

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 | | | | | | | | | |
|---------------------------------|-----------------------|-------|---------------------------|------|--------|--------|--------------------------|----------|----------------|-------|
| | Paid-up share capital | | Percentage of holding (%) | | Cost | | Allowance for 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 | 83,922 | 82,735 |

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 | 23,959 |

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 | 12,341 | 12,420 | 12,044 | 11,995 |
| Grand total | 14,034 | 15,317 | 13,737 | 14,892 |

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 |
|---|---|
| | Consolidated and separate financial statements |
| 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 |
|---|---|
| | Consolidated and separate financial statements |
| 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 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 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 | 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 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 August 2025.

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

AS AT 30 JUNE 2025

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

The accompanying notes are an integral part of these financial statements.

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

AS AT 30 JUNE 2025

| | | Thousand Baht | | | |
|---|-------|-----------------------------------|------------------|-------------------------------|------------------|
| | | Consolidated financial statements | | Separate financial statements | |
| | | 30 June 2025 | 31 December 2024 | 30 June 2025 | 31 December 2024 |
| | | "Unaudited" | | "Unaudited" | |
| Note | | "Reviewed" | "Audited" | "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 |

The accompanying notes are an integral part of these financial statements.

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 |

The accompanying notes are an integral part of these financial statements.

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 |

The accompanying notes are an integral part of these financial statements.

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) | | Total |
| | share capital | Share premium | Appropriated | Unappropriated | |
| 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 | 336,000 | 88,751 | 13,287 | (141,666) | 296,372 |
| 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 | 336,000 | 88,751 | 13,287 | (92,639) | 345,399 |

The accompanying notes are an integral part of these financial statements.

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) | | Total |
| | share capital | Share premium | Appropriated | Unappropriated | |
| 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 | 336,000 | 88,751 | 13,287 | (155,098) | 282,940 |
| 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 | 336,000 | 88,751 | 13,287 | (106,404) | 331,634 |

The accompanying notes are an integral part of these financial statements.

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) |

The accompanying notes are an integral part of these financial statements.

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

Decrease in right-of-use assets due to lease modification

Decrease in lease liabilities due to lease modification

| | | | |
|----------|---|----------|---|
| 1,835 | - | 1,835 | - |
| (15,054) | - | (15,054) | - |
| (16,063) | - | (16,063) | - |