

1 March 2021

Subject: Clarification on Change in Operating Result Exceeding 20% for the Period Ended 31 December 2020

To: President

The Stock Exchange of Thailand

Asset Five Group Public Company Limited (“the Company”) would like to clarify operating result for year 2020 ended 31 December 2020 audited by the certified auditor regarding change from the same period of the last year exceeding 20%. The details are as follows:

Unit : Baht

| Items   | 2020               | 2019               | Increase (Decrease) |               |
|---|--------------------|--------------------|---------------------|---------------|
|   |                    |                    | Baht                | %             |
| Revenues from sale of real estate                         | 810,419,914        | 507,944,986        | 302,474,928         | 59.55%        |
| Other income  |                    |                    |                     |               |
| Income from land expropriation                            | 11,007,659         | -                  | 11,007,659          | N/A           |
| Other   | 5,453,025          | 2,616,070          | 2,836,955           | 108.44%       |
| <b>Total revenues</b>                                     | <b>826,880,598</b> | <b>510,561,056</b> | <b>316,319,542</b>  | <b>61.96%</b> |
| Cost of sale of real estate                               | 609,410,664        | 365,677,571        | 243,733,093         | 66.65%        |
| Distribution costs  | 61,502,734         | 38,009,397         | 23,493,337          | 61.81%        |
| Administrative expenses                                   | 58,776,237         | 41,831,055         | 16,945,182          | 40.51%        |
| <b>Total cost</b>   | <b>729,689,635</b> | <b>445,518,023</b> | <b>284,171,612</b>  | <b>63.78%</b> |
| <b>Profit (Loss) from operating activities</b>            | <b>97,190,963</b>  | <b>65,043,033</b>  | <b>32,147,930</b>   | <b>49.43%</b> |
| Financial income  | 917,433            | 2,863,848          | (1,946,415)         | (67.97%)      |
| Finance costs   | (21,517,197)       | (10,246,722)       | (11,270,475)        | 109.99%       |
| Share of profit (loss) from investments in joint ventures | (3,055,145)        | -                  | (3,055,145)         | N/A           |

| Items  | 2020         | 2019         | Increase (Decrease) |          |
|--|--------------|--------------|---------------------|----------|
|  |              |              | Baht                | %        |
| Profit (loss) before income tax                    | 73,536,054   | 57,660,159   | 15,875,895          | 27.53%   |
| Tax (expense) income                               | (14,345,265) | (12,716,436) | (1,628,829)         | (12.81%) |
| Profit (loss) for the year                         | 59,190,789   | 44,943,723   | 14,247,066          | 31.70%   |
| Profit (Loss) attributable to Owners of the parent | 57,239,210   | 43,411,970   | 13,827,240          | 31.85%   |

Description on significant changes

1. Revenues from sale of real estate of the Company and subsidiary increased by 302.47 Million Baht or 59.55 % compared to the previous year due to the fact that the Company has realized income from selling of houses from Rachaya Baan Chang 2 project, worth 207.38 Million Baht and from Vana Resident Rama 9 - Srinakarin project, worth 568.65 Million Baht and from selling of ready-for-sale condominium from Vio Khaerai 1 and 2 project, worth 34.38 Million Baht. In 2019, the Company realized income from selling of Rachaya Baan Chang 2 project, worth 225.91 Million Baht, from Vana Resident Rama 9 - Srinakarin project, worth 274.62 Million Baht and from selling of ready-for-sale condominium from Vio Khaerai 1 and 2 project, worth 7.41 Million Baht.

2. Cost of sale of real estate of the Company and subsidiary increased by 243.73 Million Baht or 66.65% compared to the previous year, which is relevant to increase in revenue.

3. Distribution Cost of the Company and subsidiary increased by 23.49 Million Baht or 61.81% compared to the 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.

4. Administrative expenses of the Company and subsidiary increased by 16.95 Million Baht or 40.51% compared to the previous year due to the reversal of development costs of the Woodbury Residence project to expenses such as project design cost, temporary electrical and water supply system temporary fence, project management cost, etc., worth 5.4 Million Baht. In addition, there is an estimate of repair and maintenance costs of 2.6 Million Baht, refinancing fees 3.0 Million Baht, and increased employee expenses from 2019, including employee benefits.

5. Financial costs of the Company and subsidiary increased by 11.27 Million Baht or 109.99% compared to the 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. Later on the Company has entered into the land purchase and sale agreement of the project in November 2020 and plans to transfer ownership within the 1<sup>st</sup> quarter of 2021.

6. Share of loss from investment in joint venture increased by 3.06 Million Baht since the Company acquired ordinary shares of Tonson Development Company Limited on the 2<sup>nd</sup> 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.

Please be informed accordingly

Sincerely yours

**Asset Five Group Public Company Limited**

Signed

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