

**Pruksa Holding Public Company Limited
and its Subsidiaries**

Condensed interim financial statements
for the three-month periods ended
31 March 2026
and
Independent auditor's review report

Independent Auditor’s Report on Review of Interim Financial Information

To the Board of Directors of Pruksa Holding Public Company Limited

I have reviewed the accompanying consolidated and separate statements of financial position of Pruksa Holding Public Company Limited and its subsidiaries, and of Pruksa Holding Public Company Limited, respectively, as at 31 March 2026; the consolidated and separate statements of comprehensive income, changes in equity and cash flows for the three-month period ended 31 March 2026; and condensed notes (“interim financial information”). Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 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 34, “Interim Financial Reporting”.

(Sujitra Masena)
Certified Public Accountant
Registration No. 8645

KPMG Phoomchai Audit Ltd.
Bangkok
15 May 2026

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of financial position

		Consolidated		Separate	
		financial statements		financial statements	
Assets	Note	31 March 2026 (Unaudited)	31 December 2025	31 March 2026 (Unaudited)	31 December 2025
<i>(in thousand Baht)</i>					
Current assets					
Cash and cash equivalents		2,089,345	2,431,612	60,705	407,941
Trade accounts receivable					
- Joint venture	2	59,397	98,918	-	-
- Other companies		312,841	314,353	-	-
Other current receivables	2				
- Subsidiaries		-	-	1,079,460	1,106,792
- Associate		219,090	159,432	87,754	67,718
- Joint ventures		212,478	196,252	-	-
- Other companies		40,634	-	-	-
Short-term loans and accrued interest income	2				
- Subsidiaries		-	-	4,915,113	4,669,998
- Associate		3,860	3,801	-	-
- Joint ventures		12,401	12,199	-	-
Current portion of long-term loans and accrued interest income	9	37,592	35,158	-	-
Current cost to obtain contracts with customers		32,323	36,745	-	-
Real estate development for sale	3	35,690,989	37,228,205	-	-
Inventories		77,036	57,118	-	-
Other current financial assets	5	38,302	35,809	-	-
Deposits for purchase of land		46,290	46,290	-	-
Advance payment for goods		370,416	341,378	154	154
Other current assets	2	624,980	643,661	89,819	110,773
Total current assets		39,867,974	41,640,931	6,233,005	6,363,376

The accompanying notes form an integral part of the interim financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of financial position

		Consolidated		Separate	
		financial statements		financial statements	
Assets (Continued)	Note	31 March 2026 (Unaudited)	31 December 2025	31 March 2026 (Unaudited)	31 December 2025
		<i>(in thousand Baht)</i>			
Non-current assets					
Long-term loans and accrued interest income	9				
- Associate	2	49,607	49,076	-	-
- Joint ventures	2	214,768	211,926	-	-
Other non-current financial assets	5, 9	5,017,182	4,880,579	62,909	31,455
Investments in subsidiaries		-	-	45,971,695	45,971,695
Investments in associates	4	1,061,827	1,095,055	-	-
Investments in joint ventures	4	1,629,097	1,406,640	-	-
Other non-current receivables - Other companies		279,170	300,000	-	-
Non-current cost to obtain contracts with customers		21,614	-	-	-
Investment properties	6	4,380,893	3,715,484	-	-
Property, plant and equipment		6,426,530	7,057,998	72,479	72,313
Right-of-use assets		299,488	319,235	128,476	123,743
Intangible assets		543,329	568,972	29,969	29,707
Deferred tax assets		261,555	262,572	4,958	4,614
Other non-current assets	2	337,255	305,428	28,953	28,953
Total non-current assets		20,522,315	20,172,965	46,299,439	46,262,480
Total assets		60,390,289	61,813,896	52,532,444	52,625,856

The accompanying notes form an integral part of the interim financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of financial position

	Note	Consolidated		Separate	
		financial statements		financial statements	
		31 March 2026 (Unaudited)	31 December 2025	31 March 2026 (Unaudited)	31 December 2025
<i>(in thousand Baht)</i>					
Liabilities and equity					
Current liabilities					
Short-term loans from financial institutions		5,998,165	6,851,974	1,000,000	1,000,000
Trade accounts payable					
- Associates	2	29,564	8	-	-
- Joint venture	2	69,367	74,364	-	-
- Other companies		510,987	849,992	-	-
Other current payables	2				
- Subsidiaries		-	-	9	3,406
- Associate		5	14	-	3
Payables for purchase of land		-	333,539	-	-
Current portion of lease liabilities	2	86,865	87,131	36,276	33,162
Short-term loans and accrued interest expense - Subsidiaries	2	-	-	4,532,110	4,672,632
Current portion of long-term loans from financial institution	9	1,823,000	1,823,000	1,823,000	1,823,000
Current portion of long-term debentures	7, 9	3,500,000	3,500,000	3,500,000	3,500,000
Current contract liabilities		310,871	157,290	-	-
Corporate income tax payable		56,293	37,615	-	-
Other current liabilities		3,707,352	3,933,182	91,288	110,840
Total current liabilities		16,092,469	17,648,109	10,982,683	11,143,043
Non-current liabilities					
Long-term loans from financial institutions	9	207,780	189,000	-	-
Long-term debentures	7, 9	1,000,000	1,000,000	1,000,000	1,000,000
Lease liabilities	2	217,187	239,061	94,098	92,395
Non-current contract liabilities		90,199	81,140	-	-
Deferred tax liabilities		205,484	205,827	-	-
Non-current provisions for employee benefits		389,254	378,442	82,583	80,941
Provision for litigation and claims	11	120,876	119,595	21,105	20,516
Other non-current liabilities		696,588	687,214	-	-
Total non-current liabilities		2,927,368	2,900,279	1,197,786	1,193,852
Total liabilities		19,019,837	20,548,388	12,180,469	12,336,895

