

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
INTERIM FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION
FOR THE SECOND QUARTER ENDED 30 JUNE 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 30 June 2025, and the related consolidated statements of comprehensive income for the three-month and six-month periods then ended, changes in shareholders' equity and cash flows for the six-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 30 June 2025, and the related separate statements of comprehensive income for the three-month and six-month periods then ended, changes in shareholders' equity and cash flows for the six-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 August 2025

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 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

These interim financial statements are prepared in accordance with Thai Accounting Standard No.34 Interim Financial Reporting, with the Company presenting condensed interim financial statements. The Company has presented the statements of financial position, comprehensive income, changes in shareholders' equity, and cash flows in the same format as that used for the annual financial statements and condensed notes to the financial statements.

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 circumstances so as not to duplicate information previously reported. These interim financial statements should therefore be read in conjunction with the latest annual financial statements.

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 Thai language 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.

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.

The revised TFRS which are effective for fiscal year beginning on or after 1 January 2025, do not have any significant impact on the Group's financial statements.

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 six-month periods ended 30 June 2025 and 2024 were as follows:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Revenue from sales				
Related person	3,187	-	3,187	-
Cost of services				
Related company	99	60	99	60
Services expenses				
Related company	1,079	1,299	1,079	1,299
Interest expenses				
Subsidiaries	-	-	6	-
Related company	867	1,121	867	1,121

Key management personnel compensation

Key management personnel compensation for the six-month periods ended 30 June 2025 and 2024 consisted of:

	Thousand Baht	
	Consolidated and separate financial statements	
	2025	2024
Short-term benefits	4,605	5,054
Post-employment benefits	30	30
Total	4,635	5,084

The balances with related parties as at 30 June 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	-	-	4	-
Ruay Lan Lan Company Limited	-	-	2	-
P.B. Estate Company Limited	-	-	3	-
Investments in subsidiaries (see Note 6)	-	-	6,052	6,052
Rental deposit				
P. Leasing Company Limited	656	806	656	806
Trade and other payables				
P. Leasing Company Limited	32	29	32	29
Lease liabilities				
P. Leasing Company Limited	27,142	43,848	27,142	43,848

Short-term loans to related party

Short-term loans to related party as at 30 June 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 30 June 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 30 June 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	12,000	12,000

Accrued interest expenses from related parties

Accrued interest expenses from related parties as at 30 June 2025 and 31 December 2024 consisted of:

	Thousand Baht	
	Separate financial statements	
	2025	2024
Housing Complex Company Limited	74	28
Ruay Lan Lan Company Limited	37	14
Total	111	42

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

Significant contract

The Company entered into the building lease agreement 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 from 1 February 2024 to 31 March 2025, renewed for an additional 1 year commencing on 1 April 2025 and ending on 31 March 2026 at the rate of Baht 0.34 million per month.

Relationship

Name	Country/Nationality	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
P&B Ratchada Hotel Company Limited	Thailand	Common shareholders
Pattanakarn Apartment Company Limited	Thailand	Common shareholders
Related person	Thai	Close member of the director's family

Bases of measurement for intercompany expenses

	Pricing policy
Revenue from sales	Same price and condition as normal business
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 30 June 2025 and 31 December 2024 consisted of:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Land and construction developed	140,429	94,865	132,643	87,114
Land and construction under development	184,952	208,685	185,050	208,685
Total	325,381	303,550	317,693	295,799
Less Allowance for diminution in value of project	(30,483)	(30,483)	(28,744)	(28,744)
Ending balance	294,898	273,067	288,949	267,055

During 2025, the Group included borrowing costs in the cost of property development in the amount of Baht 2.63 million. (the Company only: Baht 2.69 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 30 June 2025 and 31 December 2024 consisted of:

	Thousand Baht										
	Thousand Baht		Percentage of		Cost		Allowance for		Net book value		
	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	

7. INVESTMENT PROPERTIES

Movements of investment properties for the six-month period ended 30 June 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	(1,108)	(1,088)
Net book value as at 30 June 2025	<u>83,922</u>	<u>82,735</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 six-month period ended 30 June 2025 were as follows:

