

Ref. ADC 015/2025

9 May 2025

Subject: Clarification of 1Q2025 Operating Results

To: President

The Stock Exchange of Thailand

Ananda Development Public Company Limited (the "Company") would like to clarify the 1Q2025 of Company's operating results and its subsidiaries as following details:

Statement of profit (loss) for the year ended 31 March 2025

(Consolidated Financial Statement)

Statement of Comprehensive Income	Quarter 1/2025		Quarter 1/2024		Increased (Decreased)	
	Million Baht	%	Million Baht	%	Million Baht	%
Revenues						
Revenue from sales of real estate	554.3	73.9	1,826.6	86.7	(1,272.3)	(69.7)
Revenue from project management services and commission income	85.3	11.4	107.0	5.1	(21.7)	(20.3)
Revenue from rental and services	81.7	10.9	69.2	3.3	12.5	18.1
Other incomes	28.8	3.8	103.1	4.9	(74.3)	(72.0)
Total Revenues	750.2	100.0	2,105.9	100.0	(1,355.7)	(64.4)
Cost of goods sold						
Cost of real estate sold	435.3	58.0	1,254.8	59.6	(819.6)	(65.3)
Cost of project management services and commission	87.4	11.6	103.9	4.9	(16.6)	(15.9)
Cost of rental and services	54.1	7.2	44.7	2.1	9.4	21.0
Total Cost of goods sold	576.7	76.9	1,403.5	66.6	(826.7)	(58.9)
Profit before selling & administration expenses	169.2	22.6	678.0	32.2	(508.8)	(75.0)
Selling & Administrative Expenses						
Selling expenses	125.0	16.7	197.8	9.4	(72.9)	(36.8)
Administrative expenses	169.4	22.6	308.0	14.6	(138.5)	(45.0)
Total Selling & Administrative Expenses	294.4	39.2	505.8	24.0	(211.4)	(41.8)
Operating Profit (loss)	(120.9)	(16.1)	196.7	9.3	(317.6)	(161.5)
Finance cost	(102.6)	(13.7)	(134.3)	(6.4)	31.7	(23.6)
Tax income (expenses)	(16.0)	(2.1)	(53.8)	(2.6)	37.8	(70.2)
Profit (loss) before share of profit from investments in joint ventures	(239.5)	(31.9)	8.6	0.4	(248.2)	(2,881.5)
Share of profit from investments in joint ventures	(19.0)	(2.5)	189.9	9.0	(209.0)	(110.0)
Profit (loss) for the periods from continuing operations	(258.6)	(34.5)	198.6	9.4	(457.1)	(230.2)
Profit (loss) for the periods from discontinuing operations	-	-	-	-	-	-
Profit (loss) for the period	(258.6)	(34.5)	198.6	9.4	(457.1)	(230.2)
Profit attributable to non-controlling interests	(1.7)	(0.2)	3.1	0.1	(4.8)	(153.5)
Profit (loss) attributable to equity holders of the Company	(256.9)	(34.2)	195.4	9.3	(452.3)	(231.4)

Net Profit

The operating results for 1Q2025, the Company and its subsidiaries reported the loss of Baht 258.6 million, decreasing of Baht 457.1 million, or decreased by 230.2% YoY, mainly from a decline in revenue from sales of real estate Baht 1,272.3 million, or 69.7% YoY, and a reduction in the number of projects undertaken by the Company and its subsidiaries due to the gradual completion and closure of projects over the past year.

The gross profit (loss) is accounted for Baht 169.2 million, a decrease for Baht 508.8 million, or 75.0% YoY, the primary factor was a decline in revenue from real estate sales amounting to Baht 1,272.3 million, or 69.7% YoY.

In 1Q2025, the Company launched the “I Say YES! Ananda Yes Indeed” campaign and participated in the 47th House and Condo Expo, held from 20th to 23rd March 2025 at the Queen Sirikit National Convention Center. The Company also introduced the new “ANANDA HOT VACAY” campaign, which received a favourable response from customers.

