

14 May 2020

Subject : Clarification of operation for the three-month period ended March 31, 2020 which changed more than 20%

To : Director and Manager,
The Stock Exchange of Thailand

For the three-month period ended March 31, 2020, Eastern Star Real Estate Public Company Limited and its subsidiaries (The company) reported loss of Baht 22.79 million while the same period of the year 2019, net profit was Baht 24.65 million, changes by Baht 47.44 million or 192%. The company would clarify the main reasons of change more than 20% as follows:

Revenue from sale of real estate in the first quarter of the year 2020 decreased by Baht 159.44 million or 52% (cost of real estate sale decreased by Baht 107.20 million) compared with the first quarter of the year 2019. Because of the impact of coronavirus (COVID-19) pandemic on the market in the first quarter of the year 2020 and the number of ongoing projects decreased by 5 projects closure in 2019 while there are 2 new launched projects in Bangkok and Rayong and other projects is in the sales process. In addition, other revenues decreased by Baht 3.67 million or 37% comparing with the first quarter of the year 2019 resulted by the decreasing of the retention money withdrawal from the customer defaults.

However, the company has monthly fixed expenses and expenses from new projects which are under the construction that the company has not yet recognize the revenue in this year such as public relations and marketing costs, etc. lead to the significant decreasing profit comparing with the decreasing in revenue.

Please be informed.

Sincerely yours,



(Mr. Torsak Lertsrisakulrat)

Managing Director