

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
INTERIM FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 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 September 2025, and the related consolidated statements of comprehensive income for the three-month and nine-month periods then ended, changes in shareholders' equity and cash flows for the nine-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 September 2025, and the related separate statements of comprehensive income for the three-month and nine-month periods then ended, changes in shareholders' equity and cash flows for the nine-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, 13 November 2025

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 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 nine-month periods ended 30 September 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	149	90	149	90
Services expenses				
Subsidiary	-	-	54	54
Related company	1,540	1,918	1,540	1,918
Entertainment expenses				
Related company	-	16	-	16
Interest expenses				
Subsidiaries	-	-	10	-
Related company	1,344	1,676	1,344	1,676

Key management personnel compensation

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

	Thousand Baht	
	Consolidated and separate financial statements	
	2025	2024
Short-term benefits	6,560	7,457
Post-employment benefits	46	44
Total	6,606	7,501

The balances with related parties as at 30 September 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	-
Ruay Lan Lan 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	656	806	656	806
Trade and other payables				
P. Leasing Company Limited	33	29	33	29
Lease liabilities				
P. Leasing Company Limited	26,978	43,848	26,978	43,848

Short-term loans to related party

Short-term loans to related party as at 30 September 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 September 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 September 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 September 2025 and 31 December 2024 consisted of:

	Thousand Baht	
	Separate financial statements	
	2025	2024
Housing Complex Company Limited	97	28
Ruay Lan Lan Company Limited	49	14
Total	146	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
Entertainment expenses	Market price
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 September 2025 and 31 December 2024 consisted of:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Land and construction developed	140,591	94,865	132,804	87,114
Land and construction under development	186,697	208,685	186,825	208,685
Total	327,288	303,550	319,629	295,799
Less Allowance for diminution in value of project	(30,483)	(30,483)	(28,744)	(28,744)
Ending balance	296,805	273,067	290,885	267,055

During 2025, the Group included borrowing costs in the cost of property development in the amount of Baht 4.14 million. (the Company only: Baht 4.23 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 September 2025 and 31 December 2024 consisted of:

	Thousand Baht										
	Thousand Baht		Percentage of		Cost		Allowance for		Net book value		
	Paid-up share capital		holding (%)		2025		2024		impairment		
	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 nine-month period ended 30 September 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	(1,679)	(1,648)
Net book value as at 30 September 2025	83,351	82,175

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 nine-month period ended 30 September 2025 were as follows:

	Thousand Baht	
	Consolidated and separate	financial statements
	financial statements	financial statements
Net book value as at 1 January 2025		39,818
Decrease from modifications of leases		(15,054)
Depreciation		(1,112)
Net book value as at 30 September 2025		23,652

9. TRADE AND OTHER PAYABLES

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

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Trade payables	428	2,897	428	2,897
Other payables	4,384	4,943	4,383	4,943
Revenue received in advance	11	205	11	205
Retention	4,403	5,345	4,403	5,345
Accrued expenses	1,939	1,927	1,638	1,502
Total	10,737	12,420	10,435	11,995
Grand total	11,165	15,317	10,863	14,892

10. LONG-TERM BORROWINGS FROM FINANCIAL INSTITUTIONS

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

	Thousand Baht
Beginning balance as at 1 January 2025	106,930
Additional borrowings	58,699
Repayments	(2,754)
Amortised financial fees	306
Ending balance as at 30 September 2025	163,181
Less Current portion	(1,640)
Long-term borrowing from financial institutions	161,541

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 nine-month period ended 30 September 2025 were as follows:

	Thousand Baht
Beginning balance as at 1 January 2025	43,848
Less Decrease from modifications of leases	(16,063)
Payments	(807)
Ending balance as at 30 September 2025	26,978
Less Current portion	(685)
Lease liabilities	26,293

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 nine-month periods ended 30 September 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	15,721	15,250	18,908	24,371
Cost of sales and services	(2,300)	(6,414)	(6,251)	(6,547)	(8,551)	(12,961)
Gross profit	887	2,707	9,470	8,703	10,357	11,410

Significant assets and liabilities as at 30 September 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	296,805	273,067	-	-	296,805	273,067
Land held for development	77,188	77,188	-	-	77,188	77,188
Investment properties	-	-	83,351	83,195	83,351	83,195
Liabilities						
Trade and other payables	10,753	14,754	412	563	11,165	15,317
Current portion of long-term						
borrowings from financial						
institutions	1,640	1,204	-	-	1,640	1,204
Estimated project cost	2,798	3,070	-	-	2,798	3,070
Provisions	29,992	30,493	-	-	29,992	30,493
Long-term borrowings from						
financial institutions	161,541	105,726	-	-	161,541	105,726

13. COMMITMENTS AND CONTINGENT LIABILITIES

As at 30 September 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 51.02 million.

