

No.PP. 197/2017

August 10, 2017

Subject : Clarification of the operating results

To : Director and Manager

The Stock Exchange of Thailand

According to the Company's second quarter income statements ended 30 June 2017, the Company and its subsidiaries recorded net loss of 29.1 million baht while the same period last year the Company and its subsidiaries recorded net loss of 21.6 million baht, an increase of 7.5 million baht or 34.6% due to the following:

1. In the second quarter of 2017, the Company and subsidiaries recorded revenues from sales in the amount of 2,633.5 million baht increasing 120.7 million baht or 4.8% compare with 2,512.8 million baht recorded in corresponding period of year 2016. These changes came from
 - (1) Revenues from sales of land and houses at 1,614.9 million baht decreased 60.3 million baht or 3.6%.
 - (2) Revenues from residential condominium units at 1,018.6 million baht increased 181.0 million baht or 21.6%, as in the second quarter of 2016, the company recognized revenues from 3 new projects and the revenues are generated from the 9 existing projects while in the second quarter of 2017, recognized revenues from 1 new projects and the revenues are generated from the 14 existing projects.
2. Gross profit 967.4 million baht increased 63.4 million baht or 7.0%.
3. Gross profit margin of 36.7% increased from 36.0% due to the following:
 - (1) Gross profit margin from sales of land and houses increased to 36.7% from 36.2%.
 - (2) Gross profit margin from residential condominium units increased to 36.9% from 35.6%.
4. Hotel business:
 - (1) Foreign – contributed 123.0 million baht in revenue, an increase of 7.2 million baht from the same period last year with the gross loss of 28.6 million baht, an decrease of 7.9 million baht or 21.6%.
 - (2) Local – contributed 246.8 million baht in revenue, an increase of 17.5 million baht from the same period last year with the gross profit of 72.7 million baht, an increase of 12.0 million baht or 19.9%.
5. Revenue from rental and service business amounted to 86.5 million baht, an decrease of 1.6 million baht with the gross profit 1.1 million baht, an increase of 0.2 million baht or 29.9%.
6. In the second quarter of 2017, the Company recorded gains on sales of rights in land purchases 104.8 million baht.
7. Selling and administrative expenses 978.2 million baht increased in the amount of 116.5 million baht or 13.5%.
8. Financial cost 235.1 million baht, a 36.5 million baht increase or 18.4 %.

Financial Status

Unit : Million Baht

	The Company and subsidiaries		Difference	
	30 June 2017	31 December 2016	Baht	%
Total Assets	48,670.46	48,790.22	(119.76)	(0.25%)
Total Liabilities	33,995.21	34,853.44	(858.23)	(2.46%)
Shareholders' Equity	14,675.25	13,936.78	738.47	5.30%

The Company and subsidiaries	30 June 2017	31 December 2016
Debt to equity ratio	2.32	2.50
Net debt* to equity ratio	2.13	2.32

*Net debt = Total liabilities less cash and cash equivalents, and restricted deposits

Please be informed accordingly.

Your faithfully,

Property Perfect Public Company Limited



(Mr. Chainid Adhyanasakul)

Chief Executive Officer