Revenue

Total revenue in 1Q2025 accounted for Baht 750.2 million, a decrease of Baht 1,355.7 million, or 64.4% YoY, as follows,

- Revenue from sales of real estate accounted for Baht 554.3 million, a decrease of Baht 1,272.3 million or 69.7% YoY, mainly from the decline in both of transfers and the number of projects undertaken by the Company and its subsidiaries.
- Revenue from project management services and commission income accounted for Baht 85.3 million, a decrease of Baht 21.7 million or 20.3% YoY.
- Revenue from rental and services is accounted for Baht 81.7 million, an increase of Baht 12.5 million or 18.1% YoY.
- Other incomes are accounted for Baht 28.8 million, a decrease of Baht 74.3 million or 72.0% YoY, mainly due to a decrease in interest income by Baht 54.0 million or 68.7 percent, and a reduction in other income by Baht 20.2 million or 82.6% YoY,

Share of Profit (Loss) from Investments in Joint Ventures

In 1Q2025, the share of profit (loss) from investments in joint ventures are accounted the loss of Baht 19.0 million, a decrease of Baht 209.0 million, or 110.0% YoY, mainly from 1Q2025 have 2 projects under construction: IDEO Ramkhamhaeng–Lamsalee Station, which is expected to transfer in May 2025, and Culture Thonglor, which is expected to transfer in September 2025. In addition, a provision for project impairment was recognized and 2Q2025 company divested its common equity investments in a joint venture engaged in the development of serviced apartment projects. As a result, there will be no further contribution of revenue from this investment going forward.

Cost of Goods Sold

In 1Q2025, the total cost of goods sold is accounted for Baht 576.7 million, a decrease of Baht 826.7 million, or 58.9% YoY, as following details,

- Cost of real estate sold is accounted for Baht 435.3 million, a decrease of Baht 819.6 or 65.3% YoY. This decline is in line with the lower revenue from property transfers in the Company and its subsidiaries' projects.
- Cost of project management and commission are accounted for Baht 87.4 million, a decreased of Baht 16.6 million or 15.9% YoY. The reduction is mainly due to a decrease in cost of project management of Baht 28.6 million or 33.2% YoY. However, commission fees increased of Baht 12.0 million or 67.6% YoY.

Selling & Administrative Expenses

In 1Q2025, selling and administration expenses are accounted for Baht 294.4 million, a decrease of Baht 211.4 million, or 41.8%, YoY, as following details,

- Selling expenses is decreased of Baht 72.9 million, or 36.8% YoY, in line with the lower revenue from property transfers.
- Administrative expenses a decreased of Baht 138.5 million, or 45.0%, YoY, mainly due to improvements in the Company's management structure.

Finance Cost

In 1Q2025, finance cost is accounted for Baht 102.6 million, decrease of Baht 31.7 million, or 23.6% YoY, mainly from the repayment on debentures amounting of Baht 2,988.3 million in January 2025.

Statement of financial position for the year ended 31 March 2025

Unit : Million Baht

Statement of financial position	1Q2025	2024	Increased (Decreased)	%
Assets				
Current assets				
- Cash and cash equivalents	574.6	1,149.7	(575.1)	(50.0)
- Trade and other receivables	141.1	205.0	(63.9)	(31.2)
- Real estate development costs	17,255.6	17,171.9	83.7	0.5
- Other current assets	799.0	408.8	390.3	95.5
Total current assets	18,770.3	18,935.4	(165.0)	(0.9)
Non-current assets				
- Investments in joint ventures	3,857.8	3,943.5	(85.7)	(2.2)
- Long-term loans to and interest receivable from related parties - net of current portion	1,238.8	1,858.1	(619.2)	(33.3)
- Land held for development	1,680.9	1,677.9	3.0	0.2
- Other non-current assets	2,497.6	2,320.9	176.7	7.6
Total non-current assets	9,275.1	9,800.4	(525.3)	(5.4)
Total assets	28,045.4	28,735.7	(690.3)	(2.4)

Assets.