	Thousand Baht	
	Consolidated and separate	financial statements
Net book value as at 1 January 2025	39,818	
Decrease from modifications of leases	(15,054)	
Depreciation	(805)	
Net book value as at 30 June 2025	<u>23,959</u>	

9. TRADE AND OTHER PAYABLES

Trade and other payables as at 30 June 2025 and 31 December 2024 consisted of:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Trade payables	1,693	2,897	1,693	2,897
Other payables	4,544	4,943	4,544	4,943
Revenue received in advance	36	205	36	205
Retention	5,967	5,345	5,967	5,345
Accrued expenses	1,794	1,927	1,497	1,502
Total	<u>12,341</u>	<u>12,420</u>	<u>12,044</u>	<u>11,995</u>
Grand total	<u>14,034</u>	<u>15,317</u>	<u>13,737</u>	<u>14,892</u>

10. LONG-TERM BORROWINGS FROM FINANCIAL INSTITUTIONS

Movements of the long-term borrowings from financial institutions for the six-month period ended 30 June 2025 were as follows:

	Thousand Baht
Beginning balance as at 1 January 2025	106,930
Additional borrowings	43,699
Repayments	(2,754)
Amortised financial fees	194
Ending balance as at 30 June 2025	148,069
Less Current portion	(2,218)
Long-term borrowing from financial institutions	145,851

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 six-month period ended 30 June 2025 were as follows:

	Thousand Baht
Beginning balance as at 1 January 2025	43,848
Less Decrease from modifications of leases	(16,063)
Payments	(643)
Ending balance as at 30 June 2025	27,142
Less Current portion	(673)
Lease liabilities	26,469

12. SEGMENT INFORMATION

Operating segment information is reported in a manner consistent with the manner in which the chief operating decision maker makes 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 six-month periods ended 30 June 2025 and 2024 were as follows:

	Thousand Baht					
	Property development		Renting property		Total	
	2025	2024	2025	2024	2025	2024
Revenue from sales and services	3,187	9,121	10,655	10,152	13,842	19,273
Cost of sales and services	(2,261)	(6,414)	(4,326)	(4,563)	(6,587)	(10,977)
Gross profit	926	2,707	6,329	5,589	7,255	8,296

Significant assets and liabilities as at 30 June 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	294,898	273,067	-	-	294,898	273,067
Land held for development	77,188	77,188	-	-	77,188	77,188
Investment properties	-	-	83,922	83,195	83,922	83,195
Liabilities						
Trade and other payables	13,534	14,754	500	563	14,034	15,317
Current portion of long-term borrowings from financial institutions						
institutions	2,218	1,204	-	-	2,218	1,204
Estimated project cost	3,453	3,070	-	-	3,453	3,070
Provisions	30,729	30,493	-	-	30,729	30,493
Long-term borrowings from financial institutions	145,851	105,726	-	-	145,851	105,726

13. COMMITMENTS AND CONTINGENT LIABILITIES

As at 30 June 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 54.74 million.

13.2 Payments under agreements as follows:

13.2.1 Contract of property development in the amount of Baht 17.16 million

13.2.2 Services with related party at the rate of Baht 0.12 million per month.

13.2.3 Services with other company in the remaining amount of Baht 3.50 million and at the rate of Baht 0.86 million per month.

The Subsidiaries

13.3 Payments under service agreements with other company in the remaining amount of Baht 0.07 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, this case is under consideration by the Supreme 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 plaintiff's 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 August 2025.

