

**News Release****24 February 2021****Ananda Development PCL announces 2020 profits from main business of 975 million Baht  
Aim to deliver 2021 transfers of 16,008 million Baht and presales of 18,570 million Baht  
Ready to launch 5 new projects**

*Bangkok, 23rd February 2021* - Ananda Development Public Company Limited announces presales for the year of 2020 were 4% higher than the target at 17,495 million Baht, due to the sales of the ready-to-move projects that were consistently well received by customers. The company had a backlog at the end of 2020 of 18,316 million Baht in order to support the growth of the Company's transfer in 3 years, while in 2021 the company has set a transfer target of 16,008 million Baht, presales of 18,570 million Baht and plan to launch 5 new projects in potential locations with a combined project value of 24,422 million Baht

Dr. Chaiyuth Chunnahacha, Chief Financial Officer of Ananda, stated that "Our presales for the year of 2020 were close to the expectation. Transfers remained from both domestic and international customers despite the coronavirus outbreak affecting the overall economy and the wider public in the past year. In addition, the company has a policy to reduce the proportion of non-core businesses, such as construction services and focus on core business to increase operational efficiency along with continually reducing operating costs. Selling and administrative expenses were 1,782 million Baht, a 27% decrease from the previous year.

In the year 2020, the company had total transfers of 18,345 million Baht, and the proportion of transfers from foreign customers was similar from the previous year at 21%, including customers who used cash for ownership transfers of 38%. Presales were 17,495 million Baht, an increase from the target of 4% at 16,800 million Baht from the ready-to-live project. The demand for real estate has continued even during the epidemic situation of the COVID-19 virus.

And in this year 2021 is another year that must adapt all the time to accommodate changing situations, cope with risks and the uncertainty that may occur. The COVID-19 vaccine will be the hope and driving force of mankind. As a result, tourism has recovered and purchasing power from foreign customers, especially Chinese customers with high purchase demand. This is known as the global mega trend that will help improve trends and confidence. We believe that when the situation begins to resolve, everything will return to normal and people still must live in the city. The city still must go on.

According to business plans in 2021, the company has set a target for transfer amount of 16,008 million Baht and presales of 18,570 million Baht, ready to launch 5 new projects with a total project value of 24,422 million Baht on potential locations near the mass transit, namely Thonglor, Surawong, Saphan Khwai, Sukhumvit 38 and Lam Sali with new ideas, new design to meet the needs of a new lifestyle.

In January 2021, the Company successfully issued debentures totaling 2,328 million Baht to prepare for debt repayment and business expansion, resulting in as of the end of January 2021, the Company still maintains a cash balance including joint projects of 13,000 million Baht. It has received strong support and continued support from leading financial institutions and there are a variety of financing options available to suit the situation. The goal is to maintain the net interest-bearing debt to equity ratio under the long-term goal of 1: 1.

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