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Pruksa Holding Public Company Limited and its Subsidiaries

Statement of financial position

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2026	2025	2026	2025
	(Unaudited)		(Unaudited)	
	<i>(in thousand Baht)</i>			
Liabilities and equity (Continued)				
Equity				
Share capital				
Authorised share capital				
<i>(2,189 million ordinary shares, par value</i>				
<i>at Baht 1 per share)</i>	2,188,505	2,188,505	2,188,505	2,188,505
Issued and paid-up share capital				
<i>(2,189 million ordinary shares, par value</i>				
<i>at Baht 1 per share)</i>	2,188,505	2,188,505	2,188,505	2,188,505
Premium on ordinary shares	1,900,753	1,900,753	32,420,281	32,420,281
Retained earnings				
Appropriated				
Legal reserve	239,571	239,571	222,638	222,638
Unappropriated	38,048,789	37,992,623	5,835,096	5,803,537
Other components of equity	(2,682,120)	(2,720,749)	(314,545)	(346,000)
Equity attributable to owners of the parent	39,695,498	39,600,703	40,351,975	40,288,961
Non-controlling interests	1,674,954	1,664,805	-	-
Total equity	41,370,452	41,265,508	40,351,975	40,288,961
Total liabilities and equity	60,390,289	61,813,896	52,532,444	52,625,856

The accompanying notes form an integral part of the interim financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries
Statement of comprehensive income (Unaudited)

	<i>Note</i>	Consolidated		Separate	
		financial statements		financial statements	
		Three-month period ended 31 March		Three-month period ended 31 March	
		2026	2025	2026	2025
<i>(in thousand Baht)</i>					
Income					
Revenue from sales of real estate		2,666,661	2,888,188	-	-
Revenue from hospital operations		562,345	513,247	-	-
Revenue from constructions	2	22,718	91,324	-	-
Gain on exchange rate		30,375	28,863	31,760	319
Interest and other income	2	148,032	183,000	193,782	267,622
Total income		3,430,131	3,704,622	225,542	267,941
Expenses					
Cost of sales of real estate		1,932,171	2,078,345	-	-
Cost of hospital operations		430,943	410,103	-	-
Cost from constructions		18,008	82,401	-	-
Distribution costs		212,386	252,864	-	-
Administrative expenses	2	590,847	639,716	128,050	180,060
Loss from disposal of other financial assets	5	-	33,405	-	-
Total expenses		3,184,355	3,496,834	128,050	180,060
Profit from operating activities		245,776	207,788	97,492	87,881
Finance costs		83,123	127,891	64,808	98,292
Share of loss of associates and joint ventures accounted for using equity method	4	(42,731)	(22,993)	-	-
Profit (loss) before income tax	8	119,922	56,904	32,684	(10,411)
Tax expense		54,203	33,256	1,125	219
Profit (loss) for the period		65,719	23,648	31,559	(10,630)

The accompanying notes form an integral part of the interim financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries

Statement of comprehensive income (Unaudited)

	Consolidated		Separate	
	financial statements		financial statements	
	Three-month period ended 31 March		Three-month period ended 31 March	
Note	2026	2025	2026	2025
<i>(in thousand Baht)</i>				
Other comprehensive income				
<i>Item that will be reclassified subsequently to profit or loss</i>				
Exchange differences on translating financial statements	167,153	37,571	-	-
Total items that will be reclassified subsequently to profit or loss	167,153	37,571	-	-
<i>Item that will not be reclassified subsequently to profit or loss</i>				
(Loss) gain on measurement fair value of other financial assets	5 (127,838)	(96,258)	31,455	(47,182)
Total item that will not be reclassified subsequently to profit or loss	(127,838)	(96,258)	31,455	(47,182)
Other comprehensive income (expense) for the period, net of tax	39,315	(58,687)	31,455	(47,182)
Total comprehensive income (expense) for the period	105,034	(35,039)	63,014	(57,812)
Profit (loss) attributable to:				
Owners of parent	56,256	13,206	31,559	(10,630)
Non-controlling interests	9,463	10,442	-	-
	65,719	23,648	31,559	(10,630)
Total comprehensive income (expense) attributable to:				
Owners of parent	94,885	(45,496)	63,014	(57,812)
Non-controlling interests	10,149	10,457	-	-
	105,034	(35,039)	63,014	(57,812)
Earnings (loss) per share (in Baht)				
Basic earnings (loss) per share	0.03	0.01	0.01	(0.01)

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Pruksa Holding Public Company Limited and its Subsidiaries
Statement of changes in equity (Unaudited)

