ORIGIN

ANNUAL REPORT 2024

FORM 56-1 ONE REPORT
ORIGIN PROPERTY COMPANY LIMITED

Content

	Page
Message from the Chairman	1
Message from the Chief Executive Officer	2
Achievement Awards	3
PART 1 BUSINESS AND PERFORMANCE	
1. Structure and Operations of the Corporation	11
2. Risk Management	131
3. Driving Business for Sustainability	153
4. Management Discussion and Analysis: MD&A	211
5. General Information and Other Important Information	236
PART 2 CORPORATE GOVERNANCE	
6. Corporate Governance Policy	238
7. Corporate Governance Structure and Information of the Board of Directors, Subcommittees, Executives, and Other Employees	265
8. Significant Performance of Corporate Governance Report	284
9. Internal Control and Connected Transactions	296
PART 3 FINANCIAL STATEMENTS	**426**
PART 4 CERTIFICATION OF THE ACCURACY OF INFORMATION	**508**
ATTACHMENT	
Attachment 1 Directors and Management Team Details	509
Attachment 2 Information of Subsidiaries's Director	571
Attachment 3 Details of Head of Internal Audit	592
Attachment 4 Details of Operating Assets	593
Attachment 5 Corporate Governance Policy and Code of Conduct	596
Attachment 6 Audit Committee Report	598
Attachment 7 Assessment Form of Internal Control System Adequacy	602
Attachment 8 Report of the Nomination and Remuneration Committee	615

Message from the Chairman of the Board

For 2024, the real estate market continued to face challenges from several factors, both domestically and internationally such as the ongoing economic slowdown which has led to a decline in consumer purchasing power, the high household debt problem, making financial institutions stricter in granting housing loans while interest rates remain high despite the possibility of a decrease, and consumers are cautious in making property purchase decisions as reflected in the slow sales and transfer of residential ownership while new project launches have decreased, focusing on clearing existing inventory. Additionally, political issues and international conflicts have caused global volatility and concerns. However, Thailand's geopolitics have resulted in increased foreign investment and property purchases in Thailand, whether in economic cities, industrial cities, or tourist destinations, in line with our plan to expand products and services nationwide.

Given the ongoing volatility over the past several years and the high level of uncertainty in the future, we have placed significant emphasis on adapting and developing in various areas, both in the short and long term, to respond to changing circumstances and to build a strong foundation for future growth. This includes selecting projects that are most suitable for the current situation and consumer purchasing power, expanding our customer base to include more foreign clients, exercising caution in investments, focusing on managing financial liquidity, and restructuring the organization to be more agile and efficient with the implementation of Lean Organization & Process to reduce costs and waste in work processes, in order to increase speed and flexibility in operations, as well as to improve the quality of products and services and enhance customer satisfaction.

We continue to focus on developing residential projects that meet the needs of customers in all segments, emphasizing quality of life, convenience, and sustainability. Additionally, we have invested in new technologies and innovations to enhance operational efficiency and create the best experience for our customers, integrating them within our ecosystem, offering a complete range of products and services for all forms of housing.

In addition to delivering quality products and services to our customers, we are also committed to conducting business responsibly towards society and the environment. We fully recognize that sustainable business growth must go hand in hand with creating value for society and the community. Therefore, we are dedicated to developing environmentally friendly residential projects and promoting sustainable community development, as reflected by Origin's selection by the Stock Exchange of Thailand (SET) as a member of the Sustainable Stock Index of SET ESG Ratings for 2024, with a rating of "AAA, and it has been included in the list of sustainable stocks for the fourth consecutive year. This achievement is a result of our operations under the ESG framework in all dimensions, and through continuous management of sustainability risks. Origin has also received a 5-star rating, or "Excellent," in corporate governance (Excellent CG Scoring) from the annual Corporate Governance Report for Listed Companies in 2024 (CGR 2024) for the fifth consecutive year, awarded by the Thai Institute of Directors (IOD), with support from the Stock Exchange of Thailand.

The Company continues to prioritize sustainable growth amidst economic challenges and uncertainties. We would like to express our gratitude for the dedication, commitment, and teamwork of our employees, executives, and the Board of Directors, as well as the support from our shareholders, customers, financial institutions, business partners, and all stakeholders.

Mr. Lucksananoi Punkrasamee
Chairman of the Board

Message from the Chief Executive Officer

The Thai real estate market in 2024 continues to be affected by fundamental domestic purchasing power factors, which remain pressured by slow economic growth, high household debt levels, and persistently high interest rates. Meanwhile, international conflicts have introduced volatility into the global economy; however, these geopolitical tensions and wars have paradoxically contributed to significant growth in Thailand's foreign housing market. Despite these challenges, demand for housing remains strong in certain segments and locations. Developers must swiftly adapt to cater to these niche demands effectively.

The Company's success in 2024 is driven by the concept of "Creative Living for All" - creating innovative living solutions with a customer - centric approach. The Company focuses on condominium development that considers all aspects of modern living, including location selection, design, room functionality, amenities, and related services. This strategy aligns with the rising trend of specialized residential markets, supported by robust purchasing power, such as pet-friendly condominiums, where the Company is a market leader with the highest market share. Additionally, the Company has expanded into residential markets in tourist destinations and industrial cities, which are increasingly popular among locals, professionals, and expatriates.

The Company launched 14 new projects with a total value of 21,146 million baht. Combined with existing projects already open for sale, total sales reached 35,442 million baht. Sales from foreign customers more than doubled compared to the previous year. As a result, by the end of 2024, the Company had an accumulated backlog of 44,562 million baht in pending transfers, with over 90% of customers classified as A - grade, demonstrating a strong history of timely down payment completion, reflecting the stability of future revenue.

Furthermore, the Company's new business ventures have also shown robust growth. The hotel business, which now operates 11 properties, achieved an occupancy rate of 76%. Meanwhile, the Company's warehouse business, with 7 operational facilities spanning 286,596 square meters, recorded an impressive occupancy rate of 96%, and continues to show strong growth potential in line with expansion plans.

For 2025, the Company is committed to operating under the philosophy of "Resilience Leads Sustainable Growth." This business principle focuses on resilience to navigate challenges and ensure stable growth, leadership in setting directions and driving positive change, and sustainable growth that balances business success with social and environmental responsibility. By integrating these three elements, the Company aims to create long-term value and stability for all stakeholders.

On this occasion, the Company would like to express its sincere gratitude to its customers, partners, stakeholders, the Board of Directors, executives, and all employees for their continued support. We remain committed to conducting business with good corporate governance to generate sustainable benefits for all stakeholders and society.

Mr. Peerapong Jaroon - ek
Chief Executive Officer

Achievement Awards

ORIGIN VERTICAL led the team to receive the KKCC AWARD 2024 for businesses that foster potential in Khon Kaen Province, in collaboration with the Khon Kaen Chamber of Commerce.

Mr. Prasertkul Charoentaweemongkol, Chief Officer of the Condominium Business Management division at Origin Vertical Corporation Company Limited, a subsidiary of Origin Property Public Company Limited, was the Company's representative in receiving the KKCC AWARD 2024, recognising businesses that foster potential for Khon Kaen Province, in collaboration with the Khon Kaen Chamber of Commerce.

This event was hosted by the Khon Kaen Chamber of Commerce, which established the KKCC AWARD 2024 to honour organisations, businesses, and individuals who have excelled in various fields and have greatly collaborated with the Chamber of Commerce to foster economic development in Khon Kaen Province. In 2023, Origin Vertical Corporation Company Limited. launched the 'The Origin Campus Khon Kaen' and Origin Place Khon Kaen Kanlapaphruek projects, which can stimulate economic development through real estate investment in Khon Kaen Province, valued at over 1 billion Baht

https://origin.co.th/%E0%B8%82%E0%B9%88%E0%B8%B2%E0%B8%A7%E0%B8%AD%E0%B8%AD%E0%B8%A3%E0%B8%B4%E0%B8%88%E0%B8%B4%E0%B9%89%E0%B8%99/kkcc-award-2024/

Origin Condo and Baan Britania jointly won a prestigious Asian-level award, "the BCI Asia TOP 10 Developers Awards 2024."

Reemphasising success - Origin and Britania were awarded the "BCI Asia Top 10 Developers Award 2024" for being selected as one of the top 10 outstanding real estate development companies in Thailand at the "BCI Asia Awards 2024," recognising excellence in project design, encompassing aspects of design, quality, and environmental impact consideration, for both condominiums and housing estates.

Origin Vertical Corporation, a condominium developer under Origin Property, has been awarded for its design excellence in two projects: Origin Play Sri Udom Station and Origin Plug & Play Sirindhorn Station, both of which are pet-friendly condominiums with exceptional design features. Britania Public Company Limited (BRI), a leader in real estate development committed to building housing for a better and sustainable society, received the "BCI Asia Top 10 Developers Award 2024" for its design of Britania Bangna Km. 39, a detached house in the English Gable style that fulfils all functional needs while being surrounded by nature.

https://origin.co.th/%E0%B8%82%E0%B9%88%E0%B8%B2%E0%B8%A7%E0%B8%AD%E0%B8%AD%E0%B8%A3%E0%B8%B4%E0%B8%88%E0%B8%B4%E0%B9%89%E0%B8%99/bci-asia-top-10-developers-awards-2024/

Origin laid the groundwork for sustainability, ensuring success in achieving its goal of reducing greenhouse gas emissions for the world.

Origin Property Public Company Limited, a leader in real estate development, has laid the foundation for sustainability and ensured success in achieving its goal of reducing greenhouse gas emissions for the world by receiving ISO 14064-1:2018 certification for the verification, measurement, and reporting of greenhouse gas emissions and reductions at the organisational level.

Mr. Thanapon Sintuyon, Chief Sustainability Officer of Origin Property Public Company Limited, received the certification from Mr. Sarawut Supparattanachatpan, Deputy Manager of Certification at Bureau Veritas Certification (Thailand) Company Limited, a certification body recognised by the global sustainability index from the DJSI (Dow Jones Sustainability Indices).

https://origin.co.th/%E0%B8%82%E0%B9%88%E0%B8%B2%E0%B8%A7%E0%B8%AD%E0%B8%AD%E0%B8%A3%E0%B8%B4%E0%B8%88%E0%B8%B4%E0%B9%89%E0%B8%99/%E0%B8%AD%E0%B8%AD%E0%B8%A3%E0%B8%B4%E0%B8%88%E0%B8%B4%E0%B9%89%E0%B8%99-dow-jones-sustainability-indices/

Bureau Veritas Certification
Greenhouse Gases Verification Statement
ORIGIN PROPERTY
PUBLIC COMPANY LIMITED
For Organisation Boundaries
Covering
Real Estate Development and services
STANDARD
ISO 14064 - 1: 2018
SCOPE OF CERTIFICATION
DIRECT EMISSION: 150 tons CO2-equivalent
ENERGY INDIRECT EMISSION: 5,141 tons CO2-equivalent
INDIRECT EMISSION: 1,028 tons CO2-equivalent
EMISSIONS DUE TO BIOMASS COMBUSTION: 7 tons CO2-equivalent
REPORTING YEAR: 1ST JANUARY 2023 TO 31ST DECEMBER 2023
LEVEL OF ASSURANCE: LIMITED
Date: 07 May 2024
Mr. Sarawut Suparatanachaipun
Deputy Certification Manager

SO Origin Bangtao Beach won a prestigious award from the PropertyGuru Thailand Property Awards 2024

Mr. Krit Techasumma, Chief Marketing Officer of Origin Vertical Corporation Company Limited, a subsidiary of Origin Property Public Company Limited (ORI), a full-service real estate developer, received a quality award from the PropertyGuru Thailand Property Awards 2024 in the category of "Best Luxury Condo Development (Phuket) - HIGHLY COMMENDED," which was held at The Athenee Hotel.

The PropertyGuru Thailand Property Awards 2024 is held to recognise outstanding real estate companies and projects with proven performance, and is the longest-running real estate awards in Asia. The judging process is carried out by a panel of experts from various international fields. This success is a testament to Origin's potential and commitment, driving the Company to continually develop high-quality condominium projects for its customers.

https://origin.co.th/%E0%B8%82%E0%B9%88%E0%B8%B2%E0%B8%A7%E0%B8%AD%E0%B8%AD%E0%B8%A3%E0%B8%B4%E0%B8%88%E0%B8%B4%E0%B9%89%E0%B8%99/so-origin-bangtao-beach-propertyguru-thailand-property-awards-2024/

The CEO of Origin Property won the Person of the Year Award in the Social and Economic category, recognising his outstanding and innovative organisational success at the 8th Thailand Headlines Person of the Year Awards 2024.

Reemphasising Success - Mr. Peerapong Jaroon-ek, Chief Executive Officer of Origin Property Public Company Limited, received the Person of the Year Award in the Social and Economic category for driving the Company towards continuous and sustainable growth at the 8th Thailand Headlines Person of the Year Awards 2024. This award ceremony honours individuals who have made significant achievements and contributions to society, while emphasising success of the communication between Thailand and China. The event was organised by Thai Jiaranai Group Public Company Limited, the largest Chinese media group in Thailand, with Mrs. Arada Jaroon-ek, Group Executive Chairperson and Member of the Corporate Governance Committee for Sustainability, also present to offer congratulations at the IMPACT Forum Hall 4.

The Person of the Year Award in the Social and Economic category is another prestigious award for individuals in the real estate industry, honouring the CEO's leadership in guiding the organisation. Origin Property stands out for its exceptional design, comprehensive services, and functionality that cater to customer needs, particularly the Ready to Move project group located near train stations. Despite the challenges posed by political instability and the COVID-19 pandemic, the CEO has successfully steered the Company towards continuous and sustainable growth with the strategic approach of "Everyone Can Sell."

https://origin.co.th/%E0%B8%82%E0%B9%88%E0%B8%B2%E0%B8%A7%E0%B8%AD%E0%B8%AD%E0%B8%A3%E0%B8%B4%E0%B8%88%E0%B8%B4%E0%B9%89%E0%B8%99%20/ceo-person-of-the-year-origin-property/

BYD
PRESENTS
8
PERSON OF THE YEAR
AWARD

Origin reemphasised its success by winning the outstanding real estate project award at the "FIABCI-Thai PRIX D'EXCELLENCE AWARDS 2024."

Mr. Prasertkul Charoentaweemongkol, Chief Officer of the Condominium Business Management division at Origin Vertical Corporation Company Limited, was honoured to receive the award for outstanding real estate projects, "FIABCI-Thai PRIX D'EXCELLENCE AWARDS 2024" in the "Residential Condominium Category" for the Origin Plug & Play Nonthaburi Station project, organised by the International Real Estate Trade Association.

This award is a testament to the success of the Origin Plug & Play Nonthaburi Station project, recognising its quality, beauty, and thoughtful design that comprehensively meets the needs of residents across all aspects.

https://www.facebook.com/OriginVertical/posts/pfbid0Eg2n7sNYhDfdyVG8t2bxWWoCxhbM5qpztD5Q5eYZ4ohoQSgGt-2FjXHfAkhqmWQLHl

1 Structure and Operations of the Corporation

1.1 Policy and Business Overview

Origin Property Public Company Limited ("The Company") was legally registered as a limited company on December 16, 2009 with an initial registered capital of 10.0 MB by the Jaroon-ek family (Mr. Peerapong Jaroon-ek and Mrs. Arada Jaroon-ek) in order to operate the real estate development business. This included the development of residential condominiums and housing projects along the mass transit railway system, the industrial estates in Bangkok and vicinity, as well as the Eastern Economic Corridor Zone (EEC) This is operated by the Company, subsidiaries, and a Corporation of 60 companies. The Company focuses on the development of real estate projects with unique project designs, the best functions in unit plan designs, and excellent after sale services. The Company is one of the pioneers of real estate developers that developed condominium projects along Bearing BTS Station in Samut Prakan and expanded the project developments to various potential locations which have been well-received by customers such as the location along the MRT-Green Line Extension: Mo Chit-Saphan Mai-Khu Khot section, The MRT Purple Line : Central City of Sathorn - Narathiwat, Charoenkrung, Phayathai, Thonglor, The MRT Orange Line route: Cultural Center - Ramkhamhaeng - Minburi, The MRT Yellow Line: Ratchada - Ladprao - Srinakarin - Thepharak and The MRT Pink Line: Chaengwattana - Ramindra - Minburi. This includes the location of the industrial estates in Sriracha - Laem Chabang, Chonburi and Rayong. As for housing project development, the Company focuses on Bangkok and its vicinity including the provinces in the eastern region. The Company continues to pay attention to its unique designs and after sales services which is the strength of the Company under the operation of the Britannia Group Company Limited. Moreover, the Company also operates a service business related to real estate such as condominium tenant management services and condominium juristic person management services for the projects that the Company developed under the operation of Primo Service Solution Company Limited.

Apart from revenue recognition from real estate development business, the Company operates build-to-rent property development and service businesses related to real estate to generate recurring income under the operations of Origin Hotel Group Company Limited ("Origin Hotel") in order to build long term stability for the Corporation from stable revenue model in the future.

As of December 31, 2024, the Company was able to close sales for 54 projects, with a total value worth 54,837 MB. There are 112 projects currently opening for sale (73 completed construction projects with a total value of 133,158 MB and 39 projects that are currently under construction, with a total value of approximately 66,973MB).

1.1.1 Vision, Objectives, Goals and Strategies of the Corporation

Vision

Origin aims to be an integrated real estate development company with sustainable growth under the corporate governance code, deliver great products with excellent services and have a customer- centric approach. Origin thinks more and offers more so that our customers have more benefits.

Mission

We are attentive to every detail of the needs of customers by creatively designing project developments and delivering products and services that achieve customer satisfaction. We emphasize personnel and organizational development in order to grow sustainably with trade partners, customers, shareholders, business partners, employees and society.

Values

Customer Empathy
Goal Synergy
Quality Crafted
Innovative Creativity
Sustainable Responsibility

In regards to the mission and vision statements, the Company aimed to be the leader in real estate development in new potential locations that have high residential demand and a probability of competing. This includes locations along the extension routes of the mass rapid transit system and industrial estates. The two primary models for project expansion and development in each location are **(1) Cluster Model** Developing projects with different building types and price ranges in each location to meet every price demands and lifestyles in each location. This enabled the Company to be able to control the market and the competition which reduced marketing and operating costs. Therefore, the Company is able to continually expand project developments in that location. **(2) Compound Mixed use Model, also known as Origin District / Origin Smart City,** which is a combination of various project types and price ranges in one area and supplemented with retail projects or rental residential projects in order to create a community that accommodates all living needs. In addition, the Company also pays attention to every living detail under the concept of EMPATHY - SMART PRODUCTS + EXCELLENT SERVICES to set standards beyond people's expectations based on customers' feelings, whether it is the uniqueness in project design, the best functions in unit plan design, and excellent after sale services.

In addition to the condominium project development business, the Company expanded its business to the housing market and real estate businesses that generate recurring income such as hotels, apartments, offices for rent, and commercial retail spaces in order to expand business, create sustainable growth and stability for the Company.

Business Strategy of the Corporation

1) The expansion of project developments along the mass transit system in the outskirts and important industrial estates.

The Company plans to expand its condominium development in various potential locations that have convenient transportation by focusing on the location along the mass transit railway system in Bangkok and its vicinity, where the expansion of residential demand is high, especially condominium units that accommodate today's lifestyle and the purchasing power nowadays such as the locations along MRT-Green Line Extension: Mo Chit-Saphan Mai-Khu Khot section, The MRT Purple Line route: Central City of Sathorn - Narathiwat, Charoenkrung, Phayathai, Thonglor, The MRT Orange Line route: Cultural Center - Ramkhamhaeng - Minburi, The MRT Yellow Line route: Ratchada - Ladprao - Srinakarin - Thepharak and The MRT Pink Line route: Chaengwattana - Ramindra - Minburi. Locations along the Green and Blue Line of the Skytrain on the western side, such as Charansanitwong Road and Petchkasem Road. and locations in the heart of the city, etc.The Company recognized the residential demands near quality industrial areas due to the expansion of industrial estates especially in the Eastern region which is highly supported by policy and high investment in infrastructure according to the Eastern Economic Corridor Development Plan (EEC). the Company plans to develop condominium projects, housing projects, retail spaces, hotels and serviced apartments in areas adjacent to the industrial estates such as Pinthong Industrial Estate, Laem Chabang Industrial Estate, Hemaraj Industrial Estate, Pu Chao Saming Phrai Industrial Estate and Map Ta Phut Industrial Estate.

For residential housing projects, the Company started developing the first project in the fourth quarter of 2017 and still focuses on the location in Bangkok, the eastern vicinity along the Kanchanaphisek ring roads and Bangna-Trat Road because these areas have the highest growth for the past 2-3 years, especially consumers' demand, the high growth in prices and sales volume. This is due to the convenience of transportation routes expansion on both roads and new BTS stations, including Suvarnabhumi Airport. There are also a number of extended projects by the private sector whether large department stores or industrial jobs resources. This is also an area that links between Bangkok and its vicinity and the Eastern Economic Corridor Development Zone (EEC).

However, the Company has a plan to expand housing project development to other potential areas in Bangkok metropolitan area, and important economic provinces throughout the country, including Pattaya, Khon Kaen, and Phuket, which are considered potential areas that will help promote the expansion and development of additional projects.

2) Concept and Unique Design

The Company places great importance on project design. Every project has its own uniqueness and outstanding style in external structure, interior design and the common area. The Company pays attention to the maximum utilization of living space in the projects. This can be seen in the projects under the concept of "SPACE" that have a high ceiling design of 4.2 meters that offers more space with practical functions. The common area is designed to be a limitless facility which is a mezzanine that connects 3 buildings together for the convenience of the residents and promotes the outstanding image of a residence that is superior to general projects. In 2019, the Company used the concept of EMPATHY, meaning the ability to understand and share the feeling of others as a guideline in designing and defining different functions both in the common area and inside the room. That is to say, design with an understanding, paying attention to the needs and feelings of customers and solving usability problems as much as possible. This has been an ongoing development since 2018 that used the user experience as a guideline.

2020 was full of new challenges due to the COVID-19 pandemic which caused people to live a new normal life. As a result, the Company used the concept of the NEW NORMAL as a design guideline for project developments. This was consistent with the Empathy concept which is the main idea of project development in order to create projects that fully met the needs of customers in all aspects of life and individuality. The Origin brand continued to take another step by adapting feedback and suggestions from the customer groups of the projects that were launched in the previous year. As a result, there were new designs and functions that responded to the needs of customers even more. The measures were determined by taking into account behavior and the daily lives of the residents in the projects that were affected by the COVID-19 outbreak through touching or being in large crowd gatherings. As a result, living everyday life required more space between one another, cleanliness and social distancing whether it was touching, grabbing, or using shared items. It also required open spaces, better ventilation, online products and services, as well as working from home. This included:

1. The Company designed and used automatic sliding doors or a card system for common areas and elevators. The card system is used to reduce direct contact from hands and fingers.

2. The Company installed an alcohol gel dispenser in front of the entrance, the elevators and the common area to facilitate convenience for customers to clean their hands at any time inside the project area. The Company redesigned furniture to match the project type and installed them neatly and beautifully. In addition, a temperature detector was installed outside the building entrances and handles in the common areas were also cleaned.

3. The Company designed more open spaces and spaced furniture out because being in closed areas that lack good ventilation increases the chances of infection. The Company added more terraces and gardens and made semi-open, semi-closed areas for customers who wished to turn off air conditioners and have natural ventilation but were able to still use the areas as usual.

4. Pick-up point for DELIVERY

- Due to the government lockdown measures and the closure of restaurants and services, many people ordered food and shopped online. When products were delivered, a risk to be infected from close contact with senders was likely to occur. Therefore, the projects designed a pick-up point for delivery or a delivery area to control the sending and receiving of parcels so that it was more orderly. Moreover, the service providers and residents could receive products through the provided channels without having to leave the building in order to reduce close contact.

5. The Company increased access to medical services of the hospital via online channels, 24 hours a day.

- Nowadays, customers started to pay more attention to their health. In addition to organizing common areas and exercise areas to be in accordance with daily behavior, the Company also signed a Memorandum of Understanding (MOU) with Samitivej Hospital in order to link medical services with the Origin Connect application to provide full range access to the hospital's medical services with Samitivej Virtual Hospital through online channels, 24 hours a day.

6. The Company designed a new layout to be more functional.

- In 2019, the SMART CLOSET function was designed for THE ORIGIN to make wardrobes more than just a wardrobe. This was well received by customers. The layout was designed for an area of approximately 26 square meters.
- In 2020, we furthered our development by organizing the SMART CLOSET function in areas that were only 22 square meters as a WALK IN CLOSET that connects to the bathroom. This increased cost-effective living space but still feels open and comfortable. In regards to 1 bed plus rooms, we were one of the first developers that offered this kind of room. The room starts at a size of approximately 33 square meters with a design function that can be used as a master bedroom and a multi-purpose room. There is a living area and closed kitchen that gives the feeling of a spacious 2-bed room with complete functionality. The Plus room can be used as a small bedroom, dressing room, or office when customers need to work from home as well.

7. The Company increases more channels to access products by emphasizing an ONLINE BOOKING sale.

- The COVID-19 pandemic forced customers to lock down in their accommodations to reduce transmission risk from going out. The customers who wished to visit the project and purchase condominiums declined due to many inconvenient factors even though the demand for condominiums and residences still remained. The Company foresaw these limitations. As a result, THE ORIGIN ONNUT, a new project was launched with 100% of its sales online for the first time without a sales office.

Customers could get complete information regarding the project, both in terms of room layout, materials and furniture. Online sales is a convenient channel for customers to access projects easily. However, the cost of project development and operating costs also reduced, which made it possible to sell condominium units at a lower price per square meter than the competitors in the market. This allowed our units to be sold out in a short period of time.

3) Business Expansion for Diverse Residences

The Company has a long-term goal of being one of the leading developers of residential real estate in all categories, not just limited to condominiums. The Company also considers the development of other residential products and other real estate projects such as 1. Horizontal project developments in Bangkok and its vicinity, which includes industrial estates in other provinces to increase revenue sources from the sales of residences as well as reducing fluctuation risk from condominiums. 2. Invests in recurring income businesses such as Hotels, Apartments, Offices for Rent, and Commercial Retail Spaces in order to create a steady revenue base for the future. Therefore, the Company will evaluate such investment opportunities based on the feasibility of the projects in terms of investment and marketing as well as a reasonable level of return on project investments for the maximum benefit of the Company and its shareholders. Therefore, the Company believes that the Company's wide range of products will drive the continued growth of the Company's business in the long run.

As of December 31, 2024, the Company has completed or ongoing projects consisting of 1) 11 hotel type and serviced apartment projects, with a total of 2,657 rooms. 2) 2 retail space projects (including retail and office space under a hotel and serviced apartment project, namely the Neighbor 24 Project, with a total net rental area of approximately 6,432.5 square meters. 3) 6 food and/or beverage shops and 4) other related businesses which include project management service in 16 Company's business group and 7 real estate investment property management projects (or Hampton Program).

For ongoing projects or projects that are not yet in operation, consisting of: 1) 23 hotel and serviced apartment projects, with a total of approximately 6,913 rooms. 2) 8 retail space projects (including retail space under 3 mixed-use hotel and serviced apartment projects:

Origin Hotel Korat City Link Project, Origin Hotel Udon Thani Project and Origin Hotel On Nut Project) with a total net rental area of approximately 40,673 square meters and 4 office buildings (including office building space under 2 mixed-use hotels and serviced apartment projects, namely the Origin Hotel Sukhumvit 68 Project and the Origin Hotel On Nut Project) with a total net rental area of approximately 82,216 square meters and 3) other businesses such as 13 real estate investment property management projects (or Hampton Program).

4) Consider Opportunities to Invest in Businesses or Real Estate Development Projects of Other Entrepreneurs

In addition to the growth of the Company's development projects, the Company also assesses the opportunity to invest in other businesses or projects from other property developers to increase the Company's continuity and revenue recognition rate in the future. Therefore, joining an investment in other projects of other developers helps reduce development time. As a result, the Company recognizes the revenue recognition and gains profits faster, etc.

5) Business Expansion through Joint Ventures

The Company developed projects under joint venture companies. It enhances the Company's growth potential due to an increase in investment opportunities and reduces the risk of large investment projects. The joint venture is also an opportunity to develop the Company's potential by learning from the joint venture companies. The Company will receive service revenue from various services according to the service agreement with the joint venture companies.

The Company also has opportunities to jointly invest in condominium projects and other businesses such as the development and management of office buildings, hotels and real estate service businesses.

Detailed information of the Company's subsidiaries, Part 1, Section 1, Page 74**

1.1.2 Major Changes and Developments

History

The Company was legally registered as a limited company on December 16, 2009 with an initial registered capital of 10.0 MB by the Jaroon-ek family (Mr. Peerapong Jaroon-ek and Mrs. Arada Jaroon-ek) to operate a condominium development business along the mass transit railway system in Bangkok and its vicinity. With more than 10 years of knowledge and experiences in the real estate business as senior executives in a large corporation and also running their own business, they started a real estate business in serviced apartments. Later in 2009, the Jaroon-ek family saw a business opportunity in being a real estate developer. Thus, the Company was established. The Company has continuously developed condominium projects which resulted in a growing customer base and the target customers recognized the name of the Company as a leading developer in condominium development with unique designs that meets consumer demand in terms of project type, location, and reasonable price.

Major Developments

A Summary of Major Developments

Change in Shareholding Structure

Prior to the restructuring of the Corporation's shareholding, the Jaroon-ek family (Mr. Peerapong Jaroon-ek and Mrs. Arada Jaroon-ek)

Year	Details
Year 2009	• The Company was established by the Jaroon-ek family (Mr. Peerapong Jaroon-ek and Mrs. Arada Jaroon-ek), with an initial registered capital of 10.0 MB to operate a real estate development business.
Years 2010 - 2013	• The Company launched 10 new projects worth 4,594.4 MB.
Year 2014	• Registered to be a Public Limited Company under the name of Origin Property Public Company Limited on November 10, 2014. The Company's new registered capital was 301.6 MB. The Company issued 603.5 million ordinary shares with a par value of 0.5 Baht and 150.0 million additional ordinary shares for the initial public offering. • The Company issued another 3.2 million additional ordinary shares to reserve an exercise of warrants and to offer warrants to directors, executives and employees of the Company (ESOP Warrant). • In 2014, the Company officially launched 7 new projects worth 3,777.1 MB.
Year 2015	• October 7, 2015 The Securities and Exchange Commission approved the ordinary shares of Origin Property Public Company Limited as listed securities. It was also the official first day of trading for the Company. • In 2015, the Company officially launched 8 new projects worth 7,332.8 MB.
Year 2016	• One Origin Company Limited entered into a joint venture agreement with Intercontinental Hotels Group (IHG) on June 16, 2016 to jointly plan and develop the first hotel on the property in front of Kasetsart (Sriracha) University in order to generate recurring income. • On October 1, 2016, the Company launched a condominium for sale which is the first condominium project of the corporation. It is located in the heart of the city called KnightsBridge Prime Sathorn project, a 43-story condominium with 726 units. The value of this project is worth 3,987.0 Baht. • The Company issued its first 3- year term debenture worth 1,200.0 MB, on November 3, 2016. The debenture maturity date was in 2019. • In 2016, the Company officially launched a total of 9 projects worth 12,240.4 MB.
Year 2017	• The Annual General Meeting of Shareholders for the year 2017, held on April 4, 2017, approved the allotment of 13,500,000 additional ordinary shares to reserve an exercise of warrants which were issued and offered to directors, executives and employees of the Company and its subsidiaries (ESOP Warrant: ORI WB). • The Extraordinary General Meeting of the Shareholders No. 1/2017, held on July 12, 2016, approved the Company's acquisition of a total of 10,000,000 shares of Proud Residence Company Limited (Proud Residence) with a par value of 100 Baht per share. This accounted for 100 % of Proud Residence's total shares from the previous shareholders. The total purchase price was 4,000,000,000 Baht. The Company made the purchase on October 2, 2017. • The Extraordinary General Meeting of Shareholders No. 2/2017, held on November 1, 2017, approved the issuance of warrants to purchase the Company's ordinary shares for the Company's shareholders (ORI-W1) No. 1 totaling 406,574,337 units. They were allocated to the Company's shareholders according to the shareholding or the Warrant Rights Offering at the same allotment ratio (par value of 0.50 Baht per share) 4 shares per 1 unit of warrants. • In 2017, on November 18, 2017, the Company launched its first housing project called Britania Srinakarin Project which consisted of 149 units. The value of the project is worth approximately 867.0 MB under Britania Company Limited. • The Company signed the contract to use the brand and the Continental Hotel Chain (IHG) in order to use the Staybridge Suite brand for the first time in Asia Pacific under Origin One Company Limited. • The Company signed a joint venture agreement with Nomura Real Estate Development Company Limited, an important business partner of Origin, to develop residential projects in order to jointly develop projects and services that best meet the needs of the target group. • In 2017, the Company launched 8 new projects totaling 16,146.0 MB.
Year 2018	• On January 25, 2018, the Company issued the second debenture totaling 2,000.0 MB for a term of 2 years and 6 months. The debenture maturity date is in 2020. • On May 11, 2018, the Company issued the third debenture totaling 800.0 MB for a 3 -year term. The debenture maturity date is in 2021. • The Ordinary General Meeting of Shareholders, held on April 26, 2018, approved the Company to increase the credit limit for the issuance of debenture by 3,000 MB (from 4,000 MB to 7,000 MB).) • The Ordinary General Meeting of Shareholders, held on April 26, 2018, approved the allocation of an additional 8,000,000 ordinary shares to reserve an exercise of warrants, which was issued and offered to directors, executives and employees of the Company and its subsidiaries (ESOP Warrant: ORI-W1). • Primo Property Solution Company Limited, a subsidiary that the Company holds 99.99% of the shares, changed its name to Primo Service Solutions Company Limited on June 7, 2018. • Origin One Company Limited, a subsidiary that the Company holds 99.99% of the shares, changed its name to One Origin Company Limited on August 9, 2018. • The Company issued the fourth debenture totaling 1,238.7 MB on October 10, 2018 for a 3 year-term. The debenture maturity date is in 2021. • In 2018, the Company launched 7 new projects, worth 25,812.0 MB.

Year	Details
Year 2019	• The Ordinary General Meeting of Shareholders, held on April 25, 2019, approved the Company to increase the credit limit for the issuance of debenture by 3,000 MB (from 7,000 MB to 10,000 MB). • The Ordinary General Meeting of Shareholders, held on April 25, 2019, approved the allocation of an additional 8,000,000 ordinary shares to reserve the exercise of rights for warrants, which was issued and offered to directors, executives and employees of the Company and its subsidiaries (ESOP Warrant: ORI-WD). • The Company issued the fifth debenture totaling 1,607.0 MB on May 10, 2018 for a 3- year term. The debenture maturity date is in 2022. • The Company issued the sixth debenture totaling 1,919.0 MB on September 12, 2019 for a 3- year term. The debenture maturity date is in 2022. • In 2019, the Company launched a total of 20 new projects worth 24,568.0 MB.
Year 2020	• The Ordinary General Meeting of Shareholders, held on August 27, 2020, 2019, approved the increase of the credit limit for the issuance of debenture of 5,000 MB (from 10,000 MB to 15,000 MB). • The Company issued the seventh debentures for two batches, totaling 990.6 MB on September 3, 2020 with the following details: 1. A term of 1 year, 1 month, 7 days with a value of 287.50 MB. The maturity date of the debenture is in 2021. 2. A 3- year term with a value of 703.1 MB. The maturity date of the debenture is in 2023. • The first 100% online pre-sales event platform for the condominium project "The Origin Onnut" on the website evenprop.com without having any sales offices or offline salespeople. • Staybridge Suites Bangkok Thonglor Hotel is the first hotel that the Company jointly developed with Nomura Real Estate Development Company Limited. It opened for business on January 15, 2020. • Holiday Inn Hotel and Suites Sriracha - Laem Chabang is the second hotel project development of the Company. It opened for business on October 1, 2020. • In 2020, the Company launched a total of 10 new projects worth 13,300.0 MB.
Year 2021	• The Company issued the eighth and the ninth debentures for two batches each, totaling 4,112.3 MB on March 25, 2021 and April 16, 2021 with the following details: 1. A term of 2 years with a value of 1,128.7 MB. The maturity date of the debenture is in 2023. 2. A term of 3 years with a value of 683.6 MB. The maturity date of the debenture is in 2024. 3. A term of 2 years with a value of 868.3 MB. The maturity date of the debenture is in 2023. 4. A term of 3 years with a value of 1,431.7 MB. The maturity date of the debenture is in 2024. • December 21, 2021 The Securities and Exchange Commission approved the ordinary shares of Britania Public Company Limited as listed securities. It was also the official first day of trading for the Company. • The Company signed a joint venture agreement with Tokyu Land Asia Public Company Limited, a property development and investment arm of Tokyu Land Corporation, which has recorded over 67 years of experience in property business in Japan, to develop mixed-use project "One Phayathai". • In 2021, the Company launched a total of 18 new projects worth 17,725.0 MB.
Year 2022	• The Company issued 10th - 12th debentures for two batches each, totaling 7,000.0 MB on April 27, 2022, June 2, 2022 and September 1, 2022 with the following details: 1. A term of 2 years with a value of 535.0 MB. The maturity date of the debenture is in 2024. 2. A term of 3 years with a value of 2,965.0 MB. The maturity date of the debenture is in 2025. 3. A term of a years with a value of 500.0 MB. The maturity date of the debenture is in 2023. 4. A term of a years with a value of 495.3 MB. The maturity date of the debenture is in 2023. 5. A term of 2 years with a value of 807.8 MB. The maturity date of the debenture is in 2024. 6. A term of 3 years with a value of 982.2 MB. The maturity date of the debenture is in 2025. 7. A term of 4 years with a value of 714.7 MB. The maturity date of the debenture is in 2026. • February 23, 2022 One Origin, the subsidiary company of Origin Property PLC acquires 3 ibis hotels, French economy segment resorts hotel chain from Erawan Group Plc (ERW), the leading hotel investor in Thailand and ASEAN total 664 keys. • The Company signed a joint venture agreement with Asset Bloon Company Limited to develop residential projects and community mall. • The Company signed a joint venture agreement with Kin Dee Company Limited to develop restaurant and catering services business. • The Company signed a joint venture agreement in Play Bang Khun-non Project and So Origin Sirisaj Project with Nomura Real Estate (Thailand) Company Limited, an important business partner of Origin, to develop residential projects in order to jointly develop projects and services that best meet the needs of the target group. • November 30, 2022 The Securities and Exchange Commission approved the ordinary shares of Primo Service Solutions Public Company Limited as listed securities. It was also the official first day of trading for the Company. • In 2022, the Company launched a total of 22 new projects worth 41,000.0 MB.

Year	Details
Year 2023	• Origin Hotel Company Limited has entered into a joint venture with TLTH Company Limited, a subsidiary of Tokyu Land Asia Company Limited to operate 3 hotels under the brand "ibis", consisting Ibis Phuket Kata, Ibis Hua Hin, and Ibis Styles Krabi Ao Nang. • Origin Hotel Company Limited has registered the change from a limited company to a public limited company on March 20, 2023. • Origin Hotel Public Company Limited has entered into a joint venture with Energy Complex Company Limited, a subsidiary of PTT Public Company Limited, to operate hotel and shop within the Origin Smart City Rayong Project. • At the 2023 Annual General Meeting of Shareholders on April 27, 2023, the meeting resolved to approve the increase of the limit for issuing and offering debentures by another 3,000 million Baht (originally 15,000 million Baht to 18,000 million Baht). • In 2023, debentures were offered No. 13 - 15, totaling 6 batches, with a total value of 7,000.0 million Baht on March 22, 2023, July 11, 2023, and August 30, 2023. The debentures details are as follows. 1. A term of 1 year 6 months with a value of 600 million Baht. The maturity date of the debenture is in 2024. 2. A term of 4 years with a value of 1,000 million Baht. The maturity date of the debenture is in 2027. 3. A term of 3 years with a value of 1,200 million Baht. The maturity date of the debenture is in 2026. 4. A term of 4 years with a value of 1,500 million Baht. The maturity date of the debenture is in 2027. 5. A term of 3 years with a value of 2,200 million Baht. The maturity date of the debenture is in 2026. 6. A term of 1 year with a value of 500 million Baht. The maturity date of the debenture is in 2024. • Collaborated with Real Estate Exponential Company Limited to create new investment innovation in the form of Digital Asset by issuing and offering digital investment tokens for investment which has the characteristics of Real Estate-Backed Token. "Park Origin" condominiums in 3 locations in the heart of the city have been selected, namely Phrom Phong, Phaya Thai and Thonglor, which have completed construction and are ready to move in to be used as reference assets in issuing digital investment tokens. • The Company signed a joint venture contract with Beryl 8 Plus Public Company Limited to take care of technology work covering both the back-end and front-end systems of every business group, such as the residential development for sale business group, hotel business, real estate service business, and healthcare business. • Origin Health Care Company Limited has signed a joint venture contract to operate the following businesses: (1) Hospital or elderly or dependent persons care business (2) Hair transplant medicine service business (3) Specialized orthopedic and joint hospital within Rayong Province and launched 6 health service clinic brands, covering hospital, beauty clinic, dental clinic, hair transplant clinic, and pet clinic to meet the need of creating a Wellness Community and improve the quality of life. In the first phase, the focus will be on providing service in residential, hotels, community malls, and mixed-use projects in the Company group mainly. • The Company signed a joint venture contract to develop The Origin Kathu-Patong project with Phuket Villa Corporation Company Limited, a major real estate project developer partner in Phuket province to jointly develop condominium projects in important cities. • The Company signed a joint venture contract to develop the Origin Place Bangsaen project and the Origin Play Bangsaen project with Nomura Real Estate Company Limited (Thailand), an important partner of Origin in housing development to jointly develop new condominium projects in important tourist locations of the country. • The Company signed a joint venture contract with Asian Wellness Residence Company Limited, a subsidiary of Asian Sea Corporation Public Company Limited, to develop projects in 2 potential locations: Khao Yai and Sriracha, with a total investment value of over 1,422 million Baht. The mixed-use project in Khao Yai consists of 3 projects: condominiums, hotels and villas, and the Sriracha project consists of 1 condominium project. • Origin EEC Company Limited has changed its name to Origin Nationwide Company Limited on July 5, 2023. • Launched the Origin Hotel Sukhumvit 24 project, a mixed-use hotel and community mall project under a joint venture with Nomura Real Estate Development Company Limited, and launched Staybridge Suites Bangkok Sukhumvit Hotel, the second Staybridge Suites hotel brand in Thailand and Asia Pacific. • The Company signed a joint venture contract to develop The Origin Phahon 57 project together with Sotetsu Real Estate (Thailand) Company Limited, a subsidiary of Sotetsu Group, one of the transportation, real estate, and product sale business operators in Japan. • Developed a large mixed-use project under the name "Origin Resort World Phuket | Bangtao Beach", which is a large mixed-use project with a total investment value of 8,000 million baht on an area of 25 rai at Bang Tao Beach, consisting of 6 projects: condominiums, luxury villas, hotels, villa beach clubs, residences and 5-star hotels.

Year	Details
Year 2024	• The company issued its 16th - 23rd series of bonds, totaling 8 issues with a combined value of 5,480.0 million THB, on January 16, 2024, May 14, 2024, and August 9, 2024. The details of the bonds are as follows: 1. A term of 1.5-year with a value of 1,000 million THB. The maturity date of the debenture is in 2025. 2. A term of 3-year with a value of 780.5 million THB. The maturity date of the debenture is in 2027. 3. A term of 3-year with a value of 623.3 million THB. The maturity date of the debenture is in 2027. 4. A term of 3-year with a value of 941.7 million THB. The maturity date of the debenture is in 2027. 5. A term of 1.8-year with a value of 935.0 million THB. The maturity date of the debenture is in 2026. 6. A term of 4-year with a value of 454.9 million THB. The maturity date of the debenture is in 2028. 7. A term of 4-year with a value of 430.3 million THB. The maturity date of the debenture is in 2028. 8. A term of 3-year with a value of 317.4 million THB. The maturity date of the debenture is in 2027. • The company has signed a joint venture agreement with Netbay Public Company Limited, a developer of Digital Business Technology Platforms for electronic transactions (Digital Business Services) in Thailand. This collaboration focuses on digitization and digitalization in the future, supporting the comprehensive business expansion of the group. • One Origin Public Company Limited and Park Luxury Company Limited have entered into a joint venture with Pruksa Real Estate Public Company Limited to develop a real estate project on three prime areas, including a mixed-use project (Wellness Hotel & Service Apartment), premium condominiums, and detached houses. The total investment value is over 8,700 million THB, aiming to enhance the quality of construction, design, and functionality to meet the needs of each location's lifestyle. • Origin Condominium Company Limited changed its name to Origin Vertical Corporation Limited on February 15, 2024. • Holiday Inn Express Rayong Map Ta Phut hotel commenced operations. This hotel was developed by One Origin Public Company Limited in collaboration with Energy Complex Company Limited, a subsidiary of PTT Group, to contribute to the Eastern Economic Corridor (EEC) and enhance the "Origin Smart City Rayong." • One Origin Public Company Limited changed its name to Origin Hotel Public Company Limited on April 18, 2024. • The company signed a collaboration agreement with Delta Electronics (Thailand) Public Company Limited, a leader in energy management and thermal solutions, to integrate smart home innovations and green building solutions into new development projects within the company's portfolio, including condominiums, houses, and hotels, starting from Q2 2024. This partnership aims to elevate consumers' living experiences through environmentally sustainable innovations. • Origin Hotel Public Company Limited entered into a joint venture with TLTH Company Limited, a subsidiary of Tokyu Land Asia Co., Ltd., to operate hotels, provide services, and develop commercial real estate. • Origin Vertical Corporation Limited partnered with Nomura Real Estate Development Co., Ltd., a key partner of Origin, to develop the "Origin Place Tao Pun Interchange" residential project. • In 2024, the company launched 12 new projects with a total value of 19,500 million THB.

and other shareholders held a total of 100.0% of the shares of Origin Hotel and Primo Service Solutions as well as a total of 100.0% of the registered capital of Origin Hotel and Primo Service Solution, respectively. The Jaroon-ek family is a major shareholder and has control over the operations of both Origin and Primo Service Solutions. Thus, the Corporation's Shareholding was restructured in order to make the shareholding structure transparent, and reduce conflicts of interest with the Jaroon-ek family, a major shareholder of the Company. Details of the Corporation's shareholding restructuring are summarized as follows:

- Shareholding Restructuring of Origin Hotel

Previously, Mrs. Arada Jaroon-ek held 90.0% and other shareholders held 10.0% of the registered capital of Origin Hotel. Since the Jaroon-ek family was a major shareholder and has control over the operations of Origin Hotel, the Company acquired all the shares of Origin Hotel from Mrs. Arada Jaroon-ek and 2 other shareholders, totaling 99,998 shares which represented 99.99% of the registered capital of Origin Hotel on October 1, 2012, in order to prevent any conflicts of interest between Origin Hotel and the Company. After the restructuring was complete, Origin Hotel was a subsidiary of the Company. The Company holds 99.99% of Origin Hotel's registered capital.

On June 23, 2016, the Extraordinary General Meeting of Shareholders No. 1/2016 approved a capital increase from 40,000,000 Baht to 400,000,000 Baht. On February 15, 2019, the Extraordinary General Meeting of Shareholders No. 1/2019 approved a capital increase from 400,000,000 Baht to 1,000,000,000 Baht in order to support investment and project development plans of the recurring income businesses such as hotels and serviced apartments in order to create a stable revenue base for the future. And on March 16, 2023,

the Extraordinary General Meeting of Shareholders No. 1/2023 resolved to approve the transformation of the Company into a public limited company and approve to increase capital to 1,353,700,000 Baht to support the offering of common shares to the public (IPO) and to support the exercise of warrants to purchase common shares of directors, executives, and employees of Origin Hotel Public Company Limited. The Company holds shares in Origin Hotel in the proportion of 99.99% of the registered capital of Origin Hotel. On December 1, 2023, an announcement was made to postpone the implementation of the plan to issue and offer additional shares to the public for the first time. If there is any progress, the company will provide further details. On May 13, 2024, at the Extraordinary Meeting No. 1/2024, a resolution was passed to increase the capital from 1,353,700,000 Baht to 3,000,000,000 Baht to support the development of the company's business projects.

- Shareholding Restructuring of Primo Service Solution

Previously, The Jaroon-ek family (Mr. Peerapong Jaroon-ek and Mrs. Arada Jaroon-ek) held 86.0% and other shareholders held 14.0% of the registered capital of Primo Service Solution. Since the Jaroon-ek family was a major shareholder and has control over the operations of Primo Service Solution, the Company acquired all the shares of One Origin from Mrs. Arada Jaroon-ek and 5 other shareholders, totaling 99,998 shares which represented 99.99% of the registered capital of Primo Service Solution on October 8, 2013, in order to prevent any conflicts of interest between Primo Service Solution and the Company. After the restructuring was complete, Primo Service Solution was a subsidiary of the Company. The Company holds 99.99% of Primo Service Solution's registered capital.

On July 22, 2022, the Extraordinary General Meeting of Shareholders No. 1/2022, approved a capital increase from 53,500,000 Baht to 160,000,000 Baht to support IPO offering and warrant exercise for the subscription of the ordinary shares, At the end of year 2022 the Company holds 75%.

- Shareholding Restructuring of Park Luxury

The Company acquired 10,000,000 shares of Park Luxury (formerly called "Proud Residence Company Limited") from existing shareholders. This represented 100% of Park Luxury's registered capital. According to the resolution of the Extraordinary General Meeting of Shareholders No. 1/2017 held on July 12, 2017, Park Luxury has become a subsidiary of the Company.

- Shareholding Restructuring of Britannia

Previously, the Company held 99.97% shares of Britannia and the Jaroon-ek family (Mrs. Arada Jaroon-ek and Mr. Peerapong Jaroon-ek) held 0.02% of the registered capital. Britannia became a subsidiary of the Company, where the Company holds 99.99% of Britannia's registered capital.

On November 30, 2016, the Extraordinary General Meeting of Shareholders No. 1/2016, approved a capital increase from 1,000,000 Baht to 120,000,000 Baht, The Extraordinary General Meeting of Shareholders No. 3/2019, held on November 29, 2019, approved a capital increase to 200,000,000 Baht. In 2020, Britannia restructured its capital again. The Extraordinary General Meeting of Shareholders No. 1/2020, held on July 20, 2020, approved a capital increase to 300,000,000 Baht to support future investment and housing development plans.

On July 23, 2021, the Extraordinary General Meeting of Shareholders No. 2/2021, approved a capital increase from 300,000,000 Baht to 428,570,000 Baht to support IPO offering and warrant exercise for the subscription of the ordinary shares, At the end of year 2021 the Company holds 70.37% of Britania's registered capital and Jaroon-ek family (Mr.Peerapong Jaroon-ek, Mrs. Arada Jaroon-ek and Peerada Capital) holds 2.22% of Britania's registered capital.

1.1.3 Was Cash from Fundraising Activities Used In Accordance with the Objectives ?

(1) Cash Spending from the offering of equity securities or debt securities each time.

Cash Spending	Estimated Amount of Spending	Estimated Duration Of Cash Spending	Details/Progress regarding Cash Spending/ Reasons and Measures in Case of Cash Spending Does Not Meet the Objectives
1. To purchase assets or investments in businesses related to the current business operations.	50 - 60%	1 year	- To purchase land for real estate project development.
2. To repay liabilities from the issuance of debt securities.	40 - 50%	1 year	
3. To repay current liabilities (P/N, Bridging loan, B/E).	5 - 10%	1 year	- For repayment of short-term loans such as loans for land purchases for a period of 1 year, bills of exchange for a period of 3 months.
4. Other cases such as working capital.	5 - 10%	1 year	

(2) Law Enforcement

The law governing the debt securities is in accordance with the provisions concerning the rights and obligations of the issuer and the bondholders for the bonds of Origin Property Public Company Limited under the Medium Term Note Program of Origin Property Public Company Limited for the year 2024, with a total bond issuance amount not exceeding 1,900,000,000 Baht (with a project duration of 2 years as authorized on June 6, 2024). Additionally, there are draft provisions for additional rights concerning the issuance of each debt security and the Notification of the Securities and Exchange Commission (SEC) No. T.J. 15/2022, regarding the application and approval for the public offering of newly issued debt securities, dated September 23, 2022 (including any amendments).

1.1.4 Pledge of Securities in the Registration Statement Form and/or Approval Criteria (if any) and/or Criteria to list securities of SET

The Company is obliged to maintain the Debt -to- Equity Ratio at the end of each quarterly accounting period of the Issuer in accordance with the Issuer's Consolidated Financial Statements which were reviewed or audited by the auditor in a ratio not exceeding 2.5:1. Details and definitions appear in rights and obligations of the Issuer and debenture holders.

"Liabilities" means net financial liabilities, which are the interest-bearing liabilities of the Issuer as appears in the Consolidated Financial Statements, which were audited or reviewed by the auditor. This includes debt obligations that require interest payments and the portion of debt that is subject to interest payment which may arise from an aval guarantee or other binding obligations of the same manner to any person or other juristic person that is not a subsidiary of the issuer deducted by cash and/or cash equivalents. Financial obligation and the liabilities mentioned above excludes financial obligations and equity liabilities incurred with trade payables, any advance revenue or liabilities of the issuer of interest-free debentures, and lease liabilities.

"Consolidated Financial Statements" means the consolidated statement of financial position of the debenture issuer and subsidiaries are in accordance with the regulations of the Stock Exchange of Thailand. The Consolidated Financial Statements were audited or reviewed by the auditor and have already been submitted to the Stock Exchange of Thailand by the issuer.

"Equity" means equity based on the issuer's Consolidated Financial Statements that have been audited or reviewed by an auditor.

1.1.5 Name, Headquarters Location, Type of Business, Company Registration Number, Telephone, Fax, Company Website, Types of Total Paid-Up Capital of the Company

Company Name:	Origin Property Public Company Limited (“The Company”)
Abbreviation Name of Securities:	ORI
Type of Business:	Real Estate Development
Registration Number:	0107557000381
Registered Capital:	1,227,061,226.50 Baht as of December 31, 2024
Paid-Up Capital:	1,227,061,226.50 Baht as of December 31, 2024
Number of Shares:	2,454,122,453 ordinary shares as of December 31, 2024
Share Value:	0.50 Baht per share
Main Office:	496 Moo 9 Samrong Nuea Mueang Samut Prakan, Samut Prakan, 10270
Contact Address:	BHIRAJ TOWER at BITEC 20/FL, 4345 Sukhumvit Road, Bangna Sub-District, Bangna District Bangkok 10260 Telephone: 02 030 0000 Fax: 02 398 8066
Company Website:	https://origin.co.th/

1.2 Nature of Business

The Company operates a real estate development business in condominiums and housing projects as well as expanding build-to-rent property development such as hotels, serviced apartments, and retail spaces. The Company has emphasized project development in terms of project format design, unique interior decoration, and usable space design for maximum use. In addition, the Company also added new innovations in products and services to be consistent with today’s lifestyle with construction standards and good before and after sales service for Origin’s projects to perfectly respond to the lives of residents and service users with emphasis on development along the railway mass transit stations in Bangkok and metropolitan area and areas close to travel access points, expressway entrance and exit gate, as well as the location in the industrial estate area in various industrial provinces and tourist provinces and cities in each region.

By expanding the housing development business to have a continuous growth path, covering care for every generation every moment of life and expanding growth into new businesses such as warehouse business including various service businesses such as real estate development services, housing services, and health services under the Origin Health Care Company, which will expand along with the Origin’s residential and mixed-use projects continuously.

As of December 31, 2024, the Company was able to close 54 projects with a project value of approximately 54,837 million Baht. There are 112 projects in the process of being sold (divided into 73 completed projects with a total project value of approximately 133,158 million Baht and 39 projects under development with a total project value of approximately 66,973 million Baht).

Social Attention: take care of society and the environment in many dimensions to create a better society such as talent development, joining hands with various educational institutions to create Origin Valley together with those educational institutions to be a space for the new generation to develop skills and have knowledge and abilities that meet the needs of the organization and the labor market, including exchanging knowledge to develop more than 3,000 personnel in the Origin Property to grow strongly in terms of community development, carrying out the Origin Give project to create opportunities and deliver good things to the community, such as providing scholarships, providing medical equipment, developing school sites In terms of sustainable development, joining in moving forward with the Net-Zero Emission 2044 plan to reduce greenhouse gas emissions in all dimensions such as designing projects that are energy efficient and environmentally friendly, using environmentally friendly materials, reducing the amount of waste, reducing electricity use in offices and sales offices, starting to install Solar Roof and EV Chargers in new projects.

1.2.1 Revenue Structure Categorized by Product Line/Business Group

Total revenue of the Company for the fiscal years that ended on December 31, 2022 - December 31, 2024. The following groups of business can be classified as follows.

Type of Revenue	Operated by	Share holding Percentage	Consolidated Financial Statements***					
			Fiscal Year 2022		Fiscal Year 2023		Fiscal Year 2024	
			Thousands of Baht	%	Thousands of Baht	%	Thousands of Baht	%
Revenue from Real Estate Business	The Company and Subsidiaries	99.99	11,676,439.5	74.18	8,840,414.7	58.33	6,836,102.8	57.04
Service Revenue from Business Related to Real Estate *	The Company and Subsidiaries	99.99	661,303.5	4.20	1,302,900.4	8.60	1,624,841.2	13.56
Revenues from hotel operations and rental	The Company and Subsidiaries	99.99	394,302.7	2.50	468,201.5	3.09	528,509.3	4.41
Revenue from Project Management Services	The Company and Subsidiaries	99.99	1,664,812.5	10.58	3,254,229.0	21.47	1,654,598.8	13.81
Gains on disposals of investments in subsidiaries	The Company and Subsidiaries	99.99	903,476.3	5.74	1,061,533.6	7.00	878,668.5	7.33
Gain from bargain purchase	The Company and Subsidiaries	99.99	258,400.0	1.64	-	-	-	-
Interest income	The Company and Subsidiaries	99.99	43,406.9	0.28	89,659.9	0.59	183,975.1	1.54
Other Revenue **	The Company and Subsidiaries	85.0-99.99	138,783.1	0.88	139,890.2	0.92	278,601.5	2.32
Total Revenue			15,740,924.4	100.00	15,156,829.4	100.00	11,985,297.2	100.00

Remarks: * Service revenue consists primarily of revenue from condominium juristic management, revenue from cleaning services for juristic persons, rent revenue and brokerage fees.
** Other revenue primarily consists of deposit received from cancellations, and interest received.
*** The Company prepared Consolidated Financial Statements as if the Company's subsidiaries are always under the same control.

Source: Company Information

1.2.2 Product Information

(1) Product or Service Characteristics and Innovation Development

1. Property Development Business

The Company's condominiums and housing project developments can be divided into various brands according to the marketing, price level, and concept design of the project. This includes the target group in each location in order to meet the needs of each target group. Currently, the Company has 7 primary brands for condominium projects and 4 primary brands for housing project developments categorized by project type and target group in different locations in order to have a clear concept of project development and to increase the awareness of brand value among consumers.

7 Primary Condominium Brands. Origin condominium brands have been rebranded and categorized by project type and price level in accordance with the target consumers of each brand in order to enhance brand awareness and the Company's recognition among consumers over the past 1 to 2 years. Currently, the primary brands are Park Origin (upper level), So Origin (mid-upper-upper level), Origin Place (mid-mid-upper level), Origin Plug & Play (mid-mid-upper level), The Origin (mid-mid-upper level), Origin Play (entry-mid level), and Brixton (entry level).

The study of home purchasing behavior in each location discovered that consumers in each location have different purchasing power and each location has different purchasing power levels (entry, middle, and upper level) which have different preferences in product and project styles. There is a trend toward increased service demands and support for particular lifestyles. Therefore, the Company developed projects under these 7 primary brands in order to better meet all levels of purchasing power and the needs of all consumer groups by providing additional details on the project developments under each brand, both in terms of products and services that are unique and better meet the needs of specific consumer groups. As a result, the Company was able to broaden its market base even more.

Details of the 7 primary condominium brands are as follows:

PARK ORIGIN

(1) Park Origin

Concept: High-rise condominium projects that combine luxurious concepts with a blend of nature in the heart of the city. A new way of life with a touch of nature while enjoying a comfortable city lifestyle in an exquisite location that is designed to target the needs of upper-class clientele in each location.

SO ORIGIN

(2) So Origin

Concept: High-rise condominium projects that redefine luxurious living, with next-level experiences of special hotel style-services and a variety of amenities that respond to the new urban lifestyle, with timeless and elegant designs that appeal to target customers in the mid-upper-upper segment. Additionally, SO LAGOON is a sub-brand of SO ORIGIN, created to align with the project's location and geographical features, which include a lake and surrounding mining pits. The name 'Lagoon' or 'Laguna Phuket' is a well-known place name, recognized both by locals and international visitors

SO LAGOON
BY ORIGIN CHERNGTALAY

ORIGIN
PLACE

(3) Origin Place

Concept: Condominium development projects with investment programs that cater to the needs of property investment investshareors by offering special privileges and a guaranteed rate of return. Meeting the needs of tenants with amenities and services that respond to the target customer group's lifestyle.

ORIGIN
Plug & Play

(4) Origin Plug & Play

Concept: A new concept of condominium development projects for Gen Y, featuring an exceptional 2-story level room with functions that responds to the needs of a new generation that is working or running startup businesses. The project is designed to accommodate all aspects of life, including business, accommodation, and even health, in order to adapt to changing circumstances.

THE ORIGIN

(5) The Origin

Concept: Condominium development projects with a concept that caters to the needs of Gen Z who are beginning their careers or starting businesses and also have their own lifestyle. These projects were developed with understanding of the needs of this customer group in all aspects of life and individuality so that customers are able to find what they love and live a life in their own way.

ORIGIN PLAY

(6) Origin Play

Concept: Condominium development projects with a concept to support Gen Z's unique personalities and independence, with a distinctive design approach to enable the customer group to enjoy living a colorful life.

BRIXTON

(7) Brixton

Concept: Low-rise condominium projects with a concept of penetrating a niche market, whether it is pet lovers, student groups, or those who work near educational institutions by emphasizing the location that best fits each lifestyle at an affordable price.

Remark: Other than the 7 primary brands mentioned above, the Company developed other branded projects during the first period of development. These brands are Knightsbridge, Notting Hill and Kensington.

Source: Company Information

The 5 primary brands of the housing estates are: Brighton, Britania, Grand Britania, Belgravia, and Branded Residence Villa. The Company focuses on modern living designed from accumulated experiences in order to develop projects to be perfect for a complete lifestyle under the concept of Modern British Luxury. This perfectly reflects luxury, beauty, and the identity of residents that combined a deep understanding of 'home', a place filled with happiness, safety, and a good quality of daily life. The Company developed different project types for 4 brands based on the level of purchasing power of the consumer and locations in order to cover every consumer lifestyle and expand the marketing base to all groups of consumers.

Details of the 5 primary housing brands are as follows:

BRIGHTON

(1) Brighton

Concept: A modern design concept that understands technology and meets the lifestyle of a new generation. Britania Brand includes townhouses, semi-detached, and detached houses in metropolitan areas and the surrounding provinces of Bangkok that respond to the needs of the target group who focuses on convenient and agile travelling.

BRITANIA

(2) Britania

Concept: A product design that accommodates the conveniences of everyday life with activity spaces for young families and small families. Britania Brand includes townhouses, semi-detached houses, and detached houses in Bangkok and its vicinity that are close to rapid transit stations, entrances and exits to expressways that makes travelling to surrounding amenities easier in order to respond to the needs of every lifestyle.

GRAND BRITANIA

(3) Grand Britania

Concept: A product design concept that enriches life for medium-sized families to large families by developing premium semi-detached houses and detached houses near the main roads of Bangkok and its vicinity.

BELGRAVIA

(4) Belgravia

Concept: A product design for a successful new generation that desires to be themselves. Belgravia Brand is a luxury detached house that focuses on the functions for modern family living, located on the main roads of Bangkok.

BALCO

(5) Branded Residence Villa

Concept: Design products that help enhance relaxation by developing luxurious Modern Bali-style vacation homes located near Bang Tao Beach, the best sunset viewing spot in Phuket among the fully equipped facilities.

Project status and transfer status as of December 31, 2024.

Project	Area	Sales Status							Transfer Status					
		Total		Sold		Remaining for sale		Accu-mu-lated Sale	Estimated Transfer Date		Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB		Month	Year	Unit	MB	Unit	MB
Completed Projects														
Sense Of London	0-3-68.0	162	199	162	199	-	-	100%	4	2012	162	199	-	-
Notting Hill Bearing	0-3-83.0	157	347	157	347	-	-	100%	9	2013	157	347	-	-
The Knight	0-3-12.3	125	256	125	256	-	-	100%	8	2014	125	256	-	-
Kensington	0-3-81.0	167	293	167	293	-	-	100%	5	2013	167	293	-	-
Villa Lasalle	2-1-63.0	353	731	353	731	-	-	100%	11	2015	353	731	-	-
B-Loft 115	1-0-07.0	202	292	202	292	-	-	100%	3	2015	202	292	-	-
Knightsbridge	1-1-56.0	276	821	276	821	-	-	100%	12	2014	276	821	-	-
Tropicana	2-0-96.9	363	639	363	639	-	-	100%	3	2016	363	639	-	-
Kensington Phahol-Kaset	1-3-62.0	229	550	229	550	-	-	100%	9	2017	229	550	-	-
B-Loft 109	0-3-60.0	171	238	171	238	-	-	100%	12	2014	171	238	-	-
Pause 115	1-1-83.0	310	548	310	548	-	-	100%	9	2016	310	548	-	-
Kensington Laemchabang 1	3-0-50.0	399	570	399	570	-	-	100%	9	2017	399	570	-	-
B Republic	2-0-69.0	318	673	318	673	-	-	100%	3	2015	318	673	-	-
Knightsbridge Skycity Saphanmai	2-3-60.0	490	1,369	490	1,369	-	-	100%	3	2017	490	1,369	-	-
Pause Id	0-3-90.0	201	366	201	366	-	-	100%	11	2017	201	366	-	-
Pause 103	1-2-53.0	254	600	254	600	-	-	100%	6	2017	254	600	-	-
Notting Hill The Exclusive Charoen Krung	1-1-79.0	132	455	132	455	-	-	100%	6	2017	132	455	-	-
Kensington Laemchabang 2	3-0-48.25	399	630	399	630	-	-	100%	12	2017	399	630	-	-
Notting Hill Kaset	1-2-16.1	194	561	194	561	-	-	100%	11	2016	194	561	-	-
Pause 107 A	0-2-69.0	59	180	59	180	-	-	100%	11	2015	59	180	-	-
Pause 107 B	0-2-26.0	78	189	78	189	-	-	100%	11	2015	78	189	-	-
Notting Hill Tiwanon	1-1-43.5	180	366	180	366	-	-	100%	3	2016	180	366	-	-
The Cabana	3-3-54.0	719	1,110	719	1,110	-	-	100%	12	2016	719	1,110	-	-
Britania Srinakarin	22-3-79.7	149	867	149	867	-	-	100%	12	2017	149	867	-	-
Notting Hill Sukhumvit 105	7-0-79.0	1,113	2,719	1,113	2,719	-	-	100%	12	2018	1,113	2,719	-	-

Project	Area	Sales Status							Transfer Status					
		Total		Sold		Remaining for sale		Accu-mu-lated Sale	Estimated Transfer Date		Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB		Month	Year	Unit	MB	Unit	MB
Knightsbridge Tiwanon	1-2-83.0	373	1,224	373	1,224	-	-	100%	3	2018	373	1,224	-	-
Kensington Kaset Campus	4-0-85.0	448	1,104	448	1,104	-	-	100%	6	2018	448	1,104	-	-
Notting Hill Jatujak Interchange	1-0-92.0	156	647	156	647	-	-	100%	10	2018	156	647	-	-
Knightsbridge Prime Sathorn	2-3-75.7	726	3,987	726	3,987	-	-	100%	9	2019	726	3,987	-	-
Britania Bangna-Km.12	39-2-84.7	182	1,162	182	1,162	-	-	100%	3	2019	182	1,162	-	-
Kensington Phahol 63 (Saphanmai)	1-3-31.0	231	564	231	564	-	-	100%	12	2019	231	564	-	-
Park 24 Phase 1	5-0-80.0	832	6,252	832	6,252	-	-	100%	10	2017	832	6,252	-	-
Knightsbridge Prime Ratchayothin	2-0-34.0	333	1,655	333	1,655	-	-	100%	3	2020	333	1,655	-	-
Knightsbridge Collage Ramkhamhaeng	4-0-11.9	682	2,113	682	2,113	-	-	100%	3	2020	682	2,113	-	-
Notting Hill Praksa	3-1-91.0	980	1,715	980	1,715	-	-	100%	6	2018	980	1,715	-	-
B-Loft Sukhumvit 107 A	0-1-54.0	59	135	59	135	-	-	100%	12	2018	59	135	-	-
B-Loft Lite Sukhumvit 115 A	0-2-03.0	78	170	78	170	-	-	100%	12	2018	78	170	-	-
Knightsbridge Phaholyothin Interchange	5-1-53.9	729	2,371	729	2,371	-	-	100%	6	2019	729	2,371	-	-
Brixton Pet&Play Sukhumvit 107 C	0-2-79.0	79	191	79	191	-	-	100%	6	2021	79	191	-	-
Notting Hill Laemchabang Ph1	2-0-67.0	534	1,353	534	1,353	-	-	100%	6	2018	534	1,353	-	-
B-Loft Sukhumvit 107 B	0-1-43.2	52	117	52	117	-	-	100%	12	2019	52	117	-	-
B-Loft Lite Sukhumvit 107	0-2-47.3	79	195	79	195	-	-	100%	1	2020	79	195	-	-
Knightsbridge Sky River Ocean	1-3-60.0	460	1,474	460	1,474	-	-	100%	9	2016	460	1,474	-	-
Brixton Pet&Play Sukhumvit 107 B	0-2-75.6	78	190	78	190	-	-	100%	3	2022	78	190	-	-
Grand Britania Bangna Km.12	17-3-22.3	67	797	67	797	-	-	100%	3	2021	67	797	-	-
Britania Khukhot Station	21-1-63.2	138	880	138	880	-	-	100%	1	2020	138	880	-	-
The Origin Phahol - Saphanmai	3-3-60.6	536	1,392	536	1,392	-	-	100%	6	2020	536	1,392	-	-
Kensington Sukhumvit - Theparak	4-2-24.2	1,319	2,732	1,319	2,732	-	-	100%	6	2019	1,319	2,732	-	-
B-Loft Lite Sukhumvit 115 B	0-2-17.0	78	190	78	190	-	-	100%	3	2019	78	190	-	-
The Origin Onnut	2-3-23.0	400	896	400	892	-	-	100%	6	2022	400	891	-	-

Project	Area	Sales Status							Transfer Status					
		Total		Sold		Remaining for sale		Accu-mu-lated Sale	Estimated Transfer Date		Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB		Month	Year	Unit	MB	Unit	MB
Knightsbridge Prime On Nut	2-1-72.0	600	2,715	600	2,712	-	-	100%	7	2020	600	2,712	-	-
Knightsbridge Space Ratchayothin	2-2-74.1	488	2,852	488	2,851	-	-	100%	12	2020	488	2,851	-	-
Brixton Pet&Play Sukhumvit 107 A	0-2-76.4	79	194	79	194	-	-	100%	1	2022	79	194	-	-
Ready to Move														
The Origin Sukhumvit 105	8-0-36.5	673	1,561	670	1,548	3	12	99%	12	2020	670	1,548	-	-
The Origin Ramintra 83 Station	6-3-91.0	882	2,249	857	2,165	25	83	96%	1	2021	855	2,158	2	7
The Origin Ratchada - Ladprao	1-3-32.0	209	807	205	792	4	14	98%	6	2021	204	787	1	6
Knightsbridge Collage Sukhumvit 107	1-1-50.8	304	1,046	302	1,041	2	5	100%	7	2020	299	1,028	3	13
Knightsbridge Sukhumvit - Thepharak	1-3-54.0	475	1,420	469	1,409	6	11	99%	5	2021	469	1,409	-	0
The Origin Ram 209 Interchange	4-0-87.0	1,011	2,232	1,006	2,208	5	24	99%	3	2022	1,006	2,207	-	0
The Origin Ladprao 15	1-1-06.0	163	460	124	389	39	71	85%	12	2022	122	382	2	7
The Origin Ladprao-Bangkapi	3-1-95.0	648	2,000	491	1,611	157	389	81%	3	2023	407	1,313	84	298
The Origin Sukhumvit Sailuat E22	3-2-0.0	1,001	1,800	789	1,498	212	302	83%	Q2	2023	778	1,473	11	25
Brompton Pet Friendly Samrong Station	0-1-99.0	79	151	79	151	-	-	100%	Q3	2023	76	147	3	4
Origin Plug & Play Ramkhamhaeng Triple Station	2-2-74.4	482	1,470	429	1,361	53	109	93%	Q4	2023	409	1,289	20	72
The Origin Plug&Play Ramintra	4-0-21.5	679	2,200	428	1,452	251	748	66%	Q4	2023	310	1,036	118	416
Origin Plug & Play Nonthaburi Station	3-3-14.6	1,001	2,800	789	2,269	212	531	81%	Q2	2024	519	1,480	270	789
Origin Play Sri Udom Station	6-0-85.0	911	2,180	381	1,064	530	1,116	49%	Q2	2024	291	823	90	242
Brixton Pet & Play Phahol 50 Station	1-3-44.6	258	680	139	408	119	272	60%	Q3	2024	100	298	39	110
Park 24 Phase 2	7-0-55.0	1,240	11,500	1,096	10,042	144	1,458	87%	6	2018	1,095	10,024	1	18
Park Origin Phayathai	2-1-36.3	551	4,926	429	3,810	122	1,116	77%	9	2021	427	3,794	2	17
Knightsbridge Space Rama IX	2-0-47.8	325	2,540	290	2,256	35	284	89%	3	2021	253	1,865	37	391
Knightsbridge Kaset Society	2-0-79.6	333	1,395	330	1,380	3	14	99%	12	2020	330	1,380	-	0
Park Origin Thonglor	6-0-18.5	1,182	12,000	695	8,540	487	3,460	71%	5	2022	641	7,783	54	757
Park Origin Ratchathewi	1-2-34.5	266	3,000	196	2,315	70	685	77%	12	2022	185	2,189	11	126

Project	Area	Sales Status							Transfer Status					
		Total		Sold		Remaining for sale		Accu-mu-lated Sale	Estimated Transfer Date		Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB		Month	Year	Unit	MB	Unit	MB
Park Origin Chula-Samyan	2-0-94.2	501	4,600	460	4,113	41	487	89%	3	2023	445	3,940	15	173
Soho Bangkok Ratchada	1-2-28.0	341	1,840	292	1,568	49	272	85%	Q3	2023	277	1,476	15	92
So Origin Kaset Interchange	1-3-58.4	300	1,710	289	1,648	11	62	96%	Q3	2024	180	1,015	109	632
Knightsbridge Ocean Sriracha	4-0-4.5	722	2,859	721	2,854	1	5	100%	9	2017	721	2,854	-	-
Notting Hill Rayong	2-2-67.1	538	1,488	467	1,307	71	182	88%	12	2021	464	1,299	3	8
Kensington Rayong 1	3-0-92.5	352	600	274	512	78	88	85%	12	2020	274	512	-	-
Kensington Rayong 2	2-3-49.5	345	631	344	630	1	1	100%	12	2020	343	628	1	1
Hampton Sriracha By Origin And Dusit	2-1-38.8	471	1,600	353	1,329	118	271	83%	12	2022	323	1,224	30	105
Brixton Rayong	3-1-76.0	481	880	180	381	301	499	43%	Q4	2023	179	379	1	2
Brixton Campus Bangsaen	2-0-14.0	246	576	236	553	10	23	96%	Q4	2023	234	547	2	6
Brixton Kaset-Sriracha Campus	4-0-83.2	589	1,060	238	549	351	511	52%	Q1	2024	233	543	5	7
So Origin Phahol 69 Station	2-3-90.0	521	1,870	276	1,080	245	790	58%	Q4	2024	125	490	151	590
Knightsbridge Space Sukhumvit - Rama4	1-2-45.2	381	2,400	343	2,164	38	236	90%	Q4	2024	116	717	227	1,447
Britania Mega Town-Bangna	55-3-61.2	472	2,000	428	1,894	44	106	95%	3	2019	426	1,885	2	9
Britania Wongwaen-Hathairat	31-3-93.0	288	1,200	258	1,113	30	87	93%	6	2019	258	1,113	-	-
Britania Bangna-Suvarnabhumi	99-0-2.0	485	2,700	368	2,219	117	481	82%	12	2019	367	2,214	1	6
Britania Bangna Km.42	68-1-84.5	492	1,966	488	1,942	4	24	99%	12	2019	485	1,929	3	14
Grand Britania Wongwaen Ramintra	65-2-75.4	278	2,307	238	1,994	40	313	86%	6	2020	236	1,978	2	16
Britania Saimai	36-2-11.9	297	1,400	177	862	120	538	62%	6	2020	175	845	2	17
Brighton Khukhot Station	20-1-58.0	224	850	209	808	15	42	95%	12	2020	206	799	3	9
Grand Britania Ratchaphruek-Rama 5	50-2-23.0	246	2,338	203	2,029	43	309	87%	3	2021	200	2,001	3	28
Belgravia Exclusive Pool Villa Bangna-Rama 9	23-03-97.0	65	1,800	39	1,105	26	695	61%	3	2021	39	1,105	-	-
Brighton Bangna Km.26	9-0-53.4	99	350	75	263	24	87	75%	3	2021	72	253	3	10
Brighton Amata-Sukprayoon	23-01-50.9	223	650	172	555	51	95	85%	3	2021	171	552	1	4
Britania Tiwanon - Rachapruek	23-0-14.4	122	700	33	217	89	483	31%	2	2022	32	211	1	6
Britania Praksa Station	25-3-98.6	197	850	76	366	121	484	43%	2	2022	73	353	3	13

Project	Area	Sales Status							Transfer Status					
		Total		Sold		Remaining for sale		Accu-mu-lated Sale	Estimated Transfer Date		Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB		Month	Year	Unit	MB	Unit	MB
Britania Ratchaphruek Nakorn In	19-3-17.3	99	768	87	719	12	49	94%	3	2022	86	710	1	9
Grand Britania Nonthaburi Station	12-1-43.6	62	550	36	364	26	186	66%	3	2022	35	355	1	8
Grand Britania Bangna - Suvarnabhumi	18-1-93.1	107	700	26	219	81	481	31%	3	2022	23	200	3	19
Brighton Bangpakong	12-1-33.7	211	650	91	297	120	353	46%	6	2022	90	294	1	3
Britania Amata - Phanthong	73-1-79.3	440	2,250	116	698	324	1,552	31%	6	2022	113	673	3	25
Grand Britania Rama IX - Krungthepkreetha	20-2-53.7	96	850	55	606	41	244	71%	7	2021	55	606	-	-
Britania Home Bangna Km.17	47-1-48.5	228	1,500	65	449	163	1,051	30%	9	2022	63	437	2	13
Britania Town Bangna Km.17	35-3-3.6	352	1,100	94	349	258	751	32%	10	2022	93	346	1	4
Britania Wongwaen - Pinklao	18-2-40.0	106	650	46	316	60	334	49%	11	2022	46	316	-	-
Grand Britania Khukhot Station	34-2-86.2	186	1,500	38	343	148	1,157	23%	10	2022	38	343	-	-
Britania Rayong	24-1-51.2	222	1,100	28	178	194	922	16%	12	2022	28	178	-	-
Grand Britania Bangna Km.35	48-3-4.1	394	2,500	41	278	353	2,222	11%	12	2022	40	271	1	7
Britania Udondusadee	44-3-37.0	122	650	27	187	95	463	29%	3	2023	26	182	1	5
Britania Maliwan	48-3-29.8	232	1,200	34	255	198	945	21%	Q2	2023	32	240	2	14
Britania Ayutthaya	51-1-48.4	239	1,400	19	133	220	1,267	9%	Q3	2023	17	119	2	14
Britania Thepharak - Srinakarin	35-2-12.1	190	1,200	13	100	177	1,100	8%	Q3	2023	13	100	-	-
Britania Bangna Km.39	42-3-61.0	232	1,200	19	114	213	1,086	10%	Q3	2023	19	114	-	-
Grand Britania Wongwaen - Pracha Uthit	35-0-33.2	90	1,600	12	246	78	1,354	15%	Q4	2023	9	190	3	56
Grand Britania Thaweewatthana	46-0-97.5	99	2,000	10	222	89	1,778	11%	Q4	2023	10	222	-	-
Britania Bangna-Thepharak	67-2-37.7	355	2,200	36	238	319	1,962	11%	Q4	2023	35	230	1	8
Britania Bangna-Srivaree	37-3-41.5	161	1,400	23	223	138	1,177	16%	Q4	2023	20	194	3	29
Grand Britania Chaiyaphruek - Chaengwattana	29-2-68.7	123	1,400	3	30	120	1,370	2%	Q2	2024	3	30	-	-
Britania Home Bangna - Bangpakong	44-1-52.0	200	1,250	14	91	186	1,159	7%	Q1	2024	12	76	2	15
Britania Ratchaphruek Kanchanapisek	23-3-99.4	122	650	14	83	108	567	13%	Q4	2023	13	77	1	6
Britania Westgate	79-3-34.4	346	2,600	2	14	344	2,586	1%	Q3	2024	2	14	-	-

Project	Area	Sales Status							Transfer Status					
		Total		Sold		Remaining for sale		Accu-mu-lated Sale	Estimated Transfer Date		Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB		Month	Year	Unit	MB	Unit	MB
Britania Ratchaphruek 345	22-1-29.7	111	650	3	22	108	628	3%	Q4	2024	2	14	1	8
On going project														
Origin Plug & Play Sirindhorn Station	4-0-21.3	1,034	3,160	918	2,868	116	292	91%	Q1	2025	-	-	918	2,868
Origin Place Bangna	3-3-23.4	774	2,280	395	1,451	379	829	64%	Q3	2025	-	-	395	1,451
Origin Plug & Play Srinakarin	2-0-2.0	593	1,830	323	1,061	270	769	58%	Q1	2025	-	-	323	1,061
Origin Plug & Play E22 Station	3-3-46.4	1,044	2,580	845	2,205	199	375	85%	Q1	2025	-	-	845	2,205
Origin Play Bangkhunnon	2-0-9.4	476	1,713	469	1,696	7	17	99%	Q2	2026	-	-	469	1,696
The Origin Sukhumvit-Praksa	3-2-5.1	823	1,100	429	532	394	568	48%	Q4	2025	-	-	429	532
Origin Play Sri Lasalle Station	7-3-12.7	1,431	3,900	212	721	1,219	3,179	18%	Q1	2026	-	-	212	721
The Origin Bangkae	8-3-55.5	1,477	1,500	841	1,070	636	430	71%	Q3	2025	-	-	841	1,070
The Origin Pinklao	2-3-46.0	543	1,300	272	805	271	495	62%	Q4	2026	-	-	272	805
Origin Prestige Thonglor	6-2-78.6	62	1,500	53	1,304	9	196	87%	Q4	2026	-	-	53	1,304
Origin Courtyard Thonglor		155	3,100	97	2,007	58	1,093	65%	Q4	2026	-	-	97	2,007
Grand Hampton Thonglor		356	4,200	166	2,102	190	2,098	50%	Q4	2026	-	-	166	2,102
Thonglor 10Th Avenue		138	3,000	44	1,098	94	1,902	37%	Q4	2026	-	-	44	1,098
Origin Place Ramkhamhaeng 153	6-2-61.0	737	2,100	262	777	475	1,323	37%	Q1	2026	-	-	262	777
Origin Place Phahol 59 Station	1-0-88.0	144	510	70	270	74	240	53%	Q1	2026	-	-	70	270
So Origin Siriraj	1-2-26.0	257	1,342	257	1,342	-	0	100%	Q1	2026	-	-	257	1,342
Origin Place Phetkasem	2-0-8.0	353	1,377	353	1,377	-	0	100%	Q2	2026	-	-	353	1,377
Origin Place Khon Kaen Kanlapaphruek	3-0-7.4	442	800	247	517	195	283	65%	Q4	2025	-	-	247	517
The Hampton Suites Rayong	2-0-14.5	452	1,300	199	794	253	506	61%	Q2	2025	-	-	199	794
Origin Play Bangsaen	1-3-71.1	491	1,300	396	1,132	95	168	87%	Q3	2025	-	-	396	1,132
The Origin Bangna - Bangpakong	12-0-0.0	1,585	1,300	89	89	1,496	1,211	7%	Q1	2027	-	-	89	89
The Origin Phahol 57	2-3-56.0	432	1,040	203	555	229	485	53%	Q3	2025	-	-	203	555
The Origin Campus Khon Kaen	3-1-49.5	490	800	336	542	154	258	68%	Q1	2025	-	-	336	542
The Origin Pattaya	3-1-31.6	560	1,040	336	643	224	397	62%	Q1	2026	-	-	336	643

Project	Area	Sales Status							Transfer Status					
		Total		Sold		Remaining for sale		Accu-mu-lated Sale	Estimated Transfer Date		Transferred Unit and Value		Remaining for transfer	
		Unit	MB	Unit	MB	Unit	MB		Month	Year	Unit	MB	Unit	MB
The Origin Centre Phuket	5-0-45.5	701	1,300	559	1,219	142	81	94%	Q3	2025	-	-	559	1,219
The Origin Kathu - Patong	6-2-83.8	624	1,350	362	958	262	392	71%	Q4	2025	-	-	362	958
The Origin Setthabut Station	6-0-22.6	742	1,400	156	273	586	1,127	20%	Q4	2026	-	-	156	273
Origin Place Bangsaen	2-3-80.8	429	950	230	558	199	392	59%	Q3	2026	-	-	230	558
So Origin Pattaya	6-1-58.4	793	1,700	339	859	454	841	51%	Q1	2026	-	-	339	859
So Origin Bangtao Beach	5-3-43.5	545	2,500	334	1,914	211	586	77%	Q3	2026	-	-	334	1,914
The Origin Sriracha	3-0-50.0	499	750	205	364	294	386	48%	Q2	2026	-	-	205	364
Origin Place Taopoon Interchange	2-3-10.6	675	2,300	389	1,524	286	776	66%	Q2	2027	-	-	389	1,524
Origin Place Chaengwattana	3-0-7.5	701	2,000	245	840	456	1,160	42%	Q4	2026	-	-	245	840
Origin Place Centre Phuket	4-3-84.1	585	1,800	166	571	419	1,229	32%	Q1	2027	-	-	166	571
So Origin Kata Phuket	5-3-91.3	686	1,650	65	267	621	1,383	16%	Q1	2027	-	-	65	267
So Lagoon Cherngtalay By Origin	5-1-91.3	511	2,100	93	353	418	1,747	17%	Q4	2027	-	-	93	353
Dusit Suites Residences Khaoyai	9-3-22.7	19	350	2	47	17	303	13%	Q4	2025	-	-	2	47
Balco Bangtao Beach	9-1-86.2	35	1,350	11	380	24	970	28%	Q4	2025	-	-	11	380
Belgravia Exclusive Ratchaphruek - Rama 5	18-3-80.4	35	1,400	-	-	35	1,400	0%	Q1	2025	-	-	-	-
VVIP Presale				26	740								26	740
Total		67,499	254,967	47,373	181,196	20,152	74,505				35,019	136,634	12,354	44,562

2. Service Businesses Related to Real Estate

The Company also provides real estate business services through its subsidiary, Primo Service Solution, which provides condominium juristic person management services as well as other real estate businesses.

Primo Service Solution has another 14 subsidiaries:

1. United Project Management Company Limited providing construction work consultation and supervision
2. UPM Design Studio Company Limited providing architectural, structural engineering, and building assembly system design services
3. Project Asia Company Limited providing construction work consultation and supervision
4. Primo Management Company Limited ("PMM") providing condominium juristic person, department center, housing development, and office building management services
5. Crown Residence Company Limited ("CRD") providing condominium juristic person, housing development, department center, and luxury office building management services
6. Hampton Hotel & Residence Management Company Limited ("HHR") providing residential property and service apartment management services
7. Passion Realtor Company Limited ("PRT") providing comprehensive real estate buying-selling-renting representation service focusing on juristic person and individual customers, both Thai and foreign
8. Passion Asset 360 Company Limited ("PAS") operating real estate brokerage business focusing on foreign customers
9. Just Co On Company Limited ("JCO") operating real estate brokerage business focusing on luxury customers
10. Prop2morrow Company Limited ("P2M") providing real estate consultation, event management, and review services
11. Live Tech Lab Company Limited operating software system development business
12. Wide Interior Company Limited ("WYD") providing interior decoration, moving things, furniture, and household items, and accommodation improvement and repair services
13. Uno Service Company Limited ("UNO") providing maid, maintenance technician, and laundry services in order to be able to fully respond to customer needs, which is one of the Company's after-sales service strategies.
14. Wide Furniture Company Limited ("WFN") operating furniture production, distribution, and marketing business and developing retail stores

(2) Marketing and Competition

(A) Significant Product and Service Marketing

Marketing Strategies and Policies and the Company's Competitive Advantages

The Company believes that the Company has significant marketing strategies and policies as well as competitive advantages. They are as follows:

Project Locations

The Company places great importance on the location of projects as a top priority for every project development of the Company because the location of the project is considered the most important factor of the real estate business, especially condominium projects. The location of projects must be close to major transportation and convenient. The Company selects project locations near the mass transit rail system in the outskirts of Bangkok and its vicinity. This is the main factor that consumers consider when deciding to purchase housing in this modern day. As a result, our project location has a high growth for residential demand. The Company also expanded project developments into new potential areas and areas near industrial estates which have high quality jobs sources from industrial factories that focus on manufacturing for export, a fundamental factor of the country. The expansion of industrial estates across the country caused the area to have more housing demand and higher purchasing power. Therefore, the Company has project development plans in areas near the industrial estate, especially the areas near the Eastern Economic Corridor Development Project (EEC). In addition, there has been expansion to major cities throughout the country, densely populated provinces, provinces with economic growth, and important tourist provinces that has benefited from the tourism recovery.

Lifestyle and Unique Design

The Company is still meticulous with the design to make every project unique and support lifestyles of people of all ages that has changed from the past by focusing not only for the exterior of the building but going in detail of the space functionality and material in each part, both within the units and the common areas, together with expanding the service areas fulfilling lifestyles nowadays. The projects are divided into different brands to reflect the features and uniqueness of each brand more clearly. With understanding of consumer groups according to the "EMPATHY concept: the ability to understand and share the feeling of another", it enables the Company to design the projects that fulfills the need of customers, from pre-working age and working age groups, executive level group to elderly, and that is filled with specialty in each living space, altogether as the continuing product development build-on since 2018.

In the design, it also needs to take living with COVID-19 situation into account the same way in 2020. This is the main factor that forces the design to be creative to integrate usage, maintenance, hygiene, and aesthetics to create a piece of work that maintains its value and uniqueness, with the key elements as follows:

- Touchless Equipment
- Social Distance
- Telemedicine

This is made possible by integrating various technologies with various functions, as well as the units' interior and the common areas.

Project development in the way that shows understanding to consumer categorized by brands according to lifestyles in 2021 are the following:

1. Brixton the Campus Condominium project located near university campuses that allow students 24-hour access to educational common areas.*
2. Origin Play the condominium for teenagers and pre-working age people with colorful common areas and functions everyone can enjoy, such as VR Games, Virtual Fitness, etc.
3. Origin Plug & Play the condominium for startup people ready to drive their business. With the duo-space unit layout, the space for business work is well-divided from the relax zone. The meeting rooms and studio rooms in the common areas will also functionally support business operations.
4. Origin Pet & Play the condominium for pet owners with the common areas prepared for pet exercise, bathing, and pet health check-up. The project comes with partnership with local well-known pet hospitals for pet caretaking and consultation to pet owner residents.
5. Hampton the condominium project of Investment Property that enhances traditional service apartment in order for investors to manage the condominium units for rent with convenience and trust.

Unit Plan Innovation for the Maximum Utilization of Space

The Company takes into account the maximum utilization of living space in each condominium project. The Company's design team developed and designed condominium units to maximize the use of the condominium area, meet the needs of the market and customers even more. The Company creates different designs that are suitable for the context of each area, adapt new innovations and technologies in housing to be used appropriately by considering user experiences in regards to function, design and lifestyle. This makes the utility areas in the condominium unit and common area within the project to be worthwhile. The concept of LUXEMORE is used for the interior of condominium units which is a concept that developed the pattern and function of various furniture in condominium units for maximum benefit. This is done by analyzing the daily behavior of customers which is a concept and innovation that Nomura Real Estate Development Company Limited (JV Partner) uses for project developments, as well as using furniture that is easy to use and has complete functions. For example,

- a kitchen set with a hanging cabinet has tissue paper storage and an iPad stand so that customers can practice cooking or watching various items while cooking.

- Lockers/shoe storage cabinets are designed for storing shoes and have a stool to sit on while putting shoes on or can be used as a base for customers to stand on while reaching items on the shelves more conveniently.

Other than condominium furniture details in condominium units, the space and functions are ideas that the Company continuously invents and develops all the time so customers feel they are getting the best value for their money, increases living space in the high space, and makes small areas functional in order to store things which was developed into a DUO SPACE design. ONE BED PLUS is a multipurpose room that can be a small bedroom or a 30-33 square meters office space or even a room with 3-meter-high ceilings can have additional utility space by further developing the DUO SPACE concept. For example, a 28 square meter room at the PARK ORIGIN PHAYATHAI project has the layout of ONE BED PLUS and DUO SPACE. A unique room of the Company has become the residential condominiums prototype in the real estate industry in project developments.

Targeting Customers with the Blue Ocean Strategy

The Company has a policy to approach target customers in order to create business opportunities with Blue Ocean Strategy. This strategy is designed to avoid competing in the market or real estate industry in a traditional way. The Company will develop products using innovation or new creative ideas in order to make a differentiation in products and create a competitive advantage.

Based on this strategy, the Company focuses on making the product unique by using unique designs to draw customers. This is to differentiate the existing condominium projects in the real estate market today as well as expands the Company's project developments to areas where no other entrepreneurs have started project developments in order to create new markets and create new target customers, etc. The success of this strategy is enormous as reflected by the response of target customers in past projects.

In addition, the Company places great importance on foreign customers due to the growth potential of this customer base such as Japanese, Chinese, Taiwanese and Singaporean customers. This customer group has a high potential to purchase and invest in real estates in Thailand as well as the customers from the ASEAN Economic Community. The Company uses proactive marketing strategy by establishing a sales department for foreign customers that is responsible for customer service for foreign customers as well as coordinating with foreign agents in order to be able to reach customers and marketing overseas directly. Sales teams and marketing teams at the sales office have the ability to communicate in Japanese and English fluently in order to accommodate foreign customers who are interested in real estate development. The Company regularly provides training language courses in Japanese, Chinese and English for the Company's sales and marketing teams.

Teamwork and Systematic Sale Planning

The Company has a teamwork sales plan. When customers visit projects, sales and marketing teams cooperate to present project information to the customers. Starting with the marketing agent who explains concepts, designs, and styles of the project to motivate customers to feel a connection and desire to own the property. After that, a sales agent and the project's sales manager present the project's information such as room size, unit price, etc. in order to close the sale with the customer. In comparison to having a sole sale agent, the Company may have unsatisfied customer service risk from customers. Relying on a sole sales agent causes the Company to lose sales opportunities when the only sales agent resigns. As a result, the teamwork sales plan is one of the Company's strengths and this increases the success rate and effectively closes sales with customers.

Customer Centric and After-Sales Services

In order to ensure customers who are considering the purchase of the Company's Condominium unit, the Company provides after-sales services in various aspects such as a quality guarantee of the unit after the transfer date and facilitating customers to make requests for mortgage loan with financial institutions. Apart from facilitating customer convenience, the Company will be able to make effective condominium transfer plans.

The Company established Customer Centric in order to maximize customer's utmost satisfaction. Customer Centric will facilitate convenience for the Company's customers from requesting a mortgage loan with financial institutions, checking condominium units, transferring ownership until after sales services that include condominium decoration consultancy services, as well as coordinating and providing interior designers, etc. In addition, the Company recognizes the importance of current customers who have purchased units with the Company, as a result, the Company offers privileges to the current customers to be able to make a deposit to purchase a project that will be developing before the official launch in order to build good, long-term relationships, many people will become our customers by word of mouth from those who have purchased condominium units with the Company.

In addition, the Company has a service that supports the Company's core business through Primo Property Solutions, a subsidiary of the Company. Primo Property Solutions provides condominium tenant management services to customers and condominium juristic person management services in order to enable the Company to meet the needs of customers and be able to quickly service customers after ownership have been transferred. This creates customer satisfaction so that they can continue being a customer for other projects in the future.

Determining the Selling Price

The Company has a policy to set selling prices based on target customers, location, cost of land and project construction. The Company determines the initial selling price from the feasibility study phase of the project, the actual selling price is determined when the project opens for sale. The selling price of each unit is different depending on the number of floors, room location, and view as well as how long the project has been open for sale such as before the construction phase, during construction period, or after the project has been completed. The average sales proportion is 60%, 25% and 15% of the project value.

However, the selling price of each project is competitive when compared to other entrepreneurs in similar locations. The Company considers the appropriate selling price per room that is suitable for the purchasing power of customers, designing room area to be suitable for the value of what the customers will receive as well as maintaining the profit of the Company to be at an appropriate level as set out in policies.

On Time Delivery

The Company is confident that the construction of projects will be in accordance with the accurate construction standards, completed as agreed upon and able to deliver condominium units to customers on time. The Company hired an experienced construction company that works well with the Company, construction management consultants are also hired for quality control and they closely monitor the construction work of contractors at each project. As a result, the Company's development projects over the past year have been delivered to customers on time. This enables the Company to effectively manage its finances, construction costs and create excellent customer satisfaction.

Corporate Image Strategies

The Company has clearly set the corporate image and its market positioning as a property developer with modern image and understanding and satisfaction of consumers' needs gained through new innovation and creativity that is integrated and applied to lifestyles of modern urban people well. This results in the delivery of products and services that meet all of the lifestyles' needs for people in all age groups and locations which the needs are different and brings "Origin" the recognition among the customers as a property developer that never stops improving and as a pioneer of brand-new products and services, as well as project development in virgin areas that has always been well received. Besides, we are the corporate that not only limits to being a full-service property developer, but we will also be the developer for services and other mega trend businesses to fulfil the consumer lifestyle needs in more modern and comprehensive way.

Professionalism and Experience of the Management Team

The Company pays attention to professional management with a quality team and the vision of the Management of the Company who are well-experienced, knowledgeable and competent in the real estate business. This enabled the Company's internal work system to be clear and transparent. New ideas were consistently used to develop the organization and the Company's products. The Company selected professional teams to work with such as structural design companies, interior design companies and landscape design companies, etc.

In addition, the Company gives importance to all employees of the Company by enabling employees to have basic knowledge in the real estate business as well as organizing training in various fields such as Japanese-Chinese language training and real estate training, etc. Most of the Company's employees are a new generation of committed people who have new creative ideas. The Company wants employees to be involved in the business and strives to create new products and services that truly meet the needs of target customers. The Company believes that this approach will be able to drive the business of the Company to have sustainable growth and be able to retain quality employees for the long term.

Characteristics of Customer Groups and Target Customers

The Company always studies the preliminary feasibility of the project in the early phase by mainly considering the target customers of each project first. Then, determines the project type and the selling price in accordance with the target customers. As a result, the Company is able to close sales quickly and maintain the Company's profit level to an appropriate level as specified by the Company.

Currently, the Company's real estate development projects have been adjusted to be 7 major condominium brands and 5 primary housing brands according to the type of projects and target customer groups. The Company set the strategies as follows:

Condominium Brand		
Brand and Project Type	Monthly Income Level (Baht/month)	Customer Group
Park Origin	100,000 Baht and up	High Level
So Origin	50,000 - 100,000 Baht	Upper Mid to High Level
Origin Place	40,000 - 80,000 Baht	Upper Mid to High Level
Origin Plug & Play	40,000 - 80,000 Baht	Mid to Mid Up Level
The Origin	35,000 - 70,000 Baht	Mid to Mid Up Level
Origin Play	30,000 - 60,000 Baht	Economy to Mid-Level
Brixton	25,000 - 50,000 Baht	Economy Level

Housing Project Brand		
Brand and Project Type	Monthly Income Level (Baht/month)	Customer Group
Belgravia Premium Detached house	500,000 Baht and up	Upper Level
Balco Pool Villa	500,000 Baht and up	Upper Level
Grand Britania Semi-Detached house, Detached house	130,000 Baht and up	Upper Mid to High Level
Britania Townhome, Semi-Detached house, Detached house	50,000-130,000 Baht	Mid to Upper Mid-Level
Brighton Townhome, Semi-Detached house	30,000-50,000 Baht	Mid-Level

Apart from developing projects for customers who have demand for housing near the mass transit railway system on the outskirts of Bangkok and its vicinity, the Company focuses on new target customers to increase the business opportunities of the Company by emphasizing employees in industrial estates who need accommodation in locations that are easily accessible to factories and amenities that respond to modern living. This includes foreign business people working in Thailand who are looking for a quiet place to stay that has high security, is convenient to travel to work within the industrial estate, and is close to high-end amenities such as Tropicana Erawan BTS Station Project under the Eco Green Resort. The project location is close to the Toyota, Isuzu, Honda and Panasonic companies, etc. or the KnightsBridge the Ocean Sriracha project. Both projects have a large demand from Thais and foreigners. Due to the preliminary project feasibility of the target customers, the Company designed room layout and living space with a Japanese-style. This made a great impression on Japanese customers because it responds to a familiar lifestyle, etc.

Sales and Distribution Channels

The Company has a professional sales team that is efficient and has a good understanding of the products and knowledge of real estate. The Company's sales team welcomes customers who visit the project at the sales office and sample rooms at project locations. Customers can call or contact the project's sales office to get more information. In regards to the Corporate customer or executive level customers, the Company will send staff to present products and meet customers at their workplace or locations that are convenient for customers. The Company also has a website https://origin.co.th/ and a Facebook page that customers can read and study the preliminary details of each project. The Company also uses billboards, brochures, newspapers, and magazines, and sets up booths at events such as Houses and Condos Expo, etc for public relations as well as promotions to stimulate sales such as giving complimentary gifts, cash discounts, etc. Besides the professional sales team, the Company uses reputable and quality professional sales representatives for foreign customers. The Company also gives commissions to the sales team of the Company and the sales representatives in order to stimulate sales.

Domestic and International Sales Proportion

The Company mainly focuses on domestic distribution. From the sales proportion in 2024, the percentage of domestic customers is approximately 83% and the percentage of foreign customers is approximately 17%. These foreign customers are mainly from China, Russia, Taiwan and Myanmar.

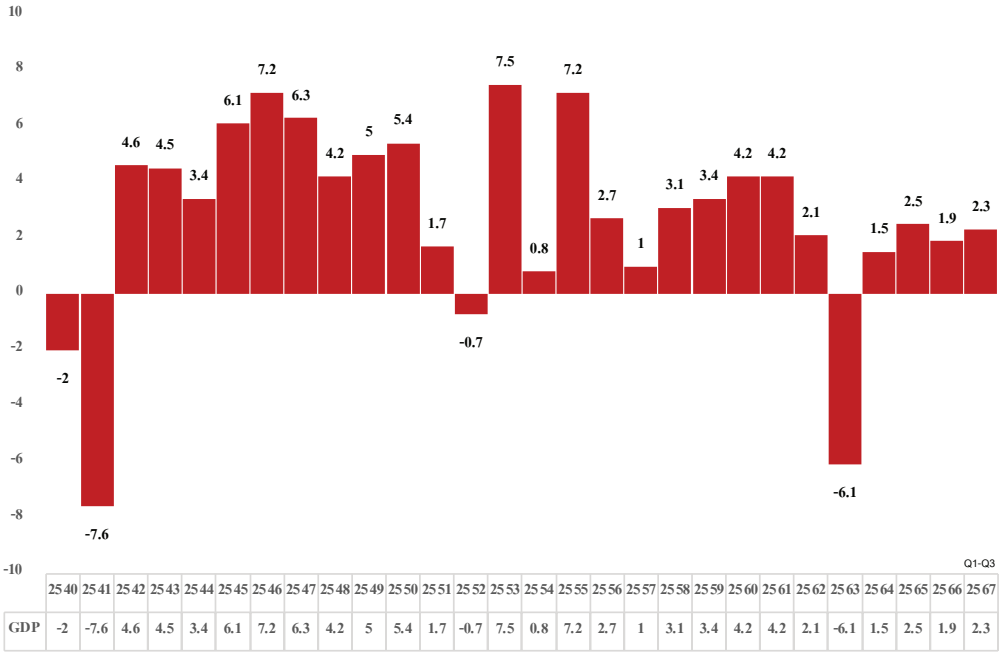
(B) Competitive Environment

(1) Domestic Economic Outlook

Overall Thai Economy in the third quarter of 2024. Private sector consumption slowed down, following a slowdown in spending across all product categories and a continued decrease in spending on durable goods. Meanwhile, private sector investment continued to decline. However, in terms of exports, the growth accelerated, driven by the increased export volumes of industrial and agricultural products, which remain key drivers of Thailand's economy.

The Thai economy in the third quarter of 2024 grew by 3.0%, following a growth of 2.2% in Q2/2024. When adjusted for seasonal effects, the Thai economy in Q3/2024 grew by 1.2% from Q2/2024 (%QoQ_SA). For the first 9 months of 2024, the Thai economy grew by 2.3%. The main factors were an acceleration in non-agricultural production, particularly in the services sector, especially in construction, as well as sectors related to tourism, such as accommodation and food services, transport, and wholesale and retail trade. The manufacturing industry slowed down, while the agricultural sector continued to decline. In terms of spending, exports of goods and services, government final consumption, and investment accelerated, while private final consumption slowed down.

Gross Domestic Product (GDP) (Unit: Percent) (Year 2024, Quarter 1-3)

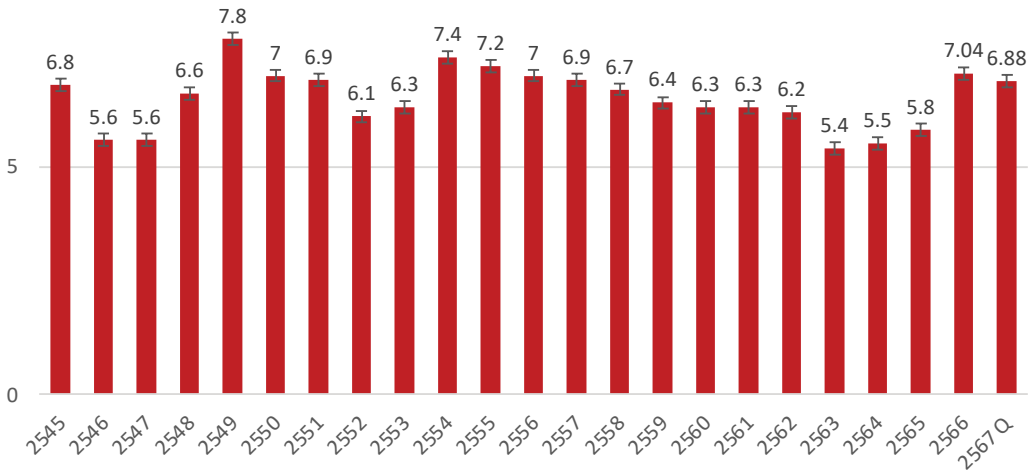


	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567
GDP	-2	-7.6	4.6	4.5	3.4	6.1	7.2	6.3	4.2	5	5.4	1.7	-0.7	7.5	0.8	7.2	2.7	1	3.1	3.4	4.2	4.2	2.1	-6.1	1.5	2.5	1.9	2.3

Source: Office of the National Economic and Social Development Council

Due to the inflation trends from the previous year, the Bank of Thailand adjusted the interest rates on housing loans, which has had a continued impact. Although the housing loan interest rate (MLR) in 2024 is at 6.88%, slightly down from 7.04% in 2023, the interest rate remains high compared to the past 3-4 years. This continues to affect buyers at all price levels, especially those with low or moderate incomes, who may delay their purchasing decisions. Additionally, it may impact the mortgage burdens of borrowers who could be affected by the increased interest rates in recent periods.

Floating housing interest of general public of 6 major banks (Unit: Percent)

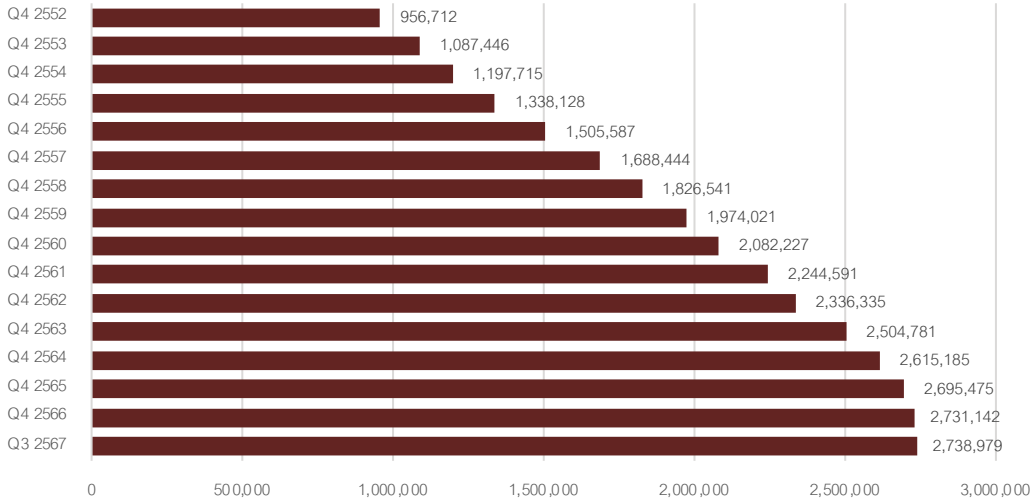


Remark: 1. Average MLR and MRR interest rates of 6 banks: Government Housing Bank, Kasikorn Bank, Bangkok Bank, Bank of Ayudhya, Krung Thai Bank and Siam Commercial Bank. If the interest rate is adjusted during the month, the last announced interest rate of the month will be used.

Source: Real Estate Information Center, Government Housing Bank

In the third quarter of 2024, the outstanding balance of housing loans (Post-Finance) was 2,739,979 million Baht, compared to 2,729,092 million Baht in the third quarter of 2023, reflecting only a slight increase of approximately 0.04%. Although the total amount increased, the growth rate was significantly lower compared to the previous year's growth of 1%, indicating a clear slowdown in housing loan expansion. Factors contributing to this decline include a 3-8.5% decrease in new project launches in Bangkok and its metropolitan area compared to the same period last year. Additionally, non-performing loans (NPLs) surged to 1.09 trillion Baht, with housing-related NPLs reaching as high as 200 billion Baht and potentially rising to 250 billion Baht. As a result, the home loan rejection rate spiked to 60-70%, particularly for homes priced below 3 million Baht, due to stricter bank lending policies.

Private housing loans (Unit: Million Baht) (Year 2024, Quarter 1-3)



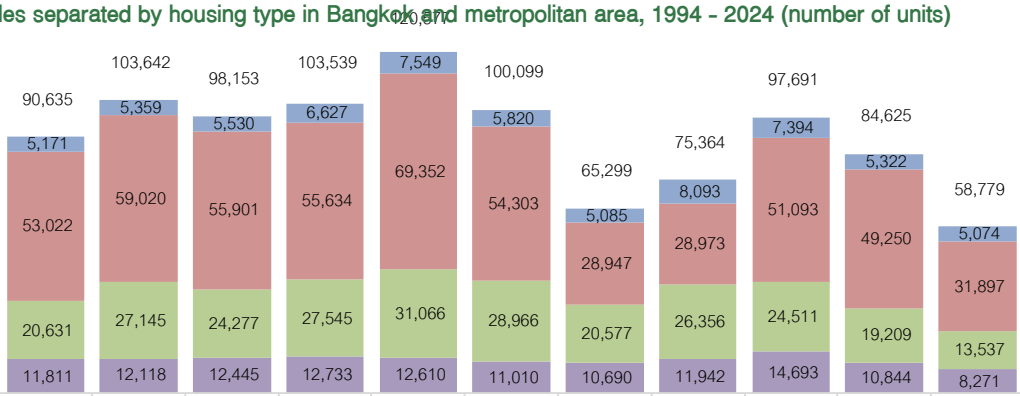
Source: Bank of Thailand

(2) Housing market condition

The residential real estate market in 2024 is expected to continue slowing down from 2023 due to a decline in new project launches in Bangkok and its vicinity, coupled with tighter lending measures. Commercial banks continue to maintain high interest rates on housing loans, causing buyers to delay their purchasing decisions. Additionally, economic conditions and weakened purchasing power-particularly among middle- to lower-income buyers affected by rising living costs and household debt-further contribute to the market slowdown. Furthermore, the condominium market has been impacted by the expiration of the LTV measures, leading to a decline in investment-driven purchases.

In 2024, the residential market recorded a total of 58,779 units sold, marking a decline of 30.5% (25,846 units). The condominium market saw a sales drop of 35.5%, while the overall low-rise housing market in Bangkok and its vicnity also experienced a downturn compared to the previous year. Detached houses recorded a sales decline of 23.7%, whereas townhouses saw a sales decrease of 29.4%.

Sales separated by housing type in Bangkok and metropolitan area, 1994 - 2024 (number of units)



	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567
อื่นๆ	5,171	5,359	5,530	6,627	7,549	5,820	5,085	8,093	7,394	5,322	5,074
อาคารชุด	53,022	59,020	55,901	55,634	69,352	54,303	28,947	28,973	51,093	49,250	31,897
ทาวน์เฮ้าส์	20,631	27,145	24,277	27,545	31,066	28,966	20,577	26,356	24,511	19,209	13,537
บ้านเดี่ยว	11,811	12,118	12,445	12,733	12,610	11,010	10,690	11,942	14,693	10,844	8,271
รวม	90,635	103,642	98,153	103,539	120,577	100,099	65,299	75,364	97,691	84,625	58,779

Source: Agency for Real Estate Affairs Company Limited

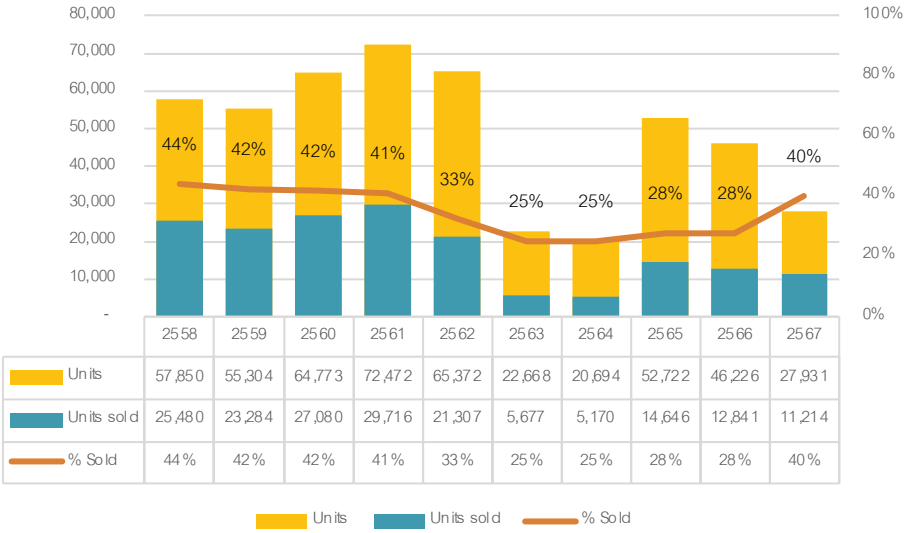
In terms of completed and registered residential properties in Bangkok and the 5 surrounding provinces in 2024, there was an increase compared to the previous year during the same period, with a total of 72,395 units completed in Q3, reflecting a 1.5% increase from 2023. The number of completed units registered by developers in 2024, broken down by type of residence, in Q3 2024 includes: (1) Detached houses, 9,728 units, a decrease of 44.7%; (2) Semi-detached houses, 2,208 units, a decrease of 51.4%; (3) Townhouses, 8,523 units, a decrease of 44.9%; (4) Condominiums, 33,070 units, an increase of 24.8%.

The number of completed and registered housing units has increased in Bangkok and metropolitan area (divided by housing type) (Year 2024, Quarter 1-3)

Housing type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Q1-Q3	Change rate between Q1-Q3 2023-2024 (%)
Detached house	11,837	12,736	12,129	15,563	13,552	10,736	10,582	11,809	18,404	9,728	-44.7%
Semi-detached house	2,366	1,895	2,535	2,101	3,024	2,536	3,107	3,497	6,381	2,028	-51.4%
Townhouse	19,624	17,111	16,634	20,051	21,274	16,424	13,540	13,477	13,123	8,523	-44.9%
Condominium	70,721	77,496	63,510	75,226	60,713	61,517	33,147	45,894	34,589	33,070	24.8%
Total	**104,548**	**109,238**	**94,808**	**112,941**	**98,563**	**91,213**	**60,376**	**74,677**	**72,497**	**72,395**	**1.5%**

Source: Real Estate Information Center, Government Housing Bank

Sales rate of new housing opening for sale in Bangkok and metropolitan area, 2024 (number of units)

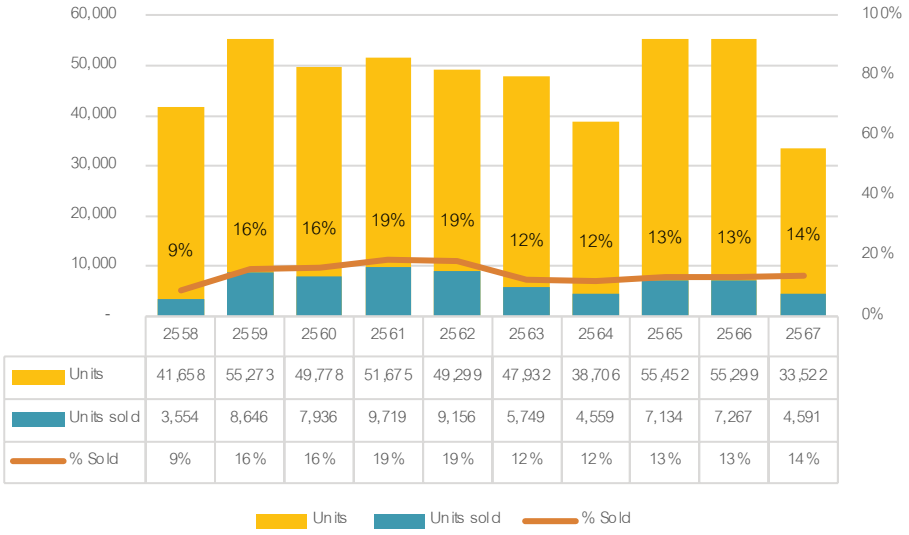


	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567
Units	57,850	55,304	64,773	72,472	65,372	22,668	20,694	52,722	46,226	27,931
Units sold	25,480	23,284	27,080	29,716	21,307	5,677	5,170	14,646	12,841	11,214
% Sold	44%	42%	42%	41%	33%	25%	25%	28%	28%	40%

Source: Agency for Real Estate Affairs Company Limited

The average take-up rate of new condominiums opened in 2024 in Bangkok and metropolitan area is 40% of the total number of new units opening for sale. This is higher compares to 2023, which is a better sales rate from the COVID situation. In 2024, the number of new units opening for sale decreased from 2023 at 33%.

Number of newly opened low-rise projects in Bangkok and metropolitan area in 2024 (number of units)

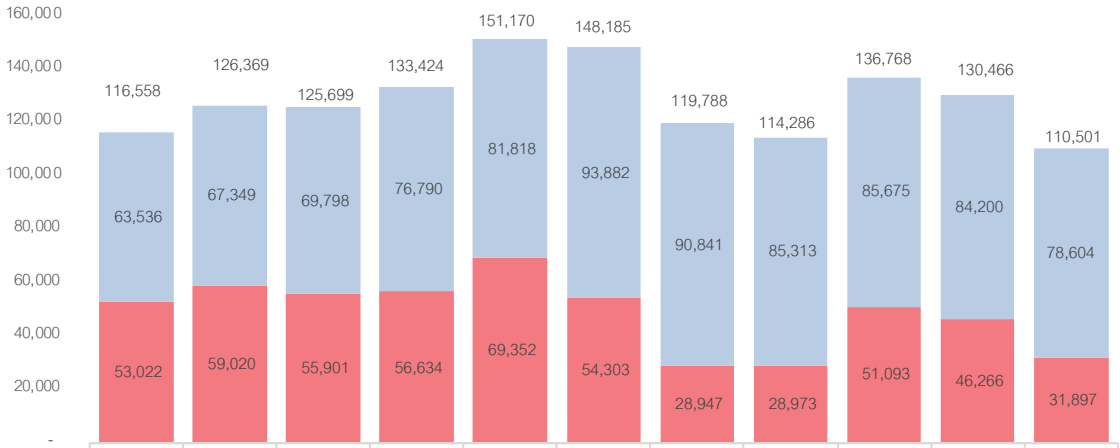


	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567
Units	41,658	55,273	49,778	51,675	49,299	47,932	38,706	55,452	55,299	33,522
Units sold	3,554	8,646	7,936	9,719	9,156	5,749	4,559	7,134	7,267	4,591
% Sold	9%	16%	16%	19%	19%	12%	12%	13%	13%	14%

Source: Agency for Real Estate Affairs Company Limited

The average take-up rate of new low-rise projects opening for sale in Bangkok and metropolitan area in 2024 is 14% of the total number of new units opening for sale. This has slightly improved from the COVID situation as well as condominium housing. In 2024, the number of new units opening for sale decreased from 2023 at 39%.

Sales and remaining supply of condominiums in Bangkok and metropolitan area, 2014 - 2024 (number of units)



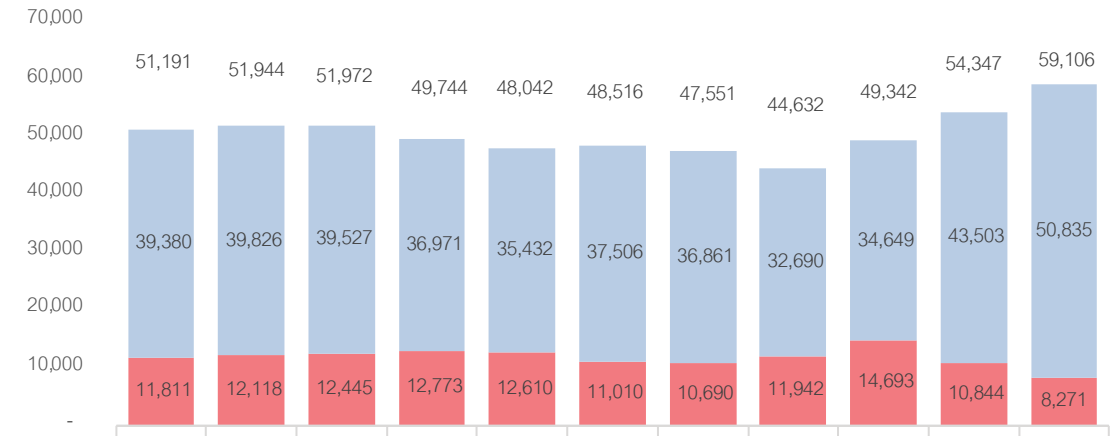
	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567
รวม	116,558	126,369	125,699	133,424	151,170	148,185	119,788	114,286	136,768	130,466	110,501
อุปทานคงค้าง	63,536	67,349	69,798	76,790	81,818	93,882	90,841	85,313	85,675	84,200	78,604
อาคารชุดขายได้	53,022	59,020	55,901	56,634	69,352	54,303	28,947	28,973	51,093	46,266	31,897

อาคารชุดขายได้ อุปทานคงค้าง

Source: Research and Database Department, Agency for Real Estate Affairs Company Limited

In terms of the overall sales and remaining supply of the condominium market in Bangkok and its vicinity in 2024, the number of units sold was 31,897 units, a decrease of 31% compared to 2023, and the remaining supply decreased by 6% from 2023, amounting to 78,604 units, due to a decrease in the number of units launched for sale.

Sales and remaining supply of detached houses in Bangkok and metropolitan area, 1994-2024 (number of units)



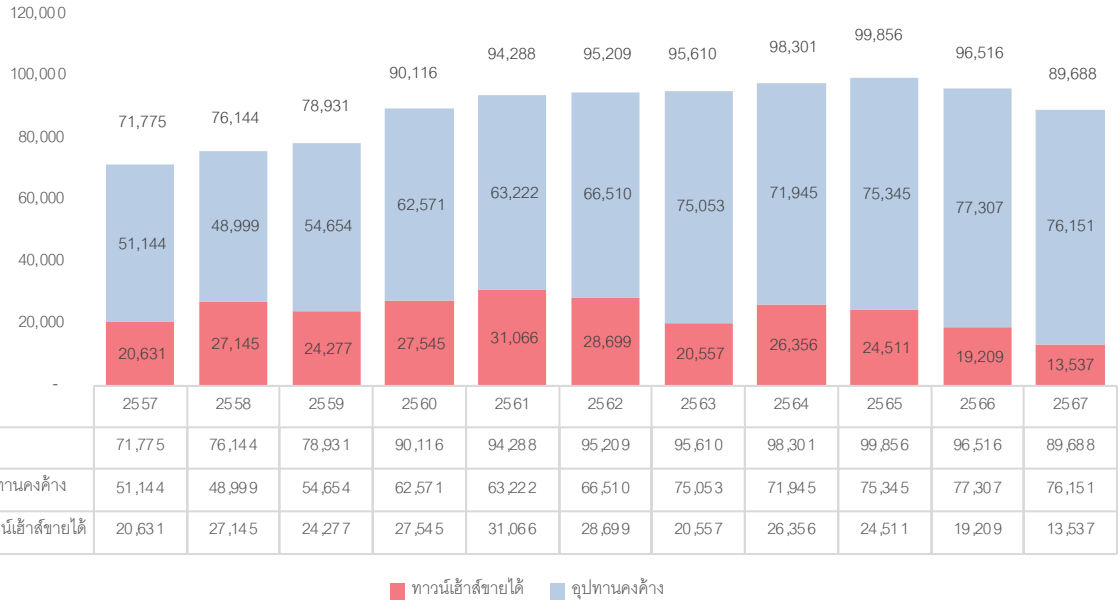
	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2566
รวม	51,191	51,944	51,972	49,744	48,042	48,516	47,551	44,632	49,342	54,347	59,106
อุปทานคงค้าง	39,380	39,826	39,527	36,971	35,432	37,506	36,861	32,690	34,649	43,503	50,835
บ้านเดี่ยวขายได้	11,811	12,118	12,445	12,773	12,610	11,010	10,690	11,942	14,693	10,844	8,271

บ้านเดี่ยวขายได้ อุปทานคงค้าง

Source: Research and Database Department, Agency for Real Estate Affairs Company Limited

In terms of the overall sales and remaining supply of the detached house market in Bangkok and the surrounding provinces in 2024, although the number of units launched for sale increased, the number of units sold was 8,271 units, a decrease of 23% compared to 2023, resulting in a remaining supply of 50,835 units in 2024, an increase of 16% compared to 2023.

