



Berli Jucker Public Company Limited
บริษัท เบอริ้ จุกเกอร์ จำกัด (มหาชน)

Sensitivity Analysis (Financial and Non- Financial)

Support answer: 1.4.2 Risk Management
Processes

Topic: 1.4 Risk & Crisis Management

Cover sheet for: Sensitivity Analysis
(Financial and Non-Financial)

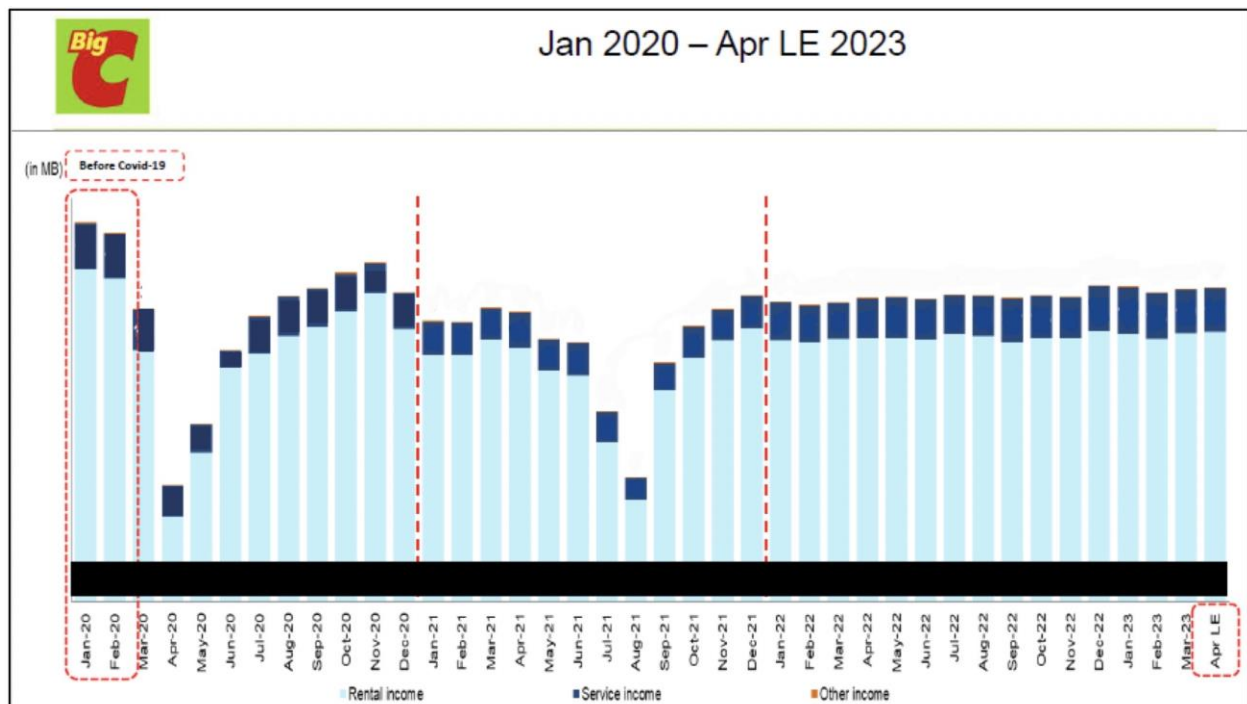
Report Year: 2022

This is a cover sheeting for a supporting document as evidence for BJC's sensitivity analysis.

Sensitivity Analysis on Financial Risk

Sensitivity analysis on financial risk is a crucial part of BJC's risk management strategy to assess and manage financial risk effectively. The analysis involves examining the impact of various changes in market conditions, such as interest rates, exchange rates, and commodity prices, on the institution's financial positions and performance. By subjecting its portfolios and financial instruments to different scenarios, BJC aims to identify potential vulnerabilities and quantify potential effects. Through this process, BJC gains valuable insights into the sensitivity of its assets and liabilities to market fluctuations, helping the management make well-informed decisions on hedging strategies and risk mitigation.


Example



Sensitivity Analysis on Non-Financial Risk

BJC also employs sensitivity analysis to evaluate non-financial risks, ensuring a comprehensive approach to risk management. One prominent example of this is evident when deciding to open a new Big C store in a specific location. Before making such a strategic move, BJC conducts a thorough sensitivity analysis to assess the potential non-financial risks associated with this expansion. The analysis considers factors like local market conditions, demographic trends, competition, regulatory environment, and social dynamics. By subjecting these variables to various scenarios and stress tests, BJC gains a deeper understanding of the potential challenges and opportunities that could arise from this expansion. This approach empowers BJC to make informed decisions, implement appropriate risk mitigation strategies, and tailor its business plans to minimize exposure to non-financial risks while maximizing the potential for success in the new market.

Example



Financial Results

Project name

Type of project	Land Leasehold
Lease period	Yrs

Results	Total
IRR	%
Pay back simple	
NPV (KB)	
Total Investment : M-THB	Total

Property Area (sqm.)	Total
TWC Area (incl. outdoor)	
Common Area	
Parking Area	
Total Area	

Property Cost Yr1	Total
Total property cost (MB)	
Property cost per sqm. (THB)	
Property cost (THB/sqm./month)	

Benchmark :

- IRR > %
- Payback < years

Note :

- Property cost includes rental expense, land leasehold and depreciation & amortization.

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