	Consolidated financial statements									
	Issued and paid-up share capital	Share premium	Retained earnings		Other components of equity			Equity attributable to owners of the parent	Non - controlling interests	Total equity
			Legal reserve	Unappropriated	Translation reserve	Fair value reserve	Total other components of equity			
<i>(in thousand Baht)</i>										
Three-month period ended 31 March 2025										
Balance at 1 January 2025	2,188,505	1,900,753	235,919	38,657,275	(197,980)	(986,211)	(1,184,191)	41,798,261	1,668,022	43,466,283
Transactions with owners, recorded directly in equity										
<i>Changes in ownership interests in subsidiaries and associates</i>										
Loss of non-controlling interests with a change in control	-	-	-	105	-	-	-	105	-	105
Changes in interests in associates	-	-	-	6,688	-	-	-	6,688	-	6,688
Total changes in ownership interests in subsidiaries and associates	-	-	-	6,793	-	-	-	6,793	-	6,793
Total transactions with owners, recorded directly in equity	-	-	-	6,793	-	-	-	6,793	-	6,793
Comprehensive income for the period										
Profit	-	-	-	13,206	-	-	-	13,206	10,442	23,648
Other comprehensive income (expense)	-	-	-	-	37,556	(96,258)	(58,702)	(58,702)	15	(58,687)
Total comprehensive income (expense) for the period	-	-	-	13,206	37,556	(96,258)	(58,702)	(45,496)	10,457	(35,039)
Balance at 31 March 2025	2,188,505	1,900,753	235,919	38,677,274	(160,424)	(1,082,469)	(1,242,893)	41,759,558	1,678,479	43,438,037

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Pruksa Holding Public Company Limited and its Subsidiaries
Statement of changes in equity (Unaudited)

	Consolidated financial statements									
	Issued and paid-up share capital	Share premium	Retained earnings		Other components of equity			Equity attributable to owners of the parent	Non - controlling interests	Total equity
			Legal reserve	Unappropriated	Translation reserve	Fair value reserve	Total other components of equity			
<i>(in thousand Baht)</i>										
Three-month period ended 31 March 2026										
Balance at 1 January 2026	2,188,505	1,900,753	239,571	37,992,623	(339,891)	(2,380,858)	(2,720,749)	39,600,703	1,664,805	41,265,508
Transactions with owners, recorded directly in equity										
<i>Changes in ownership interests in joint ventures</i>										
Loss of interests in joint ventures	-	-	-	(90)	-	-	-	(90)	-	(90)
Total changes in ownership interests in joint ventures	-	-	-	(90)	-	-	-	(90)	-	(90)
Total transactions with owners, recorded directly in equity	-	-	-	(90)	-	-	-	(90)	-	(90)
Comprehensive income for the period										
Profit	-	-	-	56,256	-	-	-	56,256	9,463	65,719
Other comprehensive income (expense)	-	-	-	-	166,467	(127,838)	38,629	38,629	686	39,315
Total comprehensive income (expense) for the period	-	-	-	56,256	166,467	(127,838)	38,629	94,885	10,149	105,034
Balance at 31 March 2026	2,188,505	1,900,753	239,571	38,048,789	(173,424)	(2,508,696)	(2,682,120)	39,695,498	1,674,954	41,370,452

The accompanying notes form an integral part of the interim financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries
Statement of changes in equity (Unaudited)

	Issued and paid-up share capital	Share premium	Separate financial statements		Fair value reserve	Total equity
			Retained earnings	Other components of equity		
			Legal reserve	Unappropriated		
			<i>(in thousand Baht)</i>			
Three-month period ended 31 March 2025						
Balance at 1 January 2025	2,188,505	32,420,281	222,638	4,930,550	(251,637)	39,510,337
Comprehensive income for the period						
Loss	-	-	-	(10,630)	-	(10,630)
Other comprehensive income (expense)	-	-	-	-	(47,182)	(47,182)
Total comprehensive income (expense) for the period	-	-	-	(10,630)	(47,182)	(57,812)
Balance at 31 March 2025	2,188,505	32,420,281	222,638	4,919,920	(298,819)	39,452,525

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Pruksa Holding Public Company Limited and its Subsidiaries
Statement of changes in equity (Unaudited)

	Issued and paid-up share capital	Share premium	Separate financial statements		Fair value reserve	Total equity
			Retained earnings	Other components of equity		
			Legal reserve	Unappropriated		
			<i>(in thousand Baht)</i>			
Three-month period ended 31 March 2026						
Balance at 1 January 2026	2,188,505	32,420,281	222,638	5,803,537	(346,000)	40,288,961
Comprehensive income for the period						
Loss	-	-	-	31,559	-	31,559
Other comprehensive income	-	-	-	-	31,455	31,455
Total comprehensive income for the period	-	-	-	31,559	31,455	63,014
Balance at 31 March 2026	2,188,505	32,420,281	222,638	5,835,096	(314,545)	40,351,975

The accompanying notes form an integral part of the interim financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries
Statement of cash flows (Unaudited)

