

Ref. ADC 066/2024

14 November 2024

Subject: Clarification of the quarter 3Q2024 Operating Results

 To: President  
 The Stock Exchange of Thailand

Ananda Development Public Company Limited (the “Company”) would like to clarify 3Q2024 of the Company’s operating results and its subsidiaries as following details:

**Statement of profit (loss) for the quarter 3Q2024 ended 30 September 2024**

งบกำไรขาดทุนเบ็ดเสร็จ	Q3/2024		Q3/2023		Increased (Decreased)	
	Million Baht	ร้อยละ	Million Baht	ร้อยละ	Million Baht	%
<b>Revenues</b>						
Revenue from sales of real estate	898.03	76.6	598.9	63.9	297.1	49.6
Revenue from project management services and commission income	146.27	12.5	146.0	15.6	0.3	0.2
Revenue from rental and services	73.42	6.3	65.5	7.0	7.9	12.1
Other incomes	53.64	4.6	126.4	13.5	(72.8)	(57.6)
<b>Total Revenues</b>	<b>1,169.4</b>	<b>100.0</b>	<b>936.8</b>	<b>100.0</b>	<b>232.5</b>	<b>24.8</b>
<b>Cost of goods sold</b>						
Cost of real estate sold	636.67	54.4	805.3	86.0	(168.6)	(20.9)
Cost of project management services and commission	102.90	8.8	148.3	15.8	(45.4)	(30.6)
Cost of rental and services	48.41	4.1	42.4	4.5	6.0	14.2
<b>Total Cost of goods sold</b>	<b>788.0</b>	<b>67.4</b>	<b>995.9</b>	<b>106.3</b>	<b>(208.0)</b>	<b>(20.9)</b>
<b>Profit before selling &amp; administration expenses</b>	<b>376.6</b>	<b>32.2</b>	<b>(85.8)</b>	<b>(9.2)</b>	<b>462.4</b>	<b>539.2</b>
<b>Selling &amp; Administrative Expenses</b>						
Selling expenses	177.13	15.1	89.4	9.5	87.7	98.2
Administrative expenses	230.29	19.7	308.9	33.0	(78.6)	(25.5)
<b>Total Selling &amp; Administrative Expenses</b>	<b>407.4</b>		<b>398.3</b>		<b>9.1</b>	<b>2.3</b>
<b>Operating Profit (loss)</b>	<b>(26.0)</b>	<b>(2.2)</b>	<b>(457.4)</b>	<b>(48.8)</b>	<b>431.4</b>	<b>(94.3)</b>
Finance cost	(67.3)	(5.8)	(225.7)	(24.1)	158.4	70.2
Tax income (expenses)	(41.7)	(3.6)	61.6	6.6	(103.3)	(167.8)
<b>Profit (loss) before share of profit from investments in joint ventures</b>	<b>(135.1)</b>	<b>(11.5)</b>	<b>(621.5)</b>	<b>(66.3)</b>	<b>486.4</b>	<b>78.3</b>
Share of profit from investments in joint ventures	157.90	13.5	77.8	8.3	80.1	102.9
<b>Profit (loss) for the periods from continuing oprations</b>	<b>22.8</b>	<b>2.0</b>	<b>(543.7)</b>	<b>(58.0)</b>	<b>566.5</b>	<b>104.2</b>
Profit (loss) for the periods from discontinuing oprations	-	-	-	-	-	-
<b>Profit (loss) for the period</b>	<b>22.8</b>	<b>2.0</b>	<b>(543.7)</b>	<b>(58.0)</b>	<b>566.5</b>	<b>104.2</b>
Profit attributable to non-controlling interests	2.3	0.2	(1.2)	(0.1)	3.5	287.9
<b>Profit (loss) attributable to equity holders of the Company</b>	<b>20.6</b>	<b>1.8</b>	<b>(542.5)</b>	<b>(57.9)</b>	<b>563.0</b>	<b>103.8</b>

**Net Profit**

The operating results for 3Q2024, the Company and its subsidiaries reported the profit of Baht 22.8 million, increasing of Baht 566.5 million, or increased by 104.2% YoY, mainly the company recognized revenue an increased from revenue from sales of real estate and and Share of Profit (Loss) from Investments in Joint Ventures. Additionally, financial cost decreased due to the Company has made a repayment on debentures amounting to Baht 3,231.2 million in July 2024.

The gross profit (loss) accounted for Baht 376.6 million, an increase for Baht 462.4 million, or 539.2% YoY. The main reasons from an increase of property sales revenue for Baht 297.1 million or 49.6% and decrease in property sales costs baht 168.6 million or 20.9%, compared to the same period last year.

In 3Q2024, the company continued to run various campaigns to promote and stimulate sales, including campaigns such as *IT'S TIME TO JOY*, *ANANDA JOY LUXE LIVING*, *IDEO MOBI X IDEO 9.9*, and *ANANDA PAY DAY*.

