

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
INTERIM FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION
FOR THE FIRST QUARTER ENDED 31 MARCH 2025

INDEPENDENT AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To the Board of Directors of Preecha Group Public Company Limited

I have reviewed the consolidated statement of financial position of Preecha Group Public Company Limited and its subsidiaries as at 31 March 2025, and the related consolidated statements of comprehensive income, changes in shareholders' equity and cash flows for the three-month period then ended, and the condensed notes to the financial statements and I have also reviewed the separate statement of financial position of Preecha Group Public Company Limited as at 31 March 2025, and the related separate statements of comprehensive income, changes in shareholders' equity and cash flows for the three-month period then ended, and the condensed notes to the financial statements. The 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".

Chutima Wongsaraphanchai

Certified Public Accountant

Registration Number 9622

PV Audit Co., Ltd.

Bangkok, 8 May 2025

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025 (UNAUDITED) (REVIEWED)

1. GENERAL INFORMATION

Preecha Group Public Company Limited (“the Company”) was incorporated in Thailand and operates property development and renting property businesses. The Company’s registered office is located at 1919 Pattanakarn Road, Suanluang, Bangkok.

The Company was listed on The Stock Exchange of Thailand on 18 April 1996.

2. BASIS OF PREPARATION OF INTERIM FINANCIAL STATEMENTS

The interim financial statements are prepared in accordance with Thai Accounting Standard No. 34, Interim Financial Reporting to provide information additional to that included in the financial statements for the year ended 31 December 2024. They focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial statements should be read in conjunction with the financial statements for the year ended 31 December 2024.

The interim financial statements have been prepared in the Thai language and expressed in Thai Baht. Such interim financial statements have been prepared for domestic reporting purposes. For the convenience of the readers not conversant with the Thai language, an English version of the interim financial statements has been provided by translating from the Thai version of the interim financial statements.

The preparation of the interim financial statements in accordance with Thai Financial Reporting Standards (“TFRS”) requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

In preparing these interim financial statements, the significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the financial statements for the year ended 31 December 2024.

BASIS OF PREPARATION OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The consolidated interim financial statements are prepared using the same basis as were used for the consolidated financial statements for the year ended 31 December 2024 and consisted of the interim financial statements of Preecha Group Public Company Limited, and subsidiaries (together referred to as “the Group”) and there are no significant changes in the composition of the subsidiaries during the period.

Changes in application of revised TFRS

Revised TFRS that became effective in the current period

During the period, the Group has adopted revised TFRS which are effective for the accounting period beginning on or after 1 January 2025. These TFRS were aimed at alignment with the corresponding International Financial Reporting

Standards, with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The adoption of these TFRS does not have any significant impact on the Group's financial statements.

3. ACCOUNTING POLICIES

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended 31 December 2024.

4. RELATED PARTY TRANSACTIONS

During the period, the Group had significant business transactions with related parties. Such transactions, which are summarized below, arose in the ordinary course of businesses and were concluded on commercial terms and agreed upon between the Group and those related parties.

The significant transactions with related parties for the three-month periods ended 31 March 2025 and 2024 were as follows:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Cost of services				
Related company	50	30	50	30
Services expenses				
Related company	608	635	608	635
Interest expenses				
Related company	547	562	547	562

Key management personnel compensation

Key management personnel compensation for the three-month periods ended 31 March 2025 and 2024 consisted of:

	Thousand Baht	
	Consolidated and separate financial statements	
	2025	2024
Short-term benefits		
Post-employment benefits	15	15
Total	2,417	2,567

The balances with related parties as at 31 March 2025 and 31 December 2024 were as follows:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Other current receivables				
Housing Complex Company Limited	-	-	1	-
P.B. Estate Company Limited	-	-	1	-
Investments in subsidiaries (see Note 6)	-	-	6,052	6,052
Rental deposit				
P. Leasing Company Limited	806	806	806	806
Trade and other payables				
P. Leasing Company Limited	30	29	30	29
Lease liabilities				
P. Leasing Company Limited	43,526	43,848	43,526	43,848

