

13 May 2021

Subject : Clarification of operation for the three-month period ended March 31, 2021 which changed more than 20%
To : Director and Manager,
The Stock Exchange of Thailand

For the three-month period ended March 31, 2021, Eastern Star Real Estate Public Company Limited and its subsidiaries (The company) reported profit of Baht 20.52 million while the same period of the year 2020, net loss was Baht 22.79 million, changes by Baht 43.31 million or 190%. 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 2021 increased by Baht 121.94 million or 83% compared with the first quarter of the year 2020 (cost of real estate sale increased by Baht 93.49 million). Because of the decline of the coronavirus (COVID-19) pandemic in the first quarter of the year 2021 and the increase in ongoing projects in Bangkok and Rayong especially Quintara Treehaus Sukhumvit 42 project which has recognized revenue since May 2020. Selling and distribution expenses in the first quarter of the year 2021 increased by Baht 9.65 million or 42% compared with the first quarter of the year 2020, mainly resulted from the increasing of business tax, commission and transferring fee which are in line with the increasing of revenue from sale of real estate.

Revenue from services - Golf course business in the first quarter of the year 2021 decreased by Baht 12.72 million or 67% (cost of services decreased by Baht 3.64 million) because of the impact of coronavirus (COVID-19) pandemic since the first quarter of the year 2020 so the number of customers has decreased, especially during the high season, January - February 2021. Other income increased by Baht 38.89 million or 625% compared with the first quarter of the year 2020 mainly resulted from the confiscation of the guarantee from non-compliance with the sale contracts.

Income tax expenses in the first quarter 2021 increased by Baht 9.38 million or 228% compared with the first quarter of the year 2020 because the Company had taxable profit in the first quarter of the year 2021 while there was a taxable loss in the first quarter of 2020.

Please be informed.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Ph.D. Torsak Lertsrisakulrat".

(Ph.D.Torsak Lertsrisakulrat)

Managing Director