	Note	Consolidated financial statements		Separate financial statements	
		Three-month period ended		Three-month period ended	
		31 March		31 March	
		2026	2025	2026	2025
<i>(in thousand Baht)</i>					
Cash flows from operating activities					
Profit (loss) for the period		65,719	23,648	31,559	(10,630)
<i>Adjustments to reconcile profit to cash receipts (payments)</i>					
Tax expense		54,203	33,256	1,125	219
Finance costs		83,123	127,891	64,808	98,292
Depreciation and amortisation		111,213	110,574	9,456	9,309
Interest income		(4,585)	(25,042)	(50,503)	(80,341)
Gain on exchange rate		-	(2,408)	(31,760)	(313)
Allowance for (reversal of) loss on real estate development for sale	3	4,538	(6,021)	-	-
Allowance for (reversal of) loss on impairment of property, plant and equipment		4,592	(1,345)	-	-
Loss (gain) on disposal and write-off of property, plant and equipment		706	(229)	-	-
Loss on write-off of intangible assets		-	93	-	38
Loss (gain) on disposal and write-off of investment properties		12,069	(263)	-	-
Gain on cancellation of lease liabilities		(2,851)	(47)	(94)	-
Loss on sales of other financial assets		-	33,405	-	-
Loss from liquidation of subsidiaries		-	-	-	10
Provision for litigation and claims		1,491	10,913	589	-
Share of loss of associates and joint ventures accounted for using equity method	4	42,731	22,993	-	-
		372,949	327,418	25,180	16,584
Changes in operating assets and liabilities					
Trade accounts receivable					
- Joint venture		39,521	-	-	-
- Other companies		1,512	64,680	-	-
Other current receivables					
- Subsidiaries		-	-	59,092	5,815
- Associate		(59,658)	(42,566)	(20,036)	(12,545)
- Joint ventures		(16,226)	-	-	-
- Other companies		(40,634)	-	-	-
Cost to obtain contracts with customers		(17,192)	(747)	-	-
Real estate development for sale		1,477,739	(564,699)	-	-
Inventories		(19,918)	4,644	-	-
Deposits for purchase of land		-	131,167	-	-
Advance payment for goods		(29,038)	21,152	-	-
Other current assets		18,681	(579,928)	20,954	24,901
Other non-current receivables - Other companies					
Other non-current assets		(31,827)	(50,383)	-	-
Trade accounts payable					
- Associates		29,556	(15,311)	-	-
- Joint venture		(4,997)	-	-	-
- Other companies		(339,005)	241,156	-	-

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Pruksa Holding Public Company Limited and its Subsidiaries

Statement of cash flows (Unaudited)

	Note	Consolidated financial statements		Separate financial statements	
		Three-month period ended		Three-month period ended	
		31 March		31 March	
		2026	2025	2026	2025
<i>(in thousand Baht)</i>					
Cash flows from operating activities (Continued)					
<i>Changes in operating assets and liabilities (Continued)</i>					
Other current payables					
- Subsidiaries		-	-	(3,397)	(960)
- Associate		(9)	-	(3)	-
Payables for purchase of land		(333,539)	55,258	-	-
Contract liabilities		162,640	(36,723)	-	-
Other current liabilities		(236,676)	(371,854)	(28,051)	(37,926)
Other non-current liabilities		9,374	684	-	-
Non-current provisions for employee benefits		10,812	5,474	1,642	(510)
Net cash generated from (used in) operations		1,014,895	(810,578)	55,381	(4,641)
Taxes paid		(34,468)	(36,824)	(1,469)	(207)
Provision for litigation and claims paid		(210)	(364)	-	-
Net cash from (used in) operating activities		980,217	(847,766)	53,912	(4,848)
Cash flows from investing activities					
Proceeds from dissolution of subsidiaries		-	-	-	970
Acquisition of other financial assets		(35,824)	(218,857)	-	-
Proceeds from sale of other financial assets		1,500	1,461,031	-	-
Acquisition of interest in joint ventures		(232,050)	-	-	-
Acquisition of property, plant and equipment		(4,953)	(530,494)	(371)	(543)
Proceeds from sale of property, plant and equipment		1,677	437	-	-
Acquisition of intangible assets		(2,058)	(2,503)	(644)	(1,935)
Acquisition of investment properties		(44,472)	-	-	-
Proceeds from sale of investment properties		-	183,500	-	-
Payment of short-term loans to subsidiaries	2	-	-	(262,050)	(11,482,352)
Proceeds from repayment of short-term loans to subsidiaries	2	-	-	14,371	11,534,191
Proceeds from repayment of short-term loans to associate	2	-	2,300	-	-
Payment of short-term loans to joint ventures	2	-	(341,770)	-	-
Proceeds from repayment of short-term loans to joint ventures	2	-	546,000	-	-
Interest received		905	35,730	53,068	106,838
Net cash (used in) from investing activities		(315,275)	1,135,374	(195,626)	157,169

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Pruksa Holding Public Company Limited and its Subsidiaries

Statement of cash flows (Unaudited)

