N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REVIEWED REPORT AND INTERIM FINANCIAL INFORMATION

FOR THE THREE-MONTH AND NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2026

INDEPENDENT AUDITOR'S REPORT

To The Shareholders and Board of Directors of
N.C. Housing Public Company Limited

I have reviewed the accompanying consolidated statements of financial position of N.C. Housing Public Company Limited and its subsidiaries as at September 30, 2026, and the related consolidated statements of comprehensive income for the three-month and nine-month periods then ended, consolidated statement changes in shareholders' equity and cash flows for the nine-month period then ended, and the condensed notes to interim consolidated financial statements and have also reviewed the separate financial information of N.C. Housing Public Company Limited for the same periods. Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard No. 34 "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

SCOPE OF REVIEW

I conducted my review in accordance with Thai Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity." A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

CONCLUSION

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard No. 34 "Interim Financial Reporting".

(Miss Nitinee Kittikunapong)
Certified Public Accountant
Registration No. 8843

Dharmniti Auditing Company Limited
Bangkok, Thailand
November 10, 2026

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION

AS AT SEPTEMBER 30, 2026

ASSETS

	Note	In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
CURRENT ASSETS					
Cash and cash equivalents		75,404	39,424	70,766	31,027
Trade and other current receivables	5, 6	12,066	17,608	14,927	20,897
Short-term loans to related parties	5	-	-	66,322	66,322
Inventories	7	402,151	526,441	394,609	519,584
Property development costs	8	1,803,020	2,074,886	1,823,172	2,099,196
Land held for development	9	386,406	860,209	386,406	860,209
Other current financial assets		4,450	859	4,200	610
Other current assets		11,752	15,213	10,023	13,450
Total current assets		2,695,249	3,534,640	2,770,425	3,611,295
NON-CURRENT ASSETS					
Other non-current financial assets pledged as collateral		238	1,729	238	1,729
Restricted deposits at financial institutions	10	35,127	36,619	35,127	36,619
Investment in subsidiaries	11	-	-	86,864	86,864
Investment property	12	136,690	140,502	148,316	153,620
Property, plant and equipment	13	91,075	104,903	65,748	71,665
Right-of-use assets	14	3,033	5,347	2,903	5,138
Intangible assets	15	1,345	1,889	1,122	1,580
Land held for development	9	1,310,030	877,992	1,237,449	805,411
Deferred tax assets	16	24,625	23,028	21,794	19,073
Other non-current assets		18,714	5,060	15,927	3,610
Total non-current assets		1,620,877	1,197,069	1,615,488	1,185,309
TOTAL ASSETS		4,316,126	4,731,709	4,385,913	4,796,604

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION (CONT.)

AS AT SEPTEMBER 30, 2026

LIABILITIES AND SHAREHOLDERS' EQUITY

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
	Note	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
CURRENT LIABILITIES					
Bank overdrafts and short-term loans from the financial institutions	17	117,567	231,860	117,567	231,860
Trade and other current payables	5, 18	361,310	480,793	323,636	453,769
Current portion of long-term loan from the financial institutions	19	295,653	329,952	288,983	323,641
Current portion of Debenture	5, 20	399,092	-	399,092	-
Short-term loan from related parties	5	6,500	5,500	-	-
Current portion of lease liabilities	21	2,005	2,886	1,851	2,755
Other current liabilities		1,998	263	-	-
Total current liabilities		1,184,125	1,051,254	1,131,129	1,012,025
NON-CURRENT LIABILITIES					
Long-term loans from the financial institutions	19	104,779	217,025	101,256	208,452
Debenture	5, 20	-	397,359	-	397,359
Lease liabilities	21	1,250	2,760	1,209	2,597
Provision for employee benefit obligations	22	56,834	53,358	47,870	44,997
Provision for compensation for housing estate juristic persons	23	37,668	35,798	37,668	35,798
Provision from purchasing the real estate project	24	31,481	31,481	30,068	30,068
Other non-current liabilities	5, 10	35,444	36,923	35,881	37,360
Total non-current liabilities		267,456	774,704	253,952	756,631
TOTAL LIABILITIES		1,451,581	1,825,958	1,385,081	1,768,656

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF FINANCIAL POSITION (CONT.)

AS AT SEPTEMBER 30, 2026

LIABILITIES AND SHAREHOLDERS' EQUITY (CONT.)

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		As at September	As at December	As at September	As at December
	Note	30, 2026	31, 2025	30, 2026	31, 2025
SHAREHOLDER'S EQUITY					
Share capital					
Authorized share capital					
1,245,284,305 ordinary shares					
of Baht 1.00 each		1,245,284	1,245,284	1,245,284	1,245,284
Issued and paid-up share capital					
1,245,283,691 ordinary shares					
of Baht 1.00 each		1,245,284	1,245,284	1,245,284	1,245,284
Premium on share capital		577,530	577,530	577,530	577,530
Difference from change in shareholding proportion		(2,289)	(2,289)	-	-
Retained earnings					
Appropriated - legal reserve		122,200	122,200	122,200	122,200
Unappropriated		953,427	992,954	1,055,818	1,082,934
Total equity attributable to company's shareholders		2,896,152	2,935,679	3,000,832	3,027,948
Non-controlling interests	25	(31,607)	(29,928)	-	-
TOTAL SHAREHOLDER'S EQUITY		2,864,545	2,905,751	3,000,832	3,027,948
TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY		4,316,126	4,731,709	4,385,913	4,796,604

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF COMPREHENSIVE INCOME

FOR THE THREE-MONTH PERIOD ENDED SEPTEMBER 30, 2026

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
	Note	2026	2025	2026	2025
REVENUES	5				
Sales		282,928	260,824	282,928	260,777
Income from the construction		3,829	-	-	-
Rental income and service		17,368	17,458	4,648	4,201
Other income		3,367	4,084	3,475	3,144
Total Revenues		307,492	282,366	291,051	268,122
EXPENSES	5				
Cost of sales		208,072	189,921	208,826	191,408
Construction Cost		2,993	-	-	-
Cost for rent and service		14,745	18,316	4,173	3,545
Distribution costs		24,900	33,583	24,709	33,788
Administrative expenses		45,409	52,157	40,299	49,305
Total Expenses		296,119	293,977	278,007	278,046
Profit (loss) from operating activties		11,373	(11,611)	13,044	(9,924)
Finance costs		10,268	11,499	9,908	11,034
Profit (loss) before income tax expense		1,105	(23,110)	3,136	(20,958)
Income tax expenses (income)		(1,626)	(341)	(1,078)	(334)
Profit (loss) for the period		2,731	(22,769)	4,214	(20,624)
Other comprehensive income (expense)		-	-	-	-
Total comprehensive income (expense) for the period		2,731	(22,769)	4,214	(20,624)

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF COMPREHENSIVE INCOME (CONT.)

FOR THE THREE-MONTH PERIOD ENDED SEPTEMBER 30, 2026

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
	Note	2026	2025	2026	2025
Profit (loss) attributable to					
Shareholders' equity of the parent company		2,817	(21,993)	4,214	(20,624)
Non-controlling interests		(86)	(776)	-	-
		2,731	(22,769)	4,214	(20,624)
Total comprehensive income (expense) attributable to					
Shareholders' equity of the parent company		2,817	(21,993)	4,214	(20,624)
Non-controlling interests		(86)	(776)	-	-
		2,731	(22,769)	4,214	(20,624)
BASIC EARNINGS PER SHARE OF	27				
THE PARENT COMPANY					
Profit (loss) for the period (Baht per share)		0.002	(0.018)	0.003	(0.017)

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF COMPREHENSIVE INCOME

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2026

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
	Note	2026	2025	2026	2025
REVENUES	5				
Sales		746,017	775,619	746,017	775,572
Income from the construction		3,829	-	-	-
Rental income and service		50,779	50,673	13,834	12,737
Other income		7,563	9,285	9,041	10,026
Total Revenues		808,188	835,577	768,892	798,335
EXPENSES	5				
Cost of sales		563,372	570,259	562,005	568,424
Construction cost		2,993	-	-	-
Cost for rent and service		44,902	49,455	11,361	11,623
Distribution costs		67,992	93,963	67,616	94,320
Administrative expenses		138,544	162,381	125,606	150,638
Total Expenses		817,803	876,058	766,588	825,005
Profit (loss) from operating activties		(9,615)	(40,481)	2,304	(26,670)
Finance costs		33,278	38,122	32,141	36,659
Profit (loss) before income tax expense		(42,893)	(78,603)	(29,837)	(63,329)
Income tax expenses (income)	26	(1,597)	(796)	(2,721)	(796)
Profit (loss) for the period		(41,296)	(77,807)	(27,116)	(62,533)
Other comprehensive income (expense)		-	-	-	-
Total comprehensive income (expense) for the period		(41,296)	(77,807)	(27,116)	(62,533)

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF COMPREHENSIVE INCOME (CONT.)