Short-term loans to related party

Short-term loans to related party as at 31 March 2025 and 31 December 2024 consisted of:

	Thousand Baht	
	Separate financial statements	
	2025	2024
P.B. Estate Company Limited	31,089	31,089
Less Allowance for expected credit losses	(31,089)	(31,089)
Short-term loans - net	-	-

Accrued interest income to related party

Accrued interest income to related party as at 31 March 2025 and 31 December 2024 consisted of:

	Thousand Baht	
	Separate financial statements	
	2025	2024
P.B. Estate Company Limited	42,425	42,425
Less Allowance for expected credit losses	(42,425)	(42,425)
Accrued interest income to related party - net	-	-

The Company entered into loan agreement with related party without collateral and no interest charged.

Short-term borrowings from related parties

Short-term borrowings from related parties as at 31 March 2025 and 31 December 2024 consisted of:

	Thousand Baht	
	Separate financial statements	
	2025	2024
Housing Complex Company Limited	8,000	8,000
Ruay Lan Lan Company Limited	4,000	4,000
Total	<u>12,000</u>	<u>12,000</u>

Accrued interest expenses from related parties

Accrued interest expenses from related parties as at 31 March 2025 and 31 December 2024 consisted of:

	Thousand Baht	
	Separate financial statements	
	2025	2024
Housing Complex Company Limited	51	28
Ruay Lan Lan Company Limited	26	14
Total	<u>77</u>	<u>42</u>

The Company entered into borrowing agreements with related parties at the interest rate of 1.15% per annum and without collateral.

Significant contracts

The Company entered into the building lease agreements for use in its operations with P. Leasing Company Limited with rental and service charge at the rate of Baht 0.46 million per month.

Relationship

Company	Country	Type of relationship
P.B. Estate Company Limited	Thailand	Subsidiary
Housing Complex Company Limited	Thailand	Subsidiary
Ruay Lan Lan Company Limited	Thailand	Subsidiary
P. Leasing Company Limited	Thailand	Common shareholders
Pattanakarn Apartment Company Limited	Thailand	Common shareholders

Bases of measurement for intercompany expenses

	Pricing policy
Services expenses	Stipulate in the agreement
Interest expenses	Interest rate based on negotiation and interest rate of commercial bank
Lease and service agreements	Stipulate in the agreement

5. COST OF PROPERTY DEVELOPMENT

Cost of property development as at 31 March 2025 and 31 December 2024 consisted of:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Land and construction developed	119,851	94,865	112,132	87,114
Land and construction under development	199,178	208,685	199,178	208,685
Total	319,029	303,550	311,310	295,799
Less Allowance for diminution in value				
of project	(30,483)	(30,483)	(28,744)	(28,744)
Ending balance	288,546	273,067	282,566	267,055

During 2025, the Company included borrowing costs in the cost of property development in the amount of Baht 1.38 million.
(the Company only: Baht 1.35 million)

The Company mortgaged partial of land including construction as collateral for the credit facilities with financial institutions (see Note 10).

6. INVESTMENTS IN SUBSIDIARIES

Investments in subsidiaries in the separate financial statements stated by using the cost method as at 31 March 2025 and 31 December 2024 consisted of:

	Thousand Baht										
	Thousand Baht		Percentage of		Cost		Allowance for				
	Paid-up share capital		holding (%)		Cost		impairment		Net book value		
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	
P.B. Estate Company Limited	2,000	2,000	100	100	2,000	2,000	(2,000)	(2,000)	-	-	
Housing Complex Company Limited	1,750	1,750	100	100	1,750	1,750	-	-	1,750	1,750	
Ruay Lan Lan Company Limited	550	550	100	100	28,948	28,948	(24,646)	(24,646)	4,302	4,302	
Total					32,698	32,698	(26,646)	(26,646)	6,052	6,052	

For the three-month periods ended 31 March	Thousand Baht	
	2025	2024
	=====	=====
Loss on impairment	-	144

7. INVESTMENT PROPERTIES

Movements of investment properties for the three-month period ended 31 March 2025 were as follows:

	Thousand Baht	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at 1 January 2025	83,195	81,988
Transfer in	1,835	1,835
Depreciation	(545)	(535)
Net book value as at 31 March 2025	<u>84,485</u>	<u>83,288</u>

The Company mortgaged partial of land including existing construction as collateral for the credit facilities with financial institutions (see Note 10).