13.2 Payments under agreements as follows:

13.2.1 Contract of property development in the amount of Baht 15.40 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 3.32 million and at the rate of Baht 0.85 million per month.

The Subsidiaries

13.3 Payments under service agreements with other company in the remaining amount of Baht 0.04 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.

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. On 15 October 2025, the Appeal Court judged to revoke the juristic act of sale and purchase of servitude on land of the project and to transfer the servitude land's ownership to project juristic person and pay for the transferring and to pay the plaintiffs in the amount of Baht 0.50 million. The other requirements, the Appeal Court judged according to the Civil Court.

At present, the Company is consideration to file the appeal 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".

13.7 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. On 27 August 2025, the plaintiff withdraw the case according to the Company has fully paid the debt to the plaintiff.

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 13 November 2025.

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

	Note	Thousand Baht			
		Consolidated financial statements		Separate financial statements	
		30 September 2025	31 December 2024	30 September 2025	31 December 2024
		"Unaudited"	"Unaudited"	"Reviewed"	"Audited"
ASSETS					
Current assets					
Cash and cash equivalents		24,638	27,581	24,087	26,751
Other current receivables	4	5,217	5,039	5,143	4,985
Cost of property development	5	296,805	273,067	290,885	267,055
Other current financial assets		287	262	287	262
Other current assets		40	40	40	40
Total current assets		326,987	305,989	320,442	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	5,709	6,207
Land held for development		77,188	77,188	77,188	77,188
Investment properties	7	83,351	83,195	82,175	81,988
Building and equipment		755	886	796	944
Right-of-use assets	8	23,652	39,818	23,652	39,818
Intangible assets		77	97	77	97
Other non-current assets	4	807	1,018	807	1,018
Total non-current assets		198,388	213,511	203,269	218,378
Total assets		525,375	519,500	523,711	517,471

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

	Note	Thousand Baht			
		Consolidated financial statements		Separate financial statements	
		30 September 2025	31 December 2024	30 September 2025	31 December 2024
		"Unaudited"	"Unaudited"	"Reviewed"	"Reviewed"
LIABILITIES AND SHAREHOLDERS' EQUITY					
Current liabilities					
Trade and other payables	4, 9	11,165	15,317	10,863	14,892
Current portion of long-term borrowings					
from financial institutions	10	1,640	1,204	1,640	1,204
Current portion of lease liabilities	4, 11	685	1,310	685	1,310
Short-term borrowings from related parties	4	-	-	12,000	12,000
Estimated project cost		2,798	3,070	2,798	3,070
Provisions	13	29,992	30,493	29,992	30,493
Other current liabilities		62	32	62	32
Total current liabilities		46,342	51,426	58,040	63,001
Non-current liabilities					
Long-term borrowings from financial institutions	10	161,541	105,726	161,541	105,726
Lease liabilities	4, 11	26,293	42,538	26,293	42,538
Provisions for employee benefits		3,169	2,909	3,169	2,909
Other non-current liabilities		1,288	1,687	1,288	1,687
Total non-current liabilities		192,291	152,860	192,291	152,860
Total liabilities		238,633	204,286	250,331	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		(151,296)	(122,824)	(164,658)	(136,428)
Total shareholders' equity		286,742	315,214	273,380	301,610
Total liabilities and shareholders' equity		525,375	519,500	523,711	517,471

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

"Unaudited"

"Reviewed"

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Revenue from sales and services	5,066	5,098	5,066	5,098
Cost of sales and services	(1,964)	(1,984)	(1,965)	(1,984)
Gross profit	3,102	3,114	3,101	3,114
Other income	296	29	297	29
Distribution costs	(817)	(948)	(817)	(948)
Administrative expenses	(9,662)	(11,642)	(9,587)	(11,544)
Loss from operating activities	(7,081)	(9,447)	(7,006)	(9,349)
Finance costs	(2,549)	(555)	(2,554)	(555)
Loss for the period	(9,630)	(10,002)	(9,560)	(9,904)
Other comprehensive income (loss)	-	-	-	-
Total comprehensive loss for the period	(9,630)	(10,002)	(9,560)	(9,904)
Loss per share				
Basic loss per share (Baht)	(0.02)	(0.03)	(0.02)	(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 NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2025

"Unaudited"

"Reviewed"