Sales and remaining supply of townhouses in Bangkok and metropolitan area, 1994 - 2024 (number of units)



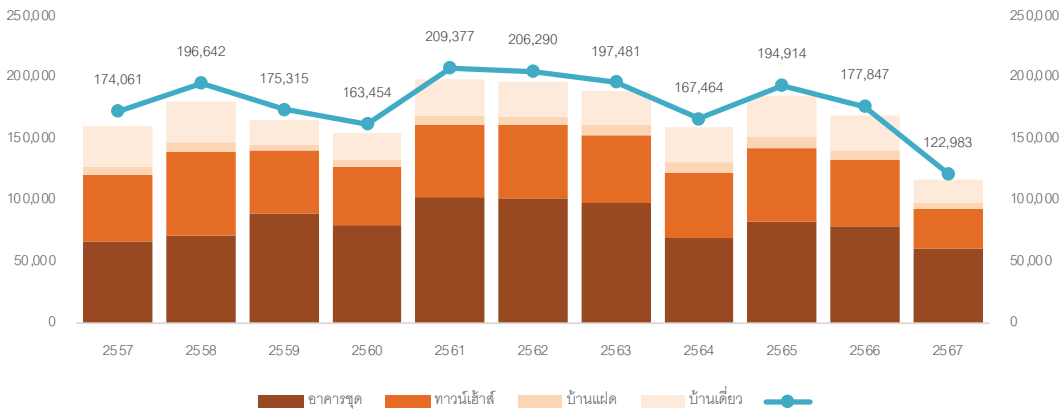
	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567
รวม	71,775	76,144	78,931	90,116	94,288	95,209	95,610	98,301	99,856	96,516	89,688
อุปทานคงค้าง	51,144	48,999	54,654	62,571	63,222	66,510	75,053	71,945	75,345	77,307	76,151
ทาวน์เฮ้าส์ขายได้	20,631	27,145	24,277	27,545	31,066	28,699	20,557	26,356	24,511	19,209	13,537

Source: Research and Database Department, Agency for Real Estate Affairs Company Limited

In terms of the overall sales and remaining supply of the townhouse market in Bangkok and its vicinity in 2024, the number of units sold was 13,537 units, a decrease of 29% compared to 2023, while the remaining supply in 2024 was 76,151 units, a decrease of 1.5% compared to 2023. The slight decrease in remaining supply was due to the continued low level of new launches.

The total number of property transfers in Bangkok and the 5 surrounding provinces in 2024, according to data from the Real Estate Information Center, was 122,983 units from the first to the third quarter, a decrease of 8,457 units, or 6% compared to the same period in 2023. When examining the type of residential properties, it was found that condominium properties saw an increase in the number of property transfers by 4.6%, while horizontal residential properties saw a decline in property transfers. Detached houses decreased by 10%, semi-detached houses decreased by 17%, and townhouses decreased by 19%. The decrease compared to 2023 was caused by several factors, such as the cancellation of the LTV relaxation measures, stricter lending policies for residential properties, and the economic conditions that affected the purchasing power of the public.

Number of housing ownership transfer units in Bangkok and the metropolitan area divided by housing type (Year 2024, Quarter 1-3)



Housing type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Q1-Q3	Change rate between Q1-Q3 2023-2024 (%)
Detached house	33,551	20,392	22,274	29,234	27,949	27,951	28,147	32,889	28,263	18,932	-9.8%
Semi-detached house	7,490	4,791	5,958	7,568	7,365	7,828	8,771	9,570	8,466	5,209	-17.6%
Townhouse	68,612	51,111	47,813	59,614	60,099	55,592	53,451	60,190	53,712	32,388	-19.3%
Condominium	71,833	90,077	80,226	103,234	102,066	98,795	70,126	83,570	79,893	61,083	4.6%
Total	**196,642**	**175,315**	**163,454**	**209,377**	**206,290**	**197,481**	**167,464**	**194,914**	**177,847**	**122,983**	**-6.4%**

Source: Real Estate Information Center, Government Housing Bank

(3) Competition in the Residential Real Estate Development Business

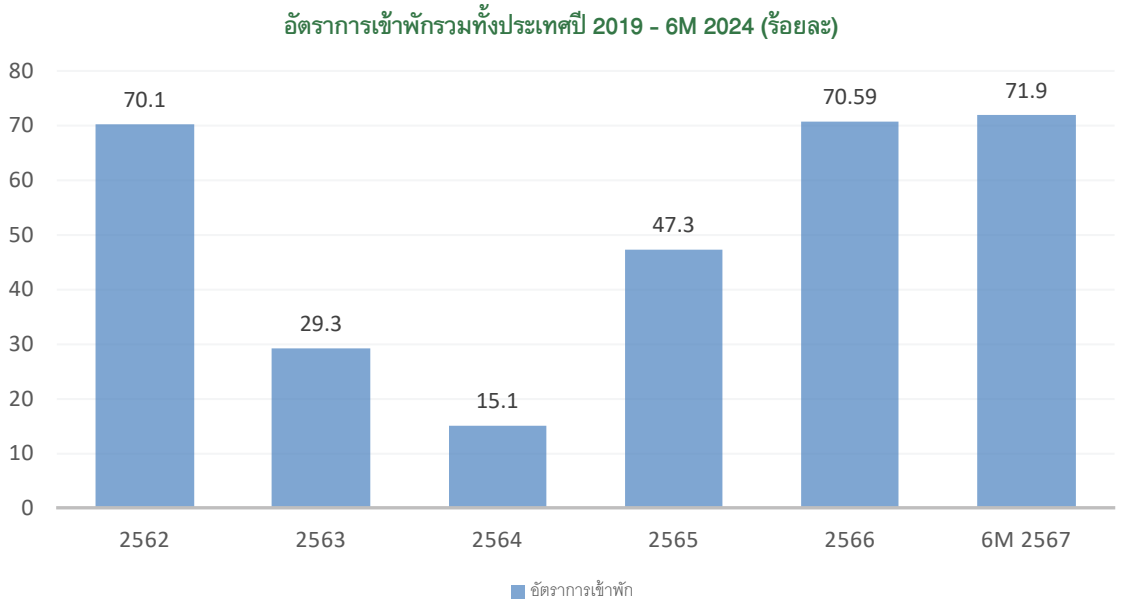
The Company and other operators continue to adjust after the COVID-19 outbreak situation. However, both Thai and international economies still have problems recovering regardless of the inflation situation, increasing interest rates, household debt situation, expansion of production and exports, which affects confidence and purchasing power in the real estate market. The Company has therefore changed its main strategy:

1. Expand the market to various regions, including major cities with high growth trends in urban communities. Consumers change their behavior and have demand for housing projects from professionals that respond to both product and service formats.
2. Expand the market to tourist cities that benefit from the recovery of the tourism business, such as Phuket, Pattaya, Hua Hin, etc.
3. Present products along with comprehensive services, covering all lifestyles and all ages, in addition to housing services such as health services, beauty services, pet services, etc.

This make Origin's projects this year distributed to cover every region and more diverse target groups. Moreover, the Company also places importance on providing both before and after sales services, which will facilitate customers in purchasing project. Providing services both before and after moving into housing is something that creates an impression and confidence for consumers who are about to make a purchasing decision, such as facilitating customers in applying for home loans, providing management of juristic person projects for projects developed by the Company, etc. This create satisfaction for customers and make the customers decide to purchase the Company's project Continuously or as a referral including strategies to connect the living ecosystem that elevates the consumer's quality of life in a comprehensive manner.

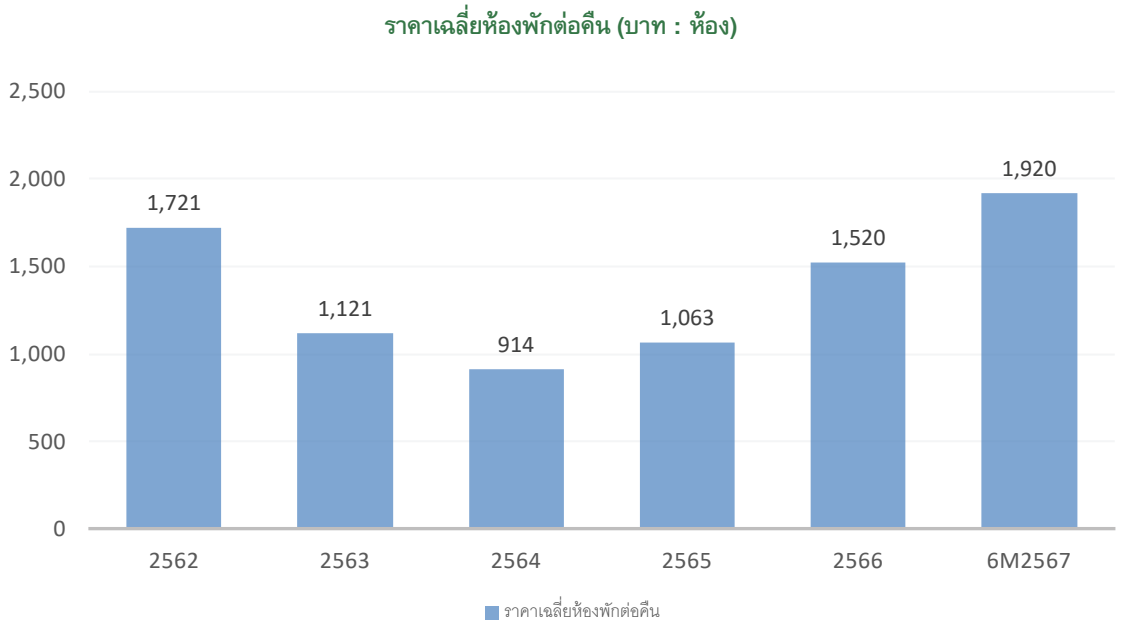
(4) Hotel market condition

In 2020-2021, the occupancy rate of all accommodation supplies across Thailand significantly decreased due to the impact of the COVID-19 pandemic. However, in 2022, the hospitality sector showed a notable improvement, with the Occupancy Rate (OCC) nationwide increasing continuously from 15.1% in 2021 to 47.3% in 2022, and reaching 70.59% in 2023, a rise of 23.29%. In the first half of 2024, the occupancy rate further increased to 71.9%. The top 5 provinces with the highest occupancy rates in 2024 are Bangkok (79.2%), Phuket (77.5%), Chonburi (76.5%), Nakhon Phanom (76.1%), and Rayong (73.1%). Additionally, the Average Daily Rate (ADR) nationwide increased from 1,520 Baht in 2023 to 1,920 Baht in the first half of 2024, an increase of 26.31%.



Source: Economic, Tourism and Sports Division, Ministry of Tourism and Sports, information published as of September 9, 2024

Factors contributing to the improved outlook of the hotel market include the policy of reopening the country and the removal of COVID-19 from the list of dangerous communicable diseases by the Ministry of Public Health, effective from 1 October 2023. This was after the global outbreak situation showed signs of improvement, with a decrease in the number of patients and deaths. The number of foreign tourists coming into the country reached over 17.5 million in the first half of 2024, which is 88% of the pre-COVID-19 levels. Additionally, the number of Thai tourists also increased significantly, reaching 136.2 million, 21% higher than pre-COVID-19 levels. Among foreign tourists, Malaysia ranked first with 4,439,480 visitors, followed by China with 3,418,732, South Korea with 1,616,858, India with 1,587,090, and Russia with 1,428,985. The growth in foreign tourists continued throughout the second half of 2023, supported by positive tourism factors, including expectations that the number of Chinese tourists would return close to pre-COVID-19 levels. These factors are expected to lead to a continued improvement in the nationwide Occupancy Rate (OCC) and Average Daily Rate (ADR).

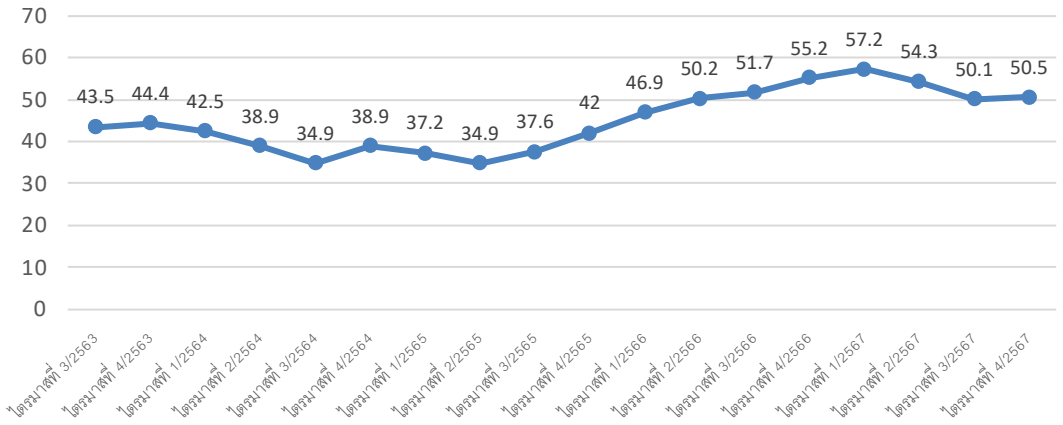


Source: Economic, Tourism and Sports Division, Ministry of Tourism and Sports, information as of September 9, 2024

(5) Market condition for rental retail space in Bangkok, metropolitan area, and the Eastern Economic Corridor

The rental retail space business has been in a recession since 2020 - 2021 as a result of the COVID-19 pandemic that has continued since the beginning of 2020, causing the government to strictly control the outbreak and temporarily limit the service hours of department stores, shopping centers, and community malls. In addition, overall purchasing power has slowed down because consumers are more careful with their spending. This is reflected in the Consumer Confidence Index, which dropped to an all-time low during 2020 - 2021, as well as a significant decrease in the number of foreign tourists, affecting retail businesses that rely on income from foreign tourists, especially in the city center.

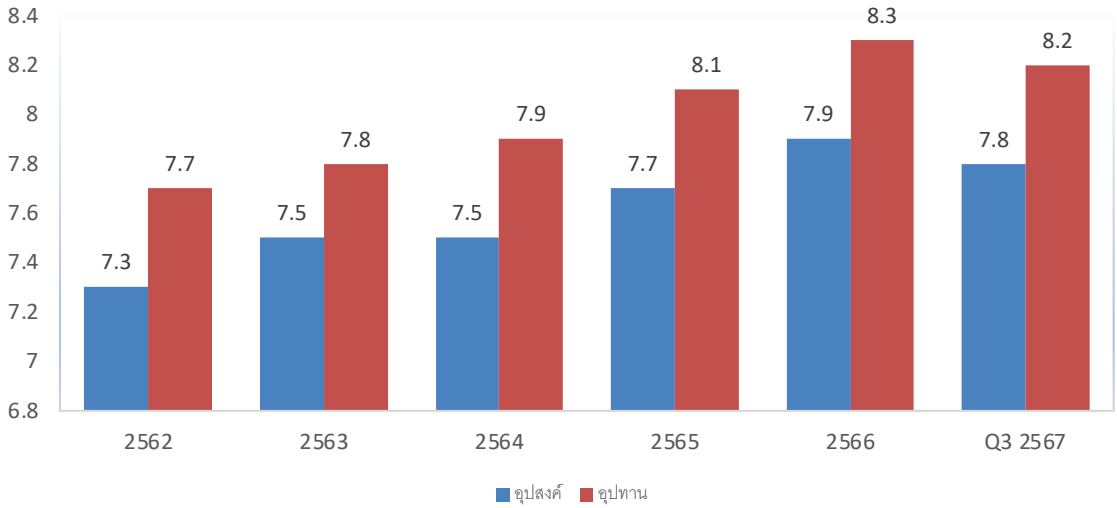
ดัชนีความเชื่อมั่นเกี่ยวกับภาวะเศรษฐกิจเฉลี่ยไตรมาส ระหว่าง 2020 - 2024



Source: Economic and Business Forecasting Center, University of the Thai Chamber of Commerce, information as of December, 2024

However, after the COVID-19 situation improved and the gradual recovery of the economy following the formation of the new government, the economic confidence index was positively affected. According to a consumer confidence survey conducted in December 2024, the consumer confidence index improved as consumers began to see that the government's economic stimulus measures helped ease the situation, allowing the economy to gradually recover. Domestic tourism also started to improve steadily.

อุปสงค์และอุปทานของพื้นที่ค้าปลีกในกรุงเทพฯ (ล้านตารางเมตร) ระหว่างปี 2019 - Q3 2024

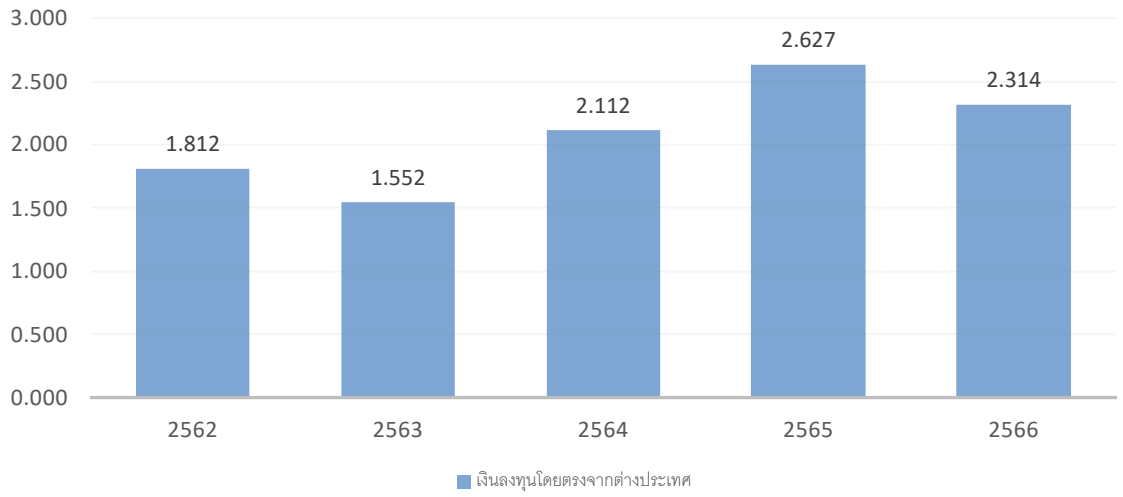


Source: Summary of Retail Space Business Trends in Bangkok and the Surrounding Areas, Business Research Department, Strategy and Innovation Group, Land and Houses Bank, information published on 19 December 2024.

Summary of the Retail Space Business Trend in Bangkok and its Vicinity, Business Research Division, Strategy and Innovation Group, Land and Houses Bank as of Q3 2024, information published on 19 December 2024. The total supply of retail space in Thailand is approximately 8.2 million square meters, increasing sequentially, while the total demand for retail space is approximately 7.8 million square meters, benefiting from the continuous increase in foreign tourists and the growing number of consumers returning to shop in physical stores. This is due to consumers engaging in more outdoor activities after the lifting of COVID-19 control measures, effective from 1 October 2023. Furthermore, based on Q3 2024 data, the retail space market in Bangkok and its vicinity shows significant adjustments. The accumulated supply of retail space is 8.2 million square meters, a 1.2% decrease from 2023, due to the renovation of several large department stores, reflecting operators' efforts to upgrade retail space quality to meet changing consumer demands. As for the rental demand for retail space in the first nine months of 2024, it stands at 7.8 million square meters, a 1.3% decrease from 2023, in line with the leased spaces undergoing renovation. As a result, the occupancy rate has slightly decreased from the end of the previous year to 95.1%. The retail space business in Bangkok shows a positive growth trend, driven by key factors such as the continued increase in foreign tourists and the improving domestic purchasing power as the economy gradually recovers. In addition, the downward trend in interest rates and government debt relief measures are expected to support increased liquidity for households. Policies such as Digital Wallet Phases 2 and 3 are also considered factors to stimulate consumption and increase the circulation of money in the economy.

The report from the Board of Investment (BOI) for the year 2023 indicates that in 2023, there were 2,307 investment promotion applications, an increase of 16% from 2022, with a total investment value of 848,318 million Baht, up by 43% compared to the same period last year. For the Eastern Economic Corridor (EEC), there were 812 investment promotion applications, with a total investment value of 379,766 million Baht, accounting for 44.7% of the total investment, reflecting the confidence of private sectors investing in the EEC area, leading to job creation and urban expansion. This creates opportunities for the expansion of retail space in the EEC and aligns with the positive factors of foreign direct investment (FDI) coming into Thailand, which increased by 1,394 projects, accounting for 60.42% of the total number of investment promotion applications. The total investment value of FDI was 663,239 million Baht, accounting for 78.18% of the total investment value. The top three countries with the highest investments were China, with 347 projects worth 124,782 million Baht, followed by Singapore with 194 projects worth 99,310 million Baht, and the United States with 37 projects worth 87,994 million Baht. There is still a continuous growth trend due to economic recovery and the allowance for foreign nationals to travel to Thailand as usual.

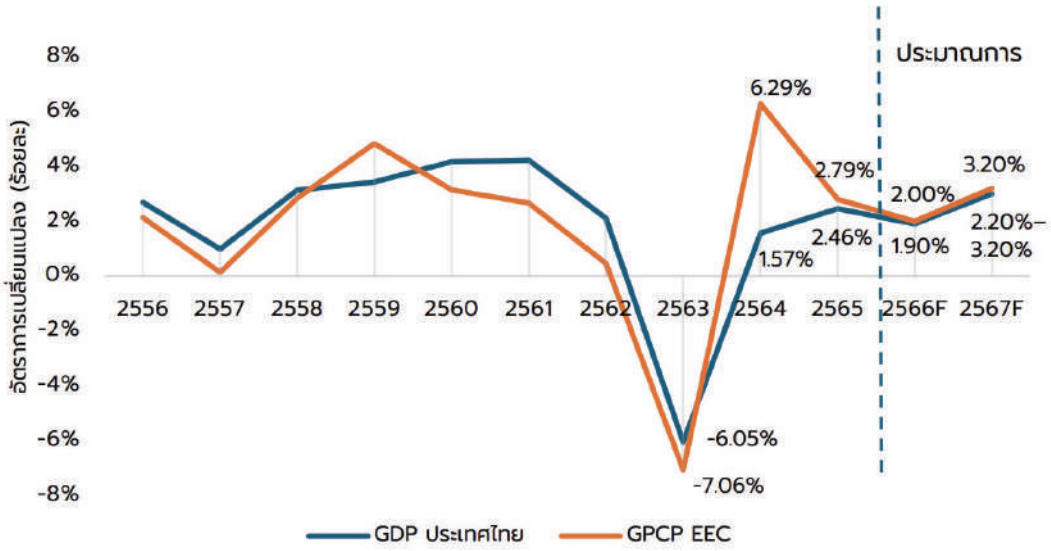
เงินลงทุนโดยตรงจากต่างประเทศ (Inflow FDI) ระหว่างปี 2019 - 2023 (ล้านล้านบาท)



Source: Financial economic statistics, Direct investment from abroad, Bank of Thailand, information as of December 30, 2024

In the future, Eastern Economic Corridor Office of Thailand expects that the EEC economy is likely to continue expanding due to several factors, such as the Thai economy direction that is likely to continue recovering to 3.2% in 2024 from 2.0% in 2023, as well as the recovery of foreign investment in The EEC area which is a strategic area in the heart of ASEAN that is ready to support investment. The growth of the EEC plays an important role in supporting the recovery of the Thai economy.

อัตราการขยายตัวของ EEC และเศรษฐกิจไทยในภาพรวมระหว่างปี 2556 - 2024 (ร้อยละ)

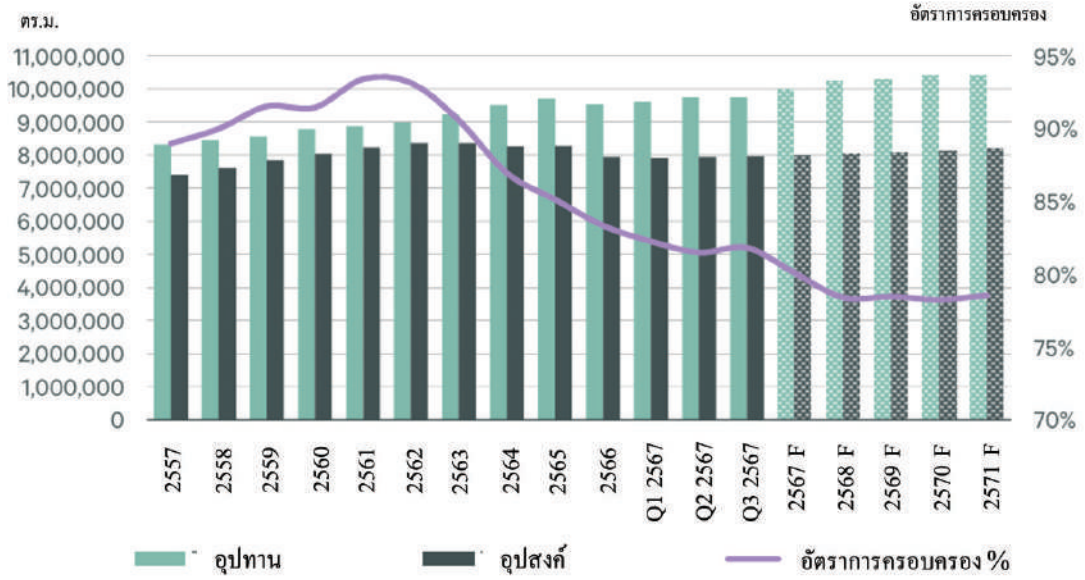


Source: Report on the Thai and EEC economic conditions 2024 by the Eastern Economic Corridor Office of Thailand (EEC), information as of May 15, 2024

(6) Office building market condition

According to the real estate report on office space in Bangkok by CBRE (Thailand) Company Limited, as of Q3 2024, published on 15 November 2024, the office market in Bangkok remained stable with a supply of 9,737,961 square meters, with no significant new space additions during this period. The overall occupancy rate increased to 81.8% due to positive net leasing activity, especially in grade A+ office buildings, where the leasing rate rose significantly, resulting in a 2.6% increase in rental prices from the previous quarter, reaching 1,180 Baht per square meter per month.

พื้นที่อุปสงค์, อุปทาน และอัตราการครอบครองพื้นที่สำนักงานในปี 2557 - 2028F



Source: Real estate market trends in Thailand 2024, Research Department, CBRE (Thailand) Company Limited Information as of November 15, 2024

However, older office buildings located in the Central Business District (CBD) continue to face challenges in maintaining occupancy rates due to the influx of new supply entering the market, including office buildings under construction, totaling 709,312 square meters, expected to be completed between Q4 2024 and 2028. The increasing competition in the market has put pressure on the rental rates of older office buildings, particularly those in Grade B and Grade A that are not situated in prime locations within the CBD.

There is also a positive trend in the demand for office space leasing, especially in Grade A+ buildings, which continue to attract premium tenants. The net new leasing rate in this category increased by 37,847 square meters this quarter, reflecting the confidence of operators in the quality and sustainability of modern office spaces. Additionally, Grade A office buildings both inside and outside the Central Business District are also experiencing an increase in leasing demand, signaling a recovery in the broader office market.

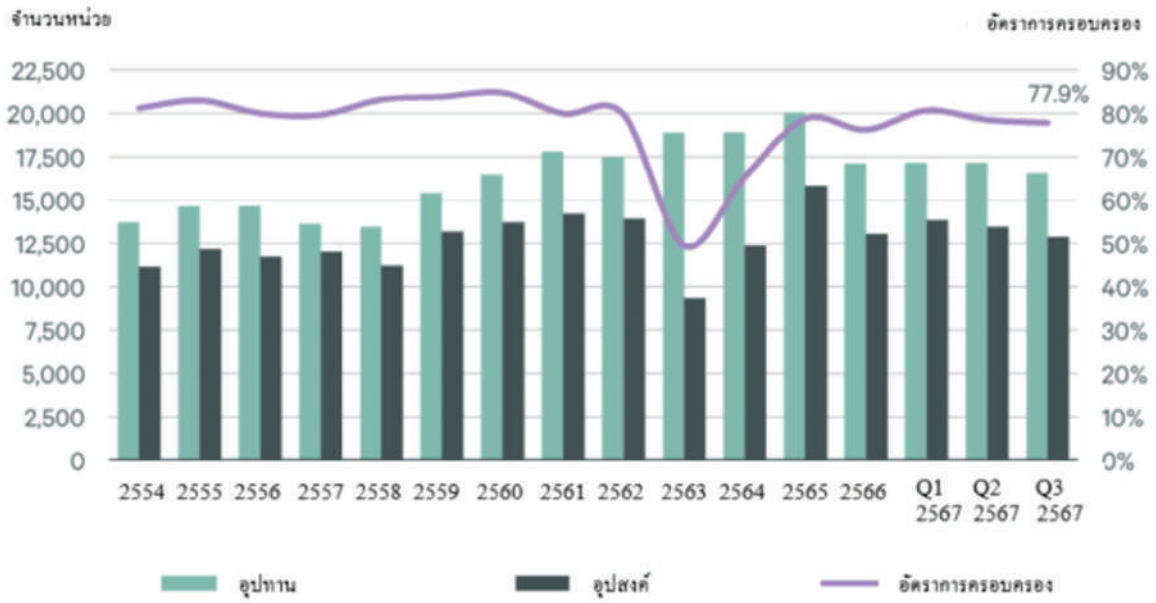
Moreover, property developers are enhancing the quality of buildings and adding features that align with new trends, such as sustainability and flexible workspaces, which meet the needs of modern organizations. This has allowed the office market in Bangkok to maintain its competitiveness and continue attracting both domestic and international companies to invest.

(7) Serviced apartment market condition

The serviced apartment market in Bangkok remains stable, although there has been no increase in supply, the total number of units has slightly decreased to 16,544 units due to the closure of some projects. However, the average occupancy rate remains high at 77.9%, with the riverside area having the highest occupancy rate at 85.2%. This is followed by the Lumpini/Siam area at 82.1%, and Sukhumvit, which has the highest number of units, with an occupancy rate of 77.4%.

In terms of rental rates, Grade A serviced apartments in the Sukhumvit area continue to hold the highest rental rate, averaging 1,189 Baht per square meter, an increase of 1.3% from the previous quarter. The popularity of one-bedroom units continues to rise, accounting for 60% of lease transactions, reflecting the demand from both Thai and foreign tenants. Professional management and the development of new projects that focus on high quality, catering to the lifestyle of modern residents, have helped the serviced apartment market continue to attract both investors and tenants. Furthermore, the popularity of international brands has increased, with The Ascott Limited holding the largest market share at 40.8%.

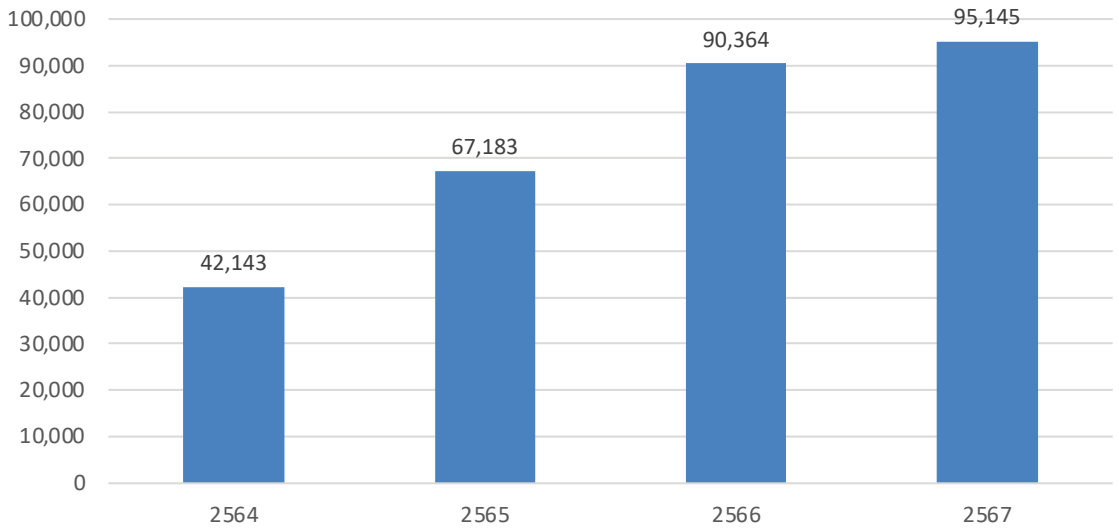
จำนวนหน่วยอุปสงค์, อุปทาน และอัตราการครอบครองห้องเซอร์วิสอพาร์ทเมนต์ในปี 2554 - Q3 2024



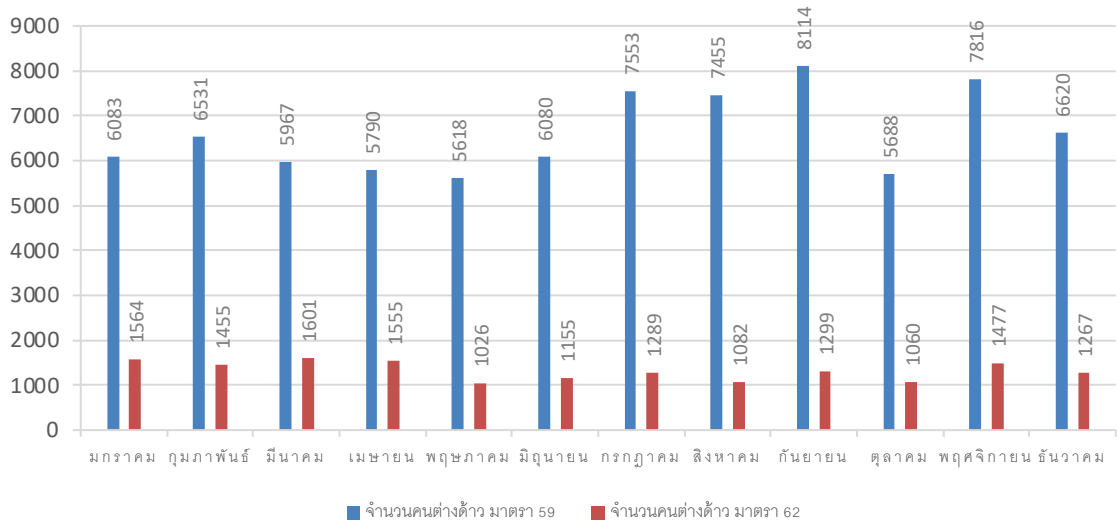
Source: Property Market Outlook in Thailand 2024, Research Department, CBRE (Thailand) Company Limited, information published on 15 November 2024.

Overall, the serviced apartment market in Thailand continues to show positive trends, with high occupancy rates and growth in new projects. The focus on quality and responsiveness to the needs of modern residents keeps this market attractive to both investors and tenants continuously.

สถิติจำนวนแรงงานต่างด้าวมาตรา 59 และมาตรา 62 ที่ได้รับอนุญาตทำงานในประเทศไทย ปี 2021 - 2024 (คน)



สถิติจำนวนแรงงานต่างด้าวมาตรา 59 และมาตรา 62 ที่ได้รับอนุญาตทำงานในประเทศไทย รายเดือน ปี 2024 (คน)



ที่มา : สถิติจำนวนแรงงานต่างด้าวที่ได้รับอนุญาตทำงาน โดยสำนักบริหารแรงงานต่างด้าว ณ ธันวาคม 2024

Additionally, data from the Department of Employment indicates that the number of foreigners authorized to work in Thailand under Section 59 and Section 62 has continuously increased, from 67,183 people in 2022 to 90,364 people in 2023, a 34.5% increase. The number continued to rise in 2024, with a total cumulative number of 95,145 people, representing a 5.2% increase compared to 2023.

(3) Products or Services Procurement

Land Acquisition

In regards to land acquisition for real estate development projects, the Company does not have a policy to own property or land that is not ready for development. The Company plans to acquire land in potential locations that can be developed within a period of 1 to 2 years to be in accordance with the Company's project development plan in terms of sales targets and revenue recognition. The Company studies the feasibility of project developments and the suitability of target customers in possible locations before acquiring land for project development. The Company then procures the land for project development with a down payment and schedules the transfer of land ownership within a period of 1-2 years. The land is purchased and developed immediately for the continuity of the project development. However, the Company does not acquire land and keep waiting for too long to develop projects because the Company does not want to be burdened with the unnecessary cost of owning land. This also helps reduce the regulatory risk for land use in the future, unless the Company foresees that the land has a high development potential in the future and the price is at a level where the return on investment is higher than the cost of holding. In this regard, the Company acquires lands by itself or through a land broker. The Company only sells and purchases land on behalf of the Company. If the Company uses a broker to purchase land, brokerage fees will be paid based on the market rate.

The Company determines project types to suit the location according to various assumptions and studies the feasibility of the project in terms of law, finance and marketing after considering these factors and seeing the possibility of development, the Company will compare it with other plots of land to see its potential more clearly in order to make effective investment decisions. The process of land acquisition of the Company is under the consideration and approval of the expert committees according to the Company's procedures in a concise and transparent manner.

Procurement of Construction Management Consultants

The Company hired a consulting company to supervise the construction. The construction management consulting company will work together with the project development department to monitor the work of the contractor so that it meets the construction standards that are correct and complete and in accordance with the law, the construction permit and completed within the specified time. In regards to the selection of a construction management consulting company, the Company mainly made decisions based on the reputation, performance, experience, and readiness of the team of construction management consultants. The Company has the following selection process for construction management consultants:

- **Prepare the details, the scope of work and the project management plan** to be submitted and requested a quotation along with the attached profile of the construction management consulting company.
- **Consider a price comparison and the scope of work** proposed by various construction management consulting companies.
- **Select qualifications** of a construction management consulting company. This is considered by the project development department and the purchasing committee of the Company.
- **Propose it to the Company's authorized person** to summarize the selection and enter into a contract.

Contractor Recruitment

The Company has a selection process for contractors as follows:

- **Prepare the details of the employment terms and conditions.** The Project Development Department will provide details, scope of work and the terms of conditions of employment in order to deliver a bidding letter of invitation to the contractors on the approved vendor list.
- **Consider the qualifications and prices.** After receiving quotations from different contractors, the purchasing committee and the project development department will then select a qualified contractor in the budget price to compare and then propose it to the authorized person of the Company to approve the selection.
- **Approve and enter into a contract agreement.** After the Company has concluded the results of the contractor selection, they will be proposed to the authorized person of the Company for approval and a contract will be made with the contractor in the future.

Procurement of Equipment

The main construction materials used in the construction of the project are bricks, gravel, cement, sand and steel, etc. The contractor is responsible for purchasing all the construction materials in accordance with the turnkey contract which is calculated as part of the construction cost. However, the Company will supply certain types of construction material that have a relatively high price, such as elevators, furniture, etc. The Company has a purchasing committee to consider purchasing materials and equipment before proposing it to the authorized person of the Company.

Process and Duration of Project Development Studies

The Company's project developments have different duration and implementation depending on the size and type of each project. The construction of low- rise buildings (buildings with a height no more than 8 floors) is approximately 12-15 months. This is faster than the construction of the High- Rise buildings (buildings with the height of more than 8 floors or more), which takes about 24-36 months to complete. The details, procedures and duration of construction are approximately summarized as follows:

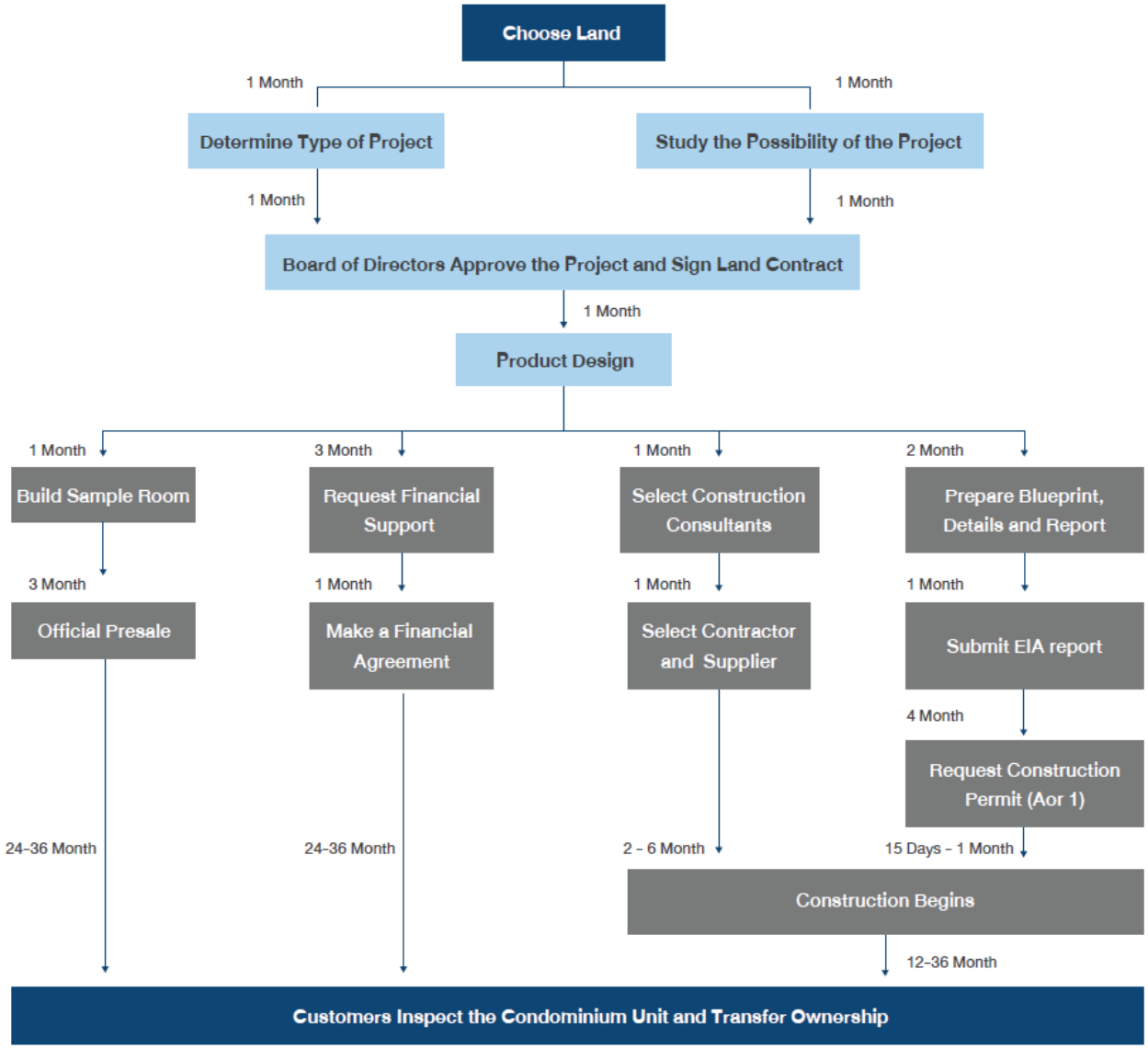


Figure showing the process and duration of the project development studies

Preparation of Environmental Impact Assessment Report

Most of the building and public utility construction of the Company is under the control of The Enhancement and Conservation of National Environmental Quality Act,. B.E. 2535 and The Enhancement and Conservation of National Environmental Quality Act (NO.2),. B.E. 2018 in accordance with the notification of the Ministry of Natural Resources and Environment on determining the criteria, methods, regulations, and guidelines for the preparation of an environmental impact assessment report. Projects larger than 4,000 square meters or higher than 23 meters or having more than 80 units must submit the environmental impact assessment report during the process of requesting the building construction permits in accordance with the Building Control Act.

In addition, the Company provided measures to prevent and mitigate environmental impacts during and after construction by using canvas or Mesh Sheets to cover the buildings during the construction to prevent dust being dispersed to nearby areas and thoroughly washing the wheels of vehicles before leaving construction sites. Once the construction is complete, all projects will have a central wastewater treatment system before being discharged into public drains. The Company pays attention to environmental measures and requires all projects to strictly comply with the established standards. There is no environmental impact issue and there are no significant additional costs to preventing any environmental impacts except the necessary expenses for the preparation of the Environmental Impact Assessment Report in order to request the building construction permit as required by the law.

Research and Development

The Company is determined to continuously develop residential projects to meet the needs of customers and create maximum customer satisfaction. The company prioritizes the exterior building design and the design of the condominium units as the first priorities. The design must be planned to have a unique identity (Unique Design) and include a functional layout that maximizes the use of space (Best Function Unit Plan Design), which is considered a key feature of the company's projects.

Business Development and Research Department is responsible for researching to determine the location of project developments based on the growth of residential demand from the potential change factors of each location including the competitive environment of supply in each location. This includes a research study on consumer demands to determine the style and price level of the project. The Company's product design and development department is responsible for developing product types in order to have projects that respond to the needs of consumers as much as possible. This is to create an advantage in competition and the utmost satisfaction in order to be consistent with the real estate market environment that keeps changing at all times.

The Company places importance on creating new innovation in terms of products and service development. The Company follows up changes in technology related to housing and consumer behavior. Satisfaction surveys and customers' needs after purchasing condominium units were collected from various departments such as the sales and marketing department, project developments, and customer relations. After that, data is processed and analyzed before being implemented in new product developments and services in regards to building concepts, room concepts, room size, furniture placement, utilization of living space, service needs and facilitating convenience in various aspects that are suitable to the desires and the modern lifestyles of target groups.

The Company also focuses on research and development to further and extend various real estate development business and service businesses in order to meet the complete needs of consumers as well as the sustainable growth of the Company.

(4) Assets Used in Business Operations:

At the end of 2024, the main assets used in the business operations of the Corporation consists of: cost of project development, investment properties, and property, plants and equipment. The details are as follows:

Item	Net Book Value As of December 31, 2024 (millions of Baht)	Characteristics of Ownership	Obligations
Cost of Project Development	35,377.8	Owner	Some are mortgaged as collateral for loans with financial institutions
Investment Properties	186.1	Owner	Some are mortgaged as collateral for loans with financial institutions
Property, Plants and Equipment	3,748.7	Owner	Some are mortgaged as collateral for loans with financial institutions
Total	39,312.5		

Cost of Project Development

At the end of 2024, the cost of project development consisted of land and establishments for sale in various projects. The net book value in the Consolidated Financial Statements was 35,377.8 MB. The details are as follows:

Item	Project Type	Project Area (rai)	Net Book Value (millions of Baht) As of December 31, 2024	Charac-teristics of Ownership	Obligations
Notting Hill Sukhumvit 107	Residential Condominium	0-3-83	3.8	Owner	None
Notting Hill Tiwanon-Kaerai	Residential Condominium	1-1-43.5	3.7	Owner	None
Park 24 Juristic Person 2	Residential Condominium	7-0-55	1,390.9	Owner	None
Knightsbridge The Ocean Sriracha	Residential Condominium	4-0-4.5	20.4	Owner	None
Kensington Kaset Campus	Residential Condominium	4-0-85	3.7	Owner	None
Knightsbridge Prime Sathorn	Residential Condominium	2-3-75.7	24.8	Owner	None
Kensington Sukhumvit - Theparak	Residential Condominium	4-2-24.2	1.6	Owner	None
Knightsbridge Kaset Society	Residential Condominium	2-0-79.6	14.5	Owner	None
Knightsbridge Prime On Nut	Residential Condominium	2-1-72	3.7	Owner	None
Knightsbridge Prime Ratchayothin	Residential Condominium	2-0-2.4	15.7	Owner	None
Knightsbridge Collage Ramkhamhaeng	Residential Condominium	4-0-11.9	3.8	Owner	None
Knightsbridge Space Rama Ix	Residential Condominium	2-0-47.8	368.9	Owner	None
Knightsbridge Space Ratchayothin	Residential Condominium	2-2-74.1	9.2	Owner	None
Knightsbridge Collage Sukhumvit 107	Residential Condominium	1-1-50.8	20.8	Owner	None
Park Origin Phayathai	Residential Condominium	2-1-36.3	848.7	Owner	Collateral for loans from financial institutions in the amount of 550.0 MB
Britania Mega Town-Bangna	Residential House	55-3-61.2	109.3	Owner	Collateral for loans from financial institutions in the amount of 20.0 MB

Item	Project Type	Project Area (rai)	Net Book Value (millions of Baht) As of December 31, 2024	Charac-teristics of Ownership	Obligations
Knightsbridge Sukhumvit-Thepharak	Residential Condominium	1-3-54	12.6	Owner	None
Britania Wongwaen-Hathairat	Residential House	34059.0	80.6	Owner	None
The Origin Ram 209 Interchange	Residential Condominium	4-0-87	12.6	Owner	None
The Origin Ladprao 15	Residential Condominium	1-1-06	76.7	Owner	None
The Origin Ratchada-Ladprao	Residential Condominium	1-3-32	16.4	Owner	None
The Origin Sukhumvit 105	Residential Condominium	8-0-36.5	6.7	Owner	None
Kensington Rayong 1	Residential Condominium	3-0-92.5	78.2	Owner	None
Kensington Rayong 2	Residential Condominium	2-3-49.5	2.6	Owner	None
Britania Bangna-Suvarnabhumi	Residential House	99-0-2	277.9	Owner	Collateral for loans from financial institutions in the amount of 10.0 MB
Britania Bangna Km.42	Residential House	68-1-84.5	25.4	Owner	None
Notting Hill Rayong	Residential Condominium	2-2-67.1	146.1	Owner	None
The Origin Ramintra 83 Station	Residential Condominium	6-3-91	70.1	Owner	None
Britania Saimai	Residential House	36-2-11.9	346.1	Owner	Collateral for loans from financial institutions in the amount of 130.0 MB
Grand Britania Wongwaen Ramintra	Residential House	65-2-75.4	205.3	Owner	Collateral for loans from financial institutions in the amount of 140.0 MB
Brighton Khukhot Station	Residential House	20-1-58	59.2	Owner	None
Brighton Bangna Km.26	Residential House	9-0-53.40	70.5	Owner	None
Belgravia Exclusive Pool Villa Bangna-Rama 9	Residential House	23-03-97	514.6	Owner	None
Brighton Amata-Sukprayoon	Residential House	23-1-50.9	105.9	Owner	None
Brompton Pet Friendly Sukhumvit 107	Residential Condominium	0-2-75.6	1.2	Owner	None
Brixton Sukhumvit 107	Residential Condominium	0-2-76.4	2.9	Owner	None
Grand Britania Ratchaphruek-Rama 5	Residential House	50-2-23	292.0	Owner	None
The Hampton Suites Rayong	Residential Condominium	2-0-14.5	601.5	Owner	Collateral for loans from financial institutions in the amount of 424.0 MB
Grand Britania Rama 9 - Krungthep Kreetha	Residential House	20-2-53.7	225.9	Owner	Collateral for loans from financial institutions in the amount of 407.0 MB
Brixton Kaset Sriracha Campus	Residential Condominium	4-0-83.2	466.2	Owner	Collateral for loans from financial institutions in the amount of 5.0 MB
Britania Tiwanon-Ratchaphruek	Residential House	23-0-14.4	261.5	Owner	Collateral for loans from financial institutions in the amount of 327.6 MB
Britania Praksa Station	Residential House	25-3-98.6	260.2	Owner	Collateral for loans from financial institutions in the amount of 395.0 MB
Grand Britania Suvarnabhumi	Residential House	18-1-93.1	381.6	Owner	Collateral for loans from financial institutions in the amount of 421.3 MB

Item	Project Type	Project Area (rai)	Net Book Value (millions of Baht) As of December 31, 2024	Charac-teristics of Ownership	Obligations
Grand Britania Nontaburi Station	Residential House	12-1-43.6	175.4	Owner	Collateral for loans from financial institutions in the amount of 45.0 MB
Brighton Bangpakong	Residential House	12-1-33.7	194.1	Owner	Collateral for loans from financial institutions in the amount of 78.0 MB
Origin Plug & Play Nonthaburi Station	Residential Condominium	3-3-14.6	768.8	Owner	None
Britania Ratchaphruek-Nakhon In	Residential House	2-3-29	84.6	Owner	Collateral for loans from financial institutions in the amount of 167.0 MB
Brixton Pet & Play Phahol 50 Station	Residential Condominium	1-3-44.58	236.7	Owner	None
Brixton Campus Bangsaen	Residential Condominium	1-0-0	19.4	Owner	Collateral for loans from financial institutions in the amount of 10 MB
Brixton Rayong	Residential Condominium	3-1-85.3	357.1	Owner	None
Origin Thonglor World	Residential Condominium	7-0-13.8	6,434.7	Owner	Collateral for loans from financial institutions in the amount of 4,000.0 MB
Origin Plug & Play E22 Station	Residential Condominium	3-3-46.4	1,077.0	Owner	Collateral for loans from financial institutions in the amount of 815.0 MB
Britania Wongwaen-Pinklao	Residential House	18-2-40	163.9	Owner	Collateral for loans from financial institutions in the amount of 297.0 MB
Britania Rayong	Residential House	44-3-37	315.9	Owner	Collateral for loans from financial institutions in the amount of 475.0 MB
The Origin Sukhumvit - Praeksa	Residential Condominium	3-2-5.1	429.1	Owner	Collateral for loans from financial institutions in the amount of 525.0 MB
Britania Udondusadee	Residential House	24-1-51.20	222.3	Owner	Collateral for loans from financial institutions in the amount of 272.5 MB
The Origin Bangna - Bangpakong	Residential Condominium	13-3-86	333.5	Owner	Collateral for loans from financial institutions in the amount of 97.0 MB
Origin Place Phahol 59 Station	Residential Condominium	1-0-88	166.7	Owner	Collateral for loans from financial institutions in the amount of 175.0 MB
Origin Play Sri Lasalle Station	Residential Condominium	7-3-37	829.6	Owner	Collateral for loans from financial institutions in the amount of 1,531.0 MB
Origin Place Ramkhamhaeng153	Residential Condominium	6-2-61	385.3	Owner	Collateral for loans from financial institutions in the amount of 743.0 MB
Britania Maliwan	Residential House	49-0-60.10	420.2	Owner	Collateral for loans from financial institutions in the amount of 574.0 MB
The Origin Campus Khon Kaen	Residential Condominium	3-1-49.5	235.2	Owner	Collateral for loans from financial institutions in the amount of 241.9 MB
The Origin Triam Nom Station	Residential Condominium	10-1-66.4	528.2	Owner	Collateral for loans from financial institutions in the amount of 743.0 MB
Brompton Pet Friendly Samrong Station	Residential Condominium	0-1-99	2.6	Owner	None
The Origin Centre Phuket	Residential Condominium	5-0-45.5	259.4	Owner	Collateral for loans from financial institutions in the amount of 424.1 MB
The Origin Bangkae	Residential Condominium	16-4-55.5	431.7	Owner	Collateral for loans from financial institutions in the amount of 716.0 MB
Britania Ayutthaya	Residential House	51-3-4	394.2	Owner	Collateral for loans from financial institutions in the amount of 525.0 MB
Britania Thepharak-Srinakarin	Residential House	35-0-33.2	514.8	Owner	Collateral for loans from financial institutions in the amount of 568.0 MB
Origin Place Khon Kaen Kanlapaphruek	Residential Condominium	3-0-7.4	130.4	Owner	Collateral for loans from financial institutions in the amount of 264.0 MB
Grand Britania Wongwaen-Pracha Uthit	Residential House	35-2-28.4	576.5	Owner	Collateral for loans from financial institutions in the amount of 532.0 MB

Item	Project Type	Project Area (rai)	Net Book Value (millions of Baht) As of December 31, 2024	Charac-teristics of Ownership	Obligations
Britnia Bangna-Thepharak	Residential House	68-3-2.7	701.2	Owner	Collateral for loans from financial institutions in the amount of 844.5 MB
Britania Bangna-Srivaree	Residential House	37-3-41.5	478.2	Owner	Collateral for loans from financial institutions in the amount of 607.0 MB
Britania Home Bangna-Bangpakong	Residential House	44-1-52	414.5	Owner	Collateral for loans from financial institutions in the amount of 535.0 MB
Balco Bangtao Beach	Residential House	9-1-86.24	147.2	Owner	Collateral for loans from financial institutions in the amount of 226.4 MB
So Origin Bangtao Beach Phuket	Residential Condominium	5-3-43.52	149.5	Owner	Collateral for loans from financial institutions in the amount of 482.4 MB
Origin Place Chaengwattana	Residential Condominium	2-3-77.0	379.5	Owner	Collateral for loans from financial institutions in the amount of 236.7 MB
Britania Ratchaphruek 345	Residential House	22-1-4	261.2	Owner	Collateral for loans from financial institutions in the amount of 347.0 MB
The Origin Setthabut Station	Residential Condominium	6-0-22.6	193.9	Owner	Collateral for loans from financial institutions in the amount of 701.2 MB
Britania Westgate	Residential House	79-3-69	854.4	Owner	Collateral for loans from financial institutions in the amount of 980.7 MB
Origin Kata Beach Condo	Residential Condominium	1-0-25.37	559.8	Owner	None
Future Project			**8,106.9**		
Total			**35,377.8**		

By the end of 2024, the real estate investment of the group company will consist of:

1. Commercial space within a condominium project, which is leased to small tenants in order to provide services and convenience to customers who purchase condominium units. The following projects are included:

No.	Project	No.	Project
1	Cabana A	13	KnightsBridge Prime Onnut
2	Kaset Campus	14	KnightsBridge Prime Ratchayothin
3	Knightsbridge I	15	KnightsBridge Collage Ramkhamhaeng
4	Knightsbridge Sky River		
5	Knightsbridge The Ocean Sriracha		
6	Knightsbridge Tiwanon		
7	Notting Hill Praksa		
8	Notting Hill Sriracha		
9	Sense of London		
10	Troicana		
11	The Origin Phahol-Saphanmai		
12	Knightsbridge Collage Sukhumvit 107		

2. Land and Portobello Mall Building, an investment property in the form of a British-style community mall located in the Sriracha area. The mall is equipped with public utilities such as convenience stores, restaurants, and laundromats to provide convenience for residents, based on the concept of building a residential community. This is designed to meet the practical lifestyle needs of its inhabitants. The mall has over 30 shops and also features mixed-use developments located in the Ramintra area (One Ramintra) and the Srinakarin area (One Origin Srinakarin-Hotel).

Item	Net Book Value (millions of Baht) December 31, 2024	Charac-teristics of Ownership	Obligations
Land and Land Improvement	1,591.4	Owner	Collateral for a loan from a financial institution with a total loan amount of 3,092.8 million THB, which includes a loan amount of 598.5 million THB for the hotel building and its renovation, as well as a loan amount of 2,494.3 million THB for assets under construction and installation
Hotels Buildings and Building Improvements	1,077.5	Owner	Collateral for loans from financial institutions in the amount of 598.5 MB
Temporary Buildings and Rental Buildings Improvements	309.0	Owner	Collateral for loans from financial institutions in the amount of 5,388.8 MB
Furnishings and Office Supplies	281.5	Owner	None
Work during construction	489.2	Owner	collateral for a loan from a financial institution with a total loan amount of 2,494.3 million THB, and a loan amount of 3,092.8 million THB in conjunction with the land
Total	3,748.6		

Property Leases for Business Operations

The property leases of the Corporation are land to develop hotels, serviced apartments, and commercial retail spaces. The details of the leases are as follows:

Company	Contract Date	Start	End	Contract Period (year)	Value according to the Lease Agreement (Baht)
Origin One Thonglor Company Limited	14 December 2016	1 January 2020	31 December 2592	30 years	859,206,194.0
Origin One Sukhumvit 24 Company Limited	30 November 2017	1 January 2018	31 December 2020	3 years	45,000,000.0
Origin One Sukhumvit 24 Company Limited	30 November 2017	1 January 2021	31 December 2593	30 years	1,034,206,200.0
Origin One Phromphong Company Limited	1 June 2018	1 June 2018	31 December 2020	2 years 7 months	18,120,275.0
Origin One Phromphong Company Limited	1 June 2018	1 January 2021	31 December 2593	30 years	482,914,072.0
One Phayathai Company Limited	21 August 2018	1 October 2018	30 September 2022	4 years	Granting the right to use the land at no cost
One Phayathai Company Limited	21 August 2018	1 October 2022	30 September 2595	30 years	557,804,131.3
One Phayathai Company Limited	21 August 2018	1 October 2595	1 October 2625	30 years	950,608,262.6
One Sukhumvit 59 Company Limited	26 November 2018	26 November 2018	25 November 2021	3 years	Granting the right to use the land at no cost
One Sukhumvit 59 Company Limited	26 November 2018	26 November 2021	25 November 2594	30 years	1,387,400,785.0
One Sukhumvit 59 Company Limited	26 November 2018	26 November 2594	25 November 2609	15 years	1,472,941,404.0
One Sanampao Company Limited	25 March 2020	1 January 2022	31 December 2025	4 years	260,000,000.0
One Sanampao Company Limited	25 March 2020	1 January 2026	31 December 2598	30 years	1,606,492,400.0
Alpha Industrial Solutions Company Limited	31 March 2021	1 April 2021	31 March 2023	2 years	78,000,000.0
Alpha Industrial Solutions Company Limited	31 March 2021	1 April 2023	31 March 2596	30 years	118,574,439.0

Company	Contract Date	Start	End	Contract Period (year)	Value according to the Lease Agreement (Baht)
Origin Bunpha Bangna Company Limited	7 December 2021	1 November 2021	30 April 2025	3 years	82,704,008.0
Origin Bunpha Bangna Company Limited	7 December 2021	1 May 2025	30 April 2598	30 years	458,997,840.0
Alpha Industrial Solutions Company Limited KM.19	8 March 2022	9 March 2022	8 March 2024	2 years	14,228,311.7
Alpha Industrial Solutions Company Limited KM.19	8 March 2022	9 March 2024	8 March 2596	30 years	54,738,333.7
Alpha Industrial Solutions Company Limited KM.19	8 March 2022	9 March 2022	8 March 2024	2 years	76,360,669.6
Alpha Industrial Solutions Company Limited KM.19	8 March 2022	9 March 2024	8 March 2596	30 years	297,627,321.1
Alpha Industrial Solutions Company Limited KM.19	1 June 2022	1 June 2022	8 March 2024	2 years	125,760,000.0
Alpha Industrial Solutions Company Limited KM.19	1 June 2022	9 March 2024	8 March 2597	30 years	248,992,792.0
Alpha Industrial Solutions Rangsit Company Limited	11 March 2022	1 March 2022	29 February 2024	2 years	210,000,000.0
Alpha Industrial Solutions Rangsit Company Limited	11 March 2022	1 March 2024	28 February 2597	30 years	331,144,336.7
One Asset Bloom Company Limited	29 March 2022	1 April 2022	30 September 2023	1 years 5 months	Granting the right to use the land at no cost
One Asset Bloom Company Limited	29 March 2022	1 October 2023	30 September 2579	13 years	92,322,600.0
One Origin Hospitality Company Limited	25 April 2022	1 May 2022	31 March 2586	21 years	21,120,339.8
Alpha Industrial Solutions Laemchabang	25 October 2022	25 October 2022	24 October 2023	1 years	39,025,990.0
Alpha Industrial Solutions Laemchabang	25 October 2022	25 October 2023	24 October 2596	30 years	148,009,778.6
Alpha Industrial Solutions Laemchabang	25 October 2022	25 October 2022	24 October 2023	1 years	23,974,010.0
Alpha Industrial Solutions Laemchabang	25 October 2022	25 October 2023	24 October 2596	30 years	90,923,709.4
One Origin Company Limited	28 December 2022	1 July 2023	30 June 2025	2 years	61,600,000.0
One Origin Company Limited	28 December 2022	1 July 2025	30 June 2598	30 years	180,730,395.0
One Origin Company Limited	28 December 2022	1 July 2023	30 June 2025	2 years	26,400,000.0
One Origin Company Limited	28 December 2022	1 July 2025	30 June 2598	30 years	77,455,884.0
One Origin Chiang Mai Company Limited	27 March 2023	30 March 2023	11 July 2589	23 years 3 months	267,054,093.7
One Origin Kata Phuket Company Limited	29 March 2023	25 May 2023	24 May 2024	1 years	Granting the right to use the land at no cost
One Origin Kata Phuket Company Limited	29 March 2023	25 May 2024	24 May 2575	8 years	13,897,920.0
One Origin Kata Phuket Company Limited	29 March 2023	25 May 2023	24 May 2026	3 years	Granting the right to use the land at no cost
One Origin Kata Phuket Company Limited	29 March 2023	25 May 2025	24 May 2575	8 years	11,220,000.0
Alpha Industrial Phanthong Company Limited	11 May 2023	1 June 2023	31 May 2025	2 years	23,000,000.0
Alpha Industrial Phanthong Company Limited	11 May 2023	1 June 2025	31 May 2598	30 years	124,846,655.0
One Origin Beachfront Bangtao Company Limited	24 May 2023	1 June 2023	31 May 2024	1 years	Granting the right to use the land at no cost
One Origin Beachfront Bangtao Company Limited	24 May 2023	1 June 2024	31 May 2578	11 years	The income before expenses is 10%
One Origin Beachfront Bangtao Company Limited	24 May 2023	1 June 2023	31 May 2024	1 years	Granting the right to use the land at no cost

Company	Contract Date	Start	End	Contract Period (year)	Value according to the Lease Agreement (Baht)
One Origin Beachfront	24 May 2023	1 June 2024	31 May 2578	11 years	30,220,800.0
One Origin Sukhumvit 68 Company Limited	1 June 2023	1 June 2023	29 February 2024	9 months	40,000,000.0
One Origin Sukhumvit 68 Company Limited	1 June 2023	1 March 2024	31 August 2028	4 years 6 months	120,000,000.0
One Origin Sukhumvit 68 Company Limited	1 June 2023	1 September 2028	28 August 2601	30 years	631,122,015.0
Alpha Eastern Seaboard Company Limited	31 August 2023	31 August 2023	30 August 2025	30 years	128,581,619.4
Alpha Industrial Suwinthawong Company Limited	25 October 2023	25 October 2023	24 October 2596	30 years	13,825,832.0
Alpha Industrial Suwinthawong Company Limited	25 October 2023	25 October 2023	24 October 2596	30 years	13,679,688.7
Alpha Industrial Suwinthawong Company Limited	25 October 2023	25 October 2023	24 October 2596	30 years	13,679,688.7
Alpha Industrial Suwinthawong Company Limited	25 October 2023	25 October 2023	24 October 2596	30 years	13,679,688.7
Alpha Industrial Suwinthawong Company Limited	13 December 2023	13 December 2023	24 October 2596	29 years 10 months	136,072,445.6
One Origin SPV 4 Company Limited	28 December 2023	28 December 2023	30 June 2027	4 years	100,000,000.0
One Origin SPV 4 Company Limited	28 December 2023	1 July 2027	30 June 2600	30 years	344,248,371.0
One Origin Onnut Company Limited	15 September 2023	28 February 2024	27 February 2028	4 years	550,000,000.0
One Origin Onnut Company Limited	15 September 2023	28 February 2028	27 February 2601	30 years	2,294,989,143.0
Alpha Industrial Asset Company Limited	20 November 2024	30 December 2024	29 December 2026	2 years	105,336,743.6
Alpha Industrial Asset Company Limited	20 November 2024	30 December 2026	29 December 2599	30 years	216,236,228.5

Investments

As of December 31, 2024, the Company had investments in subsidiaries as follows:

Company Name	Nature of Business	Percentage	As of December 31, 2022 (millions of Baht)
Subsidiaries of the Company			
One Origin Company Limited	Real Estate Development	100	3,012.4
Primo Service Solution Company Limited (“PRI”)	Provides Real Estate Management Services	75	125.7
Origin Vertical Corporation Company Limited	Real Estate Development	100	508.7
Britania Public Company Limited (“BRI”)	Real Estate Development	70	304.8
Origin Nationwide Company Limited	Real Estate Development	100	295.0
Origin Grand Company Limited	Real Estate Development	100	577.0
Park Luxury Company Limited	Real Estate Development	100	4,007.5
Origin Knightsbridge Theparak Company Limited	Real Estate Development	100	321.8
Origin Capital Collage 107 Company Limited	Invest in Real Estate Development Company	100	87.4
Origin Global (Hong Kong) Limited	Provides Brokerage Services in Sales and Services Related to the Real Estate Business	100	1.0
Prominent Capital Company Limited	Real Estate Development	100	1.0

Company Name	Nature of Business	Percentage	As of December 31, 2022 (millions of Baht)
Prominent Asset Management Company Limited	Asset Management	100	25.0
Origin Healthcare Company Limited	Healthcare Business Investment	97	176.2
Origin Ramkhamhaeng Company Limited	Real Estate Development	100	295.0
Origin Energy Company Limited	Energy Business Investment	100	6.0
Origin Music Company Limited	Artist Management	100	1.0
Origin BE8 Company Limited	Providing information technology services	70	0.9
Origin Reit Management Company Limited	Managing REITs (Real Estate Investment Trusts)	100	15.0
V Home Company Limited	Retail, wholesale, and providing services related to construction materials and decoration equipment	100	6
One Hampton Deluxe Ocean Sriracha Company Limited	Leasing and operations related to real estate owned by the company or leased from others, not for residential purposes	100	1.7
Subsidiaries of PRI			
Passion Realtor Company Limited	Provides Brokerage Services to Sell and Find Tenants for Development Projects	100	1.6
PPM Property Management Company Limited	Provides Services Related to Real Estate business	100	1.7
Wyde Interior Company Limited	Provide Interior design	100	0.3
Uno Service Company Limited	Provides Services Related to Real Estate Business	100	0.0
Crown Residence Company Limited	Provides Brokerage Services to Sell and Find Tenants for Development Projects	100	0.0
Total Investments in Subsidiaries			9,772,7

(5) Incomplete Delivery

As of December 31, 2024, the Company has condominium units that have entered into purchase agreements but the ownership of 112 projects has not been transferred. This totals 12,354 units or an equivalent to 44,562 MB.

1.3 Shareholding Structure of the Corporation

1.3.1 Shareholding Structure of the Corporation

The Company's structure as of December 31, 2024 can be summarized as follows:

Details of the Company's subsidiaries structure (companies that complete the registration of establishment as of December 31, 2024) are listed below:

Condominium Business

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
1	Park Luxury	February 28, 2013	1,000.0 MB	99.99%	Real Estate Development and Business related to Real Estate
2	Park Origin Phayathai	January 9, 2018	600.0 MB	99.99%	Real Estate Development
3	Park Origin Rama 4	February 1, 2018	625.239 MB	51.00% **	Real Estate Development (JV)
4	Park Ratchada	May 17, 2019	364.9 MB	51.00% **	Real Estate Development (JV)
5	Park Origin Ratchathewi	January 25, 2018	550.0 MB	51.00% **	Real Estate Development (JV)
6	Park Origin T2	January 25, 2018	500.0 MB	99.99%	Real Estate Development
7	Park Pillar R4	November 14, 2018	452.5 MB	51.00% **	Real Estate Development (JV)
8	Origin Ratchayothin	August 11, 2016	221.333 MB	99.99%	Real Estate Development
9	Origin Sphere	November 15, 2016	14.15 MB	99.99%	Real Estate Development
10	Origin Prime 2	November 16, 2017	186.861 MB	51.00% **	Real Estate Development (JV)
11	Origin Sorte	November 28, 2017	210.0 MB	99.99%	Restaurant
12	Origin Kaset Society	July 27, 2017	102.5 MB	99.99%	Real Estate Development

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
13	Origin Capital Rama 9	June 27, 2018	330.0 MB	99.99%	Real Estate Development
14	Origin Prime	November 25, 2016	257.6 MB	99.99%	Real Estate Development
15	Knightsbridge Sukhumvit Punnawithi	December 17, 2019	1.0 MB	99.99%	Real Estate Development
16	Origin Park T1	October 30, 2017	2,303.0 MB	51.00% **	Real Estate Development (JV)
17	Origin Sathorn	September 8, 2016	45.0 MB	99.99%	Real Estate Development
18	Knightsbridge Kaset Interchange	July 23, 2020	370.0 MB	51.0% **	Real Estate Development (JV)
19	So Origin Siriraj	April 19, 2022	390.0 MB	51.00% **	Real Estate Development (JV)
20	So Origin Sukhumvit	August 26, 2022	100.0 MB	99.99%	Real Estate Development
21	Park Luxury SPV 1	September 19, 2023	1.0 MB	50.00%	Real Estate Development (JV)
22	Park Luxury SPV 2	September 19, 2023	1.0 MB	99.99%	Real Estate Development
23	Park Luxury SPV 3	September 22, 2023	1.0 MB	51.0% **	Real Estate Development (JV)
24	Origin Vertical Coporation	August 11, 2016	500.0 MB	99.99%	Real Estate Development
25	Origin Grand	April 25, 2017	700.0 MB	99.99%	Real Estate Development
26	Origin Ramkhamhaeng	July 5, 2017	262.0 MB	99.99%	Real Estate Development
27	Origin Capital Collage 107	June 26, 2018	200.0 MB	99.99%	Real Estate Development
28	V Construction Supply	April 2, 2018	300.00 MB	99.99%	CONSTRUCTION CONTRACTOR
29	Origin Ramkhamhaeng Interchange	January 9, 2018	400.0 MB	51.00% **	Real Estate Development (JV)
30	Origin Knightsbridge Theparak	May 17, 2018	265.0 MB	99.99%	Real Estate Development
31	Origin Ladprao	November 17, 2019	462.0 MB	51.00% **	Real Estate Development (JV)
32	Origin Ramintra	September 11, 2019	650.0 MB	51.0% **	Real Estate Development (JV)
33	Origin Sukhumvit Sailuat	September 27, 2019	410.0 MB	51.0% **	Real Estate Development (JV)
34	Origin Place Samutprakarn	September 7, 2021	1.0 MB	99.99%	Real Estate Development
35	Origin Bupha Bangna	September 7, 2021	468.0 MB	50.00%**	Real Estate Development (JV)
36	Origin Play Phahol N 19 Station	September 7, 2021	1.0 MB	99.99%	Real Estate Development
37	Origin Plug & Play Samutprakarn	September 8, 2021	365.0 MB	51.00% **	Real Estate Development (JV)
38	So Origin Phahol 69 Station	September 8, 2021	390.0 MB	51.00% **	Real Estate Development (JV)
39	Origin Plug & Play Jaran Ratchaviti	September 20, 2021	780.0 MB	51.00% **	Real Estate Development (JV)
40	Origin Plug & Play E22 Station	October 19, 2021	21.0 MB	99.99%	Real Estate Development
41	Origin Play Sri Udom Station	February 4, 2022	730.0 MB	51.00% **	Real Estate Development (JV)

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
42	Origin Plug & Play Phetkasem	February 11, 2022	390.0 MB	51.00% **	Real Estate Development (JV)
43	Origin Plug & Play Sri Lasalle Station	March 25, 2022	1.0 MB	99.99%	Real Estate Development
44	Origin Play Bang Khunnon	June 14, 2022	450.0 MB	51.00% **	Real Estate Development (JV)
45	Origin Place Lasalle	September 2, 2022	1.0 MB	99.99%	Real Estate Development
46	The Origin Phetkasem Bangkae	September 9, 2022	1.0 MB	99.99%	Real Estate Development
47	The Origin Ramkhamhaeng 142	September 9, 2022	50.0 MB	99.99%	Real Estate Development
48	Origin Place Ramkhamhaeng 153	November 23, 2022	1.0 MB	99.99%	Real Estate Development
49	Origin Bangbamru Station	December 23, 2022	180.0 MB	51.00% **	Real Estate Development (JV)
50	Origin Phahon 57	27-Mar-23	340.0 MB	51.00% **	Real Estate Development (JV)
51	Origin Condominium SPV 1	31-Mar-23	326.5 MB	51.00% **	Real Estate Development (JV)
52	Origin Condominium SPV 2	27-Jun-23	214.85 MB	51.00% **	Real Estate Development (JV)
53	Origin Condominium SPV 3	29-Sep-23	365.5 MB	51.00% **	Real Estate Development (JV)
54	Origin Condominium SPV 4	19-Dec-23	1.0 MB	99.99%	Real Estate Development
55	Origin Condominium SPV 5	19-Dec-23	1.0 MB	99.99%	Real Estate Development
56	Origin Condominium SPV 6	28-Dec-23	1.0 MB	99.99%	Real Estate Development
57	Origin Condominium SPV 7	28-Dec-23	1.0 MB	99.99%	Real Estate Development
58	Origin Condominium SPV 8	28-Dec-23	1.0 MB	99.99%	Real Estate Development
59	Origin Condominium SPV 9	28-Dec-23	1.0 MB	99.99%	Real Estate Development
60	Origin Suwinthawong	24-Apr-23	1.0 MB	99.99%	Real Estate Development
61	Origin Setthabut Station	24-Apr-23	1.0 MB	99.99%	Real Estate Development
62	The Origin Bangna Bangphli	24-Apr-23	1.0 MB	99.99%	Real Estate Development
63	Origin Chaengwattana	22-Jun-23	1.0 MB	99.99%	Real Estate Development
64	Origin Taopoon	22-Jun-23	660.0 MB	51.00% **	Real Estate Development (JV)
65	Origin Ramintra 87	06-Oct-23	1.0 MB	99.99%	Real Estate Development
66	Origin Bang Wa	24-Nov-23	785.0 MB	51.00% **	Real Estate Development (JV)
67	Origin Nationwide	25-Nov-16	250.0 MB	99.99%	Real Estate Development
68	The Origin Dusit	11-Jul-19	320.0 MB	51.00% **	Real Estate Development (JV)
69	Origin Chachoengsao	06-Oct-22	1.0 MB	99.99%	Real Estate Development

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
70	The Origin Campus Khon Kaen Non Muang	14-Mar-23	1.0 MB	99.99%	Real Estate Development
71	Origin Phuket Villa	22-Mar-23	350.0 MB	50.00% **	Real Estate Development (JV)
72	Origin EEC SPV 1	31-Mar-23	1.0 MB	51.00% **	Real Estate Development (JV)
73	Origin Nationwide Asian	31-Mar-23	422.5 MB	60.00% **	Real Estate Development (JV)
74	Origin EEC SPV 3	31-Mar-23	1.0 MB	51.00% **	Real Estate Development (JV)
75	Origin EEC SPV 4	31-Mar-23	1.0 MB	51.00% **	Real Estate Development (JV)
76	Origin EEC SPV 5	31-Mar-23	1.0 MB	51.00% **	Real Estate Development (JV)
77	Origin EEC SPV 6	29-Oct-23	1.0 MB	99.99%	Real Estate Development
78	Origin Condo Bangtao 1	26-Apr-23	1.0 MB	99.99%	Real Estate Development
79	Origin Condo Bangtao 2	26-Apr-23	1.0 MB	99.99%	Real Estate Development
80	Origin Condo Center Phuket 1	02-May-23	1.0 MB	99.99%	Real Estate Development
81	Origin Condo Center Phuket 2	02-May-23	350.0 MB	51.00% **	Real Estate Development (JV)
82	Origin Condo Center Phuket 3	02-May-23	50.0 MB	51.00% **	Real Estate Development (JV)
83	Origin Play Bangsaen	03-May-23	340.0 MB	51.00% **	Real Estate Development (JV)
84	Origin Place Bangsaen	03-May-23	1.0 MB	51.00% **	Real Estate Development (JV)
85	Origin Kata Phuket	16-May-23	1.0 MB	99.99%	Real Estate Development
86	Origin Place Khon Kaen	22-May-23	1.0 MB	99.99%	Real Estate Development
87	Origin Pattaya Sukhumvit 1	12-Jun-23	370.0 MB	51.00% **	Real Estate Development (JV)
88	Origin Pattaya Sukhumvit 2	12-Jun-23	500.0 MB	51.00% **	Real Estate Development (JV)
89	Origin Pattaya Sukhumvit 3	12-Jun-23	1.0 MB	99.99%	Real Estate Development
90	Origin Cherngtalay Phuket	27-Jul-23	1.0 MB	99.99%	Real Estate Development
91	The Origin Sriracha 1	27-Jul-23	1.0 MB	99.99%	Real Estate Development
92	The Origin Sriracha 2	27-Jul-23	1.0 MB	99.99%	Real Estate Development
93	Origin Nationwide SPV 1	28-Dec-23	1.0 MB	99.99%	Real Estate Development

House Business

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
1	Britania	13-Jul-21	428.57 MB	74.84%	Real Estate Development
2	Stable Home Property	22-Nov-18	15.0 MB	99.99%	Real Estate Development
3	District Grand Real Estate	22-Nov-18	30.0 MB	99.99%	Real Estate Development
4	Belgravia Bangna	26-Mar-19	1.0 MB	99.99%	Real Estate Development
5	Belgravia Ratchaphruek	23-Sep-19	1.0 MB	99.99%	Real Estate Development
6	Britania Wongwaen Ramintra	23-Sep-19	50.0 MB	99.99%	Real Estate Development
7	Britania Bangna Km.17	08-Jun-21	250.0 MB	51.00% **	Real Estate Development (JV)
8	Britania Bangna Km.35	08-Jun-21	550.0 MB	51.00% **	Real Estate Development (JV)
9	Stable Town	15-Oct-21	220.0 MB	51.00% **	Real Estate Development (JV)
10	Britania Amata Phanthong	25-Oct-21	580.0 MB	51.00% **	Real Estate Development (JV)
11	Grand Britania Khu Khot Station	18-Feb-22	425.0 MB	51.00% **	Real Estate Development (JV)
12	Grand Britania Pracha Uthit 76	8 -Aug-22	1.0 MB	99.99%	Real Estate Development
13	Britania Bangna Km.39	01-Nov-22	360.0 MB	51.00% **	Real Estate Development (JV)
14	Grand Britania Thawi Watthana	11-Nov-22	460.0 MB	51.00% **	Real Estate Development (JV)
15	Britania Chaiyaphruek-Chaengwattana	14-Nov-22	371.43 MB	51.00% **	Real Estate Development (JV)
16	Britania Bangna-Theparak	14-Nov-22	1.0 MB	99.99%	Real Estate Development
17	Britania Sukhumvit 76	21-Dec-22	143.0 MB	51.00%**	Real Estate Development (JV)
18	Britania Rayong	23-Dec-22	115.0 MB	51.00%**	Real Estate Development (JV)
19	Britania Pracha Uthit 90	13-Jan-23	100.0 MB	99.99%	Real Estate Development
20	Belgravia Ratchaphruek Nakhon In	01-Mar-23	424.0 MB	51.00%**	Real Estate Development (JV)
21	Britania SPV 1	29-Mar-23	1.0 MB	51.00%**	Real Estate Development (JV)
22	Britania SPV 2	27-Mar-23	283.0 MB	51.00%**	Real Estate Development (JV)
23	Britania SPV 3	27-Mar-23	1.0 MB	51.00%**	Real Estate Development (JV)
24	Britania SPV 4	29-Mar-23	1.0 MB	51.00%**	Real Estate Development (JV)
25	Britania SPV 5	29-Mar-23	115.0 MB	51.00%**	Real Estate Development (JV)
26	Britania SPV 6	31-Mar-23	51.0 MB	99.99%	Real Estate Development
27	Britania Rangsina	31-Mar-23	330.0 MB	51.00%**	Real Estate Development (JV)
28	Britania C.S.I. Asset	31-Mar-23	202.8 MB	51.00%**	Real Estate Development (JV)

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
29	Belgravia Line 3	18-Apr-23	100.0 MB	99.99%	Real Estate Development
30	Britannia Asian Khao Yai	26-Jun-23	110.0 MB	60.00%**	Real Estate Development (JV)
31	Britania SPV 9	26-Jun-23	95.38 MB	51.00%**	Real Estate Development (JV)
32	Britania SPV 10	26-Jun-23	1.0 MB	51.00%**	Real Estate Development (JV)
33	Britania SPV 11	26-Jun-23	1.0 MB	51.00%**	Real Estate Development (JV)
34	Britania SPV 12	26-Jun-23	1.0 MB	51.00%**	Real Estate Development (JV)
35	Brighton Amata Phanthong	26-Jun-23	137.41 MB	51.00%**	Real Estate Development (JV)
36	Britania SPV 14	26-Jun-23	1.0 MB	51.00%**	Real Estate Development (JV)
37	Britania SPV 15	26-Jun-23	227.34 MB	51.00%**	Real Estate Development (JV)
38	Britania SPV 16	22-Sep-23	250.0 MB	50.00%**	Real Estate Development (JV)
39	Britania SPV 18	22-Sep-23	1.0 MB	51.00%**	Real Estate Development (JV)
40	Britania SPV 19	22-Sep-23	440.0 MB	51.00%**	Real Estate Development (JV)
41	Britania SPV 20	28-Sep-23	3711.33 MB	51.00%**	Real Estate Development (JV)
42	Britania SPV 21	22-Sep-23	10.0 MB	50.00% **	Real Estate Development (JV)
43	Britania SPV 22	29-Sep-23	383.5 MB	51.00% **	Real Estate Development (JV)
44	Britania SPV 23	29-Sep-23	400.0 MB	51.00% **	Real Estate Development (JV)
45	Britania SPV 24	29-Sep-23	34.78 MB	50.00% **	Real Estate Development (JV)
46	Britania SPV 25	29-Sep-23	51.02 MB	51.00% **	Real Estate Development (JV)
47	Britania SPV 26	22-Dec-23	540.0 MB	51.00% **	Real Estate Development (JV)
48	Britania SPV 27	22-Dec-23	204.0 MB	51.00% **	Real Estate Development (JV)
49	Britania SPV 28	22-Dec-23	1.0 MB	99.99%	Real Estate Development
50	Britania SPV 29	28-Dec-23	1.0 MB	99.99%	Real Estate Development
51	Britania SPV 30	28-Dec-23	1.0 MB	99.99%	Real Estate Development
52	Britania SPV 31	28-Dec-23	1.0 MB	99.99%	Real Estate Development

Recurring Income Business

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
1	Origin Hotel	20-Mar-23	3,000.0 MB	99.99%	Real Estate Development and business related to real estate development which includes real estate investment and services
2	Origin One Sukhumvit 24	27-Jul-17	640.0 MB	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
3	Origin One Phrom Phong	09-May-18	430.0 MB	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
4	One Phayathai	25-Jul-18	340.0 MB	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
5	Origin Food	19-Apr-18	28.0 MB	99.00%	Food and Beverage
6	One Sukhumvit 59	29 Oct 2018	722.0 MB	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
7	One District Rayong	7 Nov 2018	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
8	One Origin Hua Hin	6 Oct 2017	36.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
9	One Ramintra	05-Aug-19	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
10	Origin One Thonglor	19-Aug-16	750.0 MB	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
11	One Origin Enco	19-Dec-19	246.0 MB	50.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
12	One Sanam Pao	1 Oct 2020	567.0 MB	51.00% **	Office Building and Retail (JV)
13	One Wellness Sukhumvit 107	17-Dec-19	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
14	One Hampton Deluxe Ocean Sriracha	19-Oct-21	5.0 MB	99.99%	Real Estate Development
15	One Hampton Knightsbridge Samut Prakan City	25-Oct-21	5.0 MB	99.99%	Real Estate Development
16	One Origin Boonpha Bangna	23-Nov-21	402.0 MB	50.00% **	Office Building and Retail (JV)
17	One Hampton Rayong	10-Sep-21	1.0 MB	99.99%	Real Estate Development
18	One Origin Hospitality	10-Jan-22	281.0 MB	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
19	One Hampton Next Two Emporium	09-Nov-21	10.0 MB	99.99%	Real Estate Development
20	One Asset Bloom	09-Mar-22	10.0 MB	50.00% **	Office Building and Retail (JV)
21	One Hampton Phayathai	17-May-22	5.0 MB	99.99%	Real Estate Development
22	One Hampton Thonglor	23-Jun-22	5.0 MB	99.99%	Real Estate Development

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
24	One Hampton Sriracha	28-Nov-22	1.0 MB	99.99%	Real Estate Development
25	One Origin Chiang Mai	01-Mar-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
26	One Origin Rangsina	01-Mar-23	163.5 MB	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
27	One Origin Bangtao Beach	27-Mar-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
28	One Origin North Pattaya	27-Mar-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
29	One Origin SPV 1	31-Mar-23	249.0 MB	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
30	One Asian Sriracha	31-Mar-23	129.5 MB	60.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
31	One Origin Beachfront Bangtao	02-May-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
32	One Origin Amata Nakorn	02-May-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
33	One Origin Sriracha	03-May-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
34	One Origin Sukhumvit 68	03-May-23	71.0 MB	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
35	One Origin Kata Phuket	03-May-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
36	One Origin Chiang Mai Nimman	16-May-23	1.0 MB	50.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
37	One Origin Khao Yai Thanarat	16-May-23	151.0 MB	60.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
38	One Origin Chaengwattana	16-May-23	1.0 MB	99.99%	Office Building and Retail
39	One Origin Pattaya Sukhumvit	16-May-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
40	One Origin SPV 3	27-Jun-23	1.0 MB	51.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
41	One Origin Bangna Hotel	18-Jul-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
42	One Origin Wichit Phuket	18-Jul-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
43	One Origin Cherngtalay Phuket	27-Jul-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
44	One Origin Planet 1	10-Aug-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
45	One Origin Samui Chaweng Beach 1	10-Aug-23	56.74 MB	50.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
46	One Origin On Nut	04-Sep-23	140.5MB	51.00% **	Office Building and Retail (JV)
47	One Origin Sukhumvit 49	08-Sep-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
48	One Origin SPV 4	08-Nov-23	105.2 MB	50.00% **	Hotel, Serviced Apartment, Wellness Residence (JV)
49	One Origin SPV 5	08-Nov-23	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence
50	One Hampton Brixton Rayong	14-Nov-23	1.0 MB	99.99%	Real Estate Development
51	One Hampton Brixton Bangsaen	14-Nov-23	1.0 MB	99.99%	Real Estate Development
52	One Hampton Brixton Kaset Sriracha	14-Nov-23	1.0 MB	99.99%	Real Estate Development
53	Origin Hotel SPV 6	18-Jun-24	1.0 MB	99.99%	Hotel, Serviced Apartment, Wellness Residence

Service Income Business

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
1	Primo Service Solution	24-Jun-11	160.0 MB	75.00%	Business Services related to the real estate business such as providing condominium tenant services and condominium project management services including furniture production and distribution business (JV)
2	Primo Property Management	25-Nov-16	10.0 MB	99.99%	
3	Passion Realtor	06-Aug-15	10.0 MB	99.99%	
4	Passion Asset 360	09-Aug-23	5.0 MB	60.00% **	
5	Just Co On	01-Sep-23	1.0 MB	30.00% **	
6	Wide Interior	25-Nov-16	5.0 MB	99.99%	
7	Wide Furniture	09-Feb-23	33.0 MB	60.00% **	
8	Crown Residence	02-Nov-17	10.0 MB	99.99%	
9	Uno Service	18-Aug-16	5.0 MB	99.99%	
10	V Security Card	10-Mar-23	1.0 MB	99.99%	Security Business
11	United Project Management	29-May-20	10.0 MB	99.99%	
12	UPM Design Studio	26-Nov-90	10.0 MB	99.99%	
13	Projects Asia	14-Mar-33	10.0 MB	99.99%	
14	Hampton Hotel & Residence Management	10-Sep-21	1.0 MB	99.99%	
15	Lift Tech Lab	29-Nov-23	1.0 MB	70.00%	Software System Development Business (JV)

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
16	Prim Insurance Broker	25-May-21	5.0 MB	99.99%	Non-life insurance brokerage business
17	PROP2MORROW	24-Mar-16	4.0 MB	35.00% **	ธุรกิจให้คำปรึกษาด้านการตลาด (JV)
18	Nomadic Butler	1-Feb-24	2.4 MB	55.00% **	ธุรกิจตัวแทนและนายหน้าอสังหาริมทรัพย์ (JV)

New Business

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
Health and beauty business					
1	Origin Healthcare	March 9, 2021	231.32 million Baht	97.23% **	Health Business (JV)
2	Kin Origin Healthcare	July 20, 2021	136.0 million Baht	50.00% **	Physical Therapy Clinic and Allied Health Clinic (JV)
3	Origin Chiva Healthcare	March 3, 2023	1.0 million Baht	90.00% **	Hospital business and care for the elderly or dependent persons (JV)
4	Hair Restore	June 30, 2023	10.0 million Baht	60.00% **	Hair transplant medicine service business (JV)
5	Jetjin Origin Center Company Limited	August 31, 2023	101.0 million Baht	19.00% **	Hospital business (JV)
Logistics and warehouse business					
6	Alpha Industrial Solution	January 21, 2021	1,225.8 million Baht	50.00% **	Warehouse business (JV)
7	Alpha Industrial Rangsit	February 24, 2022	260.0 million Baht	51.00% **	Warehouse business (JV)
8	Alpha Industrial Km. 19	February 24, 2022	280.0 million Baht	51.00% **	Warehouse business (JV)
9	Alpha Industrial Laem Chabang	September 19, 2022	230.0 million Baht	51.00% **	Warehouse business (JV)
10	Alpha Industrial Suwinthawong	November 15, 2022	1.0 million Baht	51.00% **	Warehouse business (JV)
11	Alpha Industrial Phanthong	January 30, 2023	170.0 million Baht	51.00% **	Warehouse business (JV)
12	Alpha Industrial Asset	May 26, 2023	1.0 million Baht	99.99%	Warehouse business
13	Alpha Eastern Seaboard	June 26, 2023	1.0 million Baht	51.00% **	Warehouse business (JV)
14	Alpha Industrial Asset 2	August 31, 2023	1.0 million Baht	99.99%	Warehouse business
15	Alpha Industrial Asset 3	August 31, 2023	10.0 million Baht	51.00% **	Warehouse business (JV)
16	Alpha Industrial Asset 4	October 18, 2024	1.0 million Baht	99.99%	Warehouse business
Energy Business					
17	Origin Energy	July 15, 2021	6.0 million Baht	99.99%	Electricity distribution business
18	Origin Gunkul Energy	October 12, 2021	11.0 million Baht	50.00% **	Electricity distribution business (JV)

No.	Company Name	Registration Date	Registered Capital	Shareholding	Business Type
Financial service business					
19	Prominent Capital	April 26, 2019	1.0 million Baht	99.99%	Real estate development business/ lending business by receiving collateral in the form of land
20	Prominent Asset Management	February 10, 2021	25.0 million Baht	99.99%	Asset management business
21	Origin REIT Management	December 20, 2023	15.0 million Baht	99.99%	Providing service as a real estate investment trust manager (When permission is received from the Office of the Securities and Exchange Commission)
Other business					
22	Digital Butler	November 25, 2017	5.22 million Baht	57.47% **	
23	Origin Music	December 7, 2022	1.0 million Baht	99.99%	Entertainment business
24	Origin BE8	June 30, 2023	5.0 million Baht	70.00% **	Information technology service business (JV)
25	V Home	January 9, 2024	21.0 million Baht	99.99%	ธุรกิจขายส่งวัสดุก่อสร้าง
26	Origin Global (Hong Kong) Co.,Ltd.	June 12, 2018	30,000.0 USD	100.00%	Real estate business services

Remark: * The shareholding proportion that appears is calculated from all types of shares of the Company and does not include the proportion of voting.
** Investments in joint ventures.

General Information

Company Name:	Origin Property Public Company Limited (“The Company”)
Abbreviation Name of Securities:	ORI
Type of Business :	Real Estate Development
Registration Number:	0107557000381
Registered Capital:	1,227,061,226.50 Baht as of December 31, 2024
Paid-Up:	1,227,061,226.50 Baht as of December 31, 2024
Share Value:	0.50 Baht per share
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Contact Address:	BHIRAJTOWER at BITEC 20/FL, 4345 Sukhumvit Road, Bangna Sub-District, Bangna District Bangkok 10260 Telephone: 02 030 0000 Fax: 02 398 8066
Company Website:	https://origin.co.th/

Company’s Subsidiaries

Company Name:	Origin Hotel Company Limited (“Origin Hotel”) (Formerly One Origin Public Company Limited)
Type of Business:	Recurring Business, Hotel business, Food, Office for rent
Registered Capital:	3,000,000,000.00 Baht as of December 31, 2024
Paid-Up Capital:	3,000,000,000.00 Baht as of December 31, 2024
Share Value:	0.50 Baht per share
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Primo Service Solutions Public Company Limited (“Primo”)
Registered Capital:	160,000,000.00 Baht as of December 31, 2024
Paid-Up Capital:	120,000,000.00 Baht as of December 31, 2024
Share Value:	0.50 Baht per share
Type of Business:	Real Estate Development and providing services related to real estate
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Vertical Corporation Company Limited (“Origin Vertical”)
Registered Capital:	500,000,000.00 Baht, 50,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Public Company Limited (“Britania”) (Primary name Origin House Company Limited)
Registered Capital:	428,570,000.00 Baht as of December 31, 2024
Paid-Up Capital:	426,402,600.00 Baht as of December 31, 2024
Share Value:	0.50 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Ratchayothin Company Limited (“Ratchayothin”)
	(Primary name Origin Vertical Company Limited)
Registered Capital:	221,333,000.00 Baht,
	22,133,300 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin One Thonglor Company Limited (“One Thonglor”)
Registered Capital:	750,000,000.00 Baht,
	75,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, Wellness Residence
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Prime Company Limited (“Prime”)
Registered Capital:	257,600,000.00 Baht,
	25,760,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Sphere Company Limited (“Sphere”)
Registered Capital:	14,150,000.00 Baht,
	1,415,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Nationwide Company Limited (“Nationwide”)
	(Primary name Origin EEC Company Limited)
Registered Capital:	250,000,000.00 Baht,
	25,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Digital Butler Company Limited (“Digital Butler”)
Registered Capital:	5,220,000.00 Baht,
	522,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Services providing business related to real estate
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	PMM Property Management Company Limited (“PPM Management”)
	(Primary name Primo Management Company Limited)
Registered Capital:	10,000,000.00 Baht,
	500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Services providing business related to real estate
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Passion Realtor Company Limited (“Passion Realtor”)
	(Primary name Primo Realtor Company Limited)
Registered Capital:	2,000,000.00 Baht,
	200,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Services providing business related to real estate
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Wyde Interior Company Limited (“Wyde Interior”)
	(Primary name Primo decor Company Limited)
Registered Capital:	5,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Services providing business related to real estate
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Uno Service Company Limited (“Uno”)
Registered Capital:	5,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Services providing business related to real estate
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Sathorn Company Limited (“Origin Sathorn”)
Registered Capital:	45,000,000.00 Baht,
	4,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Grand Company Limited (“Grand”)
Registered Capital:	700,000,000.00 Baht,
	50,000,000 of which were common shares, and another
	20,000,000 were preferred stocks at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Prime2 Company Limited (“Prime2”)
Registered Capital:	186,861,190.00 Baht,
	18,686,119 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Ramkhamhaeng Company Limited (“Ramkhamhaeng”)
Registered Capital:	262,000,000.00 Baht,
	26,200,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Kaset Society Company Limited (“Kaset Society”)
Registered Capital:	102,500,000.00 Baht, 10,250,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin One Sukhumvit 24 Company Limited (“One Sukhumvit 24”)
Registered Capital:	640,000,000.00 Baht, 64,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Hua Hin Company Limited (“One Hua Hin”) (Primary name “Origin One Rayong Company Limited”)
Registered Capital:	36,000,000.00 Baht, 3,600,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, Wellness Residence
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Park T1 Company Limited (“Park T1”)
Registered Capital:	2,303,000,000.00 Baht, 230,300,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Crown Residence Company Limited (“Crown Residence”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Services providing business related to real estate
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Ori Saute Company Limited (“Ori Saute”) (Primary name “Origin Capital1 Company Limited”)
Registered Capital:	210,000,000.00 Baht, 21,000,000 of which were common shares, and another 20,000,000 were preferred stocks at a par value of 10 Baht per share
Type of Business:	Restaurant
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Park Luxury Company Limited (“Park Luxury”) (“Primary name Park Origin Company Limited”)
Registered Capital:	1,000,000,000.00 Baht, 10,000,000.00 of which were common shares at a par value of 100 Baht per share
Type of Business:	Real Estate Development
Main Office:	12Ath Floor Siam Piwat Tower, Rama I Road, Pathumwan, Bangkok

Company Name:	Origin Collage 107 Company Limited (“Collage 107”)
Registered Capital:	200,000,000.00 Baht, 20,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Capital Rama IX Company Limited (“Capital Rama IX”)
Registered Capital:	330,000,000.00 Baht, 33,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	V Construction and Supply Company Limited (“V Construction”) (Primary name “Origin Collage 107 Company Limited”)
Registered Capital:	300,000,000.00 Baht, 30,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Construction Contractor
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Ramkhamhaeng Interchange Company Limited (“Ramkhamhaeng Interchange”) (Primary name “Origin Ekkamai Company Limited”)
Registered Capital:	400,000,000.00 Baht, 40,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Knightsbridge Thepharak Company Limited (“Knightsbridge Thepharak”)
Registered Capital:	265,000,000.00 Baht, 26,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Phayathai Company Limited (“One Phayathai”)
Registered Capital:	340,000,000.00 Baht, 34,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, Wellness Residence
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin One Phromphong Company Limited (“One Phromphong”)
Registered Capital:	430,000,000.00 Baht, 43,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, Wellness Residence
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Food Company Limited (“Food”)
Registered Capital:	28,000,000.00 Baht, 2,800,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Food and Beverage Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Park Origin Phayathai Company Limited (“Park Phayathai”)
Registered Capital:	600,000,000.00 Baht, 60,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Park Origin Rama IV Company Limited (“Park Rama IV”)
Registered Capital:	900,000,000.00 Baht, 90,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Park Origin Ratchathewi Company Limited (“Park Ratchathewi”)
Registered Capital:	550,000,000.00 Baht, 55,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Park Origin T2 Company Limited (“Park T2”)
Registered Capital:	500,000,000.00 Baht, 50,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Sukhumvit 59 Company Limited (“One Sukhumvit 59”)
Registered Capital:	682,000,000.00 Baht, 68,200,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, Wellness Residence
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One District Rayong Company Limited (“One District Rayong”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Park Pillar R 4 Company Limited (“Park Pillar R 4”)
	(Primary name “Origin Knightsbridge Phrakhanong”)
Registered Capital:	452,500,000.00 Baht,
	45,250,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Stable Home Property Company Limited (“Stable Home Property”)
Registered Capital:	15,000,000.00 Baht,
	1,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	District Grand Real Estate Company Limited (“District Grand Real Estate”)
Registered Capital:	30,000,000.00 Baht,
	3,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Global (Hong Kong) Co.,Ltd.
Registered Capital:	30,000.00 USD,
	30,000 of which were common shares at a par value of 1 USD per share
Type of Business:	Real Estate Development
Main Office:	Unit 912, 9/F., Two Harbourfront, 22 Tak Fung Street, Hunghom, Kowloon. Hong Kong
Company Name:	Park Ratchada Company Limited (“Park Ratchada”)
Registered Capital:	500,000,000.00 Baht,
	50,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Belgravia Bangna Company Limited (“Belgravia Bangna”)
	(Primary name “Park Origin Villa Onnut Company Limited”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Ladprao Company Limited (“Origin Ladprao”)
	(Primary name “Park Pilla Company Limited”)
Registered Capital:	462,000,000.00 Baht,
	46,200,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Prominent Capital Company Limited (“Prominent Capital”)
	(Primary name “The Unicorn Company Limited”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Services providing business related to real estate
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	The Origin Dusit Company Limited (“The Origin Dusit”)
Registered Capital:	320,000,000.00 Baht,
	32,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Ramintra Company Limited (“Origin Ramintra”)
Registered Capital:	650,000,000.00 Baht,
	65,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Ramintra Company Limited (“One Ramintra”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, Wellness Residence
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Belgravia Ratchaphruek Company Limited (“Belgravia Ratchaphruek”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Britania Wongwaen Ramintra Company Limited (“Britania Wongwaen Ramintra”)
Registered Capital:	50,000,000.00 Baht,
	5,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Sukhumvit Sailuat Company Limited (“Origin Sukhumvit Sailuat”)
	(Primary name “Notting Hill District Rayong”)
Registered Capital:	410,000,000.00 Baht,
	41,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Wellness Sukhumvit 107 Company Limited (“One Wellness Sukhumvit 107”)
	(Primary name “Origin Latkrabang”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, Wellness Residence
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Knightsbridge Sukhumvit Punnawithi Company Limited (“Knightsbridge Sukhumvit Punnawithi”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One District Rayong 2 Company Limited (“One District Rayong 2”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, Wellness Residence
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Knightsbridge Kaset Interchange Company Limited (“Knightsbridge Kaset Interchange”)
Registered Capital:	37,000,000.00 Baht,
	3,700,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Sanampao Company Limited (“One Sanampao”)
Registered Capital:	567,000,000.00 Baht,
	56,700,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Office Building and Retail
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	United Project Management Company Limited (“United Project Management”)
Registered Capital:	5,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Services providing business related to real estate
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Bangna KM.17 Company Limited (“Britania Bangna KM.17”)
Registered Capital:	250,000,000.00 Baht,
	25,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Bangna KM.35 Company Limited (“Britania Bangna KM.35”)
Registered Capital:	50,000,000.00 Baht, 5,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Stable Town Company Limited (“Stable Town”)
Registered Capital:	220,000,000.00 Baht, 22,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Amata-Phantong Company Limited (“Britania Amata-Phantong”)
Registered Capital:	580,000,000.00 Baht, 58,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Alpha Industrial Solutions Company Limited (“Alpha Industrial Solutions”) (Primary name “Origin JWD Industrial Asset Company Limited)
Registered Capital:	235,000,000.00 Baht, 23,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Logistic and Warehouse
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Prominent Asset Management Company Limited (“Prominent Asset Management”)
Registered Capital:	25,000,000.00 Baht, 2,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development and Provide loan, land collateral
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Healthcare Company Limited (“Origin Healthcare”)
Registered Capital:	131,320,000.00 Baht, 13,132,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Healthcare Business Investment
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Kin Origin Healthcare Company Limited (“Kin Origin Healthcare”)
Registered Capital:	136,000,000.00 Baht, 13,600,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Rehab Center
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Prim Insurance Broker Company Limited (“Prim Insurance Broker”)
	(Primary name “Primo Insurance Broker Company Limited”)
Registered Capital:	3,000,000.00 Baht,
	300,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Insurance Broker
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Energy Company Limited (“Origin Energy”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Electric Power Distribution
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Place Samutprakarn Company Limited (“Origin Place Samutprakarn”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Bunpha Bangna Company Limited (“Origin Bunpha Bangna”)
Registered Capital:	468,000,000.00 Baht,
	46,800,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Play Phahol N 19 Station Company Limited (“Origin Play Phahol N 19 Station”)
Registered Capital:	365,000,000.00 Baht,
	36,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Plug & Play Samutprakarn Company Limited (“Origin Plug & Play Samutprakarn”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	So Origin Phahol 69 Station Company Limited (“So Origin Phahol 69 Station”)
Registered Capital:	390,000,000.00 Baht,
	39,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Plug & Play Jaran Ratchawiti Company Limited (“Origin Plug & Play Jaran Ratchawiti”)
Registered Capital:	780,000,000.00 Baht, 78,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Gunkul Energy Company Limited (“Origin Gunkul Energy”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Electric Power Distribution
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Plug & Play E22 Station Company Limited (“Origin Plug & Play E22 Station”)
Registered Capital:	21,000,000.00 Baht, 2,100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Deluxe Ocean Sriracha Company Limited (“One Hampton Deluxe Ocean Sriracha”)
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Next to Emporium Company Limited (“One Hampton Emporium”)
Registered Capital:	10,000,000.00 Baht, 1,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Kingsbridge Samutprakarn City Company Limited (“One Hampton Kingsbridge Samutprakarn City”)
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Bunpha Bangna Company Limited (“One Origin Bunpha Bangna”)
Registered Capital:	402,000,000.00 Baht, 40,200,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Office Building and Retail
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Hampton Hotel and Residence Management Company Limited (“Hampton Hotel and Residence Management”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Rayong (“One Hampton Rayong”) (Primary name “P Coin Plaza Company Limited”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	UPM Design Studio Company Limited (“UPM Design Studio”)
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	LIVTECH LAB Company Limited (“LIVTECH LAB”)
Registered Capital:	10,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Hospitality (“One Origin Hospitality”)
Registered Capital:	281,000,000.00 Baht, 28,100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, Wellness Residence
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Play Sri Udom Station Company Limited (“Origin Play Sri Udom Station”)
Registered Capital:	730,000,000.00 Baht, 73,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Plug and Play Phetkasem Company Limited (“Origin Plug and Play Phetkasem”) (Primary name “Origin Plug and Play Nonthaburi”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Grand Britania Khukhot Station Company Limited (“Grand Britania Khukhot Station”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Alpha Industrial Rungsit Company Limited (“Alpha Industrial Rungsit”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse and Logistics
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Alpha Industrial KM.19 Company Limited (“Alpha Industrial KM.19”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse and Logistics
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Asset Bloom Company Limited (“One Asset Bloom”)
Registered Capital:	10,000,000.00 Baht, 1,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Office Building and Retail
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Plug and Play Sri Lasalle Station Company Limited (“Origin Plug and Play Sri Lasalle Station”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	So Origin Siriraj Company Limited (“SO Origin Siriraj”)
Registered Capital:	390,000,000.00 Baht, 39,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Phayathai (“One Hampton Phayathai”)
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Play Bangkhunnon Company Limited (“Origin Play Bangkhunnon”)
Registered Capital:	450,000,000.00 Baht, 45,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Thonglor (“One Hampton Thonglor”)
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Provide Services about Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Grand Britania Prachauthit 76 Company Limited (“Grand Britania Prachauthit 76”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	So Origin Sukhumvit Company Limited (“So Origin Sukhumvit”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Place Lasalle Company Limited (“Origin Place Lasalle”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	The Origin Phetkasem Bangkae Company Limited (“The Origin Phetkasem Bangkae”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	The Origin Ramkhamhaeng 142 Station Company Limited (“The Origin Ramkhamhaeng 142 Station”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Alpha Industrial Laemchabang Company Limited (“Alpha Industrial Laemchabang”)
Registered Capital:	230,000,000.00 Baht, 23,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse and Logistics
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Chachoengsao Company Limited (“Origin Chachoengsao”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Bangna KM.39 Company Limited (“Britania Bangna KM.39”)
Registered Capital:	360,000,000.00 Baht, 36,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Grand Britania Tawi Watthana Company Limited (“Grand Britania Tawi Watthana”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Chaiyapreuk-Chaengwattana Company Limited (“Britania Chaiyapreuk-Chaengwattana”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Bangna Theparak Company Limited (“Britania Chaiyapreuk-Chaengwattana”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Alpha Industrial Suwinthawong Company Limited (“Alpha Industrial Suwinthawong”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse and Logistics
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	ONE Hampton Sriracha Company Limited (“ONE Hampton Sriracha”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse and Logistics
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Place Ramkhamhaeng 153 Company Limited (“Origin Place Ramkhamhaeng 153”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Music Company Limited (“Origin Music”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Entertainment Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Sukhumvit 76 Company Limited (“Britania Sukhumvit 76”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Rayong Company Limited (“Britania Rayong”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Bangbamru Station Company Limited (“Origin Bangbamru Station”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Pracha Uthit 90 Company Limited (“Britania Pracha Uthit 90”)
Registered Capital:	100,000,000.00 Baht, 10,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Alpha Industrial Phanthong Company Limited (“Alpha Phanthong”)
Registered Capital:	170,000,000.00 Baht,
	26,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Wide Furniture Company Limited (“Wide Furniture”)
Registered Capital:	33,000,000.00 Baht,
	3,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Producing and Distributing Furniture Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Belgravia Ratchapreuk Nakhonin Company Limited (“Belgravia Nakhon In”)
Registered Capital:	100,000,000.00 Baht,
	10,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Origin Chiang Mai Company Limited (“One Chiang Mai”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Origin Rangsina Company Limited (“One Rangsina”)
	(Formerly known as One Hampton Kensington Rayong Company Limited)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Businesses
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Chiva Healthcare Company Limited (“Origin Chiva”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Medical facilities and Care for the elderly or dependent people Businesses
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	UNO Facility Management and Cleaning Company Limited (“ UNO Facility ”)
	(Primary name V Security Guard)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Security Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	The Origin Campus Khon Kaen Nonmuang Company Limited (“Origin Nonmuang”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Phuket Villa Company Limited (“Phuket Villa”)
Registered Capital:	350,000,000.00 Baht, 35,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Bangtao Beach Company Limited (“One Bangtao Beach”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin North Pattaya Company Limited (“One North Pattaya”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Phahon 57 Company Limited (“Origin Phahon 57”)
Registered Capital:	340,000,000.00 Baht, 34,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condominium SPV 1 Company Limited (“Origin SPV 1”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin SPV 1 Company Limited (“One SPV 1”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Asian Sriracha Company Limited (“One Asian Sriracha”)
	(Formerly known as One Origin SPV 2 Company Limited.)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin EEC SPV 1 Company Limited (“EEC SPV 1”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Nationwide Asian Company Limited (“Origin Nationwide Asian”)
	(Formerly known as Origin EEC SPV 2 Company Limited)
Registered Capital:	422,500,000.00 Baht,
	42,250,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin EEC SPV 3 Company Limited (“Origin EEC SPV 3”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin EEC SPV 4 Company Limited (“Origin EEC SPV 4”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 1 Company Limited (“Britania SPV 1”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 2 Company Limited (“Britania SPV 2”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 3 Company Limited (“Britania SPV 3”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 4 Company Limited (“Britania SPV 4”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 5 Company Limited (“Britania SPV 5”)
Registered Capital:	115,000,000.00 Baht, 11,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 6 Company Limited (“Britania SPV 6”)
Registered Capital:	50,000,000.00 Baht, 5,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Rangsina Company Limited (“Britannia Rangsina”) (Formerly known as Britannia SPV 7 Company Limited)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania C.S.I. Asset Company Limited (“Britania Asset”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Belgravia Line 3 Company Limited (“Belgravia Line 3”)
Registered Capital:	100,000,000.00 Baht, 10,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Suwinthawong Company Limited (“Origin Suwinthawong”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Setthabut Station Company Limited (“Origin Setthabut”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	The Origin Bangna Bang Phli Company Limited (“Origin Bangna Bang Phli”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condo Bangtao 1 Company Limited (“Condo Bangtao 1”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condo Bangtao 2 Company Limited (“Condo Bangtao 2”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condo Center Phuket 1 Company Limited (“Origin Condo Center Phuket1”)
Registered Capital:	50,000,000.00 Baht, 5,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condo Center Phuket 2 Company Limited (“Origin Condo Center Phuket2”)
Registered Capital:	50,000,000.00 Baht, 5,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condo Center Phuket 3 Company Limited (“Origin Condo Center Phuket3”)
Registered Capital:	50,000,000.00 Baht, 5,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Beachfront Bangtao Company Limited (“One Beachfront Bangtao”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Amata Nakorn Company Limited (“One Amata Nakorn”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Play Bangsaen Company Limited (“Play Bangsaen”)
Registered Capital:	340,000,000.00 Baht, 34,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Place Bangsaen Company Limited (“Place Bangsaen”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Sriracha Company Limited (“One Sriracha”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Sukhumvit 68 Company Limited (“One Sukhumvit 68”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Developing office buildings and Retail space Businesses
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Kata Phuket Company Limited (“One Kata Phuket”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Kata Phuket Company Limited (“Origin Kata Phuket”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Chiang Mai Nimman Company Limited (“One Chiang Mai Nimman”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Khao Yai Thanarat Company Limited (“One Khao Yai Thanarat”)
Registered Capital:	151,000,000.00 Baht, 15,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Chaengwattana Company Limited (“One Chaengwattana”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Pattaya Sukhumvit Company Limited (“One Pattaya Sukhumvit”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Place Khon Kaen Company Limited (“Place Khon Kaen”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Alpha Industrial Asset Company Limited (“Alpha Asset”)
Registered Capital:	260,000,000.00 Baht, 26,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Pattaya Sukhumvit 1 Company Limited (“Origin Pattaya Sukhumvit 1”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Pattaya Sukhumvit 2 Company Limited (“Origin Pattaya Sukhumvit 2”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Pattaya Sukhumvit 3 Company Limited (“Origin Pattaya Sukhumvit 3”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Pattaya Sukhumvit Company Limited (“One Pattaya Sukhumvit”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Chaengwattana Company Limited (“One Chaengwattana”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	ProjectsAsia Limited Company Limited (“ProjectsAsia”)
Registered Capital:	10,000,000.00 Baht, 1,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Alpha Eastern Seaboard Company Limited (“Alpha Eastern Seaboard”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse Businesst
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin EEC SPV 5 Company Limited (“Origin EEC SPV 5”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condominium SPV 2 Company Limited (“Origin SPV 2”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	PROP2MORROW Company Limited (“PROP2MORROW”)
Registered Capital:	4,000,000.00 Baht, 400,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin SPV 3 Company Limited (“One SPV 3”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Hair Restore Company Limited (“Hair Restore”)
Registered Capital:	10,000,000.00 Baht, 1,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hair transplant medicine service business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin BE8 Company Limited (“Origin BE8”)
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Information Technology Service Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 9 Company Limited (“Britania SPV 9”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 10 Company Limited (“Britania SPV 10”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 11 Company Limited (“Britania SPV 11”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 12 Company Limited (“Britania SPV 12”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Brighton Amata Panthong Company Limited (“Brighton Amata Panthong”)
	(Formerly known as Britania SPV 13 Company Limited)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 9 Company Limited (“Britania SPV 14”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 15 Company Limited (“Britania SPV 15”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania Asian Khao Yai Company Limited (“Britania Asian Khao Yai”)
Registered Capital:	110,000,000.00 Baht, 11,000,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Bangna Hotel Company Limited (“One Bangna Hotel”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Wichit Phuket Company Limited (“One Wichit Phuket”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Cherngtalay Phuket Company Limited (“One Origin Cherngtalay Phuket”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Cherngtalay Phuket Company Limited (“Origin Cherngtalay Phuket”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	The Origin Sriracha 1 Company Limited (“The Origin Sriracha 1”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	The Origin Sriracha 2 Company Limited (“The Origin Sriracha 2”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Passion Asset 360 Company Limited (“Passion Asset”)
Registered Capital:	5,000,000.00 Baht, 500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Brokerage
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Hotel Pruksa Sukhumvit Company Limited (“Origin Hotel Pruksa Sukhumvit”) (Formerly known as One Origin Samui Chaweng Beach 1 Company Limited)
Registered Capital:	56,740,000.00 Baht, 5,674,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	One Origin Planet 1 Company Limited (“One Planet 1”) (Formerly known as One Origin Samui Chaweng Beach 1 Company Limited)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Alpha Industrial Asset 2 Company Limited (“Alpha Asset 2”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Alpha Industrial Asset 3 Company Limited (“Alpha Asset 3”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Warehouse Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Jetjin Origin Center Company Limited (“Jetjin Origin”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hospital Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	JUST CO ON Origin Company Limited (“JUST CO ON”)
Registered Capital:	1,000,000.00 Baht, 10,100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Brokerage
Registered Capital:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin On Nut Company Limited (“One On Nut”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Office building and Retail space development business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Origin Sukhumvit 49 Company Limited (“One Sukhumvit 49”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel development, Service apartment and Wellness residence Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Park Luxury SPV 1 Company Limited (“Park SPV 1”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Park Luxury SPV 2 Company Limited (“Park SPV 2”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Park Luxury SPV 3 Company Limited (“Park SPV 3”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 16 Company Limited (“Britania SPV 16”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 18 Company Limited (“Britania SPV 18”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 19 Company Limited (“Britania SPV 19”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 20 Company Limited (“Britania SPV 20”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 21 Company Limited (“Britania SPV 21”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 22 Company Limited (“Britania SPV 22”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 23 Company Limited (“Britania SPV 23”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 24 Company Limited (“Britania SPV 24”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 25 Company Limited (“Britania SPV 25”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condominium SPV 3 Company Limited (“Origin SPV 3”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin EEC SPV 6 Company Limited (“Origin EEC SPV 6”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Ramintra 87 Company Limited (“Origin Ramintra 87”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	ONE ORIGIN SPV 4 Company Limited (“ONE ORIGIN SPV 4”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, and Wellness Residence Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	ONE ORIGIN SPV 5 Company Limited (“ONE ORIGIN SPV 5”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Hotel, Serviced Apartment, and Wellness Residence Development
Main Office	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Brixton Rayong Company Limited
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Project Management Service Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Brixton Bangsaen Company Limited (“One Hampton Brixton Bangsaen”)
Registered Capital:	1,000,000.00 Baht,
	100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Project Management Service Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	One Hampton Brixton Kaset Sriracha Company Limited ("One Hampton Brixton Kaset Sriracha")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Project Management Service Business
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Bang Wa Company Limited ("Origin Bang Wa")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Condominium SPV 4 Company Limited ("Origin Condominium SPV 4")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin Condominium SPV 5 Company Limited ("Origin Condominium SPV 5")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Origin REIT Management Company Limited ("REIT Management")
Registered Capital:	15,000,000.00 Baht, 1,500,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Business providing services as a real estate investment trust manager
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Britania SPV 26 Company Limited ("Britania SPV 26")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270
Company Name:	Britania SPV 27 Company Limited ("Britania SPV 27")
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 28 Company Limited (“Britania SPV 28”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 29 Company Limited (“Britania SPV 29”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 30 Company Limited (“Britania SPV 30”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Britania SPV 31 Company Limited (“Britania SPV 31”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condominium SPV 6 Company Limited (“Condominium SPV 6”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condominium SPV 7 Company Limited (“Condominium SPV 7”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condominium SPV 8 Company Limited (“Condominium SPV 8”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Condominium SPV 9 Company Limited (“Condominium SPV 9”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Nationwide SPV 1 Company Limited (“Nationwide SPV 1”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	V Home Company Limited (“V Home”)
Registered Capital:	21,000,000.00 Baht, 2,100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Wholesale Construction Materials
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Nomadic Butler Company Limited (“Nomadic Butler”)
Registered Capital:	2,400,000.00 Baht, 240,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

Company Name:	Origin Hotel SPV 6 Company Limited (“Origin Hotel SPV 6”)
Registered Capital:	1,000,000.00 Baht, 100,000 of which were common shares at a par value of 10 Baht per share
Type of Business:	Real Estate Development
Main Office:	496 Moo 9 Samrongnuea, Muang Samut Prakan, Samut Prakan, 10270

1.3.2 Persons who may have Conflicts of Interest in Shareholding in Subsidiaries and Affiliated Companies

- None

1.3.3 Relationship with the Business Group of Major Shareholders

- None

1.3.4 Shareholders

Major Shareholders as of December 31, 2024, the following is the Company's shareholding and its registered shareholders on the book of shareholders' registration.

Rank	Shareholder	Number of Shares Held	Percentage
1	JAROON-EK FAMILY GROUP*	1,609,077,328	65.57
2	MR. SOMPONG CHONKADEEDUMRONGKUL	77,495,500	3.16
3	THAI NDVR COMPANY LIMITED	42,846,726	1.75
4	MRS. WARUNEE CHONTHIKUMRONGKUN	23,730,000	0.97
5	STATE STREET EUROPE LIMITED	18,054,748	0.74
6	BNY MELLON NOMINEES LIMITED	13,288,750	0.54
7	MRS. KULAP JITMITRPHAP	9,739,200	0.40
8	MR. NIWAT ASASUWAN	8,219,900	0.34
9	MRS. KINGKAEW JAROON-EK	7,398,923	0.30
10	NORTRUST NOMINEES LIMITED-NTC-CLIENTS ACCOUNT	7,024,500	0.29
	OTHER SHAREHOLDERS	637,246,878	25.94
	Total	2,454,122,453	100.00
	Total Paid Up Capital	2,454,122,453	100.00
	Thai Shareholders	2,396,119,340	97.64
	Foreign Shareholders	58,003,113	2.36

* The Jaroon-ek family group has 1,609,077,328shares which is equivalent to 65.67%. The Jaroon-ek family group consists of (a) Mr. Pirapong Jaroon-ek (b) Mrs. Arada Jaroon-ek (c) Peerada Capital Company Limited and concert party.

1.4 Registered Capital, Issued and Paid-up Capital

Registered Capital, Issued and Paid-up Capital

As of December 31, 2024, the Company's registered capital is 1,227,061,226.50 Baht. The issued and paid-up capital is 1,227,061,226.50 Baht. This was divided into ordinary shares in the amount of 2,454,122,453 shares at a par value of 0.50 Baht per share, paid-up amount is 1,227,061,226.50 baht

1.5 Issuance of Other Securities

1.5.1 In the Case that there are Convertible Securities

1) The Resolution of the 2017 Annual General Meeting of Shareholders on April 4, 2017 approved the issuance and offering of warrants to purchase the Company's ordinary shares in the amount of no more than 13,500,000 units. This was allocated to directors, executives, and employees of the Company and subsidiaries ("warrants") on September 30, 2017. They are summarized as follows.

Topic	Details
Securities Name :	The warrants to purchase ordinary shares of Origin Property Public Company Limited for directors, executives and employees of the Company and its subsidiaries ("warrant").
Type :	Name of the holder cannot be specified or transferred, unless it is transferred as specified in Clause 3.2.
Term of Warrants :	3 years from the issuing date of the warrants, the Company will not extend the warrants term and will complete the selling of the underlying shares in accordance with the term of warrants.
Number of Warrants Offered for Sale :	Not exceeding 13,500,000 units.
Allotment of Shares Reserved for the Exercise of Warrants :	Not exceeding 13,500,000 shares or 1.21% of the Company's total paid-up capital (as of February 28, 2017, The Board of Directors Meeting was held to approve the issuing and offering of warrants, the total paid-up capital of the Company was equal to 1,101,268,906 shares). Warrants Issued Date: The date was set by the Company's Executive Board after the approval of the Shareholders' Meeting.
Offering Type :	These warrants were issued and offered to directors, executives and employees of the Company and 2 subsidiaries. The Executive Committee of the Company was assigned to consider the allocation of warrants under the criteria, conditions and procedures set by the Shareholders' Meeting.
Offering Price Per Unit :	0 (Zero) Baht
Exercise Ratio :	One unit of warrant is entitled to purchase 1 ordinary share, unless the exercise ratio was adjusted in accordance with the specified terms and conditions of the warrants.
Exercise Price :	10.074 Baht per share, unless the exercise price is adjusted in accordance with the specified terms and conditions of the warrants. The exercise price must not be lower than 90% of the market price in accordance with the Notification of the Office of the Securities and Exchange Commission No. SorJor. 39/2551 regarding the calculation of the offering price and the market price setting for the consideration to offer newly issued shares at a low price. "Market price" refers to the weighted average price of the Company's ordinary shares in the Stock Exchange of Thailand ("SET") for the past 15 consecutive business days prior to the date that the Board of Director resolved to propose the agenda to the Shareholders' Meeting for the approval of issuing and offering warrants which was between February 6, 2017 and February 27, 2017. This was equal to 11.1933 Baht per share.
Rationale and Suitability of Price Setting :	The exercise price is a reasonable price. Although it is a higher price, it is close to the market price of the Company's shares during the period of 15 business days prior to the date of the Company's Board of Directors' Meeting No. 2/2017, held on February 28, 2017. This was equal to 11.1933 Baht per share.
Conditions and Exercise Period :	Except in cases where directors, executives and employees are unable to exercise their rights as specified in Clause 3.2.2. 3 The warrant holders are able to exercise their rights to purchase newly issued shares of the Company after the 6 months period from the date of the issuance of the warrants "Exercise Date" is the last business day of every 6 months that the Warrant Holders have a right to exercise the warrants, after the period of 6 months from the issuance date of warrants. The first exercise date was scheduled on the last business day of the first month after the period of 6 months from the date the Company issued and offered the warrants. The last exercise date was scheduled on 5 business days prior to the date of the warrant's maturity, which was 3 years from the date of issuance and offering of warrants.

