



Our ref. KWG 24/2018

23 February 2018

The President

The Stock Exchange of Thailand

King Wai Group (Thailand)
Public Company Limited
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บริษัท คิง ไว กรุ๊ป (ประเทศไทย)
จำกัด (มหาชน)
ชั้น 30 อาคารจิวเวลเลอร์ เซ็นเตอร์
138/108 ถนนนเรศ แขวงสี่พระยา
เขตบางรัก กรุงเทพมหานคร 10500
โทรศัพท์: (662) 129 5999
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Re: Explanation of difference in operating results for the year ended 31 December 2017

Dear Sir,

The audited consolidated financial statements of King Wai Group (Thailand) Public Company Limited for the year ended 31 December 2017 recorded the profit of Baht 67.4m, which was Baht 58.4m lower than last year, and booked a 26.4% increase in sales of properties to Baht 363.6m as compared to the same period of last year.

For the year ended 31 December (Unit: Million Baht)

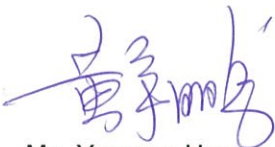
	2017	2016	Percentage changed
Turnover (Sale of Properties and Rental)	406.0	328.4	23.6%
Gross Profit	113.7	98.9	15.0%
Profit before finance cost and tax	177.2	225.9	(21.6%)
Profit for the year	67.4	125.8	(46.4%)
Profit attribute to equity holders of the Company	69.7	60.8	14.6%

The movements for profit are mainly due to the following reasons:

- (i) Higher administrative expenses of Baht 47.9m due to higher staff costs, office rental and professional fee;
- (ii) Higher finance cost of Baht 10.8m;
- (iii) Lower unrealized gain on investment properties 6.3m, decreasing to Baht 230.0m;
- (iv) Lower exchange gain of Baht 5.3m from the Singapore dollar currency loan;

- (v) Higher selling expenses of Baht 5.9m as a result of increase in special business tax and commission;
- (vi) Higher revenue of Baht 76.0m from sales of properties, increasing to Baht 363.6m;
- (vii) Higher revenue of Baht 1.6m from rental and services, increasing to Baht 42.4m;
- (viii) Higher gross profit from sales of properties of Baht 13.6m;
- (ix) Higher gross profit from rental and services income of Baht 1.1m;

Yours faithfully,



Mr. Yupeng Huang
Chief Executive Officer