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2026

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
	Note	2026	2025	2026	2025
Profit (loss) attributable to					
Shareholders' equity of the parent company		(39,527)	(75,948)	(27,116)	(62,533)
Non-controlling interests		(1,769)	(1,859)	-	-
		(41,296)	(77,807)	(27,116)	(62,533)
Total comprehensive income (expense) attributable to					
Shareholders' equity of the parent company		(39,527)	(75,948)	(27,116)	(62,533)
Non-controlling interests		(1,769)	(1,859)	-	-
		(41,296)	(77,807)	(27,116)	(62,533)
BASIC EARNINGS PER SHARE OF	27				
THE PARENT COMPANY					
Profit (loss) for the period (Baht per share)		(0.032)	(0.061)	(0.022)	(0.050)

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2026

In Thousand Baht

		Consolidated Financial Statements							
		Shareholders' equity of the parent company						Non-controlling interests	Total
		Share capital issued and paid-up	Premium on share capital	Difference from change in shareholding proportion	Retained earnings		Total		
	Note				Appropriated legal reserve	Unappropriated			
Beginning balance as at January 1, 2026		1,245,284	577,530	(2,289)	122,200	992,954	2,935,679	(29,928)	2,905,751
Cash received from subscription receivable	25	-	-	-	-	-	-	90	90
Comprehensive income (expense)									
Profit (loss) for the period		-	-	-	-	(39,527)	(39,527)	(1,769)	(41,296)
Other comprehensive income (expense) for the period		-	-	-	-	-	-	-	-
Total comprehensive income (expense) for the period		-	-	-	-	(39,527)	(39,527)	(1,769)	(41,296)
Ending balance as at September 30, 2026		1,245,284	577,530	(2,289)	122,200	953,427	2,896,152	(31,607)	2,864,545
Beginning balance as at January 1, 2025		1,245,284	577,530	(2,289)	122,200	1,118,845	3,061,570	(24,906)	3,036,664
Comprehensive income (expense)									
Profit (loss) for the period		-	-	-	-	(75,948)	(75,948)	(1,859)	(77,807)
Other comprehensive income (expense) for the period		-	-	-	-	-	-	-	-
Total comprehensive income (expense) for the period		-	-	-	-	(75,948)	(75,948)	(1,859)	(77,807)
Ending balance as at September 30, 2025		1,245,284	577,530	(2,289)	122,200	1,042,897	2,985,622	(26,765)	2,958,857

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2026

		In Thousand Baht				
		Separate Financial Statements				
		Share capital	Premium on	Retained earnings		Total
		issued and	share capital	Appropriated	Unappropriated	
	Note	paid-up		legal reserve		
Beginning balance as at January 1, 2026		1,245,284	577,530	122,200	1,082,934	3,027,948
Comprehensive income (expense)						
Profit (loss) for the period		-	-	-	(27,116)	(27,116)
Other comprehensive income (expense) for the period		-	-	-	-	-
Total comprehensive income (expense) for the period		-	-	-	(27,116)	(27,116)
Ending balance as at September 30, 2026		1,245,284	577,530	122,200	1,055,818	3,000,832
Beginning balance as at January 1, 2025		1,245,284	577,530	122,200	1,185,468	3,130,482
Comprehensive income (expense)						
Profit for the period		-	-	-	(62,533)	(62,533)
Other comprehensive income (expense) for the period		-	-	-	-	-
Total comprehensive income (expense) for the period		-	-	-	(62,533)	(62,533)
Ending balance as at September 30, 2025		1,245,284	577,530	122,200	1,122,935	3,067,949

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2026

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2026	2025	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) for the period	(41,296)	(77,807)	(27,116)	(62,533)
Adjust items that profit (loss) is cash received (paid)				
Adjustment on income tax expenses (income)	(1,597)	(796)	(2,721)	(796)
Adjustment on financial cost	33,278	38,122	32,141	36,659
Adjusted with the interest income	(55)	(141)	(2,755)	(2,838)
Depreciation and amortization charge	21,063	24,091	14,273	15,486
Adjustment on loss for declining in value of inventories	244	23	244	-
Adjustment on provision for warranties	249	-	-	-
Adjustment on trade and other current receivables (increase) decrease	5,470	(12,833)	6,507	(11,650)
Adjustment on inventory (increase) decrease	124,046	(457,963)	124,731	(456,048)
Adjustment on real estate project development costs decrease	331,256	852,986	335,415	847,726
Adjustment on land held for development increase	(455)	-	(455)	-
Adjustment on other current assets decrease	13,964	14,280	12,657	12,905
Restricted deposits at financial institutions (increase) decrease	1,492	(1,299)	1,492	(1,299)
Adjustment on non-current assets increase	(13,654)	(26,628)	(12,317)	(25,046)
Adjustment on trade and other current payables increase (decrease)	(122,890)	5,411	(133,394)	(4,865)
Adjustments for other current liabilities increase (decrease)	1,735	(304)	-	-
Adjustments for other non-current liabilities increase (decrease)	(1,728)	1,367	(1,479)	1,371
Adjustment on provisions for employee benefit	2,809	3,258	2,333	2,845
Adjustments on bad debt and expected credit loss	72	784	-	1,164
Adjustment on provisions for compensation for housing estate juristic persons	1,870	1,974	1,870	1,974
Adjustment on provisions for lawsuit	2,000	1,726	2,000	1,726
Adjustment with gain from fair value	(2)	(6)	(2)	(6)
Adjustment for loss from sale of property, plant and equipment	7	429	-	432
Adjusted with the profit from lease change	(29)	(115)	(29)	(115)
Net cash provided by (used in) operating activities	357,849	366,559	353,395	357,092

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS (CONT.)

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2026

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2026	2025	2026	2025
Income tax refund (paid)	(10,504)	2,764	(9,230)	3,666
Cash received interest income	54	139	2,218	2,528
Provision for compensation for housing estate juristic persons	-	(1,973)	-	(1,910)
Cash paid for provision from purchasing the real estate project	-	(3,956)	-	(3,956)
Net cash provided by (used in) operating activities	347,399	363,533	346,383	357,420
CASH FLOWS FROM INVESTING ACTIVITIES				
Decrease in non-current financial asset pledged collateral	1,491	-	1,491	-
Increase in other current financial assets	(3,588)	(4)	(3,588)	(4)
Cash received from short-term loans to related parties	-	-	1,000	2,000
Cash paid from short-term loans to related parties	-	-	(1,000)	(2,000)
Cash paid for purchase of investment property	(105)	(123)	(105)	(123)
Cash received from sales property plant and equipment	18	243	-	240
Cash paid for purchase of property, plant and equipment	(721)	(2,291)	(514)	(1,836)
Cash paid for purchase of intangible assets	(24)	(909)	-	(813)
Net cash provided by (used in) investing activities	(2,929)	(3,084)	(2,716)	(2,536)
CASH FLOWS FROM FINANCING ACTIVITIES				
Decrease in bank overdrafts and short-term loans from the financial institutions	(114,293)	(23,876)	(114,293)	(23,876)
Cash paid for lease liabilities	(2,102)	(2,473)	(2,003)	(2,381)
Cash received from non-controlling interests due to investment in a subsidiary	90	225	-	-
Cash received from short-term loans from related parties	1,000	-	-	-
Cash received from long-term loans	219,416	189,777	219,416	189,777
Cash paid for long-term loans	(365,961)	(424,892)	(361,270)	(420,532)
Cash received from debentures	-	195,715	-	195,715
Cash paid debentures	-	(300,000)	-	(300,000)
Cash paid interest	(46,640)	(68,373)	(45,778)	(66,944)
Net cash provided by (used in) financing activities	(308,490)	(433,897)	(303,928)	(428,241)
Net increase (decrease) in cash and cash equivalents	35,980	(73,448)	39,739	(73,357)
Cash and cash equivalents, beginning of period	39,424	122,412	31,027	115,357
Cash and cash equivalents, ending of period	75,404	48,964	70,766	42,000

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

THE STATEMENTS OF CASH FLOWS (CONT.)

FOR THE NINE-MONTH PERIOD ENDED SEPTEMBER 30, 2026

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2026	2025	2026	2025
Supplemental disclosures of cash flows information				
1) Cash and cash equivalents consisted of :				
Cash on hand	727	813	421	571
Cash at bank	74,677	48,151	70,345	41,429
Total	75,404	48,964	70,766	42,000

2) In quarter 1 of year 2026, the Company has transferred the land held for development of Baht 42.22 million into of property development costs.

Notes to interim financial statements form an integral part of these statements.