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF FINANCIAL POSITION
AS AT 30 JUNE 2025

Note	Thousand Baht				
	Consolidated financial statements		Separate financial statements		
	30 June 2025	31 December 2024	30 June 2025	31 December 2024	
	"Unaudited"	"Unaudited"	"Reviewed"	"Reviewed"	"Audited"
ASSETS					
Current assets					
Cash and cash equivalents		26,117	27,581	25,461	26,751
Other current receivables	4	3,877	5,039	3,878	4,985
Cost of property development	5	294,898	273,067	288,949	267,055
Other current financial assets		272	262	272	262
Other current assets		40	40	40	40
Total current assets		325,204	305,989	318,600	299,093
Non-current assets					
Other non-current financial assets		6,813	5,066	6,813	5,066
Investments in subsidiaries	4, 6	-	-	6,052	6,052
Other non-current receivables		5,745	6,243	5,708	6,207
Land held for development		77,188	77,188	77,188	77,188
Investment properties	7	83,922	83,195	82,735	81,988
Building and equipment		830	886	877	944
Right-of-use assets	8	23,959	39,818	23,959	39,818
Intangible assets		84	97	84	97
Other non-current assets	4	807	1,018	807	1,018
Total non-current assets		199,348	213,511	204,223	218,378
Total assets		524,552	519,500	522,823	517,471

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF FINANCIAL POSITION
AS AT 30 JUNE 2025

	Note	Thousand Baht			
		Consolidated financial statements		Separate financial statements	
		30 June 2025	31 December 2024	30 June 2025	31 December 2024
		"Unaudited"	"Unaudited"	"Reviewed"	"Audited"
LIABILITIES AND SHAREHOLDERS' EQUITY					
Current liabilities					
Trade and other payables	4, 9	14,034	15,317	13,737	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	673	1,310	673	1,310
Short-term borrowings from related parties	4	-	-	12,000	12,000
Estimated project cost		3,453	3,070	3,453	3,070
Provisions	13	30,729	30,493	30,729	30,493
Other current liabilities		62	32	62	32
Total current liabilities		51,169	51,426	62,872	63,001
Non-current liabilities					
Long-term borrowings from financial institutions	10	145,851	105,726	145,851	105,726
Lease liabilities	4, 11	26,469	42,538	26,469	42,538
Provisions for employee benefits		3,083	2,909	3,083	2,909
Other non-current liabilities		1,608	1,687	1,608	1,687
Total non-current liabilities		177,011	152,860	177,011	152,860
Total liabilities		228,180	204,286	239,883	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		(141,666)	(122,824)	(155,098)	(136,428)
Total shareholders' equity		296,372	315,214	282,940	301,610
Total liabilities and shareholders' equity		524,552	519,500	522,823	517,471

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE-MONTH PERIOD ENDED 30 JUNE 2025

"Unaudited"

"Reviewed"

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Revenue from sales and services	8,308	8,721	8,308	5,112
Cost of sales and services	(4,508)	(4,655)	(4,508)	(2,391)
Gross profit	3,800	4,066	3,800	2,721
Other income	1,109	47	1,100	35
Distribution costs	(1,263)	(877)	(1,263)	(663)
Administrative expenses	(10,286)	(10,867)	(10,173)	(9,160)
Loss from operating activities	(6,640)	(7,631)	(6,536)	(7,067)
Finance costs	(1,883)	(559)	(1,886)	(559)
Loss for the period	(8,523)	(8,190)	(8,422)	(7,626)
Other comprehensive income (loss)	-	-	-	-
Total comprehensive loss for the period	(8,523)	(8,190)	(8,422)	(7,626)
Loss per share				
Basic loss per share (Baht)	(0.03)	(0.03)	(0.03)	(0.03)
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 COMPREHENSIVE INCOME
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

"Unaudited"

"Reviewed"

		Thousand Baht			
		Consolidated financial statements		Separate financial statements	
	Note	2025	2024	2025	2024
Revenue from sales and services	4	13,842	19,273	13,842	15,664
Cost of sales and services	4	(6,587)	(10,977)	(6,587)	(8,713)
Gross profit		7,255	8,296	7,255	6,951
Other income		1,148	309	1,139	294
Distribution costs		(2,653)	(1,951)	(2,653)	(1,737)
Administrative expenses	4	(21,233)	(21,359)	(21,047)	(19,718)
Loss from operating activities		(15,483)	(14,705)	(15,306)	(14,210)
Finance costs	4	(3,359)	(1,121)	(3,364)	(1,121)
Loss for the period		(18,842)	(15,826)	(18,670)	(15,331)
Other comprehensive income (loss)		-	-	-	-
Total comprehensive loss for the period		(18,842)	(15,826)	(18,670)	(15,331)
Loss per share					
Basic loss per share (Baht)		(0.06)	(0.05)	(0.06)	(0.05)
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 SIX-MONTH PERIOD ENDED 30 JUNE 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	-	-	-	(18,842)	(18,842)
Ending balance as at 30 June 2025	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(141,666)</u>	<u>296,372</u>
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	-	-	-	(15,826)	(15,826)
Ending balance as at 30 June 2024	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(92,639)</u>	<u>345,399</u>