8. RIGHT-OF-USE ASSETS

Movements of right-of-use assets for the three-month period ended 31 March 2025 were as follows:

	Thousand Baht	
	Consolidated and separate	financial statements
Net book value as at 1 January 2025	39,818	39,818
Depreciation	(498)	(498)
Net book value as at 31 March 2025	<u>39,320</u>	<u>39,320</u>

9. TRADE AND OTHER PAYABLES

Trade and other payables as at 31 March 2025 and 31 December 2024 consisted of:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Trade payables	1,683	2,897	1,683	2,897
Other payables	4,679	4,943	4,678	4,943
Revenue received in advance	104	205	104	205
Retention	5,944	5,345	5,944	5,345
Accrued expenses	2,239	1,927	1,808	1,502
Total	<u>12,966</u>	<u>12,420</u>	<u>12,534</u>	<u>11,995</u>
Grand total	<u>14,649</u>	<u>15,317</u>	<u>14,217</u>	<u>14,892</u>

10. LONG-TERM BORROWINGS FROM FINANCIAL INSTITUTIONS

Movements of the long-term borrowings from financial institutions for the three-month period ended 31 March 2025 were as follows:

	Thousand Baht
Beginning balance as at 1 January 2025	106,930
Additional borrowings	23,698
Amortised financial fees	93
Ending balance as at 31 March 2025	130,721
Less Current portion	(2,218)
Long-term borrowing from financial institutions	128,503

The Company mortgaged partial of land including construction and partial of investment properties as collateral for the credit facilities with financial institutions (see Notes 5 and 7).

The borrowing agreements contain covenant, which require the Company to maintain interest bearing debt-to-equity ratio at the rate prescribed in the agreements.

11. LEASE LIABILITIES

Movements of lease liabilities for the three-month period ended 31 March 2025 were as follows:

	Thousand Baht
Beginning balance as at 1 January 2025	43,848
Payments	(322)
Ending balance as at 31 March 2025	43,526
Less Current portion	(1,326)
Lease liabilities	42,200

12. SEGMENT INFORMATION

Operating segment information is reported in a manner consistent maker in order to make decisions about the allocation of resources to the segment and assess its performance. The chief operating decision maker has been identified as the directors of the Company.

The Group operates the business primarily property development and renting property. Its operations are in a single geographic area primarily in Thailand which consider, basing on the types of activities, the operating income and expenses for the three-month periods ended 31 March 2025 and 2024 were as follows:

	Thousand Baht					
	Property development		Renting property		Total	
	2025	2024	2025	2024	2025	2024
Revenue from sales and services	-	5,513	5,534	5,039	5,534	10,552
Cost of sales and services	-	(4,150)	(2,079)	(2,172)	(2,079)	(6,322)
Gross profit	-	1,363	3,455	2,867	3,455	4,230

Significant assets and liabilities as at 31 March 2025 and 31 December 2024 were as follows:

	Thousand Baht					
	Property development		Renting property		Total	
	2025	2024	2025	2024	2025	2024
Assets						
Cost of property development	288,546	273,067	-	-	288,546	273,067
Land held for development	77,188	77,188	-	-	77,188	77,188
Investment properties	-	-	84,485	83,195	84,485	83,195
Liabilities						
Trade and other payables	14,055	14,754	594	563	14,649	15,317
Current portion of long-term borrowings from financial institutions	2,218	1,204	-	-	2,218	1,204
Estimated project cost	3,234	3,070	-	-	3,234	3,070
Provisions	30,772	30,493	-	-	30,772	30,493
Long-term borrowings from financial institutions	128,503	105,726	-	-	128,503	105,726

13. COMMITMENTS AND CONTINGENT LIABILITIES

As at 31 March 2025, the Group had commitments as follows:

The Company

13.1 Letter of guarantee issued by bank for public utility in the amount of Baht 53.02 million.

13.2 Payments under agreements as follows:

13.2.1 Contract of property development in the amount of Baht 24.34 million

- 13.2.2 Services with related party at the rate of Baht 0.17 million per month.
- 13.2.3 Services with other company in the remaining amount of Baht 3.70 million and at the rate of Baht 0.90 million per month.