N.C. HOUSING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

NOTES TO INTERIM FINANCIAL STATEMENTS

SEPTEMBER 30, 2026

1. GENERAL INFORMATION

(a) Legal status and address of the Company

The Company was registered to be a limited company on February 2, 1994 and converted to be a public company limited under the Limited Public Company Act with the Ministry of Commerce on November 27, 2003, and the Company name was changed to N.C. Housing Public Company Limited.

The address of its registered office is as follows:

70 Moo 5, Tambol Bueng Kham Phroi, Aumpur Lumlookka, Patumtanee, 12150, Thailand.

(b) Nature of the Company's business

The Company and subsidiaries operate its principal business as a real estate developer for trade in various areas such as house for sale including land development, providing construction services, condominium for sale, service apartment, providing rental space in club house, health rehabilitation and elderly care centers, etc.

(c) Parent company

The major shareholder company is NCH 2555 Holding Company Limited which has 51% shareholding.

2. BASIS OF INTERIM CONSOLIDATED FINANCIAL STATEMENT AND OPERATIONS

2.1 The accompanying interim consolidated financial statements include the accounts of N.C. Housing Public Company Limited and the following subsidiaries which are owned directly and indirectly by the Company

	Percentage of direct and indirect holding		Nature of Business
	As at September 30, 2026	As at December 31, 2025	
Subsidiaries			
N.C. Property Management Co., Ltd.	100.00	100.00	Contractor and project management
Quality Living Management Co., Ltd.	100.00	100.00	Property management service
Indirect subsidiary companies - held by N.C. Property Management Co., Ltd.			
Siri Arun Wellness Co., Ltd.	63.18	63.18	Intermediate care and wellness

2.2 These consolidated interim financial statements included the financial statements of N.C. Housing Public Company Limited and its subsidiaries and have been prepared on the same basis as that applied for the consolidated financial statements for the year ended December 31, 2025. There has been no change in the composition of its subsidiaries during the period.

2.3 The acquisition of subsidiaries are recorded by Purchase Method.

2.4 Significant intercompany transactions between the Company and subsidiaries have been eliminated.

2.5 The consolidated financial statements are prepared by using uniform accounting policies for transaction alike and other events in similar circumstances.

2.6 Material balances and transactions between the Company and its subsidiary companies have been eliminated from the consolidated financial statements.

2.7 Non-controlling interests represent the portion of profit or loss and net assets of the subsidiaries that are not held by the Company and are presented separately in the consolidated profit or loss and within equity in the consolidated statement of financial position.

3. PRINCIPLES OF PREPARATION AND PRESENTATIONS OF INTERIM FINANCIAL STATEMENT

3.1 Basis for The Preparation of Interim Financial Statements

These interim financial statements are prepared in accordance with Thai Accounting Standard No. 34 "Interim Financial Reporting", and the requirements of the Securities and Exchange Commission (SEC). The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events, and situations and not intended to re-emphasis on the information previously reported. The interim financial statements should therefore, be read in conjunction with the financial statements for the year ended December 31, 2025.

The interim financial statements have been prepared on a historical cost basis except where otherwise disclosed in the accounting policies.

The interim financial statements in Thai language are the official statutory financial statements of the Company. The interim financial statements in English language have been translated from the financial statements in Thai language version.

3.2 Financial reporting standards that became effective in the current period

During the period, the Company and its subsidiaries have adopted the revised financial reporting standards 2025. This revised version is based on the International Accounting Standards, Bound Volume 2025 Consolidated without early application which will be effective for the financial statements for accounting periods beginning on or after January 1, 2026.

The adoption of these financial reporting standards do not has any significant impact on the financial statements in the current period.

3.3 Thai Financial Reporting Standards announced in the Royal Gazette but not yet effective

The Federation of Accounting Professions has announced the adoption of the revised Financial Reporting Standards 2026, which are updates to the International Accounting Standards, Bound Volume 2026 Consolidated without early application. The revised Financial Reporting Standards have been updated or brought into line with the International Financial Reporting Standards as follows:

a) Which will be effective for the financial statements for accounting periods beginning on or after January 1, 2027.

Thai Accounting Standard No. 7: Statement of Cash Flows

This amendment is to align with the introduction of TFRS 18: Presentation and Disclosure in Financial Statements, which will affect the classification of items in the statement of cash flows to ensure consistency.

b) Which will be effective for the financial statements for accounting periods beginning on or after January 1, 2028.

Thai Financial Reporting Standard 18: Presentation and Disclosure in Financial Statements

When adopted, it will result in a change to the presentation of the income statement, dividing it into five categories: operating, investing, financing, income tax, and discontinued operations. It also requires disclosure of the calculation method and reconciliation between management's defined performance metrics and the closest equivalents presented in the financial statements, highlighting any differences. This will improve the comparability of financial statements between different entities and between entities for different periods, and increase transparency in cases where management discloses discrepancies between reported and publicly available profit and loss information.

Thai Financial Reporting Standard 19: Subsidiaries without Public Accountability : Disclosures

It provides subsidiaries with a significant option for preparing financial statements and making less disclosures compared to the disclosure requirements of current Financial Reporting Standards. This new standard will give subsidiaries that currently prepare financial statements under the Financial Reporting Standards for Non-Publicly Accountable entities the option to upgrade their valuation by switching to Financial Reporting Standards and reduce the disclosure burden.

The management of the Company and its subsidiaries are currently assessing the impact on the financial statements in the year in which these standards are initially applied

4. MATERIAL ACCOUNTING POLICIES INFORMATION

The interim financial statements are prepared by using the same accounting policies and methods of computation as were used for the financial statements for the year ended December 31, 2025.

5. TRANSACTIONS WITH RELATED PARTIES AND COMPANIES

The Company has certain transactions with its related parties and companies. A portion of the Company's assets, liabilities, revenues, cost and expenses arose from the transactions with the related parties and companies which are related through common shareholdings and/or directors. The effects of these transactions, which are in the normal course of business, were reflected in the accompanying interim financial statements on the basis determined by the related parties and companies.

Detail of relation between the Company and its related parties and companies are summarized as follows :

Company's name	Country of incorporation	Type of relation
NCH 2555 Holding Co., Ltd.	Thailand	Parent company
N.C. Property Management Co., Ltd.	Thailand	Subsidiary
Quality Living Management Co., Ltd.	Thailand	Subsidiary
Siri Arun Wellness Co.,Ltd.	Thailand	Subsidiary
S.C. Construction And Decoration Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Wattana Trading Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Homemart (1999) Co., Ltd.	Thailand	Co-shareholder and director
Sap Namchai Pattana Co., Ltd.	Thailand	Co-shareholder and director
Namchai Golf Management Co., Ltd.	Thailand	Co-shareholder and director
Namchai Property Development Co., Ltd.	Thailand	Co-shareholder and director
Tanyacart Management Co., Ltd.	Thailand	Co-shareholder and director
Sathaporn Wattana Transport Limited Partnership	Thailand	Co-shareholder and director
I-care Wellmess Limited Partnership	Thailand	Co-shareholder
Precast station Co., Ltd.	Thailand	Director's relative
Mr. Somchao Tanthathoedtham	Thailand	Director
Mr. Somnuek Tanthathoedtham	Thailand	Director
Mr. Trirat Jarutach	Thailand	Director
Dr. Piboon Limpraphat	Thailand	Director (Passed away on February 10, 2025)
Mr. Vorakan Dhepchalerm	Thailand	Director
Mr. Vikrom Sriprataks	Thailand	Director

The significant transactions between the Company and its related parties and companies for the three-month and nine-month periods ended September 30, 2026 and 2025, are summarized as follows.