	Note	Consolidated financial statements		Separate financial statements	
		Three-month period ended		Three-month period ended	
		31 March		31 March	
		2026	2025	2026	2025
<i>(in thousand Baht)</i>					
Cash flows from financing activities					
Proceeds from short-term loans from subsidiaries	2	-	-	4,352,153	3,567,447
Repayment of short-term loans from subsidiaries	2	-	-	(4,482,951)	(2,146,376)
Net decrease in short-term loans from financial institutions		(853,809)	(37,681)	-	(1,430,000)
Proceeds from long-term loans from financial institutions		18,780	-	-	-
Repayment of long-term loans from financial institutions		-	(1,351,719)	-	-
Payment of lease liabilities		(23,817)	(23,347)	(9,474)	(9,609)
Finance costs paid		(80,512)	(122,745)	(65,250)	(85,752)
Net cash used in financing activities		(939,358)	(1,535,492)	(205,522)	(104,290)
Net (decrease) increase in cash and cash equivalents, before effect of exchange rate changes		(274,416)	(1,247,884)	(347,236)	48,031
Effect of exchange rate changes on cash and cash equivalents		(67,851)	66,622	-	-
Net (decrease) increase in cash and cash equivalents		(342,267)	(1,181,262)	(347,236)	48,031
Cash and cash equivalents at 1 January		2,431,612	2,452,322	407,941	152,468
Cash and cash equivalents at 31 March		2,089,345	1,271,060	60,705	200,499
Non-cash transactions:					
Increase (decrease) in construction and purchase equipment and intangible assets payables, net		7,388	(11,277)	22	(1,104)
Transfer of investment properties from real estate development for sale, net		(54,939)	-	-	-
Transfer of investment properties from property, plant and equipment, net		(583,574)	-	-	-
Transfer of property, plant and equipment from real estate under development, net		-	(725,812)	-	-

The accompanying notes form an integral part of the interim financial statements.

Pruksa Holding Public Company Limited and its Subsidiaries
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These notes form an integral part of the interim financial statements.

The interim financial statements issued for Thai regulatory reporting purposes are prepared in the Thai language. These English language financial statements have been prepared from the Thai language statutory financial statements and were approved and authorised for issue by the Board of Directors on 15 May 2026.

1 Basis of preparation of the interim financial statements

The condensed interim financial statements are presented in the same format as the annual financial statements together with notes to the interim financial statements on a condensed basis (“interim financial statements”) in accordance with Thai Accounting Standard (TAS) No. 34 *Interim Financial Reporting*, guidelines promulgated by the Federation of Accounting Professions and applicable rules and regulations of the Thai Securities and Exchange Commission. The interim financial statements focus on new activities, events and circumstances to avoid repetition of information previously reported in annual financial statements. Accordingly, these interim financial statements should be read in conjunction with the financial statements of the Company and its subsidiaries for the year ended 31 December 2025.

In preparing these interim financial statements, judgments and estimates are made by management in applying the Group’s accounting policies. Actual results may differ from these estimates. The accounting policies, methods of computation and the key sources of estimation uncertainty were the same as those that described in the financial statements for the year ended 31 December 2025.

2 Related parties

Relationships with subsidiaries, associates and joint ventures that have changes as described in note 4 and the Group had significant transactions with during the period as follows:

<i>Significant transactions with related parties</i> <i>Three-month period ended 31 March</i>	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
	<i>(in million Baht)</i>			
Subsidiaries				
Interest income	-	-	51	80
Management income	-	-	126	167
Associate				
Management income	16	20	16	20
Joint ventures				
Revenue from constructions	4	91	-	-
Management income	16	5	-	-
Other related party				
Cost of rental and service charges	24	24	12	11

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<i>Significant transactions with related parties</i> <i>Three-month period ended 31 March</i>	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
	<i>(in million Baht)</i>			
Key management personnel				
Key management personnel compensation				
Short-term employee benefits <i>(including director's remuneration)</i>	21	24	12	14
Post-retirement benefits	1	1	-	1
Total key management personnel compensation	22	25	12	15

<i>Balances with related parties</i> <i>As at</i>	Consolidated financial statements		Separate financial statements	
	31 March 2026	31 December 2025	31 March 2026	31 December 2025
	<i>(in million Baht)</i>			
Trade accounts receivable				
Joint venture	59	99	-	-
Other current receivables				
Subsidiaries	-	-	1,079	1,107
Associate	219	159	88	68
Joint venture	213	196	-	-
Total	432	355	1,167	1,175

<i>Short-term loans to</i>	Interest rate		Consolidated financial statements		
	31 December 2025	31 March 2026	31 December 2025	Increase (Decrease)	31 March 2026
	<i>(% per annum)</i>		<i>(in million Baht)</i>		
Associate					
- Short-term loan	6.3	6.3	4	-	4
Joint venture					
- Short-term loan	4.4	4.4	12	-	12

<i>Short-term loans to</i>	Interest rate		Separate financial statements		
	31 December 2025	31 March 2026	31 December 2025	Increase (Decrease)	31 March 2026
	<i>(% per annum)</i>		<i>(in million Baht)</i>		
Subsidiaries					
- Short-term loans	3.3 - 4.3	3.3 - 4.3	4,550	262	(14)
- Accrued interest income			120		117
Total			4,670		4,915

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	Interest rate		Separate financial statements			
	31 December 2025	31 March 2026	31 December 2025	Increase	(Decrease)	31 March 2026
<i>Short-term loans from</i>	(% per annum)		(in million Baht)			
Subsidiary						
- Short-term loans	1.0	0.7 and 1.7	4,651	4,352	(4,483)	4,520
- Accrued interest expense			<u>22</u>			<u>12</u>
Total			<u>4,673</u>			<u>4,532</u>

Significant agreements with related parties

- (a) The Company and subsidiaries had 3 years lease agreements covering office space (including related service charges) with other related party from 1 November 2017 to 31 October 2020. The lessor delivered the premises to the Group from 1 August 2017. The agreements were extended until October 2026 with cancellation of certain space.
- (b) The subsidiaries had registered land servitude accumulative value as at 31 March 2026 of Baht 2,134 million (31 December 2025: Baht 2,135 million), which is subject to servitudes and restrictions to the projects of the Group for construction of the utilities of the projects with no time limit.
- (c) The Company had borrowing agreements to grant loans to its subsidiaries with credit lines totaling Baht 4,798 million and has borrowing agreement to borrow from a subsidiary with credit lines totaling Baht 4,520 million, with interest rate as mutually agreed and can repayable on demand.
- (d) In May 2023, the subsidiary ("the Lessor") entered into Lease agreement with related party ("the Lessee") for period of 10 years, ending on 25 May 2033. Counterparties can renew the agreements for 2 times at 5 years each. Under the conditions of the agreement, the Lessee had to pay the quarter rental throughout the lease agreement period.

