

ESTAR/BKK/MD/124/2020

13 August 2020

Subject : Clarification of operation for the three-month period ended June 30, 2020 which changed more than 20%
To : Director and Manager,
The Stock Exchange of Thailand

For the three-month period ended June 30, 2020, Eastern Star Real Estate Public Company Limited and its subsidiaries (The company) reported profit of Baht 54.96 million while the same period of the year 2019, net profit was Baht 0.48 million, changes by Baht 54.48 million or 11,279%. The company would clarify the main reasons of change more than 20% as follows:

Revenue from sale of real estate in the second quarter of the year 2020 increased by Baht 389.76 million or 163% (cost of real estate sale increased by Baht 292.13 million) compared with the second quarter of the year 2019 because there are 3 new launched projects in Bangkok and Rayong, especially when the Company started to recognize revenue of Quintara Treehaus Sukhumvit 42 project in the second quarter of the year 2020. Services and rental revenue in the second quarter of the year 2020 decreased when comparing with the second quarter of the year 2019 due to the impact of coronavirus (COVID-19) pandemic so the number of customers has decreased, and the company temporarily ceased the operations of golf courses.

Selling and distribution expenses in the second quarter of the year 2020 increased by Baht 22.82 million or 73%. Mainly resulted from the increasing of business tax, commission and transferring fee which are in line, with the increasing of revenue. Moreover, because of the impact of coronavirus (COVID-19) pandemic, the company postponed advertizing and promotion spending. Therefore, the proportion of the increasing of expenses less than the increasing of revenue.

Please be informed.

Sincerely yours,



(Mr. Torsak Lertsrisakulrat)

Managing Director