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		For the three-month periods ended September 30,		For the three-month periods ended September 30,	
	Pricing basis	2026	2025	2026	2025
Transaction during the period					
Subsidiaries					
Office rental income	At per agreement	-	-	1,549	1,535
Utility charges income	At per agreement	-	-	259	298
Interest income	At the rate of MLR less 0.75% p.a. (At the rate of 5.00% - 5.50% p.a.)	-	-	913	907
Other income	Market price	-	-	-	1
Construction Cost	At per agreement	-	-	12,129	5,467
Management fee	Minimum Baht 45,000 per project	-	-	2,151	1,989
Sales - Promotion	Market price	-	-	11	34
Utility charges expenses	At per agreement	-	-	46	51
Other expenses	Market price	-	-	10	-
Related parties					
Income from the construction	At per agreement	750	-	-	-
Office rental income	At per agreement	300	300	-	-
Cost of purchase construction materials	Market price	4	-	-	-
Other Cost	At per agreement	7,912	3,948	3,094	1,209
Office rental expenses	At per agreement	-	61	-	-
Utility charges expenses	At per agreement	210	210	210	210
Golf club membership	Market price	13	15	-	2
Other expenses	Market price	-	72	-	72
Interest expenses	At the rate of MLR less 0.50% - 0.75% p.a. (At the rate of 1.50% - 5.00% p.a.)	70	59	-	-
Interest expenses - Debentures	At the rate of 6.00% and 6.25% p.a.	3,151	3,151	3,151	3,151
Purchase Asset	At per agreement	168	178	-	-

		In Thousand Baht			
		Consolidated Financial Statements		Separate Financial Statements	
		For the nine-month periods ended September 30,		For the nine-month periods ended September 30,	
	Pricing basis	2026	2025	2026	2025
Transaction during the period					
Subsidiaries					
Office rental income	At per agreement	-	-	4,622	4,566
Utility charges income	At per agreement	-	-	796	842
Interest income	At the rate of MLR less 0.75% p.a. (At the rate of 5.00% - 5.50% p.a.)	-	-	2,703	2,697
Other income	Market price	-	-	-	1
Construction Cost	At per agreement	-	-	46,838	13,728
Management fee	Minimum Baht 45,000 per project	-	-	6,109	6,021
Sales - Promotion	Market price	-	-	39	208
Utility charges expenses	At per agreement	-	-	133	151
Other expenses	Market price	-	-	32	16
Related parties					
Income from the construction	At per agreement	750	-	-	-
Office rental income	At per agreement	800	900	-	-
Other income	At per agreement	4	-	-	-
Cost of purchase construction materials	Market price	23,284	10,957	6,558	5,243
Other Cost	At per agreement	2	208	-	-
Office rental expenses	At per agreement	630	630	630	630
Utility charges expenses	At per agreement	52	43	1	6
Golf club membership	Market price	-	144	-	144
Other expenses	Market price	2	217	-	217
Interest expenses	At the rate of MLR less 0.50% - 0.75% p.a. (At the rate of 1.50% - 5.00% p.a.)	186	174	-	-
Interest expenses - Debentures	At the rate of 6.00% and 6.25% p.a.	9,351	9,284	9,351	9,284
Purchase Asset	At per agreement	512	220	-	-

The significant outstanding balance as at September 30, 2026 and December 31, 2025, are as follows:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
Other receivables to related parties				
Subsidiaries				
Siri Arun Wellness Co., Ltd.	-	-	7,995	5,331
N.C. Property Management Co., Ltd.	-	-	400	240
Quality living Management Co., Ltd.	-	-	164	64
Total	-	-	8,559	5,635
Related parties				
Sathaporn Wattana Trading Co., Ltd.	1,932	107	-	-
Total	1,932	107	8,559	5,635
Less Expected credit loss	-	-	(52)	(52)
Net	1,932	107	8,507	5,583
Short-term loans to related parties				
Subsidiaries				
N.C. Property Management Co., Ltd.	-	-	50,000	50,000
Siri Arun Wellness Co., Ltd.	-	-	21,000	21,000
Quality living Management Co., Ltd.	-	-	2,000	2,000
Total	-	-	73,000	73,000
Less Expected credit loss	-	-	(6,678)	(6,678)
Net	-	-	66,322	66,322
Account payable to related parties				
Subsidiaries				
Quality living Management Co., Ltd.	-	-	544	3,092
N.C. Property Management Co., Ltd.	-	-	16,042	5,265
Total	-	-	16,586	8,357
Related parties				
S.C. Construction And Decoration Co., Ltd.	362	340	-	-
Sathaporn Wattana Trading Co., Ltd.	39,292	26,907	4,558	3,079
Namchai Golf Management Co., Ltd.	35	20	30	16
Sap Namchai Pattana Co., Ltd.	495	-	495	-
Mr. Somchao Tanthathoedtham	26	38	26	38
Mr. Somnuek Tanthathoedtham	19	13	19	13
Total	40,229	27,318	5,128	3,146
	40,229	27,318	21,714	11,503

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
Accrued expenses - Construction Cost				
Subsidiaries				
N.C. Property Management Co., Ltd.	-	-	8,961	-
Accrued expenses - Interest expense				
Related parties				
N.C.H. 2555 Holding Co., Ltd.	494	382	163	194
Mr. Somchao Tanthathoedtham	25	20	3	3
Mr. Somnuek Tanthathoedtham	1	1	1	1
Mr. Vikrom sriprataks	33	33	33	33
Total	553	436	200	231
Retention from contractors				
Subsidiaries				
N.C. Property Management Co., Ltd.	-	-	5,682	8,660
Short-term loan from related parties				
Related parties				
N.C.H. 2555 Holding Co., Ltd.	6,000	5,000	-	-
Mr. Somchao Tanthathoedtham	500	500	-	-
Total	6,500	5,500	-	-
Other non-current liabilities - Agreement guarantee				
Subsidiaries				
Siri Arun Wellness Co., Ltd.	-	-	451	451
Debentures				
Related parties				
N.C.H. 2555 Holding Co., Ltd.	195,000	195,000	195,000	195,000
Mr. Somchao Tanthathoedtham	4,000	4,000	4,000	4,000
Mr. Somnuek Tanthathoedtham	1,000	1,000	1,000	1,000
Mr. Vikrom sriprataks	8,000	8,000	8,000	8,000
Total	208,000	208,000	208,000	208,000

Loan from the directors and short-term loan from related parties incurred mainly intended to utilize for the Company's working capital and loan repaid.

Movements in the Short-term loans to related parties for the nine-month period ended September 30, 2026 and for the year ended December 31, 2025, are summarized as follows.

	In Thousand Baht	
	Separate Financial Statements	
	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)
Beginning balance	73,000	72,000
Increase during the period	1,000	3,000
Decrease during the period	(1,000)	(2,000)
Ending balance	73,000	73,000
Less Expected credit loss	(6,678)	(6,678)
Net	66,322	66,322

The subsidiary company has loan from the directors and related parties as short-term loans are promissory notes, which will be paid at call.

Movements of the short-term loan from related parties for the nine-month period ended September 30, 2026 and for the year ended December 31, 2025, are summarized as follows:

	In Thousand Baht	
	Consolidated Financial Statements	
	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)
Beginning balance	5,500	5,500
Increase during the period	1,000	-
Decrease during the period	-	-
Ending balance	6,500	5,500

COLLATERAL WITH RELATED COMPANIES

As at September 30, 2026 and December 31, 2025, the Company had contingent liability from letters of guarantee issued by a bank on behalf of the subsidiary for electricity usage amounting to Baht 0.40 million.

MANAGEMENT BENEFIT EXPENSES

Management benefit expenses represent the benefits paid to the Company's management, such as salaries and related benefit including the benefit paid by other means. The Company's management is the persons who are defined under the Securities and Exchange Act. The management is comprised of the managing director, deputy managing directors and senior managers.

Management benefit expenses for the three-month and nine-month periods ended September 30, 2026 and 2025, are as follows:

	In Thousand Baht			
	Consolidated / Separate Financial Statements			
	For the three-month periods ended September 30,		For the nine-month periods ended September 30,	
	2026	2025	2026	2025
Management				
Management benefit expenses				
Short-term employee benefits	6,440	8,843	21,237	25,134
Post-employment benefits	200	289	603	889
Total	6,640	9,132	21,840	26,023

6. TRADE AND OTHER CURRENT RECEIVABLES

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
Trade receivables				
- Related companies	1,932	107	6,700	4,399
- Other companies	1,489	977	-	-
Total trade receivables	3,421	1,084	6,700	4,399
Other current receivables				
- Related companies	146	-	1,859	1,236
- Other companies				
Accrued income	1,070	203	86	160
Prepaid expenses	5,458	3,658	4,777	2,903
Advance payment	846	102	842	102
Other receivables	3,011	14,392	2,756	14,190
Total other current receivables	10,531	18,355	10,320	18,591
Total	13,952	19,439	17,020	22,990
Less Expected credit loss	(1,886)	(1,831)	(2,093)	(2,093)
Total trade and other current receivables - net	12,066	17,608	14,927	20,897

Changes in the expected credit loss in during the periods are as follow :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)
Beginning balance	1,831	2,271	2,093	2,402
Increase	55	-	-	-
Decrease	-	(440)	-	(309)
Ending balance	1,886	1,831	2,093	2,093

7. INVENTORIES

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
Cost of houses and condominiums for sales	399,600	524,331	399,600	524,331
Goods for service	203	286	-	-
Construction Materials and Equipment	7,362	6,594	-	-
Total	407,165	531,211	399,600	524,331
Less allowance for declining value of inventories	(5,014)	(4,770)	(4,991)	(4,747)
Inventories, net	402,151	526,441	394,609	519,584

Changes in the allowance for declining value of inventories during the periods are as follows :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)
Beginning balance	4,770	4,747	4,747	4,747
Increase	244	23	244	-
Decrease	-	-	-	-
Ending balance	5,014	4,770	4,991	4,747

The Company has commitment under the signed purchase and sale contract as follows:

	Consolidated/Separate Financial Statements			
	As at September 30, 2026		As at December 31, 2025	
	Unit	In Million Baht	Unit	In Million Baht
House and condominiums for sales	120	399.60	157	524.33
House and condominiums for sales - under signed purchase and sale contract	-	-	-	-
House and condominium for sales - balance carry forward not under signed purchase and sale contract	120	399.60	157	524.33

As at September 30, 2026 and December 31, 2025, some inventories of the Company in the amount of Baht 394.04 million and Baht 513.56 million, respectively, are mortgaged as a part of collateral for long-term loans with local commercial bank, as discussed in Note 19.