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3 Real estate development for sale

	Consolidated financial statements	
	31 March 2026	31 December 2025
	<i>(in million Baht)</i>	
Construction materials	3	4
Sample houses	<u>578</u>	<u>618</u>
Real estate under development		
- land	12,584	13,015
- land improvements	1,066	1,098
- construction cost	2,758	3,901
- public utilities	2,344	2,402
- overhead costs	1,403	1,530
- interest costs	<u>128</u>	<u>97</u>
	<u>20,283</u>	<u>22,043</u>
Land and land and houses for sale	<u>6,046</u>	<u>5,280</u>
Land held for development	<u>8,797</u>	<u>9,294</u>
Total	35,707	37,239
Less allowance for loss on real estate development for sale	<u>(16)</u>	<u>(11)</u>
Net	<u>35,691</u>	<u>37,228</u>

Collateral

As at 31 March 2026, the Group has secured land under development with a net book value of Baht 503 million (31 December 2025: Baht 503 million) in the consolidated financial statements as collateral for long-term loans from financial institutions.

4 Investments in associates and joint ventures

Associates

Material movements

For the three-month period ended 31 March 2026

Indirect associates (held by subsidiaries)

At 1 January 2026

1,095

Share of loss of associates accounted for using equity method

(33)

At 31 March 2026

1,062

Joint ventures

Material movements

For the three-month period ended 31 March 2026

Note

**Consolidated
financial statements
(in million Baht)**

Indirect joint ventures (held by subsidiaries)

At 1 January 2026

1,407

Payment for share capital increase

a)

232

Share of loss of joint ventures accounted for using equity method

(10)

At 31 March 2026

1,629

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a) Payment for additional shares capital in the joint ventures

During the year 2026, the subsidiaries paid for additional shares capital of the joint venture, with unchanged in the shareholding as follows:

	Paid-up share capital		The capital increase paid
	Existing	New	by subsidiaries
	<i>(in million Baht)</i>		
Indirect joint ventures (held by a subsidiaries)			
Omega Logistic Campus Co., Ltd.	2,200	2,655	232
Total			232

b) Registered for the dissolution of companies

In January 2026, Amili Health (Thailand) Co., Ltd., an indirect joint venture of the Company was registered for the dissolution to the Minister of Commerce on 29 January 2026 and on the process of liquidation.

5 Marketable financial assets

<i>Marketable debt and equity securities</i>	Consolidated financial statements				At 31 March
	At 1 January	Purchase	Disposal	Fair value adjustment and other	
	<i>(in million Baht)</i>				
2026					
Other current financial assets					
Debt securities measured at					
- FVTPL	18	-	(2)	-	16
Equity securities measured at					
- FVTPL	18	-	-	4	22
	<u>36</u>	<u>-</u>	<u>(2)</u>	<u>4</u>	<u>38</u>
Other non-current financial assets					
Debt securities measured at					
- FVOCI	60	-	-	-	60
Equity securities measured at					
- FVOCI	224	-	-	42	266
	<u>284</u>	<u>-</u>	<u>-</u>	<u>42</u>	<u>326</u>
Total	<u>320</u>	<u>-</u>	<u>(2)</u>	<u>46</u>	<u>364</u>

Pruksa Holding Public Company Limited and its Subsidiaries
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<i>Marketable debt and equity securities</i>	Consolidated financial statements				
	At 1 January	Purchase	Disposal <i>(in million Baht)</i>	Fair value adjustment and other	At 31 December
2025					
Other current financial assets					
Debt securities measured at					
- FVTPL	1,301	124	(1,474)	67	18
Equity securities measured at					
- FVTPL	257	-	(247)	8	18
	<u>1,558</u>	<u>124</u>	<u>(1,721)</u>	<u>75</u>	<u>36</u>
Other non-current financial assets					
Debt securities measured at					
- FVOCI	317	-	(237)	(20)	60
Equity securities measured at					
- FVOCI	378	-	-	(154)	224
	<u>695</u>	<u>-</u>	<u>(237)</u>	<u>(174)</u>	<u>284</u>
Total	<u>2,253</u>	<u>124</u>	<u>(1,958)</u>	<u>(99)</u>	<u>320</u>

<i>Marketable equity securities</i>	Separate financial statements				
	At 1 January	Purchase	Disposal <i>(in million Baht)</i>	Fair value adjustment and other	At 31 March
2026					
Other non-current financial assets					
Equity securities measured at					
- FVOCI	<u>31</u>	<u>-</u>	<u>-</u>	<u>31</u>	<u>62</u>
2025					
Other non-current financial assets					
Equity securities measured at					
- FVOCI	<u>126</u>	<u>-</u>	<u>-</u>	<u>(95)</u>	<u>31</u>

During the year 2025, Innosprout Investment Pte. Ltd., which was an indirect subsidiary of the Company, sold the other financial assets that was an investment in debt securities and equity securities. The Company recognised loss on sale of other financial assets in the consolidated financial statements of comprehensive income of Baht 19 million.