Exercise Period(month) After the Issuance Date of Warrants	Exercise of Rights must not exceed (percentage of the number of allocated warrants)
6	10%
12	25%
18	40%
24	60%
30	80%
36	100%

Topic	Details
Conditions and Exercise Period (ต่อ) :	The remaining warrants after an exercise of rights or non-exercised warrants on the exercise date can be accumulated to use on the next exercise date throughout the term of the warrants. However, if the warrants expire, any non-exercised warrants will be canceled and will no longer be effective. "Business Day" means the Company's business day.
Notification Period to Exercise Warrants :	Warrant holders who wish to exercise warrants to purchase ordinary shares of the Company must notify their intention between 9.00 am and 3:00 pm in advance, at least 5 business days prior to the exercise date except for the last time of exercise. The warrant holders must notify the intention to exercise the rights between the 15 business days prior to the last exercise date.
Offering Period :	The Company must offer warrants within 1 year from the date that the 2017 Annual General Meeting of Shareholders approved the issuance and offering of warrants.
Allocation Method :	Allocated directly to directors, executives, employees according to the details in Clause 3 without going through securities sub purchasers.
Reasons for Issuing New Shares to Reserve : an Exercise of Warrants	When the exercise price was adjusted in accordance with the terms and conditions of warrants as specified in accordance with the Notifications of the Office of Securities and Exchange Commission.
Rights and Other Benefits Besides the : General Benefits of Ordinary Shares	- none -
Secondary Market of the Warrants :	The Company will not register these warrants as listed securities on the Stock Exchange of Thailand.
Secondary Market of Ordinary Share From : an Exercise of Warrants	The Company will register the ordinary shares derived from the exercise of warrants as listed securities on the Stock Exchange of Thailand.

In 2017, the exercise of ORI-WB warrants in September totaled 1,055,730.00 units or 1,055,730.00 shares.
In 2018, the exercise of the warrants In March and September, totaled 4,008,985.00 units or 4,008,985.00 shares.

The Extraordinary General Meeting of Shareholders No. 1/2018 approved the dividend payment in cash and partial shares on October 9, 2019. The dividend payment affected the price and exercise ratio of ORI-WB warrant holders according to the specified terms and conditions of warrants. A capital increase and allocation of 421,7643 ordinary shares are reserved for the warrant rights adjustment of ORI-WB. The Total unexercised shares were 12,652,928. The Company notified the adjustment of the exercise ratio and the exercise price of warrants due to the dividend payment, from 1 unit per 1 ordinary share to 1 unit per 1.5 ordinary shares. The exercise price was 6.7160 Baht per share.

In 2019, the exercise of the warrants in March and September totaled 2,525,200 units which represented 3,787,798 shares. There were 5,910,085 unexercised units, or equivalent to 8,865,130 shares. In 2020 none of the directors, executives, or employees expressed their intention to exercise the warrants. The number of warrants remained unchanged.

2) The Resolution of the Extraordinary General Meeting of Shareholders No. 2/2017 held on November 1, 2017 approved the first issuance of 406,574,337 warrants (ORI-WI) to purchase the Company's ordinary shares for the shareholders of the Company according to its shareholding or Warrant Rights Offering in the allocation ratio of existing ordinary shares (Par value of 0.50 baht per share), 4 shares per 1 unit of warrant. The details are summarized as follows:

Topic	Details
Type of Listed Securities :	Warrants to purchase additional ordinary shares of Origin Property Public Company Limited No. 1 (ORI-W1) ("Warrants").
Type of Warrants :	Name of the holders can be specified and transferred
Issue Date of Warrant :	November 15, 2017
Term of Warrants :	3 years from the issuing date of the warrant (from November 15, 2017 to November 14, 2020). The Company will not expand the warrant term after the issuance of warrants.
Exercise Period :	The first exercise date of the warrant is 12 months after the issuance date of the warrant (within November 15, 2018), the next exercise date is every last business day of the quarter (starting in the 1st quarter of 2019). In the event that the exercise date falls on a public holiday, it will be postponed to the previous business day.
Issued and Offered Amount :	406,574,337 units.
Allotment of Shares Reserved for an Exercise : of Warrants	Not exceeding 406,574,337 shares or 25% of total paid-up capital of the Company, as of October 2, 2017, in an amount of 1,626,297,347 shares.
Offering Type :	Allocated 406,574,337 units to the existing shareholders of the Company in the ratio of 4 ordinary shares to 1 unit of warrant. Discarded the remainder of the warrants from the calculation if there were any.
Offering Price Per Unit :	0 (Zero) Baht.
Exercise Ratio :	One unit of warrant is entitled to purchase 1 ordinary share, unless the exercise ratio was adjusted in accordance with conditions for the rights adjustment.
Exercise Price to Purchase Ordinary Shares :	20 Baht per share, unless the exercise price is adjusted in accordance with conditions for the rights adjustment.
Secondary Market of Warrants :	The Company will use the warrants as listed securities on the Stock Exchange of Thailand.
Secondary Market of Ordinary Share from : An Exercise of Rights	The Company will use the ordinary shares derived from the exercise of rights as listed securities on the Stock Exchange of Thailand.
Effect on Shareholders :	Since this is an allocation of warrants to the existing shareholders of the Company according to their shareholding (rights offering), therefore, there is no impact on the shareholders. However, if all of the warrants were exercised to purchase shares in which the exercisers are not the existing shareholders of the whole amount, it will have an impact on the existing shareholders as follows: **1. Control Dilution** $= \frac{\text{Number of underlying shares offered for sale this time}}{\text{The number of paid-up capital + the number of underlying shares offered for sale this time.}}$ $= \frac{406{,}574{,}337}{1{,}626{,}297{,}347 + 406{,}574{,}337}$ $= \frac{406{,}574{,}337}{2{,}032{,}871{,}684}$ = 20% Remark: The number of paid-up capitals of 1,626,297,347 is the current paid-up capital of the Company as of October 2, 2017. However, when calculating the control dilution by using 1,626,297,347 paid-up capital, the control dilution is equal to 20%. **2. Earnings per Share Dilution: EPS Dilution** = (EPS before offering - EPS after offering) / EPS before offering) "EPS before offering" = net profit / amount of paid-up capital = 886,806,000 / 1,626,297,347 = 0.55 Baht per share And "EPS after offering"= net profit / (number of paid-up capital+ amount of underlying shares offered for sale this time) = 886,806,000 / 2,032,871,684 = 0.44 Baht per share The net profit used in the calculation is the net profit attributable to shareholders of the parent company for the past 12 months in the Consolidated Financial Statement (period July 1, 2016 - June 30, 2017), which was 886,806,000 Baht. Therefore, the EPS Dilution was = (0.55 - 0.44) / 0.55 = 0.20 Baht per share

In this regard, the Extraordinary General Meeting of Shareholders No. 1/2018 approved the dividend payment in cash and partial shares on October 9, 2019. The dividend payment affected the price and exercise ratio of ORI-W1 warrant holders according to specified terms and conditions of rights. A capital increase and the allocation of 203,286,995 ordinary shares were reserved for the warrant rights adjustment of ORI-W1. There were 609,860,985 unexercised shares. The Company notified the adjustment of exercise ratio and the exercise price of warrants due to dividend payment, from 1 unit per 1 ordinary share to 1 unit per 1.5 ordinary shares, the exercise price was 13.3333 Baht per share.

The Board of Directors meeting No. 12/2018 approved the adjustment of the exercise ratio by adjusting 203,286,995 units to purchase newly issued ordinary shares on November 10, 2018. The exercise ratio is 1 unit per 1 ordinary share.

In 2019, none of the directors, executives and employees notified their intention to exercise the warrants. In 2020, there were 723 shareholders expressing their intention to exercise warrants, which is equivalent to 723 shares. There were 609,860,262 unexercised units or equivalent to 609,860,262 shares.

3) The resolution of the 2018 Annual General Meeting of Shareholders held on April 26, 2018 approved the insurance and offering warrants to purchase ordinary shares of the Company in an amount not exceeding 8,000,000 units. This was allocated to directors, executives, and employees of the Company and its subsidiaries ("warrants") on September 30, 2018. They are summarized as follows:

Topic	Details
Securities Name :	The warrants to purchase ordinary shares of Origin Property Public Company Limited for directors, executives, and employees of the Company and subsidiaries (warrant").
Type :	Name of the holders cannot be changed or transferred unless it is transferred as specified in Clause 3.2.
Term of Warrants :	3 years from the issuing date of the warrants. The company will not extend the warrants term and will complete the selling of the underlying shares in accordance with the term of warrants.
Number of Warrants Offered for Sale :	Not exceeding 8,000,000 units.
Allotment of Share Reserved for : an Exercise of Warrants	Not exceeding 8,000,000 shares or 0.49% of total paid-up capital of the Company (as of February 28, 2018, which was the day that the Board of Directors' Meeting was held to approve the issuance and offering of warrants. The total paid-up capital of the Company was equal to 1,626,297,347 shares).
Issue Date of Warrant :	The date determined by the Executive Board of the Company after the approval of the Shareholders' Meeting.
Offering Type :	These warrants are issued and offered to directors, executives and employees of the Company and subsidiaries. The Executive Committee was assigned to allocate the warrants under the criteria, terms and conditions and procedures set by the Shareholders' Meeting.
Offering Price Per Unit :	0 (Zero) Baht
Exercise Ratio :	One unit of warrant is entitled to purchase 1 ordinary share, unless the exercise ratio is adjusted in accordance with the specified terms and conditions of warrants.
Exercise Price :	19.0980 Baht per share, unless the exercise price is adjusted in accordance with the specified terms and conditions of the warrants. The exercise price must not be lower than 90% of the market price in accordance with the Notification of the Office of the Securities and Exchange Commission No. SorJor. 39/2551 regarding the calculation of the offering price and "Market price" refers to the weighted average price of the Company's ordinary shares in the Stock Exchange of Thailand ("SET") for the past 15 consecutive business days prior to the date that the Board of Director resolved to propose an agenda to the Shareholders' Meeting for the approval of issuing and offering warrants which was between February 7, 2018 and February 27, 2018. This was equal to 21.2200 Baht per share.
Rationale and Suitability of Price Setting :	The exercise price is a reasonable price. Although it is a higher price, it is close to the market price of the Company's shares during the period of 15 business days prior to the date of the Company's Board of Directors' Meeting No. 2/2018, held on February 28, 2018. This was equal to 19.0980 Baht per share.

Topic	Details
Conditions and Exercise Period :	Except in cases where directors, executives and employees are unable to exercise their rights as specified in Clause 3.2.2. 3 The warrant holders are able to exercise their rights to purchase newly issued shares of the Company after the 4months period from the date of the issuance of the warrants "Exercise Date" is the last business day of every 6 months that the Warrant Holders have a right to exercise the warrants, after the period of 6 months from the issuance date of warrants. The first exercise date was scheduled on the last business day of the first month after the period of 4 months from the date the Company issued and offered the warrants. The last exercise date was scheduled 5 business days prior to the date of the warrant's maturity, which was 3 years from the date of issuance and offering of warrants. Due Date (month) After the Issuance Date of Warrants / Exercise of Rights must not exceed (percentage of the number of allocated warrants) 4 / 5% 10 / 10% 16 / 25% 22 / 50% 28 / 75% 34 / 100% The remaining warrants after an exercise of rights or non-exercised warrants on the exercise date can be accumulated to use on the next exercise date throughout the term of the warrants. However, if the warrants expire, any non-exercised warrants will be canceled and will no longer be effective. "Business Day" means the Company's business day.
Notification Period to Exercise Warrants :	Warrant holders who wish to exercise warrants to purchase ordinary shares of the Company must notify their intention between 9.00 am and 3:00 pm in advance, at least 5 business days prior to the exercise date except for the last time of exercise. The warrant holders must notify the intention to exercise the rights between the 15 business days prior to the last exercise date.
Offering Period :	The Company must offer warrants within 1 year from the date that the 2018 Annual General Meeting of Shareholders approved the issuance and offering of warrants.
Allocation Method :	Allocated directly to directors, executives, employees according to the details in Clause 3 without going through securities sub purchasers.
Reasons for Issuing New Shares to : Reserve an Exercise of Rights	When the exercise price was adjusted in accordance with the terms and conditions of warrants as specified in accordance with the Notifications of the Office of Securities and Exchange Commission.
Rights and Other Benefits Besides the : General Benefits of Ordinary Shares	-none-
Secondary Market of the Warrants :	The Company will not register these warrants as listed securities on the Stock Exchange of Thailand.
Secondary Market of Ordinary Share : from an Exercise of Warrants	The Company will register the ordinary shares derived from the exercise of warrants as listed securities on the Stock Exchange of Thailand.

In 2018, the first exercise of ORI-WC warrants in September totaled 23,000.00 units or 23,000.00 shares.

In this regard, the Extraordinary General Meeting of Shareholders No. 1/2018 approved the dividend payment in cash and partial shares on October 9, 2019. The dividend payment affected the price and exercise ratio of ORI-WC warrant holders according to the specified terms and conditions of warrants. A capital increase and allocation of 3,988,200 ordinary shares are reserved for the warrant rights adjustment of ORI-WC. There are 11,964,600 unexercised shares. The Company notified the adjustment of the exercise ratio and exercise price of the warrants due to the dividend payment, from 1 unit per 1 ordinary share to 1 unit per 1.5 ordinary shares. The exercise price was 12.7320 Baht per share.

In 2019 and 2020, no directors, executives and employees informed their intention to exercise the warrants.

4) Resolution of the 2019 Annual General Meeting of Shareholders held on April 25, 2019 approved the issuance and offering of warrants to purchase ordinary shares of the Company in an amount not exceeding 8,000,000 units. This will be allocated to executives and employees of the Company and subsidiaries ("Warrant") on May 30, 2019. The details are as follows:

Topic	Details
Securities Name :	The warrants to purchase ordinary shares of Origin Property Public Company Limited for directors, executives and employees of the Company and subsidiaries (warrant").
Type :	Name of the holders cannot be changed or transferred unless it is transferred in accordance with Clause 3.2.
Term of Warrants :	3 years from the issuing date of the warrants. The company will not extend the warrants term and will complete the selling of the underlying shares in accordance with the term of warrants.
Number of Warrants Offered for Sale :	Not exceeding 8,000,000 units.
Allotment of Share Reserved for : an Exercise of Warrants	Not exceeding 8,000,000 shares or 0.3267% of the total paid-up capital of the Company (as of February 25, 2019, which was the day that the Board of Directors' Meeting was held to approve the issuance and offering of warrants. The total paid-up capital of the Company was equal to 2,499,073,932 shares).
Issue Date of Warrant :	The date determined by the Executive Board of the Company after the approval of the Shareholders' Meeting.
Offering Type :	These warrants are issued for sale to directors, executives and employees of the Company and subsidiaries. The Executive Committee was assigned to allocate the warrants under the criteria, terms and conditions and procedures set by the Shareholders' Meeting.
Offering Price Per Unit :	0 (Zero) Baht
Exercise Ratio :	One unit of warrant is entitled to purchase 1 ordinary share, unless the exercise ratio was adjusted in accordance with the specified terms and conditions of the warrants.
Exercise Price :	10 Baht per share, unless the exercise price is adjusted in accordance with the specified terms and conditions of the warrants. The exercise price must not be lower than 90% of the market price in accordance with the Notification of the Office of the Securities and Exchange Commission No. SorJor. 39/2551 regarding the calculation of the offering price and the market price setting for the consideration to offer newly issued shares at a low price. "Market price" refers to the weighted average price of the Company's ordinary shares in the Stock Exchange of Thailand ("SET") for the past 15 consecutive business days prior to the date that the Board of Director resolved to propose an agenda to the Shareholders' Meeting for the approval of issuing and offering warrants which was between February 4, 2019 and February 25, 2019. This was equal to 7.35 Baht per share.
Rationale and Suitability of Price Setting :	The exercise price is a reasonable price. Although it is a higher price, it is close to the market price of the Company's shares during the period of 15 business days prior to the date of the Company's Board of Directors' Meeting No. 2/2019, held on February 28, 2019. This was equal to 7.35 Baht per share.
Conditions and Exercise Period :	Except in cases where directors, executives and employees are unable to exercise their rights as specified in Clause 3.2.2. 3 The warrant holders are able to exercise their rights to purchase newly issued shares of the Company after the 4 months period from the date of the issuance of the warrants. "Exercise Date" is the last business day of every 6 months that the Warrant Holders have a right to exercise the warrants, after the period of 4 months from the issuance date of warrants. The first exercise date was scheduled on the last business day of the first month after the period of 6 months from the date the Company issued and offered the warrants. The last exercise date was scheduled on 5 business days prior to the date of the warrant's maturity, which was 3 years from the date of issuance and offering of warrants. Due Date (month) After the Issuance Date of Warrants / Exercise of Rights must not exceed (percentage of the number of allocated warrants) 4 / 5% 10 / 10% 16 / 25% 22 / 50% 28 / 75% 34 / 100% The remaining warrants after an exercise of rights or non-exercised warrants on the exercise date can be accumulated to use on the next exercise date throughout the term of the warrants. However, if the warrants expire, any non-exercised warrants will be canceled and will no longer be effective. "Business Day" means the Company's business day.

Topic	Details
Notification Period to Exercise Warrants :	Warrant holders who wish to exercise warrants to purchase ordinary shares of the Company must notify their intention between 9.00 am and 3:00 pm in advance, at least 5 business days prior to the exercise date except for the last time of exercise. The warrant holders must notify the intention to exercise the rights between the 15 business days prior to the last exercise date.
Offering Period :	The Company must offer warrants within 1 year from the date that the 2019 Annual General Meeting of Shareholders approved the issuance and offering of warrants.
Allocation Method :	Allocated directly to directors, executives, employees according to the details in Clause 3 without going through securities sub purchasers.
Reasons for Issuing New Shares to : Reserve an Exercise of Warrants	When the exercise price was adjusted in accordance with the terms and conditions of warrants as specified in accordance with the Notifications of the Office of Securities and Exchange Commission.
Rights and Other Benefits Besides the : General Benefits of Ordinary Shares	-none-
Secondary Market of the Warrants :	The Company will not register these warrants as listed securities on the Stock Exchange of Thailand.
Secondary Market of Ordinary Share : from an Exercise of Warrants	The Company will register the ordinary shares derived from the exercise of warrants as listed securities on the Stock Exchange of Thailand.

In 2022, a total of 1,260,000.00 units, equivalent to 1,260,000.00 shares, were exercised according to ORI-WD warrants. And in 2023, there have been no directors, executives, and employees who have notified their intention to exercise their rights under the said warrants.

1.5.2 In the Case of Debt Securities

Bill of Exchange: as of December 31, 2024, the Company has outstanding debt from the issuance bills of exchange totaling 250 MB. The details are as follows:

Bank	Date of Issue	Due Date	Duration (months)	Value (millions of Baht)
Yuanta Securities (Thailand)	03-05-2024	27-01-25	9 Month	250.00

Debentures: As of December 31, 2024, the Company has outstanding debts from the issuance of the Company's debentures totaling 15,068.50 MB. The details are as follows:

Debenture Name	Date of Issue	Due Date	Interest Rate	Value (millions of Baht)
ORI254A	27-04-2022	27-04-2025	3.90%	2,965.00
ORI259A	01-09-2022	01-09-2025	3.95%	982.20
ORI269A	01-09-2022	01-09-2026	4.25%	714.70
ORI263A	22-03-2023	22-03-2026	4.15%	1,200.00
ORI273A	22-03-2023	22-03-2027	4.45%	700.00
ORI267A	11-07-2023	11-07-2026	4.40%	2,067.90
ORI277A	11-07-2023	11-07-2027	4.60%	955.60
ORI259B	16-01-2024	01-09-2025	4.25%	1,000.00
ORI271A	16-01-2024	01-09-2025	4.85%	780.50
ORI263B	14-05-2024	16-01-2027	4.25%	935.00
ORI275A	14-05-2024	22-03-2026	4.85%	941.70

Debenture Name	Date of Issue	Due Date	Interest Rate	Value (millions of Baht)
ORI27NA	14-05-2024	14-05-2027	5.00%	623.30
ORI278A	09-08-2024	14-11-2027	4.85%	317.40
ORI282A	09-08-2024	09-08-2027	5.00%	430.30
ORI288A	09-08-2024	09-02-2028	5.15%	454.90

1.6 Dividend Payment Policies

Corporate Dividend Payment Policies

The Board of Directors may consider annual dividend payments which are subject to approval by the Shareholder's Meeting, except for the interim dividend payment in which the Board of Directors has the authority to approve at times if there is a sufficient amount of profit. Then, the Board of Directors must report it to the next Shareholder's Meeting.

The Company's policy is to pay shareholders their dividends twice a year at a total rate of no less than 40% of the Company's net profit after the deduction of corporate income taxes and all types of reserves as specified by the law and the Company. The Board of Directors gives a dividend payment after considering different factors with the shareholder's best interests in mind. This includes business performance, financial position, reserved funds for future investments, reserved funds for debt repayment, or the working capital of the Company. A dividend payment must have no significant effect on the Company's operations as the Board of Directors deems appropriate.

In 2024, dividend payments were as follows:

1. The Board of Directors Meeting No. 5/2024, held on November 4, 2024, approved the payment of interim dividends from retained earnings and for the performance of the first 9 months of 2024 to shareholders at the rate of 0.021 Baht per share.

2. The Board of Directors Meeting No. 3/2025 held on February 28, 2025, resolved to propose to the Shareholders' Meeting to approve the dividend payment for the last 3 months of 2024 to shareholders

Information on the dividend payment for the past 3 years of the Company is as follows:

Details of Dividend Payments	2024	2023	2022
1. Number of Issued and Paid-Up Capital (shares)	2,454,122,453	2,454,122,453	2,454,122,453
2. Number of Issued and Paid-Up Capital combined with the Number of Additional Shares from the Exercise of ESOP (shares)	-	-	-
3. Dividend Payment Rate per Share (Baht/share)	0.0210	0.4600	0.7200
3.1 Interim Dividend (Baht/share)	0.0210	0.1600	0.1500
3.2 Residual Dividend (Baht/Share)	-	0.3000	0.5700
4. Total Dividend Payment (Baht)	51,536,231.83	1,128,896,296	1,766,925,086
4.1 Interim Dividend (Baht)	51,536,231.83	392,659,560	368,118,038
4.2 Residual Dividend (Baht)	-	736,236,736	1,398,807,048
5. Net Profit (Loss) for the Separate Financial Statements	1,626,759,225	1,660,082,117	3,324,173,901
6. Dividend Payment Ratio Compare to Net Profit in the Separate Financial Statements (%)	3.17	68.00	53.15

Subsidiaries Dividend Payment Policy

The Board of directors of a subsidiary may consider paying an annual dividend of the subsidiary with the approval of the subsidiary's shareholders' meeting, except for the interim dividend payments in which the subsidiary's board of directors has the authority to approve an interim dividend payment if there is a sufficient amount of profit and does not contradict with the Company's regulations. The Board of Directors must report it to the next shareholders meeting of the subsidiary.

The subsidiary has a policy to pay shareholders their dividends at a rate of no less than 40% of the net profit in separate financial statements after the deduction of corporate income taxes and all types of reserves as specified by the law and the subsidiary. The subsidiary's Board of Directors gives a dividend payment after considering different factors with the shareholder's best interest in mind. This includes business performance, financial position of a subsidiary, reserved funds for future investments, reserved funds for debt repayment, or the working capital of the Company. A dividend payment must have no significant effect on the Company's operations as the Board of Directors deems appropriate.

2 Risk Management

For 2024, businesses faced numerous challenging factors, including economic, social, and political aspects.These challenges encompassed global crisis-inducing risks such as geopolitical tensions, which have led to international disputes. Political conflicts in various countries, including the Russia-Ukraine war and the ongoing conflict between Israel and Hamas both of which continue to escalate in severity and scope further exacerbated uncertainties. Additionally, factors such as political instability in the United States, global trade wars, and rising corporate and household debt in Thailand have affected housing demand and consumer purchasing power. Beyond economic uncertainties, businesses also faced significant risks related to environmental issues, driven by extreme weather conditions affecting multiple regions worldwide, including Thailand. Structural transformations, such as demographic shifts towards an aging society, digital adaptation, data theft, and cyberattacks, have posed considerable challenges for organizations in managing risks and uncertainties.

Origin recognizes that conducting business amid uncertainties requires effective management and appropriate corporate risk management. This approach ensures that the organization operates in alignment with its objectives and achieves its set goals by acknowledging, understanding, and evaluating opportunities and risks across economic, social, and environmental dimensions. Accordingly, the Company has established comprehensive risk management policies and plans under the supervision of the Board of Directors. The Risk Management Committee oversees and monitors the implementation of a systematic risk management framework, ensuring that the Company manages risks in a unified, structured, efficient, and effective manner across the organization. Furthermore, the Company has implemented a monitoring and review system for risk management performance while remaining vigilant against emerging risks that may arise at any time to mitigate potential losses. In addition to risk mitigation, Origin also seeks business opportunities arising from these risks to enhance its competitive capabilities continuously. The Company is committed to achieving sustainable business growth in accordance with good corporate governance principles by integrating sustainability risks (ESG risks) as part of its Enterprise Risk Management.

Additionally, the Company has implemented a framework for reviewing risk management, key risks, acceptable risk levels, and risk indicators (Trigger Point) to monitor and provide alerts in cases where risks cannot be maintained within acceptable levels. The Company also develops relevant risk management plans, which are submitted to the Risk Management Committee for consideration and approval by the Board of Directors at least once per quarter. In the event of significant and urgent changes, the Company will convene a risk review meeting with the Risk Management Committee to establish critical control measures. These measures will be reported as a special agenda item to the Board of Directors for immediate acknowledgment.

Through its continuous implementation of sustainability risk management, Origin has been assessed under the Corporate Governance Report of Thai Listed Companies for 2024 (CGR 2024) and received a rating of “AAA” . Additionally,it has been selected as a sustainable stock under the SET ESG Ratings , reflecting its excellence in corporate governance. This achievement reaffirms the Company’s commitment to sustainable business development for the fourth consecutive year.

2.1 Risk Management Policyand Risk Management Plan

Origin places great importance on risk management as a key component of good corporate governance. The Company firmly believes that risk management serves as a mechanism to achieve its objectives and goals by fostering awareness of potential risks and threats, enabling the organization to prepare for and respond to risks appropriately. Additionally, risk management facilitates strategic planning and business process improvements to optimize resource allocation effectively. To strengthen this approach, the Company is committed to developing and fostering a risk management culture (Risk Culture) across the organization. It has established risk management policies and processes by integrating the internationally recognized COSO Enterprise Risk Management Framework (COSO ERM Framework) with the sustainability principles (Environmental, Social and Governance: ESG) of the Stock Exchange of Thailand. This integration ensures that the Company's risk management process is systematic and continuous, allowing it to seize opportunities while mitigating potential business impacts. Furthermore, it aligns the Company's operations organization-wide with sustainability principles, as outlined below:

Risk Management Policy

1) Designate risk management as the responsibility of employees at all levels, who must be aware of the risks associated with their work, both within their respective departments and across the organization. The Company emphasizes the importance of risk management and internal controls, ensuring they remain adequate and appropriate.

2) Establish an enterprise risk management framework in accordance with international best practices to ensure effective risk management that mitigates potential impacts on the Company and its subsidiaries. This approach fosters a unified and structured risk management practice throughout the organization by integrating risk management into decision-making, strategic planning, business operations, and the overall corporate strategy. The objective is to achieve the Company's goals, vision, mission, and strategies while enhancing operational excellence and building stakeholder confidence.

3) Set preventive measures and risk mitigation strategies to minimize potential damage or losses arising from the Company's operations. Additionally, risk management performance is continuously monitored and assessed.

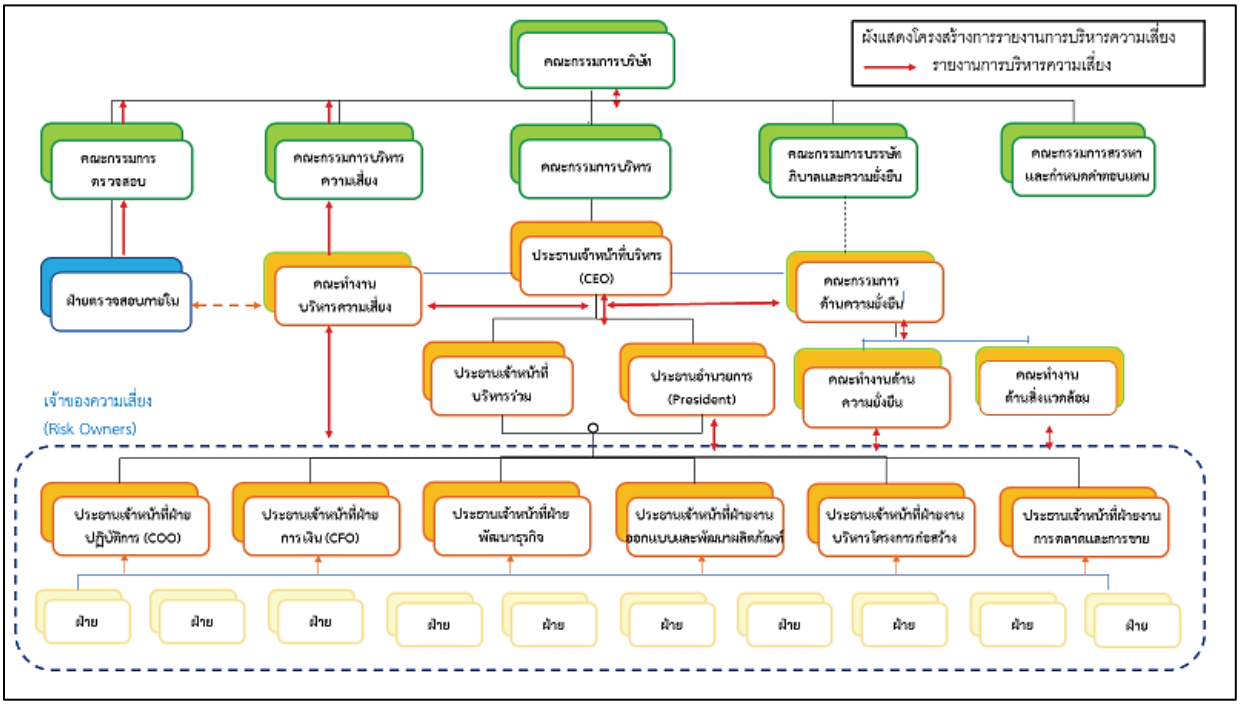
4) Promote the adoption of modern information technology systems in risk management processes for both the Company and its subsidiaries. It ensures that employees at all levels have comprehensive access to risk management information while maintaining an efficient risk reporting system.

Furthermore, the Company has developed a Risk Management Framework Manual, which outlines detailed risk management procedures, responsibilities, risk categories, and risk assessment criteria. This manual provides all departments with clear risk management guidelines, and the Company has made theRisk Management Framework Manual available on its corporate website.

Risk Management Structure

The Company's risk management is overseen by the Board of Directors, with the Risk Management Committee responsible for ensuring a systematic and continuous risk management approach. The committee provides policy support to facilitate effective risk management and awareness of risks in all of the Company's activities. This oversight encompasses current business operations and new investments, aligning with sustainable development principles across economic, social, and environmental aspects. The Risk Management Committee continuously monitors risk management performance by holding regular meetings with the management team and reporting to the Board of Directors at least once per quarter, or whenever significant changes occur that may impact the Company's operations. Additionally, the committee promotes the dissemination and understanding of risk management principles among employees at all levels to ensure effective implementation throughout the organization. The Risk Management Committee consists of independent directors, the President/Executive Director, and senior executives. To enhance the effectiveness of risk management, the Company has integrated risk management into its business strategy, emphasizing value creation for the Company and its stakeholders. This approach involves analyzing the interrelation of various risks, covering both positive aspects (Opportunity) and negative aspects.

Risk Management Reporting Structure Diagram



Roles, Duties, and Responsibilities in Risk Management

- **Board of Directors :** Responsible for defining the Company's policies and strategic direction, as well as overseeing the implementation of an effective and efficient risk management system. The Board ensures that the management team prioritizes risk management and embeds it as part of the corporate culture.

- **Audit Committee :** Comprising 3 independent directors who meet the qualifications set by the Stock Exchange of Thailand and the Securities and Exchange Commission, the Audit Committee is responsible for reviewing financial and accounting reporting systems, corporate governance practices, internal control systems, internal audit functions, and risk management systems. Additionally, it oversees anti-corruption policies and measures to ensure compliance with international standards, regulatory requirements, and relevant laws. The committee reports its findings to the Board of Directors.

- **Risk Management Committee :** Comprising 4 members, including 1 independent director, the Risk Management Committee is responsible for overseeing and establishing systematic and continuous risk management practices. This oversight covers current business operations and new investments in alignment with sustainable development principles across economic, social, and environmental dimensions. The committee reviews and approves the risk management framework as a guideline for the Company, monitors risk management performance, and promotes awareness to ensure employees at all levels understand and implement risk management effectively across the organization. Additionally, it provides opinions, recommendations, and guidance to the management team and reports directly to the Board of Directors.

- **Corporate Governance for Sustainability Committee :** Comprising 3 members, including 2 independent directors, the committee is responsible for overseeing corporate governance and sustainability practices. Its duties include establishing corporate governance and sustainability policies, business ethics, and relevant policies governing the conduct of directors, executives, and employees in compliance with laws, regulations, and guidelines set by regulatory bodies such as the Stock Exchange of Thailand and the Securities and Exchange Commission. The committee ensures adherence to corporate governance principles and best practices, develops the Company's corporate governance framework, and provides recommendations to the Board of Directors and management to align operations with corporate governance and sustainability policies. It reports directly to the Board of Directors.

- **Sustainability Committee :** Comprising senior executives (C-Level) from the Company and its subsidiaries, the Sustainability Committee is responsible for driving sustainability policies, strategies, and operations across the organization in alignment with the directives set by the Board of Directors and/or the Corporate Governance for Sustainability Committee. The committee ensures a structured approach by integrating sustainability into business activities, providing guidance on operational planning that aligns with strategic objectives, and allocating sustainability-related budgets in accordance with the Company's policies. It also establishes criteria, regulations, directives, and announcements related to good corporate governance and corporate social responsibility (CSR) for sustainable development. Additionally, the committee monitors sustainability initiatives, fosters awareness and understanding of business ethics, environmental stewardship, and social responsibility in line with sustainability principles, and reports to the Corporate Governance for Sustainability Committee.

- **Chief Executive Officer, President, and Executives :** Responsible for establishing a risk management system in accordance with the policies and guidelines set by the Board of Directors. The role includes formulating strategies, overseeing the development and implementation of risk management plans across the organization, and ensuring coverage of key business and sustainability risks (ESG Risks). The Chief Executive Officer also designates and assigns responsibility to Risk Owners, determines acceptable risk levels for approval by the Board of Directors, and fosters a risk-aware corporate culture. Additionally, they review the adequacy of systems and measures, including anti-corruption policies, to ensure alignment with evolving business conditions, regulatory requirements, and legal standards.

- **Risk Owners :** Responsible for identifying, analyzing, and assessing risks, as well as developing risk management plans to maintain risks within acceptable levels. Additionally, they are tasked with reporting risk management outcomes to their supervisors for submission to the Chief Executive Officer and/or the Risk Management Committee.

- **Risk Management Working Group and Sustainability Working Group :** These working groups are composed of appointed department heads and executives directly responsible for risk management and sustainability operations within the Company. Both working groups work collaboratively to drive risk management and sustainability efforts in a unified direction by integrating these practices into daily operations. To ensure clarity in roles and responsibilities, the Company has defined the duties of these working groups as follows:

- **Risk Management Working Group :** Responsible for developing an efficient and effective risk management system, providing guidance and consultation, and conducting training to enhance awareness and understanding of risk management. The working group monitors and communicates emerging trends that may impact business operations, including ESG risks that could affect the Company in the short, medium, and long term. Additionally, the working group coordinates and tracks risk management efforts with Risk Owners and the Sustainability Working Group to compile risk reports for submission to the management team, the Risk Management Committee, the Audit Committee, the Sustainability Committee, and/or the Board of Directors as assigned. It also supports the Risk Management Committee in ensuring effective implementation of risk management practices.

- **Sustainability Working Group :** This working group is established by each business unit and consists of department heads responsible for ESG operations. Its primary role is to support sustainability initiatives within the respective units / and responsible companies, ensuring alignment with the designated sustainability plans. The working group develops and presents action plans and best practices by integrating the responsibilities of each unit with the Company's sustainability policies, strategies, and operational plans. It also facilitates communication and promotes understanding of ESG initiatives, monitors departmental progress, and coordinates ESG activities with relevant units. Reports are submitted to the Chief Executive Officer of each business unit and the Sustainability Committee.

- **Internal Audit Department :** Responsible for auditing and reviewing operational processes to ensure compliance with the Company's policies, established procedures, best practices, and relevant government regulations. The department ensures that the Company maintains an adequate and appropriate internal control and risk management system. Audit findings are reported to the Audit Committee for submission to the Board of Directors.

Enterprise Risk Management Process and Procedures

To enable the organization to achieve its objectives and goals in alignment with its vision and mission, the risk management process serves as a critical mechanism within the corporate governance framework. It is a process in which all members of the organization participate in identifying, assessing, and mitigating risks to maintain them at an acceptable or appropriate level, covering key risks. The Company has integrated risk management into its strategy and operational performance in accordance with the enterprise risk management framework (COSO ERM Framework 2017). This framework is based on five interrelated principles that promote value creation and preservation for the organization, as outlined below:

1. **Governance and Culture Development**
   The Board of Directors is responsible for overseeing and supporting the management team through the establishment of a governance structure, the formulation of policies, strategies, and the desired corporate culture. Additionally, the Board demonstrates a commitment to core values and the development of human resources to achieve strategic and business objectives.

2. **Strategy and Objective Setting**
   The Company integrates risk management into its strategic planning process by analyzing the business context, evaluating alternative strategies and potential impacts, and setting business objectives that align with the acceptable risk level.

3. **Performance Evaluation**
   The Company identifies and assesses the severity of risks that may impact the success of its strategies and the achievement of business objectives. It prioritizes risks as a basis for selecting appropriate risk responses and ensures their effective implementation. Additionally, the Company evaluates the overall risk landscape to ensure that all levels and relevant departments are informed.

4. **Review and Improvement**

   The Company identifies and assesses significant changes, regularly reviews risks, and monitors performance to ensure continuous improvement and enhancement of its enterprise risk management practices.

5. **Information, Communication, and Reporting**

   The Company develops and utilizes information systems, technology, and various communication channels to support enterprise risk management. Additionally, it ensures the continuous and appropriate reporting of risk-related information and performance results to relevant stakeholders.

Risk Management Process: 6 Key Steps as Follows

1) **Define Objectives :** This step involves setting objectives at the corporate and business unit levels to align with the Company's vision, mission, policies, and key goals. Additionally, the risk management plan must be consistent with and support the established objectives.

2) **Establish Risk Assessment Criteria and Acceptable Risk Levels :** This step involves defining criteria for risk assessment based on the likelihood of risk occurrence and the potential impact of risk events. The process prioritizes risks by utilizing a Risk Map to determine their significance. Additionally, acceptable risk levels and key risk indicators/trigger point (KRIs) are established.

Risk Map - Risk Assessment

Impact	มากที่สุด (5)	5 (C)	10 (B)	15 (B)	20 (A)	25 (A)
	มาก (4)	4 (C)	8 (C)	12 (B)	16 (A)	20 (A)
	ปานกลาง (3)	3 (D)	6 (C)	9 (C)	12 (B)	15 (B)
	น้อย (2)	2 (D)	4 (C)	6 (C)	8 (C)	10 (BC)
	น้อยมาก (1)	1 (D)	2 (D)	3 (D)	4 (C)	5 (C)
		น้อยมาก (1)	น้อย (2)	ปานกลาง (3)	มาก (4)	มากที่สุด (5)
	Likelihood					

ระดับคะแนน	ความสำคัญ (ความรุนแรง) ของความเสี่ยง	สัญลักษณ์
16-20	ระดับความรุนแรง/ความสำคัญสูงมาก ต้องได้รับการบริหารจัดการทันที	A
10-15	ระดับความรุนแรง/ความสำคัญค่อนข้างสูง ต้องบริหารจัดการเร่งด่วน	B
4-9	ระดับความรุนแรง/ความสำคัญปานกลาง ต้องติดตามเฝ้าระวังสม่ำเสมอ	C
ต่ำกว่า 3 คะแนน	ระดับความรุนแรงต่ำ/ความสำคัญน้อย เป็นความเสี่ยงในระดับที่บริษัทยอมรับได้	D

การจัดลำดับความสำคัญ (ระดับความรุนแรง) ของความเสี่ยง และแนวทางจัดการความเสี่ยง

3) **Identify Risks :** This step involves identifying risk causes and factors by considering both internal and external elements, as well as global megatrends and emerging trends. These include environmental changes, demographic shifts, globalization, and rapid technological advancements. The assessment takes into account economic, social, and environmental dimensions, along with corporate governance aspects, to determine their potential impact on the Company's objectives.

4) **Assess Risk :** This step involves analyzing relevant data related to identified risk factors (from Step 3: Identify Risk) to assess risks based on predefined criteria.

5) **Establish Risk Management Measures** : This step defines methods for managing risks to maintain them within acceptable levels. Various measures may be applied, such as discontinuing high-risk business activities that the Company cannot effectively manage, purchasing risk insurance, or outsourcing specific functions.

6) **Monitor and Report Risk Management Performance :** The Company requires management and designated Risk Owners to continuously monitor and manage risks to ensure they remain within acceptable levels (with a risk score not exceeding 15 points). Risk management performance must be reported to the Risk Management Committee and the Board of Directors at least once per quarter.

Risk Management Culture

Origin is committed to instilling a risk management culture across all employees and business operations. The Board of Directors and executives serve as key communicators and role models in risk management, ensuring its practical implementation throughout the organization. This includes establishing a standardized risk language (Common language), defining acceptable risk levels, implementing uniform risk assessment criteria, and assigning clear roles and responsibilities to designated risk owners. The Company encourages experience-sharing in risk management across departments and subsidiaries to facilitate best practices and enhance the effectiveness of risk utilization. Additionally, risk management is integrated into employee training and orientation programs. Furthermore, the Company has developed Ethics e-Testing as a tool to assess employees' knowledge and understanding of business ethics, risk management, and anti-corruption policies and guidelines. All employees are required to complete this assessment and meet the Company's evaluation criteria annually.

2.2 Risk Factors Affecting the Company's Business Operations

Throughout 2024, the overall housing market has faced challenges from various risk factors. However, the Company remains confident that consumer demand for housing persists. Therefore, the launch of new projects must incorporate comprehensive and distinctive elements to encourage purchasing decisions, particularly among consumers who have planned to buy but remain hesitant. Origin prioritizes adaptability and prudent business operations. The decision to launch new projects remains flexible, with adjustments made according to prevailing market conditions. At the same time, the Company actively seeks new business opportunities, including ventures that generate recurring revenue and investments in megatrend industries. Furthermore, it continues to collaborate with both existing and new business partners across various industries as part of its strategic plan to drive sustainable growth and enhance consumer engagement.

Origin has analyzed both internal and external risk factors that impact the Company's business operations, ensuring alignment with its business direction, objectives, and corporate strategy. This analysis considers opportunities and potential impacts both direct and indirect of various events on business operations. The objective is to identify key risks, establish appropriate risk management plans, and maintain risks within acceptable levels. The key risk factors identified are as follows:

	The main risks in business operations	Environmental, Social, and Governance (ESG) risks
Strategic risks		
Risks related to aligning strategic management with changes in the business landscape.	●	
Risks from economic uncertainty affecting real estate purchase decisions.	●	
Risks related to developing employees to keep up with business expansion and changes.	●	●
Financial risks		
Risks related to liquidity management and funding sources.	●	
Risks from strict measures in housing loan issuance by financial institutions.	●	
Risks from the uncertainty of investment returns in new businesses.	●	
Operational risks		
Risks related to supply chain management and project development costs.	●	●
Risks related to environmental and safety issues in project development/construction.	●	●
Risks related to human rights and labor management in the supply chain (Human Rights & Labor Standards).	●	●
Regulatory risks		
Risks from changes in laws, regulations, rules, and government policies/regulatory bodies.		●
Risks related to joint venture agreement terms and non-compete business agreements between Origin and the group of subsidiaries listed on the Stock Exchange of Thailand. (Britania, Primo).	●	●
Risks related to corruption.		●
Emerging risks		
Risks from climate change impacting water issues and the occurrence of PM2.5 dust.		●

	The main risks in business operations	Environmental, Social, and Governance (ESG) risks
Risks from changes in environmental laws and regulations.		●
Risks from the impact of geopolitical conflicts in multiple regions on the global economy, energy costs, inflation, security, and supply chain disruptions.		●
Risks from the impact of global trade wars.		●

2.2.1 Risks to the Company's or the Group's Business Operations

- **Strategic Risks**

Risk of Strategic Management Alignment with Changing Business Landscape	
Risk	**Risk Management Measures**
Currently, increasing environmental awareness, advancements in technology and innovation, demographic shifts, economic power shifts, societal divisions in perspectives and values, and international economic competition are key factors influencing corporate business strategies. Organizations may face challenges to their survival if they fail to adapt their strategies to these changes. Conversely, these changes may also present opportunities for businesses to enhance their competitiveness, such as: • Global efforts to address the climate crisis, such as reducing fossil fuel consumption. • The decline in the working-age population alongside the rise in the elderly population, driving trends in healthcare and improved well-being. • Rapid technological advancements integrating into business operations and daily life. • The shift in economic power from developed countries to emerging markets, such as China and India.	1) Review the operational strategies of all business units by incorporating internal and external factors, economic, social, political, and technological trends, shifts in customer demands, and other relevant aspects to set objectives and develop business strategies and plans. This includes continuously monitoring trends and key factors to adjust strategies accordingly. 2) Accelerate long-term growth through new businesses that align with the evolving business landscape and the global sustainability trend. 3) Develop innovations that enhance residents' convenience, safety, and energy efficiency in alignment with global megatrends in health and safety. 4) Closely monitor and assess market conditions to proactively implement risk management plans, mitigating impacts on project development costs and operations. 5) Restructure the organization and promote employee capability development to foster business expansion or create new ventures. Additionally, centralize Supply chain management to optimize supply chain operations in both project development and procurement processes.

Risk of Economic Uncertainty Affecting Real Estate Purchasing Decisions	
Risk	**Risk Management Measures**
The year 2024 presents significant challenges for the real estate sector amid economic uncertainties both domestically and internationally. Concerns over the trajectory of economic recovery and declining purchasing power further impact the industry. The Thai housing market is expected to continue contracting in 2024 and 2025, affecting both Bangkok, its vicinity, and provincial regions. Key pressure factors include: • Stricter lending policies from financial institutions due to high household debt and elevated NPL levels in the financial sector, impacting consumer spending and investment. • Persistently high interest rates and inflation, leading to increased daily living costs and reduced consumer purchasing power.	1) Prioritize launching mid-to-high-priced projects to target buyers with strong purchasing power while avoiding issues related to loan rejections or contract cancellations. Developing mid-to-high-priced projects also helps maintain profit margins amid high construction costs, including materials, labor, and land prices. Meanwhile, mid-to-lower-priced projects will be launched cautiously, focusing only on high-potential locations. 2) Develop products and services tailored to the specific needs of different buyer segments by analyzing consumer demand and their willingness to pay for enhanced features, unique functions, or additional services beyond standard offerings. Factors such as income level, age group, and lifestyle preferences will be considered to refine housing development, pricing strategies, and targeted marketing efforts.

Risk of Economic Uncertainty Affecting Real Estate Purchasing Decisions

Risk	Risk Management Measures
• Weak recovery in purchasing power, particularly among middle- to lower-income groups, who are largely delaying or forgoing home purchases. While the middle- to upper-income segment shows signs of recovery, it remains insufficient to sustain the overall housing market. • Rising real estate development costs due to increasing land prices, particularly in Bangkok, vicinity, and key tourist destinations such as Phuket, as well as persistently high construction costs. These factors contribute to higher housing prices. • The global economic slowdown, influenced by political conflicts in various countries such as the Russia-Ukraine war and the ongoing conflict between Israel and Hamas, which continues to escalate has created further economic uncertainties. Additionally, geopolitics tensions, particularly between the United States and China, have hindered economic growth from meeting expectations. The persistently high interest rates, with no clear indication of a decline, have also impacted demand and purchasing decisions for real estate, both among foreign buyers and domestic consumers in Thailand.	3) Targeting Foreign Buyers: Foreign purchasing power remains strong, with continued demand for housing and real estate investment in Thailand. To capitalize on this, the Company has established a dedicated international sales team to specifically target foreign customers. Additionally, a specialized BiG Lot sales team has been formed to cater to investors from China and Russia. 4) Diversifying the Portfolio Across Multiple Locations: Expanding project locations across Bangkok, vicinity, and key industrial provinces, while also broadening new business ventures to cater to all generations and life stages from single individuals to married couples, growing families, and retirees. The strategy includes utilizing both offline and online marketing channels across all platforms. 5) Efficient Cost Management to Maintain Profit Margins: Implementing technology to streamline construction processes and reduce labor dependency, while also strengthening relationships and fostering collaboration with contractors and related businesses within the supply chain. These measures enhance cost management efficiency and overall profitability. 6) Emphasizing Business Operations Within the ESG Framework: Particularly focusing on the environmental aspect, as it has become a key factor influencing home-buying decisions. This is especially relevant among younger generations who prioritize energy-efficient and environmentally friendly housing solutions.

Risk of Employee Development Keeping Pace with Business Expansion and Changes

Risk	Risk Management Measures
The Company's policy as an organization driven by young professionals, where the majority of employees have a tenure of less than one to two years and an average age of under 30, presents a potential challenge due to the high job turnover rate. This could impact the Company's ability to recruit skilled employees in a timely manner to meet business demands, while also increasing recruitment and employee development costs. Additionally, the Company's growth and expansion strategy into new long-term megatrend businesses such as logistics, healthcare, energy, finance, and entertainment aims to enhance consumers' quality of life comprehensively. This strategy seeks to create added value, unlock new business opportunities, and diversify risks beyond the core real estate development business. However, the key driver of success in these new ventures lies in securing a sufficient workforce with expertise in these industries, particularly in strategic planning, business management, and operational execution.	1) Implement a flexible compensation structure that emphasizes performance-based Incentive rather than time-based work to align with the preferences of the younger workforce. 2) Develop a Training Road Map with tailored courses that support organizational operations and daily work, incorporating an engaging and enjoyable learning environment. 3) Prioritize employee engagement activities, such as birthday gifts, Origin Day, Outing events, and other team-building initiatives. 4) Create learning opportunities by assigning employees to diverse tasks to enhance their skill sets. 5) Leverage joint venture strategies by partnering with experts in specific industries. Beyond serving as a financial resource for business operations, such partnerships also contribute to workforce development and customer base expansion.

- Financial Risks

Liquidity Management and Fundraising Risks	
Risk	**Risk Management Measures**
The real estate development business requires significant capital investment. As the Company continues to expand its real estate ventures, including its core business in residential condominiums, as well as other real estate sectors such as hotels and retail spaces, it is also diversifying into new industries such as warehousing, logistics, healthcare, insurance, and energy. These expansions aim to create new business opportunities, mitigate risks, and drive sustainable growth. However, these initiatives require substantial financial resources, making liquidity management and access to low-interest funding critical to ensuring financial stability and maintaining a competitive advantage.	1) The Company adheres to a prudent financial policy within a defined budget framework, ensuring efficient spending and cost control while aligning expenditures with its strategic objectives. 2) Maintain Financial Discipline, including: 2.1) Ensuring that the Interest Bearing Debt to Equity ratio remains within the limits set by financial institutions and does not exceed the conditions stipulated in bond covenants. 2.2) Ensuring Financial Stability and Performance 3) Utilize Financial Instruments for Appropriate Fundraising, such as capital and money market financing through bond issuance, listing high-growth potential subsidiaries on the Stock Exchange of Thailand (IPO), and developing real estate-backed fundraising models through Property Funds or REIT structures. The Company has established a roadmap to effectively implement these financial instruments in alignment with its business operations and prevailing capital market conditions. 4) Leverage Joint Ventures as a Mechanism for Expanding Real Estate Development Investments in projects deemed suitable, mitigating risks associated with large-scale developments. As of the end of 2024, the Company has established joint ventures, totaling 119 projects, with a total project value of 187,064 million Baht. 5) Closely Monitor, Track, and Analyze Financial Liquidity by preparing cash flow forecasts, analyzing sources and uses of funds, and planning financial management strategies accordingly. 6) Establish a Cash Reserve Fund to serve as working capital in the event of unforeseen economic conditions. 7) Build and Maintain Investor and Stakeholder Confidence by adhering to sustainability principles while closely monitoring economic, financial, and capital market trends. This enables the Company to adjust operations and investment plans appropriately in response to market uncertainties. 8) Implement Strategic Pricing Adjustments to attract purchasing power, facilitate inventory clearance, and sustain liquidity.

The implementation of these measures has enabled the Company to maintain liquidity without financial difficulties while ensuring continuous growth in both operational performance and financial stability.

Risk from Stricter Mortgage Lending Policies by Financial Institutions

Risk	Risk Management Measures
Since the COVID-19 crisis, which had widespread economic impacts, many Thai consumers have faced financial difficulties and increasing burdens related to mortgage loans. Economic pressures, including rising inflation, higher interest rates, increased living costs, and declining savings ,have exacerbated these challenges. In 2024, the real estate market has not recovered as anticipated at the end of 2023, as consumers continue to face financial hardships, household debt, informal debt, and a lack of confidence. These factors have led financial institutions to tighten their mortgage approval processes and enforce stricter lending policies. Despite government efforts to stimulate the economy through real estate sector incentives, such measures have proven insufficient to drive significant growth amid prevailing economic headwinds. These conditions have reduced consumers' purchasing power for housing, directly impacting the Company's core revenue, which primarily comes from real estate development for sale.	1) Establish a dedicated team to provide close guidance and consultation to customers on mortgage loan applications. This includes recommending suitable property options that align with each customer's financial capability and purchasing power, ensuring the transfer of ownership proceeds as planned. 2) Partner with banks/financial institutions to offer customers the option to apply for mortgage loans from multiple lenders. 3) Monitor and assess customers' debt readiness or refinancing options to enhance their debt repayment capacity, especially for those facing increased financial burdens post-COVID. This includes evaluating income and employment stability, which may not have fully recovered, potentially affecting mortgage approval for individual customers. 4) Develop new projects with caution: Adjust project development plans by avoiding highly competitive locations or areas with high unsold inventory. Diversify the portfolio to offer housing options across various price ranges to cater to a broader target audience, increasing sales opportunities while mitigating risks associated with highly competitive markets.

Risk of Uncertainty in Investment Returns from New Businesses

Risk	Risk Management Measures
With the business expansion strategy of Origin aimed at achieving sustainable growth, the Company actively seeks new investment opportunities. These investments often require substantial capital, and there is a risk that returns from new business ventures may fall below target expectations due to unforeseen internal and external risk factors or a lack of expertise in those industries.	1) ๑Conduct feasibility studies by analyzing key success factors for investments in new businesses, including market size, customer demand, competition, market supply, future business growth trends, regulatory requirements, risk factors, business opportunities, weaknesses, and the Company's readiness in terms of resources and personnel. The Risk Management Committee carefully evaluates these aspects and provides recommendations to the Board of Directors. 2) Implement a joint venture strategy, which not only mitigates risks but also leverages the expertise of industry-specialized partners while expanding the customer base. 3) Assess project risks, establish risk management measures and action plans, monitor investment performance, and continuously track changes in key factors that could impact investment returns, ensuring alignment with targeted outcomes.

- ## Operational Risks

Risk in Supply Chain Management and Project Development Costs	
Risk	**Risk Management Measures**
Developing high-quality projects that meet standards while maintaining efficient budget utilization is a critical factor in achieving the Company's objectives. Currently, the Company employs external contractors for construction activities, allowing better cost control within the predetermined project budget. However, despite this approach, the Company still faces risks related to Supply Chain management and project development costs, as outlined below: 1) **Risk of Limited Number of High-Quality Contractors with Sufficient Resources :** Due to the increasing number of real estate developers and construction projects, along with the continuous development of large-scale public infrastructure projects by the government requiring significant labor and working capital the number of large, high-quality contractors capable of taking on projects remains limited. Additionally, there is a shortage of skilled construction labor, driven by demographic shifts toward an aging society, which has resulted in an insufficient supply of new workers entering the labor market. 2) **Risk of Construction Quality and Project Development Timelines :** The Company outsources construction work to external contractors. If a contractor lacks adequate resources such as an experienced and skilled workforce, sufficient labor supply, or effective financial liquidity management it could disrupt project continuity, lead to construction delays, or result in substandard work that fails to meet the Company's quality requirements.	1) In new project development, the Company prioritizes construction quality and standards by evaluating contractors based on their track record, work quality, financial stability, past project responsibilities, and the adoption of new technologies that help reduce costs and shorten construction timelines. As part of the contractor selection process, the Company requires bids from at least three construction firms and compares them against the allocated budget, ensuring alignment with the Company's reference pricing and adherence to the planned construction schedule. Ensuring alignment with the reference price set by the Company and adherence to the construction timeline as planned. 2) Establish clear regulations regarding the qualifications and selection process for designers, consulting engineers, project supervisors, and construction contractors to ensure a transparent, thorough, and efficient selection process. This approach ensures that project partners possess the necessary qualifications, experience, and reliability. 3) Assign contracts based on expertise, avoiding the practice of engaging a single contractor for all aspects of a project. Additionally, the Company maintains a sufficient team of specialists and project management personnel to oversee construction quality and ensure compliance with standards. 3) Establish a clear policy for building partnerships with construction contractors and manufacturers to collaboratively enhance construction quality and meet project timelines. The Company selects appropriate technologies, backed by thorough research, to systematically improve quality control and construction standards. This approach minimizes the risk of project delays, ensures compliance with quality standards, and optimizes costs. 4) Emphasize the construction quality assessment process (QC) by ensuring thorough and accurate evaluations. The Company engages Outsource services to inspect each project and ensure adherence to proper procedures. 5) Require testing of construction materials to meet certified standard values from accredited institutions before their use in condominium projects. 6) Expand the selection and recruitment of new local contractors to support project development in different regions.

Environmental and Safety Risks in Project Development/Construction	
Risk	**Risk Management Measures**
Real estate development projects inevitably impact the environment, including the generation of construction dust, wastewater discharge, noise pollution, and potential traffic management issues that may disturb surrounding communities. Additionally, construction activities pose safety risks, as accidents may occur, leading to injuries or even fatalities if proper operational control measures are not adequately implemented.	1) The Company has established measures to prevent environmental impacts, including air quality maintenance, dust prevention and removal, noise pollution control from construction activities, waste management, wastewater disposal, and safety measures to prevent and reduce accidents at construction sites. 2) It is a requirement for contractors/partners to comply with these measures as part of the contract terms, and the project manager is responsible for overseeing the contractor's operations. 3) The safety department conducts random inspections to ensure compliance with the Company's established measures. 4) A complaint and issue resolution channel is provided for continuous monitoring and corrective actions. 5) Foster employee engagement and promote quality in identifying and managing safety risks independently, while also collaborating with partners to implement technologies aimed at reducing environmental and safety risks. Additionally, measures are set in place to prevent hazards associated with machinery and construction equipment, such as crane usage and the mandatory wearing of helmets. (Details in the table for Environmental and Safety Risk Management in Construction Projects)

Environmental and Safety Risk Management in Construction Projects

Environmental and safety factors	Preventive and corrective measures	Monitoring measures
Air Quality (Dust levels in the project area do not exceed the levels specified by law)	• Vehicles transporting materials and construction equipment must wash off dirt and mud from the wheels before leaving the construction site throughout the construction period. • Spray water on the entrance road to the project and within the construction area to reduce dust dispersion at least twice a day. • Regularly sweep dirt and sand from the roads at least twice a day, before noon and in the evening after work, to prevent dust dispersion and ensure the safety of road users.	• Monitor air quality; the construction area must not exceed the levels specified in the environmental impact assessment report (EIA)
Noise	• Regularly inspect equipment and machinery • Construction work is to be carried out only during daylight hours, from 08:00-18:00 hrs. (or as specified by the EIA for each project) to avoid activities that may cause noise during the community's rest periods	• Designate the project manager to oversee the operations of the construction contractor • Have the safety department randomly check to ensure that the measures set by the Company are being followed • Establish a channel for receiving complaints and follow-up on resolutions

Environmental and safety factors	Preventive and corrective measures	Monitoring measures
Waste Disposal (Waste generated in construction projects and worker accommodation))	• Provide large trash bins with tightly sealed lids at the construction control office building and worker accommodation areas, with the contractor responsible for the cost of waste collection For recyclable waste under the contractor's responsibility, it must be removed from the site upon completion of the construction. • Ensure that workers dispose of trash only in the designated trash bins • Promote/encourage partners to organize activities/projects for waste segregation and waste reduction through recycling	• Designate the project manager to oversee the operations of the construction contractor • Have the safety department randomly check to ensure that the measures set by the Company are being followed • Establish a channel for receiving complaints and follow-up on resolutions
Traffic Management Around the Project Area	• Designate appropriate loading/unloading areas and parking spaces for materials and equipment to prevent project trucks from slowing down or parking on the road. All trucks must park within the project area only • Regularly sweep dirt and sand from the highways at least twice a day, before noon and in the evening after work, to prevent dust dispersion and ensure the safety of road users • Spray water on the access roads to the project extension at least twice a day, morning and evening, except on rainy days, to maintain moisture on the road surface throughout the day and prevent dust dispersion	• Designate the project manager to oversee the operations of the construction contractor • Have the safety department randomly check to ensure that the measures set by the Company are being followed • Establish a channel for receiving complaints and follow-up on resolutions
Land Use	• Specify that construction activities are to be carried out only within the project area and not extend beyond the project boundaries • Inform the public / residents in the surrounding areas of the project in advance before construction activities begin	• Designate the project manager to oversee the operations of the construction contractor • Have the safety department randomly check to ensure that the measures set by the Company are being followed • Establish a channel for receiving complaints and follow-up on resolutions
Wastewater	• Require the construction contractor to establish a wastewater management system in compliance with legal requirements. Wastewater discharged from the construction project must meet wastewater quality standards.	• Designate the project manager to oversee the operations of the construction contractor • Have the safety department randomly check to ensure that the measures set by the Company are being followed. • Establish a channel for receiving complaints and follow-up on resolutions

Environmental and safety factors	Preventive and corrective measures	Monitoring measures
Safety and Hygiene in Construction Projects	• Require the construction contractor to provide personal protective equipment for workers and ensure that workers use the equipment • Inspect the condition of all tools/equipment before use each time for safety during work • Ensure that workers follow the safety regulations and procedures as prescribed by the Ministry of Labour. • Provide a first aid kit and general household medications for minor illnesses • Establish measures for accidents/emergencies (Emergency Management) and conduct drills at least once a year • Restrict access to the construction area to prevent unauthorized personnel from entering the machinery work area throughout the construction process. • Ensure the construction area is kept as clean as possible to reduce the risk of accidents. • Prohibit smoking outside of designated smoking areas and the consumption of alcoholic beverages in the project area and during work hours.	• Specify as a condition in the construction contract • Designate the project manager to oversee the operations of the construction contractor • Have the safety department randomly check to ensure that the measures set by the Company are being followed and participate in emergency drill observations, providing recommendations for improvements if any deficiencies are found in the execution of the plan.

Human Rights Risks and Labor Management in the Supply Chain

Risk	Risk Management Measures
Human rights risks and labor management impacts in the supply chain are key issues in real estate project development, as a large workforce is required, including migrant workers. This raises concerns about labor conditions, ethical practices, and negative environmental impacts. Key issues related to human rights risks and labor management impacts in the supply chain. 1. **Illegal Labor** (e.g., child labor, forced labor, human trafficking, migrant labor, the use of forced labor) including cases where employees are coerced or deceived into working, often under exploitative conditions, and unable to resign or change employers 2. **Discrimination and Harassment** Discrimination based on factors such as gender, race, religion, or disability is a human rights issue that can occur within the supply chain. Harassment and unequal treatment of workers, including wage disparities, are also concerns. 3. **Unsafe Working Conditions** Activities throughout the supply chain may expose employees to unsafe working conditions, such as lack of protective equipment, exposure to hazardous chemicals, or inadequate safety measures. These conditions may lead to accidents, injuries, and long-term health issues for employees. 4. **Freedom of negotiation** to protect interests and improve working conditions. In some supply chains, these rights may be restricted or violated, preventing employees from advocating for their rights.	1) Implement the human rights policy, which aligns with the Universal Declaration of Human Rights (UDHR), the United Nations Global Compact (UNGC), the United Nations Guiding Principles on Business and Human Rights (UNGP), and the International Labour Organization Declaration on Fundamental Principles and Rights at Work (ILO). 2) The Company has established evaluation criteria for selecting contractors with no history of human rights violations against workers. 3) The construction contract will specify conditions requiring the contractor to comply with labor laws and to manage health, hygiene, and safety practices in accordance with the law. 4) On-site inspections of practices will be carried out by officers from the Company's departments. 5) There is a complaint system (Whistleblowing) with an effective mechanism for fact-finding and investigation. Appropriate remedial measures will be established if human rights violations occur. 6) Communicate basic human rights knowledge to employees at all levels to increase awareness and understanding of human rights issues, such as harassment, discrimination, diversity, and acceptance of differences, through various channels such as E-mail, Line, and conduct regular human rights understanding tests through Ethics e-Testing every year.

- ## Governance Risk

Risks from Changes in Laws, Regulations, and Government Policies/Regulatory Bodies.	
Risk	**Risk Management Measures**
The Company's business operations may be impacted by future changes or the introduction of new laws, regulations, or rules by the government, such as the enactment of new laws or requirements related to climate change, changes in land allocation regulations under the Condominium Act and the Building Control Act (e.g., determining land area / determining the width of walkways and roadways / defining common areas / delivering and transferring ownership of all common property to the project's juristic person / setting community regulations / conducting environmental impact assessments and reports / conducting and reporting on high-rise building inspections, etc.) including amendments to regulations regarding land use zoning, urban planning laws, traffic planning, and rail mass transit systems, expressway projects, and personal data protection laws. Additionally, there are regulations or requirements from the Stock Exchange of Thailand (SET) and the Securities and Exchange Commission (SEC) that must be adhered to, as the Company is listed on the SET. If the Company fails to monitor or prepare for such changes in time, it may face negative impacts on business operations, damage to reputation or image, reduced competitive ability, and potential legal action.	1) The Company's operations are based on legal compliance principles and respond to government policies to reduce risks and control potential impacts on the business. 2) A legal department has been established to oversee and guide the Company on laws, regulations, and government requirements, as well as to monitor changes in laws, policies, and regulations to ensure the business aligns with these changes. 3) There is a requirement for quarterly reviews and updates of related processes, along with the evaluation of legal risks, particularly when there are changes in government regulations or new laws. The results of risk management are reported to the Risk Management Committee. 4) Communicate and raise awareness among all employees to emphasize the importance of complying with relevant laws, such as procedures required under the Personal Data Protection Act, and provide channels for reporting violations or complaints if any actions are found to be inconsistent with legal regulations. along with providing channels for reporting violations or complaints in cases where actions are found to be inconsistent with legal regulations or requirements.

Risk from Terms and Conditions in Joint Venture Agreements and Non-Compete Agreements between Origin and its Subsidiaries Listed on the Stock Exchange of Thailand (Britania, Primo)	
Risk	**Risk Management Measures**
1) Risk from the Terms of Joint Venture Agreements The Company continues to use the growth strategy of Open Platform with a joint venture business structure and project management services provided by the joint venture. This is because joint ventures not only provide a source of capital that acts as a mechanism to increase growth opportunities and expand the Company's business, but also help reduce investment risks related to financing and debt burdens. Additionally, it serves as a key mechanism to strengthen the Company through the integration of various resources, including technology, expertise, operational systems, construction, and market expansion. This helps create opportunities to reach a larger customer base. However, under the terms of the joint venture agreement, which includes "objectives and goals of the joint venture," as well as "shareholding proportions," "benefit allocation," and "rights and responsibilities arising from the joint venture," all parties to the agreement must comply with the joint venture contract to jointly develop the project. The Company must adhere to the terms specified in the joint venture agreement, and if any party breaches the terms, it may lead to a dispute or termination of the joint venture agreement, which could impact the Company's credibility or reputation. As of December 31, 2024, the company has joint venture projects as follows: 47 condominium projects with a total project value of 94,119 million Baht. 43 housing development projects with a total project value of 48,430 million Baht. 21 hotel/serviced apartment joint venture projects with a total REIT value of 37,835 million Baht. 8 warehouse projects with a total project value of 6,680 million Baht.	1) Establish a joint venture policy outlining the procedures for joint ventures, the steps, and the approval authority for joining a joint venture. In the case of a new joint venture partner, it must be reviewed by the Risk Management Committee and presented for approval to the Board of Directors as specified. 2) Establish standard template requirements in the joint venture agreement. In the case of a joint venture with an existing partner, the agreement must comply with the established standards. The Group's Board of Directors will have the authority to approve. 3) Assign the Joint Venture Management Unit (JV) to monitor the development of projects under the joint venture agreement and establish Trigger point for monitoring and ensuring that operations comply with the terms and conditions of the joint venture agreement. In cases where the operation of any project does not meet the specified requirements, the project manager must report to management and implement risk mitigation measures before any breach of the joint venture agreement occurs. Additionally, issues and corrective measures must be presented to the Risk Management Committee and the Board of Directors every quarter.

Risk from Terms and Conditions in Joint Venture Agreements and Non-Compete Agreements between Origin and its Subsidiaries Listed on the Stock Exchange of Thailand (Britania, Primo)

Risk	Risk Management Measures
2) **Risk from Non-Compete Agreements between Origin and Its Subsidiaries Listed on the Stock Exchange of Thailand (Britania, Primo)** From the strategy of Growing in the separated timeline by Origin to strengthen the growth of subsidiaries with the potential and capability to expand operations, by listing the subsidiaries on the Stock Exchange of Thailand (IPO). In 2021-2024, Origin has already listed two subsidiary business groups on the Stock Exchange of Thailand: Britania Public Company Limited (a horizontal residential development business) and Primo Service Solutions Public Company Limited (a comprehensive real estate service business). In this process, the Company and the subsidiaries listed on the Stock Exchange of Thailand (Britania, Primo) have made non-compete agreements to ensure fairness to shareholders and investors. This agreement cannot be amended or changed in substance unless there is a written agreement between both parties. Any amendments or changes in substance must be approved by a shareholder meeting with no less than three-fourths of the votes from shareholders present and eligible to vote, excluding shareholders with vested interests, and without any shareholders collectively holding more than 10% of the total votes of shareholders attending the meeting opposing such amendments or changes.	To prevent competition risks, the Company has established the following governance guidelines: 1) **Executive Committee** : The Executive Committee oversees compliance with the agreement by defining responsibilities in the committee's charter. In cases where an amendment to the agreement could result in competitive business activities as stipulated in the agreement, the Executive Committee must not submit the matter. If there is uncertainty about whether the amendment will lead to competition, the Executive Committee will seek advice from the Audit Committee and submit the matter to the Board of Directors for further consideration. 2) **Audit Committee :** The Audit Committee oversees compliance with the agreement and provides opinions when requested by the Executive Committee. It offers its views to the Board of Directors on matters submitted by the Executive Committee for consideration, specifically whether an amendment to the agreement would lead to competition as outlined in the agreement. The Audit Committee may consider appointing an independent advisor to conduct further research for consideration, as deemed appropriate. 3) **Board of Directors :** The Board of Directors oversees compliance with the agreement by considering the opinions of the Audit Committee as part of the approval process. In cases where an amendment to the agreement would not lead to competition as specified in the non-compete agreement, the Board may consider presenting the matter to the shareholder meeting for approval. However, if the amendment would lead to competition, the Board will consider not presenting the matter to the shareholder meeting for consideration.

Corruption Risk

Risk	Risk Management Measures
Corruption is a major issue in countries around the world, including Thailand, and can be considered a long-standing threat in society. Corruption causes detrimental effects in the social, economic, and political dimensions, mpacting various aspects of the country, including the image and confidence of the international community. The international organization Transparency International (TI) announced the Corruption Perceptions Index (CPI) for 2023, which surveyed 180 countries worldwide. It was found that Thailand scored 35, ranking 108 globally, which is the lowest ranking in the past 5 years. 	As a company certified by CAC, the Company has implemented the guidelines of CAC as follows: 1) Set an example by declaring a policy against all forms of corruption, establishing an internal control system to prevent bribery, and applying for certification from the CAC within 18 months. The Company is also committed to applying for recertification every 3 years. (For details on the anti-corruption policy and practices, please refer to the Company's website) 2) Communicate and provide training to personnel within the organization to enhance understanding of corruption issues and the practices / precautionary measures to prevent and control corruption, fostering a corporate culture that rejects corruption in all forms. 3) Support and encourage partners, agents within the supply chain, and businesses in the same industry to adopt the policies and practices to prevent corruption as outlined by CAC, and consider joining CAC as members.

Corruption Risk	
Risk	**Risk Management Measures**
The data above reflects that corruption in Thailand is an issue that needs urgent resolution, relying on cooperation from all sectors, including the government, private sector, and civil society, to find ways to combat corruption that has long impacted Thai society. Following the transparency ranking, financial transactions in Thailand are now being closely monitored internationally, especially in Europe, which will lead to a decrease in the credibility of Thai financial institutions in the eyes of the world. International financial transactions involving Thailand will become more difficult. Origin operates its business according to corporate governance principles and is socially responsible as part of Thai civil society. It recognizes the severity of the impact of the corruption issue and has joined the Thai Private Sector Collective Action Against Corruption (CAC) initiative. Origin has been certified by the CAC since 6 June 2018 and received the most recent certification renewal in 2022, with the certification valid from 2022-2025 (renewal must be obtained every 3 years).	4) Support the enhancement of transparency in the acceptance and provision of public services, and transactions between the public and private sectors, by collaborating with businesses, government, civil society, the media, and international organizations to drive the use of anti-corruption measures, information disclosure, and the establishment of clean business standards. Focus on competition through transparent and fair market mechanisms.

- ## Emerging Risks

Climate Change Risks that Impact Water Issues and the Occurrence of PM.2.5	
Risk	**Risk Management Measures**
Climate Change Issues due to record-high global temperatures. The changing climate has continuous impacts, including melting ice flowing into the oceans, causing rising sea levels, and extreme climate conditions resulting from global fluctuations, leading to El Nino or La Nina phenomena. For Thailand, the Meteorological Department revealed the results of a study on rainfall and temperature conditions during El Nino years by analyzing the composite percentile of rainfall and composite standardized temperature values during El Nino years, using monthly rainfall and temperature data over a 50-year period from 1951 to 2000. The study found that during El Nino years, rainfall in Thailand is generally below normal (Rainfall Index is less than 50), especially during the summer and early rainy season. It was also found that moderate to severe El Nino events lead to a more significant decrease in rainfall. Regarding temperature, it was observed that it is higher than normal in all seasons during El Nino years. However, the study concluded that no clear conclusion could be made about the rainfall conditions during El Nino years, meaning that rainfall in Thailand could either be higher or lower than normal during such events. If El Nino occurs, Thailand's rainfall is likely to be lower than normal, while air temperatures will be higher than normal, especially in the case of severe El Nino events, where these impacts will be more pronounced. From the El Nino phenomenon, Thailand is expected to experience prolonged hot and dry conditions, with several provinces potentially facing severe drought and water shortages, particularly in the northern and northeastern regions. Additionally, the prolonged hot and dry conditions will affect air quality, exacerbating the PM2.5 issue. As of the end of 2024, the Company's core businesses, which include 166 residential projects and 11 hotel projects, are spread across different regions. When extreme heat and drought occur more than usual, it will result in risks for the Company, including:	- The Company has the following risk management measures in place: 1) Reducing water consumption by using water efficiently, such as installing water-saving sanitary fixtures and implementing sensor systems. 2) Improving the efficiency of wastewater treatment systems and recycle water systems to increase the reuse of wastewater. 3) Developing relationships with both public and private water suppliers to stay informed about drought conditions in a timely manner and manage water shortages appropriately. (For more details, please refer to the Sustainability Report on the management of impacts on stakeholders, society, and the environment regarding water management and wastewater) - The Company has the following risk management measures in place: 1) Managing indoor air quality to meet standard levels by installing air quality monitoring equipment for surveillance and appropriately adjusting air management. 2) Installing additional air filtration equipment at air intake points. 3) Halting activities that may generate dust and toxic smoke, promoting campaigns for tenants, customers, and employees to reduce activities or behaviors that could cause pollution, as well as studying and testing new technologies that can reduce PM2.5 levels. (For more details, please refer to the Sustainability Report on the management of impacts on stakeholders, society, and the environment regarding air quality management)

Climate Change Risks that Impact Water Issues and the Occurrence of PM.2.5	
Risk	**Risk Management Measures**
1) Risk from Water Shortages The Company analyzes the business and areas at risk and found that residential development projects in the EEC area, which is a high-risk area, may face water shortages.26 projects and hotel businesses, with 7 hotels, are also at risk. The water shortage may lead to various impacts as follows: • Increase in the cost of purchasing clean water from private suppliers, approximately 15-20 million Baht (50-60 million liters) for consumption in the event that the water utility suspends supply in the high-risk area for 7 days. 2) Risk from Fine Particulate Matter (PM2.5) The hot and dry weather will cause PM2.5 to intensify more than usual, which may impact the Company in various aspects, including: • Health: This may result in a decrease in revenue from customers or service users who reduce travel from their residences to avoid health issues, as well as an increase in health care costs for employees. • Legal and regulatory: This may lead to an increase in operational costs if authorities implement measures to address PM2.5, such as limiting transportation times, which may prevent Supplier from delivering goods on schedule. Additionally, restrictions may be placed on activities that cause dust during certain periods, such as construction work. • Property: This may lead to an increase in cleaning costs for building surfaces to prevent the accumulation of PM2.5 particles, which could accelerate the deterioration of building surfaces due to corrosive substances.	

Risk from Changes in Environmental Laws and Regulations	
Risk	**Risk Management Measures**
Global warming has led to greater climate variability, prompting all sectors around the world to focus on managing environmental issues in order to reduce the likelihood and severity of potential impacts. For Thailand, which is one of the top 10 countries to be most affected by climate change, it has declared its commitment to achieving carbon neutrality by 2050 and reaching net-zero greenhouse gas emissions by 2065. This declaration has pushed Thai government agencies to prepare for the introduction of new measures, regulations, or laws to prevent and control the potential negative impacts on the environment, such as the draft Climate Change Act, the national standards used to classify and group environmentally friendly economic activities in Thailand (Thailand Taxonomy), and international financial reporting standards (IFRS). If the Company fails to comply with or does not cover these new environmental regulations or laws, the Company may incur additional costs from fines, damage to its reputation, or affect the confidence of various stakeholders. However, there is a possibility that the government's or regulatory authorities' measures or requirements to reduce greenhouse gas emissions may result in higher project development costs for the Company, which could impact the purchasing power of those seeking housing.	The Company is aware of the potential risks and has therefore prepared to address changes in laws and regulations. This is overseen by the Climate and Environmental Committee under the governance of the Corporate Governance and Sustainable Development Committee (CG-SD Committee), which is responsible for ensuring the Company's operations comply with new laws or regulations. The committee monitors the progress of various regulations, studies and understands the content of these regulations, assesses their impact on the Company's various businesses, and sets standards and adjusts relevant operations to comply with these regulations. 1) The responsible departments are tasked with monitoring and assessing the impacts and opportunities arising from climate change policies, both in the short and long term. This includes tracking performance, reviewing strategies and goals for reducing greenhouse gas emissions to ensure alignment with policies and regulations, continuously evaluating the impacts of project development, and establishing practices in accordance with the government. 2) Study and prepare for the implementation of greenhouse gas accounting for the organization, using calculation methods in accordance with the ISO 14064-1:2018, the Greenhouse Gas Protocol.

Risk from Changes in Environmental Laws and Regulations	
Risk	**Risk Management Measures**
	3) The development of new projects will focus on designing and using environmentally friendly products by partnering with business collaborators in project development. This approach aims to manage project costs to a level that is acceptable to consumers. 4) Adjust the sales and marketing strategy to align with each project and customer group.

Risks from the Impacts of Geopolitical Conflicts in Various Regions on the Global Economy, Energy Costs, Inflation, Security, and Supply Chain Disruptions.	
Risk	**Risk Management Measures**
Due to the current geopolitical tensions in 3 regions of the world, in the Middle East, the conflict between Israel and Iran (and Iran's allies) has intensified to the point where it may lead to the use of nuclear weapons, including the disruption of Iran's nuclear program. This will cause severe volatility in the global energy economy and stability. In Europe, the war between Ukraine and Russia has escalated and become prolonged, with attacks on infrastructure affecting the security of businesses in the region. In Asia, while the risks are lower, frequent tensions in the Taiwan Strait, the Korean border, and the South China Sea, along with occasional skirmishes, may lead to economic conflicts through sanctions, trade, and investment restrictions. Additionally, non-military measures such as sanctions imposed by Western countries on Chinese companies supporting Russia could prompt China to retaliate economically against Western companies, potentially accelerating the economic decoupling between major powers. In the U.S., there is a risk of default, which could affect global financial stability. Therefore, companies must be vigilant of these geopolitical risks and be prepared to handle situations that may change suddenly.	1) Closely monitor the situation and build a network with conflict experts both domestically and internationally to obtain timely information for preparing risk management plans and business continuity strategies. 2) Analyze the business impact from scenario forecasting that may occur in the future, in order to plan for risk management in advance. Assess the severity of potential impacts to prepare an appropriate contingency plan and implement it promptly. 3) Delay non-urgent projects and focus on investing in high-growth businesses that align with global megatrends to increase profitability.

Risk from the Impact of Global Trade Wars	
Risk	**Risk Management Measures**
Over the past year, the risk of global trade wars has intensified, driven by 3 main factors, including: • China's Economic Policy Strengthened by its position as a major global manufacturer, China's economic stimulus aimed at boosting consumption and investment, along with support for target industries, has increased production capacity. However, domestic demand has weakened, leading to lower product prices and a need for greater exports. This has affected developing countries trying to establish their own industries. As China prepares to handle trade tensions with the U.S., it may adopt harsher policies, such as controlling exports, tariffs, and sanctions, which are likely to expand the impact on third countries and multinational corporations, especially in Europe.	1) Closely monitor the situation and build a network with conflict experts both domestically and internationally to obtain timely information for preparing risk management plans and business continuity strategies. 2) Analyze the business impact from scenario forecasting that may occur in the future, in order to plan for risk management in advance. Assess the severity of potential impacts to prepare an appropriate contingency plan and implement it promptly.

Risk from the Impact of Global Trade Wars	
Risk	**Risk Management Measures**
• **U.S. Trade Policy** Focused on protecting domestic interests through "geo-economic strategies" to attract investment, create jobs, and maintain key industries. The U.S. has implemented stricter trade policies on technology, targeting controls on exports, imports, and investments, especially in strategic technologies like semiconductors. Increased tariffs may provoke retaliatory actions from trade partners, impacting economic growth both domestically and globally. • **Global Industrial Policies** Many countries are increasing the role of the state in economic systems, with a focus on supporting strategic supply chains and key industries, ranging from infrastructure technology to digital system services, all while aiming to maintain national security amid geopolitical competition. The above-mentioned situation may impact business operations and the supply chain.	

2.2.2 Risk to the Investment of Securities Holders

- **Risk from Having a Major Shareholder who Influences Policy Decisions in the Management**

  As of 31 December 2024, the Jaroon-ek family group is the major shareholder, holding 40.1% of the total common shares of the Company. This major shareholder has the right to vote at the shareholders' meeting according to the legal requirements on various matters, such as the appointment of directors or decisions on other matters that require a majority vote from the shareholders' meeting. Therefore, other shareholders may not be able to gather enough votes to scrutinize or counterbalance issues proposed by the major shareholders, except for matters specified by law or the Company's regulations that require a three-fourths majority vote at the shareholders' meeting.

  However, the shareholding proportion of the Jaroon-ek family group has gradually decreased since the Company's initial public offering of common shares on the Stock Exchange of Thailand (IPO). Initially, they held about 70 percent of the shares, which decreased to 59.18 percent by the end of 2017, 59.82 percent by the end of 2018, 60.99 percent by the end of 2019, 61.34 percent by the end of 2020, and 61.34 percent by the end of 2021, Additionally, the shareholding dropped to 62.36 percent by the end of 2022. To ensure transparency in the management of the Company and to have an auditable system, the Company has established a management structure consisting of the Board of Directors and various sub-committees, including the Audit Committee, Risk Management Committee, Nomination and Remuneration Committee, and Corporate Governance and Sustainability Development Committee. Each committee has clearly defined roles and responsibilities, with independent directors serving on each committee.

- **Risk from Investment in Foreign Securities**

  -None-

3 Driving Business for Sustainability

3.1 Policy and Sustainability Management Goals

Origin Property Public Company Limited has given importance to building housing, with the concept to design housing in accordance with sustainable coexistence with the environment in order to create a good and suitable quality of life for residents. The Company is aware of business operations that cover economic, social, environmental and corporate governance dimensions to develop quality projects, deliver good products and services to meet customer needs, along with leading the organization to grow sustainably under the principles of corporate governance, with responsibility to society and all stakeholders under good corporate governance.

Sustainable Management Policies and Goals

The policy for sustainable development of the Company is established by considering the vision, mission, and business strategy that cover environmental, social, and good governance (Environmental Social and Governance: ESG Enhancement) to be the Company's practice in developing operational considerations. In addition, it is aligned with the Sustainable Development Goals (UN SDGs) of the United Nations to develop sustainable business operations that can meet the expectations of stakeholders in every business process. The Company has established policies and practices on sustainability to be in accordance with business operations strategy for 5 years (2023-2028) with key aspects as follows:

Economy

The Company is committed to following the principles of corporate governance based on fair competition, equality, morality, ethics, and transparent disclosure of information in operations, along with risk management, to adapt to changes according to the situation by adhering to the principles of sustainable development

Society

The Company is committed to conducting business responsibly, taking into account human rights principles, protect workers' rights, safety, health and working environment, along with developing of knowledge and abilities required for the job of the employee, as well as determined to develop businesses to create a new level of quality of life for residents, paying attention to all groups of stakeholders for sustainable development of society.

Environment

The Company aims to develop all business processes responsibly towards the environment by managing resources efficiently and managing environmental impacts effectively.

3.1.1 Guidelines for sustainable development (GRI 102-16)

The Company applied the United Nations Sustainable Development Goals (UN SDGs) to the vision, mission and corporate values as a guideline in defining the scope of the main sustainability issues in accordance with the issues that stakeholders pay attention to. This is a part of the strategy formulation that develops the organization towards the 3 dimensions of sustainable development goals. They are the economic, social and environmental dimensions.

SDGs Issues	Stakeholders	Sustainable Development Approach		
		Economic	Social	Environmental
 Ensuring quality of life and promoting wellbeing	Customers Employees Allies Community		- Taking care of employee health and safety at work - Designing for the quality of life and safety of resident customers - Quality of products and services - Human resource development - Community management - Social and community value creation	- Developing products with a focus on green space in the project and using environmentally friendly materials.
 Access to quality education and support for learning opportunities.	Customers Employees Allies Community	- Product and service development	- Developing human resources and training to enhance organizational capacity and providing educational funds. - Providing education funds for employees and their children. - Supporting educational opportunities for underprivileged individuals. - Product and service development - Community management	- Providing education funds for employees, allies and their children. - Supporting educational funds and repairing schools to be suitable for learning in the community where the project is established.
 Good management of resource use and health.	Customers Allies Community			- Cooperation for environmental resource management - Wastewater management
 Decent employment and economic growth	Shareholders Customers Employees Allies Community	- Encourage employment and support fair compensation - Compensation from Company's growth - Business growth - Product and service development.	- Human resource development	
 Infrastructure that promotes sustainable industrial and innovation development.	Customers Employees Allies	- Product, service, new innovation development	- Quality of products and services - Human resource development	- Use environmentally friendly resource - Give importance to selecting partners who place importance on ESG matters.

SDGs Issues	Stakeholders	Sustainable Development Approach		
		Economic	Social	Environmental
Making city and human habitat safe and sustainably developing.	Customers Employees Allies Community		- Developing project while considering green are in the community - Sustainable community and social development	- Pollution and Spoilage management - Reducing environmental impact - Greenhouse gas management - Standard construction management
Sustainable production and consumption	Customers Employees Allies Community	- Procurement - Value chain management	- Product and service development	- Reducing environmental impact - Reduce the amount of electricity and water use - Waste separation and recycling in ongoing construction projects - Greenhouse gas management - Reduce the amount of waste from the construction process. - Reduce carbon footprint emissions - Give importance to selecting partners who place importance on ESG matters.
Promoting a peaceful and equitable society at all levels	Customers Employees Allies Community Shareholders	- Anti-Corruption - Fair treatment - Having risk management in all aspects.	- Encourage employees to comply with business ethics, corporate governance principles, and comprehensive examination of human rights	

3.1.2 Significant Sustainability Issues (GRI 102-16, GRI 102-26, GRI 102-29)

The Company collects and defines sustainability issues related to business operations and considers the context of stakeholders' engagement. The Company assesses the possible risk that may affect the business by using survey results to analyze and prioritize the importance of sustainable development issues.

Assessment Processes for Significant Sustainability Issues

Step 1: Identification of Significant Sustainability Issues

Based on the framework of the international standard GRI, along with issues related to the nature of the Company's real estate and construction business, the Company has compiled key points from its operations in collaboration with stakeholders in each group who are relevant to the Company. This includes identifying both positive and negative impacts that may occur, as well as emerging risks and significant global trends.

Step 2: Prioritization

Identify significant sustainability issues with stakeholders and prioritize issues based on the issues that affect the operations of the Company.

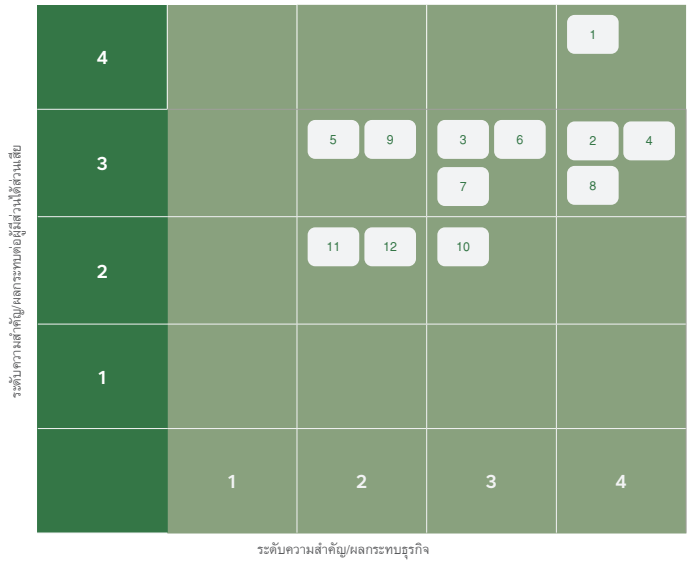
Step 3: Verification Issues

Present the key sustainability issues derived from the analysis and consideration of impacts, by presenting the key sustainability issues to the organization's leadership / Corporate Governance and Sustainability Committee for review and approval, in alignment with the Company's context, objectives, and strategies.

Step 4: Continuous Review and Development

Review the sustainability reporting content after continuous disclosure to assess the appropriateness of the disclosed information, and update policies and issues critical to the sustainable development of the organization. Gather feedback and suggestions from stakeholders and use them to develop action plans aligned with sustainability goals moving forward.

Significant Sustainability Issues



Significant business issues

Economic and Corporate Governance

1. Product and Service Quality
2. Value Chain Management
3. Innovation Development
4. Risk Management
5. Anti-Corruption

Environment

6. Environmental Management and Efficient Resource Use
7. Environmentally Conscious Construction
8. Climate Change Response

Society

9. Human Resource Development and Training
10. Responsibility to the Community and Society
11. Respect for Human Rights and Fair Treatment of Labor
12. Compensation rate, benefits

3.2 Stakeholders Impact Management and Business Value Chain

3.2.1 Business Value Chain (GRI 102-44, GRI 102-46, GRI 102-47)

The company operates in the real estate development business for sale and provides related services with a full range of real estate solutions. The company has defined the value chain of its business, starting from the upstream process to the downstream process, including considering the impact of business operations in every step to cover all stakeholders in every sector in order to reduce the business impact in all processes as follows

Value Chain	Process	Stakeholders
1. Land and Funding Acquisition	• Acquiring land in areas with potential and no legal issues • Committed to transparency and fairness in every step of land purchase • Establishing customer groups and analyzing competitors • Preparing funding sources • Risk analysis and important issues in related laws and regulations • Maintain financial liquidity	• Landlords • Business Partners • Community and society • Financial institution • Investors • Competitors
2. Project design	• Project area design to be consistent with the environment of residents around the project. • Building, common areas and surrounding scenery designs to meet the needs of consumers by adhering to Human Centric principles. • Selecting high-quality and environmentally friendly construction materials • Obtaining proper construction permits	• Employees • Business Partners • Related Government Agencies • Community and society • Construction supervisor • Contractor

Value Chain	Process	Stakeholders
3. Procurement	• Selecting contractors and employees fairly • Sourcing high-quality products from multiple manufacturers • Having fair criteria for selecting contractors and procurement process Anti-Corruption • Selecting high-quality and environmentally friendly construction materials • Considering human rights of Internal construction workers of the project	• Employees • Business Partners • Contractor
4. Sales and Marketing	• Providing clear and complete information to the customer • Maintaining of customer data (PDPA) • Marketing communication tools • Sales and marketing promotion activities • Fair competition • Using advertising media that is appropriate for the environment without causing harm • Surveying customer opinions and satisfaction Customers	• Customers • Employees • Financial institution • Shareholders • Business Partners • Mass media • Competitors
5. Construction	• There are selection criteria for contractors, and the procurement process is fair (Anti-Corruption). • Selecting high-quality and environmentally friendly construction materials • Construction is monitored and work is checked for compliance with standards. • Feedback is sought from the local community during the project period • Environmental impact is managed for the surrounding community. • Resources are used efficiently, and waste and pollution from construction are minimized. • Compliance with government regulations is ensured. • Complaints are addressed. • Safety and occupational health measures are in place.	• Employees • Business Partners • Community • Related Government Agencies • Contractor
6. Delivery and transfer of ownership	• Convenient purchasing and financing options are provided. • Inspection and correction of work, as well as transfer of ownership, are carried out. • Delivering quality housing which are up to standard to customers • Careful with the delivery process	• Customers • Employees • Related Government Agencies • Financial institution • Condominium juristic person
7. After-sales service	• Juristic person management • Customer satisfaction assessment • Customer relationship management (CRM) is established. • Complaints are handled offline and online (Call Center / Homecare)	• Homeowners / Customers • Employees • Condominium juristic person

Support Activities

1. Accounting and finance are accurate, transparent, and financially stable to ensure the business operates sustainably.
2. Procurement is conducted through fair contracting processes, with consideration for social and environmental aspects, ensuring transparency, equality, and mutual development of products.
3. Human resource management focuses on developing personnel and fostering organizational culture.
4. Good corporate governance based on ethical principles and integrity.
5. Effective risk management helps reduce risks and enhance business opportunities.
6. Management of occupational health and safety to enhance work efficiency and ensure a safe working environment.
7. Support the organization's drive for sustainability in all aspects of the economy, society, and the environment.

3.2.2 Stakeholders in the Business Value Chain Analysis (GRI 102-40, GRI 102-41, GRI 102-42, GRI 102-43, GRI 102-44)

The Company conducts business by taking into account the stakeholders who are involved in roles both inside and outside the organization throughout the business chain in order to assess the level of importance of stakeholders and the impact on the Company, both directly and indirectly, and set guidelines for responding to expectations and creating participation of stakeholders in each group to effectively respond to all groups. The Company has identified stakeholder groups. There are 8 groups and theimportance of the top 3 stakeholders is ranked into: 1) customers, 2) employees and 3) shareholders, through analysis and importance from the committee and the sustainability working group. The details are as follows:

Stakeholders	Expectations of Stakeholders	Communication Channels	Fulfilling of Expectations of Stakeholders
Customers	• Receive quality products and services at reasonable prices. • Communication channels respond to complaints quickly and with quality • Attentive and fast after-sales service • Customer relationship management (CRM) • Follow-up and customer satisfaction surveys • Respect the rights of consumers • Protection of personal data privacy (PDPA) • Managing risks and various crises	• WEB: https://origin.co.th/ • FB: Origin Property • CALL CENTER: 1498 • Fax: 02 029 1939 • APP: Origin Connect • Sales and after-sales service personnel • CRM with feedback/satisfaction surveys/ customer relations activities	• Give importance and responsibility for the development of products and services to meet standards by developing quality and improving service with speed. • Design products with environmental friendliness in mind, such as saving water, electricity, energy, and waste. • Conduct customer satisfaction surveys regularly. • Maintaining customer confidentiality • Disclose news and information about products and services completely, correctly, without distorting facts.
Employees	• Business direction and operating results of the Company • Equality and Fundamental Rights • Reasonable welfare and compensation • Developing learning skills • Stability and career advancement • Safety and hygiene (Employee quality of life) • Personal data protection	• FB: Origin Careers • My Origin internal communication system • Employee Opinion Survey • Employee Engagement Activities • Quarterly Origin Day • Meeting between executives and employees (Town Hall) • Internal Communication via Line • E-mail (@origin.co.th) • Welfare committee meeting / employee representatives from each department • Annual Report • Public Relations Signage	• Communicate to employees regarding the direction and operating results of the Company. • Arrange for employee representatives to propose opinions and rights of employees. • Continuously develop the potential of employees • Compensation rate, benefits • Supervise safety and hygiene in the premises • Fair treatment • Anti-Corruption • Personal data protection
Shareholders	• Have continuous growth in performance. • Return on investment • Continuous new business development • Management based on good governance / corporate governance • Risk Management • Disclosing shareholder information correctly and completely • Management of personal information of investors and shareholders • Good Corporate Governance	• Annual Report • Shareholder's meetings • Meeting with analysts and investors • Road Show • WEB: https://origin.co.th/ • Investor relations contact channels • Channels for receiving complaints	• Reasonable distribution of returns • Disclosure of information in a transparent, complete and timely manner according to the principles of good corporate governance • Treat shareholders equally • Regularly analyze and review organizational risks to prepare risk measures and protection appropriately • Adhere to good governance • Efficient and accurate channels of communication
Business partners and contractors	• Fair procurement and equal treatment • Provide appropriate and fair compensation • Work according to the contract. • Build cooperation in sustainable business development. • Hygiene and safety at work • Respect for human rights • Support and take care of the workers of business partners.	• Acceptance of complaints • Satisfaction assessment • Supplier Engagement and Relationship Building Activities • Training and knowledge sharing • Supplier's code of conduct • https://origin.co.th/ • CALL CENTER: 1498 • Joint Meeting for Feedback and Collaboration	• Comply with the procurement and service framework honestly. • Treat partners in accordance with good corporate governance principles. • Set a joint sustainable business plan • Take care of good hygiene and safety at work • Knowledge Sharing • Anti-Corruption
Society and community	• Have social and environmental responsibility. • Compliance with social and environmental laws • Promote community businesses and develop the quality of life of people in the community and society. • Preventing impacts from business operations, such as construction, noise, dust. • Quickly resolved complaints	• Community relations activities • Opinion Survey • https://origin.co.th/	• Support quality of life development activities that enhance quality and occupational health for society and the environment. • Environmental responsibility to the community and society • Survey community needs, preferences, and impacts • Strictly comply with the law • Guidelines for mitigating potential impacts and enable the community to live its life as usual.

Stakeholders	Expectations of Stakeholders	Communication Channels	Fulfilling of Expectations of Stakeholders
Business partnerships	• Fair procurement and equal treatment • Provide appropriate and fair compensation • Work according to the contract. • Build cooperation in business development. • Hygiene and safety at work • Respect for human rights	• Acceptance of complaints • Satisfaction assessment • Supplier Engagement and Relationship Building Activities • Training and knowledge sharing • Supplier's code of conduct • https://origin.co.th/ • FB: Origin Property • Call Center: 1498	• Compliance in Procurement and Service Practices • Treat trade partners in accordance with good corporate governance principles • Set a joint business plan • Knowledge Sharing • Anti-Corruption
Bank	• Timely Payment of Debts • Strict Adherence to Terms and Conditions • Risk Management	• https://origin.co.th/ • FB: Origin Property • Call Center: 1498 • Contract and debt payment conditions • Joint meetings	• Conduct business with transparency, fairness and in accordance with the principles of good corporate governance. • Follow the contract and related laws in repaying debts. • Regularly analyze and review organizational risks to prepare risk measures and protection appropriately
Government Agencies	• Compliance with the law • Information disclosure with transparency and accountability • Social and environmental responsibility	• Annual Report • Environmental Impact Reporting • https://origin.co.th/	• Strict adherence to relevant laws, rules, and regulations related to the business operations • Conduct business with transparency, fairness and in accordance with the principles of good corporate governance.

3.2.3 Organizational-Level Sustainability Management Goals

ESG	Key Issues	Goals
Environment	Energy management and environmentally-conscious construction	• Reduce the organization's electricity costs for both the head office and sales offices by 5% by 2025, compared to the 2023 baseline. • Reduce the organization's water expenses for both the head office and sales offices by 5% by 2025, compared to the 2023 baseline. • Reduce greenhouse gas emissions by 5% by 2025, compared to the 2023 baseline. • Recycled at least 5% of the construction materials used in the project. • Use environmentally friendly materials for at least 5% of the total material purchases. • 100% of partners assessed for sustainability • Zero number of complaints regarding the impact of the Company's operations
Society	Respect for human rights and fair treatment of labor	• Zero number of human rights complaints
	Occupational health and safety	• Zero rate of workplace accidents involving employees and stakeholders
	Deliver value to customers, communities, and society	• Zero number of complaints from communities and society • Customer satisfaction with services is at least 80%. • Conduct social activities that encompass all stakeholder groups
	Employee care and development	• Average employee training hours are 20 hours per person per year.
Corporate Governanc and Economics	Data security and personal data management	• 100% evaluation of the adequacy of the internal control system. • Zero number of complaints regarding personal data management
	Corporate governance and anti-corruption	• Results of the evaluation of Corporate Governance for Thai Listed Companies (CGR) at an excellent level • Be a part of the Thai Private Sector Collective Action Against Corruption • Zero number of business ethics violations

3.3 Sustainability Management in Environmental Dimensions

3.3.1 Environmental Policies and Practice Guidelines

The Company established policies and practice guidelines for energy conservation and environmental protection as part of its business operations starting from the land acquisition process, project design process, procurement process, to the construction and project development process. This also included the management process of the juristic projects that the Company provided management services in order to ensure that all processes and resources were properly and effectively managed without causing any impact on the environment. Every stakeholder group participates in management operations to achieve the intended goal of Net Zero Emissions in 2044, starting with the promotion of knowledge, creating awareness of environmental management among personnel in the organization and giving importance to operations and management of natural resources, energy, waste, including climate, environment, and biodiversity to achieve maximum benefit and efficiency systematically and sustainably. In order to achieve its goals, the Company has established a sustainability and the environment working group, responsible for the organization's environmental operations, as well as establishing the Corporate Governance and Sustainability Committee to be responsible for overseeing sustainability and environmental operations in accordance with the Company's policies and achieving the goals set forth.

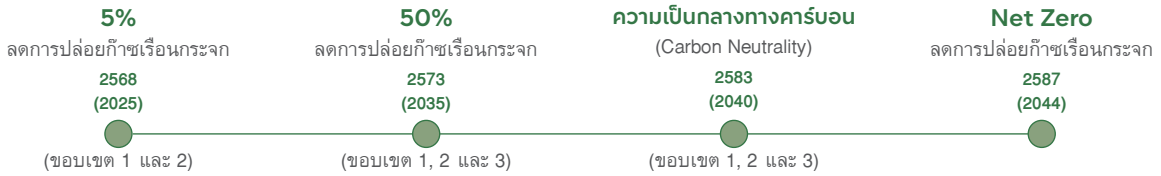
Guidelines for Natural Resource, Energy, Waste and Environment Management

- Manage resources and energy while preserving the climate and the environment in every process of business operation in order to strictly comply with the applicable laws and other related requirements.
- Set objectives and goals to properly manage the utilization of resources, energy, waste, the climate and the environment by focusing on cost-effective resources to reduce the impact on the environment.
- Require executives and employees at all levels to manage resources, energy, utilities, and the environment and also comply with the stipulated measures.
- Raise the awareness of energy, utilities, and environmental management by communicating and creating an understanding among employees and stakeholders to be able to properly protect the environment.
- Provide necessary support and allocate personnel, budget, time, and training, and also support employee engagement by applying useful recommendations from employees to improve the management of energy resources, utilities, and care for the climate and the environment.
- Commit to develop knowledge in regards to the environment, as well as energy and natural resource conservation in order to create innovations that are beneficial to the Company's business operations.

Environmental goals and performance

From the operations of the Company in every process, importance is given to operating while complying with legal requirements, including guidelines and related standards strictly so that operations have as little impact on the environment as possible. The Company received cooperation from all relevant stakeholders in collaborating to achieve sustainable business development and gave importance to the environment in order to achieve the intention of aiming for net zero greenhouse gas emissions in 2044. Short-term and long-term goals have been set to increase operational efficiency in line with the Company's environmental policy as follows:

<u>เป้าหมายการปล่อยก๊าซเรือนกระจกสุทธิเป็นศูนย์</u>



เป้าหมาย	เป้าหมาย NET- ZERO	ปี 2568	เป้าหมายระยะสั้น (2571)	เป้าหมายระยะยาว (2574)
	ตัวชี้วัด	ลดการปล่อยก๊าซเรือนกระจก อย่างน้อย 5%	ลดการปล่อยก๊าซเรือนกระจก อย่างน้อย 10%	ลดการปล่อยก๊าซเรือนกระจก 15%
Action Plan	1. ใช้วัสดุที่เป็นมิตรกับสิ่งแวดล้อม	ร้อยละ 10	ร้อยละ 15	ร้อยละ 25
	2. ลดปริมาณการใช้ไฟฟ้า	ลด 5%	ลด 15%	ลด 20%
	3. ติดตั้ง Solar Rooftop	100 % ของส่วนกลางโครงการ low rise ที่สร้างเสร็จในปี และมีพื้นที่ในการติดตั้ง	100 % ของส่วนกลางโครงการ low rise ที่สร้างเสร็จในปี และมีพื้นที่ในการติดตั้ง	100 % ของส่วนกลางโครงการ low rise ที่สร้างเสร็จในปี และมีพื้นที่ในการติดตั้ง
	4. ติดตั้งไฟพลังงานแสงอาทิตย์ในสวน / EV Charger	100% ของโครงการที่สร้างเสร็จในปี	100% ของโครงการที่สร้างเสร็จในปี	100% ของโครงการที่สร้างเสร็จในปี
	5. ลดปริมาณขยะและของเสีย (ในสำนักงานใหญ่)	5%	10%	15%
	6. กระบวนการนำน้ำเสียกลับมาใช้ใหม่	โครงการนำร่องอย่างน้อย 2 โครงการ	30% ของโครงการสร้างใหม่	50% ของโครงการสร้างใหม่
	7. ลดปริมาณฝุ่นในโครงการก่อสร้าง	ทุกโครงการ	ทุกโครงการ	ทุกโครงการ

To achieve the greenhouse gas emission reduction targets, the company has established strategies for implementation, objectives, key performance indicators (KPIs), and risk assessment along with potential impacts.

Operations performance 2024

Indicators	Goal in 2025	Operations performance 2024
Power management (scope 1,2)	Reduce greenhouse gas emissions by 5 percent compared to the base year.	Target: Reduce greenhouse gas emissions by 10% compared to the baseline year. Performance Results: Energy management decreased by 30% due to Origin's efforts to improve operational control. The company successfully completed and delivered various projects, ensuring that ownership transfers and the establishment of legal entities were done on time. In 2024, multiple condominium projects were completed, ownership was transferred to the respective legal entities, and the process of handing over the projects was successfully executed. As a result, electricity and energy consumption at the sales offices and projects under Origin's management decreased during the 2024 period.
Electricity management	Reduce the organization's electricity consumption for both the head office and sales office by 5 percent compared to the base year.	Target: Reduce electricity consumption by 10% compared to the baseline year. Performance Results: Reduced by 29%.
Water management	Reduce the amount of tap water used by the organization at both the head office and sales offices by 5 percent compared to the base year.	Target: Reduce water consumption by 5% compared to the baseline year. Performance Results: Reduced by 28%.
Waste Management	Target: Reduce waste at the head office by 5%.	Increased by 4% compared to 2023.
Reducing air pollution	Control the quality of machinery used in construction in the project to be within standard criteria. Dust particles sized not more than 2.5 microns, not more than 0.05 milligrams per cubic meter, and the number of times air pollution emissions exceeding the standard is zero.	Within the target range
Reduce the amount of dust in construction projects	All projects	All projects

"The greenhouse gas emissions verification is currently under review by Bureau Veritas Certification (Thailand) Co., Ltd."

Energy Management (GRI 302-1, GRI 302-2, GRI 302-4, GRI 302-5)

Electrical management

In 2024, the Company had electricity consumption in both the head office of Origin Property Public Company Limited and 52 sales offices which were open for service in the year.

The Company manages energy efficiently, both lighting system and air conditioning system, by installing and maintaining equipment to control the operation of related electrical systems. In 2024, the Company uses a total electrical energy of 3,027,176.13 kilowatt/hour

"Greenhouse Gas Emission Factor is in the process of being verified by Bureau Veritas Certification (Thailand) Company Limited."

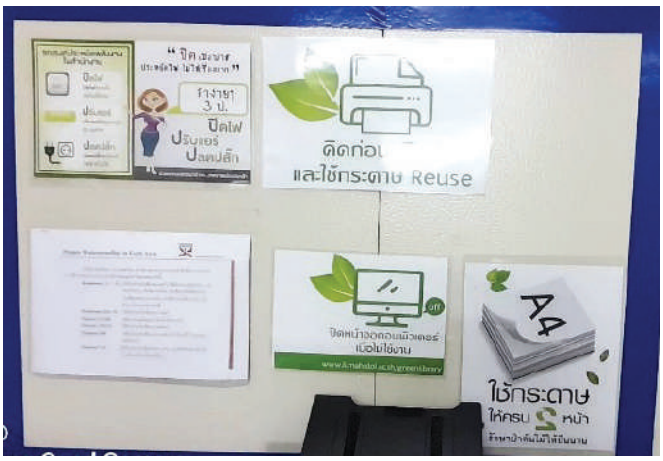
Business unit	2024	
	Electricity usage (kilowatt/hour/year)	% of total electricity use
Origin Property Public Company Limited Head Office	167,351.00	5.53 %
52 Sales Office	2,859,825.13	94.47%
Total electricity usage	**3,027,176.13**	**100%**

Total electricity usage	Electricity quantity (kilowatt kWh)		
	2022	2023	2024
Total electric power	7,628,930.78 kWh	10,276,764.06 kWh	3,027,176.13 kWh

The Company gives importance to the management of electrical energy to ensure its cost-effective use in every business process of the organization, which is part of reducing greenhouse gas emissions to zero through the process of providing knowledge and understanding and various campaigns that allow employees to participate in activities and choose various equipment that is environmentally friendly, as well as reducing the amount of electricity used.

Continuous online and offline media campaigns to promote energy conservation and reduce resource usage within the head office and sales offices, ensuring widespread awareness.

During the construction phase of the project, campaigns were conducted to promote energy and electricity conservation. Informational signs were placed at various points to ensure employees are aware and adhere strictly to these practices with discipline.



Installation of Solar-Powered Streetlights

In 2024, the company began installing solar-powered streetlights in the common areas of 6 completed and ready-to-move-in projects.

However, in 2025, the Company remains committed to its goal of reducing electricity consumption by 5% of total electricity usage, particularly in the head office and sales offices, which are the primary areas of energy consumption. The aim is to reduce energy usage through raising awareness, instilling a culture, and continuously campaigning within the organization. This includes choosing energy-efficient and environmentally friendly equipment for use within the offices, and expanding these initiatives to residential projects for sale.

Water management (GRI 303-1, GRI 303-3)

The Company has set water management goal by reducing the amount of water used per square meter by 5% within 2024. This goal covers the operations of Origin Property Public Company Limited head office and 52 sales offices opening for service in 2024. The Company has a total tap water use of 40,820.00 cubic meters.

"Greenhouse Gas Emission Factor is in the process of being verified by Bureau Veritas Certification (Thailand) Company Limited."

Business unit	2024	
	Water usage (cubic meter/year)	% of total water use
Origin Property Public Company Limited Head Office	154	0.38%
52 Sales Office	40,666	99.62%
Total water usage	**40,820**	**100%**

Total water usage	Water usage (cubic meter/year)		
	2022	2023	2024
Total water usage	136,010 m^3	141,735 m^3	40,820 m^3

The Company prioritizes water resource management, both within the organization, construction projects, and residential developments. It emphasizes awareness and conducts risk assessments regarding water usage, including both consumption and wastewater discharge. The Company has developed operational plans and measures to ensure preparedness in case of water shortages, enabling the continuity of business operations.

Within the organization, the Company has implemented initiatives to promote efficient water usage among employees. Awareness campaigns have been conducted to encourage water conservation and prevent unnecessary consumption.Employees are advised to adopt responsible practices, such as separating food waste to prevent pipe blockages. Additionally, regular inspections of plumbing systems and sanitary equipment are carried out by facility technicians to detect leaks. A designated team is responsible for monitoring and addressing water leakage issues, with clear reporting channels in place to ensure prompt resolution.

The Company effectively manages water resources by considering both consumption levels and community impact, focusing on reducing water usage efficiently. For residential projects, the Company installs water-saving sanitary ware and automatic water control devices to minimize water consumption from daily activities. For example, Wash Basin Faucets 4.8L use only 4.8 liters per minute, compared to conventional faucets that consume 6 liters per minute, achieving a 1.2-liter (20%) reduction. Additionally, these products prevent contamination from hazardous heavy metals such as lead, cadmium, copper, and zinc, ensuring both health and environmental safety. This water-efficient sanitary ware has been implemented in all construction projects in 2024. Furthermore, during the construction phase, the Company has established unified water management practices to minimize wastewater discharge into surrounding communities and optimize water usage efficiency across all projects.

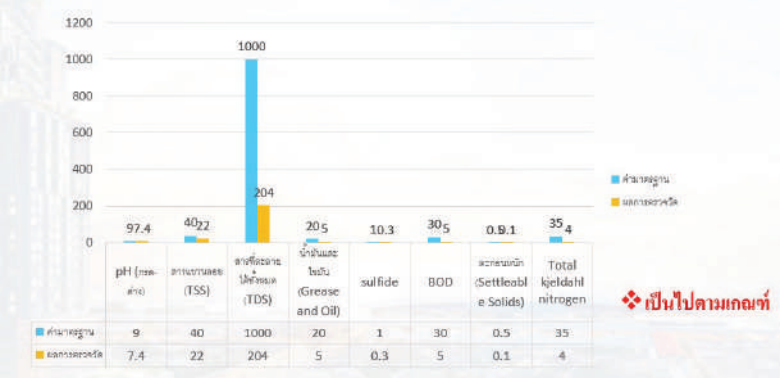
Water management in construction project

The Company places importance on water management in construction project in every process in order to have the least impact. The policy has been established for construction contractors and juristic persons to organize wastewater treatment management system and control and inspect the quality before releasing as required by law. The operating principles are as follows:

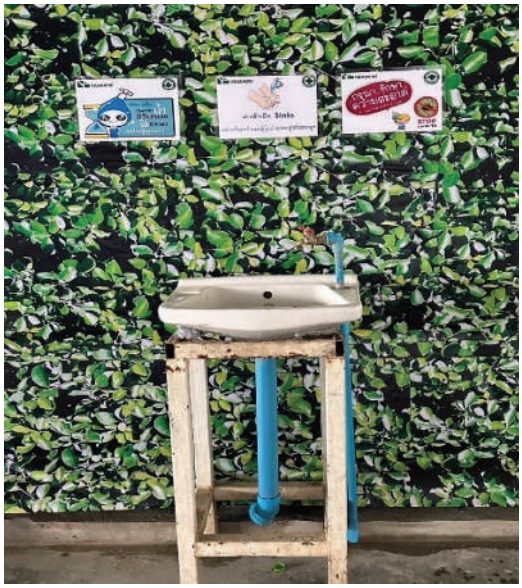
1. **Create drainage system and temporary treatment system in the project** before releasing water into public water channels. Water used in the project must be passed through the project's temporary treatment system, consisting of sedimentation pond, waste trap, water retention pond, temporary drainage channel, and dredging public pipes. An aerated wastewater treatment system has been used to help reduce dirtiness of wastewater in the form of Biochemical Oxygen Demand (BOD) by up to 80-95%. The aerator which, in addition to increasing oxygen in the water, also causes the mixing of the water in the pond. This causes the decomposition of organic matter thoroughly within the pond in order to treat water so as not to affect the water quality of water sources near the project and to have good treatment before releasing it outside as much as possible. Additionally, staff are assigned to regularly clean, excavate ditches, drains, pipes, pits, and the drainage system both inside and outside the project.

2. **Establish hygienic sanitation system within the project** by building bathrooms to be sufficient for the number of workers, separating men and women, along with creating wastewater treatment system, adding microorganisms to eliminate unwanted odors, providing grease trap, and cleaning the bathroom regularly for good hygiene.

3. **Check water quality within the project before releasing it into public pipes.** Arrange for water quality inspection every month. The wastewater released from the construction project must have water quality measured, such as the acidity - alkalinity (pH), the number of suspended solids (SS), total dissolved solids (TDS), etc. From the water quality inspection, it was found that every project meets the standards of the Ministry of Nature and Environment before being released into public water sources.



4. **Campaign to use water economically within the project.** In construction projects, there is a campaign for everyone to use water economically to create awareness in using resources with value. Additionally, reserve water tanks are provided to ensure an adequate supply of water for both consumption and usage, in order to prevent situations of insufficient water pressure or water shortages in emergencies.



5. **Reuse water in the reservoir.** In every construction projects of the Company, there will be a process to bring wastewater that has been properly treated to reuse within the new project, such as taking water from the treatment pond to water the trees, cleaning public roads, spraying to clean and wash car wheels before leaving the project, spraying water to prevent dust from spreading within the project area, which increases water use efficiency and reduces water drainage from the project into the public drainage system or and the sediment that occurs in the water reservoir will be used to adjust the area in the project.

Garbage, waste, and pollution management (GRI 306-1, GRI 306-2)

Waste management within the office

The Company gives importance to waste management, reducing waste generation within the office along with creating awareness and understanding among employees in the organization and those involved by setting up waste segregation point according to type and forwarding waste that can be recycled to be managed properly.

In addition, the Company has organized various activities and projects to create awareness and campaigned for employees to be aware of waste separation, reduce plastic use such as drinking water bottles and plastic bags to reduce waste, and forward items that are not used t to people in need to help society and also reduce the amount of waste.

This includes encouraging employees to share ideas on reducing resource wastage, optimizing resource utilization, and minimizing organizational expenses. This initiative aims to reduce waste and improve waste management by implementing practical measures, such as using double-sided printing to reduce paper consumption, discontinuing the use of plastic bottled water, and promoting the use of personal reusable cups in the workplace.

Origin Give separates waste to make the world a better place to live

Implementing waste segregation within the office by reducing the number of trash bins at individual desks, and instead, collecting waste in a centralized location with clearly marked bins. This approach aims to reduce mixed waste and simplify the collection process, saving time. Additionally, the Company has conducted awareness campaigns on proper waste segregation and the different types of waste, to educate employees and enhance their understanding.

In 2024, the Company collected data on waste generation, measured as waste per person within the headquarters. It was found that the total waste amounted to 22,863.5 kilograms, an increase of approximately 9.5% compared to the previous year (based on the average waste generation rate per person). This is higher than the set goal. The most common types of waste were food scraps, plastics, water bottles, and paper. To address this, the Company launched campaigns to reduce waste generation, raising employee awareness on reducing the use of resources and encouraging practices such as collecting and donating water bottles and caps for recycling. Additionally, the Company promoted the use of double-sided paper to reduce the amount of waste produced. The Company aims to reduce waste generation per person within the office by 5% by 2025, based on the baseline (2023).

Waste quantity	2022 (average/month)	2023 (average/month)	2024 (average/month)
Total waste (kg.)	31,623.12	24,685.56	22,863.5
Average waste generation rate per person (Back Office)	45.18 (~700 Person)	37.97 (~650 Person)	41.57 (~550 Person)

*คำนวณค่าจากการประเมินการเกิดขยะอัตราเฉลี่ยการเกิดขยะของบริษัทฯ ต่อคน

Origin Green Day…Green Market activity

The Green Market, a community fair organized by the Company, offers employees the opportunity to share or promote their side businesses or those of their families, providing an additional source of income. The event emphasizes reducing plastic use by encouraging minimal use of plastic bags, with participating vendors using eco-friendly or natural materials for packaging. Employees are also encouraged to use reusable cloth bags instead of plastic bags. Waste separation stations are set up throughout the event to encourage proper waste segregation. Additionally, employees are invited to exchange second-hand clothing or goods in good condition instead of discarding them, helping to add value to items and reduce waste. This initiative also allows employees to pass on items they no longer need to those who may benefit. The event typically attracts over 20 vendors and more than 150 participants per session.

The Sales Office Furniture Rotation Project

Issue a policy for rotating furniture between sales offices, utilizing furniture from sales offices scheduled for decommissioning or from model rooms when relocating to new sales offices. This initiative aims to reduce waste and costs. Additionally, planning for shared sales office usage across nearby projects will be implemented, incorporating flexible design solutions to minimize expenses and material consumption.

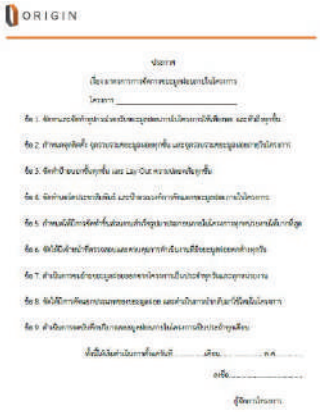
In addition to prioritizing waste management within its offices, the Company ensures that all residential projects handed over to customers are equipped with properly categorized waste bins in sufficient quantities, placed in appropriate, well-ventilated locations to facilitate effective waste separation. The Company also promotes waste segregation before disposal and, in 2024, launched a waste separation initiative in collaboration with property management teams to instill the habit of waste sorting among residents. This initiative aims to reduce waste, raise environmental awareness, and enhance the overall livability of the projects.

This includes various activities for residents, Origin also emphasizes the importance of zero waste and environmental conservation, integrating sustainability into every aspect of event planning and the materials used.

Waste and pollution management in construction projects (GRI 306-1, GRI 306-2)

The Company systematically manages garbage and waste in its business operations according to the 3 R principles (Reduce Reuse Recycle) and has an efficient waste sorting system along with creating awareness and participation with those involved. There are measures and guidelines for every construction project as follows:

1. **Waste management measures and guidelines within the project are announced for contractors.** The contractor's performance is continuously monitored by having safety departments randomly inspect compliance with the measures that the Company set regularly.


ORIGIN

2. **The waste and construction material installation point and collection point for have been determined in the project clearly,** orderly, and covered in an appropriate area. Waste is separated according to material type and recycled in order to reduce waste in the project.

3. **Create waste collection points on every floor of the building** to facilitate separation and moving

4. **Create waste separation public relations board within the project** and provide training on solid waste and construction waste management and storage time management to make all employees aware of the importance of waste separation.

5. **Collaborate with contractors to bring prefabricated material parts and assembled parts from the manufacturer to use in the project,** for example, prefabricated steel balcony railings. This can help reduce the time of cutting, grinding, welding steel, dust, as well as reducing waste that will occur. And for the waste that can be reused, the contractor will manage, dispose of or remove from the entire area once construction is complete.

6. **Arrange for personnel to inspect and control the residual waste collecting operation every day.**

7. **Waste management within workers' houses** to be sufficient for use in order to facilitate separation and cleanliness around the house.

8. The waste quantity table has been conducted and continuously monitor performance results.

ตารางแสดงปริมาณขยะภายในโครงการ.....

ประจำเดือน ตุลาคม ปี พ.ศ. 2566

สัปดาห์ที่	ขยะก่อสร้าง				ขยะบริโภค			หมายเหตุ
	กระดาษ (กก.)	เศษไม้ (กก.)	เศษเหล็ก (กก.)	เศษปูน (กก.)	พลาสติก (กก.)	ขวดแก้ว (กก.)	กระป๋อง (กก.)	
สัปดาห์ที่ 1								
สัปดาห์ที่ 2								
สัปดาห์ที่ 3								
สัปดาห์ที่ 4								
รวมทั้งหมด	0	0	0	0	0	0	0	

ฟอร์มกรอกปริมาณขยะในโครงการ

ตารางแสดงปริมาณขยะภายในโครงการ Plug & Play Srinakarin

ประจำเดือน ตุลาคม ปี พ.ศ. 2566

สัปดาห์ที่	ขยะก่อสร้าง				ขยะบริโภค			หมายเหตุ
	กระดาษ (กก.)	เศษไม้ (กก.)	เศษเหล็ก (กก.)	เศษปูน (กก.)	พลาสติก (กก.)	ขวดแก้ว (กก.)	กระป๋อง (กก.)	
สัปดาห์ที่ 1	5	40		200	20	25	10	
สัปดาห์ที่ 2								
สัปดาห์ที่ 3								
สัปดาห์ที่ 4								
รวมทั้งหมด	5	40	0	200	20	25	10	

ตัวอย่าง ปริมาณขยะโครงการ Plug & Play Srinakarin

9. Construction Waste Management

includes repurposing materials such as scrap metal, wood, and leftover concrete for new uses, such as creating dining tables for construction sites or repurposing used bottles into decorative plant pots. Excess concrete is transformed into useful items like sidewalk curbs, parking barriers, agricultural cement blocks, and benches, which are donated to nearby communities and schools in need through the CSR School Development Project, in collaboration with contractors. In the past year, donations were made to two schools: Map Ta Phut Municipal School in Rayong, which received 10 sets of chairs, and Wat Rat Pho Thong School in Samut Prakan, which received table and chair sets along with an agricultural garden for students. These schools were selected due to their proximity to the Company's construction projects.

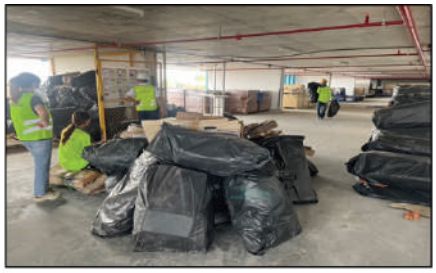
The Project Repurposes Leftover Concrete into Agricultural Planting Beds

The company has partnered with contractors to repurpose leftover cement from construction projects by turning it into tables and chairs for use in the projects and donating them to schools. Additionally, the cement was molded into blocks to create garden bed borders for agricultural projects at schools, providing another learning hub for students in agriculture.

As a result of this initiative in 2024, a total of 1.5 cubic meters of leftover cement were repurposed. The company delivered 5 garden beds (each containing 60 blocks) to Wat Rat Pho Thong School in Samut Prakan province, creating an agricultural learning center for students. This initiative has contributed to reducing CO_2 emissions by approximately 420 kilograms of CO_2 equivalent per year.

The Waste for Eggs Program

To promote proper waste segregation among workers, the Company has established a Waste Bank program, where waste can be exchanged for food and necessities. This initiative helps reduce living expenses while also supporting proper waste management and disposal.



This year, the Company has joined the Circular Economy in Construction Industry (CECI) collaboration group, applying the principles of Circular Economy in construction projects. This concept supports the efficient use of existing resources, reduces environmental impact, and plans for the reuse or recycling of materials to their original state, minimizing waste generation. The goal is to reduce resource consumption, support waste management, and promote the reuse of materials, ensuring sustainable and effective recycling. In 2024, the goal is to minimize waste in construction projects, maximize the reuse of materials, and recycle them for beneficial purposes, contributing to the community and society through social activities, as well as utilizing these materials during construction.