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 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	-	-	-	(18,670)	(18,670)
Ending balance as at 30 June 2025	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(155,098)</u>	<u>282,940</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	-	-	-	(15,331)	(15,331)
Ending balance as at 30 June 2024	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(106,404)</u>	<u>331,634</u>

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CASH FLOWS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

"Unaudited"

"Reviewed"

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Cash flows from operating activities:				
Loss for the period	(18,842)	(15,826)	(18,670)	(15,331)
Adjustments to reconcile loss to cash receipts (payments)				
Impairment loss	-	-	-	(1,381)
Depreciation and amortisation	2,081	2,285	2,072	2,276
Interest income	(36)	(128)	(35)	(115)
Finance costs	3,359	1,121	3,364	1,121
Gain on disposal of assets	(38)	-	(31)	-
Gain on lease modification	(1,009)	-	(1,009)	-
Provision for litigation and claims	373	-	373	-
Provisions for employee benefits	173	171	173	171
Loss from operating activities before changes in operating assets and liabilities	(13,939)	(12,377)	(13,763)	(13,259)
Changes in operating assets (increase) decrease				
Other current receivables	938	(2,842)	883	(2,889)
Cost of property development	(20,857)	(27,719)	(20,857)	(29,783)
Other current assets	-	(40)	-	(40)
Other non-current financial assets	(1,747)	(18)	(1,747)	(18)
Land held for development	-	(501)	-	(501)
Other non-current assets	211	77	211	77
Changes in operating liabilities increase (decrease)				
Trade and other payables	(1,283)	(850)	(1,222)	(790)
Estimated project cost	383	26	383	26
Provisions	(137)	(4,129)	(137)	(4,129)
Other current liabilities	30	(2)	30	(2)
Other non-current liabilities	(79)	(28)	(79)	(28)
Cash used in operations	(36,480)	(48,403)	(36,298)	(51,336)
Interest received	41	125	40	112
Income tax paid	(247)	(291)	(247)	(255)
Proceeds from income tax refund	965	-	965	-
Net cash used in operating activities	(35,721)	(48,569)	(35,540)	(51,479)

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CASH FLOWS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

"Unaudited"

"Reviewed"

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Cash flows from investing activities:				
(Increase) decrease in other current financial assets	(10)	17,929	(10)	17,929
Purchases of equipment	(99)	(277)	(99)	(277)
Proceeds from disposal of equipment	38	-	31	-
Purchases of intangible assets	-	(24)	-	(24)
Net cash provided by (used in) investing activities	(71)	17,628	(78)	17,628
Cash flows from financing activities:				
Proceeds from borrowings from financial institutions	43,699	-	43,699	-
Repayments of borrowings from financial institutions	(2,754)	-	(2,754)	-
Payments of lease liabilities	(643)	(615)	(643)	(615)
Interest paid	(5,974)	(2,690)	(5,974)	(2,690)
Net cash provided by (used in) financing activities	34,328	(3,305)	34,328	(3,305)
Net decrease in cash and cash equivalents	(1,464)	(34,246)	(1,290)	(37,156)
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	26,117	43,038	25,461	30,088

Supplementary information for cash flows

Non-cash items

Transfer of cost of property development				
to investment properties	1,835	-	1,835	-
Decrease in right-of-use assets due to lease modification	(15,054)	-	(15,054)	-
Decrease in lease liabilities due to lease modification	(16,063)	-	(16,063)	-