



August 13, 2020

Re: Clarification of the operating results of company and its subsidiaries for the six months period end June 30, 2020

To: President
The Stock Exchange of Thailand

K.C. Property Public Company Limited and its subsidiaries ("company and subsidiaries") would like to clarify our operating results for the six month period end June 30, 2020 as follows:-

(Unit: million Baht)

For 6 months, end of June 30, 2020

Financial Statement	Consolidate financial statement				% Revenue from sales	
	Q1/2020	Q1/2019	increase (decrease)		Q1/2020	Q1/2019
Revenue from sales	85.68	121.53	(35.85)	(29.50%)	100.00%	141.84%
Cost of sales	(64.14)	(90.36)	26.22	(29.02%)	(74.86%)	(105.46%)
Gross Profit	21.54	31.17	(9.63)	(30.90%)	25.14%	25.65%
Other income	5.06	4.87	0.19	3.90%	5.91%	4.01%
Distribution costs	(17.79)	(13.55)	4.24	(31.29%)	(20.76%)	(11.15%)
Administrative expenses	(43.47)	(46.28)	(2.81)	6.07%	(50.74%)	(38.08%)
Other expenses						
Doubtful accounts	0.80	(0.86)	1.66	(193.02%)	0.93%	(0.71%)
Finance costs	(16.78)	(26.14)	(9.36)	35.81%	(19.58%)	(21.51%)
Tax income (expenses)	(0.87)	(3.16)	(2.29)	72.47%	(1.02%)	(2.60%)
Profit (loss) for the period	(51.51)	(53.95)	2.44	4.52%	(60.12%)	(44.39%)
Basis earning per share-Owners of the company	(0.06)	(0.06)	(0.121)	(76.62%)	-	-
Other comprehensive income						
Actuarialgain (Loss) Employee benefit plans						
Total Other Comprehensive income	(0.30)	-	(0.30)	N/A	(0.35%)	0.00%
Total Other Comprehensive income	(0.30)	-	(0.30)	N/A	(0.35%)	0.00%
Attributable to						
Owners of the Company	(51.81)	(53.95)	(2.14)	3.97		
Non-controlling interests	-					



1. Operating revenue

In summary, company and subsidiaries had total revenue for the six months as at June 30, 2020, and the same period last year Baht 85.68 million, and Baht 121.53 million respectively. The decrease of Baht 35.85 million is equivalent to 30.99%, compared to the same period of year 2019.

1.1 Revenue from sales of land and houses

In the six months of 2020, the sales revenue from land and houses recorded Baht 85.68 million which decrease Baht 35.85 million or 29.50 % compared to the same period of year 2019.

1.2 Other revenue

The other revenue of company in the six months of 2020 at Bath 5.06 million, increasing at Baht 0.19 million or 3.90 % compared to the same period of year 2019.

2. Cost of sales

In the six months of 2020, the cost of sales at Baht 64.14 million, decrease of Baht 26.22 million or 29.02% compared to the same period of year 2019, varied to the decreased revenue from sales of land and houses as bellows.

(Unit : Million Baht)

List	Q2/2020	Q2/2019	increase(decrease)	
	Baht	Baht	Baht	%
Revenue from sales	85.68	121.53	(35.85)	(29.50%)
Cost of sales	64.14	90.36	(26.22)	(29.02%)
Gross Profit	21.55	31.17	(9.62)	(30.86%)
% Gross profit	25.15%	25.65%	(0.0050)	

3. Gross profit

In the six months of 2020, the gross profit at Baht 21.55 million, decrease of Baht 9.62 million or 30.86% compared to the same period of year 2019, varied to the decreasing of revenue from sales of land and houses, details as presented in operating revenue table.



Gross profit margin of land and houses in the second Quarter 2020 and 2019 were 25.15 % and 25.65 % respectively, decreased 0.0050 %.

4. Expenses

4.1 Selling expenses

In the second quarter 2020, the selling expenses at Baht 17.79 million, increased Baht 4.24 million or 31.29 % compared to the same period of 2019 because company and subsidiaries had increased advertisement and promoting expenses. Specific business tax and transfer fee were in accordance to revenue.

4.2 Administrative expenses

In the second quarter 2020, the administrative expenses at Baht 43.47 million, decreased Baht 2.81 million or 6.07% compared to the same period of 2019 because of increasing of wage, welfare for employees etc.

5. Other expenses

5.1 Doubtful account

In the second quarter 2020, company and subsidiaries has adjust the doubtful account amount Baht 0.80 million.

6. Financial expenses

Financial expenses consisted of interest of banks and interest of hire purchase in the second quarter 2020 at Baht 16.78 million, decreased Baht 9.36 million or 35.81% compared to the same period of 2019 because company and subsidiaries had paid some principal and interest expense as interest on default debt.

7. Profit for the fiscal period

Company and subsidiaries had profit (loss) in the second quarter 2020 at (Baht 51.51 million), because of loss of operating and reduced sales increase on selling expenses, financial expenses and doubtful account.



Statement of Financial Position

(Unit : Million Baht)

STATEMENT OF FINANCIAL POSITION	Q2/2020	Q2/2019	increase (decrease)	
Consolidate financial statement				
TOTAL SASSET	881.83	1,130.64	(248.81)	(22.01%)
TOTAL LIABILITIES	632.23	726.51	(94.28)	(12.98%)
TOTAL SHAREHOLDERS' EQUITY	249.60	404.14	(154.54)	(38.24%)

As the June 30, 2020, company and subsidiaries had less total assets than the period June, 2020 at Baht 248.81 million or 22.01%, because of the cost of real estate development projects for sales, deposit for land, Land held for development, Leasehold improvement and equipment, Cash and Bank. And total liabilities decreased Baht 94.28 million or 12.98%, compare to the same period of year 2019. Cause of company had defaulted debt so have increase more interest rate default, account payable, other payable, which for working capital and project. Decrease on Deposit receives and other. And now company has the development project 5 project. Shareholder equity less total Baht 154.54 million or 38.24%, compare to the same period of year 2019.

Please be informed accordingly

Yours sincerely

(Mr. Santi Piyatat)

Managing Director

K.C. Property Public Company Limited