8. PROPERTY DEVELOPMENT COSTS

8.1 Actual property development costs, consist of :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
Land and land development costs	1,126,888	1,207,040	1,126,888	1,207,040
Utilities development costs	383,169	542,444	383,169	542,444
Construction in progress	158,807	189,198	178,959	213,508
Interest capitalization	134,156	136,204	134,156	136,204
Total	1,803,020	2,074,886	1,823,172	2,099,196

As at September 30, 2026 and December 31, 2025, most of Company's land and construction in the projects amount of Baht 1,510.82 million and Baht 1,780.36 million, respectively, are mortgaged as collateral against credit facilities for loans with local commercial bank, as discussed in Note 17 and Note 19.

For the three-month periods ended September 30, 2026 and 2025, the Company recorded the related interest expense amounting approximately to Baht 4.84 million and Baht 9.69 million, respectively, as part of property development costs. The capitalization rate for calculation of interest is 6.00%.

For the nine-month periods ended September 30, 2026 and 2025, the Company recorded the related interest expense amounting approximately to Baht 17.17 million and Baht 31.22 million, respectively, as part of property development costs. The capitalization rate for calculation of interest is 6.00% .

8.2 Obligation and commitment under real estate projects

	Consolidated/ Separate Financial Statements	
	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)
Number of operating projects, at the beginning of the period	19	20
Number of newly open projects	-	-
Number of closing projects	(1)	(1)
Number of project, transfer to land held for development	-	-
Number of operating projects, at the end of the period	18	19
Total current projects value (In million Baht)	13,234.46	14,282.19
Contracted sales value (In million Baht)	10,152.33	9,854.98
As percentage of total current projects value	76.71	69.00

As at September 30, 2026 and December 31, 2025, the Company has the obligation to complete the public utility development project for operating projects in the amount of Baht 108.82 million and Baht 139.82 million, respectively.

9. LAND HELD FOR DEVELOPMENT

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
Beginning balance	1,738,201	1,742,463	1,665,620	1,669,882
Add Increase during the period	455	33	455	33
Total	1,738,656	1,742,496	1,666,075	1,669,915
Less Transfer to property development costs	(42,220)	(4,295)	(42,220)	(4,295)
Ending balance	1,696,436	1,738,201	1,623,855	1,665,620
Land held for development				
Current	386,406	860,209	386,406	860,209
Non-current	1,310,030	877,992	1,237,449	805,411
	1,696,436	1,738,201	1,623,855	1,665,620

As at September 30, 2026 and December 31, 2025, the Company's land held for development amount of Baht 1,624 million and Baht 1,666 million, respectively, are mortgaged as collateral against the credit facilities for long-term loans with local commercial banks, as discussed in Note 19.

10. RESTRICTED DEPOSITS AT FINANCIAL INSTITUTIONS

As at September 30, 2026 and December 31, 2025, the Company had restricted deposits at financial institutions totaling Baht 35.13 million and Baht 36.62 million, respectively. These fixed deposits represent a village fund collected from homebuyers to be used as a reserve for the juristic person. The Company is obligated to deliver these funds, along with any interest, to the juristic person after the registration of the juristic person is completed. The Company has recorded this obligation to deliver these funds as part of the "Other Non-Current Liabilities" account in its financial statement.

11. INVESTMENTS IN SUBSIDIARIES

	In Thousand Baht				In Thousand Baht			
	In Thousand Baht				Separate Financial Statements			
	Paid up shares		Ownership (%)		Cost method		Dividend income	
	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025	For the nine-month period ended September 30, 2026	2025
Subsidiaries held by The Company								
N.C. Property Management Co., Ltd.	85,000	85,000	100	100	86,864	86,864	-	-
Quality Living Management Co., Ltd.	1,000	1,000	100	100	-	-	-	-
					86,864	86,864	-	-
Subsidiaries held by N.C. Property Management Co., Ltd.								
Siri Arun Wellness Co., Ltd.	40,200	40,200	63.18	63.18	25,400	25,400	-	-
Less : Allowance for impairment of investment					(25,400)	(25,400)	-	-
Net					-	-	-	-

12. INVESTMENT PROPERTY

Movements of the investment property in residential building for lease account for the nine-month period ended September 30, 2026, are summarized as follows:

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
Net book value as at December 31, 2025	140,502	153,620
Acquisitions during the period	105	105
Depreciation for the period	(3,917)	(5,409)
Net book value as at September 30, 2026	136,690	148,316

As at September 30, 2026 and December 31, 2025 total amount of the Company's investment property is mortgaged as collateral against facilities for long-term loans with a local commercial bank, as discussed in Note 19.

13. PROPERTY, PLANT AND EQUIPMENT

Movements of the property, plant and equipment account for the nine-month period ended September 30, 2026, are summarized as follows:

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
Net book value as at December 31, 2025	104,903	71,665
Acquisitions during the period	721	514
Written-off during the period - net book value	(25)	-
Depreciation for the period	(14,524)	(6,431)
Net book value as at September 30, 2026	91,075	65,748

14. RIGHT-OF-USE ASSETS

Movements of the right-of-use assets account during the nine-month period ended September 30, 2026, are summarized below.

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
Net book value as at December 31, 2025	5,347	5,138
Acquisitions during the period	-	-
Written-off during the period - net book value	(260)	(260)
Depreciation for the period	(2,054)	(1,975)
Net book value as at September 30, 2026	3,033	2,903

15. INTANGIBLE ASSETS

Movements of the intangible assets account for the nine-month period ended September 30, 2026, are summarized as follows:

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
Net book value as at December 31, 2025	1,889	1,580
Acquisitions during the period	24	-
Written-off during the period - net book value	-	-
Amortization for the period	(568)	(458)
Net book value as at September 30, 2026	1,345	1,122

16. DEFERRED TAX ASSETS AND LIABILITIES

16.1 Deferred tax assets and liabilities, consisted of

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
Deferred tax assets	26,605	26,371	26,420	25,238
Deferred tax liabilities	(1,980)	(3,343)	(4,626)	(6,165)
	24,625	23,028	21,794	19,073

16.2 Changes in deferred tax assets and liabilities for the nine-month period ended September 30, 2026, are summarized as follows:

	In Thousand Baht			
	Consolidated Financial Statements			
	Balance as at December 31, 2025	Revenue (expenses) during the period		Balance as at September 30, 2026
		In profit or loss	In other comprehensive income	
Deferred tax assets:				
Expected credit loss	1,566	-	-	1,566
Allowance for impairment - building	5,827	-	-	5,827
Leases liabilities	2,059	(1,407)	-	652
Provisions for employee benefits obligations	9,099	576	-	9,675
Provisions for compensation for housing estate juristic persons	7,160	374	-	7,534
Liabilities estimate from the lawsuit	660	691	-	1,351
Total	26,371	234	-	26,605
Deferred tax liabilities:				
Unrealized gain (loss) from investment in securities held for trading	(1)	1	-	-
Property development costs and inventories	(1,935)	745	-	(1,190)
Right-of-use asset	(879)	271	-	(608)
Amortization of deferred debenture issuing cost	(528)	346	-	(182)
Total	(3,343)	1,363	-	(1,980)
Net	23,028	1,597	-	24,625

	In Thousand Baht			
	Separate Financial Statements			
	Balance as at December 31, 2025	Revenue (expenses) during the period		Balance as at September 30, 2026
		In profit or loss	In other comprehensive income	
Deferred tax assets:				
Expected credit loss	1,521	-	-	1,521
Allowance for impairment - building	5,827	-	-	5,827
Leases liabilities	1,071	(459)	-	612
Provisions for employee benefits obligations	8,999	576	-	9,575
Provisions for compensation for housing estate juristic persons	7,160	374	-	7,534
Liabilities estimate from the lawsuit	660	691	-	1,351
Total	25,238	1,182	-	26,420
Deferred tax liabilities:				
Unrealized gain (loss) from investment in securities held for trading	(1)	1	-	-
Property development costs and inventories	(4,608)	745	-	(3,863)
Right-of-use asset	(1,028)	447	-	(581)
Amortization of deferred debenture issuing cost	(528)	346	-	(182)
Total	(6,165)	1,539	-	(4,626)
Net	19,073	2,721	-	21,794

17. BANK OVERDRAFTS AND SHORT-TERM LOANS FROM THE FINANCIAL INSTITUTIONS

	In Thousand Baht	
	Consolidated/Separate Financial Statements	
	As at September 30, 2026	As at December 31, 2025
Bank overdrafts from the financial institutions	1,567	56,085
Short-term loans from the financial institutions	116,000	175,775
Total	117,567	231,860

As of September 30, 2026 and December 31, 2025, the Company has an overdraft facility of Baht 95 million, carried the interest at MOR and MOR less fixed rate. And has a short-term loan facility of Baht 675 million. Carried the interest at MLR and MLR less fixed rate, guaranteed by some of the Company's land and club buildings. This includes both existing and future land and buildings on the land of the Company's projects and those of the directors' relatives.