		Thousand Baht			
		Consolidated financial statements		Separate financial statements	
	Note	2025	2024	2025	2024
Revenue from sales and services	4	18,908	24,371	18,908	20,762
Cost of sales and services	4	(8,551)	(12,961)	(8,552)	(10,697)
Gross profit		10,357	11,410	10,356	10,065
Other income		1,444	338	1,436	323
Distribution costs		(3,470)	(2,899)	(3,470)	(2,685)
Administrative expenses	4	(30,895)	(33,001)	(30,634)	(31,262)
Loss from operating activities		(22,564)	(24,152)	(22,312)	(23,559)
Finance costs	4	(5,908)	(1,676)	(5,918)	(1,676)
Loss for the period		(28,472)	(25,828)	(28,230)	(25,235)
Other comprehensive income (loss)		-	-	-	-
Total comprehensive loss for the period		(28,472)	(25,828)	(28,230)	(25,235)
Loss per share					
Basic loss per share (Baht)		(0.08)	(0.08)	(0.08)	(0.08)
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 NINE-MONTH PERIOD ENDED 30 SEPTEMBER 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	-	-	-	(28,472)	(28,472)
Ending balance as at 30 September 2025	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(151,296)</u>	<u>286,742</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	-	-	-	(25,828)	(25,828)
Ending balance as at 30 September 2024	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(102,641)</u>	<u>335,397</u>

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 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	-	-	-	(28,230)	(28,230)
Ending balance as at 30 September 2025	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(164,658)</u>	<u>273,380</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	-	-	-	(25,235)	(25,235)
Ending balance as at 30 September 2024	<u>336,000</u>	<u>88,751</u>	<u>13,287</u>	<u>(116,308)</u>	<u>321,730</u>

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

"Unaudited"

"Reviewed"

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Cash flows from operating activities:				
Loss for the period	(28,472)	(25,828)	(28,230)	(25,235)
Adjustments to reconcile loss to cash receipts (payments)				
Reversal of impairment loss	-	-	-	(1,381)
Depreciation and amortisation	3,047	3,429	3,033	3,415
Interest income	(54)	(151)	(53)	(138)
Finance costs	5,908	1,676	5,918	1,676
Gain on disposal of assets	(38)	-	(31)	-
Gain on lease modification	(1,009)	-	(1,009)	-
Provision for litigation and claims	874	-	874	-
Provisions for employee benefits	260	260	260	260
Loss from operating activities before changes in operating assets and liabilities	(19,484)	(20,614)	(19,238)	(21,403)
Changes in operating assets (increase) decrease				
Other current receivables	(296)	(4,013)	(276)	(3,990)
Cost of property development	(21,434)	(63,789)	(21,434)	(65,853)
Other current assets	-	(40)	-	(40)
Other non-current financial assets	(1,747)	(232)	(1,747)	(232)
Land held for development	-	(501)	-	(501)
Other non-current assets	211	77	211	77
Changes in operating liabilities increase (decrease)				
Trade and other payables	(4,152)	1,189	(4,132)	1,242
Estimated project cost	(272)	26	(272)	26
Provisions	(1,375)	(4,129)	(1,375)	(4,129)
Other current liabilities	30	(2)	30	(2)
Other non-current liabilities	(399)	63	(399)	63
Cash used in operations	(48,918)	(91,965)	(48,632)	(94,742)
Interest received	57	136	56	124
Payments for provisions for employee benefits	-	(134)	-	(134)
Income tax paid	(352)	(394)	(352)	(357)
Proceeds from income tax refund	965	-	965	-
Net cash used in operating activities	(48,248)	(92,357)	(47,963)	(95,109)

PREECHA GROUP PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CASH FLOWS
FOR THE NINE-MONTH PERIOD ENDED 30 SEPTEMBER 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	(25)	21,410	(25)	21,410
Purchases of equipment	(105)	(398)	(105)	(398)
Proceeds from disposal of equipment	37	-	31	-
Purchases of intangible assets	-	(56)	-	(56)
Net cash provided by (used in) investing activities	(93)	20,956	(99)	20,956
Cash flows from financing activities:				
Proceeds from short-term borrowings from related parties	-	-	-	12,000
Proceeds from borrowings from financial institutions	58,699	18,800	58,699	18,800
Repayments of borrowings from financial institutions	(2,754)	-	(2,754)	-
Payments of lease liabilities	(807)	(928)	(807)	(928)
Interest paid	(9,740)	(4,273)	(9,740)	(4,273)
Net cash provided by financing activities	45,398	13,599	45,398	25,599
Net decrease in cash and cash equivalents	(2,943)	(57,802)	(2,664)	(48,554)
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	24,638	19,482	24,087	18,690

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)	-