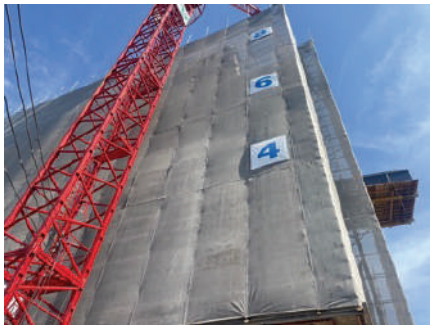
Air pollution management

The Company recognizes the importance of managing air pollution caused by dust from construction activities in accordance with legal requirements. Therefore, measures have been implemented to manage dust within the project, ensuring that contractors are

informed and strictly comply with these measures. Additionally, standardized tools are used for dust monitoring, recording, and regular monthly reporting. Dust levels within the project site and surrounding areas are measured and the results are compiled and reported to the Office of Natural Resources and Environmental Policy and Planning (ONEP) within the specified timeframe. Clear and visible project signage is displayed during construction, and processes are continuously developed and improved for efficiency. Regular inspection plans for related equipment are also in place.

During the year, the Company has measured environmental quality in the office and around the establishment at least once a month. It was found that the air quality standard, odor, and sound were within normal limits as required by law and there were no cases of chemical leaks from business operations. The project guidelines are as follows:

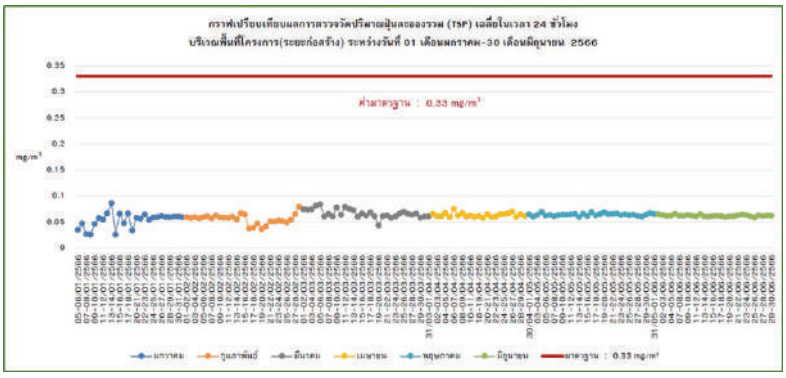
1. **Water spray around the project and the surrounding fence** to help reduce dust problem from spreading and having a negative effect on surrounding communities and in order not to cause air pollution that exceeds the specified standard.



2. **Spray the entrance-exit and sprinkle water on the areas within the project to reduce dust on a daily basis.** Additionally, the Company ensures that all material piles and trucks entering and exiting the project site are covered to prevent dust from spreading during transportation. A designated area for washing equipment, truck tires, building floors, around the building, and the area in front of the project is maintained at all times.

3. **Dust monitoring equipment has been installed both inside and outside the project site.** Additionally, machinery is regularly inspected to ensure it is in good working condition to prevent the release of toxic smoke into the air. Black smoke levels are measured, and air quality is monitored monthly. Measures to prevent and mitigate air quality impacts are continuously followed up on to ensure compliance with the standards set by the National Environmental Board. Dust measurements are taken for Total Suspended Particles (TSP), particulate matter of 10 microns or less (PM-10), carbon monoxide (CO), total hydrocarbons (THC), nitrogen dioxide (NO2), and sulfur dioxide (SO2).

Example of dust measurement report within the project and nearby areas



Example of gas measurement report within the project and nearby areas

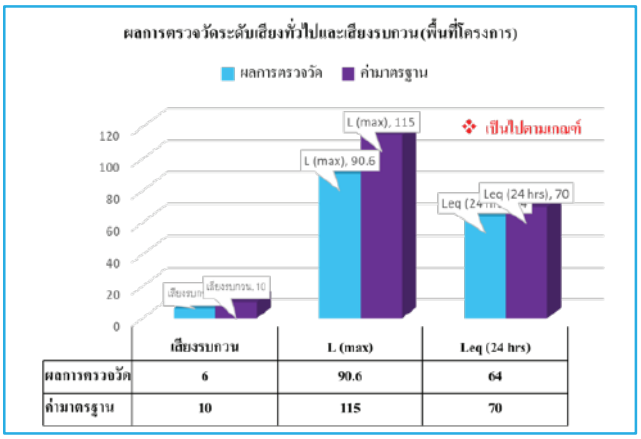
ข้อมูลการปล่อยมลพิษทางอากาศ เฉลี่ยรายโครงการก่อสร้าง ประจำปี 2567						
Project Site	TSP	PM 10	CO	NO	SO	THC
Plug & Play Sirindhorn	0.040	0.020	1.285	0.018	0.006	1.761
So Origin Phaholyothinl 69	0.046	0.024	4.178	0.015	0.004	1.994
Origin Plug & Play E22 Station	0.051	0.025	1.083	0.023	0.002	2.287
Origin Play Bangkhunnon	0.063	0.048	2.594	< 0.094	0.026	2.453
The Origin Sukhumvit - Praksa	0.042	0.030	3.404	< 0.094	0.025	0.000
Origin Place Bangna	0.055	0.044	1.280	0.000	0.024	2.453
So Origin Siriraj	0.043	0.018	1.097	0.014	0.004	1.364
The Origin Phahol 57	0.042	0.024	0.181	< 0.094	0.003	0.753
The Origin Bangkae	0.028	0.019	1.083	< 0.094	0.013	0.766
มาตรฐาน 1 ปี	≤ 0.10 mg.m^3	≤ 0.15 mg.m^3	-	-	≤ 0.10 mg.m^3	-

The Company has been monitoring air quality data from the Pollution Control Department and the Environment Office of Bangkok to stay informed about the air quality around the project site, including particulate matter levels of 2.5 microns or less (PM2.5). If the concentration level is at risk of exceeding the standard value of 37.5 micrograms per cubic meter, which may pose health risks, the Company will immediately take control and implement preventive measures. These include activities that use machinery and vehicles powered by diesel engines, such as construction material transportation, cutting, drilling, grinding, and polishing concrete surfaces that generate dust. The goal is to ensure that the dust levels do not exceed legal standards. In the past year, there have been no incidents of pollution exceeding the set limits. The Company has also set a goal to reduce air pollution from particulate matter of 2.5 microns or less to no more than 0.05 milligrams per cubic meter and aims for zero instances of air pollution exceeding the standard in the coming year, to improve the environment and prevent waste emissions.

Measures to Prevent Impacts on the Community and Neighboring Homes Resulting from Construction.

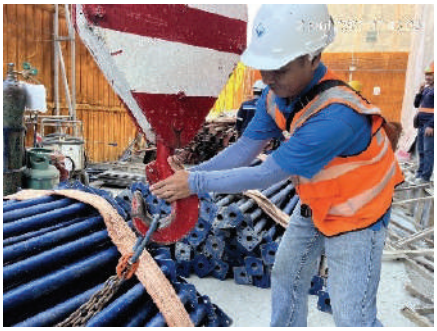
Noise Management

Standard tools and machinery are provided, along with equipment to reduce noise at the source. Personnel are assigned to closely monitor and control operations that generate loud noise at all times. Work hours are regulated, and clear guidelines for material transportation are established to minimize the impact on residents. Noise monitoring equipment is installed both inside and outside the project site to ensure that noise levels remain within the prescribed standard limits.



Falling and Flying Materials

Equipment is installed to prevent concrete splashes and paint from affecting neighboring houses. Lifting and transportation equipment for materials is regularly inspected. Skilled personnel are assigned to operate and supervise lifting and material handling equipment at all times to prevent potential hazards. Staff are also on hand to promptly address any impacts or complaints systematically, with regular surveys to inquire about concerns or assess damages.



Climate Change Management

The Company considers the issue of climate change, which has become more apparent in recent times. It is a global challenge that affects all sectors, especially in the real estate business, which is highly vulnerable to natural disasters and extreme weather. The focus on proper preparation and appropriate adaptation not only helps reduce risks and potential damage but also presents an opportunity for business growth in a sustainable manner. This begins with the development of innovations and business practices that are more environmentally friendly, aiming to become a low-carbon organization. To ensure the Company's climate change management is successful in achieving its goals, a governance structure has been established to clearly define the roles of the Chief Executive Officer and the Board of Directors in promoting, supporting, and monitoring the Company's environmental management. Additionally, the Company has taken a serious approach to assessing climate change risks to help reduce greenhouse gas emissions in all 3 scopes.

Management to reduce greenhouse gas problem (GRI 305-1, GRI 305-2, GRI 305-3)

The Company places importance on management to reduce greenhouse gas problem. It was found that the business activity that has the greatest amount of greenhouse gas emission is the use of electricity in the office and the use of vehicle fuel. The Company has set limit on the use of resources and energy that create reactions to release greenhouse gases according to the details as follows:

Direct Greenhouse Gas Emissions (Scope 1): These emissions are a result of combustion from moving sources, calculated based on the consumption of gasoline and diesel in company-owned vehicles (8 vehicles), as well as travel reimbursements for employees who use their private cars for business purposes. Additionally, this includes refrigerants and fire extinguishers installed at various office locations.

Indirect Greenhouse Gas Emissions (Scope 2):These emissions arise from electricity sourced from external providers and used within the company. The calculation includes electricity consumption at the headquarters of Origin Property Public Company Limited and 52 sales offices that were operational in 2024.

Other Indirect Greenhouse Gas Emissions (Scope 3): The company has assessed greenhouse gas emissions from other indirect sources related to its activities. These include the purchase of raw materials and services, the acquisition of fuel and energy used by the organization, transportation of materials into the organization, waste management, business-related travel (e.g., flights, public transportation), employee travel, and electricity usage by tenants in the Bearing office. After evaluating significant emission sources, the following categories were identified for reporting:

- The purchase of raw materials and services, which includes water and paper consumption within Origin Property Public Company Limited, as well as construction materials used in projects completed in 2024 (5 sites).

2024 Greenhouse Gas Emissions Report:

- Direct Emissions: 154 tons of CO_2 equivalent, accounting for 0.99% of total emissions.

- Indirect Emissions: 15,414 tons of CO_2 equivalent, accounting for 99.01% of total emissions.
- Total Greenhouse Gas Emissions: 15,568 tons of CO_2 equivalent per year.

The emissions data was verified by Bureau Veritas Certification (Thailand) Co., Ltd..

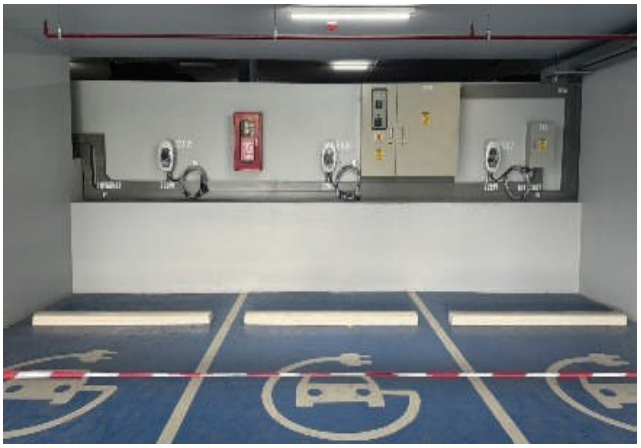
Direct greenhouse gases Scope 1	Indirect greenhouse gases Scope 2	Indirect greenhouse gases Scope 3
154	1,514	13,900
Total amount of greenhouse gas emission = 15,568 tons of carbon dioxide		

"Greenhouse Gas Emission Factor is in the process of being verified by Bureau Veritas Certification (Thailand) Company Limited."

In 2025, the Company has greenhouse gas emission reduction policies and guidelines in 3 scopes, both directly and indirectly, in order to reduce the amount of greenhouse gas emission to 5% from the base year.

Greenhouse gas emission reduction project

The company has installed 100% EV chargers in the common areas of condominium projects. In 2024, an additional 9 projects were equipped with 51 EV chargers, enhancing convenience for residents. This initiative also helps reduce the use of fossil fuels by encouraging the use of clean energy, making it more environmentally friendly.



Using environmentally friendly materials

The Company places importance on product quality, safety and the environment by supporting materials that are environmentally friendly. This is one of the guidelines that the Company used to develop the organization's energy efficiency and gave importance to supplier and contractor selection who give importance to choosing materials that are environmentally friendly. In 2024, the Company has purchased environmentally friendly products from certified agencies or have label that certifies that it is an environmentally friendly service product and save energy to use in the projects.

Examples of environmentally friendly materials used in 2024

1. **Ceramic tiles** used to make bathroom floors within the project to save natural resources and extend lifespan (Circularity) by reducing water use in the production process at least 25%, promote good hygiene (Well-Being) without Volatile Organic Compounds (VOC).
2. **insee wall** is 2 times lighter than clay brick, helping to save on the structure, soundproof, strong and be a thermal insulation 6 times better than clay bricks. Lightweight concrete with steam bubbles, quality class 4, type 0.7, the highlight of this product is that it made from recycled materials and free from toxins.
3. **Paints for Interior and Exterior of Buildings** The paint used is designed to support, innovate, and produced with "world-class quality standards." All selected building paints are certified with LEED (Leadership in Energy and Environmental Design) green building standards and WELL certification, which ensures a design for well-being in both physical and mental health. These

paints are also certified with the "Green Label" by the Thailand Environmental Institute, assuring buyers that the paints used in residential projects are free from toxic substances, formaldehyde, lead, and mercury. Additionally, the products are certified with the "Carbon Footprint of Products (CFP)" label, indicating the amount of greenhouse gas emissions throughout the product's life cycle, helping the project manage greenhouse gas emissions. The exterior paints are carefully selected to meet the "High-Efficiency Energy Saving Label", certifying that the building's wall paint has a solar reflection rate of up to 99.5% and a heat dissipation rate of up to 90%, making homes cooler by reducing indoor temperatures by up to 7 C* and saving energy by up to 36.8%.

In 2024, the Company has given importance to ordering products and choosing more environmentally friendly materials. The Company has made a policy together with its partners and contractors to choose green label products or products that have received quality certification that does not harm the environment. This year, the Company has purchased environmentally friendly materials, approximately 10% of total material use.

However, the Company has set a plan to choose more environmentally friendly materials. In 2025, it is determined to use environmentally friendly materials not less than 10% of all selected materials.

Biodiversity and increasing green space

The Company is well aware that business operations may directly or indirectly impact biodiversity. Therefore, the Company is committed to conducting business with environmental responsibility by assessing risks across all work processes to identify ways to prevent and reduce negative impacts on biodiversity. Additionally, the Company strives to create positive impacts in the areas it develops, both within the projects and surrounding areas, to enhance the environment and improve the well-being of communities. The Company adheres to environmental policies to ensure sustainable biodiversity management practices, including ecosystem and biodiversity management guidelines as follows:

- There is a guideline for managing the ecosystem and biodiversity in accordance with laws, regulations, and in alignment with the commitment to social, community, and environmental responsibility.
- Environmental impact assessments and reports on risks related to ecosystems and biodiversity are conducted using appropriate processes before, during, and after the project development, as required by law.
- Surveys and studies of the ecosystem are conducted, along with the care and conservation of plant and animal species within the surrounding ecosystem of the construction area. Management is carried out according to the Mitigation Hierarchy measures, which support the avoidance, reduction, restoration, and compensation of impacts when operating in areas with biodiversity.
- Materials or equipment used in construction are sourced from legally compliant production areas, not from regions with biodiversity issues, and efforts are made to reduce greenhouse gas emissions.
- Measures are implemented to manage the environment, biodiversity, and ecosystems to reduce negative environmental impacts throughout all development processes and business operations.
- Encourage employees and stakeholders to be aware of the ecological and biodiversity impacts of business operations, and cultivate a sense of responsibility among employees to participate within their capacity.

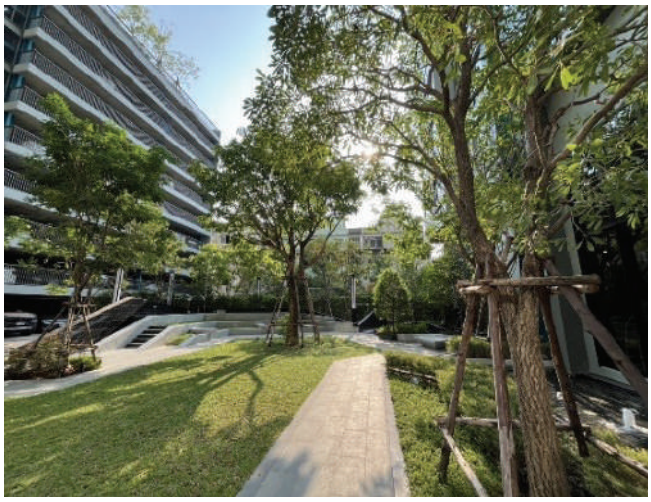
- Disclose and communicate the management of ecosystems and biodiversity, as well as the implementation measures, to stakeholders. Additionally, clearly communicate channels for whistleblowing and complaints to the community and society in the event of operations that may cause harm to ecosystems and biodiversity.

The Company is aware of the well-being of residents in the project and surrounding communities. To ensure that the project area contributes to the development of the environment and creates a good landscape, The Company has selected plant species that are not only beautiful but also help reduce heat and mitigate the impact of air pollution. In addition, the selected species can filter dust and capture carbon dioxide, improving the air quality in the project area and its surroundings.

In 2024, The Company completed the construction and delivery of 6 projects, with a total green area of 13,033.9 square meters and 673 trees planted. The green space in the projects accounts for 39.44% of the total area, which complies with the Environmental Impact Assessment (EIA) criteria. However, this figure is slightly below the goal set by The Company by 0.56%. This was due to the nature of the projects completed this year, most of which were small-scale projects with limited space, which resulted in a lower allocation of green space than originally anticipated.

Despite the limited space, The Company has prioritized selecting tree species with effective carbon dioxide absorption capabilities, such as the Rain Tree, as well as plants that contribute to ecological balance and aesthetics. This approach aims to create a pleasant environment and enhance the quality of life for residents, bringing them closer to nature.

For 2025, The Company remains committed to prioritizing green spaces in every new project it develops. The goal is for new developments to have a green space ratio of no less than 40%, reflecting its dedication to sustainable and environmentally friendly real estate development.



Project	Proportion of green space	Project area (square wa)	Green space (square wa)	Perennial plant (tree)
SO Origin Kaset Interchange	30.85%	3033.9	935.9	50
KnightsBridge Space Sukhumvit-Rama4	48.71%	2580.8	1257.0	74
Origin Play Sri Udom Station	28.52%	9940.0	2835.0	154
Origin Plug&Play Nonthaburi Station	49.91%	6058.4	3024.0	151
SO Origin Phahol 69 Station	34.04%	4800.0	1634.0	87

Project	Proportion of green space	Project area (square wa)	Green space (square wa)	Perennial plant (tree)
Origin Plug & Play Sirindhorn Station	51.63%	6485	3348	157
Total		32,898.1	13,033.9	673

- The company "does not have" any projects constructed in 2024 located in natural conservation areas or encroaching on conservation areas.
- The company "does not have" any complaints related to environmental impacts around the project area.

3.4 Sustainability management in the social dimension

3.4.1 Social policies and practices

The Company is committed to conducting its business with integrity and business ethics, emphasizing respect for human rights and fair treatment of all stakeholders, including employees, partners, and customers throughout the value chain. We adhere to a policy of conducting operations with fairness, free from all forms of discrimination, while actively promoting anti-corruption through clear and defined practices.

In terms of employee treatment, The Company ensures fair employment conditions, respects the right to organize, and provides appropriate welfare covering health, safety, and quality of life. For business partners, we support fair and transparent competition, offering all partners the opportunity to present products and services under the same standards, while also promoting the development of their potential to grow alongside the organization.

In terms of customer responsibility, The Company is committed to offering high-quality, safe products and services at fair prices. Additionally, we provide communication channels to listen to feedback from all stakeholders equally, using it to continuously develop and improve operations. We also ensure the protection of customer data with the highest security standards.

Social Care and Development Practices

- Committed to conducting business with ethics and responsibility towards society, communities, and the environment.
- Support the participation and development of community and social strength to ensure a good quality of life.
- Promote activities that create long-term benefits for society, communities, and the environment, in alignment with the Company's business operations.
- Support the conservation and restoration of environmental quality to create a natural balance.

Human Rights Due Diligence

The Company recognizes the importance of respecting human rights as a responsible real estate developer. It has carried out comprehensive Human Rights Due Diligence (HRDD) in strict accordance with the United Nations Guiding Principles on Business and Human Rights (UNGP). This action aims to prevent and mitigate human rights risks that may arise from business operations throughout the value chain, from project development to the delivery of residential units and post-sale services.

Human Rights Risk Assessment Across the Value Chain

The Company has conducted a comprehensive human rights risk assessment across all value chains of its business as follows:

Chain 1: Project Development and Design

In the project development and design phase, the Company places significant importance on conducting a comprehensive assessment of the impacts on the community and the environment. This process begins with the selection of the project location, ensuring that it does not adversely affect the way of life and well-being of the local community. The project design considers the

needs of all residents, ensuring that everyone can use the spaces equally.

The project layout prioritizes maintaining a balance between residential areas and green spaces. It also ensures the management of public utilities does not negatively impact neighboring communities, alongside the design of efficient water and waste management systems. Furthermore, an Environmental Impact Assessment (EIA) is conducted in accordance with legal requirements, along with an additional social impact assessment to comprehensively cover human rights considerations.

Chain 2: Sales & Marketing

In the Sales and Marketing aspect, the Company adheres to the principles of transparent and fair communication. It presents complete and accurate project information without distortion, enabling customers to make purchasing decisions based on real, truthful data. The pricing and payment terms are flexible and fair, taking into account the customers' ability to repay.

The Company places great importance on protecting customers' personal data by strictly complying with the Personal Data Protection Act B.E. 2562 (2019). It has a highly secure system for storing and processing data and has established a clear data usage policy. The Company will only use data for the purposes disclosed and for which the customer has given consent.

Chain 3: Green Procurement

Procurement is an important process that the Company places special emphasis on in terms of human rights. This begins with the selection of partners and contractors who operate in a manner that respects human rights. The Company conducts thorough background checks and reviews labor practices, especially regarding issues such as child labor, forced labor, and discrimination.

The Company has developed a Supplier Code of Conduct that covers human rights issues and requires all partners to acknowledge and adhere to it. Additionally, regular assessments of partners are conducted, including self-assessments and on-site inspections, to ensure that their operations comply with the human rights standards set by the Company.

Chain 4: Construction

Construction is a phase with high human rights risks, especially concerning the safety and occupational health of workers. Therefore, the Company has established strict safety measures, including mandatory safety training for all workers before starting work, provision of standard personal protective equipment, and the presence of safety officers at the construction site at all times.

In terms of employment conditions, the Company requires contractors to pay wages and benefits at a minimum as stipulated by law, provide hygienic accommodation, and ensure the well-being of workers is properly cared for. Regular inspections are conducted to ensure compliance with labor laws.

Chain 5: Deliverable & Service

In the handover and after-sales service process, the Company emphasizes delivering quality and safe residences. A thorough quality inspection is conducted before delivery, and comprehensive warranties are provided. There is an efficient complaint management system in place, and issues are addressed quickly and fairly.

Impact Management

Although the Company has not encountered any cases of human rights violations in the past, it has prepared for managing potential impacts. A clear remediation and impact mitigation plan has been developed, with a reserved budget allocated for these actions. Additionally, individuals responsible for managing issues at each level have been designated.

Monitoring and Reporting

The Company has a systematic monitoring and evaluation process for its human rights practices. Regular monthly meetings of the Human Rights Working Group are held, with quarterly reports submitted to the executive committee. An annual report is also

prepared and made publicly available. Furthermore, the Company's human rights policies and practices are reviewed and updated annually to ensure they remain aligned with changing circumstances and evolving international standards.

Future Action Plan

The Company is committed to continuously improving its human rights practices. The future action plan includes elevating operational standards across all value chains, enhancing the monitoring and evaluation systems for greater effectiveness, and fostering collaboration with business partners to promote respect for human rights throughout the entire supply chain.

The Company will continuously conduct training and develop the capabilities of employees and partners to raise awareness and understanding of human rights issues. This includes the use of technology and innovation to manage risks and monitor performance, ensuring that the Company's operations align with international standards and effectively meet the expectations of stakeholders.

3.4.2 Social Performance Results

Human Resource Management

(1) Employees and Workers

The Company adopts an Origin Culture approach to human resource management, focusing on Ownership, Professionalism, and Friendliness. This approach encourages employees to express their ideas and fully develop their potential.

The Company recognizes that its employees are the heart of driving the organization toward sustainable success, especially in an era of rapidly changing technology and consumer behavior. Therefore, we focus on developing employees' potential alongside building a strong organizational culture, promoting engagement, and providing opportunities for employees at all levels to fully express their creativity.

In 2024, the Company reviewed and improved its organizational culture (Core Values) to align with its vision and business strategy, through a participatory process involving employees at all levels, to ensure understanding and tangible implementation. The five core values are as follows:

1. **Customer Empathy** Deep Understanding of Customers: Encouraging employees to understand the needs and expectations of both internal customers (fellow employees) and external customers, in order to deliver experiences that exceed expectations.
2. **Goal Synergy** Unifying Goals as One: Fostering collaboration between departments, combining teamwork, and working towards a shared organizational goal.
3. **Quality Crafted** Excellence in Quality: Instilling a mindset of meticulous work, paying attention to every detail, to create the highest quality results.
4. **Innovative Creativity** Creativity and Innovation: Encouraging employees to think boldly, take action, and present new ideas, while supporting the development of innovation in all aspects.
5. **Sustainable Responsibility** Driving with Sustainability: Instilling a sense of responsibility towards society and the environment, fostering business growth alongside sustainable development.

To ensure that the organizational culture is effectively implemented, the Company has developed a variety of plans and activities, such as practical training workshops, innovation project competitions, and recognition for employees who serve as good role models. Additionally, the Company has introduced the concept of dividing employees into 5 Houses based on the organization's Core Values. Each House plays a role as a leader in creating activities and conveying ideas that align with the Core Value it is responsible for. Establishing the Houses not only promotes a deeper understanding of the organizational values but also encourages cross-departmental knowledge exchange and fosters employee engagement through creative activities. The Company is confident that developing employees alongside strengthening the organizational culture will serve as a fundamental foundation for driving the organization toward long-term sustainable success.

Each House is designed as a space for learning and experience sharing, with regular and continuous activities organized to foster understanding of the organizational values in diverse formats. These include practical training workshops, discussion sessions for exchanging opinions, and recreational activities that incorporate learning, such as game competitions, team-building activities, and joint celebrations of successes. The operation of the 5 Houses also emphasizes building connections among members through activities that provide opportunities for employees to get to know each other better, exchange perspectives, and share their work experiences. Additionally, they collaboratively brainstorm new ways to apply the organizational values to their daily tasks. These strong relationships among members not only help create a warm work atmosphere but also facilitate effective knowledge exchange and cross-departmental collaboration.

The organization of activities in the House format also reflects the importance given to employee feedback. According to the survey results, it was found that large-scale corporate events may not fully meet employees' needs, as the size of the event prevents thorough interaction among staff. Therefore, the Company adjusted the format to hold events at the House level instead, which received excellent feedback from employees. This is because each House member had the opportunity to design the event theme, plan recreational activities, and create games that align with the group's interests. As a result, the atmosphere of the events was filled with fun and warmth, allowing employees to engage in the activities fully and fostering stronger relationships among the members. The success of this event format not only demonstrates the effectiveness of the House system but also highlights the Company culture's focus on listening to and genuinely responding to employees' needs.

Employment (GRI 401-1, GRI 401-2, GRI 401-3)

Recruitment and Selection of Personnel

The Company emphasizes the recruitment and selection process based on five key human resource principles:

1. **Merit System:** Emphasizing integrity and suitability.
2. **Competency:** Considering the skills and potential required for the position.
3. **Equality:** Providing equal opportunities to all candidates.
4. **Opportunity:** Open to individuals with potential for development.
5. **Security:** Building confidence in growing together with the organization.

The Company focuses on creating a fair, transparent, and systematic recruitment process, adhering to the principles of equality and non-discrimination based on age, gender, race, religion, or skin color. This approach ensures the selection of capable personnel who are well-suited for the organization and can grow sustainably alongside it.

The Company's recruitment process is designed to cover the assessment of knowledge, skills, and attitudes. For each position, there are specialized tests relevant to the job requirements, such as foreign language proficiency tests for positions that require interaction with international clients, programming ability tests for positions in the Information Technology department, or presentation skills tests for sales positions. In addition to evaluating professional competencies, the Company also uses the DISC personality assessment tool to analyze behavioral patterns and working styles of candidates. This ensures that the selected personnel will be able to work happily and effectively with their teams, in alignment with the Company's organizational culture and the five core values.

The Company has established clear standards and guidelines for interviews to avoid decisions that may be influenced by personal feelings, biases, or prejudices. Standardized evaluation forms are used, covering knowledge, experience, skills, and attitudes. Each interview is conducted by an interview panel consisting of at least one supervisor from the relevant department to ensure that the evaluation is comprehensive and fair.

Furthermore, during the hiring interviews, there are clear individual evaluation criteria to provide a comprehensive and fair comparison of each candidate. Each evaluation is conducted with the involvement of more than one department head related to the position to support the decision-making process for hiring each candidate.

The Company places great importance on the principles of equality, humanity, and the absence of any form of illegal labor. Employment practices are conducted with transparency and in full compliance with all labor laws, including probation assessments, working hours, benefits, holidays, and other legal requirements. All employees will have a signed employment contract for their work

ผลการทดสอบทางจิตวิทยา (DISC)

ข้อ	คุณลักษณะ	
1	ชอบการแข่งขัน	X
	ละเอียด รอบคอบ	
	ชอบที่จะได้พูดคุยกับผู้คน	
	ชอบ อ่าน ข้อมูล มากกว่า ฟัง การอธิบาย	
2	สร้างความสนิทสนมกับคนที่เพิ่งรู้จักกันได้เป็นอย่างดี	
	ตรงไปตรงมา ไม่อ้อมค้อม	
	มีระบบ ระเบียบในการทำงานอย่างชัดเจน	
	ยึดถือข้อเท็จจริงเป็นที่ตั้ง	X
3	มีวินัย รับผิดชอบในตัวเองได้	X
	หงุดหงิดง่าย แต่ไม่เคยติดใจเอาความกับใคร	
	เปิดเผยเป็นมิตร	
	คิดวิเคราะห์ข้อมูลอย่างรอบคอบ ก่อนที่จะตัดสินใจใดๆ เสมอ	
4	ตัดสินใจเร็ว	X
	ไม่ชอบการยึดถือกฎระเบียบอย่างเคร่งครัดจนเกินไป	
	ไม่ชอบการเปลี่ยนแปลงอย่างทันทีทันใด	

ข้อ	คุณลักษณะ	
11	ชอบการเตรียมความพร้อมล่วงหน้า	
	ชอบที่จะสื่อสารด้วยการพูด มากกว่า เขียน	
	ชอบการทำงานเบื้องหลังมากกว่าเบื้องหน้า	
	ชอบริเริ่มโครงการใหม่ๆ ไม่ชอบทำตามแบบแผนเดิมๆ	X
12	ต้องการแผนงานที่ชัดเจนก่อนที่จะเปลี่ยนแปลงอะไร	
	วิเคราะห์ เปรียบเทียบผลได้-ผลเสียก่อนที่จะตัดสินใจเสมอ	X
	มีความสามารถในการโน้มน้าว จูงใจผู้อื่นให้คล้อยตาม	
	กล้าเรียกร้องสิทธิของตนเอง	
13	มักให้ความสำคัญกับความรู้สึก มากกว่า เหตุผล	
	มักใช้หลักฐาน ข้อมูลเป็นที่ตั้งในการตัดสินใจ	X
	มักใช้ผลสำเร็จของงานเป็นที่ตั้งในการตัดสินใจ	
	มักใช้จุดยืนของตัวเองเป็นที่ตั้งในการตัดสินใจ	
14	ชอบการวิพากษ์ วิจารณ์เพื่อปรับปรุงสิ่งต่างๆ	
	สนุกกับการทำงานที่ยากหรือไม่เคยทำมาก่อน	
	ชอบการทำงานเป็นทีม มากกว่า การทำงานคนเดียว	X

In 2024, the Company employed a total of 1,470 staff members, including permanent and contract employees. Among them, 883 are female employees, accounting for 60%, and 587 are male employees, accounting for 40%. The details are as follows:

Divided by job level as follows:

Employee level	male (person)	female (person)	Total (%)
Officer - Assistance Manager	404	703	1,107 (75%)
Manager - Senior Manager	110	130	240 (17%)
AVP - VP	41	37	78 (5%)
SVP - CEO	32	13	45 (3%)
รวม	**587**	**883**	**1,470 (100%)**

Divided by age group as follows:

Age range	Male		Female		Total	
	Number	%	Number	%	Number	%
Under 30 years	284	19.1%	556	38%	840	57.1%
31 - 45 years	241	17%	302	20%	543	37%
46 - 55 years	60	4.1%	22	1.5%	82	5.6%
Over 56 years	2	0.1%	3	0.2%	5	0.3%
Total	**587**	**40.3%**	**883**	**59.7%**	**1,470**	**100%**

Additionally, this year, 579 employees voluntarily resigned (Turnover rate), representing 38.67%. Of these, 215 were male employees, accounting for 14.36%, and 364 were female employees, accounting for 24.31%.

The Company values the promotion and support of the quality of life for people with disabilities in Thai society. Although currently the Company does not directly employ people with disabilities (the number of disabled employees is zero), the Company demonstrates its social responsibility by contributing funds to the Fund for the Promotion and Development of the Quality of Life of People with Disabilities under the Persons with Disabilities Empowerment Act B.E. 2550 (2007) and its amendments, strictly adhering to the 100:1 ratio.

The support aims to promote opportunities for the development of the potential and employment of people with disabilities, encouraging them to be self-reliant, earn an income, and live with dignity. It also helps reduce the burden on families and society in caring for people with disabilities, while supporting their participation in the economic development of the country. Furthermore, it promotes the creation of an equal society and opens opportunities for everyone.

The Company believes that supporting through this fund will play a part in driving Thai society towards becoming an open society that provides opportunities for everyone to fully demonstrate their potential, which will lead to the stable and sustainable development of the country.

Compensation Setting and Management

The Company has a comprehensive and fair compensation management policy, designing a system that can attract, retain, and motivate employees to perform at their full potential. The Company's compensation system is divided into three main categories: direct monetary compensation, indirect monetary compensation, and non-monetary compensation.

1. **Direct Monetary Compensation:** The Company has established a salary and compensation structure that is in line with the labor market and industry standards, along with commissions for employees in relevant roles. Additionally, The Company has a policy of considering annual salary increases and bonuses based on performance evaluation using Key Performance Indicators (KPIs) aligned with organizational goals, combined with a review of the Company's performance. This ensures that employees receive compensation that is appropriate for their dedication and job performance

2. **Indirect Monetary Compensation:** The Company manages to include benefits and welfare programs that meet employees' needs, such as social security in accordance with the law, medical expenses, health and life insurance, as well as paid leave entitlements. These benefits are designed to provide stability and peace of mind for employees.

3. **Non-Monetary Compensation** is provided through various recognition programs aimed at boosting morale, motivation, and job satisfaction. These include the Employee of the Year Award, held annually to honor outstanding employees, the Origin Star Award, given to employees with exceptional performance each quarter, and the Congratulations Ceremony for employees praised by clients. These awards apply to both support (Back Office) and operational (Front Office) employees.

The management of these various forms of compensation reflects the Company's commitment to creating career stability and advancement opportunities for employees, leading to the retention of quality personnel and the sustainable development of the organization.

Employee Training (GRI 404-1, GRI 404-2)

The Company recognizes that employees are the most valuable resource in driving the organization towards sustainability. Investing in employee development is therefore a long-term investment that yields returns both in terms of work efficiency and organizational growth. In 2024, The Company focuses on developing specialized skills tailored to job positions and job functions, aiming to enhance expertise that aligns with business needs. This allows employees to fully utilize their knowledge and abilities, leading the organization to achieve its business goals, open opportunities for career advancement, and grow alongside the organization's success. Additionally, The Company emphasizes the development of competencies in various areas that help employees improve teamwork, social skills, systematic problem-solving, and effective communication, enabling them to work harmoniously with others and foster leadership skills for future leaders.

For the employee development program, The Company has provided courses derived from two sources:

1. **Derived from the Annual Performance Evaluation, Employee Job Performance, and Specific Skills.**
   The results of the performance evaluation, along with the specific skills required for each department, are analyzed to determine suitable projects or training programs that will be beneficial to improve work efficiency and enhance overall performance.

   Course Examples

   The Beyond Construction Academy (BCA)
   advanced construction development program enhances the working standards of the Project Management and Site Engineer teams, which are crucial in controlling construction quality. This course covers all the necessary knowledge, from construction law, construction standards, to procurement regulations. The assessment through pre-tests and post-tests allows the Company to track individual employee development and use the data for effective development planning. The knowledge gained by

employees also contributes to improved project management efficiency, enabling the delivery of projects an average of 15 days faster per project.

Cracked Wall Training Course

Based on the performance evaluation of the service and repair work of the Home Care department in 2023, the Company analyzed the results and developed a specific training course. This course aims to enhance the skills in service work and basic repairs for building technicians and the Home Care team to address minor issues for residents, reduce delays, and minimize complaints about waiting times for repairs. Additionally, it serves to improve employee capabilities. The training session was attended by 48 employees, with an average Pre-Test score of 9 and a Post-Test score of 15.

2. Derived from Surveys on Employees' Expectations and Needs.

The Company has conducted an annual survey to enhance employee potential in order to analyze the skill requirements for each profession and Soft Skills. Based on the survey results, development strategies have been designed to align with the specific needs of employees, in addition to the specialized skills required for their job. Examples include the use of AI to improve work efficiency, knowledge of marketing and real estate, negotiation, and communication skills, among others.

Examples of Courses Conducted in 2024

1. The Executive Coaching Program: The Company has invited a consultant with over 40 years of experience and is recognized in the business world, to serve as a one-on-one coach for top management. This coaching approach has created significant changes in the development of strategic thinking, decision-making, and situational assessment skills. As a result, the executives are able to formulate organizational strategies accurately and appropriately in response to changing circumstances. Additionally, it helps the executives discover and develop their hidden potential, enabling them to manage challenges more effectively. The program also enhances communication skills and understanding with subordinates, while reducing internal conflicts and fostering a strong organizational culture.

2. Upskill We Strong Course: The Company has developed a course to enhance employees' knowledge and understanding of key issues that impact business operations with good governance. The course covers three main topics essential for operations in the current era, including Personal Data Protection (PDPA), Business Ethics, and Risk Management.

Regarding PDPA, the course focuses on creating an understanding of the Personal Data Protection Act and the correct practices for managing personal data of customers and stakeholders. This helps reduce the risk of legal violations and builds trust with service users, resulting in a significant reduction in complaints regarding the management of personal data.

Regarding business ethics, the course instills values and best practices in conducting business, covering areas such as anti-corruption, preventing conflicts of interest, and treating stakeholders fairly. Training in this section uses real case studies and experience sharing, allowing employees to apply these lessons in real-world situations.

For risk management, the course enhances understanding of identifying, assessing, and managing risks in business operations, including operational, financial, and reputational risks. Employees learn tools and techniques for risk management, as well as how to develop contingency plans for emergencies.

The tangible results from this course are reflected through key performance indicators, such as a PDPA compliance rate of 98%, a 75% reduction in ethics-related complaints, and improved ability to identify and manage risks effectively. As a result, the Company has been able to maintain high corporate governance standards and build trust among all stakeholders.

The continuous investment in employee development has generated valuable returns in multiple dimensions, including financial benefits, measured by the increase in revenue and reduction in costs. The development of the organization is reflected in innovations and more efficient work processes. Additionally, the knowledge and skills acquired by employees help build trust with customers and business partners, which is a key foundation for the sustainable growth of the organization.

In 2024, the Company organized 60 training courses for employees to enhance their skills and potential, totaling 29,971 hours. The average number of training or knowledge development hours per employee was 20.3 hours per person per year, which met the Company's goal of developing employees with 20 hours of skill enhancement per person annually. In 2025, the Company aims to maintain the goal of 20 hours of skill development per person per year. Additionally, more courses will be designed to develop knowledge and skills in specific fields and professions to enhance employee effectiveness. There will also be an increase in activities that promote both emotional well-being and knowledge skills, which will foster stronger organizational engagement and contribute to the success of the organization's goals.

Safety, occupational health, and working environment management (GRI 403-2, GRI 403-3, GRI 416-1)

The Company has safety, occupational health and working environment of the organization management regularly and efficiently by setting measures to protect and take care of all employees' safety in the organization and having preparation measures in various areas to facilitate employees in performing their jobs in order to be appropriate for the situation and in accordance with business operations nature. This is to help reduce risks and potential impacts on stakeholders and the business such as preventing injuries that may occur from work and helping reduce costs from interruptions from work accidents. The Company therefore aims to create and give importance to maintaining safety, occupational health, and good working environment standards in order to create well-being for employees, contractors, and relevant stakeholders during work. With the determination to be an organization with no accidents from work, the Company has therefore established the Safety, Occupational Health and Working Environment Committee and safety, occupational health, and working environment policy as an operational framework.

Employee's health and safety care in the work environment

The Company places the highest importance on the health and safety of all employees, striving to create a safe working environment and promote a good quality of life for employees. Under the policy of "Good Health, Safety First," the Company has developed a comprehensive occupational health and safety management system, along with allocating sufficient resources and budgets to care for the health and safety of its employees.

In terms of safety management, the Company has developed a risk assessment system and emergency response plans covering all operational areas. Regular emergency drills are conducted, and safety measures are continuously reviewed and updated to ensure their effectiveness. As a result, in 2024, the Company experienced no incidents leading to injury or death, resulting in aLost Time Injury Frequency Rate (LTIFR) of zero for both employees and contractors, reflecting the effectiveness of the strong safety management system.

Employees

Regarding healthcare, the Company provides comprehensive health benefits that exceed standard provisions. These include annual health check-ups, group life and health insurance, as well as exclusive health care benefits for employees, such as dental expenses, eyewear, and medical treatment costs not covered by the group life insurance. This holistic healthcare policy ensures that employees can be confident they will receive the best possible care in all situations. The success in managing the health and safety of employees is not only reflected in the zero injury rate but also in the reduced absenteeism rate and the high employee satisfaction with the health benefits. All of these reflect the Company's commitment to creating a safe working environment and promoting a high quality of life for all employees.

The Health Clinic Project

The Company prioritizes the holistic health of its employees, encompassing both physical and mental well-being. This initiative aims to enhance employees' quality of life and ensure they can perform their duties efficiently. To achieve this, the Company provides comprehensive annual health check-ups, including screenings for critical diseases. Additionally, health trends among employees are analyzed to develop appropriate preventive and health promotion strategies.

In addition to physical health care, the Company recognizes the importance of mental health, especially in the face of increasing social and workplace challenges and pressures. To support this, the Company provides mental health counseling services by specialized psychiatrists. Employees can choose to receive consultations either through in-person sessions (Offline) or via an online platform (Online), based on their convenience and individual needs. There is no pressure in selecting the preferred method of service.

Both service formats are conducted under strict confidentiality and privacy principles, ensuring that employees feel safe and comfortable when seeking consultations. This initiative reflects the Company's commitment to fostering a work environment that prioritizes employees' overall well-being. It also encourages employees to take appropriate care of their mental health.

Health Insurance that Meets Employee Needs

The Company is committed to enhancing its health insurance benefits to truly meet employees' needs. To achieve this, an in-depth study and analysis have been conducted based on annual health check-up results and medical expense reimbursement statistics from the group insurance plan in 2023. This approach helps the Company understand employees' illness patterns and healthcare requirements more effectively.

Based on this analysis, the Company has negotiated and co-designed a new health insurance plan with leading insurance providers. This enhanced plan expands coverage to include essential treatments that align with employees' modern lifestyles. Notably, it offers additional coverage for alternative treatments and preventive healthcare—areas often excluded from standard insurance policies. These include physiotherapy, cupping therapy, acupuncture, migraine treatments, and mental health services such as stress therapy and insomnia management.

This enhancement of health insurance benefits reflects the Company's commitment to holistic employee well-being. It also demonstrates the Company's dedication to continuously improving its benefits to stay modern and effectively meet the evolving needs of its employees.

The Company also pays close attention to the cleanliness of employees' workspaces, as a clean and pleasant work environment leads to happier and more productive employees. Each morning, the office is thoroughly cleaned before work begins. Employees' desks are regularly disinfected every week to reduce the risk of infection in high-touch areas. Additionally, disinfectant spray is used at the headquarters, and high-risk areas, such as kitchens, restrooms, and trash disposal points, are carefully maintained. Housekeeping staff ensure cleanliness is consistently upheld to prevent the accumulation of germs that could impact health. Furthermore, the Company organizes a Big Cleaning Day every six months, allowing employees to take part in improving their work environment and participate in a CSR activity by donating unused items to others.

Additionally, the Company promotes employee engagement and retention to ensure continuous business growth. Beyond focusing on occupational health and a positive work environment, the Company also encourages employees to maintain good mental health and well-being for optimal performance. As part of this, the Company provides both basic and additional benefits for employees, such as:

- Provides a special day off during the employee's birthday month, once per year,
- paternity leave benefits, allowing male employees to take 10 days off to care for their newborn child,
- providing cash rewards as motivation and encouragement for employees who achieve their performance goals, along with other special cash rewards.

- The Company provides assistance to employees on various occasions, such as support for childbirth, gift baskets for employees hospitalized, and financial assistance in the event of natural disasters.
- The Company offers scholarship opportunities for employees with potential to pursue a Master's degree.
- The Company organizes bi-annual company parties and various activities on special occasions to add vibrancy, foster connections within and between departments, create a positive atmosphere, and help employees relax and relieve stress from work. These activities include New Year's celebration gatherings, special day events, monthly happy hour sessions to spread joy among employees, and the ORIGIN CLUB a club for employees to engage in activities together such as board games, sports, and hobbies. This initiative encourages interaction and helps employees get to know each other better across departments.

Employee Engagement Assessment with the Organization

The Company values listening to feedback from employees and has conducted an Employee Engagement Survey that covers employees at all levels and departments. The data and suggestions gathered from this survey are used to improve and develop policies and human resource management practices, ensuring they truly meet the needs of employees.

The survey consists of five main categories that reflect key factors in building employee engagement with the organization, including:

1. Work Environment: Assessing the suitability of the workplace, equipment, and facilities.
2. Sense of Belonging and Connection to the Organization: Measuring the level of pride and the feeling of being part of the organization.
3. Opportunities for Career Growth and Organizational Stability: Assessing confidence in career progression and the future of the organization.
4. Communication and Organizational Culture: Measuring the effectiveness of internal communication and its alignment with the organizational culture.
5. Relationships and Trust with Supervisors: Assessing the quality of relationships and support from supervisors.

In the assessment, the Company uses a 4-level rating scale: 4 = Very High, 3 = High, 2 = Moderate, and 1 = Very Low. This approach ensures clear data collection that can be effectively analyzed quantitatively.

In addition to quantitative assessment, the Company has designed open-ended questions that allow employees to freely express their opinions and needs on three key areas. This approach emphasizes a deep commitment to listening to employees' feedback, as follows:

1. Support Needed to Enhance Work Performance: The Company provides employees with the opportunity to specify what they need to improve their work efficiency, such as equipment, tools, training, or other forms of support. This information allows the Company to allocate resources that directly address employees' real needs and helps eliminate work barriers that may not be identified through closed-ended assessments.

2. Suggestions for Organizational Change and Development: Employees are encouraged to provide feedback on changes they would like to see in the organization, whether related to policies, work processes, organizational culture, or management practices. These suggestions are invaluable as employees are closely involved in the day-to-day operations and can identify opportunities for improvement that the executives may overlook.

3. Personal Development Plans and Future Goals: The Company values understanding employees' career goals and expectations by providing an opportunity for them to share their personal vision, self-development plans, and career aspirations. This information enables the Company to plan employee development and career progression paths that align with the individual needs of each employee.

Collecting data from these three open-ended questions provides the Company with valuable insights, which lead to organizational development that truly meets employees' needs. The Human Resources department analyzes and categorizes all the data, then presents it to senior executives to develop plans for improvement and organizational growth. This process reflects the Company's commitment to valuing the voices of employees at all levels and its dedication to sustainable development based on employee participation.

In 2024, the employee engagement level with the organization was 82%. The results of the survey and all feedback will be thoroughly analyzed to develop plans for improvement that address employees' needs. This will help create a better work environment and strengthen the bond between employees and the organization. In 2025, the Company aims to enhance employee relationships within the organization through efforts in all areas, including work, safety, environment, internal activities, and benefits. The goal is to improve employee engagement, ensuring that employees are happy and remain with the organization, with a target engagement level of no less than 80%.

Employee Safety

For managing safety for employees working in the back office, the Company prioritizes creating a safe and hygienic work environment. This is done through a systematic approach that covers all aspects of safety. This includes conducting annual fire evacuation drills twice a year, allowing employees to familiarize themselves with evacuation procedures, escape routes, and the use of basic firefighting equipment. These skills are crucial for handling emergencies effectively.

Additionally, the Company organizes regular occupational health and safety training sessions to raise awareness and cultivate a safety culture in the workplace. It also conducts systematic risk assessments to identify and prevent potential hazards in the work environment. In terms of physical workspace conditions, the Company has invested in ergonomically designed office furniture, particularly adjustable chairs and desks, to ensure they are suitable for each employee's body type. This helps reduce the risk of injury from improper working postures. Furthermore, standardized lighting systems have been installed to protect employees' eyesight and improve work efficiency. Although the Company does not have its own medical room, it provides employees with access to the building's medical room, which is fully equipped with necessary medical tools and supplies. The medical staff is available to provide care in case of illness or to assist with basic medical emergencies.

This comprehensive and continuous approach to safety has allowed the Company to maintain high safety standards in the workplace, as reflected in the low accident rates in the office and the high employee satisfaction with the work environment.

Partners, Contractors

The Company has established strict safety standards for work operations and enforces them with both employees and contractors to ensure compliance with relevant laws and regulations. All employees and workers are provided with a suitable working environment, with the aim of reducing accidents and preventing negative impacts on the health and well-being of employees and contractors. The goal is to elevate workplace safety standards, as the Company recognizes the importance of fostering a safety-conscious culture as part of work success. It is also essential for achieving sustainable workplace safety, making it a constant element in the Company's work mindset.

Guidelines for Implementation

- Regular inspections of hygiene and safety in the workplace are conducted to ensure a safe environment. Additionally, the use of safety equipment by employees in the work areas is promoted and monitored.
- No negligence or disregard is allowed for any actions or shortcomings in the workplace that may pose a safety risk to employees.
- There are measures or plans in place to effectively respond to various emergency situations.
- Training is provided to employees to enhance their knowledge and understanding of safety measures and emergency plans, ensuring that they can act correctly and promptly in the event of an accident or any abnormal situation.
- Actions to be taken in emergency situations or abnormal circumstances are clearly defined to ensure a swift and effective response, prioritizing the safety and well-being of all employees.
  - All incidents and complaints related to occupational health and safety in the operations between partners and the Company are accurately recorded based on the facts. These incidents are consistently reported on a regular basis.
  - Accident statistics and the number of injured employees during the Company's operations are systematically recorded and maintained. The data is readily available for reporting to stakeholders, ensuring transparency in the Company's occupational health and safety performance.

The Company has appointed professional safety officers to oversee the safety of employees in both the office and the field. The Company also collaborates with partners and contractors to establish joint standards for hygiene and safety. Furthermore, the Company works to instill attitudes and understanding of safety management at all levels of employees, ensuring that everyone is informed about safety, occupational health, and environmental issues, both from internal departments and external agencies. To prevent workplace accidents, clear and actionable guidelines are in place for emergency or hazardous situations. Communication and understanding of

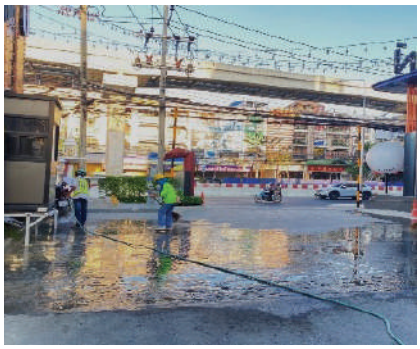
policies and practices are strictly maintained. Monthly safety meetings are held, and new employees receive training before starting work. Additionally, safety promotion activities are conducted to cultivate safety awareness among workers and contractors on the project, leading to cooperation in controlling, managing, and strictly adhering to safety practices, ensuring confidence that in the event of an emergency or accident, proper measures will be taken.

The Company conducts basic fire safety training and drills at construction projects, with topics covering fire suppression plans and methods, fire evacuation plans and procedures, search and rescue of victims, and basic first aid. Additionally, safety and occupational health training meetings are held regularly, along with weekly Site Walk activities to inspect unsafe working conditions across all projects. Each week, these sessions focus on regulations and project-specific safety measures, such as safety when working at heights, machinery safety, dust control within the project, proper tool usage, welding and cutting safety, wearing PPE, safety when using scaffolding, waste disposal and sorting, demolition safety, and noise-related work safety. This year, a total of 10 projects have been trained, with 989 participants in total.

Including the provision of accident prevention equipment at the project site, such as tarpaulins to prevent falling materials, mesh sheets to prevent dust, safety guardrails, and sheet piles to prevent soil erosion.

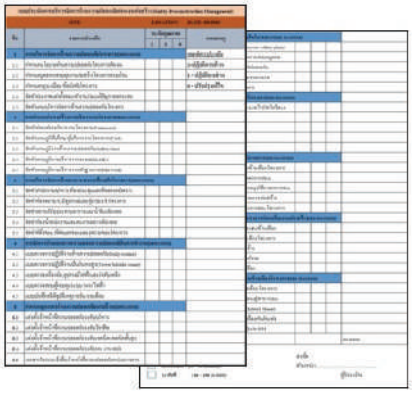
Regular cleaning is conducted both inside and outside the project site, with designated waste collection points. Additionally, safety

equipment is installed, alarm systems are set up, and designated areas for storing flammable materials are provided.



In terms of epidemic diseases, a plan for preventing and controlling the spread of various diseases has been developed and communicated to the labor force for awareness and adherence to prevent outbreaks. Additionally, safety activities are evaluated regularly every month.

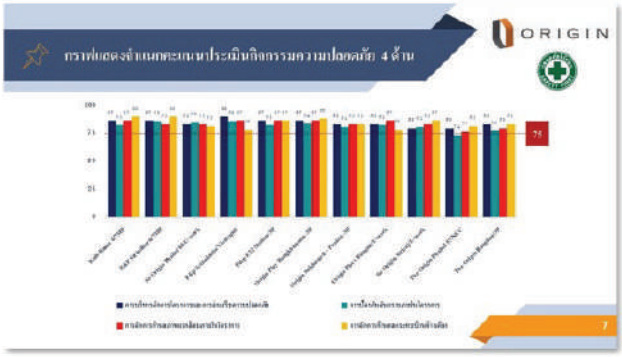
ประเมินก่อนก่อสร้าง



ประเมินระหว่างก่อสร้าง

ประเมินกิจกรรมตามมาตรการ EIA

รายการประเมิน แบ่งเป็น 4 หมวด



The collaborative efforts between the Company and contractors in safety and health management for employees and laborers represent the establishment of standards and the elevation of safety and occupational health management. This is carried out continuously every year. As a result, in 365 days, the Company has not encountered any cases where employees or laborers took leave exceeding 3 days, and the number of cases of leave exceeding 7 days is 0.

(2) Customers

The Company aims to be a leader in comprehensive real estate development by delivering high-quality products that meet the needs and lifestyles of customers. This includes prime locations, modern and practical functions, safety, and comfort at an affordable price. This focus drives the Company to prioritize the development of products and services that keep up with changing customer needs and modern technology.

Product and Service Development (GRI 416-1)

To elevate the standards of its projects, the Company has consistently focused on improving the service delivery and quality of products to ensure they meet the needs and expectations of customers. The goal is to deliver products under the concept of "Creative Living for All," which focuses on creating innovative living spaces that cater to all aspects of life. This includes convenience, safety, work-life balance, relaxation, and the modern lifestyle of the new generation, ultimately enhancing the quality of life for consumers. The Company emphasizes three key areas:

1. Insight: Research and analyze in-depth customer data across various aspects such as location, lifestyle, and investment preferences. This is done seriously to design products and services that specifically meet the needs of the target customers in that particular area.
2. Initiative: Utilize the insights to innovate and develop new functions and products creatively, addressing all aspects of life and meeting the diverse needs of customers.
3. Implementation: Integrate new technologies and innovations to elevate the quality standards of projects, as well as the services that enhance the quality of life for people.

In 2024, the Company has placed significant emphasis on the development of products and services, from the beginning to the end of the process, starting from the design phase to the delivery of products to ensure that the products meet customer needs as much as possible. The Company's strategy for quality and services in this year will focus on four key areas, including:

1. **People Development:** Focuses on the full development of personnel in terms of quality and services, including both Upskilling and Reskilling, such as organizing training activities for knowledge sharing and exchange with leading partners who have experience in the real estate business.

2. **Product Design** Focuses on the development of high-quality product designs by a team of professional designers to ensure that projects meet customer needs. Additionally, a research team for excellent development (RED TEAM) is in place to enhance the development of both products and services efficiently, addressing customer demands. The Company also works on developing innovations to stay relevant to current trends.

This year, the Company has organized a project competition to develop innovations at both the employee and intern levels, aiming to gather new ideas and suggestions to improve products and services.

ORIGIN YOUNG CREATOR is a competition for internship students, providing them the opportunity to share their opinions on how they envision the development of the organization and to participate in presenting ideas and designing housing projects with new innovations. This is done with the aim of generating suggestions for designing and improving projects, as the Company believes that insights from the younger generation can offer creative ideas and solutions that cater to another customer segment. This year, 23 interns participated, contributing 23 projects, such as waste management, material selection for construction projects, and applications for residents. The Company plans to use these ideas to further develop projects that meet customer needs.

ORIGIN INNOVATION LEARDERSHIP (OIL) Class 5-6 The employee development program focuses on enhancing leadership skills in the modern world, with 70% emphasis on soft skills and 30% on knowledge related to real estate. The participants are middle to senior executives, and the goal is for them to develop new leadership ideas, including work practices, problem-solving, team management, and collaborating on innovative project competitions. The main criterion is to create happiness and convenience for customers. In 2024, a total of 120 participants joined the program, and 10 projects were submitted for competition. These projects included ideas such as selling decorative home and condo items (Wyde Interior Franchise), Origin Self Storage (annual large-item storage service), Psychologist & Counseling Service (mental health care spaces in condos), and Park System (a system for notifying available parking spaces in the project). All the submitted projects have been developed and implemented within the organization.

3. **Product Quality** is committed to selecting and purchasing high-quality raw materials for product development. The Company also aims to elevate the quality assurance of construction work through the Origin QA application. This Construction Tech App allows all teams involved in the construction process to report and monitor the status of each unit in a project in real-time. The app categorizes the status of each unit based on the quality of construction work, enabling relevant parties to make appropriate corrections as needed.

At the same time, the Company, in collaboration with its partners and contractors, works together to inspect the quality of projects before delivery under the standard "Origin Check&Sure - Quality Made with Heart". This process ensures attention to every detail of construction to deliver the best, most beautiful, and highest-quality projects to customers. "Origin Check&Sure" will serve as a key foundation to reinforce that we are a professional developer who cares about every detail and prioritizes quality in every step of construction, in order to deliver quality living spaces for the best possible life for all customers, with sincere dedication.

4. **Service Excellence** encompasses after-sales services, including the care of customer units and supporting customers' lifestyles through a wide range of partners, both within the group and externally, to deliver the highest level of customer satisfaction.

Outstanding Innovations in 2024

QA Application System for Construction Quality Inspection

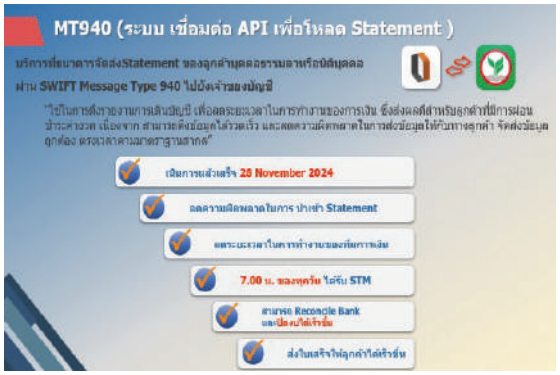
The system has been developed to enhance the standards of construction quality inspections, ensuring greater efficiency. The application is designed to facilitate seamless collaboration between the third-party Consult Management team and the Company's Quality Assurance (QA) department, enabling faster and smoother operations. The application divides the inspection process into four main categories of work, which include:

1. Before Ceiling Closing Work
2. Wet Work and
3. End Product Work
4. Function Work

The system sets the standard inspection criteria at 80 points. If the score is lower, corrective action must be taken and re-inspected. The system allows for photos and documents to be uploaded immediately along with the inspection, specifying the date, time, and inspector clearly. This ensures transparency and allows for backward verification of the inspections. This application enhances the quality of construction to meet customer requirements, ensuring that customers receive rooms that have been thoroughly inspected according to the defined standards. The inspection history can be reviewed, and customers can be confident that every step of the construction process has been thoroughly checked.

For the Company, this innovation helps reduce operational costs related to documentation, saves time in report transmission between teams, and provides a database for analysis to improve the quality of work in the future. Additionally, it reduces paper usage by more than 200,000 sheets per project and lowers carbon emissions from document delivery. This aligns with the organization's Paperless Office policy. All data, including images, can be recorded online, eliminating concerns about lost documents, and information can be accessed at any time. Moreover, it reduces construction quality complaints by up to 70%, as inspections are conducted at every step of the construction process, leading to greater customer satisfaction.

The future development of the QA Application system will focus on adding features for in-depth data analysis, an automatic notification system, and integration with other Company systems to further enhance operational efficiency. This marks an important step in advancing the construction industry into a fully digital era.



Automated Statement: Sync MT940 System

The Company has implemented the automated statement sync mt940 system to retrieve account transaction reports, reducing the processing time for the finance department. This has a positive impact on customers with installment payments, as it allows for faster data retrieval and reduces errors when providing information to customers.

The benefits of implementing this system include saving employee work time by 3 hours per person per day, allowing employees to allocate more time for other tasks. Additionally, it reduces costs related to sending documents by mail, as the information is now provided electronically. This change saves approximately 5,500 Baht per month in mailing costs for each instance.

It helps reduce errors in data retrieval, ensuring that customers receive accurate and correct information. This also reduces complaints regarding delayed document delivery by up to 80%.

By implementing the system, the Company has switched to sending electronic receipts to customers instead of mailing them, reducing costs associated with document printing. This also reduces paper usage by 2 sheets per person for each delivery, saving up to 5 reams per month.

SPC Flooring, a Real Wood Substitution

Also known as Stone Plastic Composite, has been developed for residential condominium projects. For pet-friendly projects, the Company has focused on ensuring a realistic living experience and continuously improving products to meet the needs of residents. In this case, the Company has introduced an innovative new flooring material made from a blend of wood and stone, providing a wood-like texture. It is durable, beautiful, and strong, with a longer lifespan than laminate or ordinary vinyl tiles. Additionally, it is safe and environmentally friendly, making it an ideal choice for pet-friendly projects, considering practical usage needs.

- Highly durable and can withstand the claws and paws of pets, with a lifespan of over 15 years.
- Water-resistant, does not absorb liquids, and prevents lingering odors.
- Easy to clean, the water-resistant surface allows you to easily wipe away pet hair, dirt, and spilled stains.
- Noise reduction, effectively reducing sound between the floor and the ceiling of the lower floor.

OriginService 2 Intelligent Robots

One of the innovations implemented in the project to enhance convenience for residents in terms of service is the use of 2 intelligent robots. Primo 2, two adorable robots, are happy to take care of you.

1. **Package delivery Primo** Takes care of delivering parcels, letters, and items to the door of your room to provide convenience, safety, and assurance that you receive the correct items at the desired time.
2. **Cleaning Primo** Takes care of cleaning, sweeping, mopping, and vacuuming all common areas immediately when they get dirty, ensuring that every area remains clean with good hygiene, while also preserving the beauty of the project at all times.

Customer Satisfaction Assessment and Service Development

In 2024, the Company has also provided customers with the opportunity to express their opinions, offer suggestions, and file complaints through three channels including, Call Center: 1498, https://origin.co.th/, FB: Origin Property. The collected data is analyzed to improve and enhance services. Additionally, customers are encouraged to assess their satisfaction through every process, with the gathered information being used to further analyze and improve products and services to meet their needs and ensure service satisfaction. This initiative is part of the Company's sustainable development goal. The Company uses surveys, interviews, and feedback through the call center to gather information, which is then coordinated with relevant departments to enhance products and services, better addressing the needs of residents in both current and future projects.

CSAT Homecare in Terms of Repair Work Quality and Service Quality for Residents.

The Company has implemented a CSAT Homecare assessment to evaluate the performance of staff in terms of repair work quality and service quality for residents in the project. The evaluation is done both individually and by project through the Application and Call Center (in case of delays exceeding 3 days, if residents do not provide feedback through the Application, the information will be entered into the Homecare System, allowing the Call Center to follow up with a satisfaction survey). The objective is to use the feedback to improve and enhance the service to ensure maximum customer satisfaction, reduce complaints, and develop training programs to improve the skills, knowledge, and capabilities of employees to enhance work performance. The evaluation scores range from 1 = very dissatisfied to 5 = extremely satisfied. The goal of the assessment is to

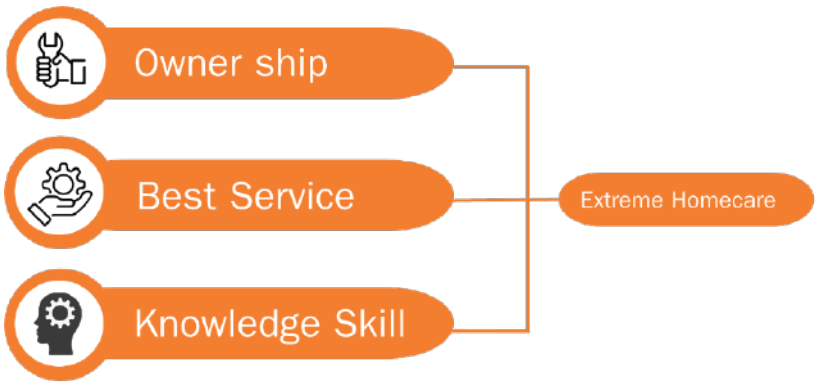
Moderate	< 3.5	points
Good	= 3.6 - 4.5	points
Excellent	= 4.5 - 5	points

The evaluation must have responses from more than 70% of the total cases, with a passing criteria of 4.5 points. If the score is below 3.5 points, it is considered as failed. Both employees and projects that pass or fail the evaluation criteria will have the evaluation results used to plan for improvements in work processes, individual skill development, and the establishment of Key Performance Indicators (KPIs) to ensure higher quality operations.

Evaluation Results

Details	2023	2024
Number of Projects / Individuals Evaluated	18 projects / 27 individuals	37 projects / 34 individuals
Number of Cases Evaluated	5,454	5,421
Evaluation Results		
Repair Work Quality	4.20 (84%)	4.42 (88.4%)
Service Quality	4.34 (86.8%)	4.43 (88.6%)

Based on the results, it was found that the average number of cases has decreased compared to the previous year, both by project and by individual. The quality of service in both repair work and customer service has improved, with customer satisfaction on the quality of repairs at 88.4% and service quality at 88.6%. The feedback received after the survey prompted the Company to organize meetings to inform employees of the evaluation results. This allowed for the improvement and development of work processes. Role-playing exercises were conducted with employees, followed by regular follow-ups to ensure performance. KPIs were set for employees, and training was planned to enhance service delivery. The training was divided into three main topics:



The development plan for 2025 is as follows:

Step 1 The preliminary assessment

Creating an evaluation for basic communication skills, language and tone usage, problem-solving, complaint handling, manners, and behavior. Additionally, a DISC assessment will be conducted to understand personality types and analyze individual strengths and weaknesses.

Step 2 Training and Development

Understanding and managing one's emotions, positive communication, and appropriate body language, techniques for active listening, activity: "Emotion Detective": Training to read customer emotions, etc.

Step 3 Follow-up and Evaluation

Collect customer satisfaction data, provide individual recommendations and feedback, assess development results based on key performance indicators (KPI), award the "Outstanding Service Employee of the Month" and offer promotion opportunities for exceptional performers.

Evaluate Satisfaction through the Call Center

The Company also measures customer satisfaction through an End Call Survey. When customers contact the Call Center, before ending the call, the employee transfers the conversation to an automated system (Interactive Voice Response) to evaluate the satisfaction score before disconnecting. The purpose is to gather data for improving the quality of service provided by the staff. In 2023, there were a total of 2,749 instances of transferring customer calls to the system for satisfaction evaluation, resulting in an overall satisfaction rate of 96%.

In addition to gathering feedback for future product development, the Company also places significant importance on existing projects. The Company regularly listens to feedback from residents through the project's juristic person every month. The collected data is then used to improve and enhance the project based on the input from residents, ensuring their comfort and satisfaction. This feedback also contributes to the development of future designs and products to improve them further.

Examples of Product Development Based on Resident Feedback:

For small rooms without a bedside table, a mobile phone storage space can be added next to the wardrobe with a power outlet.

Prepare a designated space for the robot vacuum under the shoe cabinet. This design is tailored to modern technology, which commonly uses robotic vacuums for cleaning. The space is created as a docking area for the robot, offering both an aesthetically pleasing solution and additional storage space for shoes or other items.

Install a high slatted railing up to the ceiling to prevent falls and to keep birds from entering and causing the balcony to become dirty. Previously, residents had to set up their own netting, but the project has developed a higher slatted railing to address this issue, improving the design for the convenience and safety of the residents.

Based on the Company's commitment to quality and service, along with providing more diverse channels for accessing residents and customers, the development of products and services has been enhanced. There has also been a quick response to improve and resolve issues to meet customer satisfaction with responsibility, honesty, and ethics. It has been observed that the proportion of positive feedback has increased, while complaints through the Call Center system have decreased compared to 2023, with a total of 147 cases. Of these, 111 were compliments regarding the service of the staff, and 36 were complaints. The Company has already resolved all these complaints efficiently.

Year	2021	2022	2023	2024
Compliments/Instance	108	50	71	111
Complaints/Instance	52	32	70	36

The Company has also prepared management methods as a guideline to prevent recurring complaints, aiming to ensure maximum customer satisfaction and benefit. The timeline for managing complaints is as follows:

- **Within 1 hour** of receiving a complaint, the Company must contact the complainant to inquire about the details and inform the CCM department to record the information.
- **Within 24 hours (1 day)** of receiving a complaint, the Company must summarize the facts and the initial approach to resolving the complaint, and inform the CCM department to record the information.
- **Within 72 hours (3 days)** of receiving a complaint, the Company must summarize the resolution of the complaint in writing (MOU) to close the complaint according to the specified form, and inform the CCM department to record the information.
- **Within 24 hours (1 day)** of receiving evidence of complaint resolution, the CCM department must confirm the closure of the complaint with the customer and notify the CCM department to record the information.
- Manage complaints based on the level of impact on the customer.
- Compile complaints into a Q&A format to communicate in case of similar incidents in the future.

Building Customer Relationships and CRM Activities for Residents

The Company places great importance on both pre-sale and post-sale customers to create a lasting impression and satisfaction with both the products and services. Customer Relationship Management (CRM) is the department responsible for managing customer relationships both before and after sales, with the goal of creating a positive experience and satisfaction with the products and services. It also fosters personal relationships between the Company and residents, as well as among residents within the same project and across different projects, ensuring strong and positive connections. This is all under the name "ORIGIN FAMILY," where various activities are organized based on the interests of the residents, covering all aspects to ensure that all residents enjoy every moment of their time within the Origin community.

Key Activities for 2024

Origin Snap Joy Work Shop

The workshop activity taught photography to Origin residents, where they learned techniques for mobile phone photography. This activity not only helped build relationships with the customers but also allowed for an exchange of perspectives on photography between the projects and residents. Additionally, it provided a new perspective of the project through the residents' photography. The event was organized at two projects: Origin Plug & Play Nonthaburi Station and Origin Play Sri Udom Station.

GIVE OF LOVE .....Empowering Communities Through Give

Power of Sharing... from the Heart invited residents to join in giving and sharing to help society by making donations of money and various items for children and patients at Wat Phrabatnampu, under the guidance of Luang Por Alongkot.

(3) Community and Society

The Company operates under legal compliance, regulations, and requirements, as well as ethical principles and good corporate governance practices. It also ensures the rights of stakeholders are protected as per the law. The Company believes that conducting business correctly, transparently, and fairly is the most fundamental quality necessary for becoming a sustainable growing company. To provide clear guidance for all parties involved, the Company has established operational principles on various matters as follows:

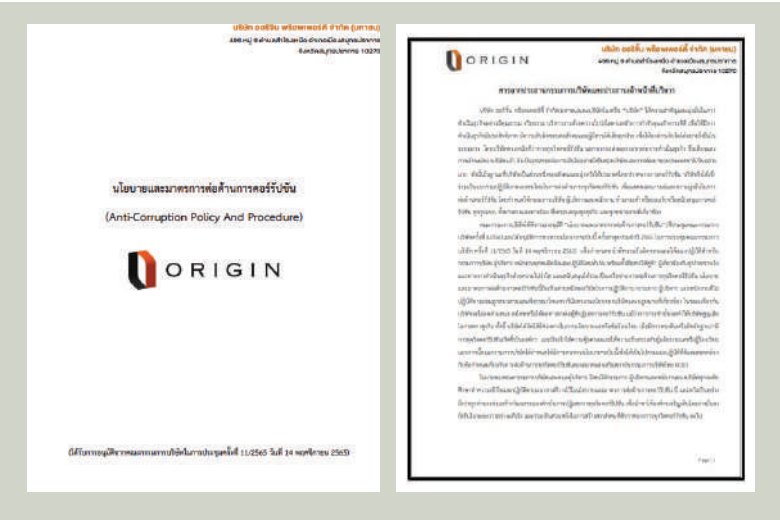
Anti-Corruption (GRI 205-1, GRI 205-2)

The Company is committed to combating corruption in its business operations and adheres to principles of transparency, social responsibility, and accountability to all stakeholders in accordance with good corporate governance practices. The Company has become a member of the Thailand's Private Sector Collective Action Coalition Against Corruption (CAC) and has firmly expressed its stance that it will not tolerate any form of corruption. This commitment is communicated both internally and externally through various actions in line with the practices of the Thai Institute of Directors (IOD). The Company was certified by CAC on 6 June 2018, and has successfully renewed its certification, with the most recent certification valid for the period from 2022 to 2025 (renewed every 3 years).

The Company also conducts a comprehensive assessment of corruption and fraud risks across all processes in its value chain to analyze the causes of potential corruption risks. It establishes control measures to prevent these risks and implements plans to manage the risks at an acceptable level. Additionally, the Company has a risk management process in place and regularly presents critical issues to the Risk Management Committee for review and decision-making.

The Company has established policies and measures against corruption, along with written policies and declarations, such as the Whistle Blowing Policy, gift-giving/receiving policies and practices, and operational manuals for processes that are at risk of corruption. These policies have been communicated to all board members, executives, and employees through the Company's website under the "Anti-Corruption Policy" section: https://investor.origin.co.th/th/corporate/corporate-governance/companys-policies. Additionally, internal communication has ensured that all employees are aware of the anti-corruption measures and practices, with 100% employee acknowledgment. Employees are also required to take a test on the anti-corruption policy to raise awareness, with 100% participation and passing rates. The policy is also incorporated into the new employee orientation to ensure that all new hires are fully informed and aware of the business ethics, as well as the anti-corruption policies and measures.

In 2024, there were no cases of violations of business ethics. The Company remains committed and has set a goal for 2025 to ensure that there are no violations of business ethics or corruption. The Company continues to instill awareness in all employees through training and confirmation of their acknowledgment of the principles and practices, ensuring 100% compliance.



No-Gift Policy

The Company has announced a “No-Gift Policy” prohibiting both the giving and receiving of gifts during all festive occasions to promote a corporate culture of transparency and zero tolerance for corruption. This policy has been communicated to the Board of Directors, executives, employees, business partners, and affiliates of the Company through all available communication channels.

Additionally, the Company has established channels for reporting corruption through:

Email

Whistleblower@origin.co.th

Post

To Chairman of the Audit Committee
Origin Property Public Company Limited
Bhiraj Tower at BITEC, 20th floor
No. 4345 Sukhumvit Road, Bangna Subdistrict, Bangna District, Bangkok 10260

Website

https://origin.co.th/

Complaint receiving procedures (summary)

Personal Data Protection

The Company respects privacy rights and places great importance on the protection of personal data related to or transacted with the Company, in accordance with the Personal Data Protection Act B.E. 2562 (2019). Therefore, the Company has developed a Personal Data Protection Policy to establish clear and appropriate criteria, mechanisms, measures for supervision, and management of personal data. This policy has been communicated both internally and externally to ensure that all directors, executives, and employees are aware, via the Company's website under the privacy policy section. https://investor.origin.co.th/th/corporate/corporate-governance/companys-policies

This year, communication has been continuously provided to employees through internal announcements and emails to raise awareness and ensure strict compliance. Additionally, the Company organized the "UPSKILL WE STRONG" training program, which covers legal knowledge on the Personal Data Protection Act (PDPA), risk management, and business ethics. This training is conducted annually for all levels of employees to ensure they are informed and aware.

In 2024, no incidents of personal data breaches involving business partners or customers were reported. For 2025, the Company remains committed to respecting privacy and has set a goal to provide 100% training to employees on PDPA, data protection, and proper usage of personal data.

Supplier Management (GRI 204-1)

Origin Property Public Company Limited places importance on supply chain management not only to increase operational efficiency or prevent impacts or the reputation of the organization but to increase transparency. Suppliers therefore are stakeholders who play an important role in the sustainable operations of the Company. Therefore, supplier management to be able to deliver quality products and services based on the principles of good governance along with being responsible for the economy, society, and environment (ESG) is considered business opportunities enhancement and able to provide risk management services in the supply chain system to ensure continuous operations.

Since 2021 Origin Property Public Company Limited has established supplier code of conduct with the aim for suppliers to adopt it as a guideline for operating in accordance with their operations according to the supplier context with consideration to business operations that are responsible for the environment, society and good governance in order to create sustainability in doing business together https://investor.origin.co.th/storage/download/company-policies/company-document/20230118-ori-suppliers-code-of-conduct-th.pdf

Operational process for sustainability

The Company has established sustainable supplier management guideline to increase operation efficiency and effectiveness by applying it in the Company's internal activities in order to promote sustainable supply chain management, increase the opportunity to reduce risks, and improve business competitiveness. The process for sustainable supplier management has been established as follows:

1. **Supplier recruitment and selection process:** Partners must be selected based on basic qualification criteria set by the Company, such as product quality, reputation, operational expertise, work experience, and financial stability status.

2. **New supplier registration:** New suppliers must complete a self-assessment. The supplier assessment covers ESG risks, quality, and operations under economic, social, and environmental responsibility and must be aware of the Supplier Code of Conduct.

3. **Current supplier assessment:** he Company aims to develop its business to grow together with its suppliers by setting work standards, assessing the performance of suppliers and risks every 6 months, and screening suppliers in order to develop the potential of quality products and services delivered to customers in a sustainable way by considering the quality of product, delivery, and satisfaction. The Company will monitor and assess the performance of its suppliers annually and set supplier assessment guidelines before and after trading to be able to measure and grade partners in each category. The Procurement Department is assigned to evaluate the potential of suppliers before trading in order to screen out suppliers whose assessment results are below the criteria from the Approved Vendor List.

The scoring criteria and assessment results in 2024 are summarized as follows.

Score criteria	Assessment Results 2024
Grade A: in the range of 80-100 points Good suppliers are suppliers that the Company will trade with first	50 suppliers
Grade B: in the range of 70-79 points	184 suppliers
Grade C: in the range of 60-69 points	69 suppliers
Grade D: in the range of 50-59 points	10 suppliers
Grade F: lower than 50 points Present to the Procurement Committee to request removal from AVL	4 suppliers

4. **Supplier classification:** The Company has reviewed and classified the main suppliers (Critical Tier1 Supplier) and classified the suppliers that provide products and services to the main suppliers (Critical Non-Tier 1 Supplier) with the following conditions:

Main suppliers	Conditions
Critical Tier 1 Supplier	- Accumulated order value up to 80% - is a main component of high importance in project development - The main suppliers of the Company
Critical Non-Tier 1 Supplier	- is a main component of high importance in project development - Size of the business: size L - The main suppliers of the Company

This year, procurement operations performance can be summarized as follows:

Operation	Operations performance 2024
Total number of suppliers (order value)	1,200 suppliers (4,495,729,729 Baht)
Number of Critical Tier 1 Supplier (order value)	14 suppliers (2,926,733,721 Baht)
New suppliers are assessed before trading with environmental, social and governance (ESG) factors	100%
New suppliers must be informed of the Supplier Code of Conduct before registering in the system	100%
On site Survey important suppliers Assessment Results	14 suppliers (average combined assessment result was 84.4%)
ESG risk assessment results of current customers	No risk found

The Company has a goal to conduct On-site ESG Audit with its key suppliers to 80% of Critical Tier 1 Supplier, which has a total of 14 suppliers, which aligns with the set target. By 2025, the goal is to complete the audit for all Tier 1 suppliers, achieving 100%

In 2024, the company conducted a survey to assess ESG risks with its suppliers and found that "there are no ESG risks arising from suppliers" in terms of economic, social, and governance aspects (ESG Risks).

In addition, the Company has set trade loan or credit term payment criteria within a period of 15-60 days, depending on supplier type. For example, small contractors receive 15 days, suppliers for products or other equipment receive 30 days. The Company has processed payments to suppliers in an average of 15-45 days.

Supplier's sustainable business operations development

Procure and Develop Smart and Environmentally Friendly Products in Real Estate Development Projects

Origin collaborates with partner, Delta Electronics (Thailand) Public Company Limited to source and develop products for its real estate development projects in Bangkok and nationwide. The Company will integrate Delta's diverse smart home solutions and green building technologies into its real estate projects and collaborate with Delta to develop products specifically for Origin. This collaboration will allow the Company to offer a living experience that is environmentally friendly, health-conscious, and improves the quality of life for customers, in alignment with the Company's sustainability strategy. The partnership aims to deliver innovations that contribute to a low-carbon society for consumers. Delta is considered a partner with a shared vision for sustainability and is an expert in green and smart innovations.

Through this collaborative workshop, the Company believes it will gain new innovations and high-quality products that meet customer needs. This long-term strategic partnership aims to benefit customers by delivering a wide range of products and solutions, including smart home solutions such as building automation systems, intelligent security monitoring systems, and indoor air quality management solutions to enhance safety, well-being, and energy efficiency. Additionally, the collaboration will focus on developing green building solutions, including the use of electric vehicle (EV) charging stations and alternative energy sources like solar power. The Company will pilot the use of EV chargers with an impressive energy efficiency of up to 94% in residential projects.

Environmental Complaints Arising from Business Operations (GRI 308-2)

The Company operates with responsibility toward the community and society, placing importance on managing environmental impacts and avoiding operations that could negatively affect the quality of life in surrounding communities. The Company has established communication channels and a department to handle complaints regarding social and environmental issues. Additionally, the Company has set up corrective action plans and monitoring measures to address complaints and ensure proper follow-up actions when issues arise.

The Company has established a department responsible for investigating and managing complaints, as well as communicating the results of the actions taken regarding the complaints back to the complainants or relevant parties through appropriate channels such as:

- Call Center : 1498
- Website: https://origin.co.th/
- FB : Origin Property

In 2024, a complaint was received from the community regarding social or environmental issues, specifically related to the Park Chula-Samyan project. The complaint addressed the impact of sunlight and noise. The Company has taken corrective actions to address the sunlight and noise impacts on the neighboring community and has also studied ways to mitigate the wind impact. Additionally, the Company has informed the neighboring community about the corrective actions being taken and has continued to monitor the progress of these actions.

Community and Social Engagement (GRI 413-1)

In 2024, the Company has established a three-pillar strategy to carry out social activities under the project "ORIGIN GIVE" WE GIVE TO GROW SUSTAINABILITY TOGETHER. The project aims to create sustainability together and grow sustainably with the community. It focuses on initiatives that continuously improve the quality of life, building a perfect society for a happy and high-quality life. This includes development in education, society, communities, and the environment, as the Company believes that a good society leads to sustainable development. The Company collaborates with its stakeholders to do good things for society, supporting various activities that promote a better quality of life for individuals in society and the community. It also encourages and instills values of social responsibility among employees, motivating them to participate in activities that contribute to community development.

ORIGIN GIVE consists of 3 main areas:

- **EDUCATION** Promoting education, creating opportunities, and improving the well-being of children and youth, who are key drivers of the country's future development. The focus is also on the development and improvement of schools, which serve as a second home for children and youth, ensuring they are beautiful and safe.
- **EQUALITY** Supporting equality and promoting a good quality of life for everyone, ensuring access to good welfare for all. The focus is on helping patients, including children, the elderly, and those in poverty, to improve their quality of life. This includes providing timely and effective medical care for vulnerable groups.
- **ENVIRONMENT** Promoting the care and protection of the environment for a sustainable and beautiful world. The Company is committed to achieving NET ZERO by reducing greenhouse gas emissions and choosing environmentally friendly materials.

Always Concerned for You

Due to the flooding that occurred in the past year, many schools in several areas of the northern region were affected, with damage to classrooms, libraries, textbooks, and various learning materials. Origin and its affiliated companies, along with homeowners from 17 condominium projects and 21 housing projects, would like to be part of the effort to assist the community. We are collecting donations of educational materials, sports equipment, computers, shoes, school uniforms, and essential items to help those affected by the floods in the northern region through the Mirror Foundation.

Drink To Give Together Project

The "Support Community Products from the Paganyaw Community in Chiang Rai" project connects all of us to support both "communities and natural forests." This initiative aims to elevate products from remote communities that may be difficult to access due to challenging travel conditions. The project highlights products derived from nature, such as wild honey collected from over 300 types of flowers, produced carefully to preserve the forest ecosystem. The honey is harvested in the fifth month, known for its delicate sweetness, unique fragrance, and health benefits. Additionally, coffee beans from the community are used to create three signature drinks: Paganyaw Shake, Wild Honey Lime Soda, and Wild Jujube Shake. These products generate over 100,000 Baht in income for the community. The honey, harvested only seasonally for about three months, and other community products have been shared with customers through more than 3,990 cups of beverages throughout 2024.

Sweet Happiness Caravan Project

In collaboration with its partner, Phai Thong Ice Cream, the Company organized an ice cream caravan to distribute ice cream to construction workers at camp sites, as a gesture of appreciation for those behind the development of Origin's condominium projects. This initiative aimed to thank the hardworking individuals who contribute to creating a joyful living experience for customers every day. A total of 15 projects were involved, with 3,800 workers receiving the ice cream.

Happy and Healthy, Sustainable-Hygienic Restrooms Project

A survey of students revealed that, in addition to wanting a good classroom with a positive atmosphere, the biggest issue causing the most distress for children is dirty, deteriorating restrooms. Many students are forced to hold their need to go to the restroom until they get home. While restrooms may seem like a small issue, they are a major source of discomfort for students. Therefore, restrooms in schools are a basic right that everyone should have access to.

Origin has placed great importance on the education of Thai children, especially those in schools near its projects, aiming to improve the environment and quality of life together. Over the past 15 years, Origin has collaborated with partners and allies to develop more than 12 schools, with the goal of providing a better learning experience for students. This year, based on a survey of students' needs, the Company launched the "Happy and Healthy, Sustainable-Hygienic Restrooms" project. In collaboration

with banks, partners, and over 26 organizations, Origin is working to improve the quality of life in education, society, communities, and the environment. This initiative particularly focuses on the education and well-being of young people, who are the driving force for the country's future development. The project involves improving classrooms, male and female student restrooms, ensuring a hygienic and well-maintained environment, enhancing the landscape, creating green spaces, and setting up agricultural learning gardens. In 2024, the Company and its partners developed two schools located near construction projects include:

1. Maptaphut School, Rayong Province
2. Watratpothong School, Samut Prakan Province

ORIGIN GIVE Project: Support Society

Origin, together with 22 partner companies, built 15 new restrooms for public benefit at Wat Phrabatnampu, Lopburi Province. The project also enhanced the green space around the temple to make it more beautiful and clean. The restroom design focused on four main aspects:

1. promoting good hygiene and safety for users,
2. ensuring user convenience and ease of maintenance,
3. selecting sustainable and environmentally friendly materials, and
4. creating an aesthetically pleasing design that blends with the surrounding area.

Additionally, Origin donated 5,000,000 Baht and essential items to support the temple's mission in caring for AIDS patients, orphans, sick children, the elderly, and vulnerable groups under the temple's care, currently serving over 1,500 people. The donation was accepted by Phra Ratcha Wisutthi Prachanat (Luang Phor Alongkot), the abbot of Wat Phrabatnampu.

4 Management Discussion and Analysis

4.1 Analysis of Operations and Financial Position

4.1.1 Overview of Past Performance

For the years 2023 and 2024, the Group's total revenue amounted to 15,156.8 million Baht and 11,985.3 million Baht, respectively, with net profit attributable to the shareholders of the Company of 2,718.2 million Baht and 1,051.8 million Baht, respectively. In 2024, the Group engaged in condominium and housing project transfer activities amounting to 14,399.4 million Baht, a decrease of 6,049.3 million Baht or 29.58% compared to 2023. This included 6,836.1 million Baht from non-joint venture project transfers and 7,563.3 million Baht from joint venture project transfers, which contributed a share of profit from the joint venture investment of 623.5 million Baht (based on a 51% ownership share). As a result, the Group's profit for the year attributable to shareholders was 1,051.8 million Baht, a decrease of 61.31% compared to the same period last year.

However, in 2024, the Group focused on adjusting its sales strategy to target foreign customers, resulting in foreign customer sales totaling 5,700.0 million Baht, a growth of 225.00%, setting a new record since the Company's establishment. The main customer groups were from Russia and Taiwan. Additionally, the Group continued to conduct roadshows to open new markets. In the first quarter of 2025, the condominium business under the ORIGIN VERTICAL brand of Origin Group reinforced its success by expanding into international markets, targeting both B2B and B2C customer groups who purchased for residential, investment, and retirement purposes, with an additional focus on retirees seeking relocation to Thailand. The five target countries in the Asia region include China, Hong Kong, Singapore, Taiwan, and Myanmar. The Group appointed Knightsbridge Partners Company Limited as the master agent, introducing 150 condominium units with a total value of 1,486.0 million Baht in the Origin Residence Sukhumvit project (located in Sukhumvit Soi 48), a modern condominium designed to cater to urban lifestyles. The project successfully launched the SO ORIGIN SUKHUMVIT 105 project, with all units introduced during the VVIP sales event sold out within the first two days, generating 1,500.0 million Baht in sales.

In 2024, the Group engaged in real estate ownership transfer activities as shown in the table below.

(Unit: Million Baht)

Item	For 2023 Ended on 31 December 2023			For 2024 Ended on 31 December 2024			Differential Results	
	Consolidated Financial Statements	Joint Venture	Total	Consolidated Financial Statements	Joint Venture	Total	Million Baht	Percentage
Real estate ownership transfer activities	8,840.4	11,608.3	20,448.7	6,836.1	7,563.3	14,399.4	(6,049.3)	(29.58%)

In addition, the Group recognized profits from 21 joint venture condominium projects that transferred ownership in 2024.
There are 15 joint venture projects that continued to recognize profits from 2023, consisting of:

(1) Park Origin Thonglor Condominium Project, a joint venture with Nomura Real Estate Development Company Limited.
(2) Park Origin Ratchathewi Condominium Project, a joint venture with Nomura Real Estate Development Company Limited.
(3) Hampton Sriracha Condominium Project, a joint venture with Dusit Thani Public Company Limited.
(4) Britania Amata-Panthong Housing Development Project, a joint venture with Lofis (Thailand) Company Limited.
(5) Britania Home Bangna Km.17 Housing Development Project, a joint venture with Nomura Real Estate (Thailand) Company Limited.
(6) Britania Town Bangna Km.17 Housing Development Project, a joint venture with Nomura Real Estate (Thailand) Company Limited.
(7) Grand Britania Khukhot Station Housing Development Project, a joint venture with Lofis (Thailand) Company Limited.
(8) Grand Britania Bangna Km.35 Housing Development Project, a joint venture with Lofis (Thailand) Company Limited.
(9) Park Origin Chula Samyan Condominium Project, a joint venture with Nomura Real Estate Development Company Limited.
(10) Origin Plug & Play Ladprao Interchange Condominium Project, a joint venture with GS E&C Development (Thailand) Company Limited.

(11) The Origin Sukhumvit-Sailuat E22 Station Condominium Project, a joint venture with Nomura Real Estate (Thailand) Company Limited.
(12) Soho Bangkok Ratchada Condominium Project, a joint venture with Nomura Real Estate (Thailand) Company Limited.
(13) Origin Plug & Play Ramintra Condominium Project, a joint venture with Nomura Real Estate (Thailand) Company Limited.
(14) Origin Plug & Play Ramkhamhaeng Triple Station Condominium Project, a joint venture with Nomura Real Estate (Thailand) Company Limited.
(15) Britania Bangna Km.39 Housing Development Project Company Limited, a joint venture with Escon Japan (Thailand) Company Limited.

Additionally, there are 6 new joint venture projects that began transferring ownership in 2024, as follows:
(1) Grand Britania Thawi Watthana Housing Development Project, a joint venture with Boonpha Thawee Company Limited.
(2) Origin Play Sri Udom Station Condominium Project, a joint venture with Nomura Real Estate (Thailand) Company Limited.
(3) So Origin Kaset Interchange Condominium Project, a joint venture with Nomura Real Estate (Thailand) Company Limited.
(4) Grand Britania Chaiyaphruek-Chaengwattana Housing Development Project, a joint venture with Kasembundit Company Limited.
(5) Knightbridge Space Sukhumvit-Rama 4 Condominium Project, a joint venture with GS E&C Development (Thailand) Company Limited.
(6) So Origin Phahol 69 Station Condominium Project, a joint venture with Nomura Real Estate (Thailand) Company Limited.

Revenue was recognized from the transfer of ownership from the joint ventures of all 21 projects in 2024, amounting to 7,563.3 million Baht, and profit was recognized from the joint ventures of all 21 projects in 2024, amounting to 623.5 million Baht (based on a 51% shareholding).

From the results of the operations, the Group adheres to four principles to overcome challenges in every situation, which are:
1. The location must be good. Choose locations with real demand, focusing on areas near the train system station, major transportation routes, and important landmarks.
2. The customer groups must be distinct. Choose customer segments with few competitors, strong purchasing power, and growth potential, such as Pet Lovers and investors in Investment Programs.
3. The functions must meet the needs of modern lifestyles, focusing on practical and usable features.
4. Each project must cater to multiple customer groups. For example, a Pet Lover condominium project doesn't sell only to pet owners; it has separate buildings or floors to serve both pet owners and non-pet owners. Many projects need to be developed as mixed products to meet the needs of customers with diverse purchasing power. Several projects are developed as mixed-use to provide a complete lifestyle solution. Many projects need to cater to both end-users and long-term investors.

Analysis of Operating Performance

4.1.2 Analysis of Operating Performance for 2023 and 2024

Revenue

- **Revenue from Real Estate Sales**

The Company has a policy of recognizing revenue from the sale of real estate when the ownership of the condominium units and housing projects is transferred to the buyer, after full payment has been received from the buyer. Revenue from the sale of real estate for the years 2023 and 2024 amounted to 8,840.4 million Baht and 6,836.1 million Baht, representing 58.33% and 57.04% of total revenue, respectively. The summary is as follows:

Item	As of 31 December 2023		As of 31 December 2024		Differential Results	
	Million Baht	Percentage	Million Baht	Percentage	Million Baht	Percentage
Revenue						
Revenue from Real Estate Sales	8,840.4	58.33	6,836.1	57.04	(2,004.3)	(22.67)
Revenue from Services	1,302.9	8.60	1,624.8	13.56	321.9	24.71
Revenue from hotel operations and rental income	468.2	3.09	528.5	4.41	60.3	12.88
Project management fee income	3,254.2	21.47	1,654.6	13.81	(1,599.6)	(49.16)
Gain from the disposal of investments in subsidiaries	1,061.5	7.00	878.7	7.33	(182.9)	(17.23)
Gain from purchase price negotiation	-	-	-	-	-	-
Interest income	89.7	0.59	184.0	1.54	94.3	105.19
Other Revenue	139.9	0.92	278.6	2.32	138.7	99.16
Total Revenue	**15,156.8**	**100.00**	**11,985.3**	**100.00**	**(3,171.5)**	**(20.92)**

Item	As of 31 December 2023		As of 31 December 2024		Differential Results	
	Million Baht	Percentage	Million Baht	Percentage	Million Baht	Percentage
Revenue from Real Estate Sales	8,840.4	100.00	6,836.1	100.00	(2,004.3)	(22.67)
Cost of Real Estate Sales	6,211.6	70.26	4,855.6	71.03	(1,356.0)	(21.83)
Gross profit	**2,628.8**	**29.74**	**1,980.5**	**28.97**	**(648.3)**	**(24.66)**

In 2024, the Group had revenue from real estate sales amounting to 6,836.1 million Baht, or 57.04% of total revenue. This represents a decrease from 2023 of 2,004.3 million Baht, or a 22.67% decline. However, when combined with the revenue from the transfer of ownership rights of joint venture projects totaling 7,563.3 million Baht, the total revenue from ownership transfers amounts to 14,399.4 million Baht. This is a decrease of 6,049.3 million Baht, or a 29.58% decline compared to the same period last year.

The property transfer activities can be presented in terms of revenue recognition compared to the project value, as shown in the following table.

Project	Value Project (Million Baht)	Transfer of Ownership Value				Cumulative Transfer of Ownership Value	
		As of 31 December 2023		As of 31 December 2024		As of 31 December 2024	
		Million Baht	Percentage	Million Baht	Percentage	Million Baht	Percentage
Transfer of Ownership Activities for Projects Not Under Joint Ventures							
Knightsbridge Sky River Ocean Project	1,474.2	2.80	0.19	-	-	1,473.8	100.00
Knightsbridge The Ocean Sriracha Project	2,859.1	22.36	0.78	22.63	0.79	2,610.2	85.66
Park 24 Phase 2 Project	11,500.0	823.27	7.16	310.31	2.70	9,332.9	82.33
B-Loft Lite Sukhumvit 115 B Project	168.6	2.73	1.44	4.80	2.93	168.6	85.54
Kensington Sukhumvit - Thepharak Project	2,486.3	42.35	1.55	-	-	2,486.3	72.22
Britania Mega Town Bangna Project	2,000.0	218.23	10.91	148.40	7.42	1,713.1	100.00

Project	Value Project (Million Baht)	Transfer of Ownership Value				Cumulative Transfer of Ownership Value	
		As of 31 December 2023		As of 31 December 2024		As of 31 December 2024	
		Million Baht	Percentage	Million Baht	Percentage	Million Baht	Percentage
Britania Wongwaen-Hathairat Project	1,200.0	94.02	7.84	43.12	3.59	988.0	100.00
Britania Bangna Km.42 Project	1,966.0	277.36	14.11	60.83	3.09	1,681.7	51.72
Britania Bangna-Suvarnabhumi Project	2,700.0	274.67	10.17	207.96	7.70	1,949.8	82.94
The Origin Phahol-Saphanmai Project	1,247.7	(0.01)	(0.00)	-	-	1,247.7	100.00
Britania Khukhot Station Project	770.6	60.99	7.91	-	-	770.6	1,361.9
Britania Saimai Project	1,400.0	134.53	9.61	80.50	5.75	724.1	75.89
Brighton Khukhot Station Project	850.0	174.00	20.47	89.21	10.50	705.0	100.00
B-Loft Lite Sukhumvit 107 Project	163.7	1.95	1.19	-	-	163.7	76.27
The Origin Sukhumvit 105 Project	1,361.9		19.52	1.25	5.26	0.39	90.19
Kensington Rayong 1 Project	600.0	66.92	11.15	76.70	12.78	455.4	94.47
Kensington Rayong 2 Project	557.8	41.87	6.98	48.63	8.72	557.8	72.18
Grand Britania Wongwaen-Ramintra Project	2,306.8	427.44	22.50	287.70	12.47	1,759.3	100.00
Knightsbridge Collage Sukhumvit 107 Project	1,046.1	56.13	5.30	25.27	2.42	943.5	85.73
Knightsbridge Kaset Society Project	1,394.5	120.78	8.71	77.19	5.54	1,317.4	88.12
Brighton Amata-Sukprayoon Project	650.0	110.66	17.02	52.53	8.08	469.1	100.00
Grand Britania Bangna Km.12 Project	731.3	24.11	3.30	0.95	0.13	731.3	75.96
The Origin Ramintra 83 Station Project	2,248.6	176.99	7.80	124.87	5.55	1,927.7	68.39
The Origin Ratchada-Ladprao Project	806.6	117.95	14.38	7.06	0.87	710.8	62.99
Brixton Pet&Play Sukhumvit 107 C Project	169.9	-	-	-	-	169.9	60.19
Notting Hill Rayong Project	1,488.3	143.01	11.00	80.74	5.43	1,130.5	74.45
Knightsbridge Space Rama Ix Project	2,539.6	333.45	14.50	139.51	5.49	1,736.9	72.14
Brighton Bangna Km.26 Project	350.0	25.60	7.31	7.53	2.15	220.5	100.00
Belgravia Exclusive Pool Villa Bangna-Rama 9 Project	1,800.0	425.57	23.64	67.04	3.72	1,083.4	100.00
Grand Britania Ratchaphruek-Rama 5 Project	2,338.3	334.58	15.93	361.96	15.48	1,740.9	90.00
Park Origin Phayathai Project	4,926.0	1,034.58	21.00	95.02	1.93	3,553.8	76.48
The Origin Ram 209 Interchange Project	1,971.7	211.04	9.46	25.23	1.28	1,971.7	100.00
Brixton Pet&Play Sukhumvit 107 A Project	172.4	36.91	21.71	41.19	23.89	172.4	75.52
Brixton Pet&Play Sukhumvit 107 B Project	189.9	3.99	2.10	-	-	170.9	25.76
Knightsbridge Sukhumvit-Thepharak Project	667.8	107.38	17.96	388.08	58.11	510.8	80.21
The Origin Onnut Project	799.6	179.50	20.04	4.41	0.55	799.6	36.00
The Origin Ladprao 15 Project	460.0	177.48	38.58	53.75	11.68	347.4	24.99

Project	Value Project (Million Baht)	Transfer of Ownership Value				Cumulative Transfer of Ownership Value	
		As of 31 December 2023		As of 31 December 2024		As of 31 December 2024	
		Million Baht	Percentage	Million Baht	Percentage	Million Baht	Percentage
Britania Tiwanon-Ratchaphruek Project	700.0	82.86	11.84	33.85	4.84	180.3	56.67
Britania Ratchaphruek-Nakhon In Project	767.8	209.79	27.97	65.42	8.52	615.9	100.00
Britania Praksa Station Project	850.0	95.64	11.25	83.84	9.86	306.0	62.34
Grand Britania Bangna-Suvarnabhumi Project	700.0	48.85	6.98	37.29	5.33	174.9	38.86
Grand Britania Nontaburi Station Project	550.0	142.98	26.00	85.87	15.61	311.7	43.12
Britania Amata-Phanthong Project	82.5	-	-	-	-	82.5	14.12
Grand Britania Rama IX - Krungthep Kreetha Project	850.0	251.97	29.64	62.31	7.33	529.9	78.67
Brighton Bangpakong Project	650.0	96.97	14.92	64.99	10.00	252.6	43.57
Britania Wongwaen-Pinklao Project	650.0	190.92	29.37	65.43	10.07	280.3	36.51
Britania Rayong Project	1,100.0	44.29	4.03	86.36	7.85	155.3	84.86
Brompton Pet Friendly Samrong Station Project	150.9	38.19	34.72	80.53	53.36	118.7	25.62
Brixton Kaset Sriracha Campus Project	1,060.0	(0.01)	(0.00)	461.89	43.57	461.9	18.21
Brixton Rayong Project	880.0	226.44	25.73	94.81	10.77	321.2	7.01
Brixton Campus Bangsaen Project	575.9	259.59	45.54	229.13	39.79	488.7	7.29
Britania Udondusadee Project	650.0	119.36	18.36	47.17	7.26	166.5	9.28
Britania Maliwan Project	1,200.0	116.72	9.73	101.84	8.49	218.6	9.09
Britania Ayutthaya Project	1,400.0	35.25	2.52	62.91	4.49	98.2	7.00
Britania Thepharak-Srinakarin Project	1,200.0	58.19	4.85	29.28	2.44	87.5	0.88
Grand Britania Wongwaen-Pracha Uthit Project	1,600.0	42.57	2.66	105.99	6.62	148.6	9.70
Britnia Bangna-Thepharak Project	2,200.0	55.67	2.53	144.22	6.56	199.9	11.51
Grand Britania Thaweewatthana Project	2,000.0	80.85	4.04	59.15	2.96	140.0	100.00
Grand Britania Chaiyaphruek-Chaengwattana Project	1,400.0	-	-	12.33	0.88	12.3	100.00
Britania Ratchaphruek Kanchanapisek Project	650.0	6.39	0.98	56.66	8.72	63.1	5.10
Britania Bangna-Srivaree Project	1,400.0	15.21	1.09	145.96	10.43	161.2	46.99
Knightsbridge Prime On Nut Project	165.1	152.19	92.17	12.93	7.83	165.1	38.11
Knightsbridge Space Ratchayothin Project	168.9	164.79	97.54	4.15	2.46	168.9	0.49
Britania Home Bangna-Bangpakong Project	1,250.0			63.71	5.10	63.7	1.85
Origin Plug & Play Nonthaburi Station Project	2,800.0			1,315.85	46.99	1,315.9	
Brixton Pet & Play Phahol 50 Station Project	680.0			259.14	38.11	259.1	
Britania Westgate Project	2,600.0			12.70	0.49	12.7	
Britania Ratchaphruek 345 Project	650.0			12.00	1.85	12.0	

Project	Value Project (Million Baht)	Transfer of Ownership Value				Cumulative Transfer of Ownership Value	
		As of 31 December 2023		As of 31 December 2024		As of 31 December 2024	
		Million Baht	Percentage	Million Baht	Percentage	Million Baht	Percentage
Total Transfer of Ownership Activities for Projects Not Under Joint Ventures		8,840.41		6,836.10		92,531.6	
Transfer of Ownership Activities for Projects Under Joint Ventures							
Knightsbridge Prime On Nut Project	2,392.4	77.07	3.22	-	-	2,392.4	100.00
Knightsbridge Space Ratchayothin Project	2,563.7	94.05	3.67	-	-	2,563.7	100.00
Hampton Sriracha By Origin And Dusit Project	1,600.0	329.27	20.58	168.03	10.50	987.7	61.73
Britania Amata-Phanthong Project	2,167.5	232.03	10.31	125.62	5.80	480.4	22.16
Britania Bangna Km.17 Project	1,500.0	209.61	13.97	123.31	8.22	374.7	24.98
Grand Britania Bangna Km.35 Project	2,500.0	127.52	5.10	90.42	3.62	230.7	9.23
Britania Khukhot Station Project	1,500.0	177.56	11.84	67.38	4.49	306.1	20.41
Britania Bangna Km.17 Project	1,100.0	147.01	13.36	107.83	9.80	299.4	27.22
Park Origin Thonglor Project	12,000.0	2,540.40	21.17	887.02	7.39	7,081.1	59.01
Park Origin Ratchathewi Project	3,000.0	748.37	24.95	158.62	5.29	2,124.5	70.82
Origin Plug & Play Ladprao Interchange Project	2,000.0	849.80	42.49	324.27	16.21	1,174.1	58.70
The Origin E22 Station Project	1,800.0	996.72	55.37	320.14	17.79	1,316.9	73.16
Origin Plug&Play Ramintra Project	2,200.0	458.69	20.85	480.25	21.83	938.9	42.68
Origin Plug & Play Ramkhamhaeng Triple Station Project	1,470.0	570.37	38.80	608.97	41.43	1,179.3	80.23
Britania Bangna Km.39 Project	1,200.0	65.43	5.45	34.41	2.87	99.8	8.32
Park Origin Chula-Samyan Project	4,600.0	2,990.62	65.01	823.05	17.89	3,813.7	82.91
Soho Bangkok Ratchada Project	1,840.0	993.81	54.01	393.52	21.39	1,387.3	75.40
Grand Britania Thaweewatthana Project	2,000.0			43.80	2.19	43.8	2.19
Grand Britania Chaiyaphruek-Chaengwattana Project	1,400.0			14.70	1.05	14.7	1.05
Origin Play Sri Udom Station Project	2,180.0			735.22	33.73	735.2	33.73
SO Origin Phahol 69 Station Project	1,870.0			431.85	23.09	431.9	23.09
SO Origin Kaset Intetchange Project	1,679.7			948.29	56.46	948.3	56.46
Knightsbridge Space Sukhumvit - Rama4 Project	2,396.8			676.60	28.23	676.6	28.23
Total Transfer of Ownership Activities for Projects Not Under Joint Ventures		11,608.33		7,563.32		33,753.5	
Total		20,448.74		14,399.42		126,285.1	

- **Revenue from Services**

For the years 2023 and 2024, the Group had service revenue of 1,302.9 million Baht and 1,624.8 million Baht, respectively, representing 8.60% and 13.56% of total revenue.

In 2024, the Group had service revenue of 1,624.8 million Baht, representing 13.56% of total revenue, an increase of 321.9 million Baht or 24.71% compared to 2023. This growth was primarily driven by higher service activities in line with the planned projects, such as revenue from construction contracts, design and decoration services for the common areas of condominium projects and housing developments, as well as interior decoration for residential spaces. Additionally, revenue from property management services for condominium associations and housing estates increased. However, the gross profit margin for service revenue decreased by 44.7 million Baht, or 10.63% compared to the previous year, mainly due to the construction contracting business, which is a new venture with a lower gross profit margin than other service revenue sources, leading to a decline in the overall gross profit margin for the Group's service activities.

- **Revenue from Hotel Operations and Rental Income**

In 2023 and 2024, the Group generated revenue from hotel operations and rental income of 468.2 million Baht and 528.5 million Baht, accounting for 3.09% and 4.41% of total revenue, respectively.

In 2024, the Group generated revenue from hotel operations and rental income of 528.5 million Baht, accounting for 4.41% of total revenue, an increase of 60.3 million Baht or 12.88% compared to the previous year. In 2024, the hotel business showed a continued positive revenue trend, supported by the strong collaboration between employees and business partners, along with rapid strategy adjustments. The Group recognized ongoing revenue from 11 hotels that continued from 2023, including:

The hotels not under joint ventures (subsidiaries) are 3 in total, which include:

(1) Wellness Stay & Hotel Sukhumvit 107
(2) Beehive Boutique Hotel Phuket
(3) Holiday Inn & Suites Siracha Laemchabang

The hotels under joint ventures total 8, which include:

(1) Staybridge Suites Bangkok Sukhumvit
(2) Staybridge Suites Bangkok Thonglor
(3) Ibis Hua Hin
(4) Ibis Phuket Kata
(5) Ibis Styke Krabi Ao Nang
(6) Green Pallet Hotel, Chiang Mai Province
(7) Intercontinental Bangkok Sukhumvit
(8) Holiday Inn Express Rayong

In 2024, the Group reported a gross profit of 14.3 million Baht, a decrease of 96.0 million Baht, or 87.01%, compared to the same period last year. This decline was due to an increase in the recognition of depreciation costs for asset rights under condominium lease agreements during Q4, with no rental income recognized during the same period. These condominium units are planned for leasing, and revenue is expected in the future. However, the hotel business continues to show a positive trend, with increasing revenue and a swift strategic adjustment supported by strong cooperation among employees and business partners. This has led to good reception and a rise in occupancy rates.

- Project Management Fee Income

The revenue generated from services related to project feasibility planning and management, including post-contract project management services with joint venture partners, amounted to 3,254.2 million Baht and 1,654.6 million Baht for the 2023 and 2024, respectively, representing 21.47% and 13.81% of total revenue.

In 2024, the Group generated project management service revenue of 1,654.6 million Baht, accounting for 13.81% of total revenue, a decrease of 1,599.6 million Baht, or a 49.16% decline compared to the same period in the previous year.

In the previous year, the Company began expanding into major cities and provinces nationwide, as well as adopting an open platform for joint ventures with landowners to find business partners in each region, enhancing its competitiveness. However, in 2024, the Group has sufficient projects awaiting joint ventures and has no plans to expand like in the previous year, thus returning to a normal situation. Nevertheless, in 2024, the Group continued to form new joint ventures in 14 condominium and housing development projects, bringing the total number of joint venture projects in condominiums and housing developments to 119 projects. Expenses related to project management service revenue will be recorded under selling and administrative expenses.

- Gain from the Disposal of Investments in Subsidiaries

This item occurs when entering into joint venture agreements with partners, resulting in the Group recognizing gains from the sale of investments in the common shares of subsidiaries. For 2023 and 2024, the Group recorded gains from the sale of investments in subsidiaries amounting to 1,061.5 million Baht and 878.7 million Baht, or 7.00% and 7.33% of total revenue, respectively.

In 2024, the Group recorded a gain from the sale of investments in subsidiaries amounting to 878.7 million Baht, or 7.33% of total revenue, a decrease of 182.9 million Baht, or a 17.23% decline compared to the same period in the previous year. This decrease was due to the Company's expansion into provinces and major cities nationwide, as well as an increase in open platform joint ventures with landowners to find business partners in each province to strengthen its competitiveness. However, in 2024, the Group had sufficient joint venture projects awaiting execution and did not plan to expand projects as it did in the previous year, thus returning to a normal state. Nevertheless, the Group's joint venture projects have performed as planned, maintaining continuous confidence from business partners.

- Interest Income

For the years 2023 and 2024, the Group recorded interest income of 89.7 million Baht and 184.0 million Baht, respectively, representing 0.59% and 1.54% of total revenue.

In 2024, the Group recorded interest income of 184.0 million Baht, or 1.54% of total revenue, an increase of 94.3 million Baht, or 105.19%, compared to 2023. This increase was due to higher interest income from loans provided to joint ventures, in line with the Group's investments and/or agreements, with interest rates following the Group's intercompany policy.

- Other Revenue

In 2023 and 2024, the Group recorded other income of 139.9 million Baht and 278.6 million Baht, or 0.92% and 2.32% of total revenue, respectively.

In 2024, the Group recorded other income of 278.6 million Baht, or 2.32% of total revenue, an increase of 138.7 million Baht, or 99.16%, compared to the same period last year. This increase was primarily due to income from guaranteeing loan facilities for joint ventures and profits from the sale of other investments.

Cost

- Cost of Real Estate Sales

The Group's main cost of real estate sales consists of land costs and building construction costs. During the construction phase of a project, when ownership has not yet been transferred to the buyer, the Group records these costs as development costs of real estate for sale in the financial position statement. These costs are then transferred to the cost of real estate sales in the comprehensive income statement when revenue from the sale of the property is recognized.

For the years 2023 and 2024, the Group had a real estate sales cost of 6,211.6 million Baht and 4,855.6 million Baht, respectively, accounting for 40.98% and 40.51% of total revenue.

In 2024, the Group had a real estate sales cost of 4,855.6 million Baht, or 40.51% of total revenue, a decrease of 1,356.0 million Baht, or a 21.83% reduction, in line with the change in real estate sales revenue.

- Cost of Services

For the years 2023 and 2024, the Group reported a cost of services of 882.3 million Baht and 1,249.0 million Baht, representing 5.82% and 10.42% of total revenue, respectively.

In 2024, the Group reported a cost of services of 1,249.0 million Baht, an increase of 366.7 million Baht, or 41.56%, compared to 2023, which is in line with the increase in service revenue.

- Cost of Hotel Operations and Rental Costs

For the years 2023 and 2024, the Group had hotel operation costs and rental costs of 357.9 million Baht and 514.2 million Baht, respectively, accounting for 2.36% and 4.29% of total revenue.

In 2024, the Group had hotel operation costs and rental costs of 514.2 million Baht, an increase of 156.3 million Baht compared to 2023, reflecting a 43.67% increase. This was due to the recognition of depreciation costs for the leasehold assets of condominium units in the fourth quarter, during which rental income had not yet been recognized. These condominium units are planned to be leased out, and income is expected in the future.

- Gross Profit and Gross Profit Margin

For the years 2023 and 2024, the Group recorded a gross profit of 2,628.8 million Baht and 1,980.5 million Baht, respectively, representing a gross profit margin of 29.74% and 28.97%.

In 2024, the Group recorded a gross profit of 1,980.5 million Baht, a decrease of 648.3 million Baht compared to 2023, which represents a decrease of 24.66%.

- Selling Expenses

The selling expenses of the Group consist primarily of advertising, public relations, and sales promotion costs, customer seminar expenses, business tax, transfer fees, as well as salaries and expenses related to the sales and marketing personnel.

For the years 2023 and 2024, the Group had selling expenses amounting to 2,230.0 million Baht and 1,522.8 million Baht, which represents 14.71% and 12.71% of total revenue, respectively.

In 2024, the Group had selling expenses amounting to 1,522.8 million Baht, or 12.71% of total revenue, a decrease from 2023 of 707.2 million Baht, representing a decrease of 31.71%. The reduction was mainly attributed to lower advertising and promotional

expenses, as the Company continued to manage costs efficiently through the "Everyone can sell" initiative, which remains ongoing. Additionally, some selling expenses are related to project management services, including planning feasibility studies and providing project management services after entering into joint venture agreements with partners.

- Administrative Expenses

The management expenses consist primarily of salaries and expenses related to management staff, depreciation and amortization, consulting fees, and professional fees.

For the years 2023 and 2024, the Group's administrative expenses amounted to 1,019.4 million Baht and 1,136.6 million Baht, or 6.73% and 9.48% of total revenue, respectively.

In 2024, the Group's administrative expenses amounted to 1,136.6 million Baht, or 9.48% of total revenue. This represented an increase of 117.2 million Baht, or 11.50%, compared to 2023. The increase was primarily due to higher rental expenses, fees and other services, as well as the management costs for the Hampton (IP Program) project. Additionally, some administrative expenses were related to the provision of project management services, including feasibility studies and the management of projects following the signing of joint venture agreements with partners.

- Expected Credit Losses

For the years 2023 and 2024, the Group reported expected credit losses of 58.2 million Baht and 626.5 million Baht, or 0.38% and 5.23% of total revenue, respectively.

In 2024, the Group recorded expected credit losses of 626.5 million Baht, or 5.23% of total revenue, impacting the share of profit from investments in joint ventures, amounting to 319.5 million Baht (based on a 51% ownership stake). This represents an increase of 568.2 million Baht, or an increase of 975.64%, compared to the same period last year. The increase was primarily due to the implementation of joint venture project plans. Some projects may experience delays from the original timeline, causing joint venture companies to make delayed payments of management fees to the Group, which is in accordance with the investment management structure outlined in the joint venture agreements. The Group has considered setting aside provisions for expected credit losses on overdue management fee receivables to comply with financial reporting standards.

- Share of Profit (Loss) from Investment in Joint Ventures

For the years 2023 and 2024, the Group recorded a share of profit from investments in joint ventures of 30.2 million Baht and 181.0 million Baht, respectively, representing a share of profit of 0.20% and 1.51% of total revenue, respectively.

In 2024, the Group recorded a share of profit from investments in joint ventures of 181.0 million Baht, representing 1.51% of total revenue. This is an increase of 150.8 million Baht, or a 499.65% increase from 2023. The increase is due to the Group having joint venture projects under development, which have not yet generated revenue. However, the Group was able to recognize revenue from the transfer of ownership of joint venture projects, with an increase of 2 projects in 2024. As a result, the total number of joint venture projects with ownership transferred reached 21, meaning the overall revenue-recognized joint venture projects exceeded those under development.

- Financial Costs

Composed of bank interest expenses, bond interest expenses, promissory note interest expenses, and lease liability interest expenses, primarily.

For the years 2023 and 2024, the Group's financial costs amounted to 459.6 million Baht and 677.2 million Baht, representing 3.03% and 5.65% of total revenue, respectively.

In 2024, the Group's financial costs amounted to 677.2 million Baht, representing 5.65% of total revenue. This is an increase of 217.6 million Baht, or 47.34%, compared to 2023. The increase is due to the Group's borrowing for working capital and project development according to the plan.

- Income Tax Expenses

For the years 2023 and 2024, the Group had income tax expenses of 808.0 million Baht and 341.4 million Baht, representing 5.33% and 2.85% of total revenue, respectively.

In 2024, the Group had income tax expenses of 341.4 million Baht, or 2.85% of total revenue, an increase of 466.7 million Baht, or 57.75%, compared to 2023.

- Net Profit and Net Profit Margin

For the years 2023 and 2024, the Group reported a net profit attributable to the shareholders of the Company of 2,718.2 million Baht and 1,051.8 million Baht, representing 17.93% and 8.78% of total revenue, respectively.

In 2024, the Group reported a net profit attributable to the shareholders of the Company of 1,051.8 million Baht, or 8.78% of total revenue, a decrease of 1,666.4 million Baht, representing a 61.31% decline from 2023. Despite this, in 2024, the Group successfully achieved its sales target for housing and condominiums, with a total of 35,442.0 million Baht. The Group also has a backlog of projects amounting to 44,834.0 million Baht, which will be recognized as revenue over the next four years. Furthermore, there are 16 projects with a total value of 23,440.0 million Baht that are expected to be transferred and recognized as revenue in 2025, with the condominium projects accounting for 15,000.0 million Baht, or 73.00% of the backlog.

- Return on Equity

For the years 2023 and 2024, the Group's Return on Equity (ROE) was 14.62% and 10.67%, respectively, a decrease of 3.95% from 2023.

Financial Position Analysis

- Overview of Assets

As of the end of 2023 and 2024, the Group had total assets of 65,230.4 million Baht and 64,809.5 million Baht, respectively, a decrease from the end of 2023 by 420.9 million Baht or a decrease of 0.65%. The majority of the assets primarily consisted of development costs for real estate projects for sale, investments in joint ventures, land, buildings and equipment, loans to related parties, trade receivables and other receivables, and cash and cash equivalents, with details as follows:

- Cash and Cash Equivalents

As of the end of 2023 and 2024, the Group had cash and cash equivalents of 1,493.3 million Baht and 1,440.8 million Baht, representing 2.29% and 2.22% of total assets, respectively.

As of the end of 2024, the Group had cash and cash equivalents of 1,440.8 million Baht, representing 2.22% of total assets, a decrease of 52.5 million Baht or 3.51% from the end of 2023. This was primarily due to an increase in net cash inflows from operating activities and a reduction in investment activities.

- Trade and Other Receivables

As of the end of 2023 and 2024, the Group had trade and other receivables amounting to 5,186.2 million Baht and 3,057.2 million Baht, representing

7.95% and 4.72% of total assets, respectively. This reflects a decrease of 2,129.0 million Baht or 41.05% from 2023, primarily due to the collection of project management fees from related parties.

- Short-term Loans to Related Parties

As of the end of 2023 and 2024, the Group had short-term loans to related parties amounting to 1,350.9 million Baht and 885.7 million Baht, representing 2.07% and 1.37% of total assets, respectively. This represents a decrease of 465.2 million Baht or 34.43% from 2023. The decline was primarily due to the reclassification of short-term loans to related parties into long-term loans to related parties under non-current assets.

- Cost of Real Estate Development Projects for Sale

The cost of real estate development projects for sale refers to the investment made by the Group in developing real estate projects, either under development or completed and ready for sale. This item is comparable to inventory in businesses engaged in manufacturing or trading. The cost of real estate development projects for sale includes project development costs such as land acquisition costs, construction costs, borrowing costs related to real estate project development, and other associated expenses.

As of the end of 2023 and 2024, the Group's cost of real estate development for sale amounted to 35,896.2 million Baht and 35,377.8 million Baht, respectively, representing 55.03% and 54.59% of total assets, respectively.

As of the end of 2024, the Group's cost of real estate development for sale amounted to 35,377.8 million Baht, representing 54.59% of total assets, a decrease of 518.5 million Baht or a 1.44% reduction from the end of 2023. This decrease was due to the Group transferring the development costs of real estate for projects transferred during 2024 to the cost of sales of real estate. Additionally, the Group sold investments in subsidiaries related to 11 ongoing development projects, which were then transferred to joint ventures. The Group continues to develop new projects in Bangkok, the surrounding areas, and major provincial cities.

- Land Deposit

As of the end of 2023 and 2024, the Group had land deposit amounts of 874.8 million Baht and 838.6 million Baht, representing 1.34% and 1.29% of total assets, respectively.

As of the end of 2024, the Group had land deposits amounting to 838.6 million Baht, representing 1.29% of total assets, a decrease of 36.2 million Baht or 4.14% from the end of 2023. This decrease was due to the Group's hotel and leasing business reclassifying land deposits from current assets to long-term land deposits as non-current assets.

- Prepaid Expenses - Construction Costs

The Group's prepaid construction costs include advance payments for the construction of real estate projects.

As of the end of 2023 and 2024, the Group had prepaid construction costs of 1,127.4 million Baht and 450.2 million Baht, representing 1.73% and 0.69% of total assets, respectively.

As of the end of 2024, the Group had prepaid construction costs amounting to 450.2 million Baht, representing 0.69% of total assets, a decrease of 677.2 million Baht or 60.07% from the end of 2023. This decline was primarily due to the reduced number and value of projects that started construction during 2024 compared to 2023. The policy for prepaid construction costs is based on agreements between the Group and contractors, with the Group typically paying about 5% of the contract value as advance payment, some of which is classified as non-current assets.

- Other Current Financial Assets

As of the end of 2023 and 2024, the Group had other current financial assets amounting to 581.1 million Baht and 151.0 million Baht, representing 0.89% and 0.23% of total assets, respectively.

As of the end of 2024, the Group had other current financial assets amounting to 151.0 million Baht, representing 0.23% of total assets. This represents a decrease of 430.1 million Baht or 74.01% from the end of 2023, primarily due to a reduction in deposits, short-term bonds, and the Whale Ground mutual fund.

- Other Current Assets

Other current assets of the Group consist mainly of other deposits, such as deposits for purchasing furniture and decorative equipment for projects, prepaid insurance premiums, accrued commission expenses, prepaid common area expenses, and other prepaid expenses.

As of the end of 2023 and 2024, the Group had other current assets amounting to 641.2 million Baht and 679.3 million Baht, representing 0.98% and 1.05% of total assets, respectively.

As of the end of 2024, the Group had other current assets amounting to 679.3 million Baht, representing 1.05% of total assets. This is an increase of 38.1 million Baht, or 5.94%, from the end of 2023, primarily due to an increase in deferred expenses and prepaid expenses.

- Assets Held for Sale

Assets held for sale of the Group include the classification of land, buildings, and equipment of the hotel and rental business.

As of the end of 2027, the Group had assets held for sale amounting to 142.4 million Baht, accounting for 0.22% of total assets. This represents an increase of 142.4 million Baht or 100.00% from the end of 2026, which was due to the classification of assets from the hotel and rental business that entered into a sales agreement with Jetjin Origin Center Company Limited (a joint venture).