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as (1) not to sell, dispose, transfer, give rent, pledge, or mortgage the Company's loan collaterals, (2) not to commit any obligation that would result in letting other persons have control or rights in the Company's assets, (3) to maintain debt-to-equity ratio is not over than 1.5:1, (4) not to pay dividend except the lender assess the payment not affect to ability of repayment loan, (5) not to decrease registered capital and (6) to grant beneficiary of the asset protection insurance to the lender, etc.

18. TRADE AND OTHER CURRENT PAYABLES

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
Trade payables				
- Related parties	40,229	27,318	21,714	11,503
- Others	6,441	6,854	4,134	5,721
Subcontractor payables	123,884	266,770	115,148	260,005
Total trade payables	170,554	300,942	140,996	277,229
Other current payables				
Trade note payables	2,007	4,254	1,060	3,434
Accrued expenses				
- Related parties	553	436	9,161	231
- Others	16,315	19,775	15,594	19,154
Advance received	59,285	57,169	49,082	52,515
Retention from contractors				
- Related parties	-	-	5,682	8,660
- Others	81,973	83,843	80,402	82,685
Others payables	30,623	14,374	21,659	9,861
Total other current payables	190,756	179,851	182,640	176,540
Total trade and other current payables	361,310	480,793	323,636	453,769

19. LONG-TERM LOANS FROM THE FINANCIAL INSTITUTIONS

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026	As at December 31, 2025	As at September 30, 2026	As at December 31, 2025
Long-term loans from the financial institutions	400,432	546,977	390,239	532,093
Less Current portion due within one year	(295,653)	(329,952)	(288,983)	(323,641)
Long-term loans from the financial institutions, net	104,779	217,025	101,256	208,452

Movements in the long-term loans account during the period are summarized below.

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)
Beginning balance	546,977	919,149	532,093	898,401
Add Additional borrowings during the period	219,416	217,316	219,416	217,316
Less Repayment during the period	(365,961)	(589,488)	(361,270)	(583,624)
Ending balance	400,432	546,977	390,239	532,093

As at September 30, 2026 and December 31, 2025, the Company and its subsidiaries had long-term loan facilities totaling Baht 2,367.25 million and Baht 2,414.84 million, respectively, carried the interest rate MLR less fixed rate. Guaranteed by some part of land and buildings in both existing and to be held in the future on the land of the project and by the relative of the director and by investment property.

As at September 30, 2026 and December 31, 2025, the Company has the credit limits that have not been withdrawn amounting of Baht 941.01 million and Baht 941.30 million, respectively.

In addition, the Company has to comply with the terms and conditions as specified in the loan agreement, such as (1) not to sell, dispose, transfer, give rent, pledge, or mortgage the Company's loan collaterals, (2) not to commit any obligation that would result in letting other persons have control or rights in the Company's assets, (3) to maintain debt-to-equity ratio, (4) not to pay dividend except the lender has assessed that payment does not affect loan repayment ability, (5) not to decrease registered capital and (6) to grant beneficiary of the asset protection of the insurance policy to the lender, etc.

As at September 30, 2026 and December 31, 2025, a subsidiary had long-term loan credit limit amounted Baht 30 million with the principal and interest repayment not less than Baht 600,000 each monthly. For the installments No. 1-24, it carried the interest rate at 2 percent per annum, No. 25-60, the interest rate at 7 percent per annum. Guaranteed by some part of land and buildings in both existing and to be held in the future on the land of the project.

20. DEBENTURES

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						In Thousand Baht	
						Consolidated/ Separate Financial Statements	
						Carrying amount	
Series	Issue date	Maturity date	No. of units (Thousand units)	Par value (Baht)	Term of interest payment	As at September 30, 2026	As at December 31, 2025
3/2024	On Sep 27, 2024	On Mar 26, 2027	200	1,000	Quarterly	200,000	200,000
1/2025	On Feb 18, 2025	On Feb 18, 2027	200	1,000	Quarterly	200,000	200,000
Total						400,000	400,000
Less Deferred debenture issuing costs						(908)	(2,641)
Net						399,092	397,359
Less Net current portion, net						(399,092)	-
Debentures, Net current portion, net						-	397,359

Debenture No. 3/2024 of the Company was the long-term, name-registered, senior, unsecured debenture without debenture holders' representative. The issuer has the right to redeem the debentures before maturity. The term was for 2 years 5 months and 27 days with the fixed interest rate at 6.00 percent per annum. The interest repayment was paid every three months. The debenture was for related persons offering. The capital from the issuance of debenture was used as working capital within the business.

Debenture No. 1/2025 of the Company was the long-term, name-registered, senior, secured debenture with a debenture holders' representative. The issuer has the right to redeem the debentures before maturity. The term was for 2 years with the fixed interest rate at 6.25 percent per annum. The interest repayment was paid every three months. The debenture was for institutional investors, special large investors and/or large investors. The capital from the issuance of debenture was used as working capital within the business.

21. LEASE LIABILITIES

The carrying amounts of lease liabilities and the movement for the nine-month period ended September 30, 2026, are presented below.

	In Thousand Baht	
	Consolidated Financial Statements	Separate Financial Statements
As at December 31, 2025	5,646	5,352
Add Addition during the period	-	-
Add Accretion of interest	209	198
Less Payments	(2,311)	(2,201)
Less Decrease from rental reduction	(289)	(289)
As at September 30, 2026	3,255	3,060
Less current portion	(2,005)	(1,851)
Lease liabilities net of current portion	1,250	1,209

The following are the amounts recognized in profit or loss:

	In Thousand Baht			
	Consolidated Financial Statements			
	For the three-month period ended September 30,		For the nine-month period ended September 30,	
	2026	2025	2026	2025
Depreciation - right-of-use assets	656	773	2,054	2,481
Interest expenses	57	84	209	308
Expense relating to short-term leases	462	426	1,451	1,869
Expense relating to leases of low value assets	48	72	144	163
	1,223	1,355	3,858	4,821

	In Thousand Baht			
	Separate Financial Statements			
	For the three-month period ended September 30,		For the nine-month period ended September 30,	
	2026	2025	2026	2025
Depreciation - right-of-use assets	629	693	1,975	2,401
Interest expenses	54	68	198	292
Expense relating to short-term leases	351	359	1,285	1,714
	1,034	1,120	3,458	4,407

For the nine-month period ended September 30, 2026, the Company and its subsidiaries had total cash outflows for leases of Baht 3.91 million, (the separate: Baht : 3.49 million)

22. PROVISION FOR EMPLOYEE BENEFIT OBLIGATIONS

22.1 Movement of employee benefit obligations for the nine-month period ended September 30, 2026 and for the year ended December 31, 2025, are shown as follows :

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)
The statements of financial position				
Defined benefit obligations, beginning of the period	53,358	61,032	44,997	57,432
Add current service costs and interest	3,476	5,552	2,873	4,918
Less Employee benefit obligations paid during the period	-	(9,325)	-	(8,536)
Add Actuarial loss from post-employee benefit	-	(3,901)	-	(8,817)
Defined benefit obligations, ending of the period	56,834	53,358	47,870	44,997

22.2 Recognized in other comprehensive income for the three-month and nine-month periods ended September 30, 2026 and 2025, are as follows :

	In Thousand Baht			
	Consolidated Financial Statements			
	For the three-month periods ended September 30,		For the nine-month periods ended September 30,	
	2026	2025	2026	2025
Record in profit (loss)				
Cost of constrictions	26	10	78	29
Cost of service	101	92	303	282
Selling expenses	333	359	1,008	1,105
Administrative expenses	470	599	1,420	1,842
Finance costs	219	303	667	951
Total	1,149	1,363	3,476	4,209

	In Thousand Baht			
	Separate Financial Statements			
	For the three-month periods ended September 30,		For the nine-month periods ended September 30,	
	2026	2025	2026	2025
Record in profit (loss)				
Selling expenses	334	359	1,009	1,105
Administrative expenses	438	566	1,324	1,740
Finance costs	176	279	540	882
Total	948	1,204	2,873	3,727

23. PROVISION FOR COMPENSATION FOR HOUSING ESTATE JURISTIC PERSONS

	In Thousand Baht	
	Consolidated / Separate Financial Statements	
	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)
Beginning balance	35,798	35,226
Add increase during the period	1,870	5,391
Less decrease during the period	-	(4,819)
Ending balance	37,668	35,798

24. PROVISION FROM PURCHASING THE REAL ESTATE PROJECT

The Company had an obligation under the contract to buy and sell land of a real estate project with a company under the buy and sale agreement dated December 16, 2004, and its subsidiary had an obligation under the contract to buy and sell land of a real estate project with a company under the buy and sale agreement dated March 3, 2014. The contract to buy and to sell land requires the Company and its subsidiary to pay for the land, including the debt burden owing to the existing customers of the project.