During the year 2025, Innosprout Holding Co., Ltd., which was a direct subsidiary of the Company, sold the other financial assets that was an investment in equity instruments. The Company recognised loss on sale of other financial assets in the consolidated financial statements of comprehensive income of Baht 14 million.

Pruksa Holding Public Company Limited and its Subsidiaries
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6 Investment properties

	Consolidated financial statements			
	Land and land improvements	Buildings and improvements <i>(in million Baht)</i>	Assets under construction and installation	Total
<i>Cost</i>				
At 1 January 2025	3,704	1,011	-	4,715
Transfer from real estate development for sale	76	13	-	89
Disposals	(251)	(37)	-	(288)
At 31 December 2025 and 1 January 2026	3,529	987	-	4,516
Additions	10	22	15	47
Transfer from real estate development for sale	32	23	-	55
Transfer from property, plant and equipment	240	211	139	590
Disposals	(1)	(12)	-	(13)
At 31 March 2026	3,810	1,231	154	5,195
<i>Accumulated depreciation and impairment losses</i>				
At 1 January 2025	168	660	-	828
Depreciation charge for the year	4	27	-	31
Disposals	(58)	-	-	(58)
At 31 December 2025 and 1 January 2026	114	687	-	801
Depreciation charge for the period	1	7	-	8
Transfer from property, plant and equipment	-	6	-	6
Disposals	-	(1)	-	(1)
At 31 March 2026	115	699	-	814
<i>Net book value</i>				
At 31 December 2025	3,415	300	-	3,715
At 31 March 2026	3,695	532	154	4,381
			Consolidated financial statements	Separate financial statements
			<i>(in million Baht)</i>	
<i>For the three-month period ended 31 March 2026</i>				
<i>Amounts recognised in profit or loss</i>				
Rental income			35	-

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The fair value of investment properties of the Group as at 31 March 2026 of Baht 3,835 million (*31 December 2025: Baht 3,782 million*), was determined by independent professional valuers, at market values. Input used in the fair value measurement consisted of the quoted prices of comparable assets in similar locations. The fair value measurement for investment properties has been categorised as a Level 3 fair values. However, the carrying amount of investment properties was Baht 3,144 million (*31 December 2025: Baht 3,112 million*), if they were measured at cost.

The Group's investment properties comprise land held for which there is no specific intention to use in the future, and land and building for rent.

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7 Debentures

Type of debenture	Interest rate (% per annum)	Interest payment due	Term	Issuance date	Maturity date	Consolidated / Separate financial statements	
						Unit 31 March 2026 (million units)	Amount 31 March 2026 (in million Baht)
No. 1/2024							
Set 1 ^[1]	3.18%	-	2 years	May 2024	May 2026	3.50	3,500
Set 2	3.48%	every 6 months	3 years	May 2024	May 2027	1.00	1,000
Total						4.50	4,500
<i>Less current portion of long-term debentures</i>						<i>(3.50)</i>	<i>(3,500)</i>
Unsubordinated and secured debentures - net of current portion						1.00	1,000

^[1] A debenture that offers a discount rate at 3.18% per annum and does not pay interest throughout the debenture term.

The Company have to comply with terms and conditions of the issuer e.g. maintain debt to equity ratio and dividend payment etc.

As at 31 March 2026, the Group had unutilised credit facilities totaling Baht 18,748 million (31 December 2025: Baht 19,256 million).

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8 Segment information and disaggregation of revenue

The Group's reportable segments were as follows:

- Segment 1 SBU Townhouse and single house
- Segment 2 SBU Condominium
- Segment 3 SBU Hospital

Each segment's performance is measured based on segment profit (loss) before income tax, as included in the internal management reports that are reviewed by the Group's CODM. Segment profit (loss) before income tax is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries. Inter-segment pricing is determined on an arm's length basis.

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<i>For the three-month period ended</i> <i>31 March</i>	Consolidated financial statements											
	Segment 1		Segment 2		Segment 3		Total reportable segments		Other segments		Total	
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025
	<i>(in million Baht)</i>											
Information about reportable segments												
External revenue	1,909	2,287	757	601	562	513	3,228	3,401	-	-	3,228	3,401
Other revenue	23	7	26	59	16	26	65	92	39	161	104	253
Total revenues	<u>1,932</u>	<u>2,294</u>	<u>783</u>	<u>660</u>	<u>578</u>	<u>539</u>	<u>3,293</u>	<u>3,493</u>	<u>39</u>	<u>161</u>	<u>3,332</u>	<u>3,654</u>
Segment profit (loss) before income tax	<u>70</u>	<u>191</u>	<u>111</u>	<u>(51)</u>	<u>(20)</u>	<u>(24)</u>	<u>161</u>	<u>116</u>	<u>(98)</u>	<u>(119)</u>	<u>63</u>	<u>(3)</u>
Segment assets as at 31 March / 31 December	<u>22,911</u>	<u>23,913</u>	<u>15,431</u>	<u>15,963</u>	<u>8,149</u>	<u>8,218</u>	<u>46,491</u>	<u>48,094</u>	<u>9,421</u>	<u>9,636</u>	<u>55,912</u>	<u>57,730</u>
Timing of revenue recognition												
At a point in time	1,932	2,294	783	660	578	527	3,293	3,481	39	161	3,332	3,642
Over time	-	-	-	-	-	12	-	12	-	-	-	12
Total revenues	<u>1,932</u>	<u>2,294</u>	<u>783</u>	<u>660</u>	<u>578</u>	<u>539</u>	<u>3,293</u>	<u>3,493</u>	<u>39</u>	<u>161</u>	<u>3,332</u>	<u>3,654</u>