### Revenue

Total revenue in 3Q2024 accounted for Baht 1,169.4 million, an increase of Baht 232.5 million, or 24.8% YoY.

Revenue from sales of real estate accounted for Baht 896.0 million, an increase of Baht 297.1 million or 49.6% YoY. The main reason is the increase in the transfer of the Ready to Move (RTM) projects, such as Coco Parc Project, and Artale Asoke-Rama 9 project. And the company began recognizing revenue from Airi Sukhumvit-Bangna Km.5 housing project started transfer in this quarter.

Revenue from project management services and commission income accounted for Baht 146.3 million, an increase of Baht 0.3 million or 0.2% YoY, Regarding the Residences 38, residential project by Rabbit Holdings Public Company Limited, appointed the Company as the project manager was generated revenue of Baht 43.9 million.

Revenue from rental and services is accounted for Baht 73.4 million, an increase of Baht 7.9 million or 12.1% YoY, mainly from the Company's rental income collection.

Other incomes are accounted for Baht 53.6 million, a decrease of Baht 72.8 million or 57.6% YoY. The main reason was a decrease in interest income from loans in joint venture projects Baht 50.8 million, or 51%. Due to 2Q2024 the company selling the common equity investments in a joint venture engaged in the development of serviced apartment projects, resulting in no interest income from loans in that project during this quarter.

### Share of Profit (Loss) from Investments in Joint Ventures

In 3Q2024, share of profit (loss) from investments in joint ventures are accounted for Baht 157.9 million, an increase of Baht 80.1 million, or 102.9 % YoY, mainly due to the company recognizing revenue from Ideo Sukhumvit-Rama 4 project started transfer in this quarter and the company continues recognize the revenue from the transfers of Ready to Move (RTM) projects such as the Ideo Rama 9-Asoke and Ashton Asoke-Rama 9 projects.

### Cost of Goods Sold

In 3Q2024, the total cost of goods sold is accounted for Baht 788.0 million, a decrease of Baht 208.0 million, or 20.9% YoY, mainly from

Cost of real estate sold a decreased of Baht 168.6 million or 20.9% YoY. And Cost of project management services and commission was decreased of Baht 45.4 million or 30.6% YoY.

### Selling & Administrative Expenses

In 3Q2024, selling and administration expenses are accounted for Baht 407.4 million, an increase of Baht 9.1 million, or 2.3%, YoY.

Selling expenses sold increased of Baht 87.7 million, or 98.2% YoY due to the increase in commission fees, transaction costs, and specific business taxes arising from property transfers.

Administrative expenses decreased of Baht 78.6 million, or 25.5%, YoY. Due to the company's improved management structure.

### Finance Cost

Finance cost is accounted for Baht 67.3 million, decreased of Baht 158.4 million, or 70.2%, YoY. The main reason is the decrease in current debenture, as the Company has made a repayment on debentures amounting to Baht 3,231.2 million in July 2024, resulting in a reduction of total bonds outstanding to Baht 8,087.5 million as of 3Q2024, a decrease of approximately Baht 7,803.1 million YoY.

Statement of financial position for the quarter 3Q2024 ended 30 September 2024

Unit : Million Baht

Statement of financial position	Quarter 3/2024	2023	Increased (Decreased)	%
Assets				
Current assets				
- Cash and cash equivalents	641.5	4,678.8	(4,037.3)	(86.3)
- Real estate development costs	16,869.4	17,143.8	(274.4)	(1.6)
- Other current assets	2,307.7	2,676.7	(369.0)	(13.8)
<b>Total current assets</b>	<b>19,818.6</b>	<b>24,499.3</b>	<b>(4,680.7)</b>	<b>(19.1)</b>
Non-current assets				
- Investments in joint ventures	3,601.0	4,603.0	(1,002.0)	(21.8)
- Long-term loans to and interest receivable from related parties - net of current portion	2,051.9	3,693.6	(1,641.8)	(44.4)
- Land held for development	1,676.0	1,679.0	(3.0)	(0.2)
- Other non-current assets	2,016.5	2,557.9	(541.4)	(21.2)
<b>Total non-current assets</b>	<b>9,345.3</b>	<b>12,533.5</b>	<b>(3,188.1)</b>	<b>(25.4)</b>
<b>Total assets</b>	<b>29,164.0</b>	<b>37,032.7</b>	<b>(7,868.8)</b>	<b>(21.2)</b>

Assets.

In 3Q2024, the Company had total assets of Baht 29,164.0 million, a decrease of Baht 7,868.8 million, or 21.2% from the end of year 2023.

Current assets are accounted for Baht 19,818.6 million, a decrease of Baht 4,680.7 million or 19.1% from the end of year 2023, mainly from the decrease in cash and cash equivalents of Baht 4,037.3 million, or 86.3%. Due to the Company has made a repayment on debentures amounting to Baht 3,231.2 million in July 2024. Additionally, real estate development costs in 3Q2024 decreased by 274.4 million Baht, or 1.6% from the end of year 2023, due to the company was continue transferring of Ready to move (RTM) projects in the Company and its subsidiaries, such as Coco Park project, and Artale Asoke-Rama 9 project.