Movements in the provision from purchasing the real estate project account during the nine-month periods ended September 30, 2026, and for the year ended December 31, 2025, are summarized below.

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)	As at September 30, 2026 (For the nine-month)	As at December 31, 2025 (For the year)
Beginning balance	31,481	31,481	30,068	30,068
Add increase during the period	-	-	-	-
Less decrease during the period	-	-	-	-
Ending balance	31,481	31,481	30,068	30,068

25. NON-CONTROLLING INTERESTS

On April 28, 2023, the 2023 Annual General Meeting of Shareholders of Siri Arun Wellness Co., Ltd. (a subsidiary) approved a capital increase from its existing shareholders for a total amount of Baht 15.20 million. As of September 30, 2026 and December 31, 2025, the called-up share capital from a non-controlling shareholder remained unpaid, amounting to Baht 2.45 million and Baht 2.54 million, respectively. The Group has presented such amounts as deductions from the subsidiary's non-controlling interests in the consolidated financial statements.

26. TAX EXPENSE (INCOME)

Major components of tax expense (income) for nine-month periods ended September 30, 2026 and 2025, consisted of:

	In Thousand Baht			
	Consolidated Financial Statements		Separate Financial Statements	
	2026	2025	2026	2025
Income tax expense (income) shown in profit or loss :				
Current tax expense:				
Income tax expense for the period	-	-	-	-
Deferred tax expense (income):				
Changes in temporary differences relating to the original recognition and reversal	(1,597)	(796)	(2,721)	(796)
Total	(1,597)	(796)	(2,721)	(796)

27. EARNINGS (LOSS) PER SHARE

Basic earnings (loss) per share is calculated by dividing profit (loss) attributable to equity holders of the parent company for the period by the weighted average number of ordinary shares outstanding during the period.

		Consolidated Financial Statements			
		For the three-month periods ended September 30,		For the nine-month periods ended September 30,	
		2026	2025	2026	2025
Profit (loss) for the period	(Thousand Baht)	2,817	(21,993)	(39,527)	(75,948)
Weighted average number of ordinary shares	(Thousand Shares)	1,245,284	1,245,284	1,245,284	1,245,284
Basic earnings (loss) per share	(Baht per share)	0.002	(0.018)	(0.032)	(0.061)

		Separate Financial Statements			
		For the three-month periods ended September 30,		For the nine-month periods ended September 30,	
		2026	2025	2026	2025
Profit (loss) for the period	(Thousand Baht)	4,214	(20,624)	(27,116)	(62,533)
Weighted average number of ordinary shares	(Thousand Shares)	1,245,284	1,245,284	1,245,284	1,245,284
Basic earnings (loss) per share	(Baht per share)	0.003	(0.017)	(0.022)	(0.050)

28. FAIR VALUE OF FINANCIAL INSTRUMENTS

The Company uses the market approach to measure and disclosure their assets and liabilities that are required to be measured or disclosure at fair value by relevant financial reporting standards, except that the cost approach or income approach is used when there is no active market or when a quoted market price is not available.

Fair value hierarchy

Level 1 - Use of quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 - Use of inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (e.g. prices) or indirectly (e.g. derived from prices).

Level 3 - Use of unobservable inputs such as estimates of future cash flows.

As at September 30, 2026, the Company and its subsidiaries had the following assets and liabilities that were measured at fair value using different levels of inputs as follows :

	In Thousand Baht				
	Consolidated Financial Statements/ Separate Financial Statements				
	Net book value	Level 1	Level 2	Level 3	Total
Assets measured at fair value					
Other current financial assets					
- Unit trust	498	-	612	-	612
Total	498	-	612	-	612

During the current period, there were no transfers within the fair value hierarchy.

Valuation techniques and inputs to level 2

The fair value of investments in unit trusts that are not listed on the Stock Exchange of Thailand has been determined by using the net assets value per unit as announced by the fund manager.

29. SEGMENT INFORMATION

Operating segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance.

The business operation of the Company and its subsidiaries mainly involve real estate, rental and services, contractor service, property management services and intermediate care and wellness services, which has main geographical operation in Thailand. Segment performance is considered by revenue and profit in each unit, and is also measured based on the group operating profit or loss, on a basis consistent, with that used to measure operating profit or loss in the financial statements. The Company and its subsidiaries' information for the three-month and nine-month periods ended September 30, 2026 and 2025 by segments are as follows:

	For the three-month period ended September 30, 2026 (In Thousand Baht)									
	Real Estate		Rental and	Contractor	Property	Intermediate care	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment	club services		management services	and wellness		DR.	CR.	
Revenues										
Sales	282,928	-	-	-	-	-	282,928	-	-	282,928
Income from the construction	-	-	-	15,538	-	-	15,538	(11,709)	-	3,829
Rental income and service	-	-	8,996	-	3,994	8,587	21,577	(4,209)	-	17,368
Other income	3,103	370	2	599	9	727	4,810	(1,443)	-	3,367
Total revenues	286,031	370	8,998	16,137	4,003	9,314	324,853			307,492
Expenses										
Cost of sales	208,603	223	-	-	-	-	208,826	-	(754)	208,072
Construction cost	-	-	-	13,764	-	-	13,764	-	(10,771)	2,993
Cost for rent and service	-	-	7,369	-	3,561	5,852	16,782	-	(2,037)	14,745
Selling expenses	24,688	21	-	-	193	-	24,902	-	(2)	24,900
Administrative expenses	38,895	983	421	5,628	997	2,716	49,640	-	(4,231)	45,409
Finance cost	9,908	-	-	1,070	50	980	12,008	-	(1,740)	10,268
Total expenses	282,094	1,227	7,790	20,462	4,801	9,548	325,922			306,387
Income (loss) by segments	3,937	(857)	1,208	(4,325)	(798)	(234)	(1,069)			1,105
Tax expenses (income)										(1,626)
Profit (loss) for the period										2,731

For the three-month period ended September 30, 2025 (In Thousand Baht)

	Real Estate		Rental and	Contractor	Property	Intermediate care	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment	club services		management services	and wellness		DR.	CR.	
Revenues										
Sales	260,777	-	-	-	47	-	260,824	-	-	260,824
Income from the construction	-	-	-	2,182	-	-	2,182	(2,182)	-	-
Rental income and service	-	-	8,859	-	3,723	9,094	21,676	(4,218)	-	17,458
Other income	3,142	2	-	1,405	931	41	5,521	(1,437)	-	4,084
Total revenues	263,919	2	8,859	3,587	4,701	9,135	290,203			282,366
Expenses										
Cost of sales	191,408	-	-	-	60	-	191,468	-	(1,547)	189,921
Construction cost	-	-	-	3,865	-	-	3,865	-	(3,865)	-
Cost for rent and service	-	-	8,002	-	3,868	7,540	19,410	-	(1,094)	18,316
Selling expenses	33,456	332	-	-	38	-	33,826	-	(243)	33,583
Administrative expenses	47,690	1,144	471	1,806	957	2,689	54,757	-	(2,600)	52,157
Finance cost	11,034	-	-	1,225	33	1,012	13,304	-	(1,805)	11,499
Total expenses	283,588	1,476	8,473	6,896	4,956	11,241	316,630			305,476
Income (loss) by segments	(19,669)	(1,474)	386	(3,309)	(255)	(2,106)	(26,427)			(23,110)
Tax expenses (income)										(341)
Profit (loss) for the period										(22,769)

