limited, real estate business, has lower expenses corresponding to the decrease in sales. However, the cost for ownership transfer has been increased due to the cancellation of tax relief measure. On the other hands, Advance Prefab Co., Ltd., which operates concrete products, has increased its cost in order to maintain plant and equipment, fix defects, furnish concrete products, and incur the rising of distribution costs. While, Taste Maker Company Limited, which operate restaurants and instant food businesses, has higher selling and distribution costs in corresponding to the higher revenue.

3.6 Administration expenses in 2023 increased by 83.27 million Baht or 14.71 percent when compared to the year 2022; details of which were as follows:

| Company Name | Year 2023 | Year 2022 |
|---|---------------------|---------------------|
| Nawarat Patanakarn Public Company Limited | 396.22 million Baht | 329.12 million Baht |
| Advance Prefab Company Limited | 68.18 million Baht | 59.13 million Baht |

| | | |
|--|---------------------|---------------------|
| Mana Development Company Limited | 72.30 million Baht | 73.26 million Baht |
| Utility Business Alliance Public Company Limited | 36.08 million Baht | 37.27 million Baht |
| Taste Maker Company Limited | 34.82 million Baht | 34.88 million Baht |
| CAN Joint Venture | 9.78 million Baht | 10.52 million Baht |
| Other subsidiaries | 31.90 million Baht | 21.83 million Baht |
| Grand Total | 649.28 million Baht | 566.01 million Baht |

In the year 2023, the Company and subsidiaries have higher expenses for personnel, legal advisors and banking fees.

3.7 Compared to the year 2022, financial cost in 2023 increased by 111.11 million Baht or 39.16 percent; details of which were set out as follows:

| Company Name | Year 2023 | Year 2022 |
|--|---------------------|---------------------|
| Nawarat Patanakarn Public Company Limited | 343.31 million Baht | 249.09 million Baht |
| Advance Prefab Company Limited | 10.00 million Baht | 8.38 million Baht |
| Mana Development Company Limited | 9.30 million Baht | 8.91 million Baht |
| Utility Business Alliance Public Company Limited | 1.59 million Baht | 7.42 million Baht |
| Taste Maker Company Limited | 1.68 million Baht | 1.61 million Baht |
| Other subsidiaries | 28.96 million Baht | 8.32 million Baht |
| Grand total | 394.84 million Baht | 283.73 million Baht |

Due to the delayed in receiving progress payment of the Company and subsidiaries, the Company needs to get financial support from the financial institution to enhance the liquidity which results in increased financial expenses. However, the financial expense of Utility Business Alliance Public Company Limited was decreased due to the lower amount of loan.

3.8 Share of profit (loss) from the investment in associated and joint venture company was as follows:

| Company Name | Investment Proportion | Share of Profit (Loss) | Share of Profit (Loss) |
|-------------------------------|-----------------------|------------------------|------------------------|
| | | Year 2023 | Year 2022 |
| C.I.N. Estate Company Limited | 40% | (7.73) million Baht | 15.96 million Baht |
| Grand Total | | (7.73) million Baht | 15.96 million Baht |

3.9 In 2023, the Company recorded the loss in impairment in the amount of 100.09 million Baht, due to the allowance of accrued revenue, accounts receivable, and the allowance of loans and interests, which was projected according to the book value.

4. Trade accounts receivable – related parties, long past due

Unit: million Baht

| Transactions Company | Balance as of 30-09-2023 | Balance as of 31-12-2023 | Allowance of doubtful accounts | source of Transaction | Action to be taken |
|--|-----------------------------|-----------------------------|-----------------------------------|--|--|
| <p><u>New Decade Co.,Ltd.</u></p> <p>Mrs.Sutasanee Karnasuta is the authorized director of New Decade Co., Ltd..</p> <p>Mrs.Sutheera Phuttharee is the authorized director and shareholder of New Decade Co.,Ltd..</p> <p>Both are the younger sisters of Mr.Polpat Karnasuta who holds the position of Chief Executive Officer of the Company.</p> | 87.17 | 87.18 | (85.65) | The transactions between New Decade Co., Ltd. and the Company are machine and equipment rental, purchase of construction materials, undertake construction project for Highway No.7 Chonburi – Pattaya, and also route survey at Kanchanaburi. | The Company will repay the debts by installments repayment, according to its business's net cash flow. |
| <p><u>Ruean Rapee Co.,Ltd.</u></p> <p>Mrs.Sutasanee Karnasuta and Mrs.Sutheera Phuttharee are the authorized directors and shareholders of Ruean Rapee Co.,Ltd..</p> <p>Both are the younger sisters of Mr.Polpat Karnasuta who holds the position of Chief Executive Officer of the Company.</p> | 40.89 | 40.89 | (40.89) | Construction of Baan Baranee, which is a real estate project. | The Company will repay the debts by installment repayment, according to its business's net cash flow. |
| <p><u>East Bangkok Assets Co.,Ltd.</u></p> <p>Mrs.Sutasanee Karnasuta and Mrs.Sutheera Phuttharee are the authorized directors and shareholders of East Bangkok Assets Co.,Ltd..</p> <p>Both are the younger sisters of Mr.Polpat Karnasuta who holds the position of Chief Executive Officer of the Company.</p> | 25.38 | 25.38 | (25.38) | Construction of houses and public utilities system for real estate projects. | The Company will repay the debts by installment repayment, according to its business's net cash flow. |