- Long-term Loans to Related Parties

As of the end of 2023 and 2024, the Group had long-term loans to related parties amounting to 212.6 million Baht and 2,825.3 million Baht, representing 0.33% and 4.36% of total assets, respectively.

As of the end of 2024, the Group had long-term loans to related parties amounting to 2,825.3 million Baht, representing 4.36% of total assets. This reflects an increase of 2,612.7 million Baht, or an increase of 1,228.94%, compared to the end of 2023. The increase is primarily due to joint ventures, where loans are provided according to the proportion of investment and/or mutual agreements, with interest rates set in accordance with the Group's related party transaction policies.

- Investment in Joint Ventures

As of the end of 2023 and 2024, the Group had investments in joint ventures amounting to 9,130.0 million Baht and 10,534.5 million Baht, representing 14.00% and 16.25% of total assets, respectively.

As of the end of 2024, the Group had investments in joint ventures amounting to 10,534.5 million Baht, representing 16.25% of total assets. This represents an increase of 1,404.5 million Baht or an increase of 15.38% from the end of 2023. The accumulated total for the year ending 31 December 2024, includes 13 new joint venture projects, comprising 5 condominium projects, 7 housing development projects, and 1 hotel and leasing business project.

- Investment Properties

Investment properties are transferred from the costs of property development for sale as the Group has invested in condominium buildings within the projects to lease spaces to small businesses such as convenience stores, restaurants, and laundromats. This is to provide convenience to the residents of the project, based on the concept of creating a community home that effectively meets the needs of residents for real-life living. There are more than 30 retail shops in total.

As of the end of 2023 and 2024, the Group had investment properties amounting to 328.4 million Baht and 186.1 million Baht, representing 0.50% and 0.29% of total assets, respectively.

As of the end of 2024, the Group had investment properties amounting to 186.1 million Baht, representing 0.29% of total assets, a decrease of 142.3 million Baht or a 43.34% decrease from the end of 2023. The decrease was due to the reclassification of the Group's hotel and leasing business, which entered into a sales agreement with Jetjin Origin Center Company Limited (a joint venture).

The Group's investment properties consist of commercial spaces within condominium projects, leased to small retailers to provide services and convenience to the customers who purchase units within the projects. The Portobello Mall Sriracha property is an investment property in the form of a Community Mall with an English-style design, located in the Sriracha area. It includes utilities such as convenience stores, restaurants, and laundromats to provide convenience for residents in the project. The concept is to create a community environment that meets the needs of residents for practical living. The mall has more than 30 stores. Additionally, there is the One Ramintra project, a mixed-use development located in the Ramintra and Srinakarin areas, which currently includes 15 commercial projects, as shown in the table below.

Order	Project Name
1	Cabana A Project
2	Kaset Campus Project
3	Knightsbridge I Project
4	Knightsbridge Sky River Project
5	Knightsbridge The Ocean Sriracha Project
6	Knightsbridge Tiwanon Project
7	Notting Hill Praksa Project
8	Notting Hill Sriracha Project
9	Sense of London Project
10	Troicana Project
11	The Origin Phahol-Saphanmai Project
12	Knightsbridge Collage Sukhumvit 107 Project
13	KnightsBridge Prime Onnut Project
14	KnightsBridge Prime Ratchayothin Project
15	KnightsBridge Collage Ramkhamhaeng Project

- **Land, Buildings, and Equipment**

The net land, buildings, and equipment of the Group include land for the development of hotel and/or serviced apartment projects under the name of Origin Hotel Public Company Limited (subsidiary), as well as buildings and structures for sales offices and the head office.

As of the end of 2023 and 2024, the Group had net land, buildings, and equipment amounting to 4,417.5 million Baht and 3,748.7 million Baht, representing 6.77% and 5.78% of total assets, respectively.

As of the end of 2024, the Group had net land, buildings, and equipment amounting to 3,748.7 million Baht, representing 5.78% of total assets, a decrease from the end of 2023 by 668.8 million Baht or a decrease of 15.14%. The main reasons for this decrease were the reclassification of land from hotel and rental business projects to development costs of real estate projects for sale under the condominium business, the reclassification of hotel and rental business projects to assets held for sale, and during the year, the Group sold investments in subsidiaries to become joint ventures.

- Right-of-Use Assets

As of the end of 2023 and 2024, the Group had right-of-use assets amounting to 1,364.1 million Baht and 853.9 million Baht, representing 2.09% and 1.32% of total assets, respectively.

As of the end of 2024, the Group had right-of-use assets amounting to 853.9 million Baht, representing 1.32% of total assets, a decrease of 510.2 million Baht or 37.40% compared to the end of 2023. This decrease resulted from lease agreements for assets used in the hotel business and lease agreements for condominium units under the property investment program. During the year, the Group also sold its investments in subsidiaries to become joint ventures.

- Intangible Assets

Intangible assets arise from the purchase price allocation (PPA) following the acquisition of Park Luxury Company Limited on 2 October 2017. The value was assessed based on the acquired trademark, 'Park,' which is the brand for upscale condominium projects.

As of the end of 2023, the Group had intangible assets amounting to 158.8 million Baht, or 0.25% of total assets, a decrease from 2022 by 11.4 million Baht, or a 6.71% decline.

- Goodwill

Goodwill arose from the acquisition of Park Luxury Company Limited on 2 October 2017 ("the acquisition date"), representing the difference between the total consideration paid on the acquisition date and the fair value of identifiable net assets acquired. It is included as part of the goodwill in the consolidated financial statements, amounting to 190.4 million Baht, and Projects Asia Company Limited with 221.4 million Baht.

- Deferred Tax Assets

Deferred tax assets arise from temporary differences that are deductible for tax purposes, as well as unused tax losses. The Group expects to have sufficient taxable profits in the future to utilize these deductible temporary differences and unused tax losses.

As of the end of 2023 and 2024, the Group had deferred tax assets amounting to 673.8 million Baht and 1,141.3 million Baht, representing 1.03% and 1.76% of total assets, respectively.

As of the end of 2024, the Group had deferred tax assets amounting to 1,141.3 million Baht, representing 1.76% of total revenue, an increase from 467.4 million Baht at the end of 2023, or an increase of 69.37%, which is attributed to the performance results mentioned above.

- Other Non-Current Assets

As of the end of 2023 and 2024, the Group had other non-current assets amounting to 177.9 million Baht and 215.3 million Baht, representing 0.18% and 0.33% of total assets, respectively.

As of the end of 2024, the Group had other non-current assets amounting to 215.3 million Baht, representing 0.33% of total assets. This represents an increase of 97.4 million Baht, or an 82.64% increase, primarily due to an increase in long-term prepaid expenses.

Analysis of Sources of Funds

The key objective of the Group's capital management is to establish an appropriate capital structure that supports the Company's operations and enhances shareholder value. The Group manages its capital structure by considering the Interest Bearing Debt-to-Equity Ratio in accordance with the conditions outlined in short-term loan agreements from banks, long-term loans from banks, and the issuance of bonds. As of the end of 2025, the Group has an interest-bearing debt-to-equity ratio of 1.70:1, with the details of liabilities and equity as follows:

Liabilities

As of the end of 2023 and 2024, the Group had total liabilities amounting to 44,132.6 million Baht and 43,527.1 million Baht, representing 67.66% and 67.16% of the total liabilities and equity, respectively.

As of the end of 2024, the Group's total liabilities decreased by 605.5 million Baht, or 1.37%, from the end of 2023. The majority of the liabilities consist of long-term debentures, long-term loans from banks, customer deposits and advances, trade payables, and other payables, as detailed below.

- Overdrafts and Short-Term Loans from Banks

The Group's overdrafts and short-term loans from banks are used for working capital and for the development of the Company's projects.

As of the end of 2023 and 2024, the Group had overdrafts and short-term loans from banks amounting to 1,558.0 million Baht and 1,920.6 million Baht, accounting for 2.39% and 2.96% of the total liabilities and shareholders' equity, respectively.

As of the end of 2024, the Group had bank overdrafts and short-term loans from financial institutions totaling 1,920.6 million Baht, representing 2.96% of total liabilities and shareholders' equity. This amount increased by 362.7 million Baht, or 23.28%, compared to the end of 2023. The increase was primarily due to the reallocation of long-term funding sources to support working capital and investment in real estate project development in line with the planned expansion.

- Bill of Exchange

The Group's Bills of Exchange (B/Es) are issued to institutional investors and/or high-net-worth investors to be used as working capital and for the development of the Group's condominium projects.

As of the end of 2023 and 2024, the Company had Bills of Exchange (B/Es) totaling 2,262.8 million Baht and 366.6 million Baht, representing 3.47% and 0.57% of total liabilities and shareholders' equity, respectively.

As of the end of 2024, the Company had Bills of Exchange (B/Es) totaling 366.6 million Baht, representing 0.57% of total liabilities and shareholders' equity, a decrease of 1,896.2 million Baht or 83.80% from the end of 2023. The decline was due to the repayment of matured B/Es in accordance with the Company's short-term debt repayment policy.

- Trade and Other Payables

The Group's Trade and Other Payables include trade payables related to construction work, furniture, and building decoration, as well as marketing expenses (advertising and public relations). The primary component consists of construction payables associated with contractors for the development of condominium projects, housing estates, hotels, and rental spaces.

As of the end of 2023 and 2024, the Group had Trade and Other Payables totaling 3,675.9 million Baht and 2,491.2 million Baht, representing 5.64% and 3.84% of total liabilities and shareholders' equity, respectively.

As of the end of 2024, the Group had Trade and Other Payables totaling 2,491.2 million Baht, representing 3.84% of total liabilities and shareholders' equity, a decrease of 1,184.7 million Baht or 32.23% from the end of 2023. This decrease was primarily due to the payment of project-related expenses.

- Deposits and Advance Payments from Customer

The Group's Deposits Received and Advance Payments from Customers refer to funds received from buyers prior to the transfer of ownership, such as reservation fees, contract fees, and down payments. These amounts are recorded as deposits and advance payments from customers and will be recognized as revenue upon the transfer of ownership to the buyers. Typically, reservation fees, contract fees, and down payments account for approximately 10% to 20% of the sale value of condominiums and housing units, depending on the policies of each project.

As of the end of 2023 and 2024, the Group had Deposits Received and Advance Payments from Customers totaling 1,360.8 million Baht and 2,905.2 million Baht, representing 2.09% and 4.48% of total liabilities and shareholders' equity, respectively.

As of the end of 2024, the Group had deposits received and advance payments from customers totaling 2,905.2 million Baht, representing 4.48% of total liabilities and shareholders' equity, an increase of 1,544.5 million Baht or 113.50% from the end of 2023. This increase was due to the launch of new projects in line with the planned expansion.

- Accrued Income Tax

As of the end of 2023 and 2024, the Group had accrued income tax totaling 770.6 million Baht and 365.2 million Baht, representing 1.18% and 0.56% of total liabilities and shareholders' equity, respectively.

As of the end of 2024, the Group had accrued income tax totaling 365.2 million Baht, representing 0.56%, a decrease of 405.4 million Baht or 52.61% from the end of 2023. This change was driven by the Group's financial performance.

- Long-term Loans from Banks

Long-term loans from banks of the Group are used for the development of the Company's projects.

As of the end of 2023 and 2024, the Group had long-term loans from banks totaling 12,794.3 million Baht and 13,160.7 million Baht, representing 19.61% and 20.31% of total liabilities and shareholders' equity, respectively.

As of the end of 2024, the Group had long-term loans from banks totaling 13,160.7 million Baht, representing 20.31% of total liabilities and shareholders' equity, an increase of 366.4 million Baht or 2.86% from the end of 2023. This increase was due to loans taken during the period to fund project development in line with the planned expansion.

- Long-Term Debentures

The Group's long-term debentures are issued to institutional investors and/or high-net-worth investors to be used as working capital and for the development of the Company's projects.

As of the end of 2023 and 2024, the Group had long-term debentures totaling 17,046.0 million Baht and 18,773.9 million Baht, representing 26.13% and 28.97% of total liabilities and shareholders' equity, respectively.

As of the end of 2024, the Group had long-term debentures totaling 18,773.9 million Baht, representing 28.97% of total liabilities and shareholders' equity, an increase of 1,727.9 million Baht or 10.14% from the end of 2023. This increase was due to the Group issuing more long-term debentures to support working capital and project development in line with the planned expansion.

- Lease Liabilities

The Group's lease liabilities include liabilities from office lease agreements, land lease agreements, and condominium lease agreements, in accordance with Financial Reporting Standard No. 16.

As of the end of 2023 and 2024, the Group had lease liabilities totaling 1,484.2 million Baht and 1,026.3 million Baht, representing 2.28% and 1.58% of total liabilities and shareholders' equity, respectively.

As of the end of 2024, the Group had lease liabilities totaling 1,026.3 million Baht, representing 1.58% of total liabilities and shareholders' equity, a decrease of 457.9 million Baht or 30.85% from the end of 2023. The decrease was mainly due to reductions in land lease and office lease agreements.

Shareholders' Equity

As of the end of 2023 and 2024, the Group had total shareholders' equity totaling 21,097.9 million Baht and 21,282.4 million Baht, representing 32.34% and 32.84% of total liabilities and shareholders' equity, respectively.

As of the end of 2024, the Group had total shareholders' equity of 21,282.4 million Baht, representing 32.84% of total liabilities and shareholders' equity, an increase of 184.5 million Baht or 0.87% from the end of 2023. This increase was due to retained earnings from the financial performance for the year ending 31 December 2024, amounting to 1,243.1 million Baht, derived from projects with transferred ownership of condominiums, housing estates, service income, hotel revenue, rental income, and project management fees, in line with the planned expansion. During the year, retained earnings decreased due to the interim dividend payment of 787.8 million Baht. However, the Group continued to gain confidence from both Thai and foreign investors, leading to increased joint ventures as mentioned earlier.

Liquidity Analysis

The Group monitors liquidity risk by utilizing funding sources from operating cash flow, bank loans, and long-term debentures, which are primarily long-term funds. The Group has assessed the concentration of risks related to borrowing for project development and concluded that such risks are at a low level, based on the cash flow from the cash flow statement as follows:

Cash Flow Statement

- Cash Flow from Operating Activities

For the year 2024, the Group had net cash flow from operating activities totaling 2,640.8 million Baht, primarily arising from the receipt of payments from trade receivables and other receivables, as well as deposits and advance payments from customers for condominium and housing estate projects.

- Cash Flow from Investing Activities

For the year 2024, the Group had net cash outflow from investing activities totaling 3,236.4 million Baht, primarily due to investments in joint ventures and loans provided to related entities.

- Cash Flow from Financing Activities

For the year 2024, the Group had net cash flow from financing activities totaling 543.2 million Baht, primarily arising from cash received from long-term debentures and long-term loans from banks, which were used for project development.

4.3 Key Financial Information

4.3.1 Financial Statements

4.3.1.1 Auditor's Name for the Company's Financial Statements and Consolidated Financial Statements

The auditor for the Company's financial statements and consolidated financial statements can be summarized as follows:

Financial Statements	Accounting Period	Name of The Licensed Auditor	Licensed Auditor Registration No.	Auditing Firm
The Company and its consolidated financial statements	The fiscal year ending	Termpong Oponpun	4501	EY Office Company Limited
The Company and its consolidated financial statements	31 December 2022	Termpong Oponpun	4501	EY Office Company Limited
The Company and its consolidated financial statements	The fiscal year ending	Termpong Oponpun	4501	EY Office Company Limited

4.3.2 Summary of the Audit Report for the Past 3 Years (2022 - 2024)

The auditor provided the following opinion on the financial statements for the fiscal year ending 31 December 2022:

The financial statements present the financial position as of 31 December 2022, the results of operations, and cash flows for the year ended on the same date for the Company and its subsidiaries, as well as for the Company alone, in accordance with the essential provisions of the financial reporting standards.

The auditor provided the following opinion on the financial statements for the fiscal year ending 31 December 2023:

The financial statements present the financial position as of 31 December 2023, the results of operations, and cash flows for the year ended on the same date for the Company and its subsidiaries, as well as for the Company alone, in accordance with the essential provisions of the financial reporting standards.

The auditor provided the following opinion on the financial statements for the fiscal year ending 31 December 2024:

The financial statements present the financial position as of 31 December 2024, the results of operations, and cash flows for the year ended on the same date for the Company and its subsidiaries, as well as for the Company alone, in accordance with the essential provisions of the financial reporting standards.

4.3.3 Summary Table of the Financial Statements of the Company and Its Subsidiaries

- Statement of Financial Position

Consolidated statement of financial position	31 Dec 22		31 Dec 23		31 Dec 24	
	Thousand Baht	Percentage	Thousand Baht	Percentage	Thousand Baht	Percentage
Assets						
Current Assets						
Cash and Cash Equivalents	3,182,798.1	6.62	1,493,308.7	2.29	1,440,823.8	2.22
Trade and Other Receivables	3,360,132.4	6.99	5,186,193.4	7.95	3,057,219.3	4.72
Short-term Loans to Related Parties	1,156,790.4	2.41	1,350,924.0	2.07	885,739.5	1.37
Cost of Real Estate Development Projects for Sale	26,339,099.3	54.77	35,896,249.1	55.03	35,377,762.6	54.59
Land Deposit	815,963.5	1.70	874,788.3	1.34	838,611.2	1.29
Prepaid expenses - Construction costs	888,620.9	1.85	1,127,420.4	1.73	450,214.0	0.69
Other Current Financial Assets	100,248.6	0.21	581,103.7	0.89	151,034.8	0.23

Consolidated statement of financial position	31 Dec 22		31 Dec 23		31 Dec 24	
	Thousand Baht	Percentage	Thousand Baht	Percentage	Thousand Baht	Percentage
Other Current Assets	473,519.1	0.98	641,247.9	0.98	679,330.3	1.05
Assets held for sale	-	-	-	-	142,410.7	0.22
Total Current Assets	**36,317,172.4**	**75.53**	**47,151,235.6**	**72.28**	**43,023,146.3**	**66.38**
Non-Current Assets						
Bank deposits with collateral and withdrawal restrictions	390,126.1	0.81	464,673.3	0.71	297,232.8	0.46
Other non-current receivables	-	-	-	-	206,879.6	0.32
Long-term Loans to Related Parties	-	-	212,598.3	0.33	2,825,296.2	4.36
Other Non-Current Financial Assets	7,999.9	0.02	455,919.2	0.70	319,723.9	0.49
Investment in Joint Operations	6,988,888.1	14.53	9,130,038.8	14.00	10,534,532.1	16.25
Investment in Joint Ventures	40,343.0	0.08	33,242.1	0.05	38,526.5	0.06
Land awaiting development	21,466.3	0.04	20,168.5	0.03	20,168.5	0.03
Investment Properties	271,189.8	0.56	328,376.1	0.50	186,054.8	0.29
Land, Buildings, and Equipment	2,427,243.5	5.05	4,417,476.4	6.77	3,748,697.4	5.78
Long-term Land Deposit	187,517.6	0.39	104,981.3	0.16	192,072.5	0.30
Prepaid expenses - Non-current construction costs	-	-	170,867.4	0.26	662,347.4	1.02
Right-of-Use Assets	628,457.7	1.31	1,364,121.5	2.09	853,919.4	1.32
Intangible Assets	154,913.4	0.32	170,226.0	0.26	158,809.7	0.25
Goodwill	190,416.2	0.40	190,416.2	0.29	385,489.1	0.59
Unallocated purchase costs and business combination costs	-	-	224,355.0	0.34	-	-
Deferred Tax Assets	323,867.0	0.67	673,839.9	1.03	1,141,255.7	1.76
Other Non-Current Assets	141,544.4	0.29	117,898.8	0.18	215,333.0	0.33
Total Non-Current Assets	**11,773,973.0**	**24.47**	**18,079,198.8**	**27.72**	**21,786,338.6**	**33.62**
Total Assets	**48,091,145.3**	**100.00**	**65,230,434.5**	**100.00**	**64,809,484.9**	**100.00**

Consolidated statement of financial position	31 Dec 22		31 Dec 23		31 Dec 24	
	Thousand Baht	Percentage	Thousand Baht	Percentage	Thousand Baht	Percentage
Liabilities and Shareholders' Equity						
Current Liabilities						
Overdrafts and Short-term Loans from Banks	817,468.0	1.70	1,557,991.5	2.39	1,920,644.7	2.96
Bill of Exchange	1,490,130.8	3.10	2,262,793.5	3.47	366,567.1	0.57
Trade and Other Payables	3,017,961.7	6.28	3,675,894.5	5.64	2,491,219.5	3.84
Shot-term Loans from related parties	515,228.7	1.07	496,017.6	0.76	769,857.0	1.19
The portion of long-term loans from banks due for repayment within one year	1,936,987.8	4.03	4,887,225.1	7.49	4,000,681.2	6.17
The portion of long-term debentures due for repayment within one year	3,687,539.6	7.67	5,050,546.8	7.74	6,309,808.8	9.74
The portion of lease liabilities due for repayment within one year	193,342.3	0.40	362,133.4	0.56	320,475.8	0.49
Deposits and Advance Payments from Customer	529,364.5	1.10	1,360,788.1	2.09	2,905,249.7	4.48
Advances received	44,635.7	0.09	149,932.8	0.23	132,578.7	0.20
Accrued Income Tax	660,778.2	1.37	770,605.8	1.18	365,179.8	0.56
Reserves under the equity method of investment in joint ventures	124,898.7	0.26	1,005,204.1	1.54	234,715.1	0.36
Sales tax payable not yet due	148,301.2	0.31	289,717.6	0.44	182,291.8	0.28
Estimated liabilities from net revenue guarantees	-	-	98,384.0	0.15	47,820.3	0.07
Other Current liabilities	192,594.2	0.40	359,026.1	0.55	301,743.2	0.47
Total Current liabilities	13,359,231.4	27.78	22,326,260.9	34.23	20,348,832.6	31.40
Non-Current liabilities						
Long-term loans from banks - net of the portion due within one year	4,159,297.5	8.65	7,907,117.4	12.12	9,160,058.7	14.13
Long-term bonds - net of the portion due within one year	9,571,626.7	19.90	11,995,460.1	18.39	12,464,093.2	19.23
Long-term loans from unrelated parties	-	-	-	-	86,298.0	0.13
Lease liabilities - net of the portion due within one year	472,961.1	0.98	1,122,090.9	1.72	705,835.1	1.09
Provision for long-term employee benefits	28,283.6	0.06	76,959.6	0.12	65,555.4	0.10
Deferred Tax Assets	548,431.9	1.14	470,947.8	0.72	449,605.4	0.69
Estimated liabilities from net revenue guarantees	-	-	162,129.9	0.25	180,009.3	0.28
Other Non-Current liabilities	17,988.6	0.04	71,602.8	0.11	66,784.9	0.10
Total Non-Current liabilities	14,798,589.3	30.77	21,806,308.4	33.43	23,178,240.0	35.76
Total Liabilities	28,157,820.7	58.55	44,132,569.3	67.66	43,527,072.5	67.16
Shareholders' Equity						
Share Capital						
Registered Capital	1,227,061.2	2.55	1,227,061.2	1.88	1,227,061.2	1.89

Consolidated statement of financial position	31 Dec 22		31 Dec 23		31 Dec 24	
	Thousand Baht	Percentage	Thousand Baht	Percentage	Thousand Baht	Percentage
Issued and fully paid-up capital	1,227,061.2	2.55	1,227,061.2	1.88	1,227,061.2	1.89
Share premium	2,350,458.7	4.89	2,350,458.7	3.60	2,350,458.7	3.63
Below par value of preference shares of subsidiaries	(2,910.4)	(0.01)	(2,910.4)	(0.00)	(2,910.4)	(0.00)
Reserve from capital contributions paid in shares	79,833.8	0.17	79,833.8	0.12	79,833.8	0.12
Excess capital from changes in ownership interest in subsidiaries	2,414,962.4	5.02	2,414,962.4	3.70	2,414,962.4	3.73
Retained earnings - Appropriated for legal reserve	154,577.6	0.32	154,577.6	0.24	154,577.6	0.24
Retained earnings - Unappropriated	11,946,036.6	24.84	12,865,252.8	19.72	13,145,922.4	20.28
Other components of equity	(37,842.6)	(0.08)	(38,223.4)	(0.06)	(38,075.3)	(0.06)
Equity of the Company	**18,132,177.3**	**37.70**	**19,051,012.7**	**29.21**	**19,331,830.4**	**29.83**
Equity of non-controlling interests in subsidiaries	1,801,147.3	3.75	2,046,852.5	3.14	1,950,582.0	3.01
Total Shareholders' Equity	**19,933,324.6**	**41.45**	**21,097,865.2**	**32.34**	**21,282,412.4**	**32.84**
Total Liabilities and Shareholders' Equity	**48,091,145.3**	**100.00**	**65,230,434.5**	**100.00**	**64,809,484.9**	**100.00**

- Comprehensive Income

Consolidated statement of comprehensive income	31 Dec 22		31 Dec 23		31 Dec 24	
	Thousand Baht	Percentage	Thousand Baht	Percentage	Thousand Baht	Percentage
Profit and Loss:						
Revenue						
Revenue from Real Estate Sales	11,676,439.5	74.18	8,840,414.7	58.33	6,836,102.8	57.04
Revenue from Services	661,303.5	4.20	1,302,900.4	8.60	1,624,841.2	13.56
Revenue from hotel operations and rental income	394,302.7	2.50	468,201.5	3.09	528,509.3	4.41
Project management fee income	1,664,812.5	10.58	3,254,229.0	21.47	1,654,598.8	13.81
Gain from the disposal of investments in subsidiaries	903,476.3	5.74	1,061,533.6	7.00	878,668.5	7.33
Gain from purchase price negotiation	258,400.0	1.64	-	-	-	-
Interest income	43,406.9	0.28	89,659.9	0.59	183,975.1	1.54
Other Revenue	138,783.1	0.88	139,890.2	0.92	278,601.5	2.32
Total Revenue	**15,740,924.4**	**100.00**	**15,156,829.4**	**100.00**	**11,985,297.2**	**100.0**
Expenditures						
Cost of Real Estate Sales	7,603,945.2	48.31	6,211,580.8	40.98	4,855,565.1	40.51
Cost of Services	340,985.0	2.17	882,324.8	5.82	1,248,991.1	10.42
Cost of hotel operations and rental costs.	231,848.3	1.47	357,884.3	2.36	514,177.6	4.29
Selling Expenses	1,668,123.9	10.60	2,230,033.7	14.71	1,522,817.8	12.71

Consolidated statement of comprehensive income	31 Dec 22		31 Dec 23		31 Dec 24	
	Thousand Baht	Percentage	Thousand Baht	Percentage	Thousand Baht	Percentage
Administrative Expenses	763,197.9	4.85	1,019,354.2	6.73	1,136,564.9	9.48
Expected credit losses	-	-	58,241.8	0.38	626,469.3	5.23
Total Expenses	**10,608,100.4**	**67.40**	**10,759,419.6**	**70.99**	**9,904,585.8**	**82.64**
Profit from Operations	**5,132,824.0**	**32.61**	**4,397,409.8**	**29.01**	**2,080,711.4**	**17.36**
Share of profit (loss) from investments in joint ventures and associates	416,226.3	2.64	30,189.8	0.20	181,031.9	1.51
Financial Costs	(389,777.6)	(2.48)	(459,627.4)	(3.03)	(677,237.5)	(5.65)
Profit Before Income Tax Expense	**5,159,272.7**	**32.78**	**3,967,972.2**	**26.18**	**1,584,505.7**	**13.22**
Income Tax Expenses	(947,095.0)	(6.02)	(808,027.2)	(5.33)	(341,376.6)	(2.85)
Profit for the Year	**4,212,177.7**	**26.76**	**3,159,944.9**	**20.85**	**1,243,129.2**	**10.37**
Profit for the Year Attributable to the Shareholders of the Company	**3,774,536.5**	**23.98**	**2,718,233.3**	**17.93**	**1,051,790.2**	**8.78**

- Cash Flow Statement

Total Cash Flow Statement	31 Dec 22	31 Dec 23	31 Dec 24
Net cash from (used in) operating activities (thousand Baht)	(3,600,783.4)	(7,040,255.6)	2,640,777.9
Net cash from (used in) investing activities (thousand Baht)	(3,523,029.6)	(4,718,032.2)	(3,236,446.9)
Net cash from (used in) financing activities (thousand Baht)	8,340,769.9	10,068,798.5	543,184.0
Net increase (decrease) in cash (thousand Baht)	**1,216,957.0**	**(1,689,489.3)**	**(52,485.0)**
Cash and cash equivalents at the beginning of the year (thousand Baht)	**1,965,841.1**	**3,182,798.1**	**1,493,308.7**
Cash and cash equivalents at the end of the year (thousand Baht)	**3,182,798.1**	**1,493,308.7**	**1,440,823.8**

4.3.4 Key Financial Ratios

Financial Ratios	Unit	Consolidated Financial Statements The fiscal year ending		
		31 Dec 22	31 Dec 23	31 Dec 24
Liquidity Ratio				
Liquidity Ratio	(times)	2.63	2.05	2.11
Quick liquidity ratio	(times)	0.49	0.30	0.22
Cash liquidity ratio[1]	(times)	-0.29	-0.39	0.12
Accounts receivable turnover ratio[2]	(times)	5.01	2.07	17.65
Average collection period	(days)	73	176	21
Inventory turnover ratio[3]	(times)	0.31	0.20	0.10
Average days sales of inventory	(days)	1,180	1,829	3,568
Accounts payable turnover ratio[4]	(times)	2.90	1.86	2.24
Average payment period	(days)	126	197	163

Financial Ratios	Unit	Consolidated Financial Statements The fiscal year ending		
		31 Dec 22	31 Dec 23	31 Dec 24
Cash cycle	(days)	1,128	1,808	3,426
Profitability Ratio				
Gross profit ratio	(percentage)	34.88	29.74	28.97
Operating profit margin[5]	(percentage)	27.02	23.18	18.87
Other profit margin[6]	(percentage)	25.82	41.67	42.96
Cash to profit ratio[7]	(percentage)	-91.68	-216.88	116.76
Net profit margin[8]	(percentage)	23.98	17.93	8.78
Return on equity[9]	(percentage)	22.83	14.62	10.67
Operating Efficiency Ratio				
Return on assets ratio[10]	(percentage)	9.04	4.80	3.48
Return on fixed assets ratio	(percentage)	134.87	66.36	29.78
Asset turnover ratio	(times)	0.38	0.27	0.18
Financial Policy Ratio				
Liabilities to Shareholders' Equity Ratio	(times)	1.41	2.09	2.05
Interest-Bearing Liabilities to Shareholders' Equity Ratio[11]	(times)	0.95	1.55	1.70
Interest-bearing liabilities to shareholders' equity ratio[12]	(times)	0.93	1.52	3.26
Interest coverage ratio (cash basis)[13]	(times)	-2.34	-3.48	62.43
Dividend distribution ratio	(percentage)	33.21	56.85	2.05
Financial Ratios According to the Capital Market Supervisory Board Announcement				
Interest coverage ratio[14]	(times)	7.73	3.80	1.56
Interest-bearing debt to earnings before interest, taxes, depreciation, and amortization ratio	(times)	3.79	6.90	12.36
Ability to meet obligations ratio[15]	(times)	0.68	0.34	0.21
Interest-bearing liabilities to shareholders' equity ratio	(times)	1.11	1.62	1.58
Interest-bearing liabilities due within 1 year to interest-bearing liabilities ratio	(percentage)	0.38	0.41	37.91
Loan from financial institutions to interest-bearing liabilities ratio	(percentage)	0.31	0.42	41.77

Remarks:

1 Cash liquidity ratio: Cash flow from operations of the real estate business group will include project development costs for real estate intended for sale as part of the cash outflow for operations. This is different from other businesses where it falls under cash flow from investing activities. This is because real estate businesses have investments in property development costs, which are considered part of the operating costs. Therefore, during periods of growth and investment in expanding ongoing projects more than the completed project values, the cash flow from operations may become negative due to investments in property development costs for sale.

2 Receivables turnover ratio is revenue from business operations / [(Trade receivables and other current receivables, net - Other current receivables) (average)].

3 The inventory turnover ratio is [cost + inventory (increase or decrease)] / [net inventory (average)].

4 The trade payables turnover ratio is [cost + inventory (increase or decrease)] / [(trade payables and other current payables - other current payables) (average)].

5 The operating profit margin is EBIT * 100 / total revenue.

6 Other profit margin is (project management fees + profit from land sale agreement transfers + profit from price negotiations + profit from the sale of investments in subsidiaries + other income) / total revenue. (Since 2017, the Company has recognized income from project management fees, profit from land sale agreement transfers, profit from the sale of investments in subsidiaries, and other income).

7 The cash-to-profit ratio is net cash from (used in) operating activities / earnings before interest and tax * 100.

8 The net profit used for calculation is the net profit attributable to the shareholders of the Company.

9 The return on equity ratio is calculated as EBIT * 100 / Average shareholders' equity.

10 The return on assets ratio is calculated as EBIT * 100 / Average total assets.

11 The interest-bearing debt to equity ratio (times) is calculated as total interest-bearing debt / total equity.

12 The interest coverage ratio (cash basis) = operating cash flow + interest paid from operations + taxes / interest paid from operations and investments.

13 The interest coverage ratio = Earnings before interest, tax, depreciation, and amortization / Interest expenses. For calculating interest expenses, include interest expenses in the comprehensive income statement and the interest costs recorded as asset costs in the statement of financial position.

14 The debt servicing capacity ratio = Earnings before interest, tax, depreciation, and amortization / (Short-term interest-bearing liabilities and long-term interest-bearing liabilities due within 1 year).

15 The interest-bearing debt to equity ratio (times) is calculated based on the criteria specified in the Company's bond covenant, with a limit of no more than 2.5:1 as of the end of each quarter, deducting cash and/or cash equivalents, and excluding lease liabilities under TFRS #16.

5 General Information and Other Important Information

5.1 General Information (Other References Information)

Registrar	:	Thailand Securities Depository Company Limited The Stock Exchange of Thailand Tower B, 14th Floor 93 Ratchadaphisek Road, DinDaeng, DinDaeng, Bangkok, 10400 Telephone: 02-009-9000 Contact Center 02-009-9999
Debenture Holders' Representative	:	Bank of Ayudhya Public Company Limited Headquarters 1222 Rama 3 Road, Bang Phongphang, Yannawa, Bangkok, 10120 Telephone: 1572
Auditor	:	EY Company Limited 33rd Floor Lake Ratchada Building 193/136-137 Ratchadaphisek Road, Klong Toei, Klong Toei, Bangkok, 10110 Telephone: 0-2264-9090

5.2 Other Important Information

- None -

Investors can learn more information about the Issuer of Securities from the Company's 56-1 One Report on www.sec.or.th or visit our Company's website www.origin.co.th

5.3 Legal Disputes

As of December 31, 2024, the Company and its subsidiaries have no legal disputes or pending allegations or any legal disputes with government agencies or in the process of litigation which may materiality impact the Company (more than 5% of the shareholders' equity).

5.4 Secondary Market

- none -

5.5 Frequently Contacted Financial Institutions

Kasikorn Bank Public Company Limited

: No. 1 Soi Rat Burana 27/1, Rat Burana Road
Rat Burana, Rat Burana, Bangkok, 10140
Telephone: 0-2222-0000 press 1

CIMB Thai Bank Public Company Limited

: 44 Lang Suan Road, Lumpini,
Pathumwan, Bangkok, 10330
Telephone: 0-2626-7777

Kiatnakin Phatra Bank Public Company Limited

: 209 KKP Tower, Sukhumvit 21 Road (Asoke)
Klongtoey Nuea, Wattana, Bangkok
Telephone: 0-2615-5555

Siam Commercial Bank Public Company Limited

: 9 Ratchadaphisek Road, Chatuchak,
Chatuchak, Bangkok
Telephone: 0-2777-7777

6 Corporate Governance Policy

Origin Property Public Company Limited operates its business adhering to the Stock Exchange of Thailand and the Securities and Exchange Commission practice guidelines which include the ASEAN Corporate Governance Scorecard Regulations (ASEAN CG Scorecard) regarding the compliance with good corporate governance principles in order to create efficiency, transparency, and effectiveness in administration. It also creates fair treatment of shareholders, investors, creditors, employees, government, customers, the general public, and all parties involved and it also effectively manages the business operations.

Since 2017, the Securities and Exchange Commission (SEC) has realized that in order for listed companies to grow in the long run, the Corporate Governance Code (CG Code) should be established for listed companies to apply corporate governance in order to yield an excellent long-term business performance that is valuable and sustainable.

Origin Property Public Company Limited has adopted such principles as additional guidelines for the Board of Directors since 2017. Generally, the Company's management has clear distinctions in their roles and responsibilities. The Board of Directors is responsible for setting policies and supervising executives so that they are in accordance with the Company's objectives and policies. The executive's responsibility is to operate the business in order to yield profits. The Board of Directors and executives treat and are responsible to all parties equally. This includes employees, creditors, government officials, customers, and society. In order to comply with the Corporate Governance Code (CG Code), the Board set additional rules, other than continuous improvement in business performance, that the Company must be able to grow in the long run in order to create sustainable value for the business.

The Company prepared a good corporate governance policy and a written Code of Business Conduct Manual which covers various aspects of the corporate operations in order to be in accordance with the law, which are international rules. The policy was disseminated to all directors and employees of the Company for their acknowledgement and implementation. It was posted on the Company's website at https://origin.co.th/ for further reference. The Company organized an annual review of the good corporate governance policy and the Code of Business Conduct Manual in order to keep it up to date and be in line with the Company's operations.The details of the 2017 Corporate Governance Code Principles are as follows:

Principle 1 Establish Clear Leadership Roles and Responsibilities for the Board
Principle 2 Define Objectives that Promote Sustainable Value Creation
Principle 3 Strengthen the Board's Effectiveness
Principle 4 Ensure an Effective CEO and People Management
Principle 5 Nurture Innovation and Responsible Business Promotion
Principle 6 Strengthen Effective Risk Management and Internal Control
Principle 7 Ensure Disclosure and Financial Integrity
Principle 8 Ensure Engagement and Communication with Shareholders

6.1 Overview of Policies and Corporate Governance Guidelines

Principle 1: Establish Clear Leadership Roles and Responsibilities for the Board

The Board of Directors is responsible for performing its duties and being truly independent from the Management Team for the maximum benefit of the Company and overall shareholders. The duties and responsibilities of the Board of Directors and the Management Team are clearly divided. The Board of Directors is responsible for setting policies and supervising the Company's operations so that they are in accordance with legal policies and ethics.

The Board of Directors is responsible for reviewing the corporate governance policy, ethics, and the Code of Business Conduct. They must consider approval before making the announcement on an application. The Company has disclosed the names, biographies, and roles of the Board of Directors and the 4 subcommittees in the 2021 Annual Report and on the website at https://origin.co.th/. This includes the Executive Committee, the Audit Committee, the Risk Management Committee, and the Nomination and Remuneration Committee. In addition, the Board of Directors encouraged the Chairman of the subcommittees to disclose the number of meetings held and the number of directors that attended the meetings over the past year, as well as the opinion on their performance in the Annual Report.

In addition, the Company disclosed the determining process and the appropriateness of remuneration in the 2020 Annual Report under the topic of Directors and Executives Remuneration. This information disclosed the number of meetings that were attended by each director at the Board and subcommittee meetings. The details are shown in the table of attendance of the Board and subcommittee meetings. The remuneration of the Board of Directors and the subcommittees' directors appear in the comparison table for the remuneration of the Board and the subcommittees between 2022, 2023 and 2024.

The Company's Board of Directors is responsible for the accuracy and completeness of the Company's financial statements in order for it to be transparent, accurate, and disclose adequate information in the notes to the financial statement. This includes the financial information that appears in the Annual Report. The financial statements are prepared in accordance with the generally accepted accounting principles and audited by an auditor certified by the Securities and Exchange Commission. The Board of Directors appointed three Audit Committee members who are independent directors and non-executive directors to review the accuracy and completeness of the quarterly Financial Statement and the annual Financial Statement so that it is in compliance with the generally accepted accounting principles before being proposed to the Board of Directors for further consideration.

The Company's accounting department is responsible for presenting information regarding connected transactions and transactions with conflicts of interests in compliance with the Securities and Exchange Act (No. 4) B.E. 2551 (2008), Section 89/12, the Notification of the Capital Market Supervisory Board No. TorJor 21/2551 regarding connected transaction requirements, the Notification of the Board of Governors of the Stock Exchange of Thailand on the disclosure of Information of Listed Companies in connected transactions B.E.2546 (2003), and the revised version to the Audit Committee for further consideration.

The Board of Directors placed an emphasis on transparent, accurate, complete and timely disclosure of information whether it was financial information or significant general information that may impact share prices. The Company will disseminate information to investors and all parties involved equally via various channels and information dissemination media such as the electronic media system of the Stock Exchange of Thailand and the website https://origin.co.th/, etc. In addition, the Board of Directors provided the responsibilities of the Board of Directors for the Financial Reporting Report, the Audit Committee Report for information disclosure, along with the Auditor's Report, which is published in each Annual Report.

The dissemination of the Company's information to investors who are shareholders and those who are interested in holding shares in the future is under the authority of the chairman of the Board of Directors, the managing director, and the deputy managing director. Investors can contact the Company's Investor Relations Department by telephone at (662) 030 0000 or at https://origin.co.th/.

1.1 Term of Office

The term of office for the Company's Directors is determined to be in accordance with the Public Limited Company Act, B.E. 2535. Independent directors have a term of office of 3 consecutive years but no more than 3 terms unless it is unanimously approved by the Nomination and Remuneration Committee that the nominated independent directors have benefited the Company greatly and holding the position does not cause a loss of independence. They must also be approved by the Board of Directors and the shareholders.

1.2 Remuneration for Directors

The Nomination and Remuneration Committee is responsible for proposing guidelines and procedures to determine meeting allowances, entertainment expenses, gratuities, and rewards, as well as other benefits in the form of monetary remuneration to the Company's directors by requesting opinions from the Board of Directors' Meeting in order to propose them for approval at the Shareholders' Meeting on a yearly basis, except for rights based on the Company's regulations.

1.3 Subcommittees

The Board of Directors appoints each subcommittee from qualified persons. Each committee must perform the duties as assigned by the Board of Directors. The subcommittee has the authority to inform the Management Team to attend meetings and clarify or prepare reports. The Board of Directors approved the charter of each subcommittee.

Currently, the Board of Directors has appointed 5 subcommittees.

1) **Executive Committee:** The Executive Committee consists of no less than 9 executives. One must hold the position of Company director or be an executive. The following positions are considered to be the Company's Executive Directors.
   (1) Chief Executive Officer
   (2) President
   (3) Chief Operating Officer
   (4) Chief Financial Officer
   (5) Chief Business Development Officer
   (6) Assistant Managing Director, Product Design and Development

2) **Audit Committee:** The Audit Committee consists of at least 3 independent directors, one of which should have adequate knowledge and experience to review the reliability of the financial statements. The Audit Committee will hold the position for a term of three (3) years and may be re-elected upon retirement by rotation.

3) **Nomination and Remuneration Committee:** The Nomination and Remuneration Committee consists mainly of independent directors. There will be at least 3 directors. The Nomination and Remuneration Committee will hold the position for a term of three (3) years and may be re-elected upon retirement by rotation.

4) **Risk Management Committee:** The Risk Management Committee consists of at least 3 directors. The Risk Management Committee will hold a position for a term of three (3) years and may be re-elected upon retirement by rotation.

5) **Corporate Governance and Sustainability Committee:** The Corporate Governance Committee consists of at least three directors. The Corporate Governance Committee will hold a position for a term of three (3) years and may be re-elected upon retirement by rotation.

1.4 Board Meetings

The Board of Directors organize meetings to perform their duties and acknowledge the Company's performance on a regular basis, at least once every three months. In the meeting, the directors are able to freely express their opinions and discretion. The quorum

of the resolution of the Board of Directors' Meeting must be no less than half of the total number of directors in attendance at the meeting. All directors need to attend the meeting unless there is a force majeure. In this case, the director must inform the Secretary of the Board in advance. The Company will report the number of meetings attended by each director in the Annual Report. The Board of Directors' Secretary set up the meeting schedule for the entire year in advance for the acknowledgement of the Board of Directors. The Secretary of the Board sends an invitation letter to all of the directors to confirm the date and inform them of the time, place, and meeting agenda. The delivery is made at least 7 days in advance. The Secretary of the Board collects the supporting documents from the Management Team and presents them to the Board in advance. Such documents contain sufficient information for the Board to freely make decisions and discretion. The Secretary of the Board records issues in the meeting in order to prepare a meeting report that contains the complete content within 14 days of the meeting date for the chairman of the Board to sign. There must be a good filing system, and it must be able to be searched conveniently and confidentially.

The Company schedules more than 6 meetings per year. In 2016, there were 12 meetings held. In 2017, there were 14 meetings. In 2018, there were 13 meetings. In 2019, there were 11 meetings. In 2020, there were 8 meetings held. In 2021, there were 13 meetings. In 2022, there were 9 meetings. In 2023, there were 6 meetings. In 2024, there were 5 meetings held and more than 90% of the total directors attended the meetings over the past year which is more than the 80% in the previous year (see the details in Meeting Attendance of the Board of Directors and Subcommittees).

1.5 Evaluation of the Performance of the Board of Directors and Subcommittees (Board and Individuals)

The Company prescribes the performance evaluation of the Board of Directors (both the Board as a whole and individuals) and sub-committees at least once a year in order to evaluate the individuals and the Board as a whole in order to jointly consider and improve their performance.

At the end of each year, the Company Secretary and the subcommittee secretaries which include the Audit Committee secretary, the Nomination and Remuneration Committee secretary, the Risk Management Committee secretary, and the Executive Committee secretary will send the performance evaluation form to the Board of Directors and subcommittees. This includes the self-assessment form for annual evaluation. The evaluation form will be sent back to the secretary of each committee board to summarize the evaluation results and report it to each committee board for further acknowledgment.

Performance Evaluation Topics for the Board of Directors and Subcommittees

1. Structure and Qualifications of the Board
2. Roles, Duties and Responsibilities of the Board
3. Board Meetings
4. Duties of Directors (at Board Meetings)
5. Relationship with the Management Team
6. Self-Development of the Board and Development of Executives

Performance Evaluation Regulations of the Board of Directors (Board and Individuals) and the Subcommittees of the Company

Rating Scores	Evaluation Result
Less than 50%	Need Improvement
50-65%	Fair
66-75%	Good
76-85%	Very Good
86-100%	Excellent

The Overall Evaluation Results of the Board of Directors and the Subcommittee Boards for 2023

Board Committee	Average Score Received	Evaluation Results
Board of Directors	93.01	Excellent
Audit Committee	90.00	Excellent
Risk Management Committee	90.91	Excellent
Nomination and Remuneration Committee	91.50	Excellent
Corporate Governance Committee	91.00	Excellent

Performance Evaluation of the Chief Executive Officer

In 2023, the Company required the Board of Directors to evaluate the performance of the Chief Executive Officer at least once a year for the Company's Chief Executives to acknowledge and improve. This also provided information for the Nomination and Remuneration Committee to consider when considering remuneration. This evaluation is confidential.

The overall evaluation results of Chief Executive Officer resulted with an average score of 96.66%. The evaluation results are at a level of excellence.

Performance Evaluation Topics for Chief Executive Officer

1. Leadership
2. Strategic Planning
3. Follow Through of Strategic Planning
4. Planning and Financial Performance
5. Relationships with Directors
6. Relationships with Outsiders
7. Management and Relationships with Personnel
8. Succession
9. Knowledge of Products and Services
10. Personal Characteristics
11. Sustainable Business Development (ESG)

1.6 Non-Executive Directors Meetings

The Board of Directors is able to hold meetings without any executive directors in attendance if necessary. This enables the non-executive directors to freely discuss management issues without the Management Team in attendance. Meetings are held at least once a year according to good corporate governance principles. In 2016, the meeting was held on February 3, 2016 and in 2017, meetings were held on August 11 and August 26, 2017. In 2018, the meeting was held on November 10, 2018. In 2019, the meeting was held on August 11, 2019. In 2020, the meeting was held on November 12, 2020. In 2021, the meeting was held on November 12, 2021. In 2022, the meeting was held on December 22, 2022. In 2023, the meeting was held on December 15, 2023. And in 2024, the meeting was held on December 15, 2024.

1.7 Independent Directors' Meeting

The Board of Directors determined that the independent directors shall hold their own meeting in order to freely discuss different matters. The meeting shall be held at least once a year in order to comply with good corporate governance principles. In 2016, the meeting was held on February 3, 2016. In 2017, meetings were held on August 11 and August 26, 2017. In 2018, the meeting was held on November 10, 2018. In 2019, the meeting was held on August 11, 2019. In 2020, the meeting was held on November

12, 2020. In 2021, the meeting was held on November 12, 2021. In 2022, the meeting was held on December 22, 2022. In 2023, the meeting was held on December 15, 2023. And in 2024, the meeting was held on December 15, 2024.

1.8 Data Reporting

1) The Board is responsible for providing accurate financial reports and general information to shareholders and other investors that is complete and has reasonable explanations and numbers in terms of performance policies and future prospects, as well as the success and barriers of business.

2) The Board of Directors understands and supports the compliance with the professional practice standards of the auditor.

3) The Board of Directors prepared the Board of Directors responsibilities for the Financial Reporting Report and disclosed the Company's financial report in the Annual Report along with the financial statements and the auditor's report which covers the following aspects:

3.1) Legal Requirements: The Company's Board of Directors is required to prepare financial statements in order to indicate that the financial position and the business performance over the past year is valid and reasonable.

3.2) Responsibilities of the Board of Directors: The Board is responsible for preparing accurate, complete, and adequate accounting information to maintain the Company's assets and be aware of any weaknesses, as well as preventing corruption or unusual operations.

3.3) Confirm that the Company complies with the generally accepted accounting standards, and consistently uses and complies with appropriate accounting policies. Cautiously consider the reasonableness of the preparation of the Company's financial statements.

1.9 Succession Plan

The Board of Directors set up a succession plan for management positions by preparing personnel in the organization in order to ensure that the Company has knowledgeable and capable executives who are able to enroll in these important positions in the future. Therefore, regulations for consideration have been systematically defined.

1.10 New Director Orientation

The Board of Directors requires an orientation for all new directors before they serve as director. This ensures that new directors acknowledge the Company's expectations regarding roles, duties, responsibilities, policies and corporate governance guidelines. This also creates an understanding of the Company's business and operations in order to prepare directors to be ready to perform their duties. In 2016, the Company held an orientation program for 3 new directors on July 28, 2016. They were Mr. Athipong Amattayakul, Mr. Chinnapatr Visuthipat and Miss Sujaree Jansawang. On November 1, 2017 the Company held an orientation for Mr. Pasu Liptapullop, a new director. In 2018, the Company held an orientation for new directors, Mrs. Kamonwan Wipulakorn, on May 17, 2018. In 2019, the Company did not have any new directors. In 2020, Ms. Kanokpailin Wilaikaew was appointed as a new director and participated in the orientation of new directors on May 14, 2020. In 2021, the Company held an orientation for new directors, Mr. Chatchai Payuhanaveechai, on May 17, 2021. In 2022, 2023 and 2024, the Company did not have any new directors.

1.11 Directors and Executives Development

The Company encouraged the Board of Directors and senior executives to attend seminars that were beneficial to their duties regularly as well as meet and exchange opinions with various Board of Directors and senior executives from different organizations. At least, seminars that the directors should attend are the course organized by the Institute of Directors of Thailand (IOD) which include Directors Certification Program (DCP), the Directors Accreditation Program (DAP), the Audit Committee Program (ACP) and the Executive Development Program (EDP) in order to implement this knowledge and experience to benefit the Company's development. In 2024, directors and executives attended the following seminars:

Name	Training Course/Seminars
1. Mr. Peerapong Jaroon-ek	1. Customer Centric Seminar 2. Seminar "Dissecting condominium business strategies in 2024" organized by the Thai Condominium Association 3. Seminar KU CARE course "The Class One" (KU Change Agent Readiness Executive Program), topic: "Create a business that grows quickly and sustainably" 4. Seminar Thailand: Take Off, topic: "Real Estate through Wire Score" organized by Matichon Newspaper 5. Seminar Real Estate Main economic index for 2023, topic: "Real estate market trends and strategies to drive the Thai economy" 6. Seminar "Property Focus: Big Change to Future Opportunities and Challenges" organized by Krungthep Turakit 7. ESG training course by the Stock Exchange of Thailand
2. Mrs. Arada Jaroon-ek	1. Customer Centric Seminar 2. ESG training course by the Stock Exchange of Thailand
3. Mr. Somsakul Sangsuwan	1. Customer Centric Seminar 2. Seminar, Bangkok Chaturathit, "Arrange 9 armies to fight in 10 directions to fight the real estate crisis" organized by Prop 2 Morrow 3. ESG training course by the Stock Exchange of Thailand
4. Mr. Pitipong Trinurak	1. Training course Refreshment Program (RFP) 1/2023 2. ESG training course by the Stock Exchange of Thailand
5. Mr. Siripong Srisawangwong	1. Customer Centric Seminar 2. ESG training course by the Stock Exchange of Thailand
6. Miss Kanokpailin Wilaikaew	1. Training course Refreshment Program (RFP) 11/2023 2. Customer Centric Seminar
7. Mr. Kreingkrai Kreebongkan	1. Training course: Technology & Marketing Trend 2023 2. Seminar "Decoding Investing Overcoming the Crisis" organized by Prachachat Turakit 3. Seminar on Branding Origin Creative Living #1 4. Seminar on Best Company Management Phase II 5. Seminar on Construction Milestone Checked 6. ESG training course by the Stock Exchange of Thailand

1.12 Communication with the Management Team

The Board of Directors encourages the Company's senior executives to attend Executive Committee Meetings and the Board of Directors Meetings and present information concerning the agenda item that the executive is responsible for, for the acknowledgment of the Board of Directors. Executives also have the opportunity to learn and understand the views of the Board, express opinions, and provide useful recommendations to the Board of Directors.

The Board of Directors encourages meetings and the exchange of views among directors and senior executives apart from the meetings of the Board of Directors in order to have opportunities to know one another better, exchange ideas regarding operations, and inquire or implement recommendations received from specialized directors in management as well.

Principle 2: Define Objectives that Promote Sustainable Value Creation

Apart from the real estate development business in revenue recognition from sales category, the Company is also engaged in the development of real estate for rent and service businesses related to real estate. These businesses continually generate revenue under the operations of the subsidiaries in order to build long-term corporate stability due to its consistent revenue pattern in the future. As can be seen, the Company aims to grow steadily and sustainably in the property development business in order to build the confidence of its shareholders, directors, executives, employees, joint venture partners, and financial institutions. This can be seen from the Company's vision and mission statement.

Every year, the Board of Directors reviews the Company's vision and mission statement between October and December and also considers the annual budget in order to determine that the direction of the Company is in the same direction. From 2016-2020, the Board of Directors have maintained the original vision and mission. It has not changed. Since this is the Company's long-term goals, the Board of Directors, the Management Team, and employees are determined to achieve the mutual goals.

Vision

Origin aims to be an integrated real estate development company with sustainable growth under the corporate governance code, deliver great products with excellent services and have a customer- centric approach. Origin thinks more and offers more so that our customers have more benefits.

Mission

We are attentive to every detail of the needs of customers by creatively designing project developments and delivering products and services that achieve customer satisfaction. We emphasize personnel and organizational development in order to grow sustainably with trade partners, customers, shareholders, business partners, employees and society.

We communicate the Company's vision and mission statement to all of the organization's departments in order to be aware of the Company's core business concepts in the same direction as well as enhancing corporate value to employees.

Values

Customer Empathy
Goal Synergy
Quality Crafted
Innovative Creativity
Sustainable Responsibility

In 2017, the Company focused on the values of Service Excellence and Teamwork, by having activities and policies that included such values for employees. This included small group management or even service training for the sales department, homecare department and other units in order to develop a better personality and understanding of the service business.

In 2018, the Company focused on the value of innovation, creating new innovations in the Company's products in order to achieve the Company's goals to grow in a more diversified property development business. Therefore, in addition to personnel having skills in the field and creativity to create products or effective work processes, one must be ready to adjust to organizational changes. Thus, the Company gave priority to work processes, ways of thinking, and creativity in work. However, under every step of the business operation, personnel shall operate with honesty and in accordance with good corporate governance principles.

In 2019, from the initial assumption on how to conduct business in an era of disruption, the Company approached the EMPATHY principle and conveyed this principle to employees and executives to have a better understanding even though the Company had already emphasized this principle on the project developments and products that meet customer needs. However, the empathy principle is much deeper. It is not only an understanding of customer needs but an understanding of the true identity of the customer group and then conveying it through the Company's products and services. Over the past year, it can be seen that the Company focused on understanding the differences among customers, the differences in their lifestyle, and daily activities so that the Company's products understand what customers want most in their lives.

In 2020, The COVID-19 pandemic affected customers' lifestyles and daily routines. The phrase NEW NORMAL was used to describe the changing lifestyle. Therefore, the Company had to adjust and it applied this concept to develop projects, products, and services that still met the EMPATHY principle and best accommodated convenience for the NEW NORMAL lifestyle of customers.

In 2021, the COVID-19 situation continues to affect the lives and daily routines of customers from NEW NORMAL in 2020 become normal this year, whether wearing masks or wearing masks. Carrying alcohol in everyday life Including lifestyle and/or working style that has changed to working from home or working online more. Concepts in all areas have changed and adaptation has

become a necessity for all genders and ages. Therefore, the Company has developed the project Products and services to meet basic needs during the COVID-19 situation with the understanding of consumers from the concept of "EMPATHY, the ability to understand and share the feeling of another", which is also the main factor driving pushing the design to be creative to coordinate both the use Maintaining, sanitary and aesthetics while maintaining the company's identity.

In 2022, the situation has resolved to almost normalcy after the whole world has been under the COVID-19 situation for more than 2 years. The country has begun to open up and people are able to travel and do business both domestically and internationally, resulting in business activities being resumed, which is very beneficial to both the macro and household levels, In addition, the purchasing power of consumers gradually recovered. The real estate market also has a clear recovery, which can be seen from the return of condominium sales that are close to those of the pre-Covid era, while the housing market continues to have demand. For Origin, we believe that having a vision and seeing different opportunities as well as having the ability to adapt quickly in any situation leads to the foundation for a steadily growing organization. Standing in the form of "Origin Multiverse" is a growth model. "Multiverse", creating an ecosystem that enhances the quality of life of consumers in a complete way to be the Multiverse of Happiness, is an ecosystem that meets the needs of people of all ages and generations. and every rhythm of life, as a result, the projects of Origin have been well received by more customers.

In 2023, Origin plans to expand its business empire that is not just the housing development business group but also covers mega trends and new businesses in order to cover every dimension of upgrading the lives of consumers under the concept of "Origin Infinity", creating endless growth and caring for consumers, developing the Origin Property Group to become a Well-Being Lifetime Company or an organization whose business covers caring for consumers throughout their lives. The Origin Infinity plan consists of driving 3 main areas:

1. Nationwide Serve, distributing affiliated businesses to other provinces in order to develop better living for people in various areas throughout the country, starting with the housing development for sale business group and the development of hotel projects, office buildings, shopping centers, logistics and warehouse projects, as well as gradually bringing related businesses whether comprehensive real estate service business or health service business to provide service in other provinces.

2. Multiverse Expansion, aiming to develop a better life span, building on the Origin Multiverse plan in 2022 by expanding business beyond the residential business to have a continuous growth path continuously and covering care for people of all ages.

3. Social Attention, joining in caring for society and the environment in many dimensions to create a better society, such as

   (1) Talent Development: Origin has joined hands with various educational institutions to create Origin Valley in order to be a space for the new generation to develop skills and have knowledge and abilities that meet the needs of the organization and the labor market and exchanging knowledge to develop personnel in the group to grow stronger.

   (2) Community Development: Origin has implemented Origin Give to create opportunities and deliver good things to the community, such as providing scholarships, donating medical equipment, field visit to develop schools and

   (3) Sustainable Development: Origin has moved forward with the Net-Zero Emission 2044 plan to reduce greenhouse gas emissions in every dimension, such as designing projects that are energy efficient and environmentally friendly, using environmentally friendly materials, reducing the amount of waste, reducing electricity use in both the office and sales office, starting to install solar roofs and EV chargers in new projects for 2024.

In 2024, Origin has a plan to restructure its condominium business group to make it more streamlined and unified. It will combine all three of its subsidiaries under one umbrella and centralize communications under a single brand and company name: Origin Vertical Corporation or ORIGIN VERTICAL. The aim is to deliver residential projects to consumers across all market segments,

elevating management, design, construction, and innovation to meet diverse needs and ensure the highest level of customer satisfaction. The goal is also to make communication easier and more memorable for consumers.

New projects moving forward will be developed under the concept of "Creative Living for All", focusing on creating living spaces that consider all aspects of life. The strategy to achieve this will include: (1) Insight - Research and in-depth analysis of data. (2) Initiative - Developing new features and functions. (3) Implementation - Incorporating new technologies and innovations to enhance project quality and standards.

In addition to its business strategies, Origin will strengthen its approach to quality and service (Quality & Services) with the following strategies (1) People Development - Focusing on the development of employees in terms of both quality and service, including Upskilling and Reskilling programs. (2) Product Design - Developing high-quality product designs. (3) Product Quality - Selecting quality materials for product development, and enhancing construction quality assurance through the Origin QA application. (4) Service Excellence - Providing after-sales services, including customer care and enhancing the customer's lifestyle through Origin's partners.

Principle 3: Strengthen the Board's Effectiveness

The Company is aware that shareholders, investors and regulatory organizations value the roles and duties of the Board of Directors who are considered to be the shareholders representative even more. Therefore, the Company placed importance on the recruitment and appointment of directors and subcommittees that were qualified and able to strengthen the Company's long term strengths.

The Company set regulations and guidelines for the recruitment of directors by considering the qualifications along with good practice guidelines in recruiting directors by the Thai Institute of Directors Association. The Board of Directors assigned the Nomination and Remuneration Committee to determine the qualifications of the subcommittees and focused on a wide range of skills, abilities, experiences, and capabilities that benefited the Company and determined a transparent recruitment process in order to ensure the confidence of shareholders and outsiders.

The Nomination and Remuneration Committee defined the specific skills required for the Board of Directors and subcommittees in order to help each board determine policies and strategies to be consistent with the Company's goals in quality and efficiency. The skills and expertise of each committee are summarized in the Board Skill Matrix as follows:

3.1 Company Directors

The Board of Directors consists of at least 5 directors. The directors must have at least three independent directors and be at least one-third of the total number of directors. The Company's independent directors must have qualifications that meet the required standards and not have any prohibited qualities according to the defined rules of the Board of Directors and they should not have less qualifications than notified in the regulations of the Stock Exchange of Thailand and the Securities Exchange Commission. At least two-third of the total number of directors must have a Thai residence. In this regard, each director cannot be a director of more than 5 listed companies. In regards to the recruitment of directors, the Company places an emphasis on personnel that are competent, experienced, have a good record of work experience, charismatic, ethical, and be a moral visionary that has a good attitude toward the organization. They must be able to devote sufficient time to the Company's business operations and follow the Company's structure, Company's factors, and the Company's strategies, with a transparent process in order to create trust among the shareholders. Presently, there are 9 directors, 7 of which are non-executive directors, as a result, they can freely give opinions concerning the Management Team's operations.

For the appointment of directors, the Company will consider the competence, experiences related to the business, or consider candidates from the major shareholders of the Company who are well experienced in businesses that are beneficial to the Company. The appointed person must be qualified in accordance with the Public Limited Companies ACT B.E 2535 (1992) and the laws of the Stock Exchange

Market. This includes the regulations of the Securities Exchange Commission. However, the appointment of a member on the Board of Directors must be approved by the resolution of the Board of the Directors Meeting and / or the Shareholders' Meeting (depending on the situation). The election of any directors by the Shareholders' Meeting shall be in accordance with the following rules and procedures:

(1) Each shareholder shall have one vote per share.
(2) Each shareholder shall use all his or her votes accordingly to elect one or several people as directors. In the case that several directors are elected, the shareholders shall not divide his or her votes among the candidates.
(3) The person who receives the most votes in the respective order of the votes will be appointed as the director, equal to the number of votes in that election. In the event that the last people selected receive an equal number of votes, the chairman of the meeting shall cast the tie-breaking vote.

At each Annual General Meeting, one-third of the directors will need to retire from their position. If the number of directors is not divisible by three, the number of directors closest to one-third will need to retire from their position. Directors that retire from their position in the first and second year after the registration of the Company will be chosen by random draw. After that, directors who have held the position for the longest period of time will retire. Directors that retire may be re-elected by the shareholders.

Other than retiring from the position, directors will be removed from their position due to (1) Death (2) Resignation (3) Unqualified or disqualified for legal reasons (4) Shareholders who attend the meeting and have voting rights approve the removal with a majority vote greater than three quarters. Those shareholders must also combine to hold more than half the shares or (5) a court order.

The Board of Directors shall have at least 6 meetings per year with the required quorum to open the meeting. In order for a resolution on each agenda item to pass, at least two thirds of the total number of directors must be present. In addition, every director should attend at least 75% of the yearly Board Meetings.

The Skill Matrix of the Company's Board of Directors according to the name list of the Company's directors as of December 31, 2024.

Specific Skills	Mr. Lucksananoi Punkrasamee	Mr. Sahas Treetipbut	Air Chief Marshal Bureerat Ratanavanich	Mr. Chatchai Payuhanaveechai	Mr. Mayta Chanchamcharat	Mr. Niwat Lamunpandh	Mr. Chinapat Visuttipat	Mr. Peerapong Jaroon-ek	Mrs. Arada Jaroon-ek	Total (people)
Real Estate Business Skill	-	-	-	-	/	/	-	/	/	4
Accounting and Finance Skill	/	/	-	/	/	-	-	-	/	5
Legal Skill	-	-	-	-	-	/	/	-	-	2
E-Commerce Skill	-	/	-	/	-	-	-	-	-	2
International Business Skill	/	-	-	-	-	-	/	-	-	2
Related Real Estate Business Skill	-	-	-	/	/	/	-	/	/	5
Sales and Marketing Skill	/	-	-	/	/	-	-	-	/	4
Administration and Management Skill	/	/	/	/	/	-	-	/	/	7

3.2 Independent Directors

The Company will select personnel for the position of independent director by considering the qualifications based on the laws of the Stock Exchange of Thailand, the Notification of the Office of the Securities Exchange Commission, the Notification of the Capital Market Supervisory Board including regulatory announcements, and/or relevant regulations. No less than one-third of all of the Company's directors must be independent directors and no less than 3 people.

Qualifications of Independent Directors

The Board of Directors determined the qualifications of independent directors based on the related notifications of the Capital Market Supervisory Board as follows:

1. Must not hold shares of more than 1% of the total voting shares of the Company, its subsidiaries, affiliated companies, major shareholders or controlling persons. This includes shares being held by people related to the director.

2. Must not be a director or used to be a director who was involved with administration or was an employee, staff member, salaried advisor, or controlling person of the Company,its subsidiaries,affiliated companies, same-level subsidiaries, major shareholders, or controlling persons, unless such attributes have had a lapse of at least 2 years before being appointed. Such prohibited characteristics do not include independent directors who were government officials or advisors of government agencies who are major shareholders or controlling persons of the Company.

3. Must not have blood relations or relationships by legal registration under the status of father, mother, spouse, sibling or child. This includes the spouse of children of other directors, executives, major shareholders, controlling persons, or persons who are being nominated for appointment as director, executive, or controlling person in the Company or its subsidiaries.

4. They have never had or used to have a business relationship with the Company, its subsidiaries, affiliated companies, major shareholders or controlling persons that may hinder the exercise of their independent judgment. They are not or used to be a suspicious shareholder or a controlling person of the person who has business relationships with the Company, its subsidiaries, affiliated companies, major shareholders or controlling persons, unless such characteristics have had a lapse of at least two years before being appointed.

The business relationship in the first sentence includes ordinary trading transactions for the purpose of business operations, rentals, renting or leasing real estate property, transactions related to assets or services, granting or receiving financial assistance by receiving or giving loans, guarantees, using assets as debt collateral, as well as other similar acts that result in the Company or parties thereof being liable to pay the other party at an amount of 3% or more of the Company's net tangible assets or 20 million Baht or more, whichever is smaller. Therefore, the calculation of such liabilities shall be in accordance with the method of connected transaction calculations specified in the Capital Market Supervisory Board's notifications regarding the regulation of connected transaction mutatis mutandis. However, when considering such liabilities, transactions with liabilities which occur during the one-year period prior to the date of business relationship with the same person are included.

5. Must not be or used to be an auditor of the Company, its subsidiaries, affiliated companies, major shareholders, or controlling persons of the Company, and not be a suspicious shareholder, controlling person, or partner of an audit firm which has auditors that work for the Company, its subsidiaries, or affiliated companies, except in the case that such characteristics have had a lapse of at least 2 years before being appointed.

6. Must not be or used to be a provider of any professional service. This includes providing legal advisory services or financial advisory services with the service fee thereof exceeding 2 million Baht per year from the Company, its subsidiaries, affiliated companies, major shareholders, controlling persons of the Company and must not be a suspicious shareholder, controlling person or partner of the provider of such professional services, except in the case that such characteristics have had a lapse of at least 2 years before being appointed.

7. Must not be appointed as a representative of a director, major shareholder, or shareholder with a relationship to a major shareholder of the Company.

8. Must not undertake business of the same nature or in suspicious competition with the Company or its subsidiaries, nor be a suspicious partner of a partnership or director who participates with operations, employees, staff members, salaried advisors, or holds more than 1% of the total voting shares of other companies that undertake business of the same nature and have suspicious competition with the Company and its subsidiaries.

9. Must not have any characteristics that may hinder them from exercising independent judgment regarding the Company's business operations.

10. The term of office must not exceed 9 years.

The Company has 4 out of the 9 directors who are independent directors which is equivalent to the ratio 1:3.

3.3 The Audit Committee

The board of the Audit Committee must be appointed by the Board of Directors all of whom are independent company directors. The board of the Audit Committee must be composed of at least 3 committee members and have at least 1 member who has knowledge in finance and accounting. The Board of Directors determined the qualifications of the Audit Committee as follows:

1. The Audit Committee members must be appointed by the Board of Directors or at the Shareholders' Meeting.

2. All Audit Committee members must be independent company directors with the complete qualifications based on the Notifications of the Office of Securities and Exchange Commission (SEC).

3. Must not be a director who was assigned by the Board of Directors to make decisions regarding the operations of the Company and its subsidiaries, same-level companies, major shareholders, or controlling persons of the Company.

4. Must not be a director of the Company and its subsidiaries or same level companies, only for companies with business registration.

5. They must have the same responsibilities as set out in the notifications of the Stock Exchange of Thailand regarding qualifications and the scope of duties for the Audit Committee.

6. They must have knowledge and sufficient experience to perform the duties of the Audit Committee. Therefore, there must be at least one member of the Audit Committee who has knowledge and sufficient experience to perform the duty of reviewing the reliability of the Company's Financial Statements.

7. The Board of Directors shall appoint the chairman of the Audit Committee or all of the appointed Audit Committee members shall elect one person to be the chairman of the Audit Committee.

8. Any person who was appointed by the Audit Committee shall perform duties as secretary for the Audit Committee.

Moreover, when considering the Audit Committee's Skill Matrix based on the name list of the Audit Committee as of December 31, 2024. The results are as follows:

Specific Skills	Mr. Sahas Treetipbut	Air Chief Marshal Bureerat Ratanavanich	Mr. Chinapat Visuttipat	Total (people)
Real Estate Business Skill	-	-	-	0
Accounting and Finance Skill	/	-	-	1
Legal Skill	-	-	/	1
E-Commerce Skill	/	-	-	1
International Business Skill	-	-	/	1
Real Estate Related Business Skill	-	-	-	0
Sales and Marketing Skill	-	-	-	0
Administration and Management Skill	/	/	-	2

3.4 Nomination and Remuneration Committee

The Board of Directors' Meeting No. 2/2015 that was held on February 28, 2015 approved the appointment of the Nomination and Remuneration Committee. The Nomination and Remuneration Committee must consist of a director who has suitable qualifications to set policies in regards to the recruitment of personnel to be directors or senior executives. The Nomination and Remuneration Committee must first consider personnel who have suitable qualifications before presenting the names of the nominees for the approval of Directors or the Shareholders' Meeting to appoint. Moreover, the Nomination and Remuneration Committee has a significant role in determining remuneration regulations for directors and senior executives so that it is appropriate and reflects the directors and executive director's performance in achieving the goals.

Moreover, when considering the Nomination and Remuneration Committee's Skill Matrix based on the name list of the Nomination and Remuneration Committee as of December 31, 2024. The results are as follows:

Specific Skills	Mr. Lucksananoi Punkrasamee	Mr. Sahas Treetipbut	Air Chief Marshal Bureerat Ratanavanich	Mr. Pirapong Jaroon-ek	Mrs. Arada Jaroon-ek	Total (people)
Real Estate Business Skill	-	-	-	/	-	1
Accounting and Finance Skill	/	/	-	-	/	3
Legal Skill	-	-	-	-	-	0
E-Commerce Skill	-	/	-	-	-	1
International Business Skill	/	-	-	-	-	1
Real Estate Related Business Skill	-	-	-	/	/	2
Sales and Marketing Skill	/	-	-	-	/	2
Administration and Management Skill	/	/	/	/	/	5

3.5 Executive Directors

The Executive Committee must be appointed by the Board of Directors. Therefore, executive directors perform the duty of managing the operations of the Company to be in accordance with the policies, regulations, and related laws and to always consider different matters before proposing them to the Board of Directors. The executive directors must monitor the operations and management guidelines of the Company so that they are effective. The Executive Committee must be composed of at least three directors. Therefore, the quorum of the Executive Committee is composed of chief executives from different departments and expert directors from outside the Company.

Moreover, when considering the Executive Committee's Skill Matrix based on the name list of the Executive Committee as of December 31, 2024. The results are as follows:

Specific Skills	Mr. Chatchai Payuhanaveechai	Mr. Pirapong Jaroon-ek	Mrs. Arada Jaroon-ek	Mr. Pitipong Trinurak	Mr. Kreingkrai Kreebongkan	Mr. Somsakul Sangsuwan	Ms. Kanokpailin Wilaikaew	Total (people)
Real Estate Development Skill	/	/	-	/	/	-	-	4
Accounting and Finance Skill	/	-	/	-	-	-	/	3
Legal Skill	/	-	-	-	-	-	-	1
Product Design Skill	-	-	-	-	-	/	-	1
International Business Skill	/	-	-	-	-	-	-	1
Real Estate Related Business Skill	-	/	/	/	-	/	-	4
Sales and Marketing Skill	/	-	/	/	-	/	-	4
Administration and Management Skill	/	/	/	/	/	-	/	6

3.6 Risk Management Committee

The resolution of the Board of Directors at Meeting No. 10/2015, held on November 10, 2015, passed a resolution to appoint the Risk Management Committee. The Risk Management Committee must be composed of directors who have suitable qualifications to determine risk management policy. The Risk Management Committee must be composed of at least three company directors and at least one member of the Risk Management Committee must be an independent director. The Risk Management Committee is appointed by the Board of Directors.

Moreover, when considering the Risk Management Committee's Skill Matrix based on the name list of the Risk Management Committee as of December 31, 2024. The results are as follows:

Specific Skills	Mr. Sahas Treetipbut	Mr. Mayta Chanchamcharat	Mrs. Arada Jaroon-ek	Mr. Chatchai Payuhanaveechai	Total (people)
Real Estate Business Skill	-	/	-	/	2
Accounting and Finance Skill	/	/	/	/	4
Legal Skill	-	-	-	/	1
E-Commerce Skill	/	-	-	-	1
International Business Skill	-	-	-	/	1
Real Estate Related Business Skill	-	/	/	-	2
Sales and Marketing Skill	-	/	/	/	3
Administration and Management Skill	/	/	/	/	4

3.7 Corporate Governance Committee

The Board of Directors Meeting No. 1/2564 of the Company, on 7 July 2022, has resolved to approve the appointment of the Corporate Governance Committee, comprising of qualified directors to formulate policies and set criteria for enhancing Provide the company with a concrete pattern and standards for good corporate governance practices covering the entire organization. The Corporate Governance Committee must consist of an appropriate number of directors to perform their duties and the independent director is appointed as the chairman of the board. The Corporate Governance Committee will be appointed by the Board of Directors.

The Skill Matrix of The Corporate Governance Committee according to the name list of the Company's directors as of December 31, 2024.

Specific Skills	Mr. Chinapat Visuttipat	Mr. Lucksananoi Punkrasamee	Mrs. Arada Jaroon-ek	Total (people)
Real Estate Business Skill	-	-	/	1
Accounting and Finance Skill	-	/	/	2
Legal Skill	/	-	-	1
E-Commerce Skill	-	-	-	0
International Business Skill	/	/	-	2
Real Estate Related Business Skill	-	-	/	1
Sales and Marketing Skill	-	/	/	2
Administration and Management Skill	-	/	/	2

Principle 4: Ensure an Effective CEO and People Management

Apart from the emphasis on the recruitment and appointment of Company directors, the Company also recognizes the importance of recruiting and appointing senior executives and personnel development. This is a key mechanism that drives the organization to be in line with the policies and strategies set by the Board.

In recruiting executives and personnel, the Board of Directors determined specific skills, experiences, and qualifications of executives and employees in order to achieve success in recruiting qualified personnel according to the Company's recruitment plan.

The Nomination and Remuneration Committee was assigned by the Board of Directors to have the authority to determine the qualification criteria to recruit and appoint senior executives of the Company. This included the Assistant Managing Director, the Chief of Department, Co-Chief Executive Officer, the President, and the Chief Executive Officer.

The criteria for recruiting senior executives has two parts. The first part is managerial competency which includes leadership skills, strategic management skills, project management skills, risk management skills, and business management skills. The second part is functional competency which refers to the knowledge, skills, and characteristics that management requires in order to achieve its set goals. For example, data analysis skills, design skills, planning and management skills, etc.

In addition, the Nomination and Remuneration Committee also determined the remuneration structure and evaluated the performance of senior executives. The remuneration for executives included monetary remuneration such as salary, short-term bonuses, warrants to purchase the Company's ordinary shares, which were issued to directors, executives and employees (ESOP), and long-term remuneration. Non-monetary remuneration included health care benefits and personnel training, both inside and outside the organization.

At the end of the quarter and at the end of the year, the performance of senior executives, executives, and employees is evaluated against the set criteria in order to achieve the results that match the performance and are consistent with the Company's goals.

Principle 5: Nurture Innovation and Responsible Business Promotion

The business of the Company is involved with many stakeholders, managing benefits is areas where the Company is cautious and tries to be fair to all parties by strictly complying with relevant laws to protect the rights of all stakeholders, shareholders, employees, executives, trade partners, customers, and creditors which includes society.

5.1 Respect of Other Shareholder's Rights

The Company is committed to justice and fairness to other stakeholders without discriminating against any person. The Company does not use its own discretion or personal relationships to judge and provides equal opportunities, without discriminating against race, nationality, religion, or gender. The Company recognizes its responsibility toward society and the community. The Company considers that its main mission is to create projects and activities that are beneficial to society and the community. The Company has set a practice guideline for all stakeholders as follows.

1. Shareholders : The Company is committed to developing the Company's business so that it grows in order to compete in the long run and share profits with shareholders appropriately. The Company also presents information to the shareholders that is accurate, complete, transparent, timely and equitable.

2. Employees : The Company shall treat all employees equally and fairly, using the KPI to assess performance and a 360-degree evaluation for a true reflection on the operational results. The results of this assessment will be used to plan training, support further education of employees and consider fair remuneration. The Company also established a provident fund and employee welfare and supervises safety and hygiene in the workplace. This is as follows:

1) Recruit employees by considering the employee's knowledge and competence within the Company in order to fill higher ranks before recruiting anyone from outside the Company. If employees come from other companies, the Company shall recruit and select employees who are knowledgeable, competent, have a good attitude, and are able to work well with the Company based on the necessity and appropriateness of each department in order to maximize human resources.

2) Promote employee advancement by defining a clear direction for employee development and caring for all employees at every level in order for employees to be systematically and continuously trained in accordance with the defined direction as well as being able to effectively work in the current position and being ready to take on more responsibilities in the future.

3) Manage remuneration, salary, and welfare so that it is fair and equal with other leading companies. Always makes appropriate improvements related to the current situations. Uses a merit system to promote and increase salaries based on the competence, performance and potential of each employee.

4) Promote teamwork and encourage employees to cooperate and help one another as if they were family. This is an important organizational culture of the Company which has enabled the Company's performance to have exponential growth throughout the years. The Company set up the following guidelines:

(1) The Recruitment Process

The Company clearly defines employee qualifications in the job description. Differences in race, skin color, gender, religion, nationality, background, political opinion, age, or disabilities shall not be used in making hiring decisions. The Company shall select properly qualified people according to the defined recruitment process. Besides this, if there is a vacancy or a new position, the Company's policy is to first recruit appropriate people from within the Company before selecting anyone from outside the Company unless no one from inside the Company is suitable for the job. The Company shall select and fill positions by recruiting and selecting people who are knowledgeable, competent, have a good attitude, and able to work well with the Company based on the necessity and appropriateness of each department in order to maximize human resources.

(2) Personnel Training and Development

The Company is aware of the importance of training and developing personnel at every level. The Company has a policy to consistently develop employees and increase their potential and ability by organizing employee training, by having beneficiaries support further education, providing equal opportunities for employees, and continually training employees, whether inside or outside the organization. This includes giving knowledge in regards to increasing the potential of employees, legal knowledge that is relevant to the business operations, and developing the employee's personality or welfare which includes sending employees to be trained with other agencies outside the Company in order to increase work performance by using the acquired knowledge in their work or improving one's work. The Company stimulates and encourages employees to work together as a team and maintains good relationships between employees, supervisors, and operators. The Company recorded the amount of training hours of its employees.

Year	Number of Employees	Amount of Training (Hours)	Amount of Training (Hours per Person)
2016	396	5,203.5	13.1
2017	706	8,930.0	12.6
2018	949	12,480.0	13.2
2019	1,243	6,901.0	5.55
2020	1,345	772.0	1.74 *
2021	1,659	99,150.0	59.76 **
2022	1,085	1,252.50	19.24
2023	1,497	26,315.0	18
2024	1,477	29,971	20.3

* COVID-19 pandemic.

** 75% of total training was held via online platform.

The Company decided to develop and promote the employee's knowledge and create happiness in the workplace by organizing activities throughout the year in order to relieve employee stress and promote good relationships among the employees, increase work effectiveness, and reduce communication problems between the Company's departments (additional details in Section 1, Topic 3: Business Sustainability Drive, Topic 3.4.2 Social Performance: Employee Training).

(3) Remuneration

The Company established fair remuneration for its employees and employees received proper remuneration based on their potential, position, and responsibilities. The Company has a policy to increase remuneration according to the fair regulations set out by the Company. The Company gives opportunities and fair remuneration in accordance to the short-term and long-term performance of the Company. Other than monthly salary, at the beginning of the year, the Company sets clear goals for employees by using the KPI index indicator to calculate bonuses each year, quarter or month depend on situation and company policies of the company at that time. The Company also provides social welfare to its employees, organizes activities for employees such as a New Year's Party, and randomly selects special prizes for many employees. A mid-year party was also held to give rewards to employees and create good relationships within the Company (additional details are under Corporate Social Responsibility topic).

(4) Healthcare and Safe Working Conditions

The Company organized working systems that focus on proper safety and hygiene in the workplace which was defined in the policies regarding safety standards at the construction site. Employees shall wear helmets at all times when entering construction sites in order to prevent accidents during operations. The workplace shall be clean and safe from dangers that may occur such as fires and disease. The Company provides health welfare (additional details can be found in Corporate Social Responsibility).

1. Customers : The Company pays attention to and is responsible to its customers. The Company serves the customers courteously and enthusiastically, ready to serve and welcome customers sincerely so that customers receive accurate information regarding the Company's products. The Company takes care of customers as close relatives with quick, accurate and reliable service, focusing on customer confidentiality and not using information for its own benefit or the wrongful benefit of others. The Company is also aware of the fundamental rights of consumers such as producing quality houses and after purchase services that meet the consumers' needs in order to bring utmost satisfaction. The Company is committed to research and development in order to create innovative condominiums, unique designs and the best functional unit plan designs. The Company organized a telephone call center, 02-030-0000, as a channel to answer any questions or complaints so that customers can contact the Company directly.

2. Trade Partners : The purchase of goods and services from trade partners shall conform to the terms of trade. This includes treating the trade partners as agreed upon and adhering to any laws and good corporate governance principles (CG). The Company prepared standard operational procedures (SOP) in the procurement of designers, contractors, and project consultants in order to give bidding opportunities in accordance with the procedures and appropriately select suitable trade partners in accordance with the Company's Code of Business Conduct and including the announcement of business partner ethics to promote the concept of sustainable business operations and development to the Company's partners as well.

3. Competitors : The Company adheres to complying with the rules of good competition guidelines and does not use dishonest methods to destroy competitors. Competition is done fairly.

4. Creditors : The Company complies with contract agreements and related laws to repay debts to creditors that provided loans to the Company.

5. Society : The Company focuses on social responsibility toward the environment in the community and in society, as well as supporting community events to support society in the right agenda and opportunity, according to the Corporate Social Responsibility Program (CSR). The Company has always operated this way and will not be involved in any human rights violations or the abuse of intellectual property, however, the Company will care for the environment. The Company has policies that support activities that enhance the quality of health and environment and keeps the environment in the workplace safe for the property and lives of the employees. (more details in the topic: Social Responsibility and Attachment 8 regarding good corporate governance policies and measures)

Principle 6: Strengthen Effective Risk Management and Internal Control

The Company assures investors that it will reveal the Company's important information in a correct, timely, and transparent manner. This includes financial information and business performance. The other information is supervised by the rules, regulations, or practices of the Company to keep the confidential information of the Company from being leaked to its competitors according to requirements of the Office of the Securities and Exchange Commission (SEC) and requirements of the Stock Exchange of Thailand (SET). In addition to disclosures via the Form of Annual Information Filing (56-1 Form). Most information is published on the website of the Stock Exchange of Thailand, the website of the Office of the Securities and Exchange Commission, and the Company's website. This allows the shareholders, customers, analysts, investors, and interested parties to access the information easily, equally and reliably.

The Company designated a unit and some personnel to coordinate and provide information to shareholders, those who are interested in investing in the Company, and the Stock Exchange of Thailand, as well as giving an opportunity to meet and ask questions of company management for clarification.

6.1 Financial Reporting

The Board of Directors is responsible for the preparation of the Company's consolidated financial statements and information that is to be presented to the shareholders in the Annual Report by monitoring the quality of financial reporting which includes the Company's Consolidated Financial Statements in order to be prepared according to the generally accepted accounting standards and audited by a certified auditor whose qualities are in accordance with the set requirements of regulatory agencies, is independent, and consistently selects and complies with the appropriate accounting policies. They also prepare the Company's Consolidated Financial Statement accurately, completely and truthfully by disclosing information adequately, completely, validly, and reliably.

The Board of Directors oversees the Company so that it has an internal audit unit which is responsible for the periodical audit of all the Company's units in order to provide information records that are accurate, complete, and meet the operational standards and

policies set by the Company in good faith and do not violate any relevant laws. The assessment results of the internal audit must be reported to the Board of Directors and the Audit Committee for acknowledgement and a regular follow up of the assessment results must be done.

The Board of Directors appointed 3 independent directors to serve on the Audit Committee to review the Company to ensure that the financial reports were accurate, clear and timely. The committee reviewed the Company's internal control and internal audit systems which were reasonable and effective and considered to be in compliance with various laws and regulations. The Company considered the disclosure of information to be clear, transparent and timely according to the requirements of a public company. In the case of connected transactions or transactions with potential conflicts of interest, the Company presented them to the Audit Committee to consider the appropriateness and reasonableness before conducting the next step.

6.2 Risk Management

The Board of Directors provided a Risk Management Committee to be responsible for considering and proposing policies, plans and the implementation of plans to the Board of Directors. The risk management policy covered all departments of the Company and covered the risk associated with the vision, goals, business strategy, finance, manufacturing, and other aspects of performance, as well as considered the likelihood and severity of risk, defined measures to remedy and clear the person in charge, and defined measures to report and monitor results.

Over the past years, the Risk Management Committee played an important role as assigned by the Audit Committee and the Board of Directors in considering possible risk factors that may occur due to the rapid operational expansion of the Company as well as recommending complete preventive measures for the Company to be aware of risk management and to have thoroughly prepared preventive guidelines.

6.3 Internal Control

The Company's Board of Directors provided the Company with an internal control system that covers all aspects of finances, operations, and compliance with laws and regulations, and provided a mechanism of checks and balances that is powerful enough to protect and take care of the investments of shareholders and the assets of the Company. It provided a defined level of authority and the responsibilities of the executives and employees with written check and balance procedures. The Company's internal audit unit evaluated the internal control system, reviewed the operations of the business unit and supporting unit so that it was in compliance with the relevant rules and regulations. The internal audit unit is directly under the Audit Committee.

The Company employed KPMG Phoomchai Audit Company Limited as an independent internal control unit of the Company in order to support internal control operations to be more effective and efficient. (additional details are under Internal Control topic).

6.4 Transactions of Directors

1) The Company established a policy for directors to disclose the trading of shares and the holding of securities of the Company at all times.
2) The Company established a policy for directors to report stakeholding to the Audit Committee.
3) The Company established a policy that significant connected transactions must be approved by the Audit Committee.

Over the past years, the Board of Directors of the Company considered policies related to financial reporting of the directors in accordance with the good governance principles in order to review or revise the regulations such as notifying securities trading in advance and acknowledging securities trading suspensions.

Principle 7: Ensure Disclosure and Financial Integrity

7.1 Company Secretary

The Board requires that the Company have a Company Secretary. Ms. Kanokpailin Wilaikaewwas appointed to serve as a secretary of the Board and the Company Secretary so that the Company's management would be conducted with the highest efficiency according to the principles of good corporate governance. The main duties and responsibilities of the Company Secretary are as follows:

1) Provide advice and support the tasks of the Board of Directors related to laws and regulations.
2) Ensure the implementation of the principles of good corporate governance and monitor the policies and recommendations of the Board of Directors to be practiced effectively.
3) Be responsible for the preparation and storage of important documents.
4) Regulate the Company, the Board of Directors and the Management Team to comply with related laws and regulations.
5) Communicate with shareholders and take care of shareholders appropriately.
6) Communicate with the relevant regulatory authorities.

7.2 Investor Relations

The Company provides investor relations to be responsible for providing and disseminating information on the movement of the Company for the benefit of all those involved. This includes employees, shareholders, customers, trade partners, creditors, and analysts equally, fairly and thoroughly via diverse communication activities.

<u>Contact Information for Investor Relations</u>

Ms. Kanokpailin Wilaikaew
Investor Relations
Origins Property (Public) Company Limited.

Address	:	20th floor Bhiraj Tower at BITEC 4345 Sukhumvit Rd, Bangna sub-district, Bangna district, Bangkok 10260
Email	:	ir@origin.co.th
Website	:	https://origin.co.th/
Phone	:	(662) 029 1936
Fax	:	(662) 398 9994

Principle 8: Ensure Engagement and Communication with Shareholders.

According to this section, the Company has been complying with the good corporate governance principles for listed companies under the section of the rights of shareholders which are in accordance with the following principles:

8.1 The Fundamental Right of Shareholders

The Company realized the importance of its shareholders and as a result respected the shareholders' rights and the equality of all shareholders as stated in the Company's regulations and other relevant laws. The fundamental rights that shareholders equally received consisted of the right to attend the Shareholders' Meeting, the right to assign a proxy to come to the meeting and cast a vote on behalf of the shareholder, the right to add meeting agenda items, the right to nominate directors, the right to vote for directors or remove an individual director. Each individual shareholder also has the right to cast a vote in order to appoint auditors, nominate the auditor's remuneration, and the right to vote on the activities of the Company. Shareholders also have the right to receive profits and dividends equally, the right to share opinions, the right to make inquiries in the Shareholders' Meeting, the right to receive enough mass publications in a timely and equitable manner. The Company facilitates convenience towards shareholders so they are able to attend meetings and fully exercise their votes. In the case that any circumstances arise that will significantly impact the Company or other shareholders, the Company will disclose information at once. The Company closely looked after and carried out the policies, including other rules and regulations required by law, in order to protect the shareholder's right by the Board of Directors.

8.2 Meeting of Shareholders

1) In regards to organizing the Ordinary and the Extraordinary Shareholders' Meeting, the Company will appoint an appropriate date, time and place for the meeting that is convenient for all shareholders. The Shareholders' Meeting will not be held on any public holidays. The meeting will begin at a proper and convenient time for those who attend the meeting. All shareholders can submit registration evidence or a proxy form to the Company in advance in order to review the accuracy prior to the meeting. The Company will choose a convenient place for shareholders to attend the meeting. And since the outbreak of the Coronavirus Disease 2019 (COVID-19), the Company has adapted its meetings to be held online, both to reduce the risk of infection and to facilitate the Company's shareholders to be able to attend the shareholders' meeting as usual.

For the year 2024, the Company held a total of 1 shareholder meeting. The Company organized the meeting via the online system (E-AGM) in accordance with the Emergency Decree on Meetings via Electronic Media B.E. 2563 and in which shareholders can register to attend the meeting and can submit questions or make proposals throughout the meeting period.

2) The Company shall deliver a notice of meeting with sufficient information regarding the meeting agenda. This includes stating objectives and reasons, as well as the opinions of the Board of Directors on each agenda item to allow shareholders to study the information in its entirety prior to the Shareholders' Meeting. The Company shall send a notice of the meeting with information on the meeting's agenda items prior to the Shareholders' Meeting within the period designated by the related laws, notifications, or regulations. If the shareholders cannot attend the meeting in person, the Company allows shareholders to give a proxy to an independent director or any person to attend on their behalf by using the proxy form that the Company sent together with the invitation letter. The proxy form and invitation letter shall be sent to shareholders no less than 21 days before the date of the Shareholders' Meeting. The Company disseminated invitation letters and information on the meeting's agenda in Thai and English on the Company's website at least 30 days prior to the date of the meeting. Method to join the meeting via electronic media both Thai and English on the Company's website. https://origin.co.th/ at least 30 days in advance of the meeting date.

However, before the meeting date and on the meeting day, the company has arranged officers and legal consultant representatives to review the accuracy of the proxy letter and any attached documents such as identification cards, passports, and government official identification cards for individuals. In regards to shareholders that are jurisdiction persons, they must provide a certificate of registration from that company and a copy of the ID card of the person who has been authorized to sign. And in the event that any year the meeting is held online (E-AGM), after completing the rights verification, the Company will send the username and password, along with a web link for logging into the meeting system, to shareholders and/or proxies via email.

3) The Company prepared revenue stamps to stamp proxy letters for proxies or independent directors without any charge at the registration table for the convenience of its shareholders.

4) The Company promoted that the Board of Directors and the chairman of the committee boards attend the meeting. The chairman of the Board of Directors performed the duty of meeting chairman. Other high ranked executive directors, outsourced auditors or representatives, legal consultants or representatives, joined the meeting in order to listen to comments and answer inquiries from shareholders.

5) In the Shareholders' Meeting, prior to any consideration or any vote is cast, shareholders will be informed about the number and the percentage of shareholders that have attended the meeting, both shareholders and proxies, for the acknowledgement of the quorum as required by the law. An MC shall explain the meeting procedure and vote casting which includes counting votes for each agenda item. The meeting will consider and cast votes according to the order of the meeting's agenda without abruptly changing significant information or adding agenda items to the meeting. All shareholders have equal rights to review the Company's performance and to inquire, give comments, and make recommendations. Any relevant directors and executives shall attend the

meeting to answer questions as well. In 2024, the Company did not add any other agenda items other than the agenda items listed on the meeting invitation letter which was sent for the consideration of all shareholders prior to the meeting.

In regards to counting votes, the Company uses the Barcode method for casting and counting votes. And the company counting votes with E-Voting method. Prior to the meeting, an MC requested that a shareholder representative have the responsibility to count votes and review vote counts for the Annual Ordinary and Extraordinary Shareholders' Meeting which will be disclosed in the Annual Report. The method for counting and casting votes was made known prior to the meeting and the chairman of the meeting gave the shareholders equal opportunity to make any inquiries prior to casting votes and the results of counting votes were disclosed. This included the number in agreement, disagreement, and abstention on each agenda item and recorded it in the meeting report.

6) The Company added channels to receive information from shareholders via the Company's website. News and details were publicized on the Company's website, especially the invitation letter to the Shareholders' Meeting which was published before the meeting so that the shareholders could easily download the complete agenda.

7) The recording of the meeting's minutes shall be complete, accurate, fast and transparent. Important inquiries, issues and opinions shall be recorded in the minutes so that the shareholders can review them. The Company shall publish the minutes of the Shareholders Meeting on the Company's website in order for shareholders to consider. The minutes will be delivered to the SET within 14 days of the date of the meeting or delivered to all relevant authorities, such as the Ministry of Commerce, within the period required by all relevant laws, notices, or regulations.

8) After the meeting adjourns, the Company will report the resolutions of the Shareholders' Meeting along with the voting results for each agenda item for the shareholders to acknowledge. This will be done via the stock Exchange of Thailand's newsfeed and the Company's website https://origin.co.th/, so that shareholders who attend the meeting and shareholders who were unable to attend the meeting can acknowledge the meeting resolutions immediately and equally.

9) In order to allow shareholders to receive dividends more easily, they will transfer them into bank accounts (in the case that dividends are available). This allows shareholders to receive dividends on time and prevents issues of damage, loss, or delay in the deliveries to shareholders.

The Company focuses on promoting and encouraging shareholders to exercise their rights in various fields and will not take any action that violates or deprives the fundamental rights of shareholders.

8.3 Responsibility to the Shareholders

The Board of Directors is responsible for overseeing executives and employees in order to ensure that they work with integrity and awareness in performing their duties with responsibility. That way the shareholders can trust and accept that every decision is made fairly and takes into account the interests of shareholders, both major and minor.

Moreover, shareholders are able to exercise their right to maintain their benefits whether by giving comments or suggestions, and voting on key decisions. This includes the election of directors, the remuneration of directors, appropriation of profit and dividends which includes the appointment and remuneration of the auditor at the Shareholders' Meeting, provided that the Company discloses correct information according to the facts that can be verified, and set the remuneration of directors. The Board of Directors shall propose to the shareholders to approve on a yearly basis and to present a policy on the remuneration of directors for consideration of the shareholders.

The Company shall inform the resolutions of the Shareholders' Meeting along with the voting results of each agenda item for the

acknowledgement of shareholders through the announcement of the Stock Exchange of Thailand and the Company's website www.orgin.co.th. A complete meeting report of the meeting details shall be prepared accurately and completely so that shareholders are able to verify and correct it within 30 days from the day that the Company disseminated the meeting reports for shareholders to acknowledge.

6.1.1 Policies and Guidelines for the Board of Directors

Since the Company operates a real estate business which includes other related management, the Board of Directors must have knowledge and expertise in various fields to drive and plan business operations with the Management Team. This can be seen from the Board Skill Matrix in section 6.1 Overview of Corporate Governance Policy.

1. Qualifications and Appointment of Directors

The Company defines the qualifications of directors in accordance with the corporate governance code. The Nomination and Remuneration Committee considers the qualifications of directors from their profile, knowledge, and expertise, and then proposes them to the Shareholders' Meeting for approval.

2. Remuneration for Directors and Executives

Remuneration of the Board of Directors and executives is in accordance with the policy and the shareholder approval framework which is based on the proposal of the Nomination and Remuneration Committee (details of the remuneration for directors and executives are in section 7.4.2 Remuneration Policy for Managing Directors and Executives and 8.1.2 Remuneration for Directors).

3. Independence of the Board

Since the Board of Directors is the representative of the shareholders, the Board of Directors is responsible to perform their duties and be completely independent from the Management Team for the best interests of the Company and the shareholders as a whole. There is a clear separation of duties and responsibilities between the Board of Directors and the Management Team. The Board of Directors is responsible for setting policies and supervising the Company's operating systems in accordance with the policies, laws and ethics.

4. Director Development

The Company has an orientation for new directors every time there is a new appointment to help directors understand the expectations of the Company regarding the roles, duties and responsibilities of directors, and the policies and corporate governance code of the Company, as well as creating knowledge and understanding of the Company's business and operations in order to be prepared to perform the duties of directors.

The Company encourages the Board of Directors and senior management to attend seminars that are beneficial to their duties as well as regularly meeting and exchanging opinions with the Board of Directors and senior executives of different organizations. The courses that Company directors should at least attend are the courses of the Thai Institute of Directors Association (IOD). These include the Directors Certification Program (DCP), the Directors Accreditation Program (DAP), the Audit Committee Program (ACP), the Executive Development Program (EDP), and internal training or seminars by directors who are specialized in law and finance, etc.

5. Evaluation Performance of Directors

The Company requires an evaluation of the performance of the Board of Directors (both the Board as a whole and individuals) and subcommittees at least once a year, both individual and the committee board as a whole, so that the boards can jointly consider and further improve their own performance (details regarding the performance evaluation of directors are in section 6.1, Overview of Corporate Governance Guidelines).

6. Supervision of Subsidiaries and Affiliated Companies

The Company established a policy to supervise subsidiaries and affiliated companies to operate their business in the same direction and be aligned with the strategy and goals of the Company (The details regarding the supervision of subsidiaries and affiliates are in Section 8.1.3, Supervision of the Operations of Subsidiaries and Affiliated Companies).

6.1.2 Policies and Guidelines for Shareholders and Stakeholders

In addition to the good corporate governance policy, the Company also has other practice guidelines for shareholders and stakeholders. The Company supports the engagement of shareholders and stakeholders as follows:

1. Prior to the scheduled Annual General Meeting of Shareholders, the Company set criteria for minority shareholders to propose additional agenda items in advance of the Shareholders' Meeting. The Board of Directors will consider matters proposed by the shareholders as meeting agenda items. In the case where the Board of Directors rejects the proposed matters to be on the agenda, the Board of Directors must report the reasons to the Shareholders' Meeting.

2. Prior to the scheduled Annual General Meeting of Shareholders, the Company stipulated rules for minor shareholders to nominate persons for the office of director. The Board of Directors must ensure that the criteria is disclosed to shareholders in advance.

3. Prior to the scheduled Annual General Meeting of Shareholders, the Company allowed shareholders to submit questions in advance of the meeting date. The criteria for submitting questions was set in advance and was disseminated on the Company's website as well.

6.2 Code of Business Conduct

The Company established a Code of Business Conduct which is enforced for directors, executives and employees of the Company and all affiliated companies at all levels, whether such persons have signed acknowledgement or not. This Code of Conduct is an additional part of the Company's Articles of Association, regulations and notifications of the Company. If any messages in the Code of Conduct contradict the Articles of Association, or the regulations and notifications of the Company, the Code of Conduct shall be adhered to instead. The Company will notify the Code of Conduct to all employees during the new employee orientation for new directors, executives and employees. The Code of Conduct is also disseminated in the intranet system and the website of the Company to be easily accessible.

The Board of Directors must consider and review the Code of Conduct annually to determine whether there is anything that requires improvement or correction in accordance with the good corporate governance policy. The essence of the Company's Code of Conduct is as follows:

- Must support the Company's policy and strictly comply with the Article of Associations, orders, agreements, notifications or circular notices of the Company which was announced to all employees.
- Must perform duties with honesty and fairness, as well as quickly reporting events that may cause damage to the Company's reputation and assets.
- Must perform duties with commitment and determination, uphold the rules, regulations and corporate governance of the Company. Must be a good role model for employees so that the Company is progressive and is in accordance with common decency.
- Must provide business documents, accounts, finances, and various reports and submit them to government agencies and other persons. They must be done carefully, in good faith, and must be recorded in accordance with the accounting method of the Company in compliance with the specified standards.
- Do not interrupt or take any actions that obstruct the proper operations of the Company's authorized personnel or issue any orders that cause employees to act in a wrong way or unethically.
- Do not break any civil or criminal laws that cause damage to oneself or others, whether intentionally or not.

For more information regarding the good corporate governance policy and the Code of Business Conduct, please visit the website: http://investor.origin.co.th/storage/download/company-policies/company-document/20200630-ori-policies-cg-policy-2020-en.pdf

6.3 Major Changes and Developments of the Corporate Governance Code and Corporate Governance System in the Past Year

2024 was the year that the Company approved, reviewed and revised the policy, guidelines, and corporate governance systems. This included:

- Revised the whistle blowing complaints policy in Febuary 2024 which is part of the land governance policy to make the policy more perfect.
- Revision of the expense collection policy for the Company and its subsidiaries, which is part of the good corporate governance policy, in February 2024 to make the policy completer and more comprehensive.
- Conducted a structure review of the company, in November 2024. And the Board of Directors appointed Mr. Piti Jarukamjornas a CO-Chief Executive Officer (Co-CEO) and Chief Design Officer (CDO)

6.3.1 Other Practices in Accordance with Good Corporate Governance Principles

In 2024, the Company was rated excellent for the Corporate Governance Report of Thai Listed Companies from Institute of Directors Association (IOD) for the fifth year. This resulted from the commitment of the Board of Directors, all executives, and employees. The Company's best good practice guidelines other than the requirements are as follows:

- The Company must hold more than 6 meetings per year. In the past year, the Board of Directors held 9 meetings. A quorum must be more than 75% of the Board of Directors. The average attendance rate of the Board of Directors is more than 90%.
- The Board of Directors' Meetings No. 1/2023 considered good corporate governance in accordance with the CG CODE. In 2022, the Company complied with the corporate governance principles but there were certain principles that the Company had not yet implemented. And It is as follows:
  - Elect directors through cumulative voting: The Company still uses a majority vote to elect directors. Each shareholder has voting rights equal to the number of shares they hold. However, the Company provided complete information and profiles of all directors with opportunities for shareholders to nominate persons to be directors in advance at the Annual General Meeting of Shareholders.

7 Corporate Governance Structure and Information about the Boards

7.1 Corporate Governance Structure

The Company's management structure was approved by the Board of Directors' Meeting No. 5/2024 which was held on November 14, 2024. It is as follows:

As of December 31, 2024, the structure of the Company's directors consists of the Board of Directors and 5 subcommittees, namely, the Audit Committee, the Nomination and Remuneration Committee, the Executive Committee, the Risk Management Committee and the Corporate Governance Committee.

7.2 Information about the Boards

7.2.1 The Board of Directors

Name	Position
1. Mr. Lucksananoi Punkrasamee	Chairman of the Board of Directors, Member of the Nomination and Remuneration Committee, Member of the Corporate Governance and Sustainability Committee
2. Mr. Niwat Lamunpandh	Director
3. Mr. Mayta Chanchamcharat	Director, Chairman of the Risk Management Committee
4. Mr. Peerapong Jaroon-ek	Director, Chief Executive Officer, Member of the Nomination and Remuneration Committee
5. Mrs. Arada Jaroon-ek	Director, President, Member of the Corporate Governance and Sustainability Committee
6. Chatchai Payuhanaveechai	Director, Member of Risk Management Committee, Chairman of the Executive Committee
7. Mr. Sahas Treetipbut	Independent Director, Chairman of the Audit Committee, Chairman of the Risk Management Committee, Member of the Nomination and Remuneration Committee
8. Air Chief Marshal Bureerat Ratanavanich	Independent Director, Member of the Audit Committee, Chairman of the Nomination and Remuneration Committee
9. Mr. Chinapat Visuttipat	Independent Director, Member of the Audit Committee, Chairman of the Corporate Governance and Sustainability Committee

Ms. Kanokpailin Wilaikaew is the Board Secretary.

The authorized signatories of the Company are Mr. Peerapong Jaroon-ek or Mrs. Arada Jaroon-ek, signing signatures together with Mr. Mayta Chanchamcharat or Mr. Niwat Lamunpandh, and affixed with the Company seal.

(1) Period of Holding the Position

At each Annual General Meeting, one-third of the directors are required to retire from their position. If the number of directors is not divisible by three, the number of directors closest to one-third are required to retire from their position. Directors who retire from their position in the first and second year after the registration of the Company will be chosen by random draw. After that, directors who have held the position for the longest period of time will retire. Directors that retire may be re-elected by the shareholders.

1. Death
2. Resignation
3. Unqualified or disqualified for legal reasons
4. Shareholders who attend the meeting and have voting rights approve the removal with a majority vote greater than three quarters. Those shareholders must also combine to hold more than half the shares of the shareholders that attended the meeting with a right to vote.
5. A court order

(2) Scope of authority and Duties of the Board of Directors

In accordance with the good corporate governance principles other than operating in accordance with the law, the Company's objectives and the Company's regulations, the resolution of the General Meeting of Shareholders' No. 8/2014 held on November 10, 2014 approved the following scope of duties for the Board of Directors as follows;

1. Perform their duties in accordance with the law, the Company's objectives, the Company's regulations, the Articles of Association, and the resolutions of the Shareholders' Meeting with responsibility, caution and faithfulness.
2. Consider, review and monitor operational plans. Set up details and give recommendations regarding vision, business strategies, direction, policies, goals, targets, business plans, and budgets of the Company and its subsidiaries according to the duties of the Board of Directors and the Management Team
3. Oversee business operations and management of the Executive Committee, the chairman of the Executive Committee, the Management Team or anyone that has been given responsibility in accordance with the Company's policies, operating plans and budgets.
4. Continually follow up on the Company's operations to ensure that they are in accordance with the Company's operating plans and budgets.
5. Manage the use of appropriate and effective accounting systems within the Company and its subsidiaries in conjunction with the internal control system and the internal audit system.
6. Prepare the Company's financial statements that were audited by an auditor at the end of the accounting period and submit them to the Shareholders' Meeting for approval.
7. Consider the nomination and appointment of auditors and consider appropriate remuneration for the auditors according to the proposal of the Audit Committee. This should be done before submission to the Annual General Meeting of the Shareholders for approval.
8. Consider having written policies in accordance with good corporate governance principles and effectively operating in accordance with good governance to ensure that the Company is responsible to everyone related to the Company equally.
9. Determine a risk management policy that governs the entire organization. Oversee the operation on risk management policies by having preventive measures that control or limit the effects of risk on the Company appropriately.
10. Consider the approval of qualified people that do not possess characteristics that are prohibited under the Public Company Act B.E 2535 (1992), the Securities and Exchange ACT BE 2535 (1992), announcement, rules or any other relevant regulations in the case that there is a vacant director position due to any reason other than the previous director stepping down. Consider the approval of new directors and the remuneration in order to propose the candidate to the Shareholders' Meeting for approval.

11. Consider management structure. The Board of Directors has the authority to appoint the Executive Committee, the Chief Executive Officer and subcommittees as deemed appropriate and prescribe the scope of their roles, authority, duties and responsibilities in order to assist in the operations of the Board of Directors' responsibilities.

    Therefore, the Chief Executive Officer and sub-committees must not be authorized to propose or approve any relevant agenda items or have any conflicts of interest with the Company and its subsidiaries (if there are any) except in the case that the approval of agenda items are in accordance with the Company's policies and regulations which were set by the Board of Directors.

    The authority to approve important transactions of the Board of Directors is summarized as follows:
    - Spending from the investment budget and operating expenses shall not exceed 10% of the annual budget or not exceed 10,000,000 Baht (whichever one is less).
    - Purchasing land for property development projects in accordance with the Board of Directors approved budget. It shall not exceed 400,000,000 Baht.
    - Hiring contractors to develop real estate projects in accordance with the Board of Directors approved budget. It shall not exceed 400,000,000 Baht.
    - Purchasing construction materials and other materials for property development according to the Board of Directors approved budget. It shall not exceed 60,000,000 Baht.
    - Hiring a construction consultant to oversee a project in accordance with the Board of Directors approved budget. It shall not exceed 20,000,000 Baht

12. Anti-competitive agreement performance governance between the Company and Britania Company Limited ("BRI") ("Anti-competitive Agreement")
    A. When an opinion is submitted from Audit Committee, Board of Directors shall be responsible for the governance of Anti-competitive Agreement performance between the Company and BRI by considering the Audit Committee's opinion for the consideration.
    B. In the case that Board of Directors, by Directors with no conflict of interest, consider that the agreement amendments will not lead to competition between the Company and/or the companies in the Company Group (as defined in Anti-competitive Agreement) with BRI and/or BRI Company Group (as defined in Anti-competitive Agreement), the Board of Directors may still consider amending the agreement. However, if the Board of Directors considers that the amendment will lead to business competition, the Board of Directors will consider not amending the Agreement.
    C. In the event of termination of the Agreement under the conditions set forth in Anti-competition Agreement, when the Board of Directors by the Directors with no conflict of interest has considered that the event is in accordance with the provision in the Anti-competitive Agreement, the Board of Directors shall issue a notice to the other party upon acknowledgement of the Agreement termination and notify SET of the termination thereafter.

13. Supervision of compliance with non-competition agreement between the Company and Primo Service Solution Company Limited ("PRI") ("Non-Competition Agreement")
    A. When opinions are sent from the Audit Committee, the Board of Directors is responsible for overseeing compliance with the non-competition agreement between the Company and PRI by considering the opinions of the Audit Committee.
    B. In the case where directors who have no conflict of interest considered that the contract amendment would not cause competition between the Company and/or the Company Group's subsidiaries (according to the definition set out in the non-competition agreement) with PRI and/or PRI group's subsidiaries (according to the definition set out in the non-competition agreement), the Board of Directors may consider amending the contract further. If the Board of Directors considers that the contract amendment will create business competition, the Board of Directors will consider not to amend the contract.

C. In the case that the contract termination occurs according to the conditions specified in the non-competition agreement, when the directors who have no conflict of interest considered that the contract termination was as specified in the non-competition agreement, the Board of Directors shall prepare a written notice to the other contracting party when being aware of the contract termination and inform the contract termination to the Stock Exchange.

14. Supervision of compliance with non-competition agreement between the Company and Origin Hotel Company Limited ("Origin Hotel") ("Non-Competition Agreement")
    A. When opinions are sent from the Audit Committee, the Board of Directors is responsible for overseeing compliance with the non-competition agreement between the Company and Origin Hotel by considering the opinions of the Audit Committee.
    B. In the case where directors who have no conflict of interest considered that the contract amendment would not cause competition between the Company and/or the Company Group's subsidiaries (according to the definition set out in the non-competition agreement) with Origin Hotel and/or Origin Hotel group's subsidiaries (according to the definition set out in the non-competition agreement), the Board of Directors may consider amending the contract further. If the Board of Directors considers that the contract amendment will create business competition, the Board of Directors will consider not to amend the contract.
    C. In the case that the contract termination occurs according to the conditions specified in the non-competition agreement, when the directors who have no conflict of interest considered that the contract termination was as specified in the non-competition agreement, the Board of Directors shall prepare a written notice to the other contracting party when being aware of the contract termination and inform the contract termination to the Stock Exchange.

15. The Board of Directors may authorize one or more directors or other persons to perform any act on behalf of the Board of Directors, which is under control of the Board of Directors or may authorize such person to have authority as the Board of Directors deems appropriate and within a period of time that the Board of Directors deems appropriate. The Board of Directors may cancel, revoke, change or amend that authorization when deems appropriate.

    However, the delegation of authority must not allows such person to consider and approve items that he/she has possible conflicts, vested interest, or conflicts of interest in any manner with the Company or subsidiaries (if any) (as defined in the Notifications of the Capital Market Supervisory Board and/or the Stock Exchange of Thailand and/or any other notifications of relevant agencies) except for approvals that are in accordance with the policies and criteria that the Board of Directors has already considered and approved.

7.3 Subcommittees

7.3.1 Audit Committee

As of December 31, 2024, the board of the Audit Committee was composed of 3 independent committee members. They are as follows:

Name	Position
1. Mr. Sahas Treetipbut	Independent director and Chairman of the Audit Committee
2. Air Chief Marshal Bureerat Ratanavanich	Independent director and Audit Committee
3. Mr. Chinapat Visuttipat[1]	Independent director and Audit Committee

Remarks [1]appointed as an independent director and an Audit Committee member for the Company on August 10, 2018 in a replacement of Ms. Sujaree Junsawang.

However, Mr. Sahas Treetipbut and Mr. Chinapat Visuttipat is an Audit Committee member who is competent and has adequate experience to review the credibility of the Company's Financial Statements.

(1) Period of Holding the Position

The Audit Committee members hold the position for the same length of time as members of the Board of Directors. Audit Committee members who retire by rotation may be re-elected. In the case that a position on the Audit Committee is vacant due to any reason other than retire by rotation, a well-qualified person shall be appointed as a replacement in order to have a sufficient number of members on the Audit Committee as defined by the Board of Directors. The authorized person will perform the duties of the Audit Committee member that was replaced for the remainder of the previous Audit Committee member's term.

(2) Scope of authority, Duties and Responsibilities of the Audit Committee

The resolution of the Board of Directors' Meeting under the Public Company No.1/2014, held on November 10, 2014, No.11/2016, held on November 12, 2016, and The resolution of Board of Directors' Meeting under the Public Company No.6/2021, held on July 8, 2021 approved the following scopes of authority, duties, and responsibilities of the Audit Committee:

1. Financial Report and Audit
   - Examine the financial reports to ensure the credibility and sufficient disclosure of the Company's Financial Statements and the financial position in accordance with the Generally accepted accounting principles stipulated by the law and related measures.
   - Consider the nomination, selection and remove the outsourced auditors and propose remuneration for the Company's auditors to give comments to the Shareholders' meeting
   - Support the independence of auditors and to give recommendations regarding the qualifications of auditors.
   - Organize a meeting with the Company's auditors without the presence of The Management Team at least once a year.

2. Internal Control
   - Examine the sufficiency and effectiveness of the Company's internal control system.
   - Examine the risk management system and the effectiveness of preventive risk measures.
   - Examine the internal processes in regards to a report on the notification of any clues, complaints, or reports made.

3. Internal Audit
   - Examine the sufficiency and effectiveness of the Company's internal audit system and ensure that the internal audit unit proceeds in accordance with the standards of the internal audit.
   - Consider the independence of the internal audit unit
   - Appoint or remove the internal auditors and consider the reward of the head of internal audit unit
   - Consider the approval of the internal audit charter.
   - Approve and evaluate the annual internal audit plans so that they are in accordance with the Company's risk factors and risk level.
   - Consider and review the internal audit report with internal auditors.
   - Encourage a mutual understanding between the Audit Committee, the Management team, internal audit unit and auditors so that they are in the same direction. Consider the scope of inspection of the Company's audit to be supportive.

4. Complying with Laws and Regulations
   - Examine whether the Company's operations are in line with Securities and Exchange Act and regulations of the SET or any other laws and regulations relevant to the operations of the Company.
   - Review connected transactions or any other transactions that may have conflicts of interest in complying with the laws and requirements related to the Office of Securities and Exchange Commission in order to ensure that transactions are reasonable and have the Company's best interest in mind.

5. **Preparing the Audit Committee Report** for disclosure in the Company's Annual Report. The report must be signed by the chairman of the Audit Committee and include at least the following information:
   (a) An opinion regarding the accuracy, completeness, and credibility of the Company's financial report.
   (b) An opinion regarding risk management and the sufficiency of the Company's internal control system.
   (c) Consider and review the internal audit and approve the annual audit plan.
   (d) An opinion regarding the compliance of laws related to Securities and Exchange Act, the requirements of the Stock Exchange of Thailand or laws related to the Company's business.
   (e) An opinion regarding the suitability of the outsourced auditors.
   (f) An opinion regarding transactions that may have conflicts of interest.
   (g) The number of Audit Committee meetings and the attendance of each Audit Committee member.
   (h) Review and update the Audit Committee Charter at least once a year and provide comments or observations which the Audit Committee received by performing their duties under the Charter.
   (i) Any other matters within the scope of duties and responsibilities specified by the Company's Board of Directors which the shareholders and general investors should know.
   (j) A self-assessment of the entire Audit Committee.

6. **Reporting to the Board of Directors** in the event that the Audit Committee finds or suspects that there are transactions or actions that may have a significant impact on the financial position and the operating results of the Company, so that the Company will take corrective actions within the time that the Audit Committee deems appropriate. This includes transactions that may cause conflicts of interest, fraud, irregularities, or significant deficiencies in the internal control system and violations of the Securities and Exchange Act, regulations, or laws related to the Company's business, etc.

7. **Anti-competitive agreement performance governance between the Company and Britania Company Limited ("BRI")** ("Anti-competitive Agreement")
   (a) When an opinion is requested from Executive Board, Audit Committee shall be responsible for the governance of Anti-competitive Agreement performance between the Company and BRI by considering the Executive Board's opinion for the consideration of the details proposed.
   (b) To perform the duties specified in (a), the Audit Committee shall be required to propose to the Board of Directors for consideration with the opinion to the Board of Directors whether performing as per the Executive Board's request will lead to business competition between the Company and/or the companies in the Company Group (as defined in Anti-competitive Agreement) with BRI and/or BRI Company Group (as defined in Anti-competitive Agreement) or not. The Audit Committee may consider hiring independent experts to learn more for the consideration as deemed necessary by the Audit Committee. The expense incurred shall be the Company's responsibility.

8. **Supervision of compliance with non-competition agreement between the Company and Primo Service Solution Company Limited ("PRI")** ("Non-Competition Agreement")
   (A) When opinions are sent from the Executive Committee, the Audit Committee is responsible for overseeing compliance with the non-competition agreement between the Company and PRI by considering the opinions of the Executive Committee.
   (B) In performing the duty under (A), the Audit Committee shall present matters to the Board of Directors for consideration by giving opinion to the Board of Directors whether carrying out the proposed matters by the Executive Committee would create business competition between the Company and/or the Company Group's subsidiaries (according to the definition set out in the non-competition agreement) and PRI and/or PRI Group's subsidiaries (according to the definition set out in the non-competition agreement) or not. The Audit Committee may consider hiring independent experts to study additional infor mation for the consideration as the Audit Committee deems necessary. The Company is responsible for the expenses incurred.

9. **Supervision of compliance with non-competition agreement between the Company and Origin Hotel Company Limited ("Origin Hotel")** ("Non-Competition Agreement")
   (A) When opinions are sent from the Executive Committee, the Audit Committee is responsible for overseeing compliance with the non-competition agreement between the Company and Origin Hotel by considering the opinions of the Executive Committee.
   (B) In performing the duty according to (A), the Audit Committee shall present matters to the Board of Directors for consideration by giving opinion to the Board of Directors whether carrying out the proposed matters by the Executive Committee would create business competition between the Company and/or the Company Group's subsidiaries (according to the definition set out in the non-competition agreement) and Origin Hotel and/or Origin Hotel Group's subsidiaries (according to the definition set out in the non-competition agreement) or not. The Audit Committee may consider hiring independent experts to study additional in formation for the consideration as the Audit Committee deems necessary. The Company is responsible for the expenses incurred.

10. Other Duties
   - The Audit Committee may seek advice from independent external consultants in cases of necessity, the Company will cover any expenses.
   - Review and revise the Audit Committee Charter and propose it to the Board of Directors for approval.
   - Perform any other tasks assigned by the Board of Directors with the approval of the Audit Committee.

7.3.2 Nomination and Remuneration Committee

The resolution of the Board of Directors meeting No.2/2015, held on February 28, 2015, approved the appointing of the Nomination and Remuneration Committee and the scope of that committee's duties, authority and responsibilities. They are as follows:

As of December 31, 2024, the Nomination and Remuneration Committee was composed of 4 committee members. They are as follows:

Name	Position
1. Air Chief Marshal Bureerat Rattanavanich	Chairman of the Nomination and Remuneration Committee
2. Mr. Sahas Treetipbut	Nomination and Remuneration Committee
3. Mr. Lucksananoi Punkrasamee	Nomination and Remuneration Committee
4. Mr. Peerapong Jaroon-ek	Nomination and Remuneration Committee

The Secretary of the Nomination and Remuneration Committee is Ms. Kanokpailin Wilaikaew.

(1) Period of Holding the Position

The rotation of retirement regulations of the Board of Directors is applied to the board of the Nomination and Remuneration Committee. The Nomination and Remuneration Committee members who retire by rotation may be re-elected. In the case that a position on the Nomination and Remuneration Committee is vacant due to reasons other than retirement by rotation, a well-qualified person shall be appointed to fill the vacancy in order to have a sufficient number of Nomination and Remuneration Committee members as defined by the Board of Directors. An authorized person will resume the duties of the Nomination and Remuneration Committee member they replaced for the remainder of the previous Nomination and Remuneration Committee member's term.

(2) The Scope of authority, Duties and Responsibilities of the Nomination and Remuneration Committee

The resolution of the Board of Directors for the Public Company Meeting No.2/2015, held on February 28, 2015, approved the following scopes of authority, duties and responsibilities for the Nomination and Remuneration Committee.

1. Consider policies and regulations for recruiting nominees who have the appropriate qualifications to be directors and the Chief Executive Officer. Propose the qualified individuals for the approval of the Board of Directors and/or the Shareholders'

Meeting to be the Company's directors and senior executives.

2. Review policies and regulations concerning remuneration and the benefits of directors and executive directors.
3. Give recommendations concerning appropriate remuneration for directors and executive directors to the Board of Directors' Meeting and/or the Shareholders' Meeting for approval. The Board of Directors is responsible for remuneration and the benefits of the senior executives.
   Remuneration and benefits of the Board of Directors will be proposed to the Shareholders' Meeting for approval.
4. Report the operations of the Nomination and Remuneration Committee to the Board of Directors. Prepare a report of the Nomination and Remuneration Committee for disclosure in the Company's Annual Report of which the chairman of the Nomination and Remuneration Committee will sign.
5. Prepare an assessment of the Nomination and Remuneration Committee's operations and report the annual assessment to the Board of Directors.
6. Perform the duties assigned by the Board of Directors.

7.3.3 Executive Director

As of December 31, 2024, the Company's Executive Committee was composed of 7 members. They are as follows:

Name	Position
1. Mr. Chatchai Payuhanaveechai[1]	Chairman of the Executive Committee
2. Mr. Peerapong Jaroon-ek	Executive Director
3. Mrs. Arada Jaroon-ek	Executive Director
4. Mr. Pitipong Trinurak	Executive Director
5. Mr. Kreingkrai Kreebongkan	Executive Director
6. Ms. Kanokpailin Wilaikaew[2]	Executive Director
7. Mr. Somsakul Sangsuwan[3]	Executive Director

Remarks [1]He was appointed as executive director on May 13, 2021, in replacement of Mr. Niwat Lamunpandh.
[2]He was appointed as executive director on October 22, 2016 in replacement of Mr. Siripong Srisawangeong.
[3]He was appointed as executive director on October 22, 2016 in replacement of Ms. Sirintra Jariyakul. The Board of Directors' Meeting No. 6/2023 resolved to appoint Mr. Siripong Srisawangwong to replace Mr. Somsakul Sangsuwan, effective from 1 January 2024 onwards.

The Secretary of the Executive Committee is Ms. Kanokpailin Wilaikaew

(1) Period of Holding the Position

Executive committee members are not restricted by retirement. In the case that a position on the Executive Committee is vacant, the Board of Directors shall appoint a well-qualified person to be a member of the Executive Committee in order to have a sufficient number of members on the Executive Committee as defined by the Board of Directors.

(2) The Scope of authority and Responsibilities for the Executive Committee

The resolution of the Board of Directors for the Public Company Meeting No.1/2014, held on November 10, 2014, and the resolution of the Board of Directors for the Public Company Meeting No.6/2021, held on July 8, 2021, approved the following scope of duties, authority, and responsibilities of the Executive Committee.