The Subsidiaries

13.3 Payments under service agreements with other company in the remaining amount of Baht 0.11 million.

Contingent liabilities

The Company

13.4 The Company was sued against breaking the contract of a project about decommissioning public utilities which were not according to the project plan and pay the plaintiff Baht 1.83 million with fine at the rate of Baht 1,000 per day from the date that the Company was sued. On 29 December 2021, the Civil Court ordered the Company to demolish public utilities which were not according to the project plan, the other requirements of plaintiff's claim are dismissal. On 10 May 2023, the Appeal Court judged according to the Civil Court.

At present, this case is under consideration by the Supreme Court.

13.5 The Company and project juristic person (defendants) and subsidiary (joint defendant) were sued to demolish the fence of a project from the servitude to allow the plaintiff to have a public entrance. If not, the defendants and the joint defendant have to pay for the demolition of the fence. On 21 November 2022, the Civil Court ordered the defendants and the joint defendant to demolish the fence of this project from the servitude. If not, the plaintiff is the demolition of the fence, the defendants and the joint defendant have to pay all expenses and to pay the plaintiffs of Baht 0.10 per month with interest at the rate of 5% per annum from the date of filing until jointly demolishing the fence of this project from the servitude. On 1 April 2025, the Appeal Court judged according to the Civil Court, the defendants and the joint defendant to demolish the fence of this project from the servitude and to pay the plaintiffs of Baht 0.02 per month from the date of filing until jointly demolishing the fence of this project from the servitude. The interest at the rate of 5% per annum are dismissal.

At present, the Company is in a progress to submit a supreme against the Appeal Court.

However, the management has assessed the effects to estimate the provisions for litigation and claims and recorded under the account "Provisions".

13.6 The Company and subsidiary (joint defendant) were sued against breaking the contracts of a project, which were summarized as follows:

- 13.6.1 To pay the plaintiffs from breaking the sale and purchase contracts in the amount of Baht 73.12 million.
- 13.6.2 To transfer a servitude land's ownership to project juristic person and pay for the transferring.
- 13.6.3 To pay for maintenance public utilities of the project in the amount of Baht 3.95 million.

On 12 May 2023, the Civil Court ordered this case was dismissal.

At present, this case is under consideration by the Appeal Court.

13.7 The Company was sued for the repayment of retention under the construction contract in the amount of Baht 0.73 million together with interest at the rate of 5% per annum from the date that the Company was sued until complete the payment.

At present, this case is under consideration by the Civil Court.

However, the management believes that the Group will not incur losses as a result of these cases.

14. FAIR VALUE OF FINANCIAL INSTRUMENTS

Most of the financial assets are cash and cash equivalents, fixed deposits, other receivables and restricted bank deposits and most of the financial liabilities are trade and other payables which are short-term in nature, lease liabilities and borrowings are carrying interest approximate to the market rate. Their fair values are not expected to be materially different from the carrying amounts presented in the statements of financial position.

15. APPROVAL OF THE INTERIM FINANCIAL STATEMENTS

These interim financial statements have been approved for issue by the Company's Board of Directors on 8 May 2025.