In 1Q2025, the Company had total assets of Baht 28,045.4 million, a decrease of Baht 690.3 million, or 2.4% YoY, as following details,

- Current assets are accounted for Baht 18,770.3 million, a decrease of Baht 165.0 million or 0.9% YoY, mainly from the decrease in cash and cash equivalents of Baht 575.1 million, or 50.0% YoY, mainly from the full repayment of 2 series of debentures totalling Baht 2,988.3 million in January 2025, with no new debentures issued. Meanwhile, other current assets increased of Baht 390.3 million or 95.5% YoY.
- Non-current assets are accounted for Baht 9,275.1 million, a decrease of Baht 525.3 million or 5.4% YoY, mainly due to a decrease in long-term loans to and interest receivable from related parties - net of current portion by THB 619.2 million or 33.3%, because of loan repayments following project ownership transfers in joint ventures.

Statement of financial position for the year ended 31 March 2025

Statement of financial position	1Q2025	2024	Increased (Decreased)	Unit : Million Baht %
Liabilities and shareholders' equity				
Current liabilities				
- Short-term loans from financial institutions	248.5	1,705.0	(1,456.6)	(85.4)
- Current portion of long-term debentures	5,091.2	5,260.4	(169.2)	(3.2)
- Current portion of long-term loans	3,298.9	365.2	2,933.7	803.3
- Short-term loans from and interest payable to related parties	693.5	-	693.5	100.0
Current portion of long-term loans from others	1,643.2	1,690.7	(47.4)	(2.8)
- Short-term loans from others	350.0	350.0	-	-
- Other current liabilities	3,100.1	3,112.0	(11.9)	(0.4)
Total current liabilities	14,425.3	12,483.2	1,942.1	15.6
Non-current liabilities				
- Long-term debentures - net of current portion	-	2,814.8	(2,814.8)	(100.0)
- Long-term loans from financial institutions - net of current portion	830.1	213.7	616.4	288.5
- Long-term loans from others - net of current portion	964.0	1,047.8	(83.8)	(8.0)
- Other non-current financial liabilities	423.5	444.9	(21.4)	(4.8)
Total non-current liabilities	2,217.6	4,521.1	(2,303.5)	(51.0)
Total liabilities	16,642.9	17,004.3	(361.4)	(2.1)
Total shareholders' equity	11,402.5	11,731.4	(328.9)	(2.8)
Total liabilities and shareholders' equity	28,045.4	28,735.7	(690.3)	(2.4)

Liabilities

In 1Q2025, the Company's total liabilities are accounted for Baht 16,642.9 million, a decrease of Baht 36.4 million, or 2.1% YoY, as following details,

- Current liabilities are accounted for Baht 14,425.3 million, an increase of Baht 1,942.1 million, or 15.6% YoY, mainly due to an increase in the current portion of long-term loans from financial institutions by Baht 2,933.7 million, or over 100% YoY, and an increase in short-term loans and interest payable to related parties of Baht 693.5 million or 100% YoY. However, short-term loans from financial institutions were decrease of Baht 1,456.6 million or 85.4% YoY.
- Non-current liabilities are accounted for Baht 2,217.6 million, a decrease of Baht 2,303.5 million or 51.0% YoY, mainly due to the absence of long-term debentures - net of current portion, which decreased by Baht 2,814.8 million or 100% YoY, following no new debenture issuances in 2024 and the gradual repayment of debentures from 2023 through 1Q2025. Meanwhile, long-term loans from financial institutions - net of current portion increased by THB 616.4 million or 288.5% YoY.

As of 31 March 2025, the Company and its subsidiaries companies have net interest-bearing debt to equity ratio (Net IBD/E ratio) according to the terms of the bond covenant at 1.30 times. The Company maintains its financial ratio in accordance with the requirement of bond covenant that is not exceeding 2.5 times.