1. The Executive Committee has the duty to manage the Company's operations in accordance with the Company's purpose. The operations must be in accordance with the policies and regulations that are relevant to the Company's operations or any order that the Board of Directors have defined. The Executive Committee is responsible for considering all agenda items that are proposed to the Board of Directors for consideration or approval.
2. The Executive Committee is responsible for making the vision statement, business strategies, the direction of business, business policies, targets, guidelines, operation plans, and budget for the Company and its subsidiaries in order to be

proposed to the Board of Directors for approval.

3. The Executive Committee monitors and follows up on the business operations and management guidelines of the Company to be effectively aligned with the Board of Directors' instructions.
4. The Executive Committee has the authority to approve the Company's capital expenditures for investments or business operations in order to secure loans and have credibility with financial institutions in order to borrow money. This includes being a guarantor for the Company's ordinary business transactions. The budget framework must be in accordance with the approval of the Board of Directors.

   Thus, the authority of the Executive Committee for the approval of transactions is described as follows:
   - Spending from the investment budget or operating expenses shall not exceed 10% of the annual budget or not exceed 10,000,000 Baht (whichever one is less).
   - Purchasing land for property development projects in accordance with the Board of Directors approved budget. It shall not exceed 400,000,000 Baht.
   - Hiring contractors to develop real estate projects in accordance with the Board of Directors approved budget. It shall not exceed 400,000,000 Baht.
   - Purchasing construction material and other materials for property development according to the Board of Directors approved budget. It shall not exceed 60,000,000 Baht.
   - Hiring a construction consultant to oversee a project in accordance with the Board of Directors approved budget. It shall not exceed 20,000,000 Baht.
5. The Executive Committee must report the results of the following operations to the Board of Directors.
   - Prepare quarterly reports regarding the Company's performance within the timeframe specified by the Stock Exchange of Thailand.
   - Prepare a report of the auditors concerning the financial statements which includes the annual budget and the quarterly financial status within the timeframe specified by the Stock Exchange of Thailand.
   - Any other reports that the Executive Committee deems necessary.
6. The Executive Committee meeting considers any actions in accordance with the duties and responsibilities specified in the scope of duties and responsibilities of the Executive Committee. The meeting must consist of no less than two thirds of all the executive directors. This will be considered a quorum in order to be able to perform any such actions.
7. In regards to casting votes, each Executive Committee member has 1 vote. In the case that there is an even number of votes cast, the Chairman of the Executive Committee shall cast another vote to reach a decision.
8. The resolution of any agenda items in the Executive Committee meeting must be approved and agreed upon (as the case may be) by more than half of all the votes from the Executive Committee members that attend the meeting.
9. Set up an appropriate Executive Committee meeting schedule when necessary. Any Executive Committee member can call for a special meeting outside the schedule. However, other Executive Committee members must be informed far enough in advance in order to be able to attend the required meeting.
10. The Executive Committee will appoint a person or a group of people to consider all the matters that must be proposed to the Board of Directors or carry out any duties that benefit the performance of the Board of Directors or act on behalf of the Board of Directors within the authority of that board member.
11. The Executive Committee has the authority to pass authority on and/or assign others to act on behalf of Executive Committee members within the limits of authority and laws and regulations defined by the Board of Directors. The authorized person must not approve any transactions related to themselves, the Executive Committee members, or anyone who has a conflict of interest according to the laws and regulations of the Stock Exchange of Thailand, stakeholders, or anyone who may be benefit or have a conflict of interest with the Company or its subsidiaries.
12. The Executive Committee is responsible to supervise compliance with the non-competition agreement between the Company and Britania Company Limited ("BRI") or Primo Service Solution Company Limited ("PRI") or Origin Hotel Company Limited ("Origin Hotel") ("Non-Competition Agreement") in the following cases:

(A) The Company wishes to amend the contract. or will engage in business that may violate the contract which requires an amendment to the contract, or
(B) BRI or PRI or Origin Hotel proposes to amend the contract

If the Executive Committee considers that the request to amend the contract according to (A) or (B) above will not cause business competition between the Company and/or the Companies Group's subsidiaries (as defined in the non-competition agreement) with the BRI and/or BRI Group's subsidiaries, PRI and/or PRI Group's subsidiaries, and Origin Hotel and/or Origin Hotel Group's subsidiaries (as defined in the non-competition agreement), the Executive Committee shall request opinions from the Audit Committee and prepare relevant details to present the matter to the Board of Directors for further consideration.

However, if the Executive Committee considers that the request to amend the contract according to (A) or (B) above may cause business competition with BRI and/or BRI Group's subsidiaries, including PRI and/or PRI Group's subsidiaries, and Origin Hotel and/or Origin Hotel Group's subsidiaries (according to the definition set out in the non-competition agreement), the Executive Committee must not submit the matter to request opinion from the Audit Committee and in the case of (B) the Executive Committee has the authority to reject contract amendment proposal to BRI.

13. Perform the duties assigned by the Board of Directors.

7.3.4 Risk Management Committee

The resolution of the Board of Directors Meeting No.10/2015, held on November 10, 2015, approved the Risk Management Committee and the following scope of authority, duties and responsibilities.

As of December 31, 2024, the Risk Management Committee was composed of 4 directors. They are as follows:

Name	Position
1. Mr. Mayta Chanchamcharat	Chairman of Risk Management Committee
2. Mr. Sahas Treetipbut	Member of Risk Management Committee
3. Mrs. Arada Jaroon-ek	Member of Risk Management Committee
4. Mr. Chatchai Payuhanaveechai	Member of Risk Management Committee

The secretary of the Risk Management Committee is Miss Peerapa Piamudomsuk.

(1) Period of Holding the Position

The Risk Management Committee members are able to hold a position on the committee for 3 years in accordance with the guidelines of the Board of Directors. Any Risk Management Committee member that retires from rotation can be re-elected.

(2) Scope of authority, Duties and Responsibilities of the Risk Management Committee

The resolution of the Board of Directors' Meeting for the public company No. 5/2016, held on May 14, 2016, approved the following scope of authority, duties, and responsibilities for the Risk Management Committee.

1. The Risk Management Committee has the duty and responsibility of preparing reports on the operations of the Risk Management Committee and performing any duties appointed by the board of the Risk Management Committee.
2. Establish policies, regulations, and processes that assess and manage any risk that may affect the Company.
3. Evaluate and analyze risk, prioritize risk, and set up guidelines and risk management strategies in order to balance risk at an appropriate level with an appropriate budget.

4. Follow up and assess the results of risk management. Prepare a report on risk assessment to the Executive Committee and the board of the Audit Committee which includes strategic risk, operational risk, financial risk, reputation risk, compliance risk, IT risk, and other risk such as risk pertaining to the law, anti-corruption and regulatory risk, etc.
5. Consider and review the effectiveness of the guidelines and risk management tools, the appropriateness of the types of risk factors, and the amount of risk in each area of the Company's business transactions.
6. The Risk Management Committee has authority to invite executives or related persons to attend meetings in order to clarify and provide additional information.

7.3.5 Good Corporate Governance Committee for Sustainability

The resolution of the Board of Directors meeting No.1/2014, held on January 28, 2021, approved the appointing of the Good Corporate Governance Committee and the scope of that committee's duties, authority and responsibilities. They are as follows:

As of December 31, 2024, the Good Corporate Governance and Sustainability Committee was composed of 3 committee members. They are as follows:

Name	Position
1. Mr. Chinapat Visuttipat	Chairman of the Good Corporate Governance and Sustainability Committee
2. Mr. Lucksananoi Punkrasamee	the Good Corporate Governance and Sustainability Committee
3. Mrs. Arada Jaroon-ek	the Good Corporate Governance and Sustainability Committee

Ms. Saranya Rurkwararuk is the Corporate Governance Committee Secretary.

(1) Period of Holding the Position

The Good Corporate Governance Committee members are able to hold a position on the committee for 3 years in accordance with the guidelines of the Board of Directors. Any Good Corporate Governance Committee member that retires from rotation can be re-elected.

(2) The Scope of authority, Duties and Responsibilities of The Good Corporate Governance Committee

The resolution of the Board of Directors for the Public Company Meeting No.1/2021, held on January 28, 2021, approved the following scopes of authority, duties and responsibilities for The Good Corporate Governance Committee.

1. Prepare corporate governance policies, business ethics and Policies related to the performance of duties of the Company's directors Executives and employees in accordance with the law Regulations of government agencies and agencies Regulated such as the Stock Exchange of Thailand ("SET"), the SEC Office including principles Good Corporate Governance and good governance to be presented to the Board of Directors' meeting for approval.
2. Suggest the policy or corporate governance practices and business code of conducts to Board of Directors and Management to adopt regulations for the organization as corporate guidelines that align with appropriate standards and guidelines.
3. Monitor the Board of Directors and Management's operations to be in accordance with the corporate governance policy and business code of conduct, as well as providing advice and reviewing those policies and practices annually to be suitable for business operations and in line with international practices in order to develop corporate governance of the Company.
4. Encourage the policy or practice communication for corporate governance, business code of conduct, and policy in the Company continually for Directors, executives, employees, and related parties to understand, see the importance, and strictly comply with such policies or practices.
5. Prepare guidelines for director development in various aspects, including the Board of Directors and sub-committees, such as Knowledge development that is useful for their duties, annual planning, and development in other aspects to Directors.

6. Monitor performance appraisal of the Board of Directors and sub-committees to be in place annually by considering using external consultants to help determine the guidelines and suggest the issues in the performance appraisal of the Directors as needed and appropriate.
7. Review and revise the Corporate Governance Committee Charter annually, and if there are any Corporate Governance Committee Charter revision, it shall be proposed to Board of Directors for approval.
8. Perform any other tasks assigned by the Board of Directors.

7.4 Executives

7.4.1 Executive Committee

As of December 31, 2024, the Executive Committee[1] was composed of 8 people. They are as follows:

Name	Position
1. Mr. Peerapong Jaroon-ek	Chief Executive Officer (CEO)
2. Mrs. Arada Jaroon-ek	President
3. Mr. Pitipong Trinuruk	Chief Business Development Officer[1] and Co-Chief Executive Officer (CO-CEO)
4. Mr. Piti Jarukamjorn[2]	CO-Chief Executive Officer (Co-CEO)[2] and Chief Design Officer (CDO)
5. Mr. Kreingkrai Kreebongkan[3]	Chief Operating Officer and Chief Construction Management Officer
6. Ms. Kanokpailin Wilaikaew	Chief Financial Officer
7. Mr. Apisit Soonthronchukiat[4]	Chief Marketing and Sales Officer
8. Ms. Jarunee Kunasit	Senior President Accounting

Remarks [1] According to the definition of 'Executive' as specified in the Notification of Securities and Exchange Commission KorJor. 17//2551 regarding the definition of the issuance and offerings of securities

[2] On 14 November 2024, the Board of Directors' Meeting No. 5/2024 resolved to appoint Mr Piti Jarukamjorn to replace Mr Somsakul Sangsuwan, who retired.

[3] He was appointed on January 28, 2021 in replacement of Mr. Surin Sahachotephokanon

[4] On February 29, 2024, the Board of Directors' Meeting No. 1/2023 resolved to appoint Mr. Aphisit. Sunthornchukiat replaces Mr. Siriphong Srisawangwong, effective from 29 February 2024 onwards.

: Corporate Structure is in accordance with the resolution of the Board of Directors Meeting No. 5/2024 on November 10, 2024.

The resolution of the Board of Directors Meeting No. 5/2014, held on August 14, 2014, and meeting No. 7/2015, held on August 10, 2015, approved the following scopes of authority, duties, and responsibilities for the Chief Executive Officer. They are as follows:

1. Monitor and oversee the Company's business operations or the Company's daily tasks to ensure that they are in accordance with the Company's objectives, policies, or any orders required by the Board of Directors and the board of the Executive Committee.
2. Oversee and manage the Company and the daily operations for the benefit of the Company in accordance with the Company's objectives, regulations, operation policy plans, and the Company's budget that was approved by the Board of Directors and/or the board of the Executive Committee and/or shareholders.
3. Propose the vision, business strategies, the direction of the Company, business policies for the Company and its subsidiaries, and budget plans. This includes the Company's business structure to the board of the Executive Committee to consider and propose them to the Board of Directors and also attend the meeting concerning the consideration of matters with the board of the Executive Committee and/or the Board of Directors.
4. Oversee and perform duties in the organization according to the operation policy plans and approve the budget from the board of the Executive Committee and/or the Board of Directors. Monitor and assess operations regularly. Report the managing director's performance and the progress of the Company's operations to the board of the Executive Committee, the Board of Directors, and the board of the Audit Committee.

5. Propose important agenda items to the board of the Executive Committee and the Board of Directors or the Shareholders' Meeting in order to consider, approve, or agree upon appropriate matters.
6. Issue regulations or records for the Company's operations to be in accordance with the policies and benefits of the Company and preserve discipline within the Corporation.
7. Cooperate with the head of internal audit unit and the internal Audit Committee to operate the business and manage the Company's risk so that it is in accordance with the Company's objectives and regulations and also in accordance with good corporate governance principles.
8. Consider and approve the payment of operating expenses in the normal course of the Company's business. Each limit is in accordance with the approval authority table that was approved by the Board of Directors.

   Thus, the authority of the Chief Executive Officer for the approval of important matters is described as follows:
   - Spending from the investment budget, operation expenses shall not exceed 7% of the annual budget or not exceed 7,000,000 Baht (whichever one is less).
   - Purchasing land for property development projects is to be in accordance with the Board of Directors' approved budget. It shall not exceed 200,000,000 Baht.
   - Hiring contractors to develop real estate projects in accordance with the Board of Directors' approved budget. It shall not exceed 200,000,000 Baht.
   - Purchasing construction material and other materials for property development according to the Board of Directors' approved budget. It shall not exceed 30,000,000 Baht.
   - Hiring a construction consultant to oversee a project in accordance with the Board of Directors' approved budget. It shall not exceed 10,000,000 Baht.
   - The amount of investment in current business does not exceed 100,000,000 Baht/time, with progress being notified and reported to the Board of Directors and/or sub-committees on a monthly basis.
9. Approve important investments specified in the annual expense budget approved by the Board of Directors.
10. Appoint operation teams that have good governance, are beneficial, effective, and transparent and have the authority to appoint a person or a group of people while acting under the control of the Chief Executive Officer and have the authority that the Chief Executive Officer deems appropriate for an appropriate period of time. The Chief Executive Officer may cancel, remove, or change the appointed person as required.
11. Perform the duties assigned by the Board of Directors, the board of the Executive Committee, and/or the Shareholders' Meeting.

    Therefore, the authorized person must not propose any agenda items relevant to, or have any conflicts of interest with the Chief Executive Officer, themselves or with anyone according to the regulations of the Securities Exchange Commission or the Stock Exchange of Thailand or any other related sector identified. This includes any stakeholders who may have conflicts of interest with the Company and its subsidiaries, and/or related companies. The Chief Executive Officer is not authorized to approve such matters. However, such matters must be submitted as an agenda item for the Board of Directors and/or the Shareholders' Meeting to approve (depending on each case). Unless it was a transaction for general ordinary business operation purposes and in general business conditions according to the regulations of the Office of Securities and Exchange Commission and the Stock Exchange of Thailand, or any other related sectors described.

7.4.2 Remuneration Policy for Executives and Directors

1) Monetary Remuneratio

Remuneration for the Executive Committee and executives between 2022 and December 31, 2024 is described as follows:

(Unit: Baht)	2022		2023		2024	
	Number of persons	Compensation (million Baht)	Number of persons	Compensation (million Baht)	Number of persons	Compensation (million Baht)
Compensation (salary and bonus)	8	41.07	8	49.6	8	38.32

* Ms. Kanokpailin Wilaikaew and was appointed on July 23, 2016.

** This did not include Mr. Mayta Chanchamcharat and Mr. Niwat Lamunpundht because directors who also hold the position of executive director do not receive any kind of remuneration.

2) Other Remuneration

In addition to paying monetary remuneration to directors and executives as mentioned above, the Company pays non-monetary remuneration with the following details:

1. **The Company issued and offered warrants to purchase the Company's ordinary shares** as follows:
   - The resolution of the Annual General Meeting of Shareholders' Meeting for 2018, held on April 26, 2018, approved the issuance and offered warrants to purchase the Company's ordinary shares (ORI-WC) in an amount of 8,000,000 units for the directors, executive directors, and employees of the Company and/or subsidiaries. Therefore, the warrants were exercised for the first time in September 2018 in an amount of 23, 000 units.
   - The resolution of the Annual General Meeting of Shareholders' Meeting for 2019, held on April 25, 2019, approved the issuance and offered warrants to purchase the Company's ordinary shares (ORI-WD) in the amount of 8,000,000 units for the directors, executives, and employees of the Company and/or subsidiaries. Therefore, the warrants were exercised for the first time in September 2019.

2. Provident Fund

   The Company established a provident fund in which employees voluntarily allocate money into the fund. The employees contribute 2 - 15% of their monthly salary and the Company pays a contribution at the rate of 2-7% of the salary in accordance with the age range of the executive and employee. The Company established a provident fund in accordance with the Provident Fund Act B.E. 2530 (including amendments) on July 1, 2013. A provident fund was established for the Company and all subsidiaries under the management of Kasikorn Asset Management: K Master Pooled Fund and TISCO Master Pooled Fund.

Provident fund contributions for Company executives in 2022-2024 are as follows:

Compensation	2022		2023		2024	
	Number of persons	Compensation (million Baht)	Number of persons	Compensation (million Baht)	Number of persons	Compensation (million Baht)
Provident fund contributions	8	2.06	8	2.28	8	3.11

3 Vehicles for Directors and Executives

The Company provided vehicles for the Company's directors and senior executives in order to facilitate convenience and safe traveling and reduce pollution in the environment. The Company chose to use hybrid vehicles.

4. Other Benefits for Employees

The Company provides various benefits to employees by focusing on their well-being, developing employees' quality of life, and encouraging employees to work happily, have peace of mind, and have stability in life such as health care. The

Company provided health insurance benefits, life insurance, and dental benefits which included annual health check-ups in accordance with the age range of the employee. The Company also provides birthday gifts for employees, grants and gifts to employees who gave birth, grants and gifts for auspicious ceremonies, weddings, funerals for members of our employees' family, and recreational benefits to strengthen the relationships of employees within the organization. This includes annual travelling activities and quarterly parties.

7.5 Personnel Information

7.5.1 Personnel

As of December 31, 2022, December 31, 2023 and December 31, 2024, the Company and its subsidiaries had a total of 2,069, 1,497 and 1,470 employees, respectively, excluding directors, executive directors, and executives. The Company still maintain the proportion in each department to be appropriate for business operations. It can be divided according to line of work, summarized as follows:

Line of work (unit: person)	December 31, 2022	December 31, 2023	December 31, 2024
Sales and Marketing Department	507	435	410
Project Development and Construction Management Department	436	359	289
Customer Relations Department	404	194	307
Legal Entity Management Department	451	169	140
Accounting and Finance Department	138	169	161
Administrative Office Department	133	171	163
Total	2,069	1,497	1,470

In the past year, a total of 1,598 positions were recruited and hired according to the approved manpower, all of whom were employees at the operational level and middle managers.

7.5.2 Employee compensation (excluding executives)

Employee compensation details (excluding executives) * For the years 2022, 2023, and 2024 compensation was paid to employees totaling 591.69 million baht. Employee compensation consists of salary, wages, bonuses, social security payments, and provident fund contributions, etc., with the following details:

Compensation (unit: million Baht)	2022	2023	2024
Salary and bonus	451.86	675.59	565.47
Provident fund contributions	7.76	10.12	16.42
Social security fund contributions	5.20	10.66	9.80
Total	464.84	696.37	591.69

Remark * Employee compensation (excluding executives) includes the Company, subsidiaries and associated companies as detailed in topic 1.3. Shareholding structure of the Company Group and executives and employees of Britania Public Company Limited, Primo Service Solution Company Limited and its subsidiaries.

The Company sets employee remuneration in accordance with the current and future performance and goals of the Company in order to motivate all employees to be committed and join together to perform their duties in order to achieve the vision, mission strategy, and expectations of the shareholders. The Company sets fair employment conditions for its employees and allows employees to receive appropriate remuneration in accordance with their performance, position, and responsibilities.

In addition, the Company has a policy to consider increasing remuneration according to the criteria set by the Company with fairness, providing fair opportunities and remuneration for employees in accordance with the performance of the Company, whether short-term or long-term. In addition to the monthly salary, the Company sets clear goals with employees by using the Key Performance Indicator (KPI) to calculate the annual special remuneration (bonus). and/or monthly special compensation or quarterly, The Company also provides other benefits and organized activities for employees such as a New Year celebration and has random draws to give special prizes to a large number of employees. The Company also has mid-year and end-of-the-year parties as a reward for employees and to create good relationships within the organization.

7.5.3 Provident Fund

The Company has set up a provident fund according to Provident Fund Act B.E 2530 (including additions) since July 1, 2013. The Company also set up a provident fund for the Company and all subsidiaries under the management of Kasikorn Asset Management with K Master Pooled Fund investment policy and TISCO Master Pooled Fund. The Company organized the disclosure of information and prepared a report regarding the compliance with the Investment Governance Code (I Code) in which the management company has disclosed information and prepared a report on the implementation of the Investment Governance Code: I Code) with details as of December 31, 2024 as follows.

Company/Subsidiary Name	PVD	Total number of employees	Number of employees participating in PVD	Proportion of employee participation in PVD (percent)	Company contribution amount (Baht)
Origin Property Public Company Limited	Has	166	94	56.63	3,296,261.00
Origin Condominium Company Limited Group	Has	836	208	24.88	4,439,690.00
Park Luxury Company Limited Group	Has	260	143	55.00	2,244,561.00
One Origin Public Company Limited Group	Has	175	101	57.71	1,360,152.00
Britania Public Company Limited Group	Has	776	258	33.25	3,543,859.00
Primo Service Solution Public Company Limited Group	Has	1,918	469	24.45	5,227,266.14
Total		**4,131**	**1,273**	**252.93**	**20,111,789.14**

The fund performed its duties and responsibilities and the Company realized that investments must also take into account the benefits to society, the environment and good governance [Environmental Social and Governance ("ESG")] and also adhere to the principles of good investment governance. The establishment of the investment governance policy comes together with policies regarding the environment, society, and governance in order to adapt the investment process beginning with analysis, securities selection, and building an investment portfolio.

7.5.4 Personnel Development Policies

The Company realized the value of its employees and believes that they are the key to successfully achieving the Company's goals. The Company emphasized skill development and employee attitudes to continually improve their abilities in order to create creative concepts and worthwhile innovation for the Company. This is one of the Company's key strategies.

Besides that, the Company continually promoted and organized seminars and training courses and organized activities to bring people closer together, enhance good relationships between management and employees in every position in order to improve the quality of work so that it reflects the Company's professional work. The Company also emphasized new opportunities for the new generation to step up in responsibilities, take part in the management process, and drive the Company to success by stressing the importance of working in small groups in order to decrease communication problems, help employees respond quickly to customers inside and outside the Corporation, and enable the Company to achieve its goals.

Summary of Personnel Development Information

Unit: Hours per person per year

Year	Number of employees/person	Total training amount (hrs.)	Number of hours/person
2559	396	5,203.5	13.1
2560	706	8,930.0	12.6
2561	949	12,480.0	13.2
2562	1,243	6,901.0	5.55
2563	1,345	772.0	1.74 *
2564	1,659	99,150.0	59.76
2565	2,069	21,315.0	10.3
2566	1,497	26,946.0	18
2567	1,470	29,971.0	20.3

7.5.5 Labor Disputes

All Over the past (2011-2024) the Company has completely complied with government labor laws and has not had any significant labor disputes. The Company has no knowledge of any labor disputes that may be happening or will happen in the future.

7.6 Important Personnel Information

7.6.1 The Company Secretary

The resolution of the Board of Directors at Meeting No. 6/2023, held on December 15, 2023, approved Ms. Kanokpailin Wilaikaew to be the Company Secretary (the details of the Company Secretary are in attachment 1).

Scope of Authority, Duties and Responsibilities of the Company Secretary

1. Organize the meeting of the Board of Directors in accordance with the Company's regulations.
2. Inform relevant executive directors about the resolutions and policies of the Board of Directors so that they acknowledge them and perform them accordingly.
3. Give initial advice and recommendations to the Board of Directors on issues regarding the law, regulations of the Company's Articles of Association and always practice good governance. Follow up on implementation and ensure that people are following through correctly and with continuity. This includes a report on significant changes to the Board of Directors.
4. Record the Board of Directors meeting and follow up on the implementation in accordance with the resolutions of the meeting of the Board of Directors.
5. Prepare and keep the following important documents:
   - 5.1 Registration of the Company's Directors
   - 5.2 Invitation letter to the Board of Directors meeting and minutes of the Board of Directors' meeting
   - 5.3 Invitation letter to shareholder meeting and minutes of shareholders' meeting
   - 5.4 Company's Annual Report
   - 5.5 Stakeholder's Report relating to the directors and executive directors
6. Supervise the activities of the Board of Directors and carry out other matters as provided by the law or assigned by the Board of Directors.

7.6.2 Head of Internal Audit Unit

Name - Surname	:	Ms. Peerapa Piemudomsuk*
Position	:	Internal Audit Manager
Education	:	Bachelor's Degree - Thaksin University, Faculty of Business Administration in Accounting Bachelor's Degree - Thammasat University, Faculty of Law *additional details are provided in Attachment 3

7.6.3 Investor Relations

Name - Surname	:	Ms. Pitcha Kunachaichote
Agency	:	Investor Relations
Address	:	20th Floor, Bhiraj Tower at Bitec, 4345 Sukhumvit Road Bangna, Bangna, Bangkok, 10260
Email	:	ir@origin.co.th
Website	:	https://origin.co.th/
Telephone	:	(662) 029 1936
Fax	:	(662) 398 9994

7.6.4 Auditor

The auditors of the Company and its subsidiaries are EY Office Company Limited. The total audit fee of the Corporation for the fiscal year that ended on December 31, 2016 and December 31, 2017 was 1.83 million Baht and 2.00 million Baht, respectively. This excluded other service fees (non-audit fees).

In 2018, the 2018 Annual General Meeting of Shareholders, held on April 26, 2018, approved the appointment of EY Office Company Limited as the company auditor and approved the audit fee for 2018 in the total amount of 2,300,000 Baht. This excluded other service fees (non-audit fees).

In 2019, the 2019 Annual General Meeting of Shareholders, held on April 25, 2019, approved the appointment of EY Office Company Limited as the company auditor and approved the audit fee for 2019 in the total amount of 2,050,000 Baht. This excluded other service fees (non-audit fees).

In 2020, the 2020 Annual General Meeting of Shareholders, held on August 27, 2020, approved the appointment of EY Office Company Limited as the company auditor and approved the audit fee for 2020 in the total amount of 2,050,000 Baht. This excluded other service fees (non-audit fees).

In 2021, the 2021 Annual General Meeting of Shareholders, held on April 29, 2021, approved the appointment of EY Office Company Limited as the company auditor and approved the audit fee for 2021 in the total amount of 2,050,000 Baht. This excluded other service fees (non-audit fees).

In 2022, the 2022 Annual General Meeting of Shareholders, held on April 29, 2022, approved the appointment of EY Office Company Limited as the company auditor and approved the audit fee for 2022 in the total amount of 2,050,000 Baht. This excluded other service fees (non-audit fees).

In 2023, the 2023 Annual General Meeting of Shareholders on April 27, 2023 resolved to approve the appointment of EY Office Company Limited as the auditor company and approve the audit fee for the year 2023 in the total amount of 2,050,000 Baht, excluding other service fees (non-audit fee).

In 2024, the 2024 Annual General Meeting of Shareholders on April 25, 2024 resolved to approve the appointment of EY Office Company Limited as the auditor company and approve the audit fee for the year 2024 in the total amount of 2,050,000 Baht, excluding other service fees (non-audit fee).

8 Significant Performance of Corporate Governance Report

8.1 Summary of the Board' Directors Performance in the Past Year

8.1.1 Nomination, Development and Evaluation of the Board of Directors' Performance

In 2024, each director -evaluated the performance of the Board of directors and subcommittees in accordance with the criteria in order to consider their performance over the past year. Additional information is in Part 2, Corporate Governance, Clause 6.1 Overview of the policies and Corporate Governance Principles.

1. Independent Directors

Qualifications of Independent Directors

The Board of Directors determined the qualifications of independent directors based on the related Notification of the Capital Market Supervisory Board as follows:

1) Must not hold more than 0.5% of the total voting shares of the Company, parent company, its subsidiaries, affiliated companies, major shareholders or controlling persons. This includes shares being held by people related to the director.

2) Must not be a director or used to be a director who was involved with administration, employees, staff, salaried advisors, or controlling persons of the Company, parent company, its subsidiaries, affiliated companies, same-level subsidiaries, major shareholders, or controlling persons, unless they are no longer entitled to the mentioned characteristics for at least 2 years prior to the appointment as director.

3) Must not have blood relations or relationships by legal registration under the status of father, mother, spouse, sibling or child. This includes the spouse of children of other directors, executives, major shareholders, controlling persons, or persons who are being nominated for appointment for director, executive, or controlling person in the Company or its subsidiaries.

4) Have never had or used to have a business relationship with the Company, parent company, its subsidiaries, affiliated companies, major shareholders or controlling persons that may hinder the exercise of their independent judgment. They are not or used to be a suspicious shareholder or a controlling person of the person who has business relationships with the Company, parent company, its subsidiaries, affiliated companies, major shareholders or controlling persons, unless such characteristics have had a lapse of at least two years before being appointed as director.

   The business relationship in the first sentence includes ordinary trading transactions for the purpose of business operations, rentals, renting or leasing real estate property, transactions related to assets or services, granting or receiving financial assistance by receiving or giving loans, guarantees, using assets as debt collateral as well as other similar acts that result in the Company or parties thereof being liable to pay the other party at an amount of 3% or more of the Company's net tangible assets or 20 million Baht or more, whichever is smaller. Therefore, the calculation of such liabilities shall be in accordance with the method of connected transaction calculations specified in the Capital Market Supervisory Board's notification regarding the regulation of connected transaction mutatis mutandis. However, when considering such liabilities, transactions with liabilities which occur during the one-year period prior to the date of business relationship with the same person are included.

5) Must not be or used to be auditor of the Company, parent company, its subsidiaries, affiliated companies, major shareholders, or controlling persons of the Company, and not be a suspicious shareholder, controlling person or partner of an audit firm which has auditors that work for the Company, parent company, its subsidiaries, affiliated companies except in the case that such characteristics have had a lapse of at least 2 years before being appointed as director.

6) Must not be or used to be a provider of any professional service including legal advisory services or financial advisory services with the service fee thereof exceeding 20 million Baht per year from the Company, parent company, its subsidiaries, affiliated companies, major shareholders, controlling persons of the Company and must not be a suspicious shareholder, controlling person or partner of the provider of such professional services except such characteristics have had a lapse of at least 2 years before being appointed as director.

7) Must not be appointed as a representative of a director, major shareholder or shareholder with a relationship to a major shareholder of the Company.

8) Must not undertake business of the same nature or in suspicious competition with the Company or its subsidiaries, nor be a suspicious partner of a partnership or director who participates with operations, employees, staff members, salaried advisors, or hold more than 1% of the total voting shares of the other companies that undertake business of the same nature and have suspicious competition with the Company and its subsidiaries.

9) Must not have any characteristics that may hinder them from exercising independent judgment regarding the Company's business operations.

10) The term of office must not exceed 9 years.

In the past year, none of the independent directors had any business relationships or provided professional services beyond the criteria set by the Company.

Independence of the Chairman of the Board

The Company requires the Chairman of the Board to be an independent director. The Board of Directors' Meeting appointed Mr. Lucksananoi Punkrasamee, an Independent Director, as the Chairman of the Board. This was in line with the guidelines of the 2017 good corporate governance principles. The Chairman of the Board is independent and agrees to build the confidence for the shareholders that the Company will manage its operations with fairness and transparency.

2. Nomination of Directors and Chief Executives

The Nomination of Directors

In 2023, the Company has appointed a Risk Management Committee member as replacement, Mr. Chatchai Payuhanaveechai, to serve as a Risk Management Committee member in replacement of Mr. Kreingkrai Kreebongkan, and has appointed 1 Executive Director, namely Mr. Siriphong Srisawangwong in replacement of Mr. Somsakul Sangsuwan, who has been assigned to hold the position of top executive of a subsidiary company.

At the Annual General Meeting of Shareholders for 2023, three directors who completed their terms were re-elected. They included Mr. Chinapat Visuttipat as an Audit Committee and Chairman of the Sustainable Corporate Governance Committee, Mr. Niwat Lamunpandh as a director, and Mr. Chatchai Payuhanaveechai as a director. The nomination of directors is described in **Part 2, Corporate Governance, Clause 6.1 Overview of Corporate Governance Policy and Clause 7.3.2 Nomination and Remuneration Committee.**

The Nomination of Chief Executives

In 2023, the Company appointed two top executives, including Mr. Siriphong Srisawangwong as the chairman of product design and development officer, replacing Mr. Somsakul Sangsuwan, who was assigned to hold the position of a top executive of a subsidiary company and Mr. Apisit Soonthornchukiat as Chief Sales and Marketing Officer in place of Mr. Siriphong Srisawangwong, effective from 1 January 2024 onwards.

In 2024, two senior executives were appointed: Mr. Apisit Soonthornchukiat as Chief Sales and Marketing Officer, replacing Mr. Siripong Srisawangwong, effective from 29 February 2024, and Mr. Piti Jarukamjorn as Co-Chief Executive Officer and Chief Product Design and Development Officer, replacing Mr. Somsakul Sangsuwan, who retired, effective from 14 November 2024.

The nomination of the Company's chief executives must be reviewed by the Nomination and Remuneration Committee. The details of the nomination of chief executives is described in **Part 2 of Corporate Governance, Sections 6.1 Overview of Corporate Governance Policy and 7.3.2 Nomination and Compensation Committee.**

8.1.2 Meeting Attendance and Remuneration for Individual Directors

1. Meeting Attendance

The Board of Directors' Meetings

Company directors must attend board meetings regularly to be informed and jointly decide on the business operations of the Company by holding meetings at least 6 times a year. The meeting schedule is set in advance every year and each director are informed from the previous year in order to allocate time to attend the meetings. There may also be additional special meetings to consider matters of urgent importance.

The Board of Directors has made it a practice to set meeting dates for each year in advance for the entire year starting from the previous year. In 2024, there were 5 Board meetings, which were scheduled in advance for the entire year since 2023 and in special occasions. For each meeting, supporting documents for each agenda item are sent to each company director at least 7 days in advance of the meeting date or not less than 5 business days, so that company directors have enough time to study information on various matters.

In considering various matters, the Chairman of the Board of Directors who chairs the meeting allocates sufficient time to the meeting and gives the directors the opportunity to freely express their opinions and vote at the Board of Directors' meeting. The resolution of the majority shall be considered with one director having one vote and directors who have an interest will not attend the meeting and/or not exercise their voting rights on that matter. In the case of equal votes, the chairman of the meeting will cast one additional vote as the deciding vote.

In the meetings of the board of directors, the management attends the meeting to provide useful information and to know the policy directly, as well as being able to put it into practice effectively, except in some agendas where only company directors are meeting or only non-executive company directors are meeting for independence in considering various matters. In addition, the Company's board of directors places importance on managing conflicts of interests of those involved carefully, fairly and transparently, including complete disclosure of information on such matters. In the case that any company director has an interest in the matter being considered, such director must not participate in decision making on that matter.

The attendance of the Board of Directors' meetings for 2021, 2022 and 2023 is summarized as follows:

List of Directors	2022	2023	2024	Remarks
	Number of Meetings Attended/Total Number of Meetings (times)	Number of Meetings Attended/Total Number of Meetings (times)	Number of Meetings Attended/Total Number of Meetings (times)	
1. Mr. Lucksananoi Punkrasamee	9/(9)	6/(6)	5/(5)	Appointed on February 6, 2014
2. Mr. Niwat Lamunpandh	9/(9)	6/(6)	5/(5)	Appointed on October 10, 2014
3. Mr. Mayta Chanchamcharat	9/(9)	6/(6)	5/(5)	Appointed on May 9, 2015
4. Mr. Peerapong Jaroon-ek	9/(9)	6/(6)	5/(5)	Appointed on December 16, 2009

List of Directors	2022	2023	2024	Remarks
	Number of Meetings Attended/Total Number of Meetings (times)	Number of Meetings Attended/Total Number of Meetings (times)	Number of Meetings Attended/Total Number of Meetings (times)	
5. Mr. Mrs. Arada Jaroon-ek	9/(9)	6/(6)	5/(5)	Appointed on December 16, 2009
6. Mr. Chinapat Visuttipat	9/(9)	6/(6)	5/(5)	Appointed on July 28, 2016 inreplacement of Ms. Sirinthra Jariyakhun
7. Mr. Sahas Treetiphbut	9/(9)	6/(6)	5/(5)	Appointed on February 6, 2014
8. Air Chief Marshal Bureerat Ratanavanich	9/(9)	6/(6)	5/(5)	Took office on February 6, 2014
9. Ms. Kanokpailin Wilaikaew	-	-	-	Appointed on May 14, 2020 inreplacement of Mrs. Kamonwan Wipulakorn
10. Mr. Chatchai Payuhanaveechai	9/(9)	5/(6)	5/(5)	Appointed on May 13, 2021 in replacement of Ms. Kanokpailin Wilaikaew

Meetings of the Board of Directors and Subcommittees of the Company

Names	Board of Directors Meetings in 2024					
	Board of Directors (5) times	Audit Committee (4) times	Nomination and Remuneration Committee (2) times	Risk Management Committee (4) times	Executive Committee (0) times	Corporate Governance Committee (1) times
1. Mr. Lucksananoi Punkrasamee	5/(5)		2/(2)			1/(1)
2. Mr. Sahas Treetiphbut	5/(5)	4/(4)	2/(2)	4/(4)		
3. Air Chief Marshal Bureerat Ratanavanich	5/(5)	4/(4)	2/(2)			
4. Mr. Niwat Lamunpand	5/(5)					
5. Mr. Mayta Chanchamcharat	5/(5)			4/(4)		
6. Mr. Chinapat Visuttipat	5/(5)	4/(4)				1/(1)
7. Mrs. Kamonwan Wipulakorn						
8. Mr. Peerapong Jaroon-ek	5/(5))		2/(2)			
9. Mrs. Arada Jaroon-ek	5/(5)			4/(4)		1/(1)
10. Mr. Pitipong Trinurak						
11. Mr. Somsakul Sangsuwan						
12. Ms. Kanokpailin Wilaikaew						
13. Mr. Kriengkrai Kreebongkan						
14. Mr. Chatchai Payuhanaveechai	5/(5)			4/(4)		

2. Remuneration of Individual Directors

The Company determined the remuneration through the consideration made by the Nomination and Remuneration Committee who adhered to the remuneration practice guidelines based on the size of the business and the responsibilities of the directors. Then, comparing them with other listed companies on the Stock Exchange of Thailand that have a similar size of market capitalization in order to be used as supporting information. Remuneration was determined in monetary form. This included meeting allowances, monthly remuneration, bonuses, etc. Other remuneration included ESOP. The director's remuneration was approved by the Shareholders' Meeting.

1) Monetary Remuneration

The Annual General Meeting of Shareholders for 2024, held on April 25, 2024, approved the remuneration of the Board of Directors and subcommittees. This became effective in April 2024. The remuneration of the directors and subcommittees for 2023 and 2024 are summarized as follows:

Monthly Remuneration of the Board of Directors

Position	2023	2024
Chairman of the Board	30,000	30,000
Director	15,000	15,000

Meeting allowances for different subcommittees

Committee	Chairman of the Board		Director	
	2023	2024	2023	2024
Board of Directors	40,000	40,000	25,000	25,000
Audit Committee	30,000	30,000	20,000	20,000
Nomination and Remuneration Committee	15,000	15,000	10,000	10,000
Risk Management Committee	15,000	15,000	10,000	10,000
Corporate Governance and Sustainability Committee	15,000	15,000	10,000	10,000
Executive Director	-	-	-	-

Bonuses for Directors

The 2019 Annual General Meeting of Shareholders, held on April 25, 2019, approved a framework for the payment of annual bonuses to the Company's directors at a rate between 0.2% - 0.6% of the amount of the dividend payment announced by the Company each year. The above framework of payment was used to pay bonuses to the Company's directors each year beginning from 2019 onwards.

The Board of Directors, along with the approval of the Nomination and Remuneration Committee, approved bonuses for all directors for 2019, the total did not exceed 5,458,500 Baht or 0.45% of the Company's dividend payment in 2019. The total approved bonuses for all directors in 2020 did not exceed 5,409,000 Baht, which was 0.40% of the dividend payment in 2020. And approved bonuses for all directors for 2021, the total did not exceed 6,635,000 Baht or 0.50% of the Company's dividend payment in 2021. In 2022, the Board of Directors approved the bonuses for all directors for the year 2022 in the total did not exceeding 8,835,000 baht or 0.50% of Company's dividend payment in 2022. In 2023, the Board of Directors approved bonuses for all directors for 2023, totaling an amount not exceeding 2,257,792.55 baht, or equivalent to 0.2 percent of the amount of dividends paid by the Company in 2023. And in 2024, the Board of Directors approved bonuses for all directors for 2024, totaling an amount not exceeding 206,145 baht, or equivalent to 0.4 percent of the amount of dividends paid by the Company in 2024.

Position	2022	2023	2024
Chairman of the Board	1,590,300	405,403	30,992
Director	1,207,450	1,851,390	29,204

The summary of the directors' monetary remunerations for the years between 2022 and 2024 are as follows:

Remuneration of Directors	2022	2023	2024
	Monetary Remuneration (Baht)	Monetary Remuneration (Baht)	Monetary Remuneration (Baht)
1. Mr. Lucksananoi Punkrasamee	1,934,300.00	2,225,300.00	1,001,403.00
2. Mr. Niwat Lamunpandh	1,311,783.33	1,537,450.00	613,565.00
3. Mr. Mayta Chanchamcharat	1,386,783.33	1,597,450.00	673,565.00
4. Mr. Peerapong Jaroon-ek[2]	-	-	-
5. Mrs. Arada Jaroon-ek[2]	-	-	-
6. Mr. Chinapat Visuttipat[3]	1,391,783.33	1,647,450.00	703,565.00
7. Mr. Sahas Treetiphbut	1,531,783.33	1,747,450.00	768,565.00
8. Air Chief Marshal Bureerat Ratanavanich	1,441,783.33	1,667,450.00	723,565.00
9. Mr. Chatchai Payuhanaveechai[4]	1,311,783.33	1,542,450.00	653,565.00
Total	**8,634,000.00**	**9,909,000.00**	**5,137,793.00**

Remarks [1] Appointed on July 28, 2016 in replacement of Mrs. Veena Arunyakasem.
[2] Executive directors do not receive meeting allowances for attending meetings.
[3] Appointed on July 28, 2016 in replacement of Ms. Waroonrat Jujinda and resigned from the position on May 19, 2016
[4] Appointed October 13, 2021 in replacement of Ms. Kanokpailin Wilaikaew.

2) Other Remuneration

The resolution of the Extraordinary General Meeting of Shareholders for 2017, held on April 4, 2017, approved the issuance and offered warrants to purchase the Company's ordinary shares in an amount of 13,500,000 units for the directors, executives, and employees of the Company and/or its subsidiaries. Directors shall receive warrants to purchase the Company's ordinary shares on April 4, 2017. The total numbers of issued warrants were 2,150,000 units.

The resolution of the Extraordinary General Meeting of Shareholders for 2018, held on April 26, 2018 approved the issuance and offered warrants to purchase the Company's ordinary shares in the amount of 8,000,000 units for the directors, executives, and employees of the Company and/or its subsidiaries. Therefore, no directors will receive an allocation of warrants to purchase the Company's ordinary shares.

8.1.3 Supervision of Subsidiaries and Affiliates Operations

By resolution of the Board of Directors meeting No. 4/2557, held on July 29, 2014, the Company set a policy on supervision and management of its subsidiaries and affiliates, with an objective to establish measures and mechanisms, directly and indirectly, that allow the Company to supervise and manage its subsidiaries and affiliates. This includes the monitoring of its subsidiaries and affiliates to comply with the measures and mechanisms as units of the Company and in accordance with the Company's policies, as well as public company law, securities law, as well as related announcements, regulations and guidelines of the Capital Market Supervisory Board, Office of SEC and SET in order to safeguard interests of the Company's investments in its subsidiaries and affiliates.

In the case that a policy requires any transaction or action which is significant or affects the financial position and operating results of its subsidiaries and affiliates, the policy requires approval by the Board of Directors of the Company or resolution at the Shareholders' Meeting of the Company (depending on the case). Then the Board of Directors has the task of organizing a meeting of the Board of Directors of the Company and/or the Company's Shareholders' Meeting to consider such matters before

its subsidiaries and/or affiliates will hold a meeting of their board of directors and/or shareholders for approval and/or before the transaction or action of the matter. In this regard, the Company shall disclose and comply with rules, conditions and procedures in regard to the matters being approved as required by the law on public companies, securities law, as well as the announcements, regulations and guidelines of the Capital Market Supervisory Board, the Office of SEC and SET mutatis mutandis (as far as it does not contradict or be inconsistent with) completely and accurately.

Moreover, according to the resolution of the Board of Directors' Meeting No. 1/2024 on 29 February 2024, based on the proposal of the Audit Committee, approval was requested for the review of the policy on the expenses of the Company and its subsidiaries/affiliates. The criteria set forth require that the price or rate charged between entities must be supported by reference evidence, be a reasonable market price, and emphasised to ensure that related party transactions and related transactions are transparent and fair for the interest of the Company

1. Any transactions or actions of its subsidiaries and/or affiliates in the following cases must be approved by the Board of Directors of the Company or the Company's Shareholders' Meeting (as applicable):
   (1) Subjects that must to be approved by the Board of Directors of the Company:
      (a) To appoint or nominate a director or executive in the subsidiaries and/or affiliates, at least in proportion to the shares held by the Company in its subsidiaries and/or affiliates. The directors and executives nominated or appointed by the Company shall have discretion to vote in the meeting of the board of directors of the subsidiaries and/or affiliates in matters relating to general administration and normal business operations of the subsidiaries and/or affiliates, as viewed appropriate by the directors and executives of the subsidiaries and/or affiliates for the best benefit of the subsidiaries and/or affiliates, except in matters that the directors and management have a special interest in.

      The nominated director or executive in the paragraph above must be a person in the list of directors and executives of the issuer of securities (White List) and have the qualifications, roles and responsibilities, and also have good character and not lack credibility as announced by the Securities and Exchange Commission with respect to Definition of Lack of Credibility of Directors and Executives of the Company.

      (b) To approve annual dividends and interim dividends (if any) of the subsidiaries.

      (c) To amend regulations of the subsidiaries, except for amendments in a significant matter as clause (2) (f).

      (d) To consider and approve the annual budget of the subsidiaries.

      The items from (e) to (m) are the items considered significant and if there is any transaction, it will make a significant impact on the financial position and operating results of the subsidiaries. So, it must first be approved by the Company's Board of Directors. This shall be the case that the calculated size of the transactions the subsidiaries will enter into, compared to the size of the Company [by adopting the basis for calculation as stipulated in the Notification of the Capital Market Supervisory Board and the Stock Exchange of Thailand regarding the acquisition or disposition of assets and/or the connected transactions (as the case may be) to apply by analogy], then is in the criteria to be considered for approval by the Board of Directors. The cases are as follows:

      (e) In the case that the subsidiary agrees to enter into a transaction with a related party to the subsidiary or the transaction is related to the acquisition or the disposition of assets of the subsidiary.

      (f) Transfer or relinquish benefits, as well as waiving a claim to those who cause damage to the subsidiary.

      (g) Sale or transfer of all or major parts of the business of the subsidiary to another person.

(h) Purchase or acquisition of the business of other companies to the subsidiary.

(i) Enter into, amend or terminate contracts related to the lease of all or a significant part of the business of the subsidiary, a delegation to another person to manage the business of the subsidiary or merger of the subsidiary to someone else.

(j) Lease or lend out all or significant parts of the business or assets of the subsidiary.

(k) Borrow, lend, give credit, guarantee, make legal commitments to the subsidiary to get an increased financial burden, or provide financial support to other people in any other way than the usual business of the subsidiary.

(l) Liquidation of the subsidiary.

(m) Any other transaction than ordinary business transactions of the subsidiary that significantly affect the subsidiary.

(2) Subjects to be approved by the General Meeting of Shareholders of the Company:

(a) In the case that the subsidiary agrees to enter into a transaction with a related party of the subsidiary or transaction related to the acquisition or disposition of assets of the subsidiary. This shall be the case that the calculated size of the transaction the subsidiary will enter into, compared to size of the Company (by adopting the basis for calculation as stipulated in the related notification of the Capital Market Supervisory Board and the Stock Exchange of Thailand to apply by analogy), is in the criteria to be considered for approval by the Shareholders' Meeting of the Company.

(b) Capital increase by issuing new shares of the subsidiary, and allocation of shares, and share capital reduction, which is not in proportion to the original shares of the shareholders, that will result in proportion of voting right of the Company, directly and/or indirectly, at the Shareholders' Meeting of the subsidiary, reduced more than ten percent (10) of the total number of votes at the Shareholders' Meeting of such a subsidiary, or result in the proportion of voting right of the Company, directly and/or indirectly, at the Shareholders' Meeting of the subsidiary, reduced less than fifty percent (50) of total votes at the Shareholders' Meeting of such subsidiary.

(c) Any other action resulting in proportion of voting rights of the Company, directly and/or indirectly, in the Shareholders' Meeting of the subsidiaries in any classes, reduced more than ten percent (10) of the total votes at the Shareholders' Meeting of the subsidiary, or resulting in the proportion of voting rights of the Company, directly and/or indirectly, in the Shareholders' Meeting of the subsidiary, in any classes, reduced less than fifty percent (50) of total votes at meetings of shareholders of the subsidiary in any transaction other than usual business of the subsidiary.

(d) Liquidation of the subsidiary: This must be the case that the calculated size of business of the subsidiary to be liquidated, compared to the size of the Company (by adopting the basis for calculation as stipulated in the Notification of the Capital Market Supervisory Board and the Stock Exchange of Thailand regarding the Acquisition or Disposition of Assets to apply by analogy), then is in the criteria to be considered for approval by the Shareholders' Meeting of the Company.

(e) Any transactions other than ordinary business of the subsidiary and transactions that affect the subsidiary significantly. This shall be the case that the calculated size of the transaction, compared to size of the Company (by adopting the basis for calculation as stipulated in the Notification of the Capital Market Supervisory Board and the Stock Exchange of Thailand regarding the Acquisition or Disposition of Assets to apply by analogy), then is in the criteria to be considered for approval by the Shareholders' Meeting of the Company.

(f) Amend the regulations of the subsidiary on topics that could significantly affect the financial position and the results of operations of the subsidiary. This includes, but is not limited to the amendment of regulations of the subsidiary that affects Company's voting rights at the meeting of the board of directors of the subsidiary and/or the Shareholders' Meeting of the subsidiary, or the payment of dividends of the subsidiary and so on.

2. The Board of Directors shall ensure that the subsidiaries have an internal control system, a risk management system and an anti-corruption system. This includes measures to monitor the performance of subsidiaries and affiliates that are appropriate, effective and strong enough to ensure that operations of its subsidiaries and affiliates comply with other policies of the Company and this policy, including legislation and notification on good governance of listed companies, including relevant regulations and guidelines of the Capital Market Supervisory Board, Office of SEC and SET truly, and follow up the subsidiaries and/or affiliates to disclose the connected transactions and/or the acquisition or disposition of assets, and/or any other transactions that are significant to the Company, and various operations to conform to the rules of governance and management of the subsidiaries and as defined in the policies and regulations of the Company completely and accurately.

8.1.4 Monitoring the Compliance of the Corporate Governance Policy and Guidelines

1. The Prevention of Conflicts of Interest

The Company set a policy to prevent conflicts of interest based on the good corporate governance principles regarding any decision to enter into transactions. Company transactions must be entered for the best interest of the Company and its shareholders. Any action that may cause a conflict of interest should be avoided.

And in 2021and 2022, Britannia Public Company Limited ("BRI") and Primo Service Solutions Public Company Limited ("PRI"), a subsidiary of the Company, issued on offering of newly-issued ordinary shares in the initial public offering (IPO), along with in 2023, Origin Hotel Company Limited has registered to transform into a public limited company in order to prepare before being listed on the stock exchange.

Furthermore, in order to comply with relevant regulations of the Securities and Exchange Commission Office (the "SEC Office"), the Company and subsidiary signed non-compete agreement, to set out clear business boundaries between the Company and subsidiary, and to prevent business operations that may result in a conflict of interest in the future. The Company has clearly defined the process of consideration in the Company's approval authority table, including the revision the Charter of the Executive Board, Audit Committee and the Board of Directors to comply with Non-Compete Agreement.

Additional information is in Part 2, Corporate Governance Section 7, Corporate Governance Structure and Information of the Board of Directors, Subcommittees, Executives, and Other Employees.

2. Insider Trading for Personal Gain

The Company has a policy and methods to monitor and supervise directors and executives regarding the use of the Company's internal information that has not been publicly disclosed for personal gain as follows:

1) The Company will educate directors and executives of the Company and subsidiaries regarding their duty to report the Company's securities holding of themselves, their spouses, and underaged children to the SEC in accordance with Section 59 and the penalties under Section 275 of the Securities and Exchange Act B.E. 2535 (including additional amendments). This includes the report of the acquisition or disposal of the Company's securities by themselves, their spouses and underaged children to the SEC Office in accordance with Section 246 and the penalties under Section 298 of the Securities and Exchange Act B.E. 2535 (including additional amendments).

2) The Company's directors and executives, including spouses and underaged children are required to prepare and disclose a report on securities holding and the change in securities holding of the Company to the SEC in accordance with Section

59 and the penalties under Section 275 of the Securities and Exchange Act B.E. 2535 (including additional amendments). The report must be delivered to the Company Secretary before submitting them to the SEC every time. Therefore, a security holding report must be prepared and submitted within 30 days from the date of being appointed as a director or executive. The report of changes in securities holding must be prepared and submitted within 3 business days from the date of purchase, sale, transfer, or acceptance of transfer of such securities via the SEC system (https://market.sec.or.th/public/idisc/th/r59)

3) Directors, executives, and employees of the Company and subsidiaries who have received significant inside information which affects the price of the Company's securities must be cautious in trading the Company's securities during the 1 month period before the financial statements or inside information are disclosed to the public and during the 24 hours after the Company's inside information has been disclosed to the public. Any personnel related to inside information must not disclose such information to others until such information has been notified to the Stock Exchange of Thailand. In regards to the penalty measure of the violation of information disclosure, the Company and its subsidiaries consider it a disciplinary offense according to the regulations of the Company and subsidiaries. Appropriate punishment will be considered depending on the case. This includes verbal admonitions, a written warning, and probation, as well as termination of employment on the grounds of dismissal or discharge, as the case may be.

4) Directors, executives, and employees of the Company and subsidiaries are prohibited from using inside information of the Company and subsidiaries that have not been disclosed to the public that may have an impact on changes in the price of the Company's securities, whether acknowledging them because of the position. Directors, executives, and employees must not buy or sell or offer to buy or offer to sell, or persuade others to buy or sell or offer to buy or offer shares or other securities (if any) of the Company, either directly or indirectly, in a manner that is likely to cause damage to the Company, either directly or indirectly, and whether such actions will be done for personal gain or benefit others, or to reveal such facts to allow others to do so whether any benefits are received or not.

5) Directors, executives and employees of the Company and subsidiaries, or former directors, executives and employees who have resigned are prohibited from disclosing inside or confidential information of the Company and subsidiaries, as well as any confidential information of the trade partners of the Company and the subsidiaries that was acknowledged by their duties to third parties for acknowledgment. Even when the disclosure of such information will not cause any damage to the Company, subsidiaries or the trade partners of the Company and subsidiaries.

6) Directors, executives and employees of the Company and subsidiaries or former directors, executives and employees are responsible for keeping the confidential and/or inside information of the Company and subsidiaries. This includes the responsibility to use the inside information of the Company and subsidiaries for the benefit of the business operations of the Company and subsidiaries only. Therefore, directors, executives and employees of the Company and subsidiaries must not use confidential and/or inside information of the Company and subsidiaries for the benefit of other companies in which they are shareholders, directors, executives, employees, or staff.

(Details are disclosed in Part 2, Corporate Governance, Clause 6.1 Overview of Corporate Governance Policy: https://investor.origin.co.th/th/corporate/corporate-governance/companys-policies)

3. Anti-Corruption

The Company and its subsidiaries have a policy to conduct business by giving importance to anti-corruption, adhering to morality and ethics, operating the business with transparency and being responsible to all stakeholders. The Company established Business Ethics and a Code of Conduct practice guidelines for the Board of Directors, the Management team and employees as part of "Corporate Governance" of the Company.

Therefore, in order to show the commitment to fight against corruption in all forms, the Company expressed its intention to become a member of Thailand's Private Sector Collective Action Coalition Against Corruption. The Board of Directors deemed it appropriate to determine the anti-corruption policy in writing to be a stringent practice guideline for directors, executives, and employees of the Company. The Company has approved the mentioned project in 2020 In 2022, the Company submitted new 71 items of assessment to renew its certification. The Thai Private Sector Anti-Corruption Coalition Committee has resolved to renew the certification for the first time for the Company to continue being a member for a period of 3 years.

The Company's anti-corruption policy has important practice guidelines which includes not acting or supporting corruption in any case, strictly complying with anti-corruption measures, providing internal audits to ensure that the internal control system helps the Company achieve the set targets, monitoring the operations of all departments to be compliance with the rules and regulations, and helping find weaknesses, as well as providing suggestions to develop the operating system to be efficient and effective in accordance with the good corporate governance guidelines and cooperating with the government in complying with the rules, regulations and related legal requirements.

In addition, the Company communicated the anti-corruption policy/measures to employees and related persons for acknowledgement in order to be used as practice guidelines. The Company also improved different relevant processes to raise the standard of practices by organizing the CAC "Friends Get Friends" project to share knowledge and understanding on the anti-corruption measures for the Company's trade partners.

4. Whistleblowing

The Company established a whistleblower protection policy to protect and provide fairness to employees who blow the whistle or report fraud or non-compliance with the law, rules, regulations, Article of Association, and Code of Business Conduct of the Company and its subsidiaries (Whistleblower Policy) by defining whistleblowing methods and general communication channels.

Whistleblowing or Reporting Complaints

The Company has measures that enable all stakeholders to report complaints to the Company through various channels in order to enhance the efficiency of care for all stakeholders.

Customers, trade partners and the general public can report complaints or comments to the Company in accordance with the regulations through the process of filing complaints B.E. 2552 through various channels:

Mail to The Audit Committee or the Chief Operating Officer
Origin Property Public Company Limited
20th Floor Bhiraj Tower BITEC
4345 Sukhumvit Rd. Bangna sub-district, Bangna district, Bangkok 10260

E-mail to Chief Operating Officer
Whistleblower@origin.co.th

Website https://origin.co.th > Whistleblower

The employees can report a direct complaint or give suggestions to the Board of Directors and executives through email on the Company's system or with the Company's communication box in order to report directly to senior executives

Direct Contact to the Board of Directors

The stakeholders who wish to contact the Company's Board of Directors directly (not through the Management of the Company), can report a complaint through email at: whistleblower@origin.co.th. In this, the Company defined policies or guidelines to protect whistleblowers as well as the whistleblowing data protection confidentiality policy.

The Company will review the complaint and go through a fact finding procedure in order to find further solutions.

Communication Channels

The Board of Directors assigned the Management Team to monitor the communication and information disclosure to be accurate, complete and timely for investors, the media and other stakeholders, using various types of media such as publications, newspapers, radio, television, conferences and press releases. This includes using the website and emails which are able to receive and send information accurately and quickly, including investor relations who are responsible for such matters as well.

Summary of Whistleblower Reports over the Past 3 Years (2022-2024) - Details according to Section 2, Topic 9.1 Internal Control: 5 Monitoring Systems.

(Details are disclosed in
https://investor.origin.co.th/storage/download/company-policies/company-document/ori-policies-whistle-blowing-th-02.pdf)

8.2 Summary of the Audit Committee's Performance in the Past Year

8.2.1 Performance of the Audit Committee Report

8.2.2 Assessment Results of the Audit Committee

(Details are disclosed in Attachment 6: Audit Committee Report)

8.3 Summary of the Performance of Other Subcommittees

8.3.1 Number of Meetings and Attendance

(Details are disclosed in Part 2, Clause 8.1.2: Meeting Attendance and Remuneration for Individual Directors)

8.3.2 Performance of the Subcommittees

(Details are disclosed in Attachment 6: Audit Committee Report)

9 Internal Control and Related Transactions

9.1 Internal Control

The Board of Directors recognizes the importance of a robust internal control system and has overseen the implementation of an adequate and appropriate internal control and risk management system. This ensures that the Company's operations align with its goals, objectives, laws, and relevant regulations while safeguarding assets from fraud and damage. Additionally, the Company ensures accurate and reliable accounting and financial reporting in compliance with prescribed accounting standards, with complete, sufficient, and timely disclosure of information. To enhance governance over key processes, the Board of Directors has established specialized subcommittees, including the Nomination and Remuneration Committee, the Audit Committee, and the Risk Management Committee. These subcommittees are tasked with ensuring the efficiency of the Board's operations while considering the interests of all stakeholders. This approach fosters balanced business growth, integrating economic development with social and environmental sustainability.

9.1.1 Opinions of the Board of Directors on the Company's Internal Control System

The Audit Committee reviewed the annual assessment of the adequacy of the Company's internal control system for 2025 through the Company's internal audit process. This review was conducted during the 4/2567 Audit Committee meeting held on Thursday, 14 November 2024. All three members of the Audit Committee attended the meeting. Additionally, the Audit Committee reviewed the internal control assessment report of key business processes, which was conducted in accordance with the annual internal audit plan prepared by KPMG Phoomchai Business Advisory Company Limited ("KPMG"), an independent internal auditor providing internal audit services. The Audit Committee subsequently presented the results of its review of the internal control adequacy assessment to the Board of Directors.

Based on the assessment of the Company's internal control system across five key components in accordance with the framework of The Committee of Sponsoring Organizations of Treadway Commission ("COSO"), which includes:

1. Control Environment
2. Risk Assessment
3. Control Activities
4. Information and Communication
5. Monitoring Activities

The Audit Committee and the Board of Directors are of the opinion that the Company has an adequate and effective internal control system. The Company has established an operational structure with a clear segregation of duties to ensure checks and balances in operations. Additionally, the Company has developed its personnel to effectively implement the system and has put in place monitoring and supervisory processes to safeguard the Company's assets from unauthorized or improper use by directors or executives. Furthermore, the Company has implemented sufficient controls over transactions with potentially conflicting parties and related persons (as detailed in the Internal Control System Adequacy Assessment, Attachment 7 - Internal Control System Adequacy Assessment). The key points can be summarized as follows:

1) Control Environment

The control environment is a fundamental component of the Company's internal control system. Therefore, the Company has implemented measures to establish a strong control environment as follows:

- The appointment of subcommittees to oversee various aspects related to good corporate governance includes the Audit Committee, the Risk Management Committee, the Nomination and Remuneration Committee, and the Corporate Governance

and Sustainable Development Committee. Each committee is composed of directors who meet the qualifications set by the Stock Exchange of Thailand and the Securities and Exchange Commission. These directors possess diverse expertise and experience, along with a thorough understanding of the Company's business, such as real estate business development, accounting and finance, legal and regulatory compliance, among others. Moreover, they have no conflicts of interest with the Company. All subcommittees strictly adhere to their respective charters and report their activities to the Board of Directors.

- The establishment of charters for the Board of Directors and all subcommittees clearly defines, in writing, their objectives, composition, qualifications, authority, and responsibilities. These charters are reviewed at least once a year to ensure that the duties of the subcommittees remain appropriate and aligned with the Company's structure, business operations, and any changes in government regulations or supervisory organization requirements.

- The Company has adopted best practices and corporate governance guidelines from organizations such as the Stock Exchange of Thailand, the Securities and Exchange Commission, and The Thai Institute of Directors Association (IOD), among others. These guidelines have been applied to enhance and refine the Board structure in accordance with good corporate governance principles. The Company has also established an organizational structure, defined roles and responsibilities, and developed written policies, operating procedures, and an approval authority framework to ensure that management operates efficiently and without conflicts of interest under the oversight of the Board of Directors.

- The Company is committed to conducting business ethically, ensuring fairness to partners and stakeholders. It has established a Good Corporate Governance Manual, a Business Code of Conduct, a Supplier Code of Conduct, and various policies and guidelines related to corporate governance in a written format. These documents comprehensively cover organizational operations and have been disseminated to all directors and employees for implementation. They are also published on the Company's website: www.origin.co.th, including policies such as the Good Corporate Governance Policy, Anti-Corruption Policy, Enterprise Risk Management Policy, Whistleblowing Policy, Information Security Policy and Measures, Human Rights Policy , and Personal Data Protection Policy, among others. The Company conducts an annual review of these policies and the Code of Conduct to ensure alignment with its operations and current circumstances. Additionally, the Company oversees compliance, ensuring that executives, employees at all levels, and all members of the organization adhere to its policies and Code of Conduct. The Board of Directors and senior executives lead by example in maintaining these ethical standards.

- The Audit Committee is responsible for overseeing the development and implementation of the Company's internal control system to ensure its effectiveness, adequacy, and appropriateness. The Audit Committee comprises individuals with knowledge, expertise, and diverse professional experience that contribute to the Company's business operations. The Committee operates independently from management, enabling it to perform its duties effectively. Moreover, its members possess the necessary qualifications that comply with the Public Limited Companies Act B.E.2535, the regulations of the Stock Exchange of Thailand, the Securities and Exchange Commission, other relevant laws, and the Company's Articles of Association.

- The Company has structured its organization so that the Internal Audit Department reports directly to the Audit Committee. The Internal Audit Department is responsible for monitoring and evaluating the performance of various departments to ensure compliance with the Company's established regulations and practices. Additionally, it tracks the progress of legal cases and whistleblower complaints and reports audit findings directly to the Audit Committee on a quarterly basis.

- The Company is committed to attracting and retaining skilled personnel while fostering their development and enhancing their capabilities to prepare them for higher positions. Furthermore, the Company has implemented a succession planning process for key positions to ensure timely replacements in case of vacancies.

2) Risk Assessment

- The Board of Directors has established the Risk Management Committee to oversee and enhance the risk management process across the entire organization in a systematic manner. The committee is responsible for supporting and supervising all departments in participating in risk assessments by considering both external and internal factors. This involves evaluating the likelihood of occurrences, potential impacts, and establishing risk management strategies to maintain risks at an acceptable level.

- The Company has set forth a Risk Management Policy and Framework, which clearly outlines the roles and responsibilities of the Board of Directors and executives in organizational risk management. It also includes risk assessment guidelines and criteria, risk classification, prioritization criteria, and risk management measures. The Risk Management Policy and Framework are reviewed at least once a year and submitted for approval by the Board of Directors before implementation.

- The Company emphasizes the integration of risk management into operational processes, including sustainability-related risks (environmental, social, and governance aspects). As such, roles and responsibilities in risk management have been defined, along with designated risk owners. Additionally, the Company establishes acceptable risk levels and risk indicators to track risk management performance. These findings are reported to management and presented to the Risk Management Committee and the Board of Directors at least quarterly, as well as in response to any significant events that may impact the Company's operations. This ensures that the Company is well-prepared and can respond promptly and appropriately to emerging situations.

- The Company formulates an annual strategic plan with clear, measurable objectives that align with its vision while incorporating risk management. It identifies, reviews, and analyzes risks by considering internal and external factors that may affect business operations. This risk assessment covers strategic risks, operational risks, financial risks, legal and regulatory compliance risks, information technology risks, fraud and corruption risks, and sustainability risks (ESG Risk). The risk management performance is evaluated, monitored, and reported to the Risk Management Committee, the Audit Committee, and the Board of Directors at least quarterly.

- The Company has established a structured process for monitoring and evaluating the implementation of risk management plans. The responsible management teams report risk assessments and management outcomes to executive meetings, the Risk Management Working Group, the Risk Management Committee, and the Board of Directors for review and decision-making.

3) Control Activities

- The Company has established policies and appropriate operational procedures for each system, covering its core business activities. Regular performance reporting is in place to provide management with essential data for decision-making and problem-solving in business operations. The Company has also implemented a structured management framework that clearly defines the division of responsibilities among departments to ensure checks and balances. The scope of authority, approval limits, and operational powers at various levels are documented in writing and communicated to all executives and employees. This information is also made available on the Company's internal website to ensure that all relevant parties are informed and can refer to it in their operations.

- The Company has established policies and criteria for related transactions and transactions with parties that may have conflicts of interest, ensuring compliance with the regulations of the Stock Exchange of Thailand and the Securities and Exchange Commission. A review process is also in place to ensure that these transactions are conducted in accordance with the established principles and requirements.

- The Company has participated in the Thai Private Sector Collective Action Against Corruption (CAC), an initiative by the Thai Institute of Directors Association (IOD), and received its initial certification in 2020, with recertification granted in 2022 and maintained to the present. The Company has implemented and communicated its anti-corruption policies and measures to employees and

stakeholders, ensuring they serve as operational guidelines. Additionally, the Company has enhanced related processes to raise compliance standards and has developed initiatives to share knowledge and understanding of anti-corruption measures with its business partners.

- The Company will conduct an investigation if notified by the auditor of any suspected misconduct by a director, the managing director, or any individual responsible for the Company's operations, as defined under the Securities and Exchange Act (No. 4) B.E. 2551. The Company will provide a preliminary investigation report to the Securities and Exchange Commission and the auditor within 30 days from the date of notification by the auditor.

4) Information & Communication

- The Company is committed to continuously developing and enhancing its information systems and data management to cover all business processes and support its operations. Additionally, it has established a high-quality and efficient internal communication system to ensure that all employees and relevant stakeholders are informed of the Company's objectives, responsibilities, risks, and internal controls, fostering a clear understanding for accurate implementation. The Company emphasizes that executives and employees at all levels exercise caution in handling information, in accordance with its Code of Conduct, Information Security Policy, and guidelines under the Personal Data Protection Act. All Company personnel are required to strictly adhere to these regulations. Furthermore, the Company continuously reviews and updates its information technology systems and operational processes while implementing measures to address emergency situations that may prevent employees from working at the office. (Business Continuity and Recovery Plan)

- The Company communicates its policies, announcements, and internal information through multiple channels, including Email, digital media, LED display screens featuring event summaries and employee benefits information, My Origin system, corporate communication Line groups, and various Social Media platforms such as the Company's Facebook page. These channels ensure that all employees can easily, comprehensively, and promptly access information.

- The Company has established whistleblowing channels through which both external parties and employees can report any illegal activities, ethical violations, fraud, or corruption. Reports can be submitted via the Company's website or by mail, with messages directed to the Chairman of the Audit Committee.

- The Company maintains standard operating procedures (SOP), work manuals, and internal forms within My Origin system, categorizing information by department to facilitate relevant access. The Company's technology department is responsible for reviewing and managing access rights to Company systems, ensuring the revocation or suspension of system access when employees resign or are reassigned.

- The Company facilitates external communication regarding potential organizational impacts or recommendations on products and services to drive innovation. This can be done through the Call Center at 020-300-000, which coordinates issue resolution with responsible parties. Additionally, the Company has established a special communication channel (Whistleblower) for stakeholders to report fraud or corruption through the website (www.origin.co.th) or via mail to the Audit Committee or the Chief Operating Officer of Origin Property Public Company Limited.

5) Monitoring Activities

- In 2024, the Company held 5 Board of Directors meetings and conducted weekly Executive Meetings to review and monitor operational performance in alignment with the established objectives. Additionally, the Company conducts an annual self-assessment of the Board of Directors, subcommittees, and senior executives, as stipulated in the charters. The performance evaluation is divided into two types: individual performance assessment and collective performance assessment. The evaluation is conducted using the assessment framework provided by the Stock Exchange of Thailand, with results utilized to improve and enhance the effectiveness of the Board's operations.

- The Company has implemented a process to ensure compliance with business ethics and anti-corruption regulations. Directors, executives, and employees are strictly prohibited from engaging in or supporting corruption in any form and are required to adhere to anti-corruption measures rigorously. The Company has issued a Whistleblowing Policy and established reporting channels for stakeholders to report any observed fraudulent activities, corruption, legal violations, breaches of Company regulations, or violations of the Company's Code of Business Conduct. Reports can be submitted in writing via E-mail or by mail directly to the Audit Committee in accordance with Origin's corporate governance framework through the Whistleblowing system as follows:

1) By Mail : To: Chairman of the Audit Committee
Origin Property Public Company Limited
Bhiraj Tower at BITEC, 20th Floor
4345 Sukhumvit Road, Bang Na Sub-district, Bang Na District
Bangkok 10260
2) By Email : Whistleblower@origin.co.th
3) By Website : https://origin.co.th/ (Whistleblowing System)

All whistleblower reports will be kept confidential. Complainants are not required to disclose their identity; however, self-identification will allow the Company to provide updates on the investigation's progress or additional details regarding the complaint.

The Audit Committee actively monitors and reviews reported issues to ensure that the Company has taken appropriate and sufficient measures. This includes implementing preventive actions to avoid recurrence and addressing any weaknesses or deficiencies in the internal control system.

The Company has established a fact-finding procedure for complaints related to fraudulent activities, legal violations, breaches of regulations, company policies, or the Code of Business Conduct. The Audit Committee is responsible for reviewing such complaints and submitting them, along with their recommendations, to the Board of Directors for further consideration.

Summary of Whistleblower Reports Over the Past 3 Years (2022-2024)

Year	Nature of the Complaint			Details	Corrective Actions / Preventive Measures
	Cor-rup-tion	Fraud	Ethical Misconduct / Regulatory Violations		
2022	-	2	-	1. A customer reported that aSenior Homecare Officer requested money from the customer for repair work for personal gain (totaling 141,369 baht). Action Status: An investigation committee was appointed, and the complaint has been resolved. Remarks: The employee admitted to the misconduct and agreed to reimburse the full amount to the Company.	1. Disciplinary action was taken against the employee, resulting in termination without compensation. Customers and relevant parties were informed of the employee's dismissal. 2. A formal announcement was made to all project customers, stating that the Company has no policy of requesting payment for repair requests during the warranty period. Customers were advised to submit repair requests exclusively through thePRIMO Plus system or the property management staff. 3. Remedial measures were established for customers who were solicited for payments by employees. Customers were instructed to present evidence to the Company, followed by an on-site verification process. 4. The Company reinforced communication regarding its policy that no payments are required for repair requests during the warranty period. The penalties for violating this policy were also reiterated.
				2. An employee reported that the Project Marketing Manager had misused another Company's name/another individual's identity to secure Design and Marketing work of the Company for improper personal gain. Additionally, the employee was found to be working with a competitor while still employed by the Company. Action Status: An investigation committee was appointed, and the complaint has been resolved.	1. Disciplinary action was taken against the employee, resulting in termination without compensation. Customers and relevant parties were informed of the employee's dismissal. 2. An order was issued to prohibit procurement and contracting under an individual's name, except with special approval from the CEO. Additionally, relevant employees were informed and instructed to adhere to this policy.
2023	-	1	-	A contractor who was not registered on the AVL (Approved Vendor List) with the Company filed a complaint regarding unpaid service fees. Upon investigation, the Company found that a Senior Project Manager had hired the contractor to perform services such as water storage tank cleaning, finishing work, waterproofing, etc., for one of the Company's projects. However, instead of issuing the P/O under the contractor's name, the employee used the name of another contractor listed in the AVL who did not actually perform the work. The payment was then processed under this registered contractor's name and subsequently funneled to the actual contractor, with the employee unlawfully sharing the proceeds. As a result, the contractor who completed the work did not receive direct payment from the Company. (Total project value: 843,339 baht) Action Status: An investigation committee was appointed to conduct a thorough inquiry and expand the investigation. The complaint has been resolved. Remarks: The employees and the 3 contractors involved admitted to the misconduct and agreed to reimburse the full amount to the Company.	1. A policy on the selection and hiring of external service providers was announced to ensure that both business partners and employees are aware of proper procedures. 2. The contractors and employees involved in the misconduct were required to jointly compensate the Company for the damages. The reimbursement was deducted from contractor fees and employee salaries, with employees admitting to the misconduct and requesting an installment-based repayment to the Company. 3. The involved contractors/business partners were placed on the Blacklist, with a total of 3 entries recorded in My Origin system. This blacklist serves as a database for all affiliated companies to use for verification purposes. 4.The Accounting Department must have documented evidence of work acceptance, including a signed acknowledgment by the responsible personnel and attached on-site photographs as supporting evidence for payment processing. In the absence of such evidence, the documents must be returned for correction before proceeding. 5. The Project Cost Control (OE) team is required to review PR/PO against monthly advance payments. If any duplication is detected, it must be reported to the CEO/CBU.

Year	Nature of the Complaint			Details	Corrective Actions / Preventive Measures
	Cor-rup-tion	Fraud	Ethical Misconduct / Regulatory Violations		
2024	-	-	2	1. An employee reported irregularities in the disbursement of contractor fees for defect corrections at the Chula -Samyan project. Payments were made to a contractor without the required work acceptance documentation, citing urgent work as the justification. Action Status: An in-depth investigation was conducted by the Internal Audit Department, which found no evidence of fraud. However, it was discovered that an overpayment of daily wages to the contractor had been made, amounting to 1,121,447.31 baht. The employee in question had already resigned. Remarks: The Company has requested a full reimbursement from the contractor.	1. The contractor has been asked to repay the amount, and a warning has been issued regarding the verification of contractor wage calculations to repay the amount, and a warning has been issued regarding the verification of contractor wage calculations. 2. The Company has also improved the contractor payment process by requiring detailed work descriptions and task assignments to ensure proper oversight and serve as evidence for work acceptance. In cases where work must be conducted on holidays, the names of the contract workers must be submitted in advance to the on-site supervisor as proof of actual work performed and to serve as supporting evidence for payment processing. 3. The Admin responsible for disbursements must verify the accuracy and completeness of supporting documents before processing payments and sign off as evidence. 4. The Procurement Department must specify payment terms and retention deductions in the PO.
				2. An employee reported that the Creative Project Marketing Manager had arranged for a friend to be contracted for interior decoration at an inflated price and that the acceptance of the showroom decoration work did not comply with the Company's regulations. Action Status: An investigation committee was appointed, and the complaint has been resolved.	1. The investigation found no evidence of fraudulent actions by the employee. However, the employee admitted to signing off on work acceptance without conducting an actual site inspection, instead relying on images provided by the contractor. As a result, disciplinary action was taken, and the employee was officially reprimanded and placed on probation for 1 year in accordance with the Company's regulations. 2. A process was established for disclosing relationships with contractors to ensure transparency and prevent conflicts of interest. 3. The Accounting Department is authorized to process payments only when complete supporting documents, including proper work acceptance records, are provided. If documentation is incomplete, payment requests must be returned for correction. 4.Communicate the policy on outsourcing and external service procurement to executives and employees.
	-	1	-	3. The service provider (Vendor) filed a complaint with the Company, stating that they were audited by the Revenue Department for incomplete income reporting on advertising billboard rental services that occurred in 2022. Origin had submitted withholding tax records that exceeded the actual income of the "service provider", as the "service provider" did not render the specified services. (Total damages: 307,509.88 baht). Action Status: An investigation committee was appointed, and the complaint has been resolved. Remarks: The employee admitted to the misconduct and agreed to reimburse the full amount to the Company.	1. Disciplinary action was taken against the employee, resulting in termination without compensation. 2. The process for marketing service payments has been tightened by requiring only original payment receipts issued by the service provider for reimbursement. Photocopied documents are no longer accepted as supporting evidence for payment requests. 3. The IT system has been improved to support the clearance of marketing expenses. 4.Communicated the case study and preventive measures in the marketing department meeting to ensure understanding and prevent recurrence.

- The Company has implemented an internal audit function that reports directly to the Audit Committee to ensure that the internal control system supports the achievement of the Company's objectives. Additionally, it ensures that all departments comply with applicable regulations and guidelines while identifying weaknesses and providing recommendations to enhance operational efficiency and effectiveness in accordance with good corporate governance principles and anti-corruption policies/measures. The Internal Audit Department is responsible for reviewing and auditing the operations of various departments to assess the adequacy and appropriateness of the internal control system. It reports audit findings, recommendations, and corrective action plans, along with defined completion timelines, to facilitate the monitoring of management's progress in implementing necessary improvements. These reports are compiled and presented to the Audit Committee and the Board of Directors on a quarterly basis.

Furthermore, to enhance the efficiency of internal audit operations and ensure comprehensive coverage of key business activities, the Audit Committee approved the engagement of an internal audit outsource in 2024. The Company has appointed KPMG Phoomchai Business Advisory Company Limited, as the Audit Committee determined that the firm possesses expertise in internal auditing, operates independently, and has extensive experience in auditing businesses and industries similar to the Company. The external audit service provider will conduct internal audits to assess the adequacy of the internal control system and review critical operational processes, including the sales and marketing process, the project management process, the financial and accounting control process, and key operational processes of new business ventures. The objective is to evaluate and provide recommendations on the adequacy and effectiveness of the internal control system.

- The Audit Committee has the authority to appoint, dismiss, and reassign the Head of Internal Audit, as well as to review and approve the internal audit plan. It also oversees, advises, and supports internal audit operations to ensure effectiveness, independence in executing duties, and the availability of adequate and appropriate resources. Additionally, the Audit Committee may engage specialized experts, such as financial and accounting professionals, to provide opinions for decision-making or assist in audit activities as deemed necessary. The Company shall cover all associated expenses.

- The Audit Committee has reviewed, selected, and proposed the appointment of the external auditor for 2024 and has considered the remuneration for submission to the Board of Directors. The selection process focused on the auditor's independence (particularly regarding the relationship between the Company/subsidiaries and the audit firm, as well as any non-audit services provided), professional expertise, understanding, and experience in the Company's business. Additionally, the ability to provide practical and beneficial recommendations was taken into account.

At the Audit Committee meeting No. 1/2025 held on 29 February 2025, the Audit Committee reviewed and selected the external auditor and considered the audit fee for 2024. The Audit Committee resolved to select EY Office Company Limited (represented by Mrs. Poonnard Paocharoen, CPA License No. 5238, Miss Kosum Cha-Em, CPA License No. 6011, and Mrs. Wilai Sunthornwanee, CPA License No. 7356) as the auditors for 2025, with an audit fee of 2,150,000 baht (two million one hundred fifty thousand baht). The selection was based on EY Office Company Limited's consistent provision of valuable recommendations to the Company, as well as its independence. The firm has no relationships or conflicts of interest with the Company, its subsidiaries, executives, major shareholders, or related parties. It maintains full independence in conducting audits and expressing opinions on the Company's financial statements.

The Company compared the audit fee proposed by EY Office Company Limited with the audit fees of 8 other companies in the same industry. Based on this assessment, the audit fee charged by EY Office Company Limited was deemed reasonable. Consequently, the proposal was submitted to the Board of Directors and the shareholders' meeting, which approved the appointment of EY Office Company Limited as the Company's auditor for 2024.

Summary of the Board of Directors' Opinion on the Internal Control System

The Board of Directors reviewed and approved the assessment of the internal control system based on five key components: control environment, risk assessment, operational control, information systems and communication, and monitoring systems. This assessment was conducted in accordance with the internal control adequacy evaluation framework issued by the Securities and Exchange Commission (SEC) and applied to both the Company and its subsidiaries. The Board concluded that the internal control system of the Company and its subsidiaries is adequate and appropriate. The system effectively prevents the misuse or unauthorized use of Company and subsidiary assets by directors or executives, as well as improper transactions with related parties or individuals with potential conflicts of interest. Regarding other aspects of internal control, the Board determined that, based on the overall assessment of the five key components, the Company's internal control measures are sufficient and that operations generally adhere to a strong internal control framework. However, some areas require further improvements to enhance overall effectiveness. The Board has provided recommendations and engaged in discussions with management to implement necessary enhancements. Additionally, a monitoring process has been established to ensure compliance with the defined internal control framework.

9.1.2 Auditor's Opinion on the Company's Internal Control System

EY Office Company Limited ("EY"), the Company's auditor, conducted an audit of the financial statements for the year ended 31 December 2024. The auditor performed the audit in accordance with auditing standards, which require compliance with ethical requirements, as well as planning and executing the audit to obtain reasonable assurance that the financial statements are free from material misstatements, whether due to fraud or error. The selection of audit procedures was based on the auditor's professional judgment, including an assessment of risks related to material misstatements in the financial statements. The auditor also considered the internal control system relevant to the preparation and fair presentation of the financial statements to design audit procedures appropriate to the circumstances. However, this assessment was not intended to provide an opinion on the effectiveness of the Company's internal control system. The auditor concluded that the financial statements present fairly, in all material respects, the financial position of Origin Property Public Company Limited and its subsidiaries, as well as that of Origin Property Public Company Limited individually, as of 31 December 2024. The financial performance and cash flows for the year then ended were in accordance with financial reporting standards. The auditor also provided remarks in Note 6, regarding transactions with related parties. During Q4/2024, the Company became aware of inappropriate behavior by a management-level employee of one of its subsidiaries that could potentially cause damage to another unrelated company. The Company's management, in collaboration with its legal counsel, conducted an investigation into the employee and assessed potential damages to the Group. The investigation did not reveal any financial impact on the consolidated financial statements. However, certain deficiencies in the internal control system were identified, and the Company's management is currently in the process of implementing improvements to enhance its effectiveness.

9.2 Internal Control

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
1. Origin Vertical Corporation Limited (formerly Origin Condominium Limited)	• A subsidiary where the major shareholder is Origin Property Public Company Limited (the Company), which holds 100% of the shares in Origin Vertical Corporation Limited. • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikae - Mr. Apisit Suntornchukiart - Mr. Piti Jarukamjorn - Mr. Prasertkul Charoen-taweemongkol - Mr. Itthipol Koomsombat	**1. It is a regular business transaction of the Group.** 1.1 Revenue from the sale of condominiums - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikae - Mr. Kriangkrai Kribongkan - Miss Ruangrat Sribenjaplangkool - Miss Suwatcharee Tanthaprasart - Mr. Sukhom Uiwirat	 - - - - - - -	 - - - - - - -	 - - 1,336.25 1,346.66 - 1,919.27 4,602.18	• The selling price of the condominium units is at the usual market price and is comparable to the price offered to other external customers. Therefore, it is deemed that this transaction is appropriate and reasonable.	• It is a regular business transaction of the Group. • The selling price of the condominium units is at the usual market price and is comparable to the price offered to other external customers. Therefore, it is deemed that this transaction is appropriate and reasonable.
		1.2 Revenue from management services and real estate brokerage fees.	8,350.00	10,370.00	11,000.00	• For the fiscal year ended 31 Dec. 2024, the Company generated a total of 8.35 million Baht in revenue from management services and real estate brokerage fees.	
		2.Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec. 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
1. Origin Vertical Corporation Limited (formerly Origin Condominium Limited) (Continue)		**3. Financial assistance transactions to the Group.**					• It is a financial assistance transaction for the operations of the Group. • According to the regulations of the Stock Exchange, when the Company holds no less than 90% of the shares in the Group, this transaction is considered exempt from compliance with the related party transaction criteria.
		3.1 Loans to subsidiaries				• In the fiscal year ending 31 December 2024, the Company provided short-term loans to the Group, with an opening loan balance of 7,301.66 million Baht. Additional loans of 1,997.51 million Baht were provided during the period, and 371.40 million Baht was repaid, resulting in a remaining loan balance of 8,927.76 million Baht at the end of the period. The Company charged interest at a rate of 5.0% per annum, which is comparable to the average cost of borrowing for the Company.	
		- Beginning balance	7,301,657.37	4,899,255.63	2,825,160.63		
		- Additional borrowing during the period	1,997,506.72	2,402,401.74	2,074,095.01		
		- Repayment during the period	(371,401.42)	-	-		
		- End-of-period balance	**8,927,762.67**	**7,301,657.37**	**4,899,255.64**		
		3.2 Interest income and accrued interest receivable				• For the fiscal year ended 31 Dec. 2024, the Company recorded interest income of 395.90 million Baht and accrued interest income of 2.38 million Baht.	
		3.2.1 Interest income	395,902.43	274,563.84	164,486.22		
		3.2.2 Accrued Interest income					
		- Beginning balance	163,736.16	3,416.50	2,662.62		
		- Interest income during the period	395,902.43	274,563.84	164,486.22		
		- Received during the year	(557,257.89)	(114,244.18)	(163,732.33)		
		- End-of-period balance	**2,380.70**	**163,736.16**	**3,416.51**		
		3.3 Loan guarantees				• For the fiscal year ended 31 Dec. 2024, there were no instances of the Group providing guarantees for the Company.	
		3.3.1 The Company provides guarantees for the Group.					
		- Beginning balance	-	95,648.00	-		
		- Increase during the period	-	-	95,648.00		
		- Decrease during the period	-	(95,648.00)	-		
		- End-of-period balance	-	-	**95,648.00**		
		3.3.2 The Group's Guarantee for the Company				• For the fiscal year ended 31 Dec. 2024, the Company had no outstanding guarantees provided to the Group.	
		- Beginning balance	-	-	640,986.45		
		- Increase during the period	-	-	-		
		- Decrease during the period	-	-	(640,986.45)		
		- End-of-period balance	-	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
2. Origin Sathorn Company Limited	• A subsidiary where the major shareholder is KnightBridge Sukhumvit Punnawithi Company Limited (a subsidiary of Park Luxury Company Limited), which holds 100% of the shares in Origin Sathorn Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikae	1. It is a regular business transaction of the Group. 2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec. 2024 The Company had office rental income totaling 0.02 million Baht.	• It is a regular business transaction of the Group. • It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
3. Origin Prime Company Limited	• A subsidiary where the major shareholder is Origin Capital Rama 9 Company Limited (a subsidiary of Park Luxury Company Limited), which holds 100% of the shares in Origin Prime Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Kriangkrai Kribongkan - Miss Kanokpailin Wilaikae	1. It is a regular business transaction of the Group. 2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec. 2024 The Company had office rental income totaling 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
4. Origin Nationwide Company Limited (formerly Origin EEC Company Limited)	• A subsidiary where the major shareholder is Origin Property Public Company Limited, which holds 100% of the shares in Origin Nationwide Company Limited. • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Apisit Suntornchukiart - Mr. Piti Jarukamjorn - Mr. Prasertkul Charoen-taweemongkol - Mr. Itthipol Koomsombat	**1. It is a regular business transaction of the Group.**					• It is a regular business transaction of the Group.
		1.1 Revenue from management services and real estate brokerage fees.	2,930.00	3,840.00	500.00	• For the fiscal year ended 31 Dec. 2024, the Company generated a total of 2.93 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group, conducted at the rates specified in the contract, with terms and conditions that the Group can demonstrate to be comparable to those of businesses in a similar line of work, in accordance with the criteria approved by the Board of Directors.
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group.
		2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec. 2024 The Company had office rental income totaling 0.02 million Baht.	• It is a lease transaction for office space previously unused by the Group, leased to the Group. The rental rate is in accordance with market conditions, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
		3. Financial assistance transactions to the Group.					• This transaction involved financial assistance provided to the Group for operational purposes.
		3.1 Loans to subsidiaries				• In 2024, the Company provided short-term loans to its subsidiaries, with an opening loan balance of 2,856.12 million Baht. Additional loans of 1,995.93 million Baht were provided during the period, and 1,549.05 million Baht was repaid, resulting in a remaining loan balance of 3,303.00 million Baht at the end of the period. The Company charged interest at a rate of 5.0% per annum, which is comparable to the average cost of borrowing for the Company.	• According to the regulations of the Stock Exchange, when the Company holds no less than 90% of the shares in the Group, this transaction is considered exempt from compliance with the related party transaction criteria.
		- Beginning balance	2,856,120.30	1,047,731.94	-		
		- Additional borrowing during the period	1,995,933.45	1,989,812.85	1,047,731.94		
		- Repayment during the period	(1,549,053.57)	(181,424.49)	-		
		- End-of-period balance	3,303,000.18	2,856,120.30	1,047,731.94		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
4. Origin Nationwide Company Limited (formerly Origin EEC Company Limited) (Continue)		3.2 Interest income and accrued interest income				• For the fiscal year ended 31 Dec. 2024, the Company recorded interest income of 188.23 million Baht and accrued interest income of 2.26 million Baht.	
		3.2.1 Interest income	188,231.67	86,562.54	5,554.77		
		3.2.2 Accrued Interest income					
		- Opening balance	14,319.02	775.03	-		
		- Interest income during the period	188,231.67	86,562.54	5,554.77		
		- Received during the year	(200,288.37)	(73,018.55)	(4,779.74)		
		- End-of-period balance	2,262.32	14,319.02	775.03		
		3.3 The Company's Guarantee for the Group				• For the fiscal year ended 31 Dec. 2024, the Company provided guarantees to the Group, with an opening balance of 260.00 million Baht. During the period, the amount decreased by 260.00 million Baht, and the guarantees were fully redeemed as of the fiscal year ended 31 Dec 2024.	
		- Opening balance	260,000.00	189,700.00	461,600.00		
		- Increase during the period	-	260,000.00	189,700.00		
		- Decrease during the period	(260,000.00)	(189,700.00)	(461,600.00)		
		- End-of-period balance	-	260,000.00	189,700.00		
		4. Financial assistance transactions to the Group.					
		4.1 Loan guarantees				• For the fiscal year ended 31 Dec 2024, the Company had no outstanding guarantees provided to the Group.	
		4.1.1 The Group's Guarantee for the Company					
		- Opening balance	-	-	-		
		- Increase during the period	-	-	130,000.00		
		- Decrease during the period	-	-	(130,000.00)		
		- End-of-period balance	-	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
5. Britania Public Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 70% of the shares in Britania Company Limited. • The senior executives of the Group are directors. - Mr. Mayta Chanchamcharat - Mr. Wijarn Simachaya - Mr. Sukun Prommayon - Mr. Niwat Lamoonpan - Mr. Than Siriphokee - Mrs. Supalak Chanpitak - Mr. Peerapong Jaroon-ek - Mrs. Arada Jaroon-ek - Miss Panitaporn Wongprakob	**1. It is a regular business transaction of the Group.**					
		1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	5,610.00	5,130.00	5,000.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 5.61 million Baht in revenue from management services and real estate sales brokerage fees.	• This transaction was part of the normal course of business involving the sale of low-rise houses at standard prices comparable to those offered to general customers. • It is a regular business transaction of the Group, conducted at the rates specified in the contract, with terms and conditions that the Group can demonstrate to be comparable to those of businesses in a similar line of work, in accordance with the criteria approved by the Board of Directors.
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group.
		2.1 Office rental income	**21.00**	**21.00**	**21.00**	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Group to the Company. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial assistance transactions to the Group.					• This transaction involved financial assistance provided to the Group for operational purposes.
		3.1 Loans to subsidiaries					
		- Beginning balance	2,265,821.44	2,505,298.36	2,476,471.52	• In 2024, the Company provided short-term loans to its subsidiaries, with an opening loan balance of 2,265.82 million Baht. Additional loans of 1,526.70 million Baht were provided during the period, and 500.00 million Baht was repaid, resulting in a remaining loan balance of 3,292.52 million Baht at the end of the period. The Company charged interest at a rate of 5.0% per annum, which is comparable to the average cost of borrowing for the Company.	• This loan was provided under the terms set in the loan agreement, with the interest rate in accordance with the internal transfer pricing policy, which was approved by the Board of Directors of the Group.
		- Additional borrowing during the period	1,526,700.00	569,000.00	430,000.00		
		- Repayment during the period	(500,000.00)	(808,476.92)	(401,173.16)		
		- End-of-period balance	3,292,521.44	2,265,821.44	2,505,298.36		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
5. Britania Public Company Limited (Continue)		3.2 Interest income and accrued interest receivable				• For the fiscal year ended 31 Dec 2024, the Company recorded interest income of 141.91 million Baht and accrued interest income of 51.93 million Baht.	
		3.2.1 Interest income	141,913.91	98,598.42	109,578.45		
		3.2.2 Accrued Interest income					
		- Opening balance	72,451.25	10,920.36	1,166.99		
		- Interest income during the period	141,913.91	98,598.42	109,578.45		
		- Received during the year	(162,431.87)	(37,067.53)	(99,825.09)		
		- End-of-period balance	51,933.29	72,451.25	10,920.35		
6. Origin Grand Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited, holds 100% of the shares in Origin Grand Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Pitipong Trinurak - Mr. Jumpol Prawitthana	**1. It is a regular business transaction of the Group.** **2. Regular business support transactions of the Group.** 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business transaction of the Group. • It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial Assistance Received					
		3.1 Loans from Subsidiaries					
		- Beginning balance	531,654.42	605,173.61	656,789.67	• For the fiscal year ended 31 Dec In 2024, the Company borrowed short-term funds from a subsidiary, with an opening loan balance of 531.65 million Baht. Additional loans of 66.80 million Baht were provided during the period, and 2.00 million Baht was repaid during the period, resulting in a remaining balance of 596.45 million Baht at the end of the period. Interest was charged at a rate of 5.2% per annum, which is comparable to the average cost of borrowing for the subsidiary.	• This transaction involved financial assistance provided to the Group for operational purposes. • It is a financial assistance transaction for the operations of the Group, in accordance with the Stock Exchange's regulations, where the Company holds no less than 90% of the shares in the Group. This is considered a transaction exempted from compliance with the related party transaction criteria.
		- Additional borrowing during the period	66,795.54	3,020.23	2,570.44		
		- Repayment during the period	(2,000.00)	(76,539.42)	(54,186.50)		
		- End-of-period balance	596,449.96	531,654.42	605,173.61		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
6. Origin Grand Company Limited (Continue)		3.2 Interest Expenses and Accrued Interest Expenses				• For the fiscal year ended 31 Dec 2024, the Company incurred interest expenses totaling 27.80 million Baht and accrued interest expenses totaling 0.42 million Baht.	
		3.2.1 Interest Expenses	27,795.48	17,504.65	6,377.96		
		3.2.2 Accrued Interest Expenses					
		- Beginning balance	9,998.02	49.74	4,242.97		
		- Interest expenses during the period	27,795.48	17,504.65	6,377.96		
		- Payments made during the year	(37,368.63)	(7,556.37)	(10,571.19)		
		- End-of-period balance	424.87	9,998.02	49.74		
7. Origin Kaset Society Company Limited	• A subsidiary in which the major shareholder is Ori Saute Company Limited (a subsidiary of Park Luxury Company Limited), holding 100% of the shares in Origin Kaset Society Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Kriangkrai Kribongkan - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group.
		1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
8. One Origin Hua Hin Company Limited (formerly Origin One Rayong Company Limited)	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in One Origin Hua Hin Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group.
		1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial Assistance					
		2.1 Loan guarantees					• This transaction involved financial assistance provided to the Group for operational purposes.
		2.1.1 The Company provides guarantees for the Group.				• For the fiscal year ended 31 Dec. 2024, the Company did not provide any guarantees to the Group.	• It is a financial assistance transaction for the operations of the Group, in accordance with the Stock Exchange's regulations, where the Company holds no less than 90% of the shares in the Group. This is considered a transaction exempted from compliance with the related party transaction criteria.
		- Opening balance	-	-	-		
		- Increase during the period	-	-	130,000.00		
		- Decrease during the period	-	-	(130,000.00)		
		- End-of-period balance	-	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
9. Park Luxury Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited, holds 100% of the shares in Park Luxury Company Limited. • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Apisit Suntornchukiart - Mr. Piti Jarukamjorn - Mr. Prasertkul Charoentaweemongkol - Mr. Itthipol Koomsombat	**1. It is a regular business transaction of the Group.**				• For the fiscal year ended 31 Dec 2024, the Company generated a total of 7.55 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • It is a regular business transaction of the Group, conducted at the rates specified in the contract, with terms and conditions that the Group can demonstrate to be comparable to those of businesses in a similar line of work, in accordance with the criteria approved by the Board of Directors.
		1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	**7,550.00**	**11,630.00**	**6,000.00**		
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group. • This transaction involved financial assistance provided to the Group for operational purposes.
		3. Financial assistance transactions to the Group.					
		3.1 Loans to subsidiaries				• In 2024, the Company provided short-term loans to its subsidiaries, with an opening loan balance of 6,619.85 million Baht. Additional loans of 1,109.28 million Baht were provided during the period, and 663.62 million Baht was repaid, resulting in a remaining loan balance of 7,065.51 million Baht at the end of the period. The Company charged interest at a rate of 5.0% per annum, which is comparable to the average cost of borrowing for the Company. • Ended 31 Dec 2024, the Company recorded interest income of 330.86 million Baht and accrued interest income of 4.87 million Baht.	• It is a financial assistance transaction for the operations of the Group, in accordance with the Stock Exchange's regulations, where the Company holds no less than 90% of the shares in the Group. This is considered a transaction exempted from compliance with the related party transaction criteria.
		- Beginning balance	6,619,850.00	8,271,669.01	7,180,579.49		
		- Additional borrowing during the period	1,109,278.62	307,290.13	1,091,089.52		
		- Repayment during the period	(663,621.34)	(1,959,109.14)	-		
		- End-of-period balance	7,065,507.28	6,619,850.00	8,271,669.01		
		3.2 Interest income and accrued interest receivable					
		3.2.1 Interest income					
		3.2.2 Accrued Interest income	330,864.14	365,365.70	321,598.18		
		- Beginning balance					
		- Interest income during the period	55,029.70	5,846.82	6,561.29		
		- Received during the year	330,864.14	365,365.70	321,598.18		
		- End-of-period balance	(381,027.75)	(316,182.82)	(322,312.65)		
			4,866.09	55,029.70	5,846.82		
		3.3 The Group's Guarantee for the Company				• For the fiscal year ended 31 Dec 2024, the Company had no outstanding guarantees related to borrowings provided to the Group.	
		- Opening balance	-	-	326,368.12		
		- Increase during the period	-	-	-		
		- Decrease during the period	-	-	(326,368.12)		
		- End-of-period balance	-	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
10. One Origin Public Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited, holds 100% of the shares in One Origin Public Company Limited. • The senior executives of the Group are directors. - Chanchai Phansopha - Mr. Peerapong Jaroon-ek - Mrs. Arada Jaroon-ek - Mr. Pitipong Trinurak - Mr. Athipong Amatyakul - Mr. Supachai Sukhanindr - Mr. Poonsup Prasertsak - Mrs. Pattanaporn Chatjuthamard	**1. It is a regular business transaction of the Group.**					• This transaction involved financial assistance provided to the Group for operational purposes. • It is a regular business transaction of the Group, conducted at the rates specified in the contract, with terms and conditions that the Group can demonstrate to be comparable to those of businesses in a similar line of work, in accordance with the criteria approved by the Board of Directors.
		1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	1,640.00	2,570.00	1,000.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 1.64 million Baht in revenue from management services and real estate sales brokerage fees.	
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group.
		2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial assistance transactions to the Group.					• This transaction involved financial assistance provided to the Group for operational purposes.
		3.1 Loans to subsidiaries					
		- Beginning balance	3,410,946.68	1,753,566.50	1,859,282.12	• The Company provided short-term loans to its subsidiaries in 2024, with an opening loan balance of 3,410.95 million Baht. The Company made additional loans during the period amounting to 502.62 million Baht and repaid 2,486.07 million Baht during the period. The remaining loan balance at the end of the period was 1,427.49 million Baht. The Company charged interest at a rate of 5.0% per annum, which is comparable to the average cost of borrowing for the Company.	• It is a financial assistance transaction for the operations of the Group, in accordance with the Stock Exchange's regulations, where the Company holds no less than 90% of the shares in the Group. This is considered a transaction exempted from compliance with the related party transaction criteria.
		- Additional borrowing during the period	502,618.81	2,036,123.59	964,483.95		
		- Repayment during the period	(2,486,072.87)	(378,743.41)	(1,070,199.56)		
		- End-of-period balance	1,427,492.62	3,410,946.68	1,753,566.51		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
10. One Origin Public Company Limited (Continue)		3.2 Interest income and accrued interest income				• For the period ended 31 Dec 2024, the Company recorded interest income of 107.37 million Baht and accrued interest income of 0.87 million Baht.	
		3.2.1 Interest income	107,365.54	116,345.45	101,071.85		
		3.2.2 Accrued Interest income					
		- Beginning balance	21,434.65	1,230.79	32,465.57		
		- Interest income during the period	107,365.54	116,345.45	101,071.85		
		- Received during the year	(127,925.19)	(96,141.59)	(132,306.63)		
		- End-of-period balance	875.00	21,434.65	1,230.79		
		3.3 Loan guarantees				• For the fiscal year ended 31 Dec 2024, the Company provided guarantees to the Group, with an opening balance of 618.50 million Baht. During the period, 20.00 million Baht was repaid, resulting in a closing balance of 598.50 million Baht.	
		3.3.1 The Company guarantees for the Group.					
		- Beginning balance	618,500.00	618,500.00	618,500.00		
		- Increase during the period	-	-	-		
		- Decrease during the period	(20,000.00)	-	-		
		- End-of-period balance	598,500.00	618,500.00	618,500.00		
		3.4 Loan guarantees				• For the fiscal year ended 31 Dec 2024, the Company had no outstanding guarantees related to borrowings provided to the Group.	
		3.4.1 The Group's Guarantee for the Company					
		- Beginning balance	-	-	-		
		- Increase during the period	-	-	130,000.00		
		- Decrease during the period	-	-	(130,000.00)		
		- End-of-period balance	-	-	-		
11. V Construction and Supply Company Limited (formerly Origin Collage 107 Company Limited)	• A subsidiary in which the major shareholder, Origin Capital Collage 107 Company Limited (a subsidiary of Origin Property Public Company Limited), holds 100% of the shares in V Construction and Supply Company Limited. • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Pharadon Thanapaisankit - Miss Kanokpailin Wilaikaew - Kittichai Assavakatmorakot	**1. It is a regular business transaction of the Group.**					• It is a regular business transaction of the Group.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Group, leased to the Group. The rental rate is in accordance with market conditions, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
11. V Construction and Supply Company Limited (formerly Origin Collage 107 Company Limited) (Continue)		3. Financial assistance transactions to the Group					• This transaction involved financial assistance provided to the Group for operational purposes. • It is a financial assistance transaction for the operations of the Group, in accordance with the Stock Exchange's regulations, where the Company holds no less than 90% of the shares in the Group. This is considered a transaction exempted from compliance with the related party transaction criteria.
		3.1 Subsidiaries Loans				• For the fiscal year ended 31 Dec 2024, there were no intercompany loans.	
		- Beginning balance	-	14,337.82	45,958.72		
		- Increase during the period	-	-	16,403.73		
		- Decrease during the period	-	(14,337.82)	(48,024.63)		
		- End-of-period balance	-	-	14,337.82		
		3.2 Interest Expenses and Accrued Interest Expenses				• For the fiscal year ended 31 Dec 2024, the Company had no interest expenses and no accrued interest expenses.	
		3.2.1 Interest Expenses	-	136.21	707.62		
		3.2.2 Accrued Interest Expenses					
		- Beginning balance	-	10.13	40.05		
		- Interest income during the period	-	136.21	707.62		
		- Received during the year	-	(146.34)	(737.53)		
		- End-of-period balance	-	-	10.14		
		3.3 Loan guarantees				• For the fiscal year ended 31 Dec 2024, the Company had no outstanding guarantees related to borrowings provided to the Group.	
		3.3.1 The Group's Guarantee for the Company	-	-	184,618.33		
		- Beginning balance	-	-	-		
		- Increase during the period	-	-	(184,618.33)		
		- Decrease during the period	-	-	-		
		- End-of-period balance					