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2025

Note	Thousand Baht				
	Consolidated financial statements		Separate financial statements		
	31 March 2025	31 December 2024	31 March 2025	31 December 2024	
	"Unaudited"	"Unaudited"	"Reviewed"	"Reviewed"	"Audited"
ASSETS					
Current assets					
Cash and cash equivalents		25,319	27,581	24,490	26,751
Other current receivables	4	3,510	5,039	3,481	4,985
Cost of property development	5	288,546	273,067	282,566	267,055
Other current financial assets		262	262	262	262
Other current assets		40	40	40	40
Total current assets		317,677	305,989	310,839	299,093
Non-current assets					
Other non-current financial assets		5,093	5,066	5,093	5,066
Investments in subsidiaries	4, 6	-	-	6,052	6,052
Other non-current receivables		6,709	6,243	6,673	6,207
Land held for development		77,188	77,188	77,188	77,188
Investment properties	7	84,485	83,195	83,288	81,988
Building and equipment		909	886	963	944
Right-of-use assets	8	39,320	39,818	39,320	39,818
Intangible assets		91	97	91	97
Other non-current assets	4	1,018	1,018	1,018	1,018
Total non-current assets		214,813	213,511	219,686	218,378
Total assets		532,490	519,500	530,525	517,471

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2025

	Note	Thousand Baht			
		Consolidated financial statements		Separate financial statements	
		31 March 2025	31 December 2024	31 March 2025	31 December 2024
		"Unaudited"	"Unaudited"	"Reviewed"	"Audited"
LIABILITIES AND SHAREHOLDERS' EQUITY					
Current liabilities					
Trade and other payables	4, 9	14,649	15,317	14,217	14,892
Current portion of long-term borrowings					
from financial institutions	10	2,218	1,204	2,218	1,204
Current portion of lease liabilities	4, 11	1,326	1,310	1,326	1,310
Short-term borrowings from related parties	4	-	-	12,000	12,000
Estimated project cost		3,234	3,070	3,234	3,070
Provisions	13	30,772	30,493	30,772	30,493
Other current liabilities		62	32	62	32
Total current liabilities		52,261	51,426	63,829	63,001
Non-current liabilities					
Long-term borrowings from financial institutions	10	128,503	105,726	128,503	105,726
Lease liabilities	4, 11	42,200	42,538	42,200	42,538
Provisions for employee benefits		2,996	2,909	2,996	2,909
Other non-current liabilities		1,635	1,687	1,635	1,687
Total non-current liabilities		175,334	152,860	175,334	152,860
Total liabilities		227,595	204,286	239,163	215,861
SHAREHOLDERS' EQUITY					
Share capital					
Authorized share capital					
336,000,000 ordinary shares, Baht 1 par value		336,000	336,000	336,000	336,000
Issued and paid-up share capital					
336,000,000 ordinary shares, fully paid-up		336,000	336,000	336,000	336,000
Share premium		88,751	88,751	88,751	88,751
Retained earnings (deficit)					
Appropriated - legal reserve		13,287	13,287	13,287	13,287
Unappropriated		(133,143)	(122,824)	(146,676)	(136,428)
Total shareholders' equity		304,895	315,214	291,362	301,610
Total liabilities and shareholders' equity		532,490	519,500	530,525	517,471

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

"Unaudited"

"Reviewed"

		Thousand Baht			
		Consolidated financial statements		Separate financial statements	
	Note	2025	2024	2025	2024
Revenue from sales and services		5,534	10,552	5,534	10,552
Cost of sales and services	4	(2,079)	(6,322)	(2,079)	(6,322)
Gross profit		3,455	4,230	3,455	4,230
Other income		39	262	39	259
Distribution costs		(1,390)	(1,074)	(1,390)	(1,074)
Administrative expenses	4	(10,947)	(10,492)	(10,874)	(10,558)
Loss from operating activities		(8,843)	(7,074)	(8,770)	(7,143)
Finance costs	4	(1,476)	(562)	(1,478)	(562)
Loss for the period		(10,319)	(7,636)	(10,248)	(7,705)
Other comprehensive income (loss)		-	-	-	-
Total comprehensive loss for the period		(10,319)	(7,636)	(10,248)	(7,705)
Loss per share					
Basic loss per share (Baht)		(0.03)	(0.02)	(0.03)	(0.02)
Weighted average number of ordinary shares (shares)		336,000,000	336,000,000	336,000,000	336,000,000

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

" Unaudited "

