

14 August 2020

Subject: Clarification on Change in Operating Result Exceeding 20% for the Period Ended 30 June 2020

To: President

The Stock Exchange of Thailand

Asset Five Group Public Company Limited (“the Company”) would like to clarify operating result for 2<sup>nd</sup> Quarter of 2020 ended 30 June 2020 reviewed by the certified auditor regarding change from the same period of the last year exceeding 20%. The details are as follows:

Unit : Baht

Items	2 <sup>nd</sup> Quarter of 2020	2 <sup>nd</sup> Quarter of 2019	Increase (Decrease)	
			Baht	%
Revenues from sale of real estate	184,294,559	39,711,500	144,583,059	364.08%
Other income	822,820	335,475	487,345	145.27%
<b>Total revenues</b>	<b>185,117,379</b>	<b>40,046,975</b>	<b>145,070,404</b>	<b>362.25%</b>
Cost of sale of real estate	135,067,980	26,803,888	108,264,092	403.91%
Distribution costs	14,794,050	5,830,774	8,963,276	153.72%
Administrative expenses	11,934,652	9,241,904	2,692,748	29.14%
<b>Total cost</b>	<b>161,796,682</b>	<b>41,876,566</b>	<b>119,920,116</b>	<b>286.37%</b>
<b>Profit (Loss) from operating activities</b>	<b>23,20,697</b>	<b>(1,829,591)</b>	<b>25,150,288</b>	<b>(1,374.64%)</b>
Financial income	240,558	740,958	(500,400)	(67.53%)
Finance costs	(5,238,789)	(2,386,504)	(2,852,285)	119.52%
Share of profit (loss) from investments in joint ventures	(510,926)	-	(510,926)	N/A
<b>Profit (loss) before income tax</b>	<b>17,811,540</b>	<b>(3,475,137)</b>	<b>21,286,677</b>	<b>(612.54%)</b>
Tax (expense) income	(2,768,334)	55,743	(2,826,077)	(5,066.25%)

Items	2 <sup>nd</sup> Quarter of 2020	2 <sup>nd</sup> Quarter of 2019	Increase (Decrease)	
			Baht	%
Profit (loss) for the year	15,043,206	(3,419,394)	18,462,600	(539.94%)
Profit (Loss) attributable to Owners of the parent	14,277,147	(2,748,313)	17,025,460	(619.49%)

Description on significant changes

1. Revenues from sale of real estate of the Company and subsidiary increased by 144.58 Million Baht or 364.08 % compared to the same quarter of previous year due to the fact that the Company has realized income from selling of houses from Rachaya Baan Chang 2 project, worth 43.59 Million Baht and from Vana Resident Rama 9 - Srinakarin project, worth 129.81 Million Baht and from selling of ready-for-sale condominium from Vio Khaerai 1 and 2 project, worth 10.89 Million Baht. In 2nd Quarter of 2019, the Company realized income from selling of Rachaya Baan Chang 2 project, worth 39.71 Million Baht.

2. Cost of sale of real estate of the Company and subsidiary increased by 108.26 Million Baht or 403.91% compared to the same quarter of previous year, which is relevant to increase in revenue.

3. Distribution Cost increased by 8.96 Million Baht or 153.72% compared to the same quarter of previous year due to increase in distribution cost and transfer fee related to increase in revenue from selling houses in Vana Resident Rama 9 - Srinakarin project and Rachaya Baan Chang 2 project.

4. Administrative expenses of the Company and subsidiary increased by 2.69 Million Baht or 29.14% compared to the same quarter of previous year due to a subsidiary company had a prepayment fee for the Woodbury Residence Project's loan incurred from refinancing and increase in salaries and employee benefits since the number of employees increases.

5. Financial costs of the Company and subsidiary increased by 2.85 Million Baht or 119.52% compared to the same quarter of previous year due to the fact that financial cost of Woodbury Residence Project increased due to the impact of the COVID-19 epidemic. Therefore, the management decided to temporarily postpone presale and construction of the project resulting in the Company's financial costs were recorded in the income statement for this quarter.

Please be informed accordingly

Sincerely yours

Asset Five Group Public Company Limited

Signed

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(Mr. Kiangkrai Siravanichkan)  
Chairman of the Board of Directors