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
12. Origin Knightbridge Thepharak Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited, holds 100% of the shares in Origin Knightsbridge Thepharak Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Jumpol Prawitthana	**1. It is a regular business transaction of the Group.**					• It is a regular business transaction of the Group.
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group.
		2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial assistance transactions to the Group.					
		3.1 Joint ventures loans					
		- Beginning balance	-	-	135,363.98	• For the fiscal year ended 31 Dec 2024, the Company did not obtain any short-term loans from joint ventures.	• This transaction involved financial assistance provided to the Group for operational purposes. • It is a financial assistance transaction for the operations of the Group, in accordance with the Stock Exchange's regulations, where the Company holds no less than 90% of the shares in the Group. This is considered a transaction exempted from compliance with the related party transaction criteria.
		- Additional borrowing during the period	-	-	-		
		- Repayment during the period	-	-	(135,363.98)		
		- End-of-period balance	-	-	-		
		3.2 Interest Expenses and Accrued Interest Expenses				• For the fiscal year ended 31 Dec 2024, the Company had no interest expenses and no accrued interest expenses.	
		3.2.1 Interest Expenses	-	-	6,732.62		
		3.2.2 Accrued Interest Expenses					
		- Beginning balance	-	-	-		
		- Interest income during the period	-	-	6,732.62		
		- Received during the year	-	-	(6,732.62)		
		- End-of-period balance	-	-	-		
		3.3 Loans to subsidiaries				• For the fiscal year ended 31 Dec 2024, the opening loan balance was 29.82 million Baht. During the period, the full amount was repaid, resulting in no closing balance at the end of the period.	
		- Beginning balance	29,819.39	92,074.09	-		
		- Additional borrowing during the period*	-	825.62	92,074.09		
		- Repayment during the period	(29,819.39)	(63,080.32)	-		
		- End-of-period balance	-	29,819.39	92,074.09		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
12. Origin Knightbridge Thepharak Company Limited (Continue)		3.4 Interest income and accrued interest income 3.4.1 Interest income 3.4.2 Accrued interest income - Opening balance - Interest income during the period - Received during the year - End-of-period balance	 449.41 28.60 449.41 (478.01) -	 2,725.95 75.68 2,725.95 (2,773.03) 28.60	 - - - 75.68 75.68	• For the period ended 31 Dec In 2024, the Company recorded interest income of 0.45 million Baht and had no accrued interest income outstanding.	
13. Park Pillar R4 Company Limited	• A joint venture in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 51% of the shares in Park Pillar R4 Company Limited. • Senior executives of the Group serve as directors. - Mr. Piti Jarukamjorn - Kittichai Assavakatmorakot - Miss Kanokpailin Wilaikaew - Mr. Jin Zu Yang - Mr. Yon Gyu Kim	**1. Regular business support transactions of the Group.** 1.1 Office rental income	**21.00**	**21.00**	**21.00**	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
14. Crown Residence Company Limited	• A subsidiary in which the major shareholder, Primo Service Solution Public Company Limited (a subsidiary), holds 100% of the shares in Crown Residence Company Limited. • Senior executives of the Group serve as directors. - Mr. Prasit Charushwichakorn - Miss Nucharee Jitardhun - Mr. Arun Sirijanusorn - Mr. Surin Sahachatphokanan - Mr. Piti Jarukamjorn	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	**30.00**	**30.00**	**26.00**	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.03 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Company's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
14. Crown Residence Company Limited (Continue)		**2. Regular business support transactions of the Group** 2.1 Office rental income	48.30	48.30	63.35	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.05 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
15. Digital Butler Company Limited	• A subsidiary in which the major shareholder, Prominent Capital Company Limited (a subsidiary), holds 57% of the shares in Digital Butler Company Limited. • The senior executives of the Group are directors. - Mr. Sahas Treetipbut - Mr. Kriangkrai Kribongkan - Mr. Watayuth Thongprom - Mr. Praphot Jitthong - Mr. Wittaya Thanyasrisang - Mr. Warakon Veerapatcha - Mr. Sornkawee Buranachock - Mr. Ratchaphon Techaleisirimongkhong - Mr. Ronnachat Mahantanaphueng	**1. It is a regular business transaction of the Group.** **2. Regular business support transactions of the Group** 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business transaction of the Group. • It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
16. PMM Property Management Company Limited (formerly Primo Management Company Limited)	• A subsidiary where the major shareholder is Primo Service Solutions Public Company Limited (a subsidiary), which holds 100% of the shares in Primo Management Company Limited. • The senior executives of the Group are directors. - Mr. Prasit Charushwichakorn - Miss Nucharee Jitsamran - Mr. Arun Sirijanusorn - Mr. Surin Sahachatphokanan - Mr. Piti Jarukamjorn	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	30.00	30.00	26.00	• For the fiscal year ended 31 Dec In 2024, the Company generated a total of 0.03 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	483.00	483.00	506.80	• For the fiscal year ended 31 Dec In 2024, the Company generated a total of 0.48 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Company. The rental rate is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval and is considered a business support transaction.
17. Primo Service Solutions Public Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited, holds 75% of the shares in Primo Service Solution Public Company Limited. • Shared directors with the Group - Mr. Marote Vananan - Mr. Boonyarit Kalayanamit - Miss Supattana Ngimhoung - Mr. Kriangkrai Kribongkan - Mr. Surin Sahachatphokanan - Mr. Niwat Lamunpandh - Mr. Piti Jarukamjorn	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	180.00	300.00	550.00	• For the fiscal year ended 31 Dec In 2024, the Company generated a total of 0.18 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group 2.1 Office rental income	1,199.10	1,199.10	1,214.85	• For the fiscal year ended 31 Dec In 2024, the Company generated a total of 1.20 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
18. Park Origin Phayathai Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Park Origin Phayathai Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Jumpol Prawitthana	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
19. Park Origin Rama 4 Company Limited	• A joint venture in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 51% of the shares in Park Origin Rama 4 Company Limited. • Senior executives of the Group serve as directors. - Mr. Mayta Chanchamcharat - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Mr. Hideo Takahashi - Mr. Naomi Endo	**1. Regular business support transactions of the Group.** 1.1 Revenue from the sale of condominiums - Mr. Apisit Suntornchukiart	5,586.54	-	-	• For the fiscal year ended 31 Dec 2024, the Group had no deposits or advance payments received from directors.	• It is a regular business transaction of the Group. • This transaction was part of the joint venture's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		1.2 Deposits and Advance Payments from Directors and Executives - Mr. Kriangkrai Kribongkan	-	-	766.20		
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
20. Passion Realtor Company Limited	• A subsidiary in which the major shareholder, Primo Service Solution Public Company Limited (a subsidiary), holds 100% of the shares in Passion Realtor Company Limited. • The senior executives of the Group are directors. - Mr. Prasit Charushwichakorn - Miss Nucharee Jitardhun - Mr. Arun Sirijanusorn - Mr. Surin Sahachatphokanan - Mr. Piti Jarukamjorn	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	150.00	30.00	50.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.15 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	170.10	170.10	186.20	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.17 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
21. Park Origin T2 Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Park Origin T2 Company Limited. • Senior executives of the Group serve as directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Jumpol Prawitthana	**1. It is a regular business transaction of the Group.** **2. Regular business support transactions of the Group.** 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024 The Company had office rental income totaling 0.02 million Baht.	• It is a regular business transaction of the Group. • It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
22. Uno Service Company Limited	• A subsidiary in which the major shareholder, Primo Service Solution Public Company Limited (a subsidiary), holds 100% of the shares in Uno Service Company Limited. • Senior executives of the Group serve as directors. - Mr. Prasit Charushwichakorn - Miss Nucharee Jitardhun - Mr. Arun Sirijanusorn - Mr. Surin Sahachatphokanan - Mr. Piti Jarukamjorn	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	287.60	100.00	149.18	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.23 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	134.40	134.40	150.50	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.13 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
23. Wyde Interior Company Limited	• A subsidiary in which the major shareholder, Primo Service Solution Public Company Limited (a subsidiary), holds 100% of the shares in Wide Interior Company Limited. • Senior executives of the Group serve as directors. - Mr. Prasit Charushwichakorn - Miss Nucharee Jitardhun - Mr. Arun Sirijanusorn - Mr. Surin Sahachatphokanan - Mr. Piti Jarukamjorn	**1. It is a regular business transaction of the Group.** 1.1 Revenue from management services and real estate brokerage fees.	150.00	200.00	200.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.15 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. - This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	45.66	45.66	61.11	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.05 million Baht in building rental income.	• It is a regular business support transaction of the Group. * This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
24. Origin Ramkhamhaeng Interchange Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Ramkhamhaeng Interchange Company Limited. • Senior executives of the Group serve as directors. - Mr. Piti Jarukamjorn - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew - Mr. Hideo Takahashi - Mr. Naomi Endo	1. It is a regular business transaction of the Group. 2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business transaction of the Group. • It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
25. District Grand Real Estate Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in District Grand Real Estate Company Limited. • Senior executives of the Group serve as directors. - Mr. Nawin Laknawa - Mr. Jiroj Sutthiapha - Miss Panitaporn Wongprakop	1. It is a regular business transaction of the Group. 2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business transaction of the Group. • It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
26. Origin One Thonglor Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in Origin One Thonglor Company Limited. • The senior executives of the Group are directors. - Mr. Peerapong Jaroon-ek - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Mr. Hideo Takahashi - Mr. Naomi Endo	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
27. Origin Sphere Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Origin Sphere Company Limited. • Senior executives of the Group serve as directors. - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Kittichai Assavakatmorakot	**1. It is a regular business transaction of the Group.** **2. Regular business support transactions of the Group.** 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business transaction of the Group. • It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
28. Origin Ratchayothin Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Origin Ratchayothin Company Limited. • Senior executives of the Group serve as directors. - Mr. Siriphong Srisawangwong - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	7,550.00	2,407.41	2,521.64	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 7.55 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024 The Company had office rental income totaling 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
29. Origin Ramkhamhaeng Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited, holds 100% of the shares in Origin Ramkhamhaeng Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Piti Jarukamjorn - Mr. Pharadon Thanapaisankit	**1. It is a regular business transaction of the Group.**					• It is a regular business transaction of the Group.
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group.
		2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial Assistance Received					
		3.1 Subsidiaries Loans				• For the fiscal year ended 31 Dec 2024, the Company had an opening loan balance of 286.97 million Baht. During the period, additional borrowings of 17.07 million Baht were made, and repayments amounted to 1.5 million Baht, resulting in a closing balance of 302.54 million Baht as of the end of the period. Interest was charged at an annual rate of 5.2%.	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		- Opening balance	286,970.13	311,809.99	325,424.92		
		- Additional borrowing during the period	17,071.39	267.61	7,385.06		
		- Repayment during the period	(1,500.00)	(25,107.46)	(21,000.00)		
		- End-of-period balance	302,541.52	286,970.13	311,809.99		
		3.2 Interest Expenses and Accrued Interest Expenses				• For the fiscal year ended 31 Dec 2024, the Company incurred interest expenses of 14.97 million Baht and accrued interest expenses of 0.22 million Baht.	
		3.2.1 Interest Expenses	14,965.45	14,142.70	13,255.24		
		3.2.2 Accrued Interest Expenses					
		- Beginning balance	5,110.43	220.40	306.70		
		- Interest expenses during the period	14,965.45	14,142.70	13,255.24		
		- Payments made during the year	(19,860.37)	(9,252.68)	(13,341.54)		
		- End-of-period balance	215.51	5,110.43	220.40		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
30. Origin Prime 2 Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Origin Prime 2 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew	**1. It is a regular business transaction of the Group.** 1.1 Revenue from management services and real estate brokerage fees.	148.32	3,388.90	2,848.68	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.15 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • It is a regular business support transaction of the Group, being a lease of office space previously unused by the Company, leased to the joint venture. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
31. Origin Park T1 Company Limited	• A joint venture where the major shareholder is Park Luxury Company Limited (a subsidiary), which holds 51% of the shares in Origin Park T1 Company Limited. • Senior executives of the Group serve as directors. - Mr. Mayta Chanchamcharat - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Mr. Hideo Takahashi - Mr. Naomi Endo	**1. It is a regular business transaction of the Group.** **2. Regular business support transactions of the Group.** 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024 The Company had office rental income totaling 0.02 million Baht.	• It is a regular business transaction of the Group. • It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
32. Park Origin Ratchathewi Company Limited.	• A joint venture in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 51% of the shares in Park Origin Ratchathewi Company Limited. • Senior executives of the Group serve as directors. - Mr. Mayta Chanchamcharat - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Mr. Hideo Takahashi - Mr. Naomi Endo	**1. It is a regular business transaction of the Group.** **2. Regular business support transactions of the Group.** 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024 The Company had office rental income totaling 0.02 million Baht.	• It is a regular business transaction of the Group. • It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
33. Origin One Phrom Phong Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in Origin One Phrom Phong Company Limited. • The senior executives of the Group are directors. - Mr. Peerapong Jaroon-ek - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Mr. Hideo Takahashi - Mr. Naomi Endo	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	-	-	1,237.54	• For the fiscal year ended 31 Dec 2024 The Company has no revenue from management services and real estate brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial Assistance Received 3.1 Loan guarantees 3.1.1 The Company's Guarantee for Joint Ventures - Beginning balance - Increase during the period - Decrease during the period - End-of-period balance	 - - - -	 357,000.00 - (357,000.00) -	 357,000.00 - - 357,000.00	• For the fiscal year ended 31 Dec 2024, the Company had no outstanding guarantees for borrowings provided to joint ventures.	• This transaction involved financial assistance provided to the Group for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
34. Origin One Sukhumvit 24 Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in Origin One Sukhumvit 24 Company Limited. • The senior executives of the Group are directors. - Mr. Peerapong Jaroon-ek - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Mr. Hideo Takahashi - Mr. Naomi Endo	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	-	-	1,632.44	• For the fiscal year ended 31 Dec 2024 The Company has no revenue from management services and real estate brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial Assistance Received 3.1 Loan guarantees 3.1.1 The Company guarantees for the Group's joint venture. - Opening balance - Increase during the period - Decrease during the period - End-of-period balance	- - - -	306,000.00 - (306,000.00) -	306,000.00 - - 306,000.00	• For the fiscal year ended 31 Dec 2024, the Company had no outstanding guarantees for borrowings provided to joint ventures.	• This transaction involved financial assistance provided to the Group for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
35. Belgravia Bangna Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Belgravia Bangna Company Limited. • Senior executives of the Group serve as directors. - Mr. Surin Sahachatphokanan - Mr. Param Mehathulin - Miss Panitaporn Wongprakob	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
36. Prominent Capital Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited, holds 100% of the shares in Prominent Capital Company Limited. • Senior executives of the Group serve as directors. - Miss Kanokpailin Wilaikaew - Mr. Pitipong Trinurak - Mr. Jumpol Prawitthana - Mrs. Saengsom Songmanee	**1. It is a regular business transaction of the Group.**					• It is a regular business transaction of the Group.
		1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	180.00	-	-	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.18 million Baht in revenue from management services and real estate sales brokerage fees.	• This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group.
		2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial assistance transactions to the Group.					• This transaction involved financial assistance provided to the Group for operational purposes.
		3.1 Loans to subsidiaries				• The Company provided a short-term loan to a subsidiary as of 31 Dec 2024, the opening loan balance was 19.08 million Baht. During the period, an additional loan of 0.11 million Baht was provided, and a repayment of 14.01 million Baht was made, resulting in a closing balance of 5.18 million Baht as of the end of the period. The Company charged interest at an annual rate of 5.0%, which is comparable to the Company's average borrowing cost.	•According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		- Beginning balance	19,080.32	18,673.07	117,928.38		
		- Additional borrowing during the period	112.68	407.26	16,500.00		
		- Repayment during the period	(14,014.12)	-	(115,755.31)		
		- End-of-period balance	5,178.88	19,080.32	18,673.07		
			632.27	879.10	3,349.42		
		3.2 Interest income and accrued interest income				• For the fiscal year ended 31 Dec 2024, the Company recorded interest income of 0.63 million Baht and had no accrued interest income.	
		3.2.1 Interest income					
		3.2.2 Accrued Interest income					
		- Beginning balance	480.93	13.20	951.34		
		- Interest income during the period	632.27	879.10	3,349.42		
		- Received during the year	(1,109.65)	(411.37)	(4,287.56)		
		- End-of-period balance	3.55	480.93	13.20		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
37. Origin Ramindra Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Ramindra Company Limited. • Senior executives of the Group serve as directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Mr. Panyawat Chanrungsaeng - Mr. Hideo Takahashi - Mr. Naomi Endo	**1. Regular business transactions of the Group**					• It is a regular business transaction of the Group.
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group
		2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
38. Origin Ladprao Company Limited	• A joint venture in which the major shareholder, Origin Property Public Company Limited, holds 51% of the shares in Origin Ladprao Company Limited. - Senior executives of the Group serve as directors. - Mr. Apisit Suntornchukiart - Mr. Kriangkrai Kribongkan - Mr. Panyawat Chanrungsaeng - Mr. Jin Su Yang - Mr. Yon Gyu Kim	**1. Regular business support transactions of the Group**					• It is a regular business support transaction of the Group
		1.1 Revenue from the sale of condominiums - Mr. Chawakij Phumboonchue	1,957.01	-	-	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 1.95 million Baht in revenue from the sale of real estate to directors and executives.	• The selling price of the condominium units is at a normal market rate and comparable to the prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.
		1.2 Office Rental Income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
39. Origin Sukhumvit Sai Luat Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Sukhumvit Sai Luat Company Limited. • Senior executives of the Group serve as directors. - Mr. Piti Jarukamjorn - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew - Mr. Hideo Takahashi - Mr. Naomi Endo	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
40. The Origin Dusit Company Limited	• A joint venture where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 51% of the shares in The Origin Dusit Company Limited. • Senior executives of the Group serve as directors. - Miss Kanokpailin Wilaikaew - Mr. Apisit Suntornchukiart - Mr. Jumpol Prawitthana - Mr. Sukit Ngamsangapong - Mr. Kritsada Techamontrikul	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction.
41. One Ramintra Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in Origin Ramindra Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024 The Company had office rental income totaling 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
41. One Ramintra Company Limited (Continue)		**2. Financial assistance transactions to the Group.** 2.1 The Company's Guarantee for the Group - Opening balance - Increase during the period - Decrease during the period - End-of-period balance	 - - - -	 - - - -	 - 130,000.00 130,000.00 260,000.00	• For the fiscal year ended 31 Dec 2024, the Company had no guaranteed outstanding loan	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
42. Park Ratchada Company Limited	• A joint venture in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 51% of the shares in Park Ratchada Company Limited. • Senior executives of the Group serve as directors. - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Mr. Kittichai Assawakesmorakot - Mr. Hideo Takahashi - Mr. Naomi Endo	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024 The Company had office rental income totaling 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
43. United Project Management Company Limited	• A subsidiary in which the major shareholder, Primo Service Solution Public Company Limited (a subsidiary), holds 100% of the shares in United Project Management Company Limited. • Senior executives of the Group serve as directors. - Mr. Arun Sirijanusorn - Mrs. Maliwan Butrachat - Miss Nucharee Jitardhun - Mr. Kongkoon Tochaiwat - Mr. Komol detchkawinlert - Mr. Ratchaphon Santiwarakorn - Miss Kannaporn Silawarin - Mr. Taratond C.Sorrapong	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees **2. Regular business support transactions of the Group.** 2.1 Office rental income	240.00 396.90	200.00 396.90	70.00 345.10	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.24 million Baht in revenue from management services and real estate sales brokerage fees. • For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.40 million Baht in office rental income.	• It is a regular business transaction of the Group. •This transaction was part of the Company's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Group's Board of Directors. • It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
44. One Sukhumvit 59 Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in Origin One Sukhumvit 59 Company Limited. • Senior executives of the Group serve as directors. - Mr. Peerapong Jaroon-ek - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Mr. Yoshinori Shirono - Mr. Yoji Kitaura	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	-	-	14,579.44	• For the fiscal year ended 31 Dec 2024 The Company has no revenue from management services and real estate brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Company's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Group's Board of Directors.
		2. Regular business support transactions of the Group 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial Assistance Received 3.1 Loan guarantees 3.1.1 The Company guarantees for the Group's joint venture. - Beginning balance - Increase during the period - Decrease during the period - End-of-period balance	 780,000.00 - (780,000.00) -	 780,000.00 - - 780,000.00	 - 780,000.00 - 780,000.00	• For the fiscal year ended 31 Dec - In 2024, the Company had an opening balance of guarantees for borrowings provided to a joint venture in the amount of 780.00 million Baht. During the period, the guarantee was cancelled in full, resulting in no outstanding guarantee balance as of the end of the period.	• This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
45. Stable Home Property Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Stable Home Property Company Limited. • Senior executives of the Group serve as directors. - Mr. Surin Sahachatphokanan - Mr. Param Mehathulin - Miss Panitaporn Wongprakob	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
46. Belgravia Ratchaphruek Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Belgravia Ratchaphruek Company Limited. • The senior executives of the Group are directors. - Mr. Surin Sahachatphokanan - Mr. Param Mehathulin - Miss Panitaporn Wongprakob	1. Regular business support transactions of the Company 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
47. Britania Wongwaen Ramintra Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Britania Wongwaen Ramintra Company Limited. • The senior executives of the Group are directors. - Mr. Surin Sahachatphokanan - Mr. Nawin Laknawa - Miss Panitaporn Wongprakob	1. Regular business support transactions of the Company 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
48. Origin Capital Collage 107 Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited, holds 100% of the shares in Origin Capital Collage 107 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Jumpol Prawitthana	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial Assistance to the Company 2.1 Loans to subsidiaries				• For the fiscal year ended 31 Dec - In 2024, the opening loan balance was 60.02 million Baht. During the period, the entire amount was repaid, resulting in no closing balance. The Company charged interest at an annual rate of 5.0%, which is comparable to the Company's average borrowing cost.	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, the transaction is exempt from the requirements for related party transactions.
		- Beginning balance	60,017.49	-	-		
		- Additional borrowing during the period	-	60,017.49	-		
		- Repayment during the period	(60,017.49)	-	-		
		- End-of-period balance	-	60,017.49	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
48. Origin Capital Collage 107 Company Limited (Continue)		2.2 Interest income and accrued interest income				• For the fiscal year ended 31 Dec 2024, the Company incurred interest expenses of 1.97 million Baht and had no accrued interest income.	
		2.2.1 Interest income	1,973.18	943.04	-		
		2.2.2 Accrued interest income					
		- Beginning balance	925.37	-	-		
		- Interest income during the period	1,973.18	943.04	-		
		- Received during the year	(2,898.55)	(17.67)	-		
		- End-of-period balance	-	925.37	-		
		3. Financial Assistance Received				• For the fiscal year ended 31 Dec 2024, the Company borrowed 77.70 million Baht from a subsidiary. No repayments were made during the period. The Company charged interest at an annual rate of 5.2%, which is comparable to the Company's average borrowing cost.	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, the transaction is exempt from the requirements for related party transactions.
		3.1 Loans from Subsidiaries					
		- Beginning balance	-	-	43,383.86		
		- Additional borrowing during the period	77,701.54	-	-		
		- Repayment during the period	-	-	(43,383.86)		
		- End-of-period balance	77,701.54	-	-		
		3.2 Interest Expenses and Accrued Interest Expenses				• For the fiscal year ended 31 Dec 2024, the Company incurred interest expenses of 0.76 million Baht and accrued interest expenses of 0.06 million Baht.	
		3.2.1 Interest Expenses	763.97	-	197.90		
		3.2.2 Accrued Interest Expenses					
		- Beginning balance	-	-	30.46		
		- Interest expenses during the period	763.97	-	197.90		
		- Payments made during the year	(819.32)	-	(228.36)		
		- End-of-period balance	(55.35)	-	-		
49. Ori Saute Company Limited (Formerly Origin Capital 1 Company Limited)	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Origin Sote Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Miss Kanokpailin Wilaikaew - Mr. Itthipol Koomsombat	**1. Regular business support transactions of the Group.**					• It is a regular business support transaction of the Group.
		1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
50. Origin Capital Praram 9 Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Origin Capital Rama 9 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Jumpol Prawitthana	1. Regular business support transactions of the Group 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
51. One District Rayong Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One District Rayong Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
52. One Wellness Sukhumvit 107 Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Wellness Sukhumvit 107 Company Limited. • Senior executives of the Group serve as directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson	1. Regular business support transactions of the Company 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business transaction of the Group. • This transaction was part of the Company's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
53. One Phayathai Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in Origin One Phayathai 59 Company Limited. • The senior executives of the Group are directors. - Mr. Peerapong Jaroon-ek - Miss Khajita Wuttikarnkoson - Mr. Pitipong Trinurak - Mr. Naoya Shimatani - Mr. Yuki Ono	**1. It is a regular business transaction of the Group.**					• It is a regular business transaction of the Group.
		1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	7,191.26	-	471.22	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 7.19 million Baht in revenue from management services and real estate sales brokerage fees.	• This transaction was part of the Company's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Normal Business Support Transactions with Joint Ventures					• It is a regular business support transaction of the Group.
		2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial Assistance Received					• This transaction involved financial assistance provided to the Group for operational purposes.
		3.1 Loans from Joint Ventures				• For the fiscal year ended 31 Dec 2024, the Company had an opening loan balance of 73.11 million Baht. During the period, additional borrowings of 374.00 million Baht were made, and repayments totaling 84.44 million Baht were made. As a result, the Group had a closing loan balance of 362.67 million Baht. The Company charged interest at an annual rate of 6.2%, which is comparable to the Company's average borrowing cost.	• This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
		- Beginning balance	73,111.61	172,322.68	300,000.00		
		- Additional borrowing during the period	374,000.00	-	-		
		- Repayment during the period	(84,438.50)	(99,211.07)	(127,677.32)		
		- End-of-period balance	362,673.11	73,111.61	172,322.68		
		3.2 Interest Expenses and Accrued Interest Expenses				• For the fiscal year ended 31 Dec 2024, the Company incurred interest expenses of 7.01 million Baht and accrued interest expenses of 1.23 million Baht.	
		3.2.1 Interest Expenses	7,012.76	8,595.01	15,426.41		
		3.2.2 Accrued Interest Expenses					
		- Beginning balance	844.49	117.08	4,382.47		
		- Interest expenses during the period	7,012.76	8,595.01	15,426.41		
		- Payments made during the year	(6,627.78)	(7,867.61)	(19,691.79)		
		- End-of-period balance	1,229.47	844.48	117.09		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
53. One Phayathai Company Limited (Continue)		3.3 Loan guarantees 3.3.1 The Company guarantees for the Group. - Opening balance - Increase during the period - Decrease during the period - End-of-period balance	 780,000.00 - - 780,000.00	 780,000.00 - - 780,000.00	 - 780,000.00 - 780,000.00	• For the fiscal year ended 31 Dec 2024, the Company has an opening guarantee balance of 780 million Baht without any increase or decrease guarantee during the period.	
54. Origin Food Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in Origin Food Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
55. KnightsBridge Kaset Interchange Company Limited	• A joint venture where the major shareholder is Origin Park Luxuary Company Limited, which holds 51% of the shares in KnightsBridge Kaset Interchange Company Limited. • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Miss Kanokpailin Wilaikaew - Kittichai Assavakatmorakot - Mr. Hideo Takahashi - Mr. Naomi Endo	1. Normal Business Support Transactions with Joint Ventures 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
56. Knightsbridge Sukhumvit Punnawithi Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Knightsbridge Sukhumvit Punnawithi Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
57. One Origin Enco Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 50% of the shares in One Origin Enco Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Wijitra Srisuphan - Mr. Piti Jarukamjorn - Mrs. Netsuda Phukkasorn - Mr. Trin Wasuwanich - Mr. Teerapat Sawaengkij	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
58. Prominent Asset Management Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited (the Company), holds 100% of the shares in Prominent Asset Management Company Limited. • The senior executives of the Group are directors. - Mr. Chaowarat Caochavanil - Mr. Peerapong Jaroon-ek - Mr. Mayta Chanchamcharat - Mr. Pitipong Trinurak - Mr. Jumpol Prawitthana - Miss Kanokpailin Wilaikaew	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	180.00	180.00	180.00	• For the fiscal year ended 31 Dec 2024, the Company had revenue from management services and real estate brokerage fees totaling 0.18 million Baht.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial Assistance Received 3.1 Loans to subsidiaries - Beginning balance - Additional borrowing during the period - Repayment during the period - End-of-period balance	 533.01 - (533.01) -	 521.63 11.38 - 533.01	 500.00 21.63 - 521.63	• For the fiscal year ended 31 Dec. 2024, the Company had outstanding loans to the Group with an opening balance of 0.53 million Baht. There were no additional loans granted or repayments received during the period. The Company charged interest at an annual rate of 5.0%, which is comparable to the Company's average borrowing cost.	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
58. Prominent Asset Management Company Limited (Continue)		3.2 Interest income and accrued interest income				• For the fiscal year ended 31 Dec 2024, the Company incurred interest expenses of 0.01 million Baht and had no accrued interest income.	
		3.2.1 Interest income	9.93	24.56	21.52		
		3.2.2 Accrued Interest income					
		- Opening balance	13.45	0.38	0.71		
		- Interest income during the period	9.93	24.56	21.52		
		- Received during the year	(23.38)	(11.49)	(21.85)		
		- End-of-period balance	-	13.45	0.38		
		3.3 Financial Assistance Received				• For the fiscal year ended 31 Dec 2024, the Company borrowed 20.51 million Baht from a subsidiary. The Company charged interest at an annual rate of 5.2%, which is comparable to the Company's average borrowing cost.	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		3.3.1 Loans from Subsidiaries					
		- Beginning balance	-	-			
		- Additional borrowing during the period	20,510.57	-	43,383.86		
		- Repayment during the period	-	-	-		
		- End-of-period balance	20,510.57	-	(43,383.86) -		
		3.4 Interest Expenses and Accrued Interest Expenses				• For the fiscal year ended 31 Dec 2024, the Company incurred interest expenses of 0.53 million Baht and had no accrued interest expenses.	
		3.4.1 Interest Expenses	530.34	-	197.90		
		3.4.2 Accrued Interest Expenses					
		- Beginning balance	-	-	30.46		
		- Interest expenses during the period	530.34	-	197.90		
		- Payments made during the year	(530.34)	-	(228.36)		
		- End-of-period balance	-	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
59. Origin Healthcare Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited (the Company), holds 97% of the shares in Origin Healthcare Company Limited. • Senior executives of the Group serve as directors. - Mr. Trairat Charuthat - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Miss Jarunee Kannasit - Mr. Chawakij Phumboonchue	**1. It is a regular business transaction of the Group.**					• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	364.54	180.00	180.00	• For the fiscal year ended 31 Dec 2024, the Company had revenue from management services and real estate brokerage fees totaling 0.36 million Baht.	
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	
		3. Financial Assistance Received					
		3.1 Loans to subsidiaries					
		- Beginning balance	3,023.79	-	-	• For the fiscal year ended 31 Dec. 2024, the Company had outstanding loans to the Group with an opening balance of 3.02 million Baht. During the period, additional loans of 0.22 million Baht were provided, resulting in a closing balance of 3.25 million Baht. The Company charged interest at an annual rate of 5.0%, which is comparable to the Company's average borrowing cost.	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		- Additional borrowing during the period	223.49	3,023.79	-		
		- Repayment during the period	-	-	-		
		- End-of-period balance	3,247.28	3,023.79	-		
		3.2 Interest income and accrued interest income					
		3.2.1 Interest income	151.76	100.25	-	• For the fiscal year ended 31 Dec 2024, the Company recorded interest income of 0.15 million Baht and accrued interest income of 0.00 million Baht.	
		3.2.2 Accrued Interest income					
		- Opening balance	76.22	-	-		
		- Interest income during the period	151.76	100.25	-		
		- Received during the year	(225.75)	(24.03)	-		
		- End-of-period balance	2.23	76.22	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
60. Kin Origin Healthcare Company Limited	• A joint venture where the major shareholder is Origin Healthcare Company Limited (a subsidiary), which holds 50% of the shares in Kin Origin Healthcare Company Limited. • The senior executives of the Group are directors. - Mr. Thongchai Chockthanomsub - Mr. Saksit Chenkulprasutr - Mr. Worapon Prutanopajai - Mr. Pitipong Trinurak - Mr. Chawakij Phumboonchue - Miss Jarunee Kannasit	**1. Regular business transactions of the Group** 1.1 Revenue from management services and real estate brokerage fees.	360.00	294.39	1,439.44	• For the fiscal year ended 31 Dec 2024, the Company had revenue from management services and real estate brokerage fees totaling 0.36 million Baht.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial Assistance Received 3.3 The Company's Guarantee for the Group					
		- Opening balance	-	-	-	• For the fiscal year ended 31 Dec 2024, the Company guarantees for the Group for 53 million Baht.	• This transaction involved financial assistance provided to the joint ventures for operational purposes. - This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
		- Increase during the period	53,000.00	-	-		
		- Decrease during the period	-	-	-		
		- End-of-period balance	53,000.00	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
61. Origin Gunkul Energy Company Limited	• A joint venture where the major shareholder is Origin Energy Company Limited (a subsidiary), which holds 50% of the shares in Origin Gunkul Energy Company Limited. • The senior executives of the Group are directors. - Mr. Peerapong Jaroon-ek - Mr. Pitipong Trinurak - Mr. Kriangkrai Kribongkan - Mr. Somboon Aueatchasai - Miss Naruechon Dhumrongpiyawut - Miss Warinthip Rosharpithak	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	360.00	-	360.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.36 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
62. Prim Insurance Broker Company Limited	• A subsidiary in which the major shareholder, Primo Service Solution Public Company Limited (the Company), holds 100% of the shares in Prim Insurance Broker Company Limited • The senior executives of the Group are directors. - Mr. Bordin Thumcheewonskul - Mr. Olarn Jarungthamchote - Mr. Surin Sahachatphokanan - Mr. Piti Jarukamjorn	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	180.00	180.00	180.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.18 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
62. Prim Insurance Broker Company Limited (Continued)		**3. Financial assistance transactions to the Group.**					• This transaction involved financial assistance provided to the Group for operational purposes.
		3.1 Loans to subsidiaries				• In the fiscal year ending 31 December 2024, the opening loan balance was 3.15 million Baht. During the period, the full amount was repaid, resulting in no closing balance at the end of the period.	• According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		- Beginning balance	3,151.67	3,084.40	4,520.29		
		- Additional borrowing during the period	-	67.27	64.11		
		- Repayment during the period	(3,151.67)	-	(1,500.00)		
		- End-of-period balance	-	3,151.67	3,084.40		
		3.2 Interest income and accrued interest income				• For the fiscal year ended 31 Dec In 2024, the Company recorded interest income of 0.12 million Baht and had no accrued interest income outstanding.	
		3.2.1 Interest income	116.14	145.21	161.20		
		3.2.2 Accrued Interest income		79.44			
		- Beginning balance	79.44	2.18	4.26		
		- Interest income during the period	116.14	145.21	161.20		
		- Received during the year	(195.58)	(67.95)	(163.28)		
		- End-of-period balance	-	79.44	2.18		
63. Alpha Industrial Solutions Company Limited	• A joint venture in which the major shareholder, Origin Property Public Company Limited (the Company), holds 50% of the shares in Alpha Industrial Solution Company Limited. • The senior executives of the Group are directors. - Mr. Peerapong Jaroon-ek - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Charvanin Bunditkitsada - Dr. Eakapong Tungsrisanguan - Mr. Jitchai Nimitpanya	**1. It is a regular business transaction of the Group.**					• It is a regular business transaction of the Group.
		1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	**3,524.00**	-	**360.00**	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 3.52 million Baht in revenue from management services and real estate sales brokerage fees.	• This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group.
		2.1 Office rental income	**21.00**	**21.00**	**21.00**	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
63. Alpha Industrial Solutions Company Limited (Continued)		**3. Financial assistance transactions to the Group.**					• This transaction involved financial assistance provided to the joint ventures for operational purposes.
		3.1 Joint ventures loans				• The Company offered a short-term loan for the Group in the fiscal year ending 31 December 2024, the opening loan balance was 212.60 million Baht. During the period, the full amount was repaid, resulting in no closing balance at the end of the period.	• This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
		- Beginning balance	212,598.33	207,084.03	10,000.00		
		- Additional borrowing during the period	-	5,514.29	197,084.03		
		- Repayment during the period	(212,598.33)	-	-		
		- End-of-period balance	-	212,598.32	207,084.03		
		3.2 Interest income and accrued interest income				• For the fiscal year ended 31 Dec In 2024, the Company recorded interest income of 8.59 million Baht and had no accrued interest income outstanding.	
		3.2.1 Interest income	8,594.21	12,357.51	8,338.65		
		3.2.2 Accrued Interest income					
		- Beginning balance	6,966.24	178.72	5.75		
		- Interest income during the period	8,594.21	12,357.51	8,338.65		
		- Received during the year	(15,560.45)	(5,569.99)	(8,165.68)		
		- End-of-period balance	-	6,966.24	178.72		
64. Origin Energy Company Limited	• A subsidiary where the major shareholder is Origin Property Public Company Limited (the Company), which holds 100% of the shares in Origin Energy Company Limited	**1. It is a regular business transaction of the Group.**					• It is a regular business transaction of the Group.
		1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	180.00	180.00	180.00	• For the fiscal year ended 31 Dec 2024, the Company had revenue from management services and real estate brokerage fees totaling 0.18 million Baht.	• According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
	• The senior executives of the Group are directors. - Mr. Peerapong Jaroon-ek - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew	**2. Regular business support transactions of the Group.**					• It is a regular business support transaction of the Group.
		2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
64. Origin Energy Company Limited (Continued)		**3. Financial assistance transactions to the Group.**					• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		3.1 Loans to subsidiaries				• In the fiscal year ending 31 December 2024, the opening loan balance was 8.05 million Baht. During the period, the Company provided additional loans amounting to 2.25 million Baht, resulting in a closing loan balance of 10.29 million Baht. The Company charged interest at an annual rate of 5.0%, which is comparable to the Company's average borrowing cost. • For the fiscal year ended 31 Dec 2024, the Company recorded interest income of 0.46 million Baht and accrued interest income of 0.01 million Baht.	
		- Beginning balance	8,046.59	7,874.84	7,551.61		
		- Additional borrowing during the period	2,247.89	171.75	323.23		
		- Repayment during the period	-	-	-		
		- End-of-period balance	10,294.48	8,046.59	7,874.84		
		3.2 Interest income and accrued interest income					
		3.2.1 Interest income	458.67	370.74	324.95		
		3.2.2 Accrued Interest income					
		- Beginning balance	202.82	5.57	7.12		
		- Interest income during the period	458.67	370.74	324.95		
		- Received during the year	(654.44)	(173.48)	(326.50)		
		- End-of-period balance	7.05	202.83	5.57		
65. Origin Bunpha Bangna Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 50% of the shares in Origin Bunpha Bangna Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Kriangkrai Kribongkan - Miss Kanokpailin Wilaikaew - Mr. Pisitpong Vorasetakarnkij - Mr. Pongsak Sawatyanon - Miss Wareerat Sawatyanon	**1. Regular business support transactions of the Group.**					• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval. • This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
		1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	
		2. Financial assistance transactions to the Group					
		2.1 Loan guarantees					
		2.1.1 The Company guarantees for the Group's joint ventures.				• For the fiscal year ended 31 Dec 2024, the Company had no outstanding guarantees for borrowings provided to joint ventures of 884.50 million Baht	
		- Beginning balance	884,500.00	884,500.00	884,500.00		
		- Increase during the period	-	-	-		
		- Decrease during the period	-	-	-		
		- End-of-period balance	884,500.00	884,500.00	884,500.00		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
66. Origin Play Phahol N19 Station Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Play Phahol N19 Station Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Mr. Piti Jarukamjorn	**1. Regular business support transactions of the Group.** 1.1 Office rental income	**21.00**	**21.00**	**21.00**	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group. 2.1 Loan guarantees 2.1.1 The Company provides guarantees for the Group.				• For the fiscal year ended 31 Dec 2024, the Company did not guarantee the borrowings to the Group.	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		- Opening balance	-	-	-		
		- Increase during the period	-	-	97,120.00		
		- Decrease during the period	-	-	(97,120.00)		
		- End-of-period balance	-	-	-		
67. Origin Place Samutprakan Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Place Samutprakan Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Kriangkrai Kribongkan - Mr. Piti Jarukamjorn	**1. Regular business support transactions of the Group.** 1.1 Office rental income	**21.00**	**21.00**	**21.00**	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
68. So Origin Phahol 69 Station Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in So Origin Phahol 69 Station Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Mr. Itthipol Koomsombat - Mr. Naomi Endo - Mr. Hideo Takahashi	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
69. Origin Plug & Play Samutprakan Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Plug & Play Samut Prakan Company Limited. • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Mr. Itthipol Koomsombat - Mr. Naomi Endo - Mr. Hideo Takahashi	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group. 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group's joint ventures.				• For the fiscal year ended 31 Dec 2024, the Company had no outstanding guarantees for borrowings provided to joint ventures.	• This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
		- Beginning balance	-	-	-		
		- Increase during the period	-	-	153,834.80		
		- Decrease during the period	-	-	(153,834.80)		
		- End-of-period balance	-	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
70. Origin Plug & Play Charan Ratchawithi Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Plug & Play Charan Ratchawithi Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew - Mr. Chen Shan Jeir - Mr. Jao Dakun	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
71. Origin Plug & Play E22 Station Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Plug & Play E22 Station Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Mr. Kriangkrai Kribongkan - Miss Kanokpailin Wilaikaew	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group. 2.1 Loans to subsidiaries					• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		- Beginning balance	-	-	-	• In the fiscal year ending 31 December 2024, loans provided during the period totaled 460.63 million Baht, while repayments amounted to 226.86 million Baht. As a result, the closing loan balance was 233.77 million Baht. The Company charged interest at an annual rate of 5.2%, which is comparable to the Company's average borrowing cost.	
		- Additional borrowing during the period	460,630.90	-	-		
		- Repayment during the period	(226,863.36)	-	-		
		- End-of-period balance	233,767.54	-	-		
		2.2 Interest Expenses and Accrued Interest Expenses 2.2.1 Interest Expenses	9,428.78	-	-	• For the fiscal year ended 31 Dec 2024, the Company incurred interest expenses of 9.43 million Baht and accrued interest expenses of 0.07 million Baht.	
		2.2.2 Accrued Interest Expenses - Opening balance	-	-	-		
		- Interest Expenses Incurred During the Period	9,428.78	-	-		
		- Payments made during the year	(9,495.38)	-	-		
		- End-of-period balance	(66.60)	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
72. Britania Bangna Km.17 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania Bangna Km.17 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakob - Mr. Hideo Takahashi - Mr. Naomi Endo	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
73. Britania Bangna Km.35 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania Bangna Km.35 Company Limited • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Teerayut Lakdee - Miss Panitaporn Wongprakob - Mr. Chen Shan Jeir - Mr. Jao Dakun	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
74. Stable Town Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Stable Town Company Limited • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakob - Mr. Hideo Takahashi - Mr. Naomi Endo	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
75. Britania Amata Phanthong Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania Amata Phanthong Company Limited • Senior executives of the Group serve as directors. - Mr. Siriphong Srisawangwong - Mr. Teerayut Lakdee - Miss Panitaporn Wongprakob - Mr. Chen Shan Jeir - Mr. Jao Dakun	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
76.One Hampton Deluxe Ocean Sriracha Company Limited	• A subsidiary where the major shareholder is Origin Property Company Limited (a subsidiary), which holds 100% of the shares in One Hampton Deluxe Ocean Sriracha Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Piti Jarukamjorn	1. It is a regular business transaction of the Group. 1.1 Management services and real estate brokerage fees	-	-	21,358.32	• For the fiscal year ended 31 Dec 2024, the Company has no management services and real estate brokerage fees	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
76.One Hampton Deluxe Ocean Sriracha Company Limited (Continued)		**3. Financial assistance transactions to the Group.**				• In the fiscal year ending 31 December 2024, loans provided during the period totaled 3.08 million Baht, resulting in a closing loan balance of 3.08 million Baht. The Company charged interest at an annual rate of 5.2%, which is comparable to the Company's average borrowing cost.	• This transaction involved financial assistance provided to the Group for operational purposes.
		3.1 Loans to subsidiaries					• According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		- Beginning balance	-	-	-		
		- Additional borrowing during the period	3,080.82	-	-		
		- Repayment during the period	-	-	-		
		- End-of-period balance	3,080.82	-	-		
		3.2 Interest income and accrued interest income				• For the fiscal year ended 31 Dec 2024, the Company recorded interest income of 0.08 million Baht and accrued interest income of 0.00 million Baht.	
		3.2.1 Interest income	83.83	-	-		
		3.2.2 Accrued Interest income					
		- Beginning balance	-	-	-		
		- Interest income during the period	83.83	-	-		
		- Received during the year	(81.63)	-	-		
		- End-of-period balance	2.20	-	-		
77. One Hampton Knightsbridge Samutprakan City Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in One Hampton Knightsbridge Samutprakan City Company Limited • Senior executives of the Group serve as directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Piti Jarukamjorn	**1. Regular business support transactions of the Group.**					• It is a regular business support transaction of the Group.
		1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
78. One Hampton Next to Emporium Company Limited®	A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in One Hampton Next to Emporium Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Piti Jarukamjorn	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
79. One Origin Bunpha Bangna Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 50% of the shares in One Origin Bunpha Bangna Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson - Mr. Pisitpong Vorasetakarnkij - Mr. Pongsak Sawatyanon - Miss Wareerat Sawatyanon	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	21.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
80. Alpha Industrial Km.19 Company Limited	• A joint venture in which the major shareholder, Alpha Industrial Solutions Company Limited (the joint venture), holds 51% of the shares in Alpha Industrial Km.19 Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Pathan Sombunsin - Dr. Eakapong Tungsrisanguan - Mr. Naoya Shimatani - Mr. Yuki Ono	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	17.50	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		1.2 Management services and real estate brokerage fees	3,245.54	-	-	• For the fiscal year ended 31 Dec 2024, the Company has management services and real estate brokerage fees amounting to 3.25 million Baht.	• This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
81. Alpha Industrial Rungsit Company Limited	• A joint venture in which the major shareholder, Alpha Industrial Solutions Company Limited (the joint venture), holds 51% of the shares in Alpha Industrial Rungsit Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Pathan Sombunsin - Dr. Eakapong Tungsrisanguan - Mr. Naoya Shimatani - Mr. Yuki Ono	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	17.50	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		1.2 Management services and real estate brokerage fees	2,167.39	-	-	• For the fiscal year ended 31 Dec 2024, the Company has management services and real estate brokerage fees amounting to 2.16 million Baht.	• This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
82. Alpha Industrial Laem Chabang Company Limited	• A joint venture in which the major shareholder, Alpha Industrial Solutions Company Limited (the joint venture), holds 51% of the shares in Alpha Industrial Laem Chabang Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Pathan Sombunsin - Dr. Eakapong Tungsrisanguan - Mr. Naoya Shimatani - Mr. Yuki Ono	**1. Regular business support transactions of the Group.**					• It is a regular business support transaction of the Group.
		1.1 Office rental income	21.00	21.00	7.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		1.2 Management services and real estate brokerage fees	2,133.01	-	-	• For the fiscal year ended 31 Dec 2024, the Company has management services and real estate brokerage fees amounting to 2.16 million Baht.	• This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
83. Alpha Industrial Suwinthawong Company Limited	• A joint venture in which the major shareholder, Alpha Industrial Solutions Company Limited (the joint venture), holds 51% of the shares in Alpha Industrial Suwinthawong Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Pathan Sombunsin - Dr. Eakapong Tungsrisanguan - Mr. Naoya Shimatani - Mr. Yuki Ono	**1. It is a regular business transaction of the Group.**					• It is a regular business transaction of the Group.
		1.1 Revenue from management services and real estate brokerage fees.	257.99	-	60.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.26 million Baht in revenue from management services and real estate sales brokerage fees.	• This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group.
		2.1 Office rental income	21.00	21.00	3.50	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
84. Origin Music Company Limited	• A subsidiary where the major shareholder is Origin Property Public Company Limited, which holds 100% of the shares in Origin Music Company Limited. • The senior executives of the Group are directors. - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew - Mr. Pitipong Trinurak	**1. Regular business transactions of the Group**	**180.00**	**180.00**	**15.00**		
		1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees				• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.18 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business transaction of the Group. • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group.					
		2.1 Office rental income	**21.00**	**21.00**	**1.75**	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		3. Financial assistance transactions to the Group.				• The Company provided a short-term loan to a subsidiary as of 31 Dec 2024, the opening loan balance was 10.21 million Baht. During the period, the Company provided additional loans amounting to 2.94 million Baht, resulting in a closing loan balance of 13.15 million Baht. The Company charged interest at an annual rate of 5.0%, which is comparable to the Company's average borrowing cost.	• It is a financial assistance transaction for the operations of the Group. •According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		3.1 Loans from Subsidiaries					
		- Beginning balance	10,205.83	-	-		
		- Additional borrowing during the period	2,941.44	10,205.83	-		
		- Repayment during the period	-	-	-		
		- End-of-period balance	13,147.27	10,205.83	-		
		3.2 Interest income and accrued interest receivable				• For the fiscal year ended 31 Dec. 2024, the Company recorded interest income of 0.61 million Baht and accrued interest income of 0.01 million Baht.	
		3.2.1 Interest income	605.49	57.33	-		
		3.2.2 Accrued Interest income					
		- Beginning balance	51.44	-	-		
		- Interest income during the period	605.49	57.33	-		
		- Payments made during the year	(647.91)	(5.89)	-		
		- End-of-period balance	9.02	51.44	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
85. Origin Play Sri Udom Station Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Play Sri Udom Station Company Limited • Senior executives of the Group serve as directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Mr. Itthipol Koomsombat - Mr. Naomi Endo - Mr. Hideo Takahashi	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	19.25	• For the fiscal year ended 31 December 2024, the Company generated office rental income totaling 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group.				• For the fiscal year ended 31 Dec 2024, the Company did not guarantee the borrowings.	• This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
		- Opening balance	-	-	-		
		- Increase during the period	-	-	299,200.00		
		- Decrease during the period	-	-	(299,200.00)		
		- End-of-period balance	-	-	-		
86. Origin Plug & Play Phetkasem Company Limited (Formerly Origin Plug & Play Nonthaburi Company Limited)	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Plug & Play Phetkasem Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Mr. Itthipol Koomsombat - Mr. Omi Endo - Mr. Hideo Takahashi	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	19.25	• For the fiscal year ended 31 December 2024, the Company generated office rental income totaling 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
87. Origin Plug & Play Sri Lasalle Station Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Plug & Play Sri Lasalle Station Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	15.75	• For the fiscal year ended 31 December 2024, the Company generated office rental income totaling 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
88. Origin Play Bangkhunnon Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Play Bangkhunnon Company Limited. • Senior executives of the Group serve as directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Mr. Itthipol Koomsombat - Mr. Naomi Endo - Mr. Hideo Takahashi	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	12.25	• For the fiscal year ended 31 December 2024, the Company generated office rental income totaling 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
89. Origin Place Lasalle Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Place Lasalle Company Limited • Senior executives of the Group serve as directors. - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Mr. Wuttipan Sawangpeun	**1. Regular business support transactions of the Group.**					• It is a regular business support transaction of the Group.
		1.1 Office rental income	21.00	21.00	7.00	• For the fiscal year ended 31 December 2024, the Company generated office rental income totaling 0.02 million Baht.	• This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group					• This transaction involved financial assistance provided to the Group for operational purposes.
		2.1 Loan guarantees				• For the fiscal year ended 31 Dec 2024, the Company did not guarantee the borrowings to the Group.	•According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		2.1.1 The Company guarantees for the Group.					
		- Opening balance	-	421,820.00	-		
		- Increase during the period	-	-	421,820.00		
		- Decrease during the period	-	(421,820.00)	-		
		- End-of-period balance	-	-	421,820.00		
90. The Origin Ramkhamhaeng 142 Station Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in The Origin Ramkhamhaeng 142 Station Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew	**1. Regular business support transactions of the Group.**					• It is a regular business support transaction of the Group.
		1.1 Office rental income	21.00	21.00	7.00	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group					• This transaction involved financial assistance provided to the Group for operational purposes.
		2.1 Loan guarantees				• For the fiscal year ended 31 Dec 2024, the Company did not guarantee the borrowings to the Group.	•According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		2.1.1 The Company guarantees for the Group.					
		- Opening balance	-	-	-		
		- Increase during the period	-	199,160.00	-		
		- Decrease during the period	-	(199,160.00)	-		
		- End-of-period balance	-	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
91. The Origin Phetkasem Bangkae Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in The Origin Phetkasem Bangkae Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	7.00	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
92. Origin Place Ramkhamhaeng 153 Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Place Ramkhamhaeng 153 Company Limited • Senior executives of the Group serve as directors. - Mr. Apisit Suntornchukiart - Mr. Kriangkrai Kribongkan - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	3.50	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group. - Opening balance - Increase during the period - Decrease during the period - End-of-period balance	- - - -	- 232,830.00 (232,830.00) -	- - - -	• For the fiscal year ended 31 Dec 2024, the Company did not guarantee the borrowings to the Group.	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
93. Grand Britania Khukhot Station Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Grand Britania Khukhot Station Company Limited • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Teerayut Lakdee - Miss Panitaporn Wongprakob - Mr. Chen Shan Jeir - Mr. Jao Dakun	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	19.25	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
94. Grand Britania Pracha Uthit 76 Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Grand Britania Pracha Uthit 76 Company Limited. • Senior executives of the Group serve as directors. - Mr. Siriphong Srisawangwong - Mr. Param Mehathulin - Miss Panitaporn Wongprakob	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	8.75	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
95. Britania Bangna Km.39 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania Bangna Km.39 Company Limited. • Senior executives of the Group serve as directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakob - Mr. Touru Kumaki - Mr. Kentaro Okamoto	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	3.50	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
96. Britania Bangna-Theparak Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Britania Bangna-Theparak Company Limited. • The senior executives of the Group are directors. - Mr. Theeradej Kerdsamang - Mr. Teerayut Lakdee - Miss Panitaporn Wongprakob	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	3.50	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
97. Grand Britannia Tawi Watthana Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 50% of the shares in Grand Britannia Tawi Watthana Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Param Mehathulin - Miss Panitaporn Wongprakob - Mr. Pisitpong Vorasetakarnkij - Mr. Preecha Sawatyanon - Miss Wareerat Sawatyanon	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	3.50	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group. 2.1 Loans to subsidiaries				• For the fiscal year ended 31 Dec 2024, no short-term loans to the Group	• This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
		- Beginning balance	-	-	-		
		- Additional borrowing during the period	-	-	-		
		- Repayment during the period	-	-	-		
		- End-of-period balance	-	-	-		
		2.2 Interest income and accrued interest income				• For the fiscal year ended 31 Dec 2024, The Company has no interest income and accrued interest income	
		2.2.1 Interest income	-	-	-		
		2.2.2 Accrued interest income					
		- Beginning balance	-	-	-		
		- Interest income during the period	-	-	-		
		- Received during the year	-	-	-		
		- End-of-period balance	-	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
97. Grand Britannia Tawi Watthana Company Limited (Continued)		2.3 Loan guarantees 2.3.1 The Company guarantees for the Group. - Beginning balance - Increase during the period - Decrease during the period - End-of-period balance	- 700,000.00 - 700,000.00	- - - -	- - - -	• For the fiscal year ended 31 Dec 2024, the Company guarantees during the period for the Group for 700.00 million Baht, making the End-of-period balance is 700.00 million Baht	
98. Britania Chaiyapruek - Chaengwattana Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania Chaiyapruek - Chaengwattana Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakob - Mr. Suwat Suwandee - Mr. Senee Suwandee	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	3.50	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
99. So Origin Siriraj Company Limited	• A joint venture where the major shareholder is Park Luxury Company Limited (a subsidiary), which holds 51% of the shares in So Origin Siriraj Company Limited • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Kittichai Assavakatmorakot - Mr. Hideo Takahashi - Mr. Naomi Endo	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	15.75	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
100. So Origin Sukhumvit Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in So Origin Sukhumvit Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Mr. Wuthiphan Sawangpuen	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	15.75	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
101. One Origin Hospitality Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in One Origin Hospitality Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn - Mr. Naoya Shimatani - Mr. Yuki Ono	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	3.50	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group. - Opening balance - Increase during the period - Decrease during the period - End-of-period balance	 649,970.00 - - 649,970.00	 649,970.00 - - 649,970.00	 - 649,970.00 - 649,970.00	• For the fiscal year ended 31 Dec 2024, the Company provided guarantees for borrowings to the Group with an End-of-period balance of 649.97 million Baht	• This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
102. One Asset Bloom Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 50% of the shares in One Asset Bloom Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson - Mr. Chakarin Konnuan - Mr. Channarong Setthaphruek - Mr. Korawit Koonvisal - Mr. Kawin Koonvisal	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	17.50	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
103. Onedee Kitchen Company Limited The Group sold its investment in a joint venture, Onedee Kitchen Company Limited, to an unrelated entity in June 2024.7	• A joint venture where the major shareholder is Origin Food Company Limited (a subsidiary), which holds 50% of the shares in Onedee Kitchen Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Mr. Wittawat Chanthacharoonpang - Mr. Yosathorn Samitalampa - Mr. Panyawat Chanrungsaeng/	1. Regular business support transactions of the Group. 1.1 Office rental income	10.50	21.00	15.75	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.01 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
104. One Hampton Phayathai Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in One Hampton Phayathai Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Piti Jarukamjorn	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	21.00	14.00	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
105. One Hampton Thonglor Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in One Hampton Thonglor Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Piti Jarukamjorn	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	12.25	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
106. Origin Chachoengsao Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in Origin Chachoengsao Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Piti Jarukamjorn	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	5.25	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
107. One Hampton Sriracha Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in One Hampton Sriracha Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Mr. Pitipong Trinurak	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	3.50	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
108. One Sanampao Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in One Sanampao Company Limited • The senior executives of the Group are directors. - Mr. Peerapong Jaroon-ek - Miss Khajita Wuttikarnkoson - Mr. Pitipong Trinurak - Mr. Naoya Shimatani - Mr. Yuki Ono	**1. Regular business support transactions of the Group.**					• It is a regular business transaction of the Group.
		1.1 Revenue from management services and real estate brokerage fees.	12,869.37	-	-	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 12.87 million Baht in revenue from management services and real estate brokerage fees.	• This transaction was part of the Company's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		1.2 Office Rental Income	21.00	21.00	21.00	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• This transaction was part of the Company's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Financial assistance transactions to the Group.					
		2.1 Loan guarantees				• For the fiscal year ended 31 Dec 2024, the Company provided outstanding guarantees for borrowings to joint ventures of 860.00 million Baht	• This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
		2.1.1 The Company guarantees for the Group's joint ventures.					
		- Beginning balance	860,000.00	860,000.00	-		
		- Increase during the period	-	-	860,000.00		
		- Decrease during the period	-	-	-		
		- End-of-period balance	860,000.00	860,000.00	860,000.00		
109. One Hampton Rayong Company Limited (Formerly "P-Coin Plaza Company Limited")	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in One Hampton Rayong Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Piti Jarukamjorn	**1. Regular business support transactions of the Group.**					• It is a regular business support transaction of the Group.
		1.1 Office rental income	21.00	21.00	5.25	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
110. Hampton Hotel and Residence Management Company Limited	• A subsidiary in which the major shareholder, Primo Service Solution Public Company Limited (a subsidiary), holds 100% of the shares in Hampton Hotel and Residence Management Company Limited. • The senior executives of the Group are directors. - Mr. Surin Sahachatphokanan - Miss Nucharee Jitardhun - Mr. Piti Jarukamjorn	**1. Regular business support transactions of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	60.00	-	26.00	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.06 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business support transaction of the Group. • It is a regular business transaction of the Group, conducted at the rates specified in the contract, with terms and conditions that the Group can demonstrate to be comparable to those of businesses in a similar line of work, in accordance with the criteria approved by the Board of Directors.
		1.2 Office Rental Income	79.80	79.80	66.50	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.08 million Baht.	• This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
111. UPM Design Studio Company Limited	• A subsidiary in which the major shareholder, Primo Service Solution Public Company Limited (a subsidiary), holds 100% of the shares in UPM Design Studio Company Limited • The senior executives of the Group are directors. - Mr. Arun Sirijanusorn - Mr. Piti Jarukamjorn - Miss Thanaporn Suthipet - Mr. Atthaphol Pradistsilp	**1. Regular business support transactions of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	160.00	210.00	-	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 0.16 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business support transaction of the Group. • It is a regular business transaction of the Group, conducted at the rates specified in the contract, with terms and conditions that the Group can demonstrate to be comparable to those of businesses in a similar line of work, in accordance with the criteria approved by the Board of Directors.
		1.2 Office Rental Income	199.50	199.50	166.25	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.20 million Baht.	• This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
112. Grand Britania Pracha Uthit 90 Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Britania Pracha Uthit 90 Company Limited. • The senior executives of the Group are directors. - Mr. Surin Sahachatphokanan - Mr. Parama Hemathulin - Miss Panitaporn Wongprakop	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	21.00	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
113. Alpha Industrial Phanthong Company Limited	• A joint venture in which the major shareholder, Alpha Industrial Solutions Company Limited (the joint venture), holds 51% of the shares in Alpha Industrial Phanthong Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Pathan Sombunsin - Dr. Eakapong Tungsrisanguan - Mr. Naoya Shimatani - Mr. Yuki Ono	**1. Regular business support transactions of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	1,430.72	-	-	• For the fiscal year ended 31 Dec 2024, the Company generated a total of 1.43 million Baht in revenue from management services and real estate sales brokerage fees.	• It is a regular business support transaction of the Group. • It is a regular business transaction of the Group, conducted at the rates specified in the contract, with terms and conditions that the Group can demonstrate to be comparable to those of businesses in a similar line of work, in accordance with the criteria approved by the Board of Directors.
		1.2 Office Rental Income	21.00	21.00	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
114.Wyde Furniture Company Limited	• A subsidiary in which the major shareholder, Wyde Interior Company Limited (a subsidiary), holds 60% of the shares in Wyde Furniture Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Miss Kanokpailin Wilaikaew - Mr. Surin Sahachatphokanan - Mr. Teerayut Lakdee - Mr. Kittiphan Phothiwangtrakul - Miss Wiradee Jiwanon	**1. Financial assistance transactions to the Group.** 1.1 Loan guarantees 1.1.1 The Company guarantees for the Group's joint ventures. - Beginning balance - Increase during the period - Decrease during the period - End-of-period balance	 - 60,700.00 - 60,700.00	 - 60,700.00 - 60,700.00	 - - - -	• For the fiscal year ended 31 Dec 2024, the Company provided outstanding guarantees for borrowings to joint ventures with remaining balance of 60.70 million Baht	• This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
115.Belgravia Ratchaphruek Nakhon In Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a joint venture), which holds 51% of the shares in Belgravia Ratchaphruek Nakhon In Company Limited. • The senior executives of the Group are directors. - Mr. Surin Sahachatphokanan - Mr. Buranin Lappanakul - Miss Panitaporn Wongprakob	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval..
116. One Origin Chiang Mai Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Chiang Mai Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
117. One Origin Rungsina Company Limited (formerly One Hampton Kensington Company Limited)	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in One Origin Rungsina Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikamkoson - Mr. Chakarin Konnuan - Mr. Wisit Rangsinaporn - Mr. Wichit Rungsinaporn	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
118. Origin Cheewa Healthcare Company Limited	• A subsidiary where the major shareholder is Origin Healthcare Company Limited (a subsidiary), which holds 90% of the shares in Origin Cheewa Healthcare Company Limited • The senior executives of the Group are directors. - Mr. Chawakij Phumboonchue - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Miss Jarunee Kannasit - Miss Oranan Udomphap	**1. Regular business support transactions of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	180.00	150.00	-	• For the fiscal year ended 31 December 2024, the Company had revenue from management services and real estate brokerage fees totaling 0.18 million Baht.	• It is a regular business support transaction of the Group. • It is a regular business transaction of the Group, conducted at the rates specified in the contract, with terms and conditions that the Group can demonstrate to be comparable to those of businesses in a similar line of work, in accordance with the criteria approved by the Board of Directors.
		1.2 Office Rental Income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
119. The Origin Campus Khon Kaen Non Muang Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in The Origin Campus Khon Kaen Non Muang Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Prasertkul Charoen-taweemongkol - Mr. Krit Techasumma	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
120. Origin Phuket Villa Company Limited	• A joint venture where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 50% of the shares in Origin Phuket Villa Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Krit Techasumma - Mr. Methapong Upatisaring - Mr. Phongsaphak Upatisaring	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
121. Origin Phahol 57 Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Phahol 57 Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Itthipol Koomsombat - Mr. Masamune Suzuki	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
122. Britania SPV 2 Public Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 2 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Miss Panitaporn Wongprakop - Mr. Songsak Chanratanapreeda - Mr. Thanet Lohweera	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial Assistance Received 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group's joint ventures. - Beginning balance - Increase during the period - Decrease during the period - End-of-period balance	- 672,000.00 - 672,000.00	- - - -	- - - -	• For the fiscal year ended 31 Dec 2024, the Company has outstanding guarantees for borrowings during the period to joint ventures of 672.00 million Baht	• This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
123. Britania SPV 3 Public Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 3 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakob - Miss Phattita Charoenkit - Mr. Niphon Charoenkit	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
124. One Origin Bangtao Beach Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Bangtao Beach Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial Assistance Received 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group's joint ventures. - Beginning balance - Increase during the period - Decrease during the period - End-of-period balance	- 295,000.00 - 295,000.00	- - - -	- - - -	• For the fiscal year ended 31 Dec - In 2024, the Company had an opening balance of guarantees for borrowings provided to a joint venture in the amount of 295.00 million Baht.	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
125. One Origin North Pattaya Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin North Pattaya Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
126. Britania SPV 1 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 1 Company Limited. • The senior executives of the Group are directors. - Mr. Theeradej Kerdsamang - Mr. Buranin Lappanakul - Miss Panitaporn Wongprakob - Miss Thanya Thansubutr - Mr. Wirawat Thansubutr	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
127. Britania SPV 4 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 4 Company Limited. • The senior executives of the Group are directors. - Mr. Surin Sahachatphokanan - Miss Panitaporn Wongprakob - Mr. Anek Chiarawongsakul	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
128. Britania SPV 5 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 5 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakop - Mr. Suwat Suwandee - Mr. Senee Suwandee	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
129. Origin Condominium SPV 1 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 5 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakop - Mr. Suwat Suwandee - Mr. Senee Suwandee	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
130. Origin EEC SPV 1 Company Limited	• A joint venture where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 51% of the shares in Origin EEC SPV 1 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Prasertkul Charoen-taweemongkol - Mr. Thanakorn Wutthipong - Mr. Paichit Manasin - Mr. Sudrak Pansaichuea	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
131. Origin Nationwide Asian Company Limited	• A joint venture where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 60% of the shares in Origin Nationwide Asian Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Krit Techasumma - Mr. Piti Jarukamjorn - Mr. Ekkamon Prasopphonsujarit - Miss Waranrach Assanupong	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	19.25	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
132. Origin EEC SPV 3 Company Limited	• A joint venture where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 51% of the shares in Origin EEC SPV 3 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Prasertkul Charoen-taweemongkol - Mr. Songsak Chanratanapreeda - Mr. Thanet Lohweera	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
133. Origin EEC SPV 4 Company Limited	• A joint venture where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 51% of the shares in Origin EEC SPV 4 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Prasertkul Charoen-taweemongkol - Mr. Thanakorn Wutthipong - Mr. Kiattiphong Jintanakul - Mr. Rattawit Angkhasakulkiat	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
134. Britania SPV 6 Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Britania SPV 6 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakop	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
135. Britania Rungsina Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania Rungsina Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakob - Mr. Wisit Rangsinaporn - Mr. Wichit Rungsinaporn	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
136. Britania CSI Asset Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% shares in Britania C.S.I. Asset Company Limited • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakop - Miss Hatairat Rattanasiriwilai - Miss Manapat Rattanasiriwiai - Mr. Warat Rattanasiriwilai	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
137. One Origin SPV 1 Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in One Origin SPV 1 Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn - Mr. Paichit Manasin - Mr. Sudrak Pansaichuea	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
138. One Asian Sriracha Company Limited (Formerly "One Origin SPV 2 Company Limited")	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 60% of the shares in One Asian Sriracha Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn - Mr. Ekkamon Prasopphonsujarit - Mr. Waranrach Assanupong	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	17.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
139. Belgravia Sai 3 Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Belgravia Sai 3 Company Limited. • The senior executives of the Group are directors. - Mr. Surin Sahachatphokanan - Mr. Buranin Lappanakul - Miss Panitaporn Wongprakob	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	15.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
140. The Origin Bangna Bangphli Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in The Origin Bangna Bangphli Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	15.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
141. Origin Setthabut Station Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Setthabut Station Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	15.75	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group. 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group's joint ventures.				• For the fiscal year ended 31 Dec 2024, the Company provided guarantees for borrowings to the Group with an opening balance of 118.70 million Baht. During the period, the guarantee amount decreased by 118.70 million Baht, resulting in no outstanding guarantees for borrowings to the Group.	• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		- Beginning balance	118,700.00	-	-		
		- Increase during the period	-	118,700.00	-		
		- Decrease during the period	(118,700.00)	-	-		
		- End-of-period balance	-	118,700.00	-		
142. Origin Suwinthawong Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Suwinthawong Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	15.75	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
143. Origin Condo Bangtao 1 Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Origin Condo Bangtao 1 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Thanakorn Wutthipong - Mr. Krit Techasumma	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	15.75	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
144. Origin Condo Bangtao 2 Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Origin Condo Bangtao 2 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Thanakorn Wutthipong - Mr. Krit Techasumma	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	15.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
145. Origin Condo Centre Phuket 1 Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in Origin Condo Center Phuket 1 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Thanakorn Wutthipong - Mr. Krit Techasumma	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
146. Origin Condo Center Phuket 2 Company Limited	• A joint venture where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 50% of the shares in Origin Condo Center Phuket 2 Company Limited. • The senior executives of the Group are directors. - Mr. Krit Techasumma - Mr. Itthipol Koomsombat - Mr. Kiranuch Sukhasvasti Na Ayutthaya	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	14.00	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
		2. Financial assistance transactions to the Group. 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group's joint ventures. - Beginning balance - Increase during the period - Decrease during the period - End-of-period balance	 - 456,100.00 - 456,100.00	 - - - -	 - - - -	• For the fiscal year ended 31 Dec 2024, the Company provided guarantees for borrowings to the Group with an opening balance of 456.10 million Baht. During the period, the guarantee amount decreased by 456.10 million Baht, resulting in no outstanding guarantees for borrowings to the Group.	• This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
147. Origin Condo Centre Phuket 3 Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in Origin Condo Center Phuket 3 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Thanakorn Wutthipong - Mr. Krit Techasumma	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
148. One Origin Amata Nakorn Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Amata Nakorn Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
149. One Origin Beachfront Bangtao Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Beachfront Bangtao Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
150. Origin Play Bangsaen Company Limited	• A joint venture where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 51% of the shares in Origin Play Bangsaen Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Piti Jarukamjorn - Mr. Krit Techasumma - Mr. Hideo Takahashi - Mr. Naomi Endo	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
151. Origin Place Bangsaen Company Limited	• A joint venture where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 51% of the shares in Origin Place Bangsaen Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Piti Jarukamjorn - Mr. Krit Techasumma - Mr. Hideo Takahashi - Mr. Naomi Endo	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
152. One Origin Kata Phuket Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Kata Phuket Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
153. One Origin Sriracha Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Sriracha Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
154. One Origin Sukhumvit 68 Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in One Origin Sukhumvit 68 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn - Mr. Naoya Shimatani - Mr. Yuki Ono	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
155. One Origin Kata Phuket Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in One Origin Kata Phuket Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Thanakorn Wutthipong - Mr. Krit Techasumma	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
156. Origin Place Khon Kaen Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in Origin Place Khon Kaen Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Prasertkul Charoen-taweemongkol - Mr. Krit Techasumma	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
157. One Origin Pattaya Sukhumvit Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Pattaya Sukhumvit Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
158. One Origin Chaeng Watthana Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Sriracha Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
159. One Origin Khao Yai Thanarat Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 60% of the shares in One Origin Khao Yai Thanarat Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn - Mr. Ekkamon Prasopphonsujarit - Miss Waranrach Assanupong	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
160. One Origin Chiang Mai Nimman Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 50% of the shares in One Origin Chiang Mai Nimman Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn - Mr. Pornudom Chotmanotum - Miss Chananuch Chotmanotum - Mr. Pornsit Chotmanotum	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
161. Alpha Industrial Asset Company Limited	• A joint venture in which the major shareholder, Alpha Industrial Solutions Company Limited (the joint venture), holds 100% of the shares in Alpha Industrial Asset Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Pathan Sombunsin	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	14.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
162. Origin Pattaya Sukhumvit 1 Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 50% of the shares in Origin Pattaya Sukhumvit 2 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Apisit Suntornchukiart - Mr. Atisitt Yutthawaraphorn	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	12.25	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
163. Origin Pattaya Sukhumvit 2 Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 50% of the shares in Origin Pattaya Sukhumvit 2 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Apisit Suntornchukiart - Mr. Atisitt Yutthawaraphorn	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	12.25	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
164. Origin Pattaya Sukhumvit 3 Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in Origin Pattaya Sukhumvit 3 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Apisit Suntornchukiart - Mr. Krit Techasumma	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	12.25	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
165. Origin Chaeng Watthana Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Chaeng Watthana Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	12.25	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
166. Origin Taopoon Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Taopoon Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Mr. Apisit Suntornchukiart - Mr. Hideo Takahashi - Mr. Naomi Endo	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	12.25	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
167. Alpha Eastern Seaboard Company Limited	• A joint venture in which the major shareholder, Alpha Industrial Solutions Company Limited (the joint venture), holds 51% of the shares in Alpha Eastern Seaboard Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Pathan Sombunsin - Mr. Minoru Momota	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	10.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
168. Britania Asian Khao Yai Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 60% of the shares in Britania Asian Khao Yai Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Parama Hemathulin - Miss Panitaporn Wongprakop - Mr. Ekkamon Prasopphonsujarit - Miss Waranrach Assanupong	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
169. Britania SPV 9 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 9 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Parama Hemathulin - Miss Panitaporn Wongprakop - Mr. Natthakorn Sitthimahachaikul - Mr. Chetchaiphat Dilokchawanit	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
170. Britania SPV 10 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 10 Company Limited. • The senior executives of the Group are directors. - Mr. Theeradej Kerdsamang - Mr. Kittisak Chaivikrai - Miss Panitaporn Wongprakop	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
171. Britania SPV 11 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 11 Company Limited. • The senior executives of the Group are directors. - Mr. Theeradej Kerdsamang - Mr. Kittisak Chaivikrai - Miss Panitaporn Wongprakop	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
172. Britania SPV 12 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 12 Company Limited. • The senior executives of the Group are directors. - Mr. Theeradej Kerdsamang - Mr. Kittisak Chaivikrai - Miss Panitaporn Wongprakop	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
173. Brighton Amata Phanthong Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Brighton Amata Phanthong Company Limited. • The senior executives of the Group are directors. - Mr. Nawin Laknawa - Mr. Siriphong Srisawangwong - Miss Panitaporn Wongprakop - Mr. Napat Arayasakulwong - Miss Naree Piyarojnanukul	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
174. Britania SPV 14 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 14 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Parama Hemathulin - Miss Panitaporn Wongprakop - Mr. Kiattiphong Jintanakul - Mr. Rattawit Angkhasakulkiat	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
175. Britania SPV 15 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 15 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Parama Hemathulin - Miss Panitaporn Wongprakop - Mr. Natthakorn Sitthima-hachaikul - Mr. Chetchaiphat Dilokchawanit	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
176. Origin Condominium SPV 2 Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Condominium SPV 2 Company Limited. • The senior executives of the Group are directors. - Mr. Apisit Suntornchukiart - Mr. Kriangkrai Kribongkan - Miss Kanokpailin Wilaikaew - Mr. Napat Arayasakulwong - Mr. Sirichai Wirunchaichot	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	10.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
177. Origin EEC SPV 5 Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin EEC SPV 5 Company Limited • The senior executives of the Group are directors. - Mr. Apisit Suntornchukiart - Mr. Kriangkrai Kribongkan - Miss Kanokpailin Wilaikaew - Mr. Napat Arayasakulwong - Miss Naree Piyarojnanukul	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	10.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
178. One Origin SPV 3 Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in One Origin SPV 3 Company Limited • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Mr. Songsak Chanratanapreeda - Mr. Thanet Lohweera - Mr. Panyawat Chanrungsaeng	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	10.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
179. Origin BE8 Company Limited	• A subsidiary in which the major shareholder, Origin Property Public Company Limited (the Company), holds 70% of the shares in Origin BE8 Company Limited • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Pitipong Trinurak - Mr. Polchompunut Thongtaem Na Ayutthaya - Mr. Abhisek Thevintharapakti - Mr. Wasin Srisukri	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	180.00	105.00	-	• For the fiscal year ended 31 December 2024, the Company had revenue from management services and real estate brokerage fees totaling 0.18 million Baht.	• Regular business transactions of the Group • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	10.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
180. Hair Restore Company Limited	• A subsidiary where the major shareholder is Origin Healthcare Company Limited (a subsidiary), which holds 60% of the shares in Hair Restore Company Limited. • The senior executives of the Group are directors. - Mr. Chawakij Phumboonchue - Mr. Pitipong Trinurak - Miss Jarunee Kannasit - Mr. Paul Pathomwanit - Miss Chomwadee Phumhiran	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	180.00	105.00	-	• For the fiscal year ended 31 December 2024, the Company had revenue from management services and real estate brokerage fees totaling 0.18 million Baht.	• Regular business transactions of the Group • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	10.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
181. One Origin Bangna Hotel Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in Bangna Hotel Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
182. One Origin Vichit Phuket Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Vichit Phuket Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
183. One Origin Cherngtalay Phuket Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Cherngtalay Phuket Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
184. Origin Cherngtalay Phuket Company Limited	• A subsidiary in which the major shareholder, Park Luxury Company Limited (a subsidiary), holds 100% of the shares in Origin Cherngtalay Phuket Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Thanakorn Wutthipong - Mr. Krit Techasumma	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
185. The Origin Sriracha 1 Company Limited	•A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in The Origin Sriracha 1 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Apisit Suntornchukiart - Mr. Krit Techasumma	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	10.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
186. The Origin Sriracha 2 Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in The Origin Sriracha 2 Company Limited. • The senior executives of the Group are directors. - Miss Kanokpailin Wilaikaew - Mr. Apisit Suntornchukiart - Mr. Krit Techasumma	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	10.50	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
187. Origin Hotel Pruksa Sukhumvit Company Limited (Formerly One Origin Samui Chaweng Beach 1 Company Limited)	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 50% of the shares in Origin Hotel Pruksa Sukhumvit Company Limited. • The senior executives of the Group are directors. - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn - Mr. Pitipong Trinurak - Mr. Dhira Thongwilai - Miss Jintana Insee - Mr. Phakarin Tattiphong	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	8.75	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
188. One Origin Planet 1 Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Planet 1 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	8.75	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
189. Jetjin Origin Center Company Limited The Group sold its investment in a subsidiary, Jetjin Origin Center Company Limited, to an unrelated entity in November 2024. Use the proportion before selling the investment and certificate of investment before sale.	• An associated company where the major shareholder is Origin Healthcare Company Limited (a subsidiary), which holds 60% of the shares in Jetjin Origin Center Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Chawakij Phumboonchue - Miss Jarunee Kannasit - Mr. Saengsoon Mankongphonpaiboon - Mr. Patiphan Koprasuk	**1. It is a regular business transaction of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees	180.00	75.00	-	• For the fiscal year ended 31 December 2024, the Company had revenue from management services and real estate brokerage fees totaling 0.18 million Baht.	• Regular business transactions of the Group • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	8.75	-	• For the fiscal year ended 31 Dec. 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
190. Alpha Industrial Asset 2 Company Limited	• A joint venture in which the major shareholder, Alpha Industrial Solutions Company Limited (the joint venture), holds 51% of the shares in Alpha Industrial Asset 2 Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Pathan Sombunsin	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	8.75	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
191. Alpha Industrial Asset 3 Company Limited	• A joint venture in which the major shareholder, Alpha Industrial Solutions Company Limited (the joint venture), holds 51% of the shares in Alpha Industrial Asset 3 Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Pathan Sombunsin - Dr. Eakapong Tungsrisanguan - Mr. Jin Su Yang - Mr. Yeon Gyu Kim	**1. It is a regular business transaction of the Group.** 1.1 Revenue from management services and real estate brokerage fees.	1,481.33	-	-	• For the fiscal year ended 31 December 2024, the Company had revenue from management services and real estate brokerage fees totaling 1.48 million Baht.	• Regular business transactions of the Group • This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors.
		2. Regular business support transactions of the Group. 2.1 Office rental income	21.00	8.75	-	• For the fiscal year ended 31 Dec. 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
192. One Origin Onnut Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 51% of the shares in One Origin Onnut Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn - Mr. Naoya Shimatani - Mr. Yuki Ono	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	7.00	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
193. One Origin Sukhumvit 49 Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin Sukhumvit 49 Company Limited. • The senior executives of the Group are directors. - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn - Mr. Pitipong Trinurak	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
194. Park Luxury SPV 1 Company Limited	• A joint venture where the major shareholder is Park Luxury Company Limited (a subsidiary), which holds 50% of the shares in Park Luxury SPV 1 Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Mr. Krit Techasumma - Miss Kanokpailin Wilaikaew - Mr. Dhira Thongwilai - Mr. Phakarin Tattiphong - Miss Jintana Insee	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
195. Park Luxury SPV 2 Company Limited	• A subsidiary where the major shareholder is Park Luxury Company Limited (a subsidiary), which holds 100% of the shares in Park Luxury SPV 1 Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Mr. Pitipong Trinurak	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
196. Britania SPV 16 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 50% of the shares in Britania SPV 16 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Parama Hemathulin - Miss Panitaporn Wongprakop - Mr. Dhira Thongwilai - Miss Punnarat Biawmai - Miss Jintana Insee	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Company to the Group. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
197. Britania SPV 18 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 18 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Parama Hemathulin - Miss Panitaporn Wongprakop - Mr. Ekkachai Pongwittayapanu - Mr. Somkiat Pongwittayapanu	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
198. Britania SPV 21 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 50% of the shares in Britania SPV 21 Company Limited. • The senior executives of the Group are directors. - Mr. Theeradej Kerdsamang - Miss Panitaporn Wongprakob - Miss Natcha Pratikpong - Miss Thanaporn Watcharatharaporn	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
199. Park Luxury SPV 3 Company Limited	• A subsidiary where the major shareholder is Park Luxury Company Limited (a subsidiary), which holds 100% of the shares in Park Luxury SPV 3 Company Limited. • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
200. Britania SPV 19 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 19 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Param Mehathulin - Miss Panitaporn Wongprakob - Miss Natthanan Ung Suwanpanich - Miss Dolphon Wangka	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
201. Britania SPV 20 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 20 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Param Mehathulin - Miss Panitaporn Wongprakob - Mr. Prasit Charushwichakorn - Mrs. Pinsuda Luevisadpaiboon	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
202. Origin Condominium SPV 3 Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Condominium SPV 3 Company Limited. • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Itthipol Koomsombat - Mr. Pitipong Trinurak - Mr. Suchart Ruangpanyawut - Miss Sarinya Ruangpanyawut	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
203. Origin EEC SPV 6 Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in Origin EEC SPV 6 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	• For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
204. Britania SPV 22 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 22 Company Limited. • The senior executives of the Group are directors. - Mr. Theeradej Kerdsamang - Mr. Buranin Lappanakul - Miss Panitaporn Wongprakob - Mr. Suchart Ruangpanyawut - Miss Sarinya Ruangpanyawut	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
205. Britania SPV 23 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 23 Company Limited. • The senior executives of the Group are directors. - Mr. Theeradej Kerdsamang - Miss Panitaporn Wongprakob - Mr. Buranin Lappanakul - Mr. Suchart Ruangpanyawut - Miss Sarinya Ruangpanyawut	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
206. Britania SPV 24 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 50% of the shares in Britania SPV 24 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Miss Panitaporn Wongprakob - Miss Suwannee Jiraphongtrakul - Mrs. Wanna Sitthisirinukul	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
207. Britania SPV 25 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 25 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Param Mehathulin - Miss Panitaporn Wongprakob - Mr. Napat Arayasakulwong - Mr. Sirichai Wirunchaichot	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	7.00	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
208. Origin Ramindra 87 Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Ramindra 87 Company Limited. • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Mr. Apisit Suntornchukiart - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	5.25	-	• For the fiscal year ended 31 Dec. 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
		2. Financial Assistance 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group.				• For the fiscal year ended 31 Dec 2024, The Company increased its loan guarantees during the period by 635.00 million Baht, resulting in the end-of-period balance for the subsidiary of 635.00 million Baht.	
		- Opening balance	-	-	326,368.12		
		- Increase during the period	635,000.00	-	-		
		- Decrease during the period	-	-	(326,368.12)		
		- End-of-period balance	635,000.00	-	-		

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
209. One Origin SPV 4 Company Limited	• A joint venture in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 50% of the shares in One Origin SPV 4 Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson - Mr. Piti Jarukamjorn - Mr. Thiti Sihanatkathakul - Mr. Tosaporn Sihanatkathakul - Mr. Teerawit Wikyanon	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	3.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
210. One Origin SPV 5 Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin SPV 5 Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Khajita Wuttikarnkoson	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	3.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
211. One Hampton Brixton Rayong Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in One Hampton Brixton Rayong Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	3.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
212. One Hampton Brixton Kaset Sriracha Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in One Hampton Brixton Kaset Sriracha Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	3.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
213. One Hampton Brixton Bangsaen Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in One Hampton Brixton Bangsaen Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	3.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
214. Origin Bang Wa Company Limited	• A joint venture in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 51% of the shares in Origin Bang Wa Company Limited. • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Kanokpailin Wilaikaew - Mr. Apisit Suntornchukiart - Mr. Naomi Endo - Mr. Hideo Takahashi	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	3.50	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
215. Origin Condominium SPV 4 Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Condominium SPV 4 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
216. Origin Condominium SPV 5 Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Condominium SPV 5 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
217. Origin REIT Management Company Limited	• A subsidiary where the major shareholder is Origin Property Public Company Limited, which holds 100% of the shares in Origin REIT Management Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew - Mr. Apichon Sutthiphongkait	**1. Regular business support transactions of the Group.** 1.1 Revenue from Management Services and Real Estate Sales Brokerage Fees **2. Regular business support transactions of the Company** 2.1 Office rental income	180.00 21.00	1.75 -	- -	• For the fiscal year ended 31 December 2024, the Company had revenue from management services and real estate brokerage fees totaling 0.18 million Baht. • For the fiscal year ended 31 Dec. 2024, the Company generated a total of 0.02 million Baht in office rental income.	• It is a regular business support transaction of the Group. •This transaction was part of the Group's normal course of business, conducted at the rates specified in the agreement. The pricing and conditions are comparable to those offered by other operators in similar businesses and are in accordance with the criteria approved by the Company's Board of Directors. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
217. Origin REIT Management Company Limited (Continue)		3. Financial Assistance to the Company					• This transaction involved financial assistance provided to the Group for operational purposes. • According to the Stock Exchange guidelines, when the Company holds at least 90% of the shares in a group company, it is considered an exempt transaction from the related party transaction requirements.
		3.1 Company Loans	-	-	-	• The Company provided a short-term loan to a subsidiary as of 31 Dec 2024, additional borrowings of 10.05 million Baht were made, resulting in a closing loan balance of 10.05 million Baht. The Company charged interest at an annual rate of 5.2%, which is comparable to the Company's average borrowing cost.	
		3.2 Interest income and accrued interest receivable					
		3.2.1 Company Loans					
		- Beginning balance	-	-	-		
		- Additional borrowing during the period	10,052.19	-	-		
		- Repayment during the period	-	-	-		
		- End-of-period balance	10,052.19	-	-		
		3.3 Interest Expenses and Accrued Interest Expenses				• For the fiscal year ended 31 Dec. 2024, the Company incurred interest expenses of 0.59 million Baht and had no accrued interest expenses.	
		3.3.1 Interest Expenses	59.87	-	-		
		3.3.2 Accrued Interest Expenses					
		- Beginning balance	-	-	-		
		- Interest expenses during the period	59.87	-	-		
		- Payments made during the year	(59.87)	-	-		
		- End-of-period balance	-	-	-		
218. Britania SPV 26 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 26 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Miss Panitaporn Wongprakob - Miss Sopida Jirasathit	1. Regular business support transactions of the Group.					• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
		1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
219. Britania SPV 27 Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania SPV 27 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakob - Miss Sirilak Sawanapridi - Miss Wanthana Suebsuwong	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
220. Britania SPV 28 Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Britania SPV 28 Company Limited. • The senior executives of the Group are directors. - Mr. Theeradej Kerdsamang - Mr. Buranin Lappanakul - Miss Panitaporn Wongprakob	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
221. Origin Condominium SPV 6 Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Condominium SPV 6 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
222. Origin Condominium SPV 7 Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Condominium SPV 7 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
223. Origin Condominium SPV 8 Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Condominium SPV 8 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
224. Origin Condominium SPV 9 Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Condominium SPV 9 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew	1. Regular business support transactions of the Group. 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
225. Origin Nationwide SPV 1 Company Limited	• A subsidiary where the major shareholder is Origin Nationwide Company Limited (a subsidiary), which holds 100% of the shares in Origin Nationwide SPV 1 Company Limited. • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Miss Kanokpailin Wilaikaew	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
226. Britania SPV 29 Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Britania SPV 29 Company Limited. • The senior executives of the Group are directors. - Miss Panitaporn Wongprakob - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
227. Britania SPV 30 Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Britania SPV 30 Company Limited. • The senior executives of the Group are directors. - Miss Panitaporn Wongprakob - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
228. Britania SPV 31 Company Limited	• A subsidiary where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 100% of the shares in Britania SPV 31 Company Limited. • The senior executives of the Group are directors. - Mr. Nawin Laknawa - Mr. Param Mehathulin - Mr. Siriphong Srisawangwong	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	1.75	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
229. V Home Company Limited	• A subsidiary where the major shareholder is Origin Property Public Company Limited (the Company), which holds 100% of the shares in V Home Company Limited • The senior executives of the Group are directors. - Mr. Kriangkrai Kribongkan - Miss Kanokpailin Wilaikaew - Mr. Pitipong Trinurak	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	-	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. • It is a lease transaction for office space previously unused by the Company, leased to the Group. The rental rate is in accordance with the market rate, and the transaction size qualifies as a small transaction, which falls under the approval authority of management.
230. Origin Bang Bamru Station Company Limited	• A subsidiary in which the major shareholder, Origin Vertical Corporation Company Limited (a subsidiary), holds 100% of the shares in Origin Bang Bamru Station Company Limited • The senior executives of the Group are directors. - Mr. Apisit Suntornchukiart - Mr. Kriangkrai Kribongkan - Mr. Itthipol Koomsombat	**1. Regular business support transactions of the Group.** 1.1 Office rental income	21.00	-	-	•For the fiscal year ended 31 December 2024, the Company had total office rental income of 0.02 million Baht.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
231. Britania Sukhumvit 76 Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania Sukhumvit 76 Company Limited. • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Mr. Nawin Laknawa - Miss Panitaporn Wongprakob - Mr. Kittipong Sumanon - Miss Thitima Ngernmeesri	**1. Regular business support transactions of the Group.** 1.1 Office rental income **2. Financial Assistance Received** 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group. - Beginning balance - Increase during the period - Decrease during the period - End-of-period balance	21.00 - 692,550.00 - 692,550.00	- - - - -	- - - - -	• For the fiscal year ended 31 Dec. 2024, the Company generated a total of 0.02 million Baht in office rental income. • For the fiscal year ended 31 Dec 2024, The Company has loan guarantee amount increased during the period by 692.55 million Baht, resulting in the remaining End-of-period balance for the subsidiary of 692.55 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval. • This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.
232. Britania Rayong Company Limited	• A joint venture where the major shareholder is Britania Public Company Limited (a subsidiary), which holds 51% of the shares in Britania Rayong Company Limited • The senior executives of the Group are directors. - Mr. Siriphong Srisawangwong - Miss Panitaporn Wongprakob - Mr. Warut Samalapha	**1. Regular business support transactions of the Group.** 1.1 Office rental income **2. Financial Assistance Received** 2.1 Loan guarantees 2.1.1 The Company guarantees for the Group. - Beginning balance - Increase during the period - Decrease during the period - End-of-period balance	21.00 - 180,000.00 - 180,000.00	- - - - 180,000.00	- - - - 180,000.00	• For the fiscal year ended 31 Dec. 2024, the Company generated a total of 0.02 million Baht in office rental income. • For the fiscal year ended 31 Dec 2024, The Company has loan guarantee amount increased during the period by 180.00 million Baht, resulting in the remaining End-of-period balance for the subsidiary of 180.00 million Baht.	• It is a regular business support transaction of the Group. • This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval. • This transaction involved financial assistance provided to the joint ventures for operational purposes. • This is a financial assistance transaction as per the terms outlined in the joint venture agreement and/or as mutually agreed upon, which has been approved by the Board of Directors of the Group.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
233. Alpha Industrial Asset 4 Company Limited	• A joint venture in which the major shareholder, Alpha Industrial Solutions Company Limited (the joint venture), holds 100% of the shares in Alpha Industrial Asset 4 Company Limited • The senior executives of the Group are directors. - Mr. Pitipong Trinurak - Mr. Pathan Sombunsin	1. Regular business support transactions of the Group. 1.1 Office rental income	5.25	-	-	• For the fiscal year ended 31 Dec. 2024, the Company generated a total of 0.01 million Baht in office rental income.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
234. Origin Hotel SPV 6 Company Limited	• A subsidiary in which the major shareholder, Origin Hotel Public Company Limited (a subsidiary), holds 100% of the shares in One Origin SPV 6 Company Limited • The senior executives of the Group are directors. - Mr. Piti Jarukamjorn - Miss Khajita Wuttikarnkoson - Mr. Panyawat Chanrungsaeng	1. Regular business support transactions of the Group. 1.1 Office rental income	12.25	-	-	• For the fiscal year ended 31 Dec. 2024, the Company generated a total of 0.01 million Baht in office rental income.	• It is a regular business support transaction of the Group. •This transaction involved the lease of unused office space by the Group to a joint venture. The rental rate specified in the agreement is comparable to market rates. The transaction qualifies as a small-scale transaction under the authority of management approval.
235. Mr. Wittaya Thanyasrisang	• Serves as a director of Digital Butler Company Limited	1. Financial assistance transactions to the Group 1.1 Loans from related parties - Beginning balance - Additional borrowing during the period - Repayment during the period - End-of-period balance	 1,453.00 - - 1,453.00	 1,453.00 - - 1,453.00	 1,453.00 - - 1,453.00	• The Company borrowed short-term funds from the director of Digital Butler Company Limited to be used for the general business operations of the Group for the period ended 31 December. 2024, the opening balance was 1.45 million Baht. No additional loan during the period and the End-of-period balance was 1.45 million Baht.	• Financial Assistance to the Company • According to the Stock Exchange of Thailand's criteria, related party transactions of the company group in which related persons hold shares not exceeding 10 percent are considered transactions exempted from compliance with the related party transaction criteria.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
236. Mr. Warakon Veerapatcha	• Serves as a director of Digital Butler Company Limited	**1. Financial assistance transactions to the Group** 1.1 Loans from related parties - Beginning balance - Additional borrowing during the period - Repayment during the period - End-of-period balance	 1,453.00 - - 1,453.00	 1,453.00 - - 1,453.00	 1,453.00 - - 1,453.00	• The Company borrowed short-term funds from the director of Digital Butler Company Limited to be used for the general business operations of the Group for the period ended 31 December. 2024, the opening balance was 1.45 million Baht. No additional loan during the period and the End-of-period balance was 1.45 million Baht.	• Financial Assistance to the Company • According to the Stock Exchange of Thailand's criteria, related party transactions of the company group in which related persons hold shares not exceeding 10 percent are considered transactions exempted from compliance with the related party transaction criteria.
237. Mr. Kriangkrai Kribongkan	• Holds the position of Chief Executive Officer of the Group.	**1.Regular business transactions of the Group** 1.1 Revenue from the sale of condominiums 1.2 Deposits and Advance Payments from Customer	 - 650.00	 - -	 1,336.25 766.20	• For the fiscal year ended 31 Dec 2024, Mr. Kriengkrai Kreebongkorn did not enter into a condominium sale and purchase agreement. • For the fiscal year ended 31 Dec 2024, the Group received deposits and advance payments totaling 0.65 million Baht.	• It is a regular business transaction of the Group. • The selling price of the condominium unit was at a normal market rate and comparable to prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.
238. Mr. Pitipong Trinurak	• Holds the position of Chief Executive Officer of the Group.	**1.Regular business transactions of the Group** 1.1 Revenue from the sale of condominiums 1.2 Deposits and advance payments	 - 1,300.00	 - -	 - 0.10	• For the fiscal year ended 31 Dec 2024, Mr. Surin Sahachatphokanan did not enter into a condominium sale and purchase agreement. • For the fiscal year ended 31 Dec 2024, the Group received deposits and advance payments totaling 1.30 million Baht.	• It is a regular business transaction of the Group. • The selling price of the condominium unit was at a normal market rate and comparable to prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
239. Mr. Surin Sahachatphokanan	• Holds the position of Chief Executive Officer of the Group.	1.Regular business transactions of the Group					
		1.1 Revenue from the sale of condominiums	-	-	-	• For the fiscal year ended 31 Dec 2024, Mr. Surin Sahachatphokanan did not enter into a condominium sale and purchase agreement.	• It is a regular business transaction of the Group.
		1.2 Deposits and advance payments	2,200.00	-	0.10	• For the fiscal year ended 31 Dec 2024, the Group received deposits and advance payments totaling 2.20 million Baht.	• The selling price of the condominium unit was at a normal market rate and comparable to prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.
240. Mr. Jumpol Prawitthana	• Holds the position of Chief Executive Officer of the Group.	1.Regular business transactions of the Group					
		1.1 Revenue from the sale of condominiums	-	-	-	• For the fiscal year ended 31 Dec 2024, Mr. Surin Sahachatphokanan did not enter into a condominium sale and purchase agreement.	• It is a regular business transaction of the Group.
		1.2 Deposits and advance payments	650.00	-	0.10	• For the fiscal year ended 31 Dec 2024, the Group received deposits and advance payments totaling 0.65 million Baht.	• The selling price of the condominium unit was at a normal market rate and comparable to prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.
241. Mr. Piti Jarukamjorn	• Holds the position of Chief Executive Officer of the Group.	1.Regular business transactions of the Group					
		1.1 Revenue from the sale of condominiums	-	-	-	• For the fiscal year ended 31 Dec 2024, Mr. Surin Sahachatphokanan did not enter into a condominium sale and purchase agreement.	• It is a regular business transaction of the Group.
		1.2 Deposits and advance payments	1,600.00	-	0.10	• For the fiscal year ended 31 Dec 2024, the Group received deposits and advance payments totaling 1.60 million Baht.	• The selling price of the condominium unit was at a normal market rate and comparable to prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
242. Mr. Siriphong Srisawangwong	• Holds the position of Chief Executive Officer of the Group.	1.Regular business transactions of the Group					
		1.1 Revenue from the sale of condominiums	-	-	-	• For the fiscal year ended 31 Dec 2024, Mr. Surin Sahachatphokanan did not enter into a condominium sale and purchase agreement.	• It is a regular business transaction of the Group.
		1.2 Deposits and advance payments	2,150.00	-	0.10	• For the fiscal year ended 31 Dec 2024, the Group received deposits and advance payments totaling 2.15 million Baht.	• The selling price of the condominium unit was at a normal market rate and comparable to prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.
243. Mr. Apisit Suntornchukiart	• Holds the position of Chief Executive Officer of the Group.	1.Regular business transactions of the Group					
		1.1 Revenue from the sale of condominiums	5,586.54	-	-	• For the fiscal year ended 31 Dec 2024, Mr. Apisit Suntornchukiart has made a contract to purchase a condominium unit for 5.59 million Baht.	• It is a regular business transaction of the Group.
		1.2 Deposits and advance payments	650.00	-	0.10	• For the fiscal year ended 31 Dec 2024, the Group received deposits and advance payments totaling 0.65 million Baht.	• The selling price of the condominium unit was at a normal market rate and comparable to prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.
244. Mrs. Arada Jaroon-ek	• Holds the position of Chief Executive Officer of the Group.	1.Regular business transactions of the Group					
		1.1 Revenue from the sale of condominiums	-	-	-	• For the fiscal year ended 31 Dec 2024, Mr. Surin Sahachatphokanan did not enter into a condominium sale and purchase agreement.	• It is a regular business transaction of the Group.
		1.2 Deposits and advance payments	6,958.10	-	0.10	• For the fiscal year ended 31 Dec 2024, the Group received deposits and advance payments totaling 6.96 million Baht.	• The selling price of the condominium unit was at a normal market rate and comparable to prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.

Person/Juristic Person with Potential Conflict of Interest	Relationship	Nature of Transaction	Transaction Value (Thousand Baht)			Necessity/Reasonableness of Transaction	Audit Committee's Opinion
			Fiscal Year Ended 31 Dec 2024	Fiscal Year Ended 31 Dec 2023	Fiscal Year Ended 31 Dec 2022		
245. Mr. Chawakij Phumboonchue	• Holds the position of Chief Executive Officer of the Group.	1.Regular business transactions of the Group					
		1.1 Revenue from the sale of condominiums	1,957.01	-	-	• For the fiscal year ended 31 Dec 2024, Mr. Chawakij Phumboonchue has made a contract to purchase a condominium unit for 1.96 million Baht.	• It is a regular business transaction of the Group.
		1.2 Deposits and advance payments	-	-	0.10	• For the fiscal year ended 31 Dec 2024, the Group received no deposits or advance payments.	• The selling price of the condominium unit was at a normal market rate and comparable to prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.
246. Mr. Polchompunut Thongtaem Na Ayutthaya	• Holds the position of Chief Executive Officer of the Group.	1.Regular business transactions of the Group					
		1.1 Revenue from the sale of condominiums	-	-	-	• For the fiscal year ended 31 Dec 2024, Mr. Surin Sahachatphokanan did not enter into a condominium sale and purchase agreement.	• It is a regular business transaction of the Group.
		1.2 Deposits and advance payments	2,150.00	-	0.10	• For the fiscal year ended 31 Dec 2024, the Group received deposits and advance payments totaling 2.15 million Baht.	• The selling price of the condominium unit was at a normal market rate and comparable to prices offered to other external customers. Therefore, the transaction is considered appropriate and reasonable.

10 Auditor's Report

Origin Property Public Company Limited and its subsidiaries
Report and consolidated and separate financial statements
31 December 2024

Independent Auditor's Report

To the Shareholders of Origin Property Public Company Limited

Opinion

I have audited the accompanying consolidated financial statements of Origin Property Public Company Limited and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at 31 December 2024, and the related consolidated statements of comprehensive income, changes in shareholders' equity and cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information, and have also audited the separate financial statements of Origin Property Public Company Limited (the Company) for the same period (collectively "the financial statements").

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Origin Property Public Company Limited and its subsidiaries and of Origin Property Public Company Limited as at 31 December 2024, their financial performance and cash flows for the year then ended in accordance with Thai Financial Reporting Standards.

Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing. My responsibilities under those standards are further described in the **Auditor's Responsibilities for the Audit of the Financial Statements** section of my report. I am independent of the Group in accordance with the **Code of Ethics for Professional Accountants including Independence Standards** issued by the Federation of Accounting Professions (Code of Ethics for Professional Accountants) that are relevant to my audit of the financial statements, and I have fulfilled my other ethical responsibilities in accordance with the Code of Ethics for Professional Accountants. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of Matter

a) I draw attention to Note 6 "Related party transactions", Note 8 "Trade and other receivables", Note 14 "Investments in joint ventures", and Note 30 "Loss of control in the subsidiaries" to the financial statements. The Group entered into joint venture agreements with several venturers to operate the property development business for condominiums, housing estates, and hotels. Under the conditions of the joint venture agreements, the rights and duties of both parties are defined. During the year 2024, the Group recognised gains on disposals of investments in subsidiaries of Baht 879 million (2023: Baht 1,062 million) in the consolidated statement of comprehensive income, which derived from the joint venture projects entered into the joint venture agreements during the year. As part of the disposal process of investments in subsidiaries, the Group is entitled to charge fees for land transfer rights to the joint venture companies. As at 31 December 2024, the Group has a net outstanding receivable of Baht 511 million (2023: Baht 628 million) arising from land transfer rights as specified in the transfers of rights for sale and purchase of land agreements or transfers of rights for land agreements with the joint venture companies, which is presented as part of other receivables in the statement of financial position. The payment terms are in accordance with the repayment period as specified in the agreements.

   In addition, the joint venture agreements stipulate terms for the Group to enter into the project management and administrative service agreements. Under these agreements, the Group is to act as the service provider for the joint venture companies. These responsibilities include conducting project feasibility studies, plans for loan applications from financial institutions and

sales plans that must be finalised and proposed to the venturers before signing the joint venture agreements. These fees will be calculated based on a percentage of the project value and are recorded as service income on the date of the joint venture agreements, with payment terms set out in the agreements. During the year 2024, the Group recognised revenue from these service fees of Baht 561 million (2023: Baht 2,299 million), which are presented as part of revenues from project management in the consolidated statement of comprehensive income. Some joint venture projects may experience delays. Therefore, in some cases, joint venture companies may defer payment of the project management fee to the Group, which is later than the agreed-upon period as specified in the agreement which are in accordance with the structure of investment fund management as specified in the pattern of participation in the joint venture agreements. The Group has considered setting aside an allowance for expected credit losses for overdue project management receivables amounting to Baht 547 million (2023: Baht 29 million). As a result, as at 31 December 2024, the Group has a net outstanding project management receivables from joint venture companies of Baht 723 million (2023: Baht 2,804 million).

However, the aforementioned balance with joint venture companies may be exposed to uncertainties of future events that could affect the determination of the repayment period of these receivables. Nevertheless, the Group's management is confident in the feasibility of the projects and closely monitors their progress to continuously implement the project plans.

b) I draw attention to Note 6 "Related party transactions" to the financial statements. During the fourth quarter of year 2024, the Company became aware that a management-level employee of a subsidiary of the Group conducted inappropriate behavior, with the potential to inflict damage upon an unrelated party. The Company's management, in collaboration with the legal advisor, conducted an investigation into the employee's conduct and assessed the potential impact on the Group. It was determined that the Group did not suffer any damage that impact the Group's financial statements. However, the investigation identified some deficiencies in the internal control system, which the Company's management is currently in the process of addressing to improve efficiency.

My opinion is not modified in respect of these matters.

Key Audit Matters

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

I have fulfilled the responsibilities described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report, including in relation to these matters. Accordingly my audit included the performance of procedures designed to respond to my assessment of the risks of material misstatement of the financial statements. The results of my audit procedures, including the procedures performed to address the matter below, provide the basis for my audit opinion on the accompanying financial statements as a whole.

Key audit matter and how audit procedures respond for this matter are described below.

Recognition of revenues from sales of real estate

Revenues from sales of real estate are key performance indicators for users of the financial statements. In addition, the purchase and sales agreements are variable, with some having addendums granting a special discount or various sales promotions. There are therefore risks with respect to the amount or timing of revenue recognition.

I have examined the recognition of revenues from sales of real estate of the Group by

- Assessing and testing the Group's IT system and its internal controls with respect to the revenue cycle by making enquiry of responsible persons, gaining an understanding of the controls and selecting representative samples to test the operation of the designed controls.
- Applying a sampling method to select sales agreements to assess whether revenue recognition was consistent with the conditions of the relevant agreements, and was in compliance with the Group's policy.
- On a sampling basis, examining supporting documents for revenue transactions occurring during the year and near the account period-end.
- Reconciling the number of un-transferred land and house, and condominium units with the original title deeds and/or bank confirmations for title deeds kept by banks.
- Performing analytical procedures on disaggregated data to detect possible irregularities in sales transactions throughout the period, including accounting entries made through journal vouchers.
- Reviewing revenue adjustment entries made subsequent to the accounting period-end.

Other Information

Management is responsible for the other information. The other information comprise the information included in annual report of the Group, but does not include the financial statements and my auditor's report thereon. The annual report of the Group is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated.

When I read the annual report of the Group, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance for correction of the misstatement.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Thai Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Thai Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Thai Standards on Auditing, I exercise professional judgement and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine these matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

I am responsible for the audit resulting in this independent auditor's report.

Termphong Opanaphan
Certified Public Accountant (Thailand) No. 4501

EY Office Limited
Bangkok: 28 February 2025

11 Financial Statements

Origin Property Public Company Limited and its subsidiaries
Statements of financial position
As at 31 December 2024

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2024	2023	2024	2023
Assets					
Current assets					
Cash and cash equivalents	7	1,440,823,775	1,493,308,732	117,268,789	32,407,131
Trade and other receivables	8	3,057,219,327	5,186,193,369	180,512,002	1,090,426,633
Short-term loans to related parties	6	885,739,459	1,350,924,031	997,948,731	133,878,108
Project development costs for sale	9	35,377,762,648	35,896,249,092	32,300,838	112,287,918
Deposits for land		838,611,236	874,788,304	-	-
Advance payment for construction		450,214,043	1,127,420,449	-	-
Other current financial assets	10	151,034,762	581,103,743	2,051,900	101,151,021
Other current assets	11	679,330,343	641,247,908	10,775,556	14,907,105
		42,880,735,593	47,151,235,628	1,340,857,816	1,485,057,916
Assets held for sale	15	142,410,735	-	-	-
Total current assets	43,023,146,328	23,505,155.6	47,151,235,628	1,340,857,816	1,485,057,916
Non-current assets					
Restricted and collateral bank deposits	12	297,232,795	464,673,345	-	-
Non-current other receivable	8	206,879,646	-	-	-
Long-term loans to related parties	6	2,825,296,203	212,598,328	23,043,284,221	22,666,994,133
Other non-current financial assets	10	319,723,877	455,919,163	-	-
Investments in subsidiaries	13	-	-	9,772,717,421	7,782,762,421
Investments in joint ventures	14	10,534,532,059	9,130,038,841	848,519,970	550,994,970
Investment in associates		38,526,541	33,242,058	-	-
Land held for development		20,168,539	20,168,539	-	-
Investment properties	15	186,054,765	328,376,092	28,841,597	31,401,241
Property, plant and equipment	16	3,748,697,446	4,417,476,378	19,039,254	26,036,641
Long-term deposits for land and other advances		192,072,530	104,981,348	-	-
Non-current advance payment for construction		662,347,368	170,867,375	-	-
Right-of-use assets	23	853,919,434	1,364,121,549	42,113,812	49,454,792

	Note	Consolidated financial statements		Separate financial statements	
		2024	2023	2024	2023
Intangible assets	17	158,809,684	170,225,959	12,459,663	16,876,210
Goodwill	17	385,489,053	190,416,224	-	-
Unallocated costs of business acquisition and combination	32	-	224,354,965	-	-
Deferred tax assets	28	1,141,255,675	673,839,856	16,892,466	10,158,755
Other non-current assets		215,332,972	117,898,811	3,406,840	4,603,798
Total non-current assets		**21,786,338,587**	**18,079,198,831**	**33,787,275,244**	**31,139,282,961**
Total assets		**64,809,484,915**	**65,230,434,459**	**35,128,133,060**	**32,624,340,877**

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

Origin Property Public Company Limited and its subsidiaries
Statements of financial position (continued)
As at 31 December 2024

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2024	2023	2024	2023
Liabilities and shareholders' equity					
Current liabilities					
Bank overdrafts and short-term loans from financial institutions	18	1,920,644,673	1,557,991,481	806,420,000	300,000,000
Bills of exchange	19	366,567,092	2,262,793,544	366,567,092	1,668,681,682
Trade and other payables	20	2,491,219,489	3,675,894,462	213,662,344	169,551,904
Current portion of long-term loans from financial institutions	21	4,000,681,164	4,887,225,067	645,017,850	291,642,070
Current portion of debentures	22	6,309,808,757	5,050,546,785	4,939,223,306	4,547,610,330
Short-term loans from related parties and related persons	6	769,857,016	496,017,613	1,958,230,024	891,736,170
Current portion of lease liabilities	23	320,475,808	362,133,375	4,674,423	5,097,174
Deposits and advances received from customers		2,905,249,705	1,360,788,109	3,189,034	1,224,121
Unearned income	6	132,578,678	149,932,838	93,210	71,378
Income tax payable		365,179,767	770,605,790	376,387	8,911,353
Excess difference under equity method in investments in joint ventures	14	234,715,075	1,005,204,149	-	-
Suspense output VAT		182,291,804	289,717,595	2,489,043	2,990,997
Current portion of provision for net revenue guarantee	10	47,820,291	98,383,958	-	-
Other current liabilities		301,743,242	359,026,086	10,090,293	18,602,538
Total current liabilities		20,348,832,561	22,326,260,852	8,950,033,006	7,906,119,717
Non-current liabilities					
Long-term loans from financial institutions - net of current portion	21	9,160,058,659	7,907,117,363	690,500,543	607,160,579
Debentures - net of current portion	22	12,464,093,220	11,995,460,113	10,093,287,911	9,551,729,420
Long-term loans from unrelated party		86,298,030	-	-	-
Lease liabilities - net of current portion	23	705,835,100	1,122,090,880	38,533,474	43,207,897
Provision for long-term employee benefits		65,555,350	76,959,551	6,679,466	8,117,732
Deferred tax liabilities	28	449,605,372	470,947,814	-	-
Provision for net revenue guarantee - net of current portion	10	180,009,339	162,129,904	-	-
Other non-current liabilities		66,784,910	71,602,797	-	-
Total non-current liabilities		23,178,239,980	21,806,308,422	10,829,001,394	10,210,215,628
Total liabilities		43,527,072,541	44,132,569,274	19,779,034,400	18,116,335,345

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

Origin Property Public Company Limited and its subsidiaries
Statements of financial position (continued)
As at 31 December 2024

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2024	2023	2024	2023
Shareholders' equity					
Share capital					
Registered 2,454,122,453 ordinary shares of Baht 0.50 each		1,227,061,227	1,227,061,227	1,227,061,227	1,227,061,227
Issued and fully paid 2,454,122,453 ordinary shares of Baht 0.50 each		1,227,061,227	1,227,061,227	1,227,061,227	1,227,061,227
Ordinary share premium		2,350,458,674	2,350,458,674	2,350,458,674	2,350,458,674
Preference share discount of subsidiaries		(2,910,400)	(2,910,400)	-	-
Capital reserve for share-based payments		79,833,764	79,833,764	79,833,764	79,833,764
Surplus from the change in the ownership interests in subsidiaries		2,414,962,378	2,414,962,378	-	-
Retained earnings					
Appropriated - statutory reserve	24	154,577,622	154,577,622	154,577,622	154,577,622
Unappropriated		13,145,922,426	12,865,252,848	11,537,167,373	10,696,074,245
Other components of shareholders' equity		(38,075,286)	(38,223,426)	-	-
Equity attributable to owners of the Company		19,331,830,405	19,051,012,687	15,349,098,660	14,508,005,532
Non-controlling interests of the subsidiaries		1,950,581,969	2,046,852,498	-	-
Total shareholders' equity		21,282,412,374	21,097,865,185	15,349,098,660	14,508,005,532
Total liabilities and shareholders' equity		64,809,484,915	65,230,434,459	35,128,133,060	32,624,340,877

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

Origin Property Public Company Limited and its subsidiaries
Statement of comprehensive income
For the year ended 31 December 2024

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2024	2023	2024	2023
Profit or loss:					
Revenues					
Revenues from sales of real estate	25	6,836,102,752	8,840,414,732	102,789,739	45,816,586
Service income	6, 25	1,624,841,191	1,302,900,431	-	-
Revenues from hotel operations and rental		528,509,292	468,201,512	-	-
Revenues from project management	6, 25	1,654,598,827	3,254,229,017	27,468,318	42,065,696
Dividend income	6, 13, 14	-	-	1,527,114,264	1,588,751,646
Gains on disposals of investments in subsidiaries	2.2, 30	878,668,512	1,061,533,641	326,616	-
Interest income	6	183,975,100	89,659,890	1,179,746,197	961,309,030
Other income		278,601,525	139,890,211	74,425,379	22,717,699
Total revenues		**11,985,297,199**	**15,156,829,434**	**2,911,870,513**	**2,660,660,657**
Expenses					
Cost of real estate sales		4,855,565,142	6,211,580,848	82,686,840	52,675,879
Cost of services		1,248,991,076	882,324,799	-	-
Cost of hotel operations and rental		514,177,611	357,884,281	-	-
Selling expenses		1,522,817,760	2,230,033,724	31,840,641	59,539,943
Administrative expenses		1,136,564,891	1,019,354,187	164,194,848	178,629,003
Expected credit losses	6, 8	626,469,330	58,241,810	12,961,701	4,768,658
Impairment loss (reversal) on investment in subsidiaries	13	-	-	37,200,000	(10,000,000)
Total expenses		**9,904,585,810**	**10,759,419,649**	**328,884,030**	**285,613,483**
Operating profit		**2,080,711,389**	**4,397,409,785**	**2,582,986,483**	**2,375,047,174**
Share of profit from investments in joint ventures and associates	14	181,031,865	30,189,775	-	-
Finance cost	26	(677,237,521)	(459,627,368)	(928,653,790)	(696,538,625)
Profit before income tax expenses		**1,584,505,733**	**3,967,972,192**	**1,654,332,693**	**1,678,508,549**
Income tax expenses	28	(341,376,570)	(808,027,243)	(27,573,468)	(18,426,432)
Profit for the year		**1,243,129,163**	**3,159,944,949**	**1,626,759,225**	**1,660,082,117**
Other comprehensive income:					
Other comprehensive income not to be reclassified to profit or loss in subsequent periods					
Actuarial gain (loss) - net of income tax		18,489,400	(8,574,549)	2,106,030	(2,342,328)

	Note	Consolidated financial statements		Separate financial statements	
		2024	2023	2024	2023
Share of other comprehensive income from investments in joint ventures from investments in joint ventures	14.2	148,140	(380,875)	-	-
Other comprehensive income for the year		**18,637,540**	**(8,955,424)**	**2,106,030**	**(2,342,328)**
Total comprehensive income for the year		**1,261,766,703**	**3,150,989,525**	**1,628,865,255**	**1,657,739,789**
Profit attributable to:					
Equity holders of the Company		1,051,790,212	2,718,233,321	**1,626,759,225**	**1,660,082,117**
Non-controlling interests of the subsidiaries		191,338,951	441,711,628		
		1,243,129,163	**3,159,944,949**		
Total comprehensive income attributable to:					
Equity holders of the Company		1,068,589,845	2,710,301,978	**1,628,865,255**	**1,657,739,789**
Non-controlling interests of the subsidiaries		193,176,858	440,687,547		
		1,261,766,703	**3,150,989,525**		
Earnings per share	29				
Basic earnings per share					
Profit attributable to equity holders of the Company		**0.4286**	**1.1076**	**0.6629**	**0.6764**

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

Origin Property Public Company Limited and its subsidiaries
Statement of changes in shareholders' equity
For the year ended 31 December 2024

(Unit: Baht)

	Note	Consolidated financial statements											
		Equity attributable to owners of the Company										Equity attributable to non-controlling interests of the subsidiaries	Total shareholders' equity
		Issued and paid-up share capital	Ordinary share premium	Preference share discount of subsidiaries	Capital reserve for share-based payments	Surplus from the change in the ownership interest in subsidiary	Retained earnings		Other component of shareholders' equity		Total equity attributable to owners of the Company		
							Appropriated - statutory reserve	Unappropriated	Other comprehensive income: comprehensive income from joint ventures	Deficit on business combination under common control			
Balance as at 1 January 2023		**1,227,061,227**	**2,350,458,674**	**(2,910,400)**	**79,833,764**	**2,414,962,378**	**154,577,622**	**11,946,036,604**	**105,390**	**(37,947,941)**	**18,132,177,318**	**1,801,147,295**	**19,933,324,613**
Profit for the year		-	-	-	-	-	-	2,718,233,321	-	-	2,718,233,321	441,711,628	3,159,944,949
Other comprehensive income for the year		-	-	-	-	-	-	(7,550,468)	(380,875)	-	(7,931,343)	(1,024,081)	(8,955,424)
Total comprehensive income for the year		-	-	-	-	-	-	2,710,682,853	(380,875)	-	2,710,301,978	440,687,547	3,150,989,525
Transactions related with subsidiary's warrants		-	-	-	-	-	-	-	-	-	-	5,597,464	5,597,464
Called up and increase in share capital of subsidiaries		-	-	-	-	-	-	-	-	-	-	37,546,469	37,546,469
Purchase investment in subsidiary		-	-	-	-	-	-	-	-	-	-	5,417,410	5,417,410
Acquired ordinary shares of subsidiary from non-controlling interests		-	-	-	-	-	-	-	-	-	-	(448,880)	(448,880)
Dividend paid	34	-	-	-	-	-	-	(1,791,466,609)	-	-	(1,791,466,609)	-	(1,791,466,609)
Subsidiaries paid dividends to their non-controlling interests	13.3	-	-	-	-	-	-	-	-	-	-	(243,094,807)	(243,094,807)
Balance as at 31 December 2023		**1,227,061,227**	**2,350,458,674**	**(2,910,400)**	**79,833,764**	**2,414,962,378**	**154,577,622**	**12,865,252,848**	**(275,485)**	**(37,947,941)**	**19,051,012,687**	**2,046,852,498**	**21,097,865,185**

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

Origin Property Public Company Limited and its subsidiaries
Statement of changes in shareholders' equity (continued)
For the year ended 31 December 2024

(Unit: Baht)

	Note	Consolidated financial statements											
		Equity attributable to owners of the Company										Equity attributable to non-controlling interests of the subsidiaries	Total shareholders' equity
		Issued and paid-up share capital	Ordinary share premium	Preference share discount of subsidiaries	Capital reserve for share-based payments	Surplus from the change in the ownership interest in subsidiary	Retained earnings		Other component of shareholders' equity		Total equity attributable to owners of the Company		
							Appropriated - statutory reserve	Unappropriated	Other comprehensive income: comprehensive income from joint ventures	Deficit on business combination under common control			
Balance as at 1 January 2024		**1,227,061,227**	**2,350,458,674**	**(2,910,400)**	**79,833,764**	**2,414,962,378**	**154,577,622**	**12,865,252,848**	**(275,485)**	**(37,947,941)**	**19,051,012,687**	**2,046,852,498**	**21,097,865,185**
Profit for the year		-	-	-	-	-	-	1,051,790,212	-	-	1,051,790,212	191,338,951	1,243,129,163
Other comprehensive income for the year		-	-	-	-	-	-	16,651,493	148,140	-	16,799,633	1,837,907	18,637,540
Total comprehensive income for the year		-	-	-	-	-	-	1,068,441,705	148,140	-	1,068,589,845	193,176,858	1,261,766,703
Transactions related with subsidiary's warrants		-	-	-	-	-	-	-	-	-	-	1,080,629	1,080,629
Called up and increase in share capital of subsidiaries		-	-	-	-	-	-	-	-	-	-	844,910	844,910
Purchase investment in subsidiary		-	-	-	-	-	-	-	-	-	-	(1,784,240)	(1,784,240)
Disposal of investment in subsidiary		-	-	-	-	-	-	-	-	-	-	(16,936,695)	(16,936,695)
Dividend paid	34	-	-	-	-	-	-	(787,772,127)	-	-	(787,772,127)	-	(787,772,127)
Subsidiaries paid dividends to their non-controlling interests	13.3	-	-	-	-	-	-	-	-	-	-	(272,651,991)	(272,651,991)
Balance as at 31 December 2024		**1,227,061,227**	**2,350,458,674**	**(2,910,400)**	**79,833,764**	**2,414,962,378**	**154,577,622**	**13,145,922,426**	**(127,345)**	**(37,947,941)**	**19,331,830,405**	**1,950,581,969**	**21,282,412,374**

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

Origin Property Public Company Limited and its subsidiaries
Statement of changes in shareholders' equity (continued)
For the year ended 31 December 2024

(Unit: Baht)

	Note	Separate financial statements					
		Issued and paid-up share capital	Ordinary share premium	Capital reserve for share-based payments	Retained earnings		Total shareholders' equity
					Appropriated - statutory reserve	Unappropriated	
Balance as at 1 January 2023		**1,227,061,227**	**2,350,458,674**	**79,833,764**	**154,577,622**	**10,829,801,065**	**14,641,732,352**
Profit for the year		-	-	-	-	1,660,082,117	1,660,082,117
Other comprehensive income for the year		-	-	-	-	(2,342,328)	(2,342,328)
Total comprehensive income for the year		-	-	-	-	1,657,739,789	1,657,739,789
Dividend paid	34	-	-	-	-	(1,791,466,609)	(1,791,466,609)
Balance as at 31 December 2023		**1,227,061,227**	**2,350,458,674**	**79,833,764**	**154,577,622**	**10,696,074,245**	**14,508,005,532**
Balance as at 1 January 2024		**1,227,061,227**	**2,350,458,674**	**79,833,764**	**154,577,622**	**10,696,074,245**	**14,508,005,532**
Profit for the year		-	-	-	-	1,626,759,225	1,626,759,225
Other comprehensive income for the year		-	-	-	-	2,106,030	2,106,030
Total comprehensive income for the year		-	-	-	-	1,628,865,255	1,628,865,255
Dividend paid	34	-	-	-	-	(787,772,127)	(787,772,127)
Balance as at 31 December 2024		**1,227,061,227**	**2,350,458,674**	**79,833,764**	**154,577,622**	**11,537,167,373**	**15,349,098,660**

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

Origin Property Public Company Limited and its subsidiaries
Cash flow statement
For the year ended 31 December 2024

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Cash flows from operating activities				
Profit before tax	1,584,505,733	3,967,972,192	1,654,332,693	1,678,508,549
Adjustments to reconcile profit before tax to net cash provided by (paid from) operating activities				
Depreciation and amortisation	658,505,461	520,890,776	21,122,653	21,950,858
Expected credit losses	626,469,330	58,241,810	12,961,701	4,768,658
Impairment loss (reversal) on investments in subsidiaries	-	-	37,200,000	(10,000,000)
Gain on disposals of investments in subsidiaries	(878,668,542)	(1,061,533,364)	(326,616)	-
Gain on disposals of investments in joint venture	(1,645,970)	-	-	-
Gain on fair value measurement of investment in joint venture	-	(7,373,347)	-	-
Loss on wrie-off of investment properties	700,000	-	-	-
Loss on disposals and write-off of buildings and equipment	36,341,183	7,236,732	-	-
Loss on wrie-off of intangible assets	18,720	-	-	-
Loss on impairment of land under servitude	34,666,468	-	-	-
(Gain) loss on lease modification	32,479,431	(6,824,558)	-	-
Loss on impairment of right-of-use assets	39,502,945	88,592,714	-	-
Loss on impairment of goodwill	6,498,877	-	-	-
Provision for long-term employee benefits	18,454,879	8,888,776	1,194,271	586,365
Expenses in relation to share-based payments	1,080,629	3,279,904	-	-
Share of profit from investments in joint ventures and associate	(181,031,865)	(30,189,775)	-	-
Gain on disposal of financial assets	(17,263,759)	-	(26,407,946)	-
(Gain) loss on fair value adjustments of financial assets	42,119,351	(21,137,755)	(37,603)	(1,041,452)
Dividend income	-	-	(1,527,114,264)	(1,588,751,646)
Interest income	(183,975,100)	(89,659,890)	(1,179,746,197)	(961,309,030)
Finance cost	677,237,521	459,627,368	928,653,790	696,538,625
Profit (loss) from operating activities before changes in operating assets and liabilities	2,495,995,292	3,898,011,583	(78,167,518)	(158,749,073)
(Increase) decrease in operating assets				
Trade and other receivables	1,313,573,779	(1,714,403,589)	(45,196,305)	(375,360,982)
Project development costs for sale	(787,011,136)	(9,193,007,718)	79,987,080	27,726,223
Deposits for land	(229,463,066)	(283,308,399)	-	-

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Advance payment for construction	163,895,258	(250,321,768)	-	694,656
Other current assets	(73,922,245)	(134,502,806)	13,906,538	1,361,305
Restricted and collateral bank deposits	167,440,550	(74,547,236)	-	-
Other non-current assets	(107,117,041)	(155,675,328)	1,196,958	(1,332,929)
Increase (decrease) in operating liabilities				
Trade and other payables	1,180,265,556	1,956,929,550	40,841,730	(37,151,978)
Deposits and advances received from customers	1,629,502,279	855,611,761	1,964,913	(67,638)
Unearned income	(17,354,160)	93,422,790	21,832	(281,201)
Suspense output vat	(107,425,791)	141,416,382	(501,954)	1,544,902
Provision for net revenue guarantee	(32,684,232)	260,513,862	-	-
Other current liabilities	10,655,018	59,823,585	(8,717,048)	(1,521,230)
Other non-current liabilities	(4,817,887)	16,531,052	-	-
Cash flows used in operating activities	5,601,532,174	(4,523,506,279)	5,336,226	(543,137,945)
Cash paid for long-term employee benefit	(6,747,330)	(2,443,811)	-	-
Interest paid	(1,716,703,721)	(1,318,045,748)	(846,962,168)	(626,382,493)
Corporate income tax paid	(1,237,303,206)	(1,196,259,791)	(43,368,654)	(7,958,073)
Net cash flows from (used in) operating activities	**2,640,777,917**	**(7,040,255,629)**	**(884,994,596)**	**(1,177,478,511)**
Cash flows from investing activities				
Dividend received	936,108,060	274,410,146	2,205,114,184	2,855,341,216
(Increase) decrease in loans to related parties	(1,120,881,245)	390,446,557	(282,636,792)	(3,635,965,723)
Purchase of other financial assets	(439,960,071)	(905,703,075)	(199,960,000)	-
Proceeds from disposals of other financial assets	981,368,746	139,075	325,504,670	139,075
Cash paid to purchase additional investments in subsidiaries	-	-	(2,030,499,980)	(76,645,492)
Net cash receipt from disposals of investments in subsidiaries	217,314,967	407,823,210	5,326,586	-
Net cash paid for acquisitions of investments in subsidiaries	(35,339,514)	(207,689,319)	(1,654,990)	-
Net cash paid for business combination	(71,366,669)	(795,684,590)	-	-
Cash paid to purchase additional investments in joint ventures	(4,097,737,620)	(2,302,396,504)	(297,525,000)	(197,875,000)
Cash receipt from disposals of investments in joint ventures	3,855,750	-	-	-
Proceed from deduction in share capital of joint ventures	489,921,790	-	-	-
Acquisitions of investment properties	(39,214,942)	(73,045,001)	-	-
Acquisitions of property, plant and equipment	(190,134,202)	(1,732,674,128)	(625,224)	(8,322,378)
Acquisitions of intangible assets	(10,027,707)	(14,594,849)	-	(4,524,613)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Proceed from disposals of investment properties	526,233	21,645,966	526,233	-
Proceed from disposals of buildings and equipment	62,920,211	154,648,467	290,896	-
Proceed from disposals of intangible assets	-	-	695,500	695,500
Interest received	76,199,327	64,641,893	475,701,104	647,978,996
Net cash flows from (used in) investing activities	**(3,236,446,886)**	**(4,718,032,152)**	**200,257,187**	**(419,178,419)**
Cash flows from financing activities				
Increase in bank overdrafts and short-term loans from financial institutions	750,487,791	783,023,481	506,420,000	-
Increase (decrease) in bills of exchange	(1,915,000,000)	785,000,000	(1,315,000,000)	185,000,000
Increase (decrease) in short-term loans from related parties and related persons	273,839,403	350,788,930	1,046,218,082	(215,195,775)
Cash receipt from long-term loans from financial institutions	5,793,998,456	9,211,631,435	1,902,317,217	929,000,000
Repayment of long-term loans from financial institutions	(4,587,763,030)	(2,511,177,518)	(1,462,415,313)	(38,114,126)
Cash receipt from issuance of debentures	6,782,300,000	7,487,000,000	5,483,100,000	6,023,500,000
Repayment of debentures	(5,063,200,000)	(3,695,400,000)	(4,558,100,000)	(3,695,400,000)
Cash paid for issuance fees of debentures	(50,255,303)	(56,809,300)	(38,186,473)	(42,414,340)
Cash receipt from long-term loan from unrelated party	86,298,030	-	-	-
Payment of principal portion of lease liabilities	(467,942,126)	(290,112,311)	(6,982,318)	(4,015,261)
Proceed from calls up and increase in share capital of subsidiaries	844,910	37,546,469	-	-
Cash paid to purchase shares from non-controlling interest of a subsidiary	-	(448,880)	-	-
Cash receipts from share subscriptions as a result of warrants exercised of a subsidiary	-	2,317,560	-	-
Dividends paid	(787,772,128)	(1,791,466,609)	(787,772,128)	(1,791,466,609)
Dividends paid to non-controlling interests from subsidiaries	(272,651,991)	(243,094,807)	-	-
Net cash flows from financing activities	**543,184,012**	**10,068,798,450**	**769,599,067**	**1,350,893,889**
Net increase (decrease) in cash and cash equivalents	**(52,484,957)**	**(1,689,489,331)**	**84,861,658**	**(245,763,041)**
Cash and cash equivalents at beginning of the year	1,493,308,732	3,182,798,063	32,407,131	278,170,172
Cash and cash equivalents at end of the year	**1,440,823,775**	**1,493,308,732**	**117,268,789**	**32,407,131**
Supplemental cash flows information				
Non-cash items:				
Investments in subsidiaries changed to investments in joint ventures and associate	(87,921,500)	(184,429,510)	-	-
Other non-current financial asset changed to investment in subsidiary	-	8,000,000	-	-
Transfer of property, plant and equipment to project development costs for sale	391,688,514	-	-	-
Transfer of investment properties to project development costs for sale	18,259,151	-	-	-
Transfer of other current assets to investment properties	3,385,065	-	-	-

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Transfer of other current assets to property, plant and equipment	7,597,785	92,194,065	-	-
Transfer of investment properties to property, plant and equipment	39,940,532	735,000	-	-
Transfer of investment properties to assets held for sale	142,410,735	-	-	-
Other payables for purchases of investment properties	106,545	969,716	-	-
Other payables for purchase of plant and equipment	14,093,157	22,863,767	-	-
Other receivables for disposals of intangible assets	-	-	-	695,500
Increase in right-of-use assets	114,625,038	1,114,922,543	-	50,272,831
Dividend receivables	-	-	-	677,999,920
Share receivables	527,862,692	580,339,202	-	-
Estimation of the fair value of discounted contingent consideration	38,236,472	127,494,843	-	-

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

12 Notes to financial statements

Origin Property Public Company Limited and its subsidiaries
Notes to financial statements
For the year ended 31 December 2024

1. General information

Origin Property Public Company Limited ("the Company") is a public company incorporated and domiciled in Thailand. The Company and its subsidiaries (together "the Group") are principally engaged in property development and investing in other companies. The registered office of the Company is at 496 Moo 9, Tambon Samrong Nuea, Amphoe Mueang Samut Prakan, Samut Prakan, and these is one branch in Bangkok.

2. Basis of preparation

2.1 The financial statements have been prepared in accordance with Thai Financial Reporting Standards enunciated under the Accounting Professions Act B.E. 2547 and their presentation has been made in compliance with the stipulations of the Notification of the Department of Business Development, issued under the Accounting Act B.E. 2543.

The financial statements in Thai language are the official statutory financial statements of the Company. The financial statements in English language have been translated from the Thai language financial statements.

The financial statements have been prepared on a historical cost basis except where otherwise disclosed in the accounting policies.

2.2 Basis of consolidation

a) These consolidated financial statements include the financial statements of Origin Property Public Company Limited ("the Company") and its subsidiaries ("the subsidiaries") (together "the Group") as follows:

Company's name	Direct/indirect shareholding percentage	
	2024 (%)	2023 (%)
Subsidiaries held by the Company		
Property development business		
Origin Hotel Public Company Limited (formerly known as "One Origin Public Company Limited")	100	100
Origin Vertical Corporation Company Limited (formerly known as "Origin Condominium Company Limited")	100	100
Britania Public Company Limited	70	70
Park Luxury Company Limited	100	100
Origin Capital Collage 107 Company Limited	100	100
Origin Ramkhamhaeng Company Limited	100	100
Origin Nationwide Company Limited	100	100
Origin Knightsbridge Thepharak Company Limited	100	100
Providing services relating to real estate business		
Primo Service Solutions Public Company Limited	75	75

Company's name	Direct/indirect shareholding percentage	
	2024 (%)	2023 (%)
Origin Global (Hong Kong) Limited (incorporated in Hong Kong)	100	100
One Hampton Deluxe Ocean Sriracha Company Limited	100	100*
Other business		
Origin Grand Company Limited	100	100
Prominent Capital Company Limited	100	100
Prominent Asset Management Company Limited	100	100
Origin Healthcare Company Limited	97	96
Origin Energy Company Limited	100	100
Origin Music Company Limited	100	100
Origin BE8 Company Limited	70	70
Origin Reit Management Company Limited	100	100
V Home Company Limited	100	-
Subsidiaries held by Origin Hotel Public Company Limited		
Property development business		
One District Rayong Company Limited	100	100
One Ramintra Company Limited	100	100
One Wellness Sukhumvit 107 Company Limited	100	100
One Origin Chiang Mai Company Limited	100	100
One Origin Bangtao Beach Company Limited	100	100
One Origin North Pattaya Company Limited	100	100
One Origin Amata Nakorn Company Limited	100	100
One Origin Beachfront Bangtao Company Limited	100	100
One Origin Kata Phuket Company Limited	100	100
One Origin Sriracha Company Limited	100	100
One Origin Chiang Mai Nimman Company Limited	-	100
One Origin Pattaya Sukhumvit Company Limited	100	100
One Origin Chaeng Watthana Company Limited	100	100
One Origin Bangna Hotel Company Limited	100	100
One Origin Vichit Phuket Company Limited	100	100
One Origin Cherngtalay Phuket Company Limited	100	100
One Origin Planet One Company Limited	100	100
One Origin Sukhumvit 49 Company Limited	100	100

Company's name	Direct/indirect shareholding percentage	
	2024 (%)	2023 (%)
One Origin SPV 5 Company Limited	100	100
Origin Hotel SPV 6 Company Limited	100	-
Others business		
Origin Food Company Limited	100	100
Subsidiaries held by Origin Vertical Corporation Company Limited		
Property development business		
Origin Play Phahol N19 Station Company Limited	100	100
Origin Place Samutprakan Company Limited	100	100
Origin Plug & Play E22 Station Company Limited	100	100
Origin Plug & Play Sri Lasalle Station Company Limited	100	100
Origin Place Lasalle Company Limited	100	100
The Origin Ramkhamhaeng 142 Station Company Limited	100	100
The Origin Phetkasem Bangkae Company Limited	100	100
Origin Place Ramkhamhaeng 153 Company Limited	100	100
Origin Condominium SPV 1 Company Limited	-	100
Origin Suwinthawong Company Limited	100	100
Origin Setthabut Station Company Limited	100	100
The Origin Bangna Bangphli Company Limited	100	100
Origin Chaengwattana Company Limited	100	100
Origin Ramintra 87 Company Limited	100	100
Origin Bang Wa Company Limited	-	100
Origin Condominium SPV 4 Company Limited	100	100
Origin Condominium SPV 5 Company Limited	100	100
Origin Condominium SPV 6 Company Limited	100	100
Origin Condominium SPV 7 Company Limited	100	100
Origin Condominium SPV 8 Company Limited	100	100
Origin Condominium SPV 9 Company Limited	100	100
Origin Bang Bamru Station Company Limited	100	-
Providing services relating to real estate business		
One Hampton Knightsbridge Samutprakan City Company Limited	100	100*
Subsidiaries held by Britania Public Company Limited		
Property development business		

Company's name	Direct/indirect shareholding percentage	
	2024 (%)	2023 (%)
Stable Home Property Company Limited	100	100
District Grand Real Estate Company Limited	100	100
Belgravia Bangna Company Limited	100	100
Belgravia Ratchaphruek Company Limited	100	100
Britania Wongwaen Ramintra Company Limited	100	100
Grand Britania Pracha Uthit 76 Company Limited	100	100
Grand Britania Tawi Wattana Company Limited	-	100
Britania Bangna - Theparak Company Limited	100	100
Britania Chaiyapruek - Chaengwattana Company Limited	-	100
Britania Pracha Uthit 90 Company Limited	100	100
Belgravia Ratchaphruek Nakhon In Company Limited	-	100
Britania SPV 6 Company Limited	100	100
Belgravia Sai 3 Company Limited	100	100
Britania SPV 16 Company Limited	-	100
Britania SPV 25 Company Limited	-	100
Britania SPV 26 Company Limited	-	100
Britania SPV 27 Company Limited	-	100
Britania SPV 28 Company Limited	100	100
Britania SPV 29 Company Limited	100	100
Britania SPV 30 Company Limited	100	100
Britania SPV 31 Company Limited	100	100
Subsidiaries held by Park Luxury Company Limited		
Property development business		
Park Origin Phayathai Company Limited	100	100
Park Origin T2 Company Limited	100	100
Origin Capital Praram 9 Company Limited	100	100
Knightsbridge Sukhumvit Punnawithi Company Limited	100	100
Origin Sphere Company Limited	100	100
So Origin Sukhumvit Company Limited	100	100
Origin Prime 2 Company Limited	100	100
Origin Ratchayothin Company Limited	100	100
Park Luxury SPV 2 Company Limited	100	100

Company's name	Direct/indirect shareholding percentage	
	2024 (%)	2023 (%)
Origin Condo Bangtao 1 Company Limited	100	100*
Origin Condo Bangtao 2 Company Limited	100	100*
Origin Kata Phuket Company Limited	100	100*
Origin Cherngtalay Phuket Company Limited	100	100*
Park Luxury SPV 3 Company Limited	100	-
Providing services relating to real estate business		
One Hampton Next To Emporium Company Limited	100	100*
One Hampton Phayathai Company Limited	100	100*
One Hampton Thonglor Company Limited	100	100*
Other business		
Ori Saute Company Limited	100	100
Subsidiaries held by Origin Nationwide Company Limited		
Property development business		
Origin Chachoengsao Company Limited	100	100
The Origin Campus Khon Kaen Non Muang Company Limited	100	100
Origin Condo Centre Phuket 1 Company Limited	100	100
Origin Condo Centre Phuket 2 Company Limited	-	100
Origin Condo Centre Phuket 3 Company Limited	100	100
Origin Place Khon Kaen Company Limited	100	100
Origin Pattaya Sukhumvit 1 Company Limited	-	100
Origin Pattaya Sukhumvit 2 Company Limited	-	100
Origin Pattaya Sukhumvit 3 Company Limited	100	100
The Origin Sriracha 1 Company Limited	100	100
The Origin Sriracha 2 Company Limited	100	100
Origin EEC SPV 6 Company Limited	100	100
Origin Nationwide SPV 1 Company Limited	100	100
One Origin Hua Hin Company Limited	100	100*
Providing services relating to real estate business		
One Hampton Rayong Company Limited	100	100*
One Hampton Sriracha Company Limited	100	100*
One Hampton Brixton Rayong Company Limited	100	100*
One Hampton Brixton Kaset Sriracha Company Limited	100	100*

Company's name	Direct/indirect shareholding percentage	
	2024 (%)	2023 (%)
One Hampton Brixton Bangsaen Company Limited	100	100*
Subsidiaries held by Primo Service Solutions Public Company Limited		
Providing services relating to real estate business		
Passion Realtor Company Limited	100	100
Uno Service Company Limited	100	100
Wyde Interior Company Limited	100	100
PMM Property Management Company Limited (formerly known as "Primo Management Company Limited")	100	100
Crown Residence Company Limited	100	100
United Project Management Company Limited	100	100
Hampton Hotel and Residence Management Company Limited	100	100
Livtech Lab Company Limited	70	70
UPM Design Studio Company Limited	100	100*
Prim Insurance Broker Company Limited	100	100*
Subsidiaries held by other subsidiaries		
Property development business		
Origin Kaset Society Company Limited	100	100
Origin Prime Company Limited	100	100
Origin Sathorn Company Limited	100	100
Providing services relating to real estate business		
Digital Butler Company Limited	57	57
Uno Facility Management and Cleaning Company Limited (formerly known as "V Security Guard Company Limited")	100	100
ProjectsAsia Limited	100	100
Passion Asset 360 Company Limited	60	60
Wyde Furniture Company Limited	60	60
Nomadic Butler Company Limited	55	-
Other business		
V Construction and Supply Company Limited	100	100
Origin Chiva Healthcare Company Limited	90	90
Hair Restore Company Limited	60	60
Jetjin Origin Center Company Limited	-	60
Prop2morrow Company Limited	35	35

* The subsidiaries were restructured within the Group, resulting in a change of shareholders during the year 2024. However, those change had no impact in the consolidated financial statements.

b) The Group is deemed to have control over an investee or subsidiaries if it has rights, or is exposed, to variable returns from its involvement with the investee, and it has the ability to direct the activities that affect the amount of its returns.

c) Subsidiaries are fully consolidated, being the date on which the Group obtains control, and continue to be consolidated until the date when such control ceases.

d) The financial statements of the subsidiaries are prepared using the same accounting policies as the Company.

e) Material balances and transactions between the Group have been eliminated from the consolidated financial statements.

f) Non-controlling interests represent the portion of profit or loss and net assets of the subsidiaries that are not held by the Company and are presented separately in the consolidated profit or loss and within equity in the consolidated statement of financial position.

g) During the year 2024, there were the changes in the composition of the subsidiaries as follows:

Newly established subsidiaries

The Group established new subsidiaries as follows:

- The Company established a new subsidiary as described in Note 13.5 to the financial statements.
- Origin Hotel Public Company Limited established a new subsidiary to engage in property development business.
- Passion Realtor Company Limited established a new subsidiary to engage in providing services relating to real estate business.

The change of investments in joint ventures to subsidiaries

The Group purchased ordinary shares of 2 joint ventures from joint venturers. Thus, the shareholding percentage in those companies changed from 51% to 100% as described in Note 14.3 and 31 to the financial statements. The Group then classified the investments in those companies as investments in subsidiaries.

The change of investments in subsidiaries to joint ventures and associate

The Group disposed 34 - 50% of its investments in ordinary shares of subsidiaries to third parties and recognised gain on disposals of investments amounting to Baht 878.66 million in the consolidated financial statement (Note 30 to the financial statements) as follows:

- Origin Hotel Public Company Limited disposed an investment in a subsidiary and recognised gain on disposal of investment amounting to Baht 49.40 million in the consolidated financial statements.
- Origin Vertical Corporation Company Limited disposed 2 investments in subsidiaries and recognised gain on disposals of investments amounting to Baht 140.57 million in the consolidated financial statements.
- Britania Public Company Limited disposed 7 investments in subsidiaries and recognised gain on disposals of investments amounting to Baht 367.98 million in the consolidated financial statements.
- Origin Nationwide Company Limited disposed 3 investments in subsidiaries and recognised gain on disposals of investments amounting to Baht 320.57 million in the consolidated financial statements.
- Origin Healthcare Company Limited disposed an investment in subsidiary and recognised gain on disposals of investment amounting to Baht 0.14 million in the consolidated financial statements.

As a result, the Group lost control and classified the remaining investments in those companies to investments in joint ventures and investment in associate.

2.3 The separate financial statements present investments in subsidiaries and joint ventures under the cost method.

3. New financial reporting standards

3.1 Financial reporting standards that became effective in the current year

During the year, the Group has adopted the revised financial reporting standards which are effective for fiscal years beginning on or after 1 January 2024. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The adoption of these financial reporting standards does not have any significant impact on the Group's financial statements.

3.2 Financial reporting standards that will become effective for fiscal years beginning on or after 1 January 2025

The Federation of Accounting Professions issued a number of revised financial reporting standards, which are effective for fiscal years beginning on or after 1 January 2025. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The management of the Group believes that adoption of these amendments will not have any significant impact on the Group's financial statements.