" Reviewed "

	Thousand Baht				
	Consolidated financial statements				
	Issued and paid-up		Retained earnings (deficit)		
	share capital	Share premium	Appropriated	Unappropriated	Total
Beginning balance as at 1 January 2025	336,000	88,751	13,287	(122,824)	315,214
Changes in shareholders' equity					
Loss for the period	-	-	-	(10,319)	(10,319)
Ending balance as at 31 March 2025	336,000	88,751	13,287	(133,143)	304,895
Beginning balance as at 1 January 2024	336,000	88,751	13,287	(76,813)	361,225
Changes in shareholders' equity					
Loss for the period	-	-	-	(7,636)	(7,636)
Ending balance as at 31 March 2024	336,000	88,751	13,287	(84,449)	353,589

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

" Unaudited "

" Reviewed "

	Thousand Baht				
	Separate financial statements				
	Issued and paid-up		Retained earnings (deficit)		
	share capital	Share premium	Appropriated	Unappropriated	Total
Beginning balance as at 1 January 2025	336,000	88,751	13,287	(136,428)	301,610
Changes in shareholders' equity					
Loss for the period	-	-	-	(10,248)	(10,248)
Ending balance as at 31 March 2025	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(146,676)</u>	<u>291,362</u>
Beginning balance as at 1 January 2024	336,000	88,751	13,287	(91,073)	346,965
Changes in shareholders' equity					
Loss for the period	-	-	-	(7,705)	(7,705)
Ending balance as at 31 March 2024	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(98,778)</u>	<u>339,260</u>

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CASH FLOWS
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

"Unaudited"

"Reviewed"

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Cash flows from operating activities:				
Loss for the period	(10,319)	(7,636)	(10,248)	(7,705)
Adjustments to reconcile loss to cash receipts (payments)				
Impairment loss	-	-	-	144
Depreciation and amortisation	1,125	1,144	1,119	1,140
Interest income	(16)	(92)	(16)	(89)
Finance costs	1,476	562	1,478	562
Provision for litigation and claims	373	-	373	-
Provisions for employee benefits	87	85	87	85
Loss from operating activities before changes in operating assets and liabilities	(7,274)	(5,937)	(7,207)	(5,863)
Changes in operating assets (increase) decrease				
Other current receivables	1,161	763	1,136	751
Cost of property development	(15,875)	(14,712)	(15,875)	(14,512)
Other current assets	-	(40)	-	(40)
Other non-current financial assets	(27)	(18)	(27)	(18)
Other non-current assets	-	(20)	-	(20)
Changes in operating liabilities increase (decrease)				
Trade and other payables	(668)	1,355	(709)	1,450
Estimated project cost	164	26	164	26
Provisions	(94)	(4,129)	(94)	(4,129)
Other current liabilities	30	-	30	-
Other non-current liabilities	(52)	(31)	(52)	(31)
Cash used in operations	(22,635)	(22,743)	(22,634)	(22,386)
Interest received	28	76	28	73
Income tax paid	(110)	(150)	(110)	(150)
Net cash used in operating activities	(22,717)	(22,817)	(22,716)	(22,463)

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CASH FLOWS
FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2025

"Unaudited"

"Reviewed"

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Cash flows from investing activities:				
Increase in other current financial assets	-	(54)	-	(54)
Purchases of equipment	(99)	(172)	(99)	(172)
Net cash used in investing activities	(99)	(226)	(99)	(226)
Cash flows from financing activities:				
Proceeds from borrowings from financial institutions	23,698	-	23,698	-
Payments of lease liabilities	(322)	(305)	(322)	(305)
Interest paid	(2,822)	(1,347)	(2,822)	(1,347)
Net cash provided by (used in) financing activities	20,554	(1,652)	20,554	(1,652)
Net decrease in cash and cash equivalents	(2,262)	(24,695)	(2,261)	(24,341)
Cash and cash equivalents at the beginning of period	27,581	77,284	26,751	67,244
Cash and cash equivalents at the end of period	25,319	52,589	24,490	42,903