Non-current assets are accounted for Baht 9,495.3 million, a decrease of Baht 3,188.1 million or 21.2% from end of year 2023, mainly from the reduction in investments in joint ventures by Baht 1,002.0 million, or 21.8% and a decrease in long-term loans to and interest receivables from related parties – net of current portion by Baht 1,641.8 million, or 44.4% due to in 2Q2024 the company selling the common equity investments in a joint venture engaged in the development of serviced apartment projects.

Unit : Million Baht

Statement of financial position	Quarter 3/2024	2023	Increased (Decreased)	%
Liabilities and shareholders' equity				
Current liabilities				
- Short-term loans from financial institutions	2,041.4	2,592.6	(551.1)	(21.3)
- Current portion of long-term debentures	5,255.6	7,050.1	(1,794.4)	(25.5)
- Current portion of long-term loans	1,161.5	1,090.2	71.3	6.5
- Other current liabilities	3,842.7	4,023.9	(181.2)	(4.5)
Total current liabilities	12,301.2	14,756.8	(2,455.5)	(16.6)
Non-current liabilities	-	-	-	-
- Long-term debentures - net of current portion	2,812.7	8,047.9	(5,235.2)	(65.1)
- Long-term loans - net of current portion	1,789.4	1,870.7	(81.3)	(4.3)
- Other non-current financial liabilities	474.8	520.3	(45.5)	(8.7)
Total non-current liabilities	5,076.9	10,438.9	(5,362.0)	(51.4)
Total liabilities	17,378.1	25,195.7	(7,817.6)	(31.0)
Total shareholders' equity	11,785.9	11,837.1	(51.2)	(0.4)
Total liabilities and shareholders' equity	29,164.0	37,032.7	(7,868.8)	(21.2)

### Liabilities

In 3Q2024, the Company's total liabilities are accounted for Baht 17,817.1 million, a decrease of Baht 7,817.6 million, or 31.0% from Baht 25,195.7 million from year end of 2023.

Current liabilities are accounted for Baht 12,301.2 million, a decrease of Baht 2,455.5 million, or 16.6% from Baht 14,756.8 million from year end of 2023, mainly reasons for this decrease are Short-term loans from financial institutions of Baht 551.1 million, or 21.3%, and Current portion of long-term loans due within one year, which decreased of Baht 1,794.4 million, or 25.5% from year end of 2023.

Non-current liabilities are accounted for Baht 5,076.9 million, a decrease of Baht 5,362.0 million or 51.4% from Baht 10,438.9 million at the end of year 2023, mainly from the long-term debentures – net of current portion that will be due more than 1 year a decrease of Baht 5,235.2 million or 65.1% from year end of 2023, due to the non-issuance of debentures and the repayment of debentures due from 2Q2023 to 3Q2024.

As of 30 September 2024, the Company and its subsidiaries have net interest-bearing debt to equity ratio (Net IBD/E ratio) according to the terms of the bond covenant at 1.16 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 3Q2024, the shareholders' equity is accounted for Baht 11,785.9 million, a decrease of Baht 51.2 million, or 0.4% from end of year 2023.

### 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 and nine-month periods ended September 30, 2024, note 22.8.1.) Currently, it is in the process of being amended to apply for a new construction permit.

On 24 November 2022, the Central Administrative Court ordered that the three defendants jointly consult with 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. 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 30 September 2024, Ananda MF Asia Asoke Co., Ltd. has been involved in other cases. 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 subsidiary's management 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. Therefore, 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 and six-month periods ended 30 September 2024 appropriately until when a clear alternative is known and approved by relevant government agencies.

(The details are provided in the financial statements for the three-month and nine-month periods ended September 30, 2024.)

#### 2. Helix Company Limited Case

Referring to letter no. ADC 055/2567 dated September 25, 2024, would like to clarify the information appearing in the news according to the media regarding the Department of Special Investigation (DSI) proceeding with legal action against the former executives of Helix Co., Ltd. ("Helix"), a subsidiary of the Company, is involved in violations under the Securities and Exchange Act B.E. 2535 (1992).

Helix is a company engaged in the construction and real estate business. The Company invested in the construction business which holds a 99.99% stake in a construction company in 2013. Helix experienced continuous losses for five years. As a result, the Company decided to cease an investment in this business in 2020, with Ananda Development Public Company Limited having fully recognized the losses incurred. The events are considered historical losses, and the company has accounted for the results in accordance with accounting standards. As such, they do not affect the current operations or financial position of the company in any way.

Please be informed accordingly.

Sincerely yours,

- Mr. Chanond Ruangkritya -

(Mr. Chanond Ruangkritya)

Chief Executive Officer

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