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<i>Reconciliation of reportable segment profit or loss</i> <i>For the three-month period ended 31 March</i>	Consolidated financial statements	
	2026	2025
	<i>(in million Baht)</i>	
Profit or loss		
Reportable segments	161	116
Other segments	(98)	(119)
	<u>63</u>	<u>(3)</u>
Unallocated amounts:		
- Other revenue and operating profit	80	76
- Share of loss of associates and joint ventures	(23)	(16)
Profit before income tax	<u>120</u>	<u>57</u>

<i>Reconciliation of reportable segment assets</i>	Consolidated financial statements	
	31 March 2026	31 December 2025
	<i>(in million Baht)</i>	
Reportable segments	46,491	48,094
Other segments	9,421	9,636
	<u>55,912</u>	<u>57,730</u>
Unallocated amounts	4,478	4,084
Total	<u>60,390</u>	<u>61,814</u>

9 Financial instruments

Carrying amounts and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Consolidated financial statements		
	Fair value		
	Level 1	Level 2	Level 3
<i>At 31 March 2026</i>			
<i>Financial assets measured at fair value</i>			
Equity and debt investments	266	60	4,691
Long-term loans and accrued interest income	-	-	315
<i>Financial liabilities that are not measured at fair value</i>			
Long-term loans from financial institutions	-	-	(2,049)
Debentures	-	(4,493)	-

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	Consolidated financial statements		
	Fair value		
	Level 1	Level 2	Level 3
	<i>(in million Baht)</i>		
<i>At 31 December 2025</i>			
<i>Financial assets measured at fair value</i>			
Equity and debt investments	224	60	4,597
Long-term loans and accrued interest income	-	-	317
<i>Financial liabilities that are not measured at fair value</i>			
Long-term loans from financial institutions	-	-	(2,032)
Debentures	-	(4,468)	-
<i>At 31 March 2026</i>			
<i>Financial liabilities that are not measured at fair value</i>			
Long-term loans from financial institutions		-	(1,833)
Debentures		(4,493)	-
<i>At 31 December 2025</i>			
<i>Financial liabilities that are not measured at fair value</i>			
Long-term loans from financial institutions		-	(1,834)
Debentures		(4,468)	-

The fair values of financial assets and financial liabilities, except as mentioned above, is taken to approximate the carrying values because of the nearly to maturity.

The Group has methods and assumptions used to determine the fair value of financial instruments as follows:

- The fair value of investments in mutual fund through profit and loss by using the net asset value at the reporting date.
- The fair value of investments: debt and equities measured through other comprehensive income is estimated based on the quoted price in the market or fair value appraisal of the Group during the year.
- The fair value of derivatives such as interest rate swaps are market observable and risk-adjusted.

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10 Commitments with non-related parties

<i>As at 31 March 2026</i>	Consolidated financial statements	Separate financial statements
	<i>(in million Baht)</i>	
Capital commitments		
Development and construction agreements	1,102	14
Land purchasing agreements	1,090	-
Building and structures construction agreements	40	-
Software license and implementation agreements	6	5
Total	2,238	19
Other commitments		
Services and professional consulting agreements	56	4
Short-term lease commitments	13	8
Total	69	12

Others

As at 31 March 2026,

- (a) The Group had commitments for letters of guarantee issued by certain local financial institutions totaling Baht 6,169 million.
- (b) The Company and a subsidiary had commitments with the financial institutions as a guarantor of long term loans lines of Baht 4,500 million, overdraft lines of Baht 95 million, letters of guarantee lines by financial institutions of Baht 7,784 million, promissory note lines of Baht 6,100 million and other credit facilities of Baht 640 million of the subsidiaries in the Group.

11 Contingent liability

As at 31 March 2026, the Group have been sued by other companies and persons in cases of alleged violation of agreements, prosecution claims and other cases. Presently, the cases are being considered by the court. However, the Group has set aside provision of Baht 121 million (*31 December 2025: Baht 120 million*) in the consolidated statement of financial position for liabilities that may arise as a result of these cases, based on the opinion of their management and legal department.

12 Events after the reporting period

- a) At the Annual General Meeting of the shareholders of the Company held on 28 April 2026, the shareholders approved the appropriation of dividend from the operation for the year 2025 of Baht 0.11 per share, amounting to Baht 241 million, of which Baht 0.02 per share was paid on 12 September 2025 as an interim dividend. Therefore, the remaining dividend to be paid is Baht 0.09 per share, amounting to Baht 197 million. The dividend will be paid in May 2026.
- b) In May 2026, SFC TH Co., Ltd., an indirect associate of the Company was registered for the dissolution to the Minister of Commerce on 7 May 2026 and on the process of liquidation.