

16 November 2020

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

To: President

The Stock Exchange of Thailand

Asset Five Group Public Company Limited (“the Company”) would like to clarify operating result for 3rd Quarter of 2020 ended 30 September 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 | 3 rd Quarter of 2020 | 3 rd Quarter of 2019 | Increase (Decrease) | |
|---|------------------------------------|------------------------------------|---------------------|----------------|
| | | | Baht | % |
| Revenues from sale of real estate | 277,384,025 | 156,390,244 | 120,993,781 | 77.37% |
| Other income | 12,019,642 | 1,672,291 | 10,347,351 | 618.75% |
| Total revenues | 289,403,667 | 158,062,535 | 131,341,132 | 83.09% |
| Cost of sale of real estate | 208,302,750 | 114,452,679 | 93,850,071 | 82.00% |
| Distribution costs | 22,347,221 | 10,891,556 | 11,455,665 | 105.18% |
| Administrative expenses | 12,475,414 | 11,520,623 | 954,791 | 8.29% |
| Total cost | 243,125,385 | 136,864,858 | 106,260,527 | 77.64% |
| Profit (Loss) from operating activities | 46,278,282 | 21,197,677 | 25,080,605 | 77.64% |
| Financial income | 3,662 | 710,945 | (707,283) | (118.32%) |
| Finance costs | (6,133,145) | (2,460,182) | (3,672,963) | 149.30% |
| Share of profit (loss) from investments in joint ventures | (951,602) | - | (951,602) | N/A |
| Profit (loss) before income tax | 39,197,197 | 19,448,440 | 19,748,757 | 101.54% |
| Tax (expense) income | (7,420,866) | (4,096,900) | (3,323,966) | 81.13% |

| Items | 3 rd Quarter of 2020 | 3 rd Quarter of 2019 | Increase (Decrease) | |
|---|------------------------------------|------------------------------------|---------------------|---------|
| | | | Baht | % |
| Profit (loss) for the year | 31,776,331 | 15,351,540 | 16,424,791 | 106.99% |
| Profit (Loss) attributable to Owners of the parent | 31,201,486 | 14,893,483 | 16,308,003 | 109.50% |

Description on significant changes

1. Revenues from sale of real estate of the Company and subsidiary increased by 120.99 Million Baht or 77.37 % 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 28.33 Million Baht and from Vana Resident Rama 9 - Srinakarin project, worth 232.13 Million Baht and from selling of ready-for-sale condominium from Vio Khaera 1 and 2 project, worth 16.92 Million Baht. In 3rd Quarter of 2019, the Company realized income from selling of Rachaya Baan Chang 2 project, worth 54.89 Million Baht and from Vana Resident Rama 9 - Srinakarin project, worth 101.50 Million Baht.

2. Other income of the Company and subsidiary increased 10.35 Million Baht or 618.75% compared to the same quarter of previous year due to the recognition of partial land expropriation of Woodbury Residence Project.

3. Cost of sale of real estate of the Company and subsidiary increased by 93.85 Million Baht or 82.00% compared to the same quarter of previous year, which is relevant to increase in revenue.

4. Distribution Cost increased by 11.46 Million Baht or 105.23% 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.

5. Finance income of the Company and subsidiary decreased by 0.71 Million Baht or 118.32% compared to the same quarter of previous year, since interest is recognized on the loan of directors in the same quarter of previous year. While in the 3rd Quarter of 2020, the subsidiary company has already received the principal repayment. As a result, financial income decreased from the previous year.

6. Financial costs of the Company and subsidiary increased by 3.67 Million Baht or 149.30% 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.

7. Share of loss from investment in joint venture increased by 0.95 Million Baht since the Company acquired ordinary shares of Tonson Development Company Limited on the 2nd Quarter of 2020. As a result, the Company has recognized its share of profit (loss) in proportion to its shareholding, while in 2019 there is no investment in a joint venture.

8. Tax expense of the Company and subsidiary increased by 3.32 Million Baht because the Company profits from real estate sales, which is a normal operation of the business.

Please be informed accordingly

Sincerely yours

Asset Five Group Public Company Limited

Signed

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