4. Accounting policies

4.1 Revenue and expense recognition

Revenues from sales of real estate

Revenues from sales of land and house, and residential condominium units are recognised at the point in time when control of the real estate is transferred to the customer, generally upon transfer of the legal ownership. Revenue from sales of real estate is measured at the amount of consideration received after deducting discounts, expense that the Group paid for the customer and considerations payable to the customer. The terms of payment are in accordance with the payment schedule specified in the customer contract. Considerations received before transferring control of the real estate to the customer are presented under the caption of "Deposits and advances received from customers".

Revenues from project management

Revenues from project consultant and marketing research services are recognised at a point in time upon completion of the service. Service rate is based on project value identified in the agreement.

Revenues from construction management services are recognised over time when services have been rendered taking into account the stage of completion. The stage of completion is calculated by the method identified in the construction management agreement.

Revenues from sales and marketing management services are recognised over time when services have been rendered. Service rate is based on project value.

Rendering of services

Service revenue is recognised over time when services have been rendered taking into account the stage of completion, measuring based on comparison of actual costs incurred up to the end of the period and total anticipated costs to be incurred to completion.

The recognised revenue which is not yet due per the contracts has been presented as part of trade and other receivables in the statement of financial position, which are reclassified to trade receivables when the Group's right to consideration is unconditional such as upon completion of services and acceptance by the customer.

The obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer is presented as part of trade and other payables in the statement of financial position, which are recognised as revenue when the Group performs under the contract.

Revenues from hotel operations

Revenues from hotel operations comprise revenues from rooms, food and beverage and related services, from which income are recognised when services have been rendered and are presented at the invoiced value, excluding value added tax, after deducting discounts.

Rendering of rental

Rental of area in buildings and related services income are recognised on an accrual basis over the period of contract.

Interest income

Interest income is calculated using the effective interest method and recognised on an accrual basis. The effective interest rate is applied to the gross carrying amount of a financial asset, unless the financial assets subsequently become credit-impaired when it is applied to the net carrying amount of the financial asset (net of the expected credit loss allowance).

Finance cost

Interest expense from financial liabilities at amortised cost is calculated using the effective interest method and recognised on an accrual basis.

Dividend income

Dividend income is recognised when the right to receive the dividends is established.

4.2 Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and at banks, and all highly liquid investments with an original maturity of three months or less and not subject to withdrawal restrictions.

4.3 Project development costs for sale and cost of real estate sales

Project development costs for sale are stated at the lower of cost and net realisable value. Project development costs consist of the cost of land, land improvement costs, design fees, utilities, construction costs, captalised borrowing costs and other related expenses, as well as estimated project development costs.

In determining the costs of land and houses sold and residential condominium units sold, the anticipated total development costs (taking into account actual costs incurred to date) are attributed to land and houses and residential condominium units on the basis of the saleable area and the selling price.

Cost of real estate sales includes cost of other goods, such as furniture and fixtures, that are considered part of the house or residential condominium unit and transferred to a customer in accordance with the contract.

Selling expenses directly associated with projects, such as specific business tax and transfer fee, are recognised when the sale occurs.

The Group recognises loss on diminution in value of projects (if any) in profit or loss.

4.4 Cost to obtain a contract

The Group recognises commission paid to obtain a customer contract as an asset and amortised to expenses on a systematic basis that is consistent with the pattern of revenue recognition. An impairment loss is recognised to the extent that the carrying amount of an asset recognised exceeds the remaining amount of consideration that the entity expects to receive less direct costs. Provided that the amortisation period of the asset that the Group otherwise would have used is one year or less, costs to obtain a contract are immediately recognised as expenses.

4.5 Assets held for sale

The Group classifies non-current assets as held for sale if their carrying amounts will be recovered principally through a sale transaction rather than through continuing use. Non-current assets classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell. Costs to sell are the incremental costs directly attributable to the disposal of an asset, excluding finance costs and income tax expense.

The criteria for held for sale classification is regarded as met only when the sale is highly probable, and the asset is available for immediate sale in its present condition. Actions required to complete the sale should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the plan to sell the asset and the sale expected to be completed within one year from the date of the classification.

Investment properties are not depreciated once classified as assets held for sale.
Assets classified as held for sale are presented separately as current items in the statement of financial position.

4.6 Investments in subsidiaries, joint ventures and associates

Investments in joint ventures and associates are accounted for in the consolidated financial statements using the equity method. Investments in subsidiaries and joint ventures are accounted for in the separate financial statements using the cost method.

4.7 Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and allowance for loss on impairment (if any).

Depreciation of investment properties which are buildings for rent and condominium units for rent is calculated by reference to their costs on the straight-line basis over estimated useful lives of 30 years and 20 years, respectively. Depreciation of the investment properties is included in determining income. However, no depreciation is provided on assets under construction and installation.

On disposal of investment properties, the difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the year when the asset is derecognised.

4.8 Property, plant and equipment and depreciation

Land is stated at cost. Buildings and equipment are stated at cost less accumulated depreciation and allowance for loss on impairment of assets (if any).
Depreciation of buildings and equipment is calculated by reference to their costs, on the straight-line basis over the following estimated useful lives:

Hotel building and building improvements	20 - 50 years
Buildings and building improvements	3 - 10 and 20 years
Furniture, fixtures, office equipment and others	3 - 20 years

Depreciation is included in determining income. No depreciation is provided on land and assets under construction and installation. An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on disposal of an asset is included in profit or loss when the asset is derecognised.

4.9 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective assets. All other borrowing costs are expensed in the period they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

To the extent that funds are borrowed specifically for the development of projects, interest costs are presented as the actual borrowing costs less any investment income from the temporary investment of those borrowings. To the extent that funds are borrowed and used for the general purposes, the interest costs are determined by applying a capitalisation rate to the expenditures on that project. The capitalisation rate is the weighted average of the borrowing costs applicable to the borrowings of the entity that are outstanding during the year, other than borrowings made for specific purposes.

4.10 Intangible assets

Intangible assets acquired through business combination are initially recognised at their fair value on the date of business acquisition while intangible assets acquired in other cases are recognised at cost. Following the initial recognition, the intangible assets are carried at cost less accumulated amortisation and allowance for impairment loss (if any).

Intangible assets with finite lives are amortised a systematic basis over the economic useful life and tested for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method of such intangible assets are reviewed at least at each financial year end. The amortisation expense is charged to profit or loss.

A summary of the intangible assets with finite useful lives is as follows:

Brand	By conveyancing
Customer contracts from business combination	By percentage of completion
Computer software	5 - 10 years
Others	3 - 10 years

No amortisation is provided on computer software under installation.

Intangible assets with indefinite useful lives of the Group are trademark from business combination.

Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually either individually or at the cash-generating unit level. The assessment of indefinite useful lives of the intangible assets is reviewed annually.

4.11 Goodwill

Goodwill is initially recorded at cost, which equals to the excess of cost of business combination over the fair value of the net assets acquired. If the fair value of the net assets acquired exceeds the cost of business combination, the excess is immediately recognised as gain in profit or loss.

Goodwill is carried at cost less any accumulated impairment losses. Goodwill is tested for impairment annually and when circumstances indicate that the carrying value may be impaired.

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the Group's cash generating units (or group of cash-generating units) that are expected to benefit from the synergies of the combination. The Group estimates the recoverable amount of each cash-generating unit (or group of cash-generating units) to which the goodwill relates. Where the recoverable amount of the cash-generating unit is less than the carrying amount, an impairment loss is recognised in profit or loss. Impairment losses relating to goodwill cannot be reversed in future periods.

4.12 Leases

At inception of contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Group as a lessee

The Group applied a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. At the commencement date of the lease (i.e. the date the underlying asset is available for use), the Group recognises right-of-use assets representing the right to use underlying assets and lease liabilities based on lease payments.

Right-of-use assets

Right-of-use assets are measured at cost, less accumulated depreciation, any accumulated impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities initially recognised, initial direct costs incurred, and lease payments made at or before the commencement date of the lease, and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located less any lease incentives received.

Depreciation of right-of-use assets are calculated by reference to their costs, on the straight-line basis over the shorter of their estimated useful lives and the lease term.

Land	2 - 23	years
Buildings	3 - 10	years
ห้Condominium units and shops	1 - 6	years
Others	5 - 15	years

If ownership of the leased asset is transferred to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

Lease liabilities

Lease liabilities are measured at the present value of the lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be payable under residual value guarantees. Moreover, the lease payments include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising an option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

The Group discounted the present value of the lease payments by the interest rate implicit in the lease or the Group's incremental borrowing rate. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

A lease that has a lease term less than or equal to 12 months from commencement date or a lease of low-value assets is recognised as expenses on a straight-line basis over the lease term.

The Group as a lessor

A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset to a lessee. Lease receivables from operating leases is recognised as income in profit or loss on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying assets and recognised as an expense over the lease term on the same basis as the lease income.

4.13 Related party transactions

Related parties comprise individuals or enterprises that control, or are controlled by, the Company, whether directly or indirectly, or which are under common control with the Company.

They also include associates, and individuals or enterprises which directly or indirectly own a voting interest in the Company that gives them significant influence over the Company, key management personnel, directors, and officers with authority in the planning and direction of the Company's operations.

4.14 Deferred debenture issuing costs

Debenture issuing costs are recorded as deferred financial fees and amortised to be interest expense using the effective interest rate method over the term of the debentures.

Deferred debenture issuing costs are presented as a deduction against the debenture amounts in the statement of financial position.

4.15 Foreign currencies

The consolidated and separate financial statements are presented in Baht, which is also the Group functional currency.

Transactions in foreign currencies are translated into Baht at the exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into Baht at the exchange rate ruling at the end of reporting period. Gains and losses on exchange are included in determining income.

4.16 Impairment of non-financial assets

At the end of each reporting period, the Group performs impairment reviews in respect of the land held for development, investment properties, property, plant and equipment, right-of-use assets and other intangible assets whenever events or changes in circumstances indicate that an asset may be impaired. The Group also carries out annual impairment reviews, and when circumstances indicate that the carrying value may be impaired, in respect of goodwill and intangible assets with indefinite useful lives. An impairment loss is recognised when the recoverable amount of an asset, which is the higher of the asset's fair value less costs to sell and its value in use, is less than the carrying amount.

In determining value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, an appropriate valuation model is used. These calculations are corroborated by a valuation model that, based on information available, reflects the amount that the Group could obtain from the disposal of the asset in an arm's length transaction between knowledgeable, willing parties, after deducting the costs of disposal.

An impairment loss is recognised in profit or loss.

4.17 Provisions

Provisions are recognised when the Group has a present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

4.18 Income tax

Income tax expense represents the sum of corporate income tax currently payable and deferred tax.

Current tax

Current income tax is provided in the accounts at the amount expected to be paid to the taxation authorities, based on taxable profits determined in accordance with tax legislation.

Deferred tax

Deferred income tax is provided on temporary differences between the tax bases of assets and liabilities and their carrying amounts at the end of each reporting period, using the tax rates enacted at the end of the reporting period.

The Group recognises deferred tax liabilities for all taxable temporary differences while it recognises deferred tax assets for all deductible temporary differences and tax losses carried forward to the extent that it is probable that future taxable profit will be available against which such deductible temporary differences and tax losses carried forward can be utilised.

At each reporting date, the Group reviews and reduces the carrying amount of deferred tax assets to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

The Group records deferred tax directly to shareholders' equity if the tax relates to items that are recorded directly to shareholders' equity.

4.19 Financial instruments

The Group initially measures financial assets at its fair value plus, in the case of financial assets that are not measured at fair value through profit or loss, transaction costs. However, trade and other receivables, that do not contain a significant financing component, are measured at the transaction price as disclosed in the accounting policy relating to revenue recognition.

Classification and measurement of financial assets

Financial assets are classified, at initial recognition, as to be subsequently measured at amortised cost, fair value through other comprehensive income ("FVOCI"), or fair value through profit or loss ("FVTPL"). The classification of financial assets at initial recognition is driven by the Group's business model for managing the financial assets and the contractual cash flows characteristics of the financial assets.

Financial assets at amortised cost

The Group measures financial assets at amortised cost if the financial asset is held in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest rate ("EIR") method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

Financial assets at FVTPL

Financial assets measured at FVTPL are carried in the statement of financial position at fair value with net changes in fair value including interest income recognised in profit or loss.

These financial assets include derivatives, security investments held for trading, equity investments which the Group has not irrevocably elected to classify at FVOCI and financial assets with cash flows that are not solely payments of principal and interest.

Classification and measurement of financial liabilities

Except for derivative liabilities, at initial recognition the Group's financial liabilities are recognised at fair value net of transaction costs and classified as liabilities to be subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. In determining amortised cost, the Group takes into account any fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance costs in profit or loss.

Financial guarantee contracts

Provisions on financial guarantee contracts are initially recognised in the financial statements at fair value, which is equal to the fee received. The provision under each guarantee contract is subsequently measured at the higher of the amount initially recognised less cumulative amortisation, and the allowance for expected credit losses.

The guarantee fee income is recognised as other income in profit or loss by amortising the fee received on a straight-line basis over the life of the guarantee.

Derecognition of financial instruments

A financial asset is primarily derecognised when the rights to receive cash flows from the asset have expired or have been transferred and either the Group has transferred substantially all the risks and rewards of the asset, or the Group has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in profit or loss.

Impairment of financial assets

The Group recognises an allowance for expected credit losses ("ECLs") for all debt instruments not held at FVTPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate.

For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure (a lifetime ECL).

The Group considers a significant increase in credit risk and considers a financial asset as credit impaired or default when contractual payments are past due. However, in certain cases, the Group may also consider a financial asset to have a significant increase in credit risk and to be in default using other internal or external information, such as credit rating of issuers.

For trade and other receivables and cost to obtain a contract, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date.

ECLs are calculated based on its historical credit loss experience and adjusted for forward-looking factors specific to the debtors and the economic environment.

A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Impairment of financial guarantee contracts

The Company estimates the expected credit losses of financial guarantee contracts based on the present value of the payments expected to be made to the holder of the contract if a default occurs, discounted using a risk-adjusted interest rate relevant to the exposure. The calculation is made using a probability-weighting. The expected credit losses related to financial guarantee contracts are recognised under provisions.

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

4.20 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between buyer and seller (market participants) at the measurement date. The Group applies a quoted market price in an active market to measure their assets and liabilities that are required to be measured at fair value by relevant financial reporting standards. Except in case of no active market of an identical asset or liability or when a quoted market price is not available, the Group measures fair value using valuation technique that are appropriate in the circumstances and maximises the use of relevant observable inputs related to assets and liabilities that are required to be measured at fair value.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy into three levels based on categorise of input to be used in fair value measurement as follows:

- Level 1 Use of quoted market prices in an active market for such assets or liabilities
- Level 2 Use of other observable inputs for such assets or liabilities, whether directly or indirectly
- Level 3 Use of unobservable inputs such as estimates of future cash flows

At the end of each reporting period, the Group determines whether transfers have occurred between levels within the fair value hierarchy for assets and liabilities held at the end of the reporting period that are measured at fair value on a recurring basis.

5. Significant accounting judgements and estimates

The preparation of financial statements in conformity with financial reporting standards at times requires management to make subjective judgements and estimates regarding matters that are inherently uncertain. These judgements and estimates affect reported amounts and disclosures; and actual results could differ from these estimates. Significant judgements and estimates are as follows:

Project development costs estimation

In calculating cost of land and houses sold and residential condominium units sold, the Group has to estimate all project development costs, comprising land cost, land improvement costs, design fee, utility costs, construction costs and other related costs. The

management estimates these costs based on their business experience and revisits the estimations on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.

Non-consolidation of the companies in which the Group's shareholding is more than half of the total shares

The Group's management has determined that the Group does not have control over some companies which the Group holds more than half of the shares and voting rights in those companies since the joint venture agreements stipulate that key matters, as defined in the agreements, must be approved by at least one member appointed by each venturer. As a result, the Group determined that it does not have control over those companies, that the investments are investments in joint ventures, and that those companies are not to be included in the consolidated financial statements.

Consolidation of subsidiaries that the Group holds less than half of shares

The management of the Group determined that the Group has control over Prop2morrow Company Limited, even though the Group holds 35% of shares and voting rights that is less than half of shares and voting rights. This is because the Group is a major shareholder and has the ability to direct the significant activities, while other shareholders are only minor shareholders. As a result, Prop2morrow Company Limited is deemed to be a subsidiary of the Group and has to be included in the consolidated financial statements from the date on which the Group assumed control.

Classification of long-term loans

In classifying the current portion of long-term loans, the management is required to use judgement to estimate collateral redemptions and loan settlement in accordance with the terms and conditions stipulated in the loan agreements.

Fair value of financial instruments

In determining the fair value of financial instruments recognised in the statement of financial position for which quoted market prices are not readily available, the management exercise judgement, using a variety of valuation techniques and models. The input to these models is taken from observable markets, and includes consideration of correlation and longer-term volatility of financial instruments. Change in assumptions about these factors could affect the fair value recognised in the statement of financial position and disclosures of fair value hierarchy.

Goodwill and intangible assets

The initial recognition and measurement of goodwill and intangible assets, and subsequent impairment testing, require management to make estimates of cash flows to be generated by the asset or the cash-generating units and to choose a suitable discount rate in order to calculate the present value of those cash flows.

6. Related party transactions

During the years, the Group had significant business transactions with related persons or related parties. Such transactions, which are summarised below, arose in the ordinary course of business and were concluded on commercial terms and bases agreed upon between the Group and those related persons or related parties.

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements		Pricing policy
	2024	2023	2024	2023	
Transactions with subsidiaries (eliminated from the consolidated financial statements)					
Project management income - recognised on monthly basis	-	-	-	6	Contract price by each project, where management fee is determined based on project value
Share service income	-	-	27	35	Cost plus 7%
Dividend income	-	-	1,471	1,586	As declared
Interest income	-	-	1,169	947	5.0% - 5.2% per annum (2023: 4.3% - 5.0% per annum)
Rental income	-	-	5	5	Contract price
Sales and marketing service fee	-	-	6	2	Contract price
Service expenses	-	-	16	35	Contract price
Interest expenses	-	-	62	32	5.2% per annum (2023: 1.0% - 5.2% per annum)
Transactions with joint ventures					
Project management income - recognised at contract date	561	2,299	-	-	Contract price by each project, where management fee is determined based on project value
Project management income - recognised on monthly basis	1,093	955	-	1	Contract price by each project, where management fee is determined based on project value
Dividend income	936*	274*	56	3	As declared
Interest income	153	67	9	12	4.50% - 6.60% per annum (2023: 4.50% - 6.50% per annum)
Service income	818	589	35	-	Contract price
Rental income	21	13	2	1	Contract price
Advance received from loss compensation on income guarantee	76	114	-	-	Contract price
Compensation for construction cost	72	-	-	-	As charged
Service expenses	95	13	-	-	Contract price
Interest expenses	37	34	7	9	6.2% per annum
Rental expenses	13	4	-	-	Contract price
Transactions with related persons					
Revenues from unit sales	8	-	-	-	Market price

* The Group recognised dividends in the consolidated financial statements by deducting them from the investments in joint ventures.

As at 31 December 2024 and 2023, the balances of the accounts between the Group and those related parties are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Trade and other receivables - related parties (Note 8)				
Subsidiaries	-	-	141,773	384,990
Subsidiaries - dividend receivables	-	-	-	678,000
Joint ventures	3,004,595	4,075,722	38,539	24,903
Total	3,004,595	4,075,722	180,312	1,087,893
Less: Allowance for expected credit losses	(571,063)	(39,699)	(758)	-
Total trade and other receivables - related parties, net	2,433,532	4,036,023	179,554	1,087,893

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Trade and other payables - related parties (Note 20)				
Subsidiaries	-	-	81,025	51,842
Joint ventures	252,443	224,459	1,643	921
Total trade and other payables - related parties	252,443	224,459	82,668	52,763
Deposits and advances received from customers - related persons				
Shareholders and directors of the group	18,308	-	1,690	-
Total deposits and advances received from customers - related persons	18,308	-	1,690	-
Unearned income - related parties				
Subsidiaries	-	-	93	-
Joint ventures	132,579	95,440	-	-
Total unearned income - related parties	132,579	95,440	93	-
Other current liabilities and other non-current liabilities				
Joint ventures	30,000	30,000	-	-
Related party	1,858	1,831	550	-
Related person	9,559	31,416	-	-
Total other current liabilities and other non-current liabilities - related parties	41,417	63,247	550	-

Short-term loans to related parties

Short-term loans to related parties in the form of loan agreements, unsecured loans with fixed interest rate and payable at call or when the borrower has sufficient cash flow. The Group has reclassified some portion of the loans as long-term loans, since it does not expect to call for repayment of loans within 12 months. In addition, the related parties are also subjected to some conditions under the loan agreements from financial institutions.

As at 31 December 2024 and 2023, the balances of loans to related parties and the movements are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements			
	Balance as at 31 December 2023	Increase during the year	Decrease during the year	Balance as at 31 December 2024
Joint ventures	1,563,522	**3,537,491**	**(1,389,977)**	3,711,036
Less: Reclassified to long-term loans	(212,598)			(2,825,296)
Short-term loans	**1,350,924**			**885,740**

(Unit: Thousand Baht)

	Separate financial statement				
	Balance as at 31 December 2023	Increase during the year	Decrease during the year	Provision forexpected credit losses	Balance as at 31 December 2024
Subsidiaries	22,588,274	7,140,644	(5,677,685)	(10,000)	24,041,233
Joint ventures	212,598	-	(212,598)	-	-
Total	22,800,872	**7,140,644**	**(5,890,283)**	**(10,000)**	24,041,233
Less: Reclassified to long-term loans	(22,666,994)				(23,043,284)
Short-term loans	**133,878**				**997,949**

Set out below is the movements in the allowance for expected credit losses of loans to related parties.

(Unit: Thousand Baht)

	Separate financial statements	
	2024	2023
Beginning balance	-	-
Provision for expected credit losses	10,000	-
Ending balance	**10,000**	**-**

Short-term loans from related parties and related persons

Short-term loans from related parties and related persons are in the form of loan agreements, unsecured loans with fixed interest rate and payable at call. As at 31 December 2024 and 2023, the balances of loans from related parties and related persons and the movements are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements			
	Balance as at 31 December 2023	Increase during the year	Decrease during the year	Balance as at 31 December 2024
Directors of subsidiaries	2,906	-	-	2,906
Joint ventures	493,112	426,900	(153,061)	766,951
Total	**496,018**	**426,900**	**(153,061)**	**769,857**

(Unit: Thousand Baht)

	Separate financial statements			
	Balance as at 31 December 2023	Increase during the year	Decrease during the year	Balance as at 31 December 2024
Subsidiaries	818,625	550,619	(7,455)	1,361,789
Indirect subsidiary	-	460,631	(226,863)	233,768
Joint ventures	73,111	374,000	(84,438)	362,673
Total	**891,736**	**1,385,250**	**(318,756)**	**1,958,230**

Directors' and management's benefits

During the years ended 31 December 2024 and 2023, the Group had employee benefit expenses payable to its directors and management as below.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Short-term benefits	79,723	95,541	30,922	40,874
Post-employment benefits	1,619	2,852	622	878
Total	**81,342**	**98,393**	**31,544**	**41,752**

Guarantee obligations with related parties

The Company has outstanding guarantee obligations with its related parties, as described in Note 35.5 to the financial statements.

The results of the investigation into an employee's inappropriate behavior

As the Company became aware that a management-level employee of a subsidiary of the Group conducted inappropriate behavior, with the potential to inflict damage upon an unrelated party. The Company's management, in collaboration with the legal advisor, conducted an investigation into the employee's conduct and assessed the potential impact on the Group. It was determined that the Group did not suffer any damage that impact the Group's financial statements. However, the investigation identified some deficiencies in the internal control system, which the Company's management is currently in the process of addressing to improve efficiency.

7. Cash and cash equivalents

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Cash	2,115	7,487	45	148
Bank deposits	1,438,709	1,485,822	117,224	32,259
Total cash and cash equivalents	**1,440,824**	**1,493,309**	**117,269**	**32,407**

As at 31 December 2024, bank deposits in saving accounts and fixed deposits carried interests between 0.15% and 0.75% per annum (2023: between 0.15% and 0.60% per annum).

8. Trade and other receivables

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Trade receivables - related parties				
Aged on the basis of due dates:				
Not yet due	64,075	54,017	-	-
Past due				
Up to 3 months	63,713	51,209	-	-
3 - 6 months	2,563	30,603	-	-
6 - 12 months	9,625	531	-	-
Over 12 months	3,313	-	-	-
Total	143,289	136,360	-	-
Less: Allowance for expected credit losses	(1,068)	(1,068)	-	-
Total trade receivables - related parties, net	142,221	135,292	-	-
Trade receivables - unrelated parties				
Aged on the basis of due dates:				
Not yet due	68,593	20,222	-	-
Past due				
Up to 3 months	63,779	90,646	-	-
3 - 6 months	34,698	49,898	-	-
6 - 12 months	23,614	43,134	-	-
Over 12 months	66,980	33,255	-	-
Total	257,664	237,155	-	-
Less: Allowance for expected credit losses	(55,788)	(11,418)	-	-
Total trade receivables - unrelated parties, net	201,876	225,737	-	-
Project management receivables - related parties				
Aged on the basis of due dates:				
Not yet due	91,273	199,801	-	-
Past due				
Up to 3 months	154,855	386,023	-	-
3 - 6 months	91,234	602,984	-	-
6 - 12 months	182,194	1,362,146	-	-
Over 12 months	750,568	282,149	-	1,470
Total	1,270,124	2,833,103	-	1,470

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Less: Allowance for expected credit losses	(547,335)	(29,320)	-	-
Total project management receivables - related parties, net	**722,789**	**2,803,783**	**-**	**1,470**
Other receivables - related parties				
Aged on the basis of due dates:				
Not yet due	290,408	355,788	42,057	3,246
Past due				
Up to 3 months	257,141	296,697	8,791	42,481
3 - 6 months	317,597	187,646	7,187	2,391
6 - 12 months	193,589	13,572	15,138	3,439
Over 12 months	274,096	40,148	9,324	12,329
Total	1,332,831	893,851	82,497	63,886
Less: Allowance for expected credit losses	(22,660)	(9,311)	(758)	-
Total other receivables - related parties, net	**1,310,171**	**884,540**	**81,739**	**63,886**
Other receivables - unrelated parties				
Aged on the basis of due dates:				
Not yet due	21,540	103,028	62	16
Past due				
Up to 3 months	10,973	35,435	150	121
3 - 6 months	529	7,950	85	142
6 - 12 months	19,310	54,372	401	5,357
Over 12 months	74,775	117,963	6,973	1,627
Total	127,127	318,748	7,671	7,263
Less: Allowance for expected credit losses	(57,953)	(5,945)	(6,973)	(4,769)
Total other receivables - unrelated parties, net	**69,174**	**312,803**	**698**	**2,494**
Receivables from disposals of investments	527,863	580,339	-	-
Less: Allowance for expected credit losses	(16,615)	(17,888)	-	-
Total receivables from disposals of investments, net	**511,248**	**562,451**	**-**	**-**
Dividend receivables	-	-	-	678,000
Interest receivables - related parties	112,639	22,867	62,341	335,795
Interest receivables - unrelated parties	1,869	5,741	-	-
Accrued income - related parties	87,985	8,266	35,474	615
Accrued income - unrelated parties	17,205	7,187	260	40

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Contract assets - related parties	57,727	181,275	-	8,127
Contract assets - unrelated parties	28,221	30,548	-	-
Advances	974	5,703	-	-
Total	306,620	261,587	98,075	1,022,577
Trade and other receivables - net	**3,264,099**	**5,186,193**	**180,512**	**1,090,427**
Current	3,057,219	5,186,193	180,512	1,090,427
Non-current	206,880	-	-	-
Total	**3,264,099**	**5,186,193**	**180,512**	**1,090,427**

The normal credit term is 30 to 180 days (2023: 10 to 180 days).

Set out below is the movements in the allowance for expected credit losses of trade and other receivables.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Net book value at beginning of year	74,950	16,708	4,769	-
Provision for expected credit losses	626,469	58,242	2,962	4,769
Net book value at end of year	**701,419**	**74,950**	**7,731**	**4,769**

The significant increase in allowance for expected credit losses of trade and other receivables in 2024 was mainly due to delay in some joint venture projects. As a result, some project management receivables have been overdue for a long time. Therefore, the Group has considered setting aside an allowance for expected credit losses for such project management receivables.

9. Project development costs for sale

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Land and construction under development	26,912,913	26,938,673	-	-
Land and construction developed	8,464,850	8,957,576	32,301	112,288
Total project development costs for sale	**35,377,763**	**35,896,249**	**32,301**	**112,288**

9.1 The Group has mortgaged project land and construction thereon with financial institutions as collateral for credit facilities, for letters of guarantee and for aval bills as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Net book values (Million Baht)	**31,808**	**29,873**	**-**	**-**

9.2 During the years, the Group included borrowing costs as cost of project development costs for sale. The weighted average rates used to determine the amount of borrowing costs during the years were as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Borrowing costs included in project development costs (Million Baht)	1,098	864	-	-
Capitalisation rates (%)	4.00 - 10.27	3.40 - 7.93	-	-

10. Other financial assets

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Debt instruments at amortised cost				
Certificate of deposit	-	300,000	-	-
Total debt instruments at amortised cost	-	300,000	-	-
Financial assets at FVTPL				
Open-ended fund - debt securities	142,973	101,151	2,052	101,151
Short-term debenture	-	170,000	-	-
RealX investment token	319,424	361,895	-	-
Close-ended fund - Whale ground	-	93,724	-	-
Listed equity investments	8,062	9,953	-	-
Non-listed equity instrument	300	300	-	-
Total financial assets at FVTPL	470,759	737,023	2,052	101,151
Total other financial assets	470,759	1,037,023	2,052	101,151
Current	151,035	581,104	2,052	101,151
Non-current	319,724	455,919	-	-
Total	470,759	1,037,023	2,052	101,151

During the year 2023, Real Estate Exponential Company Limited, an unrelated company, initiated the “RealX investment token” public offering through the ICO portal approved by the Securities and Exchange Commission (SEC) for investing in Revenue Sale and Transfer Agreement (RSTA) which generate income stream from project’s assets of Real Estate Integration Company Limited (a subsidiary of Real Estate Exponential Company Limited). The proceeds from this transaction were utilised to transfer the ownership of condominium units of Park Origin Phromgphong, Park Origin Phayathai and Park Origin Thonglor projects. Token holders are entitled to receive returns as specified in the prospectus and the net revenue is guaranteed by Park Luxury Company Limited (a subsidiary).

The Group invested in 1.95 million tokens of RealX investment with the price of Baht 182 each, for a total of Baht 355 million. Additionally, after the offering, Real Estate Integration Company Limited purchased the Group’s condominium units amounting to a total of Baht 2,266 million.

The Group classified the investment in these tokens as an investment in debt instrument and presented as financial assets at fair value through profit or loss (FVTPL) and the provision for net revenue guarantee is recognised in the consolidated statement of financial position.

11. Other current assets

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Inventories	55,840	12,575	-	-
Deposit for construction	32,022	44,832	-	1,665
Prepaid expenses	311,910	242,373	8,280	10,128
Cost to obtain contracts	151,678	143,218	-	-
Input tax refundable	56,969	132,795	5	424
Others	70,911	65,455	2,491	2,690
Total other current assets	**679,330**	**641,248**	**10,776**	**14,907**

A reconciliation of the net book values of costs to obtain contracts for the years 2024 and 2023 are presented below.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Net book value at beginning of year	143,218	119,488	-	-
Addition during the year	44,088	30,944	5,070	-
Increase from acquisitions of subsidiaries	17,137	5,419	-	-
Amortisation	(52,765)	(12,633)	(5,070)	-
Net book value at end of year	**151,678**	**143,218**	**-**	**-**

12. Restricted and collateral bank deposits

As at 31 December 2024, most of balance are pledged bank deposits amounting to Baht 295 million which the Group has pledged with the banks to issue bank guarantees (2023: Baht 464 million).

As at 31 December 2024, restricted bank deposits carried interests between 0.15% and 0.40% per annum (2023: between 0.15% and 0.60% per annum).

13. Investments in subsidiaries

13.1 Details of investments in subsidiaries as presented in separate financial statements are as follows:

(Unit: Thousand Baht)

Company's name	Paid-up capital		Shareholding percentage		Cost	
	2024	2023	2024 (%)	2023 (%)	2024	2023
Origin Hotel Public Company Limited	3,000,000	1,000,000	100	100	3,012,367	1,012,367
Primo Service Solutions Public Company Limited	160,000	160,000	75	75	125,704	125,704
Origin Vertical Corporation Company Limited	500,000	500,000	100	100	508,669	508,669

Company's name	Paid-up capital		Shareholding percentage		Cost	
	2024	2023	2024 (%)	2023 (%)	2024	2023
Britania Public Company Limited	426,403	426,403	70	70	304,833	304,833
Origin Grand Company Limited	377,040	377,040	100	100	377,040	377,040
	200,000 *	200,000 *	-	-	237,200	237,200
Park Luxury Company Limited	1,000,000	1,000,000	100	100	4,007,528	4,007,528
Origin Capital Collage 107 Company Limited	87,400	87,400	100	100	87,400	87,400
Origin Global (Hong Kong) Limited	USD 30,000	USD 30,000	100	100	968	968
Prominent Capital Company Limited	1,000	1,000	100	100	1,000	1,000
Prominent Assets Management Company Limited	25,000	25,000	100	100	25,000	25,000
Origin Healthcare Company Limited	231,320	157,308	97	96	176,191	151,691
Origin Ramkhamhaeng Company Limited	262,000	262,000	100	100	303,035	303,035
Origin Energy Company Limited	6,000	6,000	100	100	6,000	6,000
Prim Insurance Broker Company Limited	-	5,000	-	100	-	5,000
Origin Nationwide Company Limited	250,000	250,000	100	100	295,006	295,006
Origin Music Company Limited	1,000	1,000	100	100	1,000	1,000
Origin Knightsbridge Thepharak Company Limited	265,000	265,000	100	100	327,800	327,800
Origin BE8 Company Limited	1,250	1,250	70	70	875	875
Origin Reit Management Company Limited	15,000	15,000	100	100	15,000	15,000
V Home Company Limited	6,000	-	100	-	6,000	-
One Hampton Deluxe Ocean Sriracha Company Limited	1,655	-	100	-	1,655	-
Primo Service Solutions Public Company Limited's subsidiaries						
Passion Realtor Company Limited					1,595	1,595
PMM Property Management Company Limited					1,674	1,674
Wyde Interior Company Limited					325	325
Uno Service Company Limited					43	43
Crown Residence Company Limited					9	9
Total					9,823,917	7,796,762
Less: Allowance for impairment loss of investment					(51,200)	(14,000)
Total investments in subsidiaries - net					9,772,717	7,782,762

* Paid-up preference shares

13.2 Dividend income from subsidiaries

During the years 2024 and 2023, the Company recognised dividend income from the following subsidiaries.

(Unit: Thousand Baht)

Subsidiaries	Separate financial statements	
	2024	2023
Primo Service Solutions Public Company Limited	337,500	94,560
Origin Vertical Corporation Company Limited	500,000	640,000
Britania Public Company Limited	379,800	501,600
Origin Grand Company Limited	47,849	-
Park Luxury Company Limited	200,000	350,000
Prim Insurance Broker Company Limited	5,500	-
Total	1,470,649	1,586,160

13.3 Material non-controlling interests

(Unit: Million Baht)

	Britania Public Company Limited and its subsidiaries		Primo Service Solutions Public Company Limited and its subsidiaries	
	2024	2023	2024	2023
Proportion of equity interest held by non-controlling interests	55,840	12,575	-	-
Accumulated balance of non-controlling interests	32,022	44,832	-	1,665
Profit allocated to non-controlling interests during the year	311,910	242,373	8,280	10,128
Dividend paid to non-controlling interests during the year	151,678	143,218	-	-

13.4 Summarised financial information that based on amounts before inter-company elimination about subsidiaries that have material non-controlling interests

(Unit: Million Baht)

	Britania Public Company Limited and its subsidiaries		Primo Service Solutions Public Company Limited and its subsidiaries	
	2024	2023	2024	2023
Summarised information about financial position				
Current assets	13,698	18,242	1,599	1,888
Non-current assets	4,915	1,666	470	603
Current liabilities	8,405	10,175	403	613
Non-current liabilities	4,965	4,385	113	132

(Unit: Million Baht)

	For the year ended 31 December			
	Britania Public Company Limited and its subsidiaries		Primo Service Solutions Public Company Limited and its subsidiaries	
	2024	2023	2024	2023
Summarised information about comprehensive income				
Revenue	3,860	5,862	1,637	1,916
Profit	427	1,194	262	368
Other comprehensive income	8	(3)	(4)	-
Total comprehensive income	435	1,191	258	368

(Unit: Million Baht)

	For the year ended 31 December			
	Britania Public Company Limited and its subsidiaries		Primo Service Solutions Public Company Limited and its subsidiaries	
	2024	2023	2024	2023
Summarised information about cash flow				
Cash flow from (used in) operating activities	1,096	(4,380)	294	204
Cash flow from (used in) investing activities	(2,826)	(904)	242	(904)
Cash flow from (used in) financing activities	1,557	4,637	(471)	(76)
Net increase (decrease) in cash and cash equivalents	(173)	(647)	65	(776)

13.5 The changes of investments in subsidiaries

Newly established subsidiary

Subsidiary	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
V Home Company Limited	100	0.1 million ordinary shares of Baht 10 each	1,000
		Total	1,000

Acquisition of investment in subsidiary

Subsidiary	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
One Hampton Deluxe Ocean Sriracha Company Limited	100	0.5 million ordinary shares of Baht 3.31 each	1,655
		Total	1,655

Disposal of investment in subsidiary

Subsidiary	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Prim Insurance Broker Company Limited	100	The Company disposed 0.5 million ordinary shares to Primo Service Solutions Public Company Limited, a subsidiary, at Baht 5.3 million (at the net book value). The Company recognised gain on disposal of investment amounting to Baht 0.3 million in the separate financial statements	5,000
		Total	5,000

Additional investments in subsidiaries

Subsidiary	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
V Home Company Limited	100	Additionally invested in 2 million ordinary shares of Baht 10 each in a subsidiary (called up capital of Baht 2.50 per share)	5,000
Origin Hotel Public Company Limited	100	Additionally invested in 4,000 million ordinary shares of Baht 0.50 each in a subsidiary	2,000,000
Origin Healthcare Company Limited	97	Additional called up capital of Baht 2.45 per share for 10 million ordinary shares	24,500
		Total	2,029,500

14. Investments in joint ventures

14.1 Details of investments in joint ventures

Investments in joint ventures represent investments in entities which are jointly controlled by the Group and other companies. Details of these investments are as follows:

(Unit: Thousand Baht)

Joint ventures	Consolidated financial statements					
	Shareholding percentage		Carrying amounts based on equity method		Cost	
	2024 (%)	2023 (%)	2024	2023	2024	2023
Property development business						
Joint ventures held by the Company						
Origin Latphrao Company Limited	51	51	234,640	262,992	235,620	235,620
Alpha Industrial Solutions Company Limited	50	50	744,877	421,871	612,900	315,375
Joint ventures held by Origin Hotel Public Company Limited						
Origin One Thonglor Company Limited	51	51	275,829	251,406	331,092	331,092
Origin One Phromphong Company Limited	51	51	210,730	207,121	219,300	219,300
Origin One Sukhumvit 24 Company Limited	51	51	301,160	304,435	326,400	326,400
One Sukhumvit 59 Company Limited	51	51	333,479	301,773	368,220	347,820
One Phayathai Company Limited	51	51	106,503	120,475	173,400	173,400
One Origin Bunpha Bangna Company Limited	50	50	63,232	67,718	69,000	69,000
One Sanampao Company Limited	51	51	220,857	225,099	289,170	289,170
One Asset Bloom Company Limited	50	50	3,506	4,351	5,000	5,000
One Origin Hospitality Company Limited	51	51	231,003	242,144	143,310	143,310
One Origin Rungsina Company Limited	51	51	12,815	-	44,668	3,060
One Origin SPV 1 Company Limited	51	51	26,975	-	45,031	510
One Origin EnCo Company Limited	50	50	106,738	117,213	123,000	123,000
One Asian Sriracha Company Limited	60	60	2,017	12,321	54,570	54,570
One Origin Sukhumvit 68 Company Limited	51	51	-	-	25,500	510
One Origin Khao Yai Thanarat Company Limited	60	60	16,254	20,282	70,350	70,350

Joint ventures	Consolidated financial statements					
	Shareholding percentage		Carrying amounts based on equity method		Cost	
	2024 (%)	2023 (%)	2024	2023	2024	2023
One Origin SPV 3 Company Limited	51	51	-	-	510	510
Origin Hotel Pruksa Sukhumvit Company Limited (formerly known as "One Origin Samui Chaweng Beach 1 Company Limited")	50	50	13,877	454	21,988	500
One Origin Onnut Company Limited	51	51	-	-	63,402	510
One Origin SPV 4 Company Limited	50	50	33,338	-	52,600	500
One Origin Chiang Mai Nimman Company Limited	50	-	-	-	500	-
Joint ventures held by Origin Vertical Corporation Company Limited						
Origin Sukhumvit Sailuat Company Limited	51	51	173,482	245,149	159,961	209,100
Origin Ramintra Company Limited	51	51	335,324	302,579	331,500	331,500
Origin Ramkhamhaeng Interchange Company Limited	51	51	110,030	204,217	104,109	204,000
Origin Bunpha Bangna Company Limited	50	50	141,866	147,439	198,975	193,137
Origin Plug & Play Samutprakan Company Limited	51	51	118,021	105,212	186,150	158,304
So Origin Phahol 69 Station Company Limited	51	51	195,888	118,295	198,900	174,101
Origin Play Sri Udom Station Company Limited	51	51	303,577	198,456	372,300	372,300
Origin Plug & Play Charan Ratchawithi Company Limited	51	51	174,900	134,418	397,800	348,139
Origin Play Bangkhunnon Company Limited	51	51	103,019	75,553	212,326	183,702
Origin Bang Bamru Station Company Limited	-	51	-	-	-	46,155
Origin Plug & Play Phetkasem Company Limited	51	51	75,374	80,575	169,141	169,141
Origin Phahol 57 Company Limited	51	51	49,954	40,135	173,400	151,789
Origin Condominium SPV 2 Company Limited	51	51	68,965	-	109,574	510
Origin Condominium SPV 3 Company Limited	51	51	107,515	2,672	172,965	13,775
Origin Taopoon Company Limited	51	51	67,344	-	244,698	510
Origin EEC SPV 5 Company Limited	51	51	32,549	-	58,997	510
Origin Bang Wa Company Limited	51	-	166,895	-	277,999	-
Origin Condominium SPV 1 Company Limited	51	-	-	-	104,429	-
Joint ventures held by Britania Public Company Limited						
Britania Bangna KM.17 Company Limited	51	51	135,269	132,288	127,500	127,500
Stable Town Company Limited	51	51	115,274	113,168	112,200	112,200
Grand Britania Khukhot Station Company Limited	51	51	166,535	168,367	216,750	216,750
Britania Amata Phanthong Company Limited	51	51	227,461	215,246	295,800	295,800
Britania Bangna KM.35 Company Limited	51	51	191,433	186,285	280,500	280,500
Britania Bangna KM.39 Company Limited	51	51	73,471	72,519	183,600	183,600

Joint ventures	Consolidated financial statements					
	Shareholding percentage		Carrying amounts based on equity method		Cost	
	2024 (%)	2023 (%)	2024	2023	2024	2023
Britania Sukhumvit 76 Company Limited	51	51	3,797	9,049	72,930	72,930
Britania Rayong Company Limited	51	51	45,185	48,548	58,650	58,650
Britania SPV 2 Company Limited	51	51	48,696	-	82,487	510
Britania SPV 3 Company Limited	51	51	-	-	510	510
Britania SPV 4 Company Limited	51	51	-	-	510	510
Britania SPV 5 Company Limited	51	51	7,658	21,200	58,650	58,650
Britania Rungsina Company Limited	51	51	66,379	-	101,123	510
Britania C.S.I.Asset Company limited	51	51	54,861	-	68,177	510
Britania SPV 1 Company Limited	51	51	-	-	510	510
Britania Asian Khaoyai Company Limited	60	60	40,322	45,076	52,920	52,920
Britania SPV 10 Company Limited	51	51	-	-	510	510
Britania SPV 11 Company Limited	51	51	-	-	510	510
Britania SPV 12 Company Limited	51	51	-	-	510	510
Brighton Amata Phanthong Company Limited	51	51	47,711	-	70,081	510
Britania SPV 14 Company Limited	51	51	42,037	-	67,162	510
Britania SPV 15 Company Limited	51	51	61,543	-	110,429	510
Britania SPV 9 Company Limited	51	51	55	-	48,643	510
Britania SPV 18 Company Limited	51	51	-	-	510	510
Britania SPV 19 Company Limited	51	51	27,132	-	143,576	510
Britania SPV 20 Company Limited	51	51	143,715	-	189,377	510
Britania SPV 21 Company Limited	50	50	-	-	5,000	500
Britania SPV 22 Company Limited	51	51	109,623	-	168,837	24,442
Britania SPV 24 Company Limited	50	50	-	-	17,390	500
Britania SPV 23 Company Limited	51	51	100,218	-	134,406	510
Grand Britania Tawi Watthana Company Limited	50	-	154,133	-	199,936	-
Britania SPV 16 Company Limited	50	-	44,623	-	84,937	-
Britania SPV 25 Company Limited	51	-	433	-	26,020	-
Britania SPV 26 Company Limited	51	-	-	-	69,232	-
Britania Chaiyapruek - Chaengwattana Company Limited	51	-	45,182	-	189,428	-
Britania SPV 27 Company Limited	51	-	-	-	51,861	-
Belgravia Ratchaphruek Nakhon In Company Limited	51	-	60,643	-	131,968	-

Joint ventures	Consolidated financial statements					
	Shareholding percentage		Carrying amounts based on equity method		Cost	
	2024 (%)	2023 (%)	2024	2023	2024	2023
Joint ventures held by Park Luxury Company Limited						
Origin Park T1 Company Limited	51	51	1,502,044	1,746,692	1,174,530	1,174,530
Park Origin Ratchathewi Company Limited	51	51	264,752	296,521	246,840	280,500
Park Origin Praram 4 Company Limited	51	51	277,296	684,754	262,488	459,000
Park Pillar R4 Company Limited	51	51	224,729	152,148	230,775	230,775
Park Ratchada Company Limited	51	51	151,984	301,857	144,279	255,000
Knightsbridge Kaset Interchange Company Limited	51	51	242,250	115,635	188,700	174,586
So Origin Siriraj Company Limited	51	51	93,656	83,834	184,021	169,141
Park Luxury SPV 3 Company Limited	-	51	-	471	-	510
Park Luxury SPV 1 Company Limited	50	50	-	-	30,000	500
Origin Nationwide Asian Company Limited	60	-	116,734	-	212,706	-
Joint ventures held by Origin Nationwide Company Limited						
The Origin Dusit Company Limited	51	51	162,742	212,295	153,438	153,438
Origin Phuket Villa Company Limited	50	50	79,857	29,966	127,063	68,063
Origin EEC SPV 1 Company Limited	51	51	49,494	-	81,320	510
Origin EEC SPV 3 Company Limited	51	51	-	-	510	510
Origin Nationwide Asian Company Limited	-	60	-	131,254	-	212,706
Origin EEC SPV 4 Company Limited	51	51	38,450	-	60,264	510
Origin Play Bangsaen Company Limited	51	51	45,183	52,408	130,177	130,177
Origin Place Bangsaen Company Limited	51	51	64,728	51,328	121,457	96,556
Origin Pattaya Sukhumvit 1 Company Limited	51	-	-	-	52,450	-
Origin Pattaya Sukhumvit 2 Company Limited	50	-	-	-	150,200	-
Origin Condo Centre Phuket 2 Company Limited	50	-	-	-	100,000	-
Other business						
Kin Origin Healthcare Company Limited	50	50	35,664	37,964	42,694	41,668
Origin Gunkul Energy Company Limited	50	50	9,047	6,811	7,100	5,500
Onedee Kitchen Company Limited	-	50	-	-	-	1,000
Total investments in joint ventures			10,534,532	9,130,039	13,872,907	10,214,972

(Unit: Thousand Baht)

Joint ventures	Separate financial statements			
	Shareholding percentage		Carrying amounts based on equity method	
	2024 (%)	2023 (%)	2024	2023
Property development business				
Origin Latphrao Company Limited	51	51	235,620	235,620
Alpha Industrial Solutions Company Limited	50	50	612,900	315,375
Total investments in joint ventures			848,520	550,995

14.2 Movements in investments in joint ventures

Movements in investments in joint ventures under the equity method in the consolidated financial statements are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements	
	2024	2023
Net book value at beginning of year	9,130,039	6,988,888
Share of profit from investments in joint ventures	186,644	37,290
Share of other comprehensive income from investments in joint ventures	148	(381)
Dividend income	(936,108)	(274,410)
Reclassify investments in subsidiaries to joint ventures	(703,410)	(539,130)
Reclassify investments in joint ventures to subsidiaries	22,101	(272,294)
Newly established	-	510
Additional investments	4,097,739	2,301,887
Deduction in share capital	(314,905)	-
Advance received from share capital reduction	(175,017)	-
Disposal of investment in joint venture	(2,210)	-
Transfer to (reversal of) excess difference under equity method in investments in joint ventures	(770,489)	880,305
Fair value measurement of investments on the date that lost control	-	7,374
Net book value at end of year	10,534,532	9,130,039

The Group presented the negative investment value based on equity method as "Excess difference under equity method of investments in joint ventures" in the consolidated statement of financial position. The negative investment value was resulted the recognition of share of loss from investments in joint ventures, which exceed the cost and deferred income. Movements in investments in joint ventures under the cost method in the separate financial statements are as follows:

(Unit: Thousand Baht)

	Separate financial statements	
	2024	2023
Net book value at beginning of year	550,995	353,120
Additional investments	297,525	197,875
Net book value at end of year	848,520	550,995

14.3 The significant changes of investments in joint ventures

The change of investments in subsidiaries to joint ventures

During the current year, the Group disposed part of the investments in ordinary shares of subsidiaries to third parties and classified the remaining investments in those companies to investments in joint ventures as described in Note 2.2 to the financial statements. The Group used the fair value of investments on the date that the group lost control in those companies as initial cost as follows:

Investors	Joint ventures (Company)	Initial cost (Thousand Baht)
Origin Hotel Public Company Limited	1	500
Origin Vertical Corporation Company Limited	2	1,020
Britania Public Company Limited	7	54,050
Origin Nationwide Company Limited	3	51,010
	Total	106,580

The change of investments in joint ventures to subsidiaries

During the current year, the Group purchased the ordinary shares of 2 joint ventures from joint venturers. The Group then classified the investments in those companies as investments in subsidiaries. Details are as follows:

Subsidiaries	Percentage of shareholding		Description	Amount (Thousand Baht)
	Old (%)	New (%)		
Property development business				
Origin Bang Bamru Station Company Limited	51	100	The Group purchased 0.05 million ordinary shares at Baht 10 each and 8.8 million ordinary shares at Baht 5 each and reclassified the initial investment in 0.05 million ordinary shares of Baht 10 each and 9.13 million ordinary shares of Baht 10 each (called up capital of Baht 5 per share) to investment in a subsidiary	1,174,530
Park Luxury SPV 3 Company Limited	51	100	The Group purchased 0.05 million ordinary shares at Baht 10 each and reclassified the initial investment in 0.05 million ordinary shares of Baht 10 each to investment in subsidiary.	280,500
			Total	459,000

Additional investments in joint ventures

During the current year, the Group made additional investments in 53 joint ventures totaling Baht 4,098 million. Details of significant additional investments are as follows:

Joint ventures	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Property development business			
Alpha Industrial Solutions Company Limited	50	Additionally called up capital of Baht 2.75 per share for 13.50 million ordinary shares and additionally invested in 23 million ordinary shares of Baht 10 each in joint venture and additionally invested in 3.04 million ordinary shares of 10 Baht each in joint venture	297,525
Origin Condominium SPV 2 Company Limited	51	Additionally invested in 8.47 million ordinary shares of Baht 10 each in joint venture and additionally invested in 2.43 million ordinary shares of Baht 10 each in joint venture	109,064
Origin Condominium SPV 3 Company Limited	51	Additionally called up capital of Baht 7.11 per share for 4.60 million ordinary shares and additionally invested in 14 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 9.04 per share)	159,190
Origin Taopoon Company Limited	51	Additionally invested in 6.58 million ordinary shares of Baht 10 each in joint venture and additionally invested in 27.03 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 6.60 per share)	244,188

Joint ventures	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Origin Bang Wa Company Limited	51	Additionally invested in 39.98 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 6.94 per share)	277,489
Origin Condominium SPV 1 Company Limited	51	Additionally invested in 16.60 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 6.26 per share)	103,919
Britania Rungsina Company Limited	51	Additionally invested in 7.70 million ordinary shares of Baht 10 each in joint venture and additionally invested in 9.08 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 2.60 per share)	100,613
Britania SPV 15 Company Limited	51	Additionally invested in 11.54 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 9.53 per share)	109,919
Britania SPV 19 Company Limited	51	Additionally invested in 22.39 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 6.39 per share)	143,066
Britania SPV 20 Company Limited	51	Additionally invested in 14.67 million ordinary shares of Baht 10 each in joint venture and additionally invested in 4.12 million ordinary shares of Baht 10 each in joint venture	188,867
Britania SPV 22 Company Limited	51	Additionally called up capital of Baht 5.26 per share for 5.05 million ordinary shares and additionally invested in 14.46 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 8.15 per share)	144,395
Britania SPV 23 Company Limited	51	Additionally invested in 20.35 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 6.58 per share)	133,896
Grand Britania Tawi Wattana Company Limited	50	Additionally invested in /22.95 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 8.69 per share)	203,222
Britania Chaiyapruek - ChaengwattanaCompany Limited	51	Additionally invested in 18.89 million ordinary shares of Baht 10 each in joint venture	188,918
Origin Pattaya Sukhumvit 2 Company Limited	50	Additionally invested in 24.95 million ordinary shares of Baht 10 each in joint venture (called up capital of Baht 6 per share)	149,700

Deduction in share capital of joint ventures

During the current year, the 5 joint ventures decrease in share capital totaling Baht 490 million. Details are as follows:

Joint ventures	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Origin Sukhumvit Sailuat Company Limited	Property development	51	The joint venture registered a decrease share capital from Baht 410 million (41 million ordinary shares with a par value of Baht 10 each) to Baht 314 million (31.37 million ordinary shares with par value at Baht 10 each) by returning the capital for each share at par value totaling Baht 96.35 million to the shareholders. The Group received Baht 49.14 million for the decrease in share capital.	49,138
Origin Ramkhamhaeng Interchange Company Limited	Property development	51	The joint venture registered a decrease share capital from Baht 400 million (40 million ordinary shares with a par value of Baht 10 each) to Baht 204 million (20.41 million ordinary shares with par value at Baht 10 each) by returning the capital for each share at par value totaling Baht 196 million to the shareholders. The Group received Baht 99.89 million for the decrease in share capital.	99,891
Park Origin Ratchathewi Company Limited	Property development	51	The joint venture registered a decrease share capital from Baht 550 million (55 million ordinary shares with a par value of Baht 10 each) to Baht 484 million (48.40 million ordinary shares with par value at Baht 10 each) by returning the capital for each share at par value totaling Baht 66 million to the shareholders. The Group received Baht 33.66 million for the decrease in share capital.	33,660

Joint ventures	Nature of business	Percentage of shareholding (%)	Description	Amount (Thousand Baht)
Park Origin Praram 4 Company Limited	Property development	51	The joint venture registered a decrease share capital from Baht 900 million (90 million ordinary shares with a par value of Baht 10 each) to Baht 515 million (51.47 million ordinary shares with par value at Baht 10 each) by returning the capital for each share at par value totaling Baht 386 million to the shareholders. The Group received Baht 196.51 million for the decrease in share capital.	196,512
Park Ratchada Company Limited	Property development	51	The joint venture registered a decrease share capital from Baht 500 million (50 million ordinary shares with a par value of Baht 10 each) to Baht 283 million (28.29 million ordinary shares with par value at Baht 10 each) by returning the capital for each share at par value totaling Baht 217 million to the shareholders. The Group received Baht 110.72 million for the decrease in share capital.	110,721
			Total	489,922

14.4 Dividend income from joint ventures

During the years 2024 and 2023, the Group recognised dividend income from the following joint ventures.

(Unit: Thousand Baht)

Joint ventures	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Origin Latphrao Company Limited	56,465	2,592	56,465	2,592
Origin Sukhumvit Sailuat Company Limited	80,692	-	-	-
Origin Ramkhamhaeng Interchange Company Limited	61,388	-	-	-
Origin Park T1 Company Limited	312,425	-	-	-
Park Origin Ratchathewi Company Limited	14,025	234,834	-	-
Park Origin Praram 4 Company Limited	271,246	36,984	-	-
Park Ratchada Company Limited	68,651	-	-	-
The Origin Dusit Company Limited	71,216	-	-	-
Total	936,108	274,410	56,465	2,592

14.5 Revenues from project management with joint ventures

The joint venture agreements include terms for the Group to enter into the project management and administrative services agreement. These responsibilities include conducting project feasibility studies, plan for loan applications from financial institutions and sales planning, construction development control, project management, marketing, and other project-related operations throughout the project period. The service fees and payments are divided into two portions, namely, service fees for the completed work and service fees to be proposed to the venturers before signing the joint venture agreements, which are due on the contract date or according to master business plan under the joint venture agreements, and service fees for the work completed after the joint venture agreement signing date, which will be charged monthly.

Service fees relating to works, that the Group must finalise and propose to the venturers before signing the joint venture agreements, will be calculated as a percentage of the project value. During the years 2024 and 2023, the Group recognised revenues from project management provided to the joint ventures as follows:

(Unit: Million Baht)

Service providers	Consolidated financial statements	
	2024	2023
Origin Hotel Public Company Limited	-	372
Origin Vertical Corporation Company Limited	145	272
Britania Public Company Limited	314	1,286
Park Luxury Company Limited	-	26
Origin Nationwide Company Limited	102	343
Total	**561**	**2,299**

During the year 2024 and 2023, the Group conducted feasibility studies of some joint venture projects. Some of which were carried out with existing venturers and the joint venture agreements were signed. However, conditions for revenue recognition were not met in the current period. If the project management under these joint venture agreements progresses as planned and the responsibilities of the Group are fulfilled, the Group will recognise revenues from project management in accordance with these agreements in the future, as described in Note 25.2 to the financial statements.

14.6 Summarised financial information about material joint ventures

Summarised information about financial position as at 31 December 2024 and 2023

(Unit: Million Baht)

	Origin Park T1 Company Limited		Park Pillar R4 Company Limited		Knightsbridge Kaset Interchange Company Limited		Origin Play Sri Udom Station Company Limited	
	2024	2023	2024	2023	2024	2023	2024	2023
Cash and cash equivalents	134	174	7	77	143	4	35	17
Project development costs for sale	2,798	3,365	1,031	913	432	854	992	1,147
Other current assets	217	303	82	136	27	56	41	60
Property, plant and equipment	6	-	-	1	1	1	-	13
Other non-current assets	-	1	11	29	1	19	3	25
Total assets	**3,155**	**3,843**	**1,131**	**1,156**	**604**	**934**	**1,071**	**1,262**
Short-term loans from related parties and related persons	-	-	-	-	-	-	(187)	(111)
Current portion of long-term loans from financial institutions	-	-	(194)	(451)	-	(399)	-	-
Other current liabilities	(277)	(502)	(464)	(365)	(113)	(270)	(123)	(257)
Long - term loans from financial institutions - net of current portion	-	-	-	-	-	-	-	(249)
Other non-current liabilities	(19)	(19)	-	-	-	-	(2)	(1)
Total liabilities	**(296)**	**(521)**	**(658)**	**(816)**	**(113)**	**(669)**	**(312)**	**(618)**
Net assets (100%)	**2,859**	**3,322**	**473**	**340**	**491**	**265**	**759**	**644**
Shareholding percentage	51%	51%	51%	51%	51%	51%	51%	51%
Share of net assets	**1,458**	**1,694**	**241**	**173**	**250**	**135**	**387**	**328**
Elimination entries and others	(6)	(7)	(16)	(21)	(8)	(19)	(83)	(130)
Project development costs for sale from business combination	50	60	-	-	-	-	-	-

	Origin Park T1 Company Limited		Park Pillar R4 Company Limited		Knightsbridge Kaset Interchange Company Limited		Origin Play Sri Udom Station Company Limited	
	2024	2023	2024	2023	2024	2023	2024	2023
Carrying amounts of joint ventures based on equity method	1,502	1,747	225	152	242	116	304	198

Summarised information about financial position as at 31 December 2024 and 2023 (continued)

(Unit: Million Baht)

	Origin One Thonglor Company Limited		One Sanampao Company Limited		Britania Amata Phanthong Company Limited		Alpha Industrial Solutions Company Limited	
	2024	2023	2024	2023	2024	2023	2024	2023
Cash and cash equivalents	87	72	34	39	10	11	46	72
Short-term loans to related parties	-	-	290	340	-	-	381	119
Project development costs for sale	-	-	-	-	771	836	-	-
Other current assets	32	86	93	45	(20)	12	213	475
Property, plant and equipment	772	810	-	-	-	-	1	2
Other non-current assets	391	401	2,212	1,773	3	-	1,623	1,099
Total assets	**1,282**	**1,369**	**2,629**	**2,197**	**764**	**859**	**2,264**	**1,767**
Bank overdrafts and short-term loans from financial institutions	-	-	-	-	(10)	(10)	-	-
Short-term loans from related parties and related persons	-	-	(340)	(340)	(40)	(40)	(87)	(425)
Current portion of long-term loans from financial institutions	(76)	(68)	(21)	-	-	(75)	(40)	(36)
Other current liabilities	(48)	(52)	(154)	(207)	(96)	(129)	(99)	(62)
Long-term loans from financial institutions - net of current portion	(295)	(432)	(794)	(369)	-	-	(266)	(306)
Other non-current liabilities	(322)	(324)	(787)	(753)	(1)	(1)	(149)	(92)
Total liabilities	**(741)**	**(876)**	**(2,096)**	**(1,669)**	**(147)**	**(255)**	**(641)**	**(921)**
Net assets (100%)	**541**	**493**	**533**	**528**	**617**	**604**	**1,623**	**846**
Shareholding percentage	51%	51%	51%	51%	51%	51%	50%	50%
Share of net assets	**276**	**251**	**272**	**269**	**315**	**308**	**812**	**423**
Elimination entries and others	-	-	(51)	(44)	(88)	(93)	(67)	(1)
Project development costs for sale from business combination	-	-	-	-	-	-	-	-
Carrying amounts of joint ventures based on equity method	**276**	**251**	**221**	**225**	**227**	**215**	**745**	**422**

Summarised information about comprehensive income for the years ended 31 December 2024 and 2023

(Unit: Million Baht)

	Origin Park T1 Company Limited		Park Pillar R4 Company Limited		Knightsbridge Kaset Interchange Company Limited		Origin Play Sri Udom Station Company Limited	
	2567	2566	2567	2566	2567	2566	2567	2566
Revenue	916	2,591	677	2	953	2	744	2
Income tax income (expense)	(38)	(147)	(33)	-	(50)	2	(29)	5
Profit (loss)*	153	589	134	(1)	198	(7)	114	(20)
Share of profit (loss)	68	274	73	(0.5)	113	(4)	105	(10)

(Unit: Million Baht)

	Origin One Thonglor Company Limited		One Sanampao Company Limited		Britania Amata Phanthong Company Limited		Alpha Industrial Solutions Company Limited	
	2024	2023	2024	2023	2024	2023	2024	2023
Revenue	353	264	21	21	126	232	222	284
Income tax income (expense)	(10)	(5)	5	2	3	(8)	(17)	(29)
Profit (loss)*	33	(6)	(5)	(8)	12	33	66	56
Share of profit (loss)	24	(3)	(4)	(4)	12	16	25	28

* No other comprehensive income

15. Investment properties

The net book values of investment properties as at 31 December 2024 and 2023 are presented below.

(Unit: Thousand Baht)

	Consolidated financial statements				Separate financial statements
	Building for rent	Condominium units for rent	Assets under construction	Total	Condominium units for rent
As at 31 December 2024:					
Cost	72,229	58,718	82,921	213,868	40,299
Less: Accumulated depreciation	(11,079)	(16,734)	-	(27,813)	(11,457)
Net book value	**61,150**	**41,984**	**82,921**	**186,055**	**28,842**
As at 31 December 2023:					
Cost	72,229	61,553	219,309	353,091	40,825
Less: Accumulated depreciation	(9,622)	(15,093)	-	(24,715)	(9,424)
Net book value	**62,607**	**46,460**	**219,309**	**328,376**	**31,401**

A reconciliation of the net book values of investment properties for the years 2024 and 2023 is presented below.

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Net book value at beginning of year	328,376	271,190	31,401	33,441
Acquisition during the year - at cost	46,914	66,290	-	-
Addition from acquisitions of subsidiaries - net book value as at acquisition date	-	1,354	-	-
Capitalised interest	16,585	15,334	-	-
Reclassifications - net	(57,731)	735	-	-
Transfer to assets held for sale	(142,411)	-	-	-
Disposals - net	(1,226)	(21,990)	(526)	-
Depreciation charged for the year	(4,452)	(4,537)	(2,033)	(2,040)
Net book value at end of year	**186,055**	**328,376**	**28,842**	**31,401**

The fair values of the investment properties as at 31 December 2024 and 2023 are presented below.

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Buildings for rent	75	77	-	-
Condominium units for rent	96	91	58	55
Assets under installation	83	219	-	-

The fair values of the condominium units for rent have been determined based on valuation performed by an accredited independent valuer based on market prices.

The fair value of the buildings for rent have been determined based on valuation performed by an accredited independent valuer base on the income approach. Key assumptions used in the valuation include yield rate, inflation rate and long-term growth in real rental rates.

16. Property, plant and equipment

Movement of the property, plant and equipment account for the years ended 31 December 2024 and 2023 are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements					
	Land	Hotel building and building improvements	Buildings and building improve-ments	Furniture, fixture, office equipment and others	Assets under con-struction and installation	Total
As at 1 January 2023:						
Cost	755,075	791,473	597,572	387,014	322,655	2,853,789
Less: Accumulated depreciation	-	(38,099)	(193,937)	(192,358)	-	(424,394)
Less: Allowance for impairment loss	(2,151)	-	-	-	-	(2,151)
Net book value	752,924	753,374	403,635	194,656	322,655	2,427,244
For the year ended 31 December 2023:						
Net book value at beginning of year	752,924	753,374	403,635	194,656	322,655	2,427,244
Additions	898,099	1,007	10,978	96,194	738,609	1,744,887
Addition from acquisition of subsidiary - net	369,460	278,302	-	7,238	-	655,000
Addition from business acquisition - net	-	-	-	2,406	-	2,406
Capitalised interest	-	-	-	-	57,173	57,173
Disposals - net	-	-	(154,596)	(67)	(1,738)	(156,401)
Write-off - net	-	-	(12,619)	(209)	-	(12,828)
Transfer	-	139,473	282,864	23,291	(445,628)	-
Reclassifications - net	92,194	-	-	35,901	(36,636)	91,459
Decrease from disposals of subsidiaries - net	(21,193)	-	-	(783)	(187,716)	(209,692)
Depreciation for the year	-	(21,187)	(103,164)	(57,292)	-	(181,643)
Loss on impairment	-	-	-	(129)	-	(129)
Net book value at end of year	2,091,484	1,150,969	427,098	301,206	446,719	4,417,476

(Unit: Thousand Baht)

	Consolidated financial statements					
	Land	Hotel building and building improvements	Buildings and building improve-ments	Furniture, fixture, office equipment and others	Assets under con-struction and installation	Total
As at 31 December 2023:						
Cost	2,093,635	1,210,255	690,512	569,183	446,719	5,010,304
Less: Accumulated depreciation	-	(59,286)	(263,414)	(267,848)	-	(590,548)
Less: Allowance for impairment loss	(2,151)	-	-	(129)	-	(2,280)
Net book value	**2,091,484**	**1,150,969**	**427,098**	**301,206**	**446,719**	**4,417,476**
For the year ended 31 December 2024:						
Net book value at beginning of year	2,091,484	1,150,969	427,098	301,206	446,719	4,417,476
Additions	-	409	983	46,259	145,443	193,094
Addition from acquisition of subsidiary - net	-	-	15,242	824	-	16,066
Capitalised interest	-	-	-	-	79,675	79,675
Reverse accrued construction cost	-	-	(11,660)	-	-	(11,660)
Disposals - net	-	-	(62,201)	(53)	-	(62,254)
Write-off - net	-	-	(15,415)	(2,292)	(19,299)	(37,006)
Transfer	-	1,201	108,110	1,168	(110,479)	-
Reclassifications - net	(355,469)	-	9,419	4,328	(2,428)	(344,150)
Decrease from disposals of subsidiaries - net	(144,574)	(49,404)	(20,751)	(3,466)	(15,785)	(233,980)
Depreciation for the year	-	(25,659)	(141,783)	(66,456)	-	(233,898)
Loss on impairment	-	-	-	-	(34,666)	(34,666)
Net book value at end of year	**1,591,441**	**1,077,516**	**309,042**	**281,518**	**489,180**	**3,748,697**
As at 31 December 2024:						
Cost	1,593,592	1,160,415	595,546	608,991	523,847	4,482,391
Less: Accumulated depreciation	-	(82,899)	(286,504)	(327,344)	-	(696,747)
Less: Allowance for impairment loss	(2,151)	-	-	(129)	(34,667)	(36,947)
Net book value	**1,591,441**	**1,077,516**	**309,042**	**281,518**	**489,180**	**3,748,697**
Depreciation for the year						
2023 (Baht 31 million included in cost of hotel operations and rental, and the balance in cost of services, selling and administrative expenses)						181,643
2024 (Baht 33 million included in cost of hotel operations and rental, and the balance in cost of services, selling and administrative expenses)						233,898

(Unit: Thousand Baht)

	Separate financial statements			
	Land	Buildings and building improvements	Furniture, fixture, and office equipment and others	Total
As at 1 January 2023:				
Cost	15,321	76,744	109,057	201,122
Less: Accumulated depreciation	-	(60,647)	(98,507)	(159,154)
Less: Allowance for impairment loss	(15,321)	-	-	(15,321)
Net book value	-	16,097	10,550	26,647
For the year ended 31 December 2023:				
Net book value at beginning of year	-	16,097	10,550	26,647
Additions	-	225	7,987	8,212
Depreciation for the year	-	(3,404)	(5,418)	(8,822)
Net book value at end of year	-	12,918	13,119	26,037
As at 31 December 2023:				
Cost	15,321	76,969	117,044	209,334
Less: Accumulated depreciation	-	(64,051)	(103,925)	(167,976)
Less: Allowance for impairment loss	(15,321)	-	-	(15,321)
Net book value	-	12,918	13,119	26,037
For the year ended 31 December 2024:				
Net book value at beginning of year	-	12,918	13,119	26,037
Additions	-	326	299	625
Write-of - net	-	-	(291)	(291)
Depreciation for the year	-	(3,534)	(3,798)	(7,332)
Net book value at end of year	-	9,710	9,329	19,039
As at 31 December 2024:				
Cost	15,321	77,295	117,052	209,668
Less: Accumulated depreciation	-	(67,585)	(107,723)	(175,308)
Less: Allowance for impairment loss	(15,321)	-	-	(15,321)
Net book value	-	9,710	9,329	19,039
Depreciation for the year				
2023 (included in selling and administrative expenses)				8,822
2024 (included in selling and administrative expenses)				7,332

16.1 As at 31 December 2024, the Group has mortgaged land and construction thereon which net book value of Baht 2,486 million (2023: Baht 1,819 million), with a financial institutions as collateral for credit facilities.

16.2 As at 31 December 2024, certain items of plant and equipment of the Group were fully depreciated but are still in use. The gross carrying amount before deducting accumulated depreciation of those assets amounted to approximately Baht 246 million (2023: Baht 220 million) (the Company only: Baht 149 million, 2023: Baht 139 million).

16.3 As at 31 December 2024, the Group has land under servitude total 7.50 rai (2023: 4.76 rai) (the Company only: 2024 and 2023: 0.43 rai) with net book values amounting to Baht 26.47 million (2023: Baht 26.47 million) (the Company only: 2024 and 2023: Nil).

17. Goodwill and intangible assets with indefinite useful lives

Movements of goodwill and intangible assets with indefinite useful lives for the years ended 31 December 2024 and 2023 are summarised below.

(Unit: Thousand Baht)

	Consolidated financial statements		
	Goodwill	Intangible assets with indefinite useful lives	Total
For the year ended 31 December 2023:			
Beginning balance	190,416	-	190,416
Ending balance	190,416	-	190,416
For the year ended 31 December 2024:			
Beginning balance	190,416	-	190,416
Acquisitions of subsidiaries during the year	195,073	26,374	221,447
Ending balance	385,489	26,374	411,863

The Group has determined the recoverable amounts of its cash-generating units based on value in use using cash flow projections from financial estimation approved by management covering a 5-year period for all cash-generating units

Key assumptions used in the value-in-use calculations are as follows:

	(Unit: Percent per annum)
Growth rate	0.00 - 1.00
Discount rate	8.01 - 8.92 and 16.00

The Management has considered growth rate from historical operation results and expected market growth and discount rate as a pre-tax rate to reflect the risks specific to each cash-generating unit.

From the cash flow projection, the management has considered that goodwill and intangible assets with indefinite useful lives are not impaired.

18. Bank overdrafts and short-term loans from financial institutions

(Unit: Thousand Baht)

	Interest rate (% per annum)		Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023	2024	2023
Bank overdrafts	MOR	MOR	55,686	51,721	-	-
Short-term loans	MLR - 1.95 to MLR + 2.50	MLR - 3.05 to MLR - 2.75	1,864,959	1,506,270	806,420	300,000
Total bank overdrafts and short-term loans from financial institutions	33	(6)	12	33	66	56

Bank overdrafts and short-term loans from financial institutions, in form of the loan agreements and the promissory notes that the Group issued to financial institutions, are secured by the mortgage of the Group's land and construction thereon (the Company only: the subsidiaries' land and construction thereon (2023: Nil)). The loan agreements contain secured covenants which, among other things, require the Group to maintain the shareholding structure and interest-bearing debt to equity ratio at the rate prescribed in the agreements.

19. Bills of exchange

(Unit: Thousand Baht)

	Interest rate (% per annum)		Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023	2024	2023
Face value	3.60 - 4.05	3.50 - 4.60	370,000	2,285,000	370,000	1,685,000
Less: Prepaid interest			(3,433)	(22,206)	(3,433)	(16,318)
Bills of exchange - net			366,567	2,262,794	366,567	1,668,682

The bills of exchange were issued to institutional investors and private placements, without collateral.

20. Trade and other payables

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Trade payables and accrued construction costs				
Related parties				
Trade payables	5,139	283	238	60
Total	5,139	283	238	60
Unrelated parties				
Trade payables	650,482	1,005,311	3,643	3,623
Accrued construction costs	432,448	1,156,806	1,989	2,678
Total	1,082,930	2,162,117	5,632	6,301
Total trade payables and accrued construction costs	1,088,069	2,162,400	5,870	6,361

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Other payables				
Related parties				
Other payables	178,604	169,927	79,409	32,942
Accrued expenses	68,700	54,249	3,021	19,761
Total	247,304	224,176	82,430	52,703
Unrelated parties				
Other payables	398,378	385,640	10,668	8,497
Accrued expenses	449,580	577,356	108,482	90,201
Retentions	258,865	274,576	4,865	4,870
Others	49,023	51,746	1,347	6,920
Total	1,155,846	1,289,318	125,362	110,488
Total other payables	1,403,150	1,513,494	207,792	163,191
Total trade and other payables	2,491,219	3,675,894	213,662	169,552

21. Long-term loans

(Unit: Thousand Baht)

Long-term loans obtained by	Interest rate per agreement (% per annum)		Repayment schedule		Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023	2024	2023	2024	2023
The Company	MLR - 4.50 to MLR - 1.375	MLR - 1.375 to MLR - 3.10	Within May 2027	Within December 2026	1,342,844	902,942	1,342,844	902,942
Subsidiaries	MLR - 2.75 to MLR + 3.00	MLR - 2.75 to MLR - 1.25	Within December 2033	Within December 2033	11,829,938	11,900,978	-	-
Total					13,172,782	12,803,920	1,342,844	902,942
Less: Deferred financial fees					(12,042)	(9,578)	(7,325)	(4,139)
Net long-term loans					13,160,740	12,794,342	1,335,519	898,803
Less: Current portion					(4,000,681)	(4,887,225)	(645,018)	(291,642)
Long-term loans - net of current portion					9,160,059	7,907,117	690,501	607,161

Movements of the long-term loans account during the years ended 31 December 2024 and 2023 are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Beginning balance	12,803,920	6,102,093	902,942	12,056
Add: Drawdown	5,793,998	9,211,631	1,902,317	929,000
Add: Increase from business combination	-	1,373	-	-
Add: Addition from acquisition of subsidiary	168,000	-	-	-
Less: Repayment	(4,587,763)	(2,511,177)	(1,462,415)	(38,114)
Less: Decrease from disposals of subsidiaries	(1,005,373)	-	-	-
Ending balance	**13,172,782**	**12,803,920**	**1,342,844**	**902,942**

Long-term loans of the Group have principal repayment conditions as stipulated in the loan agreements when the collaterals mortgaged with the financial institutions are redeemed or repayment are made monthly and quarterly. The interests are repayable monthly.

As at 31 December 2024 and 2023, the loans are secured by the mortgage of the Group's land and construction thereon.

The loan agreements contain secured covenants which, among other things, require the Group to maintain the shareholding structure, interest-bearing debt to equity ratio and debt service coverage ratio at the rate prescribed in the agreements.

As at 31 December 2024, the Group have the long-term credit facilities which have not yet been drawn down amounting to Baht 14,546 million (2023: Baht 15,949 million) (the Company only: Baht 910 million, 2023: Nil).

22. Debentures

As at 31 December 2024 and 2023, details of debentures are as follows.

(Unit: Thousand Baht)

Series	Maturity date for entire redemption	Terms	No. of units (Thousand units)	Par value (Baht)	Interest rate (% p.a.)	Term of interest payment	Consolidated financial statements Carrying amount		Separate financial statements Carrying amount	
							2024	2023	2024	2023
1	25 March 2024	3 years	684	1,000	4.50	Quarterly	-	683,600	-	683,600
2	16 July 2024	3 years	1,432	1,000	4.45	Quarterly	-	1,431,700	-	1,431,700
3	16 July 2024	2 years 2 months	535	1,000	3.25	Quarterly	-	535,000	-	535,000
4	27 April 2025	3 years	2,965	1,000	3.90	Quarterly	2,965,000	2,965,000	2,965,000	2,965,000
5	1 September 2024	2 years	808	1,000	3.50	Quarterly	-	807,800	-	807,800
6	1 September 2025	3 years	982	1,000	3.95	Quarterly	982,200	982,200	982,200	982,200
7	1 September 2026	4 years	715	1,000	4.25	Quarterly	714,700	714,700	714,700	714,700
8	22 November 2024	2 years	505	1,000	4.00	Quarterly	-	505,100	-	-
9	22 November 2025	3 years	995	1,000	4.70	Quarterly	994,900	994,900	-	-
10	22 September 2024	1 year 6 months	600	1,000	3.25	Quarterly	-	600,000	-	600,000

Se-ries	Maturity date for entire redemption	Terms	No. of units (Thousand units)	Par value (Baht)	Interest rate (% p.a.)	Term of interest payment	Consolidated financial statements Carrying amount		Separate financial statements Carrying amount	
							2024	2023	2024	2023
11	22 March 2026	3 years	1,200	1,000	4.15	Quarterly	1,200,000	1,200,000	1,200,000	1,200,000
12	22 March 2027	4 years	700	1,000	4.45	Quarterly	700,000	700,000	700,000	700,000
13	23 May 2025	2 years	380	1,000	4.00	Quarterly	379,700	379,700	-	-
14	23 May 2026	3 years	1,084	1,000	4.70	Quarterly	1,083,800	1,083,800	-	-
15	11 July 2026	3 years	2,068	1,000	4.40	Quarterly	2,067,900	2,067,900	2,067,900	2,067,900
16	11 July 2027	4 years	956	1,000	4.60	Quarterly	955,600	955,600	955,600	955,600
17	30 August 2024	1 year	500	1,000	3.45	Semi annually	-	500,000	-	500,000
18	1 September 2025	1 year 8 months	1,000	1,000	4.25	Quarterly	1,000,000	-	1,000,000	-
19	16 January 2027	3 years	781	1,000	4.85	Quarterly	780,500	-	780,500	-
20	22 March 2026	1 year 10 months	935	1,000	4.25	Quarterly	935,000	-	935,000	-
21	14 May 2027	3 years	942	1,000	4.85	Quarterly	941,700	-	941,700	-
22	14 November 2027	3 years 6 months	623	1,000	5.00	Quarterly	623,300	-	623,300	-
23	12 July 2026	2 years	568	1,000	5.00	Quarterly	567,600	-	-	-
24	12 July 2027	3 years	732	1,000	5.25	Quarterly	731,600	-	-	-
25	9 August 2027	3 years	317	1,000	4.85	Quarterly	317,400	-	317,400	-
26	9 February 2028	3 years 6 months	430	1,000	5.00	Quarterly	430,300	-	430,300	-
27	9 August 2028	4 years	455	1,000	5.15	Quarterly	454,900	-	454,900	-
Total							18,826,100	17,107,000	15,068,500	14,143,500
Less: Deferred debenture issuing costs							(52,198)	(60,993)	(35,989)	(44,161)
Net debentures							18,773,902	17,046,007	15,032,511	14,099,339
Less: Current portion							(6,309,809)	(5,050,547)	(4,939,223)	(4,547,610)
Debentures - net of current portion							12,464,093	11,995,460	10,093,288	9,551,729

The debentures are unsecured and unsubordinated debentures in Baht currency with fixed interest rates.

The debentures contain conditions regarding the responsibilities of the issuer of the debenture, which include restrictions on the transfer of assets, the announcement or payment of dividends in the event that the issuer failed to make principal and/ or interest payments or default on any liabilities and conditions regarding the maintenance of a debt to equity ratio or interest-bearing debt to equity ratio.

23. Leases

23.1 The Group as a lessee

The Group has lease contracts for assets use in its operations. Leases generally have lease terms 1 to 23 years (2023: 1 to 32 years).

a) Right-of-use assets

Movements of the right-of-use assets for the years ended 31 December 2024 and 2023 are summarised as follows:

(Unit: Thousand Baht)

	Consolidated financial statements					Separate financial statements
	Land	Buildings	Condominium units and shops	Others	Total	Others
1 January 2023	**56,457**	**101,793**	**468,299**	**1,909**	**628,458**	**5,400**
Additions	453,981	239,179	305,418	16,853	1,015,431	3,145
Increase from business combination	-	6,009	-	381	6,390	-
Increase (decrease) from lease modification/lease termination	-	105,901	(6,411)	-	99,490	47,128
Decrease from disposals of subsidiaries	(7,597)	-	-	-	(7,597)	-
Depreciation for the year	(29,861)	(47,228)	(211,068)	(1,429)	(289,586)	(6,218)
Loss on impairment	**-**	**-**	**(88,464)**	**-**	**(88,464)**	**-**
31 December 2023	**472,980**	**405,654**	**467,774**	**17,714**	**1,364,122**	**49,455**
Additions	9,845	11,049	87,439	1,674	110,007	-
Increase (decrease) from lease modification/lease termination	(192,280)	3,726	-	-	(188,554)	-
Decrease from disposals of subsidiaries	(2,137)	-	-	-	(2,137)	-
Reclassification - net	(11,441)	-	-	-	(11,441)	-
Depreciation for the year	(31,108)	(52,926)	(289,406)	(5,135)	(378,575)	(7,341)
Loss on impairment	-	-	(39,503)	-	(39,503)	-
31 December 2024	**245,859**	**367,503**	**226,304**	**14,253**	**853,919**	**42,114**

b) Lease liabilities

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Lease liabilities	1,225,435	1,867,362	51,112	58,094
Less: Deferred interest expenses	(199,124)	(383,138)	(7,905)	(9,789)
Total	**1,026,311**	**1,484,224**	**43,207**	**48,305**
Less: Current portion	(320,476)	(362,133)	(4,674)	(5,097)
Lease liabilities - net of current portion	**705,835**	**1,122,091**	**38,533**	**43,208**

Movements of the lease liability account for the years ended 31 December 2024 and 2023 are summarised below:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Balance at beginning of year	1,484,224	666,303	48,305	2,047
Additions from new agreements	116,152	1,017,708	-	3,145
Accretion of interest	43,472	46,131	1,885	1,573
Increase from business combination	-	7,274	-	-
Increase from lease modification	3,660	92,665	-	47,128
Reclassification - net	15,101	-	-	-
Repayments	(467,942)	(337,762)	(6,982)	(5,588)
Decrease from lease termination	(165,879)	-	-	-
Decrease from disposals of subsidiaries	(2,477)	(8,095)	-	-
Balance at end of year	**1,026,311**	**1,484,224**	**43,208**	**48,305**

A maturity analysis of lease payments is disclosed in Note 37 under the liquidity risk.

c) Expenses relating to leases that are recognised in profit or loss

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Depreciation expense of right-of-use assets	365,025	268,797	7,341	6,218
Interest expense on lease liabilities	42,217	37,406	1,885	1,573
Expenses relating to short-term leases	28,202	23,939	1,087	872

d) Others

The Group had total cash outflows for leases for the year ended 31 December 2024 of Baht 496 million (2023: Baht 362 million) (the Company only: 2024 and 2023: Baht 6 million), including the cash outflow related to short-term leases.

23.2 The Group as a lessor

The Group has entered into operating leases for its investment property portfolio consisting of buildings and condominium units for rent of the lease terms are between 1 and 3 years (2023: 1 and 3 years).

The Group has future minimum rentals receivable under non-cancellable operating leases as at 31 December 2024 and 2023 as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Within 1 year	365,025	268,797	7,341	6,218
Over 1 and up to 5 years	42,217	37,406	1,885	1,573
Total	28,202	23,939	1,087	872

24. Statutory reserve

Pursuant to Section 116 of the Public Limited Companies Act B.E. 2535, the Company is required to set aside a statutory reserve at least 5% of its net profit after deducting accumulated deficit brought forward (if any), until the reserve reaches 10% of the registered capital. The statutory reserve is not available for dividend distribution. At present, the statutory reserve has fully been set aside.

25. Revenue to be recognised for the remaining performance obligations

25.1 Revenues from sales of real estate

As at 31 December 2024, the Group has property sale and purchase contracts with customers, but ownership has not been transferred* with a value of Baht 21,730 million (2023: Baht 20,580 million) (the Company only: Baht 4 million, 2023: Baht 19 million). The Group expects to satisfy the performance obligations under the contracts within 3 years (2023: 3 years) (the Company only: 1 year, 2023: 1 year).

* Revenue to be recognised for the remaining performance obligations is subject to several internal and external factors including an ability to make installment payments by customers and an approval for credit facilities granted by financial institutions, the progression of projects construction of the Company and its subsidiaries as well as economic and political conditions.

25.2 Revenues from project management

As at 31 December 2024, the Group has project management services agreements with joint ventures but services are unsatisfied (or partially unsatisfied) with a value of Baht 4,964 million (2023: Baht 5,252 million) (The Company only: 2024 and 2023: Nil). The Group expects to satisfy the performance obligations under the agreements within 8 years (2023: 8 years).

25.3 Service income

As at 31 December 2024, revenue totaling Baht 1,271 million (2023: Baht 1,168 million) is expected to be recognised in the future in respect of performance obligations under contracts with customers that are unsatisfied (or partially unsatisfied). The Group expects to satisfy these performance obligations within 3 years (2023: 3 years).

26. Finance cost

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Interest expense on borrowings	635,021	422,221	926,769	694,966
Interest expense on lease liabilities	42,217	37,406	1,885	1,573
Total finance cost	677,238	459,627	928,654	696,539

27. Expenses by nature

Significant expenses classified by nature are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Land development cost and construction cost during the year	4,337,079	17,179,925	2,700	24,950
Change in project development costs for sale	518,486	(10,968,344)	79,987	27,726
Salaries and other employee benefits	799,332	980,090	89,255	101,706
Depreciation and amortisation	658,505	520,891	21,123	21,951
Advertising and promotion expenses	403,829	759,383	6,609	25,330
Transfer and specific business tax charges	281,822	385,457	4,680	2,978
Consulting fees and professional fees	173,318	172,533	34,390	20,661
Expected credit losses	626,469	58,242	12,962	4,769

28. Income tax

Income tax expenses for the years ended 31 December 2024 and 2023 are made up as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Current income tax:				
Current income tax charge	837,224	1,232,072	34,833	16,849
Deferred tax:				
Deferred tax from origination and reversal of temporary differences	(495,847)	(424,045)	(7,260)	1,577
Income tax expenses reported in profit or loss	**341,377**	**808,027**	**27,573**	**18,426**

The amount of income tax relating to each component of other comprehensive income for the years ended 31 December 2024 and 2023 are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Deferred tax on actuarial gains and losses	4,622	(2,144)	527	(586)

The reconciliation between accounting profit and income tax expenses is shown below:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Accounting profit before tax	**1,584,506**	**3,967,972**	**1,654,333**	**1,678,509**
Applicable tax rate	20%	20%	20%	20%
Accounting profit before tax multiplied by income tax rate	316,901	793,594	330,867	335,702
Write-off previous deferred tax assets	3,117	15,408	-	-
Share of profit from investments in joint ventures and associate	(36,206)	(6,038)	-	-
Effects of eliminated transactions	18,543	(12,119)	-	-
Difference in tax rate in the Group	(91)	(246)	-	-
Effects about temporary differences and tax losses	5,927	18,645	-	-
Effects of:				
Exempt revenues	(366)	-	(304,323)	(317,750)
Non-deductible expenses	37,819	10,866	1,063	1,012
Additional expense deductions allowed	(4,267)	(12,083)	(34)	(538)
Total	**33,186**	**(1,217)**	**(303,294)**	**(317,276)**
Income tax expenses reported in profit or loss	**341,377**	**808,027**	**27,573**	**18,426**

The components of deferred tax assets and deferred tax liabilities are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Deferred tax assets				
Accumulated depreciation - investment properties and buildings	16,434	11,929	2,788	3,089
Provision for long-term employee benefits	13,111	15,376	1,336	1,623
Unused tax loss	387,777	251,448	-	-
Investments in joint ventures	379,365	230,888	-	-
Project development costs for sale	78,220	73,254	-	-
Provision for liabilities	71,268	46,423	262	2,515
Provision for impairment losses of right-of-use assets	30,107	22,206	-	-
Allowance for expected credit losses	123,180	10,634	2,012	-
Allowance for impairment loss of investment in subsidiaries	-	-	10,240	2,805
Allowance for impairment loss or property, plant and equipment	22,411	-	-	-
Others	19,383	11,682	263	133
Total	**1,141,256**	**673,840**	**16,901**	**10,160**

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Deferred tax liabilities				
Project development costs for sale	(366,949)	(377,696)	-	-
Cost to obtain contracts	(36,408)	(32,459)	-	-
Investment properties	(158)	(682)	-	-
Property, plant and equipment	-	(5,298)	-	-
Intangible assets	(24,745)	(28,116)	-	-
Gain on disposals of investments to related parties	(21,336)	(25,208)	-	-
Others	(9)	(1,489)	(9)	(1)
Total	**(449,605)**	**(470,948)**	**(9)**	**(1)**
Net deferred tax assets (liabilities)	**691,651**	**202,892**	**16,892**	**10,159**

As at 31 December 2024, the Group has unused tax losses totaling Baht 184 million (2023: Baht 229 million), on which deferred tax assets have not been recognised as the Group believes future taxable profits may not be sufficient to allow utilisation of unused tax losses.

The unused tax losses amounting to Baht 2,123 million (2023: Baht 1,486 million) (the Company only: 2024 and 2023: Nil) will expire by 2029 (2023: by 2028).

29. Earnings per share

Basic earnings per share is calculated by dividing profit for the year attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the year.

The following table sets forth the computation of basic earnings per share:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Profit attributable to equity holders of the Company (Thousand Baht)	1,051,790	2,718,233	1,626,759	1,660,082
Weighted average number of ordinary shares (Thousand shares)	2,454,122	2,454,122	2,454,122	2,454,122
Basic earnings per share (Baht/share)	0.4286	1.1076	0.6629	0.6764

30. Loss of control in the subsidiaries

During the current year, the Group had lost control of the subsidiaries as mentioned in Note 2.2 to the financial statements. The values of assets and liabilities on the date that the Group lost the control are as follows:

(Unit: Thousand Baht)

	Property development business						
	Condominium projects					Housing estate projects	
	Origin Bang Wa Company Limited	Origin Pattaya Sukhumvit 1 Company Limited	Origin Pattaya Sukhumvit 2 Company Limited	Origin Condominium SPV 1 Company Limited	Origin Condo Centre Phuket 2 Company Limited	Grand Britania Tawi Wattana Company Limited	Britania SPV 26 Company Limited
Cash and cash equivalents	651	8,220	2,885	947	10,850	935	1,000
Project development costs for sale	337,878	226,096	416,290	300,306	306,608	763,007	750,259
Other current assets	216	55,721	23,233	-	2,485	3,833	16
Property, plant and equipment	-	16,155	5,529	-	5,255	326	-
Other non-current assets	27	4,223	15,409	26	3,179	170	57
Loans from financial institutions	-	-	-	-	(63,000)	(270,515)	(313,610)
Trade and other payables	(116,362)	(250,933)	(437,224)	(300,383)	(152,452)	(187,533)	(436,949)
Short-term loans from related parties	(221,503)	(9,000)	(16,800)	-	(11,506)	(275,731)	-
Other current liabilities	(16)	(60,810)	(32,585)	-	(14,135)	(4,743)	-
Net assets (liabilities) before elimination entries and others	891	(10,328)	(23,263)	896	87,284	29,749	773
Elimination entries and others	(117,222)	(168,499)	(285,131)	(169,442)	(142,806)	(87,844)	(134,527)
Net assets (liabilities) (100%)	**(116,331)**	**(178,827)**	**(308,394)**	**(168,546)**	**(55,522)**	**(58,095)**	**(133,754)**
Shareholding percentage (%)	51	51	50	51	50	51	51
Share of net assets	(59,329)	(91,202)	(154,197)	(85,958)	(27,761)	(29,628)	(68,215)
Amount received from disposal of investments in subsidiaries	490	490	500	490	50,000	14,577	490
Less: Cash and cash equivalents of subsidiaries	(651)	(8,220)	(2,885)	(947)	(10,850)	(935)	(1,000)
Net cash receipt from (paid for) disposals of subsidiaries	**(161)**	**(7,730)**	**(2,385)**	**(457)**	**39,150**	**13,642**	**(510)**
Gains on disposals of investments in subsidiaries - net of gains on land transfer rights	57,492	88,115	154,697	83,078	77,761	43,044	66,029

(Unit: Thousand Baht)

	Property development business					Total
	Housing estate projects			Hotels and buildings for rent	Other business	
	Britania Chaiyapruek - Chaengwattana Company Limited	Belgravia Ratchaphruek Nakhon In Company Limited	Other subsidiaries	One Origin Chiang Mai Nimman Company Limited	Jetjin Origin Center Company Limited	
Cash and cash equivalents	2,045	1,642	2,889	3,371	9,727	45,162
Project development costs for sale	841,240	679,580	296,431	-	-	4,917,695
Other current assets	1,257	2,771	21	1,375	1,793	92,721
Property, plant and equipment	374	169	-	195,083	11,089	233,980
Other non-current assets	1,914	2,184	152	1,785	20,040	49,166
Loans from financial institutions	(332,331)	(345,913)	(67,840)	-	-	(1,393,209)
Trade and other payables	(305,798)	(120,735)	(198,257)	(11,297)	(308)	(2,518,231)
Short-term loans from related parties	(214,540)	(126,846)	(31,000)	(194,081)	-	(1,101,007)
Other current liabilities	(85)	(849)	-	-	-	(113,223)
Net assets (liabilities) before elimination entries and others	(5,924)	92,003	2,396	(3,764)	42,341	213,054
Elimination entries and others	(220,958)	(87,476)	(143,202)	(31)	(266)	(1,557,404)
Net assets (liabilities) (100%)	**(226,882)**	**4,527**	**(140,806)**	**(3,795)**	**42,075**	**(1,344,350)**
Shareholding percentage (%)	51	51	50 - 51	50	26	
Share of net assets	(115,710)	2,309	(71,820)	(1,898)	10,897	(692,512)
Amount received from disposal of investments in subsidiaries	490	49,000	31,480	47,500	14,493	210,000
Less: Cash and cash equivalents of subsidiaries	(2,045)	(1,642)	(2,889)	(3,371)	(9,727)	(45,162)
Net cash receipt from (paid for) disposals of subsidiaries	**(1,555)**	**47,358**	**28,591**	**44,129**	**4,766**	**164,838**
Gains on disposals of investments in subsidiaries - net of gains on land transfer rights	111,662	46,782	100,466	49,398	145	878,669

As at 31 December 2024, the Group had net cash flows from disposals of investments in subsidiaries amounting to Baht 195.51 million and recognised receivables from disposals of investments in the consolidated statement of financial position. amounting to Baht 14.49 million.

31. The change of investments in joint ventures to subsidiaries

During the current year, the Group had additionally invested in ordinary shares of 2 subsidiaries as mentioned in Note 14.3 to the financial statements. The fair values of assets and liabilities on the date that the Group gained control are as follows:

(Unit: Thousand Baht)

	Origin Bang Bamru Station Company Limited	Park Luxury SPV 3 Company Limited	Total
Cash and cash equivalents	9,490	5	9,495
Other receivables	12	1,000	1,012
Project development costs for sale	357,835	-	357,835
Advance payment for construction	15,460	-	15,460
Other current assets	14,866	-	14,866
Plant and equipment	16,067	-	16,067
Deferred tax assets	19,410	42	19,452
Other non-current assets	60	-	60
Trade and other payables	(149,111)	(215)	(149,326)
Short-term loan to related party	(74,375)	-	(74,375)
Deposits and advances received from customers	(19,886)	-	(19,886)
Other current liabilities	(8)	-	(8)
Long-term loans from financial institutions - net of current portion	(168,000)	-	(168,000)
Fair value of net assets of subsidiary	**21,820**	**832**	**22,652**
Cost of acquiring investment in subsidiary	44,345	490	44,835
Less: Cash and cash equivalents of subsidiary	(9,490)	(5)	(9,495)
Net cash paid for acquisition of investment in subsidiary	**34,855**	**485**	**35,340**

32. Business combination

32.1 Business combination by entire business transfer

On 22 June 2023, the Board of Directors' Meeting of Primo Service Solutions Public Company Limited (a subsidiary) passed a resolution to United Project Management Company Limited (a subsidiary of Primo Service Solutions Public Company Limited) to complete the entire business transfer of two unrelated companies, which are Cambridge Tudor Company Limited and Ruesai Consultants Company Limited. Both of which were incorporated in Thailand and principally engaged in investing in other companies. All assets and liabilities of both companies were transferred to the subsidiary as at the entire business transfer date. Most of the identifiable assets acquired from both companies were the investments in ProjectsAsia Limited, a company was incorporated in Thailand and principally engaged in providing construction management services. Upon the completion of the entire business transfer transaction from both companies, the subsidiary held a 100 percentage of shareholding in ProjectsAsia Limited, which is considered as the subsidiary of the Group.

During the current year, United Project Management Company Limited has completed the process of measuring the fair value of the identifiable assets acquired and liabilities assumed including the contingent consideration of ProjectsAsia Limited were as follows.

	(Unit: Thousand Baht)
Cash and cash equivalents	12,451
Trade and other receivables	45,796
Advance payment for construction	952
Other current financial assets	10,073
Other current assets	2
Equipment	1,995
Right-of-use assets	4,920
Intangible assets	72,145
Deferred tax assets	8,769
Other non-current assets	1,516
Trade and other payables	(9,220)
Current portion of lease liabilities	(2,476)
Unearned income	(11,874)
Income tax payable	(1,423)
Other current liabilities	(2,752)
Lease liabilities - net of current portion	(3,248)
Provision for long-term employee benefits	(31,513)
Deferred tax liabilities	**(14,085)**
Net assets from the business combination	82,028
Add: Goodwill	**195,073**
Cost of the business combination	277,101
Less: Cash and cash equivalents of ProjectsAsia Limited	(12,451)
Estimation of the fair value of contingent consideration	(132,168)
Add: Deferred interest expenses	9,067
Net cash paid for the business combination	**141,549**

32.2 Business acquisition from additional investment in subsidiary

In September 2023, Passion Realtor Company Limited (a subsidiary of the Group) purchased 100,000 ordinary shares of Prop2morrow Company Limited from another subsidiary within the Group and 40,000 ordinary shares from an unrelated company. The Group's management determined that the Group has control over Prop2morrow Company Limited and classified the investment in Prop2morrow Company Limited's ordinary shares as an investment in subsidiary.

During the current year, Passion Realtor Company Limited completed the process of measuring the fair value of the identifiable assets acquired and liabilities assumed including the contingent consideration of Prop2morrow Company Limited as at the business acquisition date (28 September 2023). There are no significant differences between the fair values of the assets and liabilities that the Group had previously recorded. Therefore, the Group did not retrospectively adjust the consolidated statement of financial position as at 31 December 2023. The cost of the business acquisition was Baht 8.5 million to acquired 35% interest (as a percentage of shareholding)

in the net assets from the business acquisition amounting to Baht 2.0 million and goodwill amounting to Baht 6.5 million.

During the year 2024, the Group recognised an impairment loss for goodwill of Prop2morrow Company Limited amounting to Baht 6.5 million in profit or loss.

32.3 Hotel business acquisition

On 29 September 2023 (the acquisition date), the Group acquired two hotels from unrelated companies, with a cash payment of Baht 655 million. The Group's management exercised judgement and determined that the transactions are business acquisitions and conducted a fair value measurement of the identifiable assets acquired and liabilities assumed at the acquisition date. The valuation has been completed during the fourth quarter of 2023 and within the period of one year from the acquisition date in accordance with Thai Financial Reporting Standard No. 3 Business Combinations.

33. Segment information

Operating segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance.

For management purposes, the Group is organised into business units based on its products and services and have four reportable segments as follows:

- Property development business segment - Condominium projects
- Property development business segment - Housing estate projects
- Property development business segment - Hotels and buildings for rent
- Other business segment which is services relating to real estate business

No operating segments have been aggregated to form the above reportable operating segments.

The chief operating decision maker monitors the operating results of the business units separately for the purpose of making decisions about resource allocation and assessing performance. Segment performance is measured based on operating profit or loss and on a basis consistent with that used to measure operating profit or loss in the financial statements.

The basis of accounting for any transactions between reportable segments is consistent with that for third party transactions.

The following tables present revenue and profit information regarding the Group's operating segments for the years ended 31 December 2024 and 2023.

(Unit: Million Baht)

For the year ended 31 December 2024	Property development business			Other business	Total reportable segments	Adjustments and eliminations	Consolidated financial statements
	Condominium projects	Housing estate projects	Hotels and buildings for rent				
Revenue from external customers	4,401	4,075	787	1,659	10,922	-	10,922
Inter-segment revenue	(85)	-	163	928	1,006	(1,006)	-
Total revenues	**4,316**	**4,075**	**950**	**2,587**	**11,928**	**(1,006)**	**10,922**
Dividend income	723	-	-	-	723	(723)	-
Gain on disposals of investments in subsidiaries	788	43	47	-	878	-	879
Interest income							184

For the year ended 31 December 2024	Property development business			Other business	Total reportable segments	Adjustments and eliminations	Consolidated financial statements
	Condominium projects	Housing estate projects	Hotels and buildings for rent				
Total expenses							(9,905)
Operating profit							2,080
Share of profit (loss) from investments in joint ventures and associate	324	(67)	(92)	16	181	-	181
Finance cost	22,411	-		-			(677)
Income tax expenses	19,383	11,682		263			(341)
Profit for the year	1,141,256	673,840		16,901			1,243

(Unit: Million Baht)

For the year ended 31 December 2023	Property development business			Other business	Total reportable segments	Adjustments and eliminations	Consolidated financial statements
	Condominium projects	Housing estate projects	Hotels and buildings for rent				
Revenue from external customers	5,969	5,736	1,011	1,303	14,019	-	14,019
Inter-segment revenue	(79)	(2)	262	1,180	1,361	(1,361)	-
Total revenues	5,890	5,734	1,273	2,483	15,380	(1,361)	14,019
Dividend income	596	-	-	-	596	(596)	-
Gain on disposals of investments in subsidiaries	327	113	622	-	1,062	-	1,062
Interest income							90
Total expenses							(10,774)
Operating profit							4,397
Share of profit (loss) from investments in joint ventures and associate	734	(490)	(214)	-	30	-	30
Finance cost							(459)
Income tax expenses							(808)
Profit for the year							3,160

Geographic information

The Group operates in Thailand only. As a result, all the revenues and assets as reflected in these financial statements pertain exclusively to this geographical reportable segment.

Major customers

For the year 2023, the Group has revenue from one major customer in amount of Baht 1,427 million, arising from sales by property development business of condominium projects segment (2024: No major customer).

34. Dividends

Dividends	Approved by	Total dividends (Million Baht)	Dividend per share (Baht)
Final dividends for 2022	Annual General Meeting of the Company's Shareholders on 27 April 2023	1,399	0.57
Interim dividends for 2023	Board of Directors' Meeting on 15 August 2023	392	0.16
Total dividends for 2023		**1,791**	**0.73**
Final dividends for 2023	Annual General Meeting of the Company's Shareholders on 25 April 2024	736	0.30
Interim dividends for 2024	Board of Directors' Meeting on 14 November 2024	52	0.02
Total dividends for 2024	**19,410**	**788**	**0.32**

35. Commitments and contingent liabilities

35.1 Capital commitments

As at 31 December 2024 and 2023, the Group has outstanding construction and capital commitments as follows:

(Unit: Million Baht)

	Consolidated financial statements	
	2024	2023
Project construction agreements	11,531	14,416
Hotel and other property construction agreements	767	867
Sale and purchase of land agreements	2,021	5,459

As at 31 December 2024 and 2023, joint ventures have outstanding construction and capital commitments as follows:

(Unit: Million)

	Currency	2024	2025
Project construction agreements	Baht	4,161	4,459
Hotel and other property construction agreements	Baht	729	1,085
	US Dollar	1	-
Sale and purchase of land agreements	Baht	4,680	8,316

35.2 Uncalled portion of investments

As at 31 December 2024 and 2023, the Group has commitments in respect of the uncalled portion of investments as below:

(Unit: Thousand Baht)

Investment in	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Subsidiaries	-	-	305,658	311,408
Joint ventures	2,153,430	976,200	-	37,125
Total	**2,153,430**	**976,200**	**305,658**	**348,533**

35.3 Long-term lease commitments that have not yet commenced

As of 31 December 2024, the Group has one lease agreement (2023: one lease agreements) that has yet to be effective with respect to land that will be used for business operations. The lease agreements stipulate that the Group shall complete the project's construction and development within the time period stated in the agreements after registering the leasehold right. The lease term is 30 years from the expiration of the project development period.

As of 31 December 2024, joint ventures have two lease agreements (2023: six lease agreements) that have yet to be effective with respect to land that will be used for property development. The lease agreement stipulates the land delivery date, and that joint ventures shall complete the project's construction and development within the time period stated in the agreements after registering the leasehold right. The lease term is 30 years from the expiration of the project development period.

35.4 Long-term service commitments

The subsidiaries and joint ventures entered into management agreement and hotel franchise agreement with unrelated companies, whereby the latter will provide the hotel management services. The term of the management agreements are 16 - 20 years, starting from the date of the hotel opening. Under the terms of the agreements, the subsidiaries and joint ventures agree to pay administrative, advertising and promotional fees at various rates based on the revenues from the hotel operations, and agree to comply with the terms and conditions set out in the agreements.

35.5 Guarantees

1) As at 31 December 2024, the Company has guaranteed bank credit facilities of its subsidiaries amounting to Baht 1,589 million (2023: Baht 1,058 million).

   As at 31 December 2024, the Group has guaranteed bank credit facilities of its joint ventures amounting to Baht 6,166 million (2023: Baht 3,954 million) (the Company only: Baht 3,227 million (2023: Baht 3,954 million)).

2) As at 31 December 2024 and 2023, there were outstanding bank guarantees issued by financial institutions on behalf of the Group to guarantee the followings:

(Unit: Million Baht)

	Consolidated financial statements	
	2024	2023
Utility use	1,813	2,049
Payments due to creditors	3	3
Payments due to insurance broker guarantee	1	1
Total	1,817	2,053

As at 31 December 2024 and 2023, there were outstanding bank guarantees issued by financial institution behalf of joint ventures to guarantee the followings:

(Unit: Million Baht)

	2024	2023
Utility use	800	521
Payments due to creditors	-	3
Total	800	524

3) As at 31 December 2024, a subsidiary issued 1 - 3 year promissory notes in amount of Baht 33 million to guarantee the payment in accordance with the conditions of the entire business transfer agreement (2023: Baht 66 million).

36. Fair value hierarchy

As at 31 December 2024 and 2023, the Group had significant assets and liabilities that were measured at fair value or for which fair value was disclosed using different levels of inputs as follows:

(Unit: Million Baht)

	Consolidated financial statements							
	As at 31 December 2024				As at 31 December 2023			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Assets measured at fair value								
Financial assets measured at FVTPL								
Investment in open-ended fund - debt securities	-	143	-	143	-	101	-	101
Investment in short-term debenture	-	-	-	-	-	170	-	170
Investment in RealX investment token	-	-	319	319	-	-	362	362
Investment in close-ended fund - Whale ground	-	-	-	-	-	94	-	94
Listed equity investments	8	-	-	8	10	-	-	10
Assets for which fair value are disclosed								
Investment properties	-	96	158	254	-	91	296	387
Liabilities for which fair value are disclosed								
Debentures	-	18,881	-	18,881	-	17,054	-	17,054

(Unit: Million Baht)

	Separate financial statements							
	As at 31 December 2024				As at 31 December 2023			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Assets measured at fair value								
Financial assets measured at FVTPL								
Investment in open-ended fund - debt securities	-	2	-	2	-	101	-	101
Assets for which fair value are disclosed								
Investment properties	-	58	-	58	-	55	-	55
Liabilities for which fair value are disclosed								
Debentures	-	15,112	-	15,112	-	14,102	-	14,102

37. Financial instruments

37.1 Financial risk management objectives and policies

The Group's financial instruments principally comprise cash and cash equivalents, trade and other receivables, loans, other financial assets, restricted and collateral bank deposits, loans from financial institutions, bills of exchange, trade and other payables, debentures and lease liabilities. The financial risks associated with these financial instruments and how they are managed is described below.

Credit risk

The Group is exposed to credit risk primarily with respect to trade and other receivables and loans. The Group manages the risk by adopting appropriate credit control policies and procedures and therefore does not expect to incur material financial losses. The maximum exposure to credit risk is limited to the carrying amounts of trade and other receivables and loans as stated in the statement of financial position.

Interest rate risk

The Group's exposure to interest rate risk relates primarily to loans, bank overdrafts and short-term loans from financial institutions, bills of exchange, lease liabilities, long-term loans from financial institutions, and debentures. Most of the Group's financial assets and liabilities bear floating interest rates or fixed interest rates which are close to the market rate.

The Group manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings.

As at 31 December 2024 and 2023, significant financial assets and liabilities classified by type of interest rate are summarised in the table below.

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Financial assets				
Fixed interest rate	3,860	2,043	24,051	22,801
Floating interest rate	1,718	1,772	115	23
Non-interest bearing	3,286	5,373	185	1,099
Total financial assets	8,864	9,188	24,351	23,923

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Financial liabilities				
Fixed interest rate	21,023	21,289	17,401	16,708
Floating interest rate	15,081	14,352	2,142	1,199
Non-interest bearing	2,491	3,676	214	170
Total financial liabilities	38,595	39,317	19,757	18,077

The following table demonstrates the sensitivity of the Group's profit before tax to a reasonably possible change in interest rates on that portion of floating rate loans from affected as at 31 December 2024 and 2023.

Currency	2024		2023	
	Increase/decrease (%)	Effect on profit before tax (Million Baht)	Increase/decrease (%)	Effect on profit before tax (Million Baht)
Baht	+1.00	(25)	+1.00	(22)
	-1.00	25	-1.00	22

Liquidity risk

The Group monitors the risk of a shortage of liquidity through the use of bank overdrafts, loans from related parties and related persons, loans from financial institutions and lease contracts. The Group has assessed the concentration of risk with respect to refinancing its debt and concluded it to be low.

The table below summarises the maturity profile of the Group's non-derivative financial liabilities and derivative financial instruments as at 31 December 2024 and 2023 based on contractual undiscounted cash flows:

(Unit: Million Baht)

	Consolidated financial statements As at 31 December 2024				
	On demand	< 1 year	1 to 5 years	> 5 years	Total
Non-derivatives					
Bank overdraft and short-term loans from financial institutions	-	1,963	-	-	1,963
Bills of exchange	-	370	-	-	370
Trade and other payables	-	2,284	-	-	2,284
Short-term loans from related parties and related persons	836	-	-	-	836
Long-term loans from financial institutions	-	4,592	9,723	-	14,315
Debentures	-	7,166	13,081	-	20,247
Long-term loans from unrelated party	-	-	101	-	101
Lease liabilities	-	358	486	378	1,222
Total non-derivatives	836	16,733	23,391	378	41,338

(Unit: Million Baht)

	Consolidated financial statements As at 31 December 2023				
	On demand	< 1 year	1 to 5 years	> 5 years	Total
Non-derivatives					
Bank overdraft and short-term loans from financial institutions	-	1,600	-	-	1,600
Bills of exchange	-	2,285	-	-	2,285
Trade and other payables	-	3,517	-	-	3,517
Short-term loans from related parties and related persons	536	-	-	-	536
Long-term loans from financial institutions	-	5,467	8,426	-	13,893
Debentures	-	5,700	12,645	-	18,345
Lease liabilities	-	416	728	717	1,861
Total non-derivatives	536	18,985	21,799	717	42,037

(Unit: Million Baht)

	Separate financial statements As at 31 December 2024				
	On demand	< 1 year	1 to 5 years	> 5 years	Total
Non-derivatives					
Bank overdraft and short-term loans from financial institutions	-	833	-	-	833
Bills of exchange	-	370	-	-	370
Trade and other payables	-	109	-	-	109
Short-term loans from related parties and related persons	1,961	-	-	-	1,961
Long-term loans from financial institutions	-	702	705	-	1,407
Debentures	-	5,599	10,605	-	16,204
Lease liabilities	-	6	24	21	51
Total non-derivatives	1,961	7,619	11,334	21	20,935

(Unit: Million Baht)

	Separate financial statements As at 31 December 2023				
	On demand	< 1 year	1 to 5 years	> 5 years	Total
Non-derivatives					
Bank overdraft and short-term loans from financial institutions	-	303	-	-	303
Bills of exchange	-	1,685	-	-	1,685
Trade and other payables	-	68	-	-	68
Short-term loans from related parties and related persons	908	-	-	-	908
Long-term loans from financial institutions	-	336	642	-	978
Debentures	-	5,049	10,068	-	15,117
Lease liabilities	-	7	24	27	58
Total non-derivatives	908	7,448	10,734	27	19,117

37.2 Fair values of financial instruments

Since the majority of the Group's financial instruments are short-term in nature or carrying interest at rates close to the market interest rates, their fair value is not expected to be materially different from the amounts presented in the statement of financial position.

The methods and assumptions used by the Group in estimating the fair value of financial instruments are as follows:

a) For financial assets and liabilities which have short-term maturity, including cash and cash equivalents, trade and other receivables, loans, bank overdrafts and short-term loans from financial institutions, bills of exchange, trade and other payables, and current portion of long-term loans, their carrying amounts in the statement of financial position approximate their fair value.

b) The fair value of debt securities is generally derived from quoted market prices or future cash flow using a discounted cash flow model. The discount rate is market rate adjusted by risk premium.

c) The fair value of equity securities is generally derived from quoted market prices.

d) For long-term loans carrying interest approximate to the market rate, their carrying amounts in the statement of financial position approximate their fair value.

e) For debentures, fair value is derived from quoted market prices of the Thai Bond Market Association at the close of the business on the reporting date. The carrying amount and fair value as at 31 December 2024 and 2023 as follows:

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	2024	2023	2024	2023
Carrying amount	18,826	17,107	15,069	14,144
Fair value	18,881	17,054	15,112	14,102

During the current year, there were no transfers within the fair value hierarchy.

37.3 Reconciliation of recurring fair value measurements, of financial assets, categorised within Level 3 of the fair value hierarchy. A reconciliation of the fair value of RealX investment token for the year 2024 and 2023 presented in the consolidated financial statement is as follows:

(Unit: Thousand Baht)

	Consolidated financial statements
Balance as of 1 January 2023	-
Acquired during the year	355,264
Net gain recognised in other income in profit or loss	6,631
Balance as of 31 December 2023	**361,895**
Net loss recognised in administrative expenses in profit or loss	42,471
Balance as of 31 December 2024	**319,424**

Key assumptions used in the valuation are summarised below.

Financial instrument	Valuation technique	Significant unobservable input	Rate	Sensitivity of the input to fair value
RealX investment token	Discounted future cash flows using discount rate	Discount rate	8.5% (2023: 8.3%)	0.5% increase (decrease) in the discount rate would result in a decrease (increase) in fair value by Baht 8 million (2023: Baht 11 million)

38. Capital management

The primary objective of the Group's capital management is to ensure that it has appropriate capital structure in order to support its business and maximise shareholder value and it meets financial covenants attached to the loan agreements. The Group has complied with these covenants throughout the reporting periods.

In managing its capital position the Group refers to its interest bearing debt-to-equity ratio, in order to ensure compliance with a condition of short-term loans, long-term loan agreements from financial institutions and also debentures issuance as discussed in Note 18, 21 and 22.

For the purpose of calculating this financial ratio, equity consists of shareholders' equity and debt is defined as interest-bearing debt.

As at 31 December 2024, the Group's interest bearing debt-to-equity ratio was 1.70:1 (2023: 1.62:1) (The Company only: 1.27:1, 2023: 1.23:1).

39. Subsequent events after reporting period

On 28 February 2025, the Board of Directors' Meeting of the Company passed the resolutions to increase the Company's registered capital by Baht 308.77 million, from the registered capital of Baht 1,227.06 million to Baht 1,533.83 million through the issuance of newly issued ordinary shares up to 613.53 million shares with a par value of Baht 0.50 each for the issuance of warrants to purchase the newly issued ordinary shares of the Company No.2 ("ORI-W2") up to 613.53 million warrants. These will be allocated to the Company's existing shareholders in proportion of their respective shareholdings (Rights Offering) at a ratio of 4 existing ordinary shares to 1 unit of ORI-W2, with the exercise ratio of 1 newly ordinary share per 1 warrant unit.

The resolutions will be proposed to the Company's shareholders for approval at the Annual General Meeting of the Company's shareholders.

40. Approval of financial statements

These financial statements were authorised for issue by the Company's Board of Directors on 28 February 2025.

13 Certification of the Accuracy of Information

The Company carefully reviewed the information in this annual registration statement/annual report with caution. The Company hereby certifies that such information is accurate, complete and contains no false or misleading statements. There are no omissions of any materiality facts that should have been stated therein. In addition to this, the Company certifies that:

1. The financial statements and the financial information summarized in the annual registration statement/annual report are shown to be accurate and complete in regards to the financial position, operating results, and cash flow of the Company and its subsidiaries.

2. The Company organized a good disclosure system to ensure that the important information of the Company and its subsidiaries are accurately and completely disclosed. The Company also supervises the implementation of the aforementioned systems.

3. The Company organized a good internal control system and supervised the implementation of the system. The Company notified the assessment results of the internal control system on February 29, 2024 to the auditor and the Audit Committee of the Company This covers any errors and major changes of the internal control system as well as any misconducts that may affect the financial reporting of the Company and its subsidiaries.

In this regard, to evidence that all documents are the same as the certified documents, the Company assigned Ms. Kanokpailin Wilaikaew to sign every page of these documents. If any document does not contain Ms. Kanokpailin Wilaikaew's signature, it will be deemed that such documents do not contain the information that the Company has certified the accuracy.

Name	Position	Signature
Mrs. Arada Jaroon-ek	Director Authorized Signatory	
Mr. Niwat Lamunpandh	Director Authorized Signatory	
Attorney		
Ms. Kanokpailin Wilaikaew	Director Authorized Signatory	
Ms. Kanokpailin Wilaikaew	Company Secretary	

Attachment 1

Directors and Management Team Details

Attachment 1.1 - Details of Directors, Executives, Controlling Persons and Company Secretary

Mr. Lucksananoi Punkrasamee (Age: 72 years)

Appointed Date:

February 6, 2014

Current Position:

1. Chairman of the Board
2. Independent Director
3. Nomination and Remuneration Committee
4. Corporate Governance and Sustainability Committee

Shareholding:

Director	1,086,354 shares (0.044%)
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master Degree of Business Administration (MBA), Chulalongkorn University
- Bachelor Degree of Commerce and Accountancy, Chulalongkorn University
- Certificate in Management Development Program The Wharton School of the University of Pennsylvania
- Certificate in Inno-Leadership program INSEAD University (France)
- Certificate "Executive development Program" Graduate School of business, Columbia University

Training Program:

- Director Accreditation Program (DAP) SCC/2004 Thai Institute of Directors
- Director Certification Program (DCP) 122/2009 Thai Institute of Directors

Work Experience:

2014 - Present	Chairman of the Board	Origin Property Public Company Limited
2019 - Present	Independent Director	Origin Property Public Company Limited
2015 - Present	Nomination and Remuneration Committee	Origin Property Public Company Limited
2021 - Present	Corporate Governance Committee	Origin Property Public Company Limited
2020 - Present	Independent Director and Audit Committee	SCG Ceramics Public Company Limited
2019 - Present	Advisor and Director of Tax Accounting	Federation of Accounting Professions Under The Royal Patronage of His Majesty The King
2018 - Present	Advisor	Securities and Exchange Commission
2016 - Present	Independent Director and Audit Committee	MC GROUP Public Company Limited
2016 - Present	Nomination and Remuneration Committee	MC GROUP Public Company Limited

Work Experience (Continued):

2014 - Present	Chairman of the Audit Committee and Chairman of the Nomination and Remuneration Committee	Buono (Thailand) Company Limited
2013 - Present	Advisor to Vice President of Finance and Investment	The Siam Cement Group Public Company Limited
2013 - Present	Chairman of the Audit Committee and Independent Director	Singer Thailand Public Company Limited
2013 - Present	Director	Singer Leasing (Thailand) Company Limited
2013 - 2020	Director	SG Capital Public Company Limited
2015 - 2016	Independent Director	Nok Scoot Airlines Company Limited
2005 - 2012	Managing Director	SCG Accounting Services Company Limited

Position in other company Listed:

Listed	5 Companies
Non-Listed	2 Companies

Illegal record in the last 10 years: None

* 1st re-appointed at the AGM 2016 of April 5, 2016
* 2nd re-appointed at the AGM 2019 of April 25, 2019
* 3rd re-appointed at the AGM 2022 of April 29, 2022

Mr. Sahas Treetipbut (Age: 77 years)

Appointed Date:

February 6, 2014

Current Position:

1. Chairman of the Audit Committee
2. Independent Director
3. Nomination and Remuneration Committee
4. Risk Management Committee

Shareholding:

Director	886,188 shares (0.036%)
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master in Computer and Information Sciences, Syracuse University, USA
- Bachelor of Commerce and Accountancy, Chulalongkorn University

Training Program:

- Director Accreditation Program (DAP) 28/2004 Thai Institute of Directors
- Successful Formulation & Execution of Strategy (SFE) 17/2013 Thai Institute of Directors
- How to Measure the Success of Corporate Strategy (HMS) 2/2013 Thai Institute of Directors

Work Experience:

2014 - Present	Chairman of the Audit Committee	Origin Property Public Company Limited
2014 - Present	Independent Director	Origin Property Public Company Limited
2015 - Present	Nomination and Remuneration Committee	Origin Property Public Company Limited
2021 - Present	Risk Management Committee	Origin Property Public Company Limited
2012 - Present	Chairman of the Board	Thiensurat Public Company Limited
2008 - Present	Executive Director	Internet Thailand Public Company Limited
2006 - Present	Nomination and Remuneration Committee	Internet Thailand Public Company Limited
2018 - 2021	Chairman of Risk Management Committee	Origin Property Public Company Limited
1999 - Present	Director	Internet Thailand Public Company Limited
2013 - 2019	Director	Netbay Company Limited
2008 - 2020	Chairman, Independent Director Audit Committee and Chairman of the Corporate Governance Committee	COL Public Company Limited
2008 - 2012	Chairman of the Board	KTB General Services Company Limited
2008 - 2012	Director	Trade Siam Company Limited
2004 - 2008	Managing Director	Krungthai AXA Life Insurance Public Company Limited

Position in other company Listed:

Listed	2 Companies
Non-Listed	None

Illegal record in the last 10 years: None

* 1st re-appointed at the AGM 2016 of April 5, 2016
* 2nd re-appointed at the AGM 2019 of April 25, 2019
* 3rd re-appointed at the AGM 2022 of April 29, 2022

Air Chief Marshal Bureerat Ratanavanich (Age: 76 years)

Appointed Date:

February 6, 2014

Current Position:

1. Audit Committee
2. Independent Director
3. Chairman of the Nomination and Remuneration Committee

Shareholding:

Director	4,857 shares (0.000%)
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Royal Thai Army War College
- National Defense College (Class 42)
- Air War College (Class 28)

Training Program:

- Director Accreditation Program (DAP) 26/2004 Thai Institute of Directors
- Director Certification Program (DCP) 122/2009 Thai Institute of Directors
- Corporate Governance for Directors and Top Executives of State Enterprises and Public Organizations (Class 5), Public Director Institute (PDI)

Work Experience:

2014 - Present	Independent Director	Origin Property Public Company Limited
2014 - Present	Audit Committee	Origin Property Public Company Limited
2015 - Present	Chairman of Nomination and Remuneration Committee	Origin Property Public Company Limited
2009 - Present	Independent Director	Salee Industry Public Company Limited
2015 - Present	Chairman of the Board	Salee Industry Public Company Limited
2015 - Present	Audit Committee	Salee Industry Public Company Limited
2015 - Present	Independent Director and Audit Committee	Eastern Technical Engineering Public Company Limited
2015 - Present	Chairman of Nomination and Remuneration Committee	Eastern Technical Engineering Public Company Limited
2009 - 2015	Chairman of the Audit Committee	Salee Industry Public Company Limited
2012 - 2013	Vice Chairman of the Board	Aeronautical Radio of Thailand Ltd.
2012 - 2013	Chairman of Risk Management Committee	Aeronautical Radio of Thailand Ltd.
2009	Deputy highest Military Commander	Royal Thai Armed Forces Headquarter
2009 - 2011	Audit Committee & Remuneration Committee Member	Airports of Thailand Public Company Limited

Position in other company Listed:

Listed	2 Companies
Non-Listed	None

Illegal record in the last 10 years: None

* 1st re-appointed at the AGM 2016 of April 5, 2016
* 2nd re-appointed