

26 May 2026

Subject : Information Report and Remedial Plan — PREECHA Caution Business (CB) Flag (Q1/2026)

Attention : President and Manager
The Stock Exchange of Thailand

PREECHA GROUP PUBLIC CO., LTD. (the “**Company**”) hereby reports that the Company held a Public Presentation via electronic media on 26 May 2026 at 14:00 hrs., providing information to shareholders, investors, and related parties. The presentation was conducted pursuant to the Company's obligation under SET regulations, as the Stock Exchange of Thailand has designated the Company's securities with the Caution Business (CB) flag due to annual operating revenue below THB 100 million. The Company hereby submits its summary of causes and remedial actions for Q1/2026 as follows.

Reason for the CB Designation

The Company currently holds inventory on hand with an aggregate value in excess of THB 137 million. However, due to ongoing economic volatility and a prolonged economic contraction that has persisted since approximately 2020, consumer income and purchasing power have materially declined, adversely affecting the Company's sales execution and resulting in performance below its established targets. Total revenue for the financial year 2025 amounted to THB 34.68 million, which remains below the prescribed threshold of THB 100 million.

Remedial Actions

The Company has fully implemented a comprehensive operational strategy realignment commencing in the fourth quarter of 2025, encompassing management restructuring, pricing reviews, sales and marketing communications, expansion of the sales agent network, and a broad-based revision of its marketing strategy. As a result, the Company has recognised cumulative revenue of THB 54 million from Q4/2025 – Q1/2026. The Company currently holds inventory available for transfer with an aggregate value of approximately THB 137 million and anticipates the progressive recognition of additional revenue in the range of THB 80–100 million during in Q2/2026.

The Company has set a total revenue target of THB 357.6 million for FY2026 (+980% YoY), comprising revenue from existing active projects and three new development projects with a combined value of THB 81.90 million, which are expected to begin property transfers in Q3/2026. The quarterly plan is as follows:

Quarter	Key Actions	Cumulative Revenue Target	Status
Q1/2026	Transfers from ready-to-transfer stock: Prime Town + Ram 3 + PG Rama 9	~40–60 MB	Currently in progress, with recognized revenue of THB 39 million
Q2/2026	Revised the Prime Town strategy + launched a new sales zone.	~80–100 MB	In Progress
Q3/2026	Suwinthawong begin transfers → cumulative revenue exceeds 100 MB	~100 MB+	Target: CB Flag Lifted
Q4/2026	Sao Thong Hin begin transfers	>357 MB	Sustainable Growth

The Company expects to achieve cumulative annual revenue of no less than THB 100 million by Q3/2026, meeting the threshold set by the Stock Exchange of Thailand, which will result in the removal of the CB designation from the Company's securities.

Operational Challenges

Key challenges impediments include economic volatility arising from geopolitical conflicts and war-related uncertainties, which have eroded consumer confidence and purchasing power, coupled with persistently high residential mortgage rejection rates among financial institutions, adversely affecting the Company's ability to recognise revenue from ownership transfer transactions.

Nevertheless, the Bank of Thailand's reduction of the benchmark policy interest rate to 1.00% per annum (February 2026) and the Government's measures to reduce transfer and mortgage registration fees for residential properties priced at or below THB 7 million are regarded as positive signals and improving trends, expected to stimulate transfer transactions and support revenue recognition in Q2/2026 and subsequent quarters.

Kindly be informed accordingly.

(Mr. Varut Tameya)
Chief Financial Officer