Shareholders' equity

In 1Q2025, the shareholders' equity accounted for Baht 11,402.5 million, a decrease of Baht 328.9 million, or 2.89% YoY. mainly from the operations net loss of Baht 256.9 million and interest expenses on perpetual bonds of Baht 69.9 million.

Summary of Key Issues Regarding Legal Cases

1. Ashton Asoke Case

On 27 July 2023, the Supreme Administrative Court rendered a judgement ordering that only the permit for construction and modification of the condominium Ashton Asoke project ("the Project") (Refer to the Notes to the Financial Statements for the three-month periods ended March 31, 2025, note 22.8.1.)

In August 2024, the Office of the Council of State issued a memorandum regarding the guidelines for the Bangkok Metropolitan Administration to comply with the judgments of the Courts and the Supreme Administrative Court. As summarised, that "Currently (as of August 2024), the state of affairs has undergone a transformation, MRTA has utilised the land for the purposes of expropriation completely. BTS Skytrain users, people, as well as residents of the Ashton Asoke Project can use the entrance and exit as a public road to access the parking area of Sukhumvit Station and Ashton Asoke Project, without affecting the main objectives of the expropriation".

Currently, it is in the process of resolve these circumstances to comply with the judgments of the Supreme Administrative Court.

In addition, on 24 November 2022, the Central Administrative Court ordered that the 3 defendants jointly consult with the first interpleader (the subsidiary, as the Project owner), and the second interpleader to seek a solution to provide a side road that is at least 12 meters in length connecting to a public road on the land used as the project location. The land acquisition could be conducted in any lawful means that ensure the project location complies with the second paragraph of Clause 2 of the Ministerial Regulation No. 33 and must be completed within 180 days from the date the case is finalised. If the issued remains unresolved the first defendant and/or the third defendant must comply with the court's order. issuance (hereinafter referred to as "Case Two")

In December 2022, the subsidiary owning the project, the plaintiff, and the defendant filed an appeal against the judgment with the Supreme Administrative Court. Therefore, Case Two is currently under consideration by the Supreme Administrative Court.

In addition, as of 31 March 2025, Ananda MF Asia Asoke Co., Ltd. has been involved in other cases related to the Ashton Asoke Project with compensatory damages claimed totalling Baht 2,311 million (31 December 2024: Baht 2,301 million). The outcomes of the certain cases above and other cases have not yet been finalised,

are currently unpredictable, and have no impact on the operations of the Company. The Company has therefore not set aside the provision for losses that may result from such cases.

The management of the subsidiary owning the project is actively seeking collaboration with the relevant government agencies in ascertaining appropriate alternative to the solution. And the subsidiary, as the Project owner is confident that it will be able to resolve the issue of the revocation of the construction permit under the legal framework. However, presently the Company's management is unable to determine the potential impacts financially on both the separate and consolidated financial statements of the Company for three-month periods ended 31 March 2025 appropriately until when a clear alternative is known and approved by relevant government agencies. If there is any progress, we will notify via the Stock Exchange of Thailand's channels.

2. Helix Company Limited Case

The Company presently has ceased an investment in Helix Co., Ltd. ("Helix") since 2020. The result of loss in Helix has recognized. Such events are considered historical losses, and the Company has accounted for the results in accordance with accounting standards. As such, it's not affected the current operations or financial position of the Company.

Regarding the case in which the Department of Special Investigation (DSI) is pursuing legal action against the former executives of Helix Co., Ltd. (a subsidiary company of Ananda Development Public Company Limited) for violations of the Securities and Exchange Act B.E. 2535, the matter is currently awaiting guidance from the relevant government authorities. If there is any progress, we will disclose via the Stock Exchange of Thailand's channels.

Please be informed accordingly.

Sincerely yours,

- *Mr. Chanond Ruangkritya* -

(Mr. Chanond Ruangkritya)

Chief Executive Officer

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