	For the nine-month period ended September 30, 2026 (In Thousand Baht)									
	Real Estate		Rental and	Contractor	Property	Intermediate care	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment	club services		management services	and wellness		DR.	CR.	
Revenues										
Sales	740,967	5,050	-	-	-	-	746,017	-	-	746,017
Income from the construction	-	-	-	48,142	-	-	48,142	(44,313)	-	3,829
Rental income and service	-	-	27,242	-	11,877	23,641	62,760	(11,981)	-	50,779
Other income	8,354	675	12	1,914	25	858	11,838	(4,275)	-	7,563
Total revenues	749,321	5,725	27,254	50,056	11,902	24,499	868,757			808,188
Expenses										
Cost of sales	556,400	5,605	-	-	-	-	562,005	1,367	-	563,372
Construction cost	-	-	-	41,381	-	-	41,381	-	(38,388)	2,993
Cost for rent and service	-	-	20,754	-	9,986	18,204	48,944	-	(4,042)	44,902
Selling expenses	67,470	146	-	-	383	-	67,999	-	(7)	67,992
Administrative expenses	120,382	3,640	1,584	11,351	3,004	8,174	148,135	-	(9,591)	138,544
Finance cost	32,141	-	-	3,297	140	2,924	38,502	-	(5,224)	33,278
Total expenses	776,393	9,391	22,338	56,029	13,513	29,302	906,966			851,081
Income (loss) by segments	(27,072)	(3,666)	4,916	(5,973)	(1,611)	(4,803)	(38,209)			(42,893)
Tax expenses (income)										(1,597)
Profit (loss) for the period										(41,296)

For the nine-month period ended September 30, 2025 (In Thousand Baht)

	Real Estate		Rental and	Contractor	Property	Intermediate care	Total	Elimination		Consolidated
	Low - rise segment	High - rise segment	club services		management services	and wellness		DR.	CR.	
Revenues										
Sales	772,582	2,990	-	-	47	-	775,619	-	-	775,619
Income from the construction	-	-	-	10,443	-	-	10,443	(10,443)	-	-
Rental income and service	-	-	26,064	-	10,342	26,561	62,967	(12,294)	-	50,673
Other income	10,013	9	4	2,649	963	72	13,710	(4,425)	-	9,285
Total revenues	782,595	2,999	26,068	13,092	11,352	26,633	862,739			835,577
Expenses										
Cost of sales	565,627	2,797	-	-	72	-	568,496	1,763	-	570,259
Construction cost	-	-	-	14,774	-	-	14,774	-	(14,774)	-
Cost for rent and service	-	-	22,805	-	8,703	21,128	52,636	-	(3,181)	49,455
Selling expenses	93,926	394	-	-	90	-	94,410	-	(447)	93,963
Administrative expenses	145,356	3,831	1,451	4,643	2,495	7,516	165,292	-	(2,911)	162,381
Finance cost	36,659	-	-	3,747	98	3,038	43,542	-	(5,420)	38,122
Total expenses	841,568	7,022	24,256	23,164	11,458	31,682	939,150	-		914,180
Income (loss) by segments	(58,973)	(4,023)	1,812	(10,072)	(106)	(5,049)	(76,411)			(78,603)
Tax expenses (income)										(796)
Profit (loss) for the period										(77,807)

30. COMMITMENT AND CONTINGENT LIABILITIES

30.1 Commitment relating to lease and service

As at September 30, 2026, the Company and its subsidiaries had future minimum lease payments under these leases and service were as follows.

Payable within:	Million Baht
1 Year	13.08

30.2 As at September 30, 2026, the Company and its subsidiaries had contingent liabilities from letters of guarantee issued by three banks to government agency and third parties, are as follows :

	In Million Baht	
	Consolidated Financial Statements	Separate Financial Statements
- Guarantee for electricity, water and others	2.00	2.00
- Guarantee fund for maintenance of public utilities	202.28	202.28

30.3 As at September 30, 2026, the Company had contingent liabilities to a bank from the gasoline amounting to Baht 0.20 million.

30.4 As at September 30, 2026, the Company has the following lawsuits:

30.4.1 On January 27 and 28, 2020, the Company was sued for damages and the surrender of assets related to public utilities and services in two cases: Black Case No. Phor.Bor. 959/2020 and Black Case No. Phor.Bor. 1118/2020, totaling Baht 54.83 million. Because both cases were related, involved the same parties, and used the same witnesses, an order was issued to consolidate the case files for ease and expediency.

During the trial, both parties agreed to waive several issues in the lawsuits, resulting in the total amount of the two cases decreasing from Baht 54.83 million to Baht 19 million. The court ordered the Land Office of Pathum Thani Province, Thanyaburi Branch to conduct a survey to map the disputed area. On December 13, 2022, the court ruled that the Company must pay a total of Baht 6 million plus interest. However, the Company still disagrees with several points in the court's judgment. Regardless of the legal or factual issues, the Company appealed the lower court's judgment to the Court of Appeal on April 10, 2023.

Subsequently, on November 18, 2024, the Court of Appeal ruled that the Company must pay a total of Baht 4 million plus interest.

The legal department filed a petition for permission to appeal and subsequently filed an appeal against the Court of Appeal's judgment on April 11, 2025. The plaintiff also appealed the judgment. The Company filed an objection to the plaintiff's petition for permission to appeal and a response to the plaintiff's appeal on May 23, 2025.

On June 10, 2026, the court issued an order denying permission to appeal and rejecting the defendant's appeal, resulting in the dispute being finalized by the Court of Appeal's judgment. The Company recognized an additional loss of Baht 3.46 million from this damage. The total damages, including interest, payable by the Company amount to Baht 5.46 million, which is shown as part of the trade accounts payable and other current payables in the statement of financial position.

As at September 30, 2026, the Company is currently negotiating with the plaintiff to reach an agreement on the settlement of damages in accordance with the Court of Appeal's judgment.

30.4.2 On February 23, 2022, the Company was sued over an easement dispute. The plaintiff filed the lawsuit Black Case No. Por.140/2022 at the Pattaya Provincial Court. On March 13, 2024, the court dismissed the case. The plaintiff appealed the lower court's decision on August 28, 2024, and the Company filed a response to the plaintiff's appeal on October 11, 2024. Subsequently, on May 29, 2025, the Court of Appeal Region 2 upheld the lower court's dismissal of the appeal. The court ordered the defendant to file an objection to the plaintiff's request for permission to appeal to the court. The legal department filed this objection on February 20, 2026.

As at September 30, 2026, the case is still under consideration by the Supreme Court, which has scheduled the judgment hearing for November 19, 2026.

30.4.3 On March 30, 2021, the Company was sued as the owner of adjacent land due to the land survey by the land officer being unlawful. A petition was filed with the Administrative Court requesting the Court to survey the land boundary and issue a new land title deed under Black Case No. 2049/2560. On December 29, 2021, the Central Administrative Court dismissed the case. Later, on January 27, 2022, the plaintiff appealed to the Supreme Administrative Court.

As at September 30, 2026, the case is still under consideration by the Supreme Administrative Court. The Company's management believes that there will be no damage to the Company.

30.4.4 On July 3, 2023, the Company filed a lawsuit against a housing village juristic person to accept the transfer of utilities and seek damages. The housing village juristic person counterclaimed, demanding damages on the grounds that the Company failed to improve, repair, or maintain the utilities to ensure they were in working order, and consequently refused to accept the utilities and public services. The Company also sought Baht 1.30 million in damages for the juristic person's own repairs to the utilities. On March 26, 2024, the Court of First Instance ruled that the Company pay Baht 1.30 million, plus interest at a rate of 3 percent from the date of the counterclaim (September 4, 2023) until payment is made. Subsequently, on September 25, 2024, the Company appealed the Court of First Instance's order. The Company's management has estimated the expected damages to be in the amount of Baht 1.30 million, which are presented under trade and other current payables and recorded in the statement of income for 2024.

As at August 25, 2025, the court dismissed the case and ordered the Company to pay Baht 1.30 million plus interest to the opposing party.

On December 15, 2025, the Company filed an application for leave to appeal and an appeal with the Supreme Court.

As at September 30, 2026, the appeal remained under consideration by the Supreme Court.

31. RECLASSIFICATION IN THE FINANCIAL STATEMENTS

Certain accounting items in the financial statements for the year ended December 31, 2025 have been reclassified to align with the current period's classification, with no effect on profit for the period or shareholder's equity.

	Consolidated Financial Statements (In Thousand Bath)		
	Before Reclassify	Reclassify increase (decrease)	After Reclassify
THE STATEMENTS OF FINANCIAL POSITION AS AT DECEMBER 31, 2025			
ASSETS			
Other non-current financial assets pledged as collateral	38,348	(36,619)	1,729
Restricted deposits at financial institutions	-	36,619	36,619

	Separate Financial Statements (In Thousand Bath)		
	Before Reclassify	Reclassify increase (decrease)	After Reclassify
THE STATEMENTS OF FINANCIAL POSITION AS AT DECEMBER 31, 2025			
ASSETS			
Other non-current financial assets pledged as collateral	38,348	(36,619)	1,729
Restricted deposits at financial institutions	-	36,619	36,619

32. AUTHORIZATION FOR ISSUE OF INTERIM FINANCIAL STATEMENTS

These interim financial statements were authorized for issue by the Company's directors on November 10, 2026.