

ESTAR/BKK/MD/125/2022

14 November 2022

Subject : Clarification of operation for the three-month period ended September 30, 2022 which changed more than 20%  
To : Director and Manager,  
The Stock Exchange of Thailand

For the three-month period ended September 30, 2022, Eastern Star Real Estate Public Company Limited and its subsidiaries (The company) reported profit of Baht 30.23 million while the same period of the year 2021, net loss was Baht 23.80 million, increased by Baht 54.03 million or 227%. The company would clarify the main reasons of change more than 20% as follows:

Revenue from sale of real estate in the third quarter of the year 2022 increased by Baht 398.14 million or 197% compared with the third quarter of the year 2021 in consequence of the transferring of new project since the end of the second quarter (Cost of real estate sale increased by Baht 277.40 million or 192%). Selling and distribution expenses increased by Baht 53.21 million or 186% which are in line with the increasing of revenue from sale of real estate.

Please be informed.

Sincerely yours,



(Mr. Torsak Lertsrisakulrat)

Managing Director