

NO. FA/67-209

15 May 2024

Subject : Management Discussion and Analysis of the operating performance for the three-month periods ending 31 March 2024

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 periods ending 31 March 2023 as follows:

### The consolidated operating performance result for Q1/2023 compare with Q1/2022

1. The Company’s total revenues were 1,313.92 m.THb, which increased from the same period of last year 941.75 m.THb, or equal to 253.04% YoY, due to the increase in revenues from land selling.
2. The Company’s cost of sales and cost of rental and services were 613.57 m.THb which increased from the same period of last year 429.37 m.THb or equal to 233.10% YoY, which increases from land selling revenue.
3. The Company’s selling and administrative expenses were 128.73 m.THb increased from the same period of last year to 61.73 m.THb or equal to 92.13% YoY, due to the increase in expenses related to land selling.
4. The Company’s share of gain from investments in the joint venture was 7.43 m.THb increased from the same period of last year to 38.47 m.THb or equal to 123.94% YOY, which is compared to the same period of last year has been lost for 31.04 m.THb because the Company’s joint venture recognized revenues from the condominium transferred increase.
5. The Company reported net profit of 400.33 m.THb , which was higher than the same period of last year has been lost for 11.06 m.THb, gain increased by 411.39 m.THb or 3,719.62% YoY, due to land selling revenue has increased.



Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Anukul', written over a horizontal blue line.

(Mr.Anukul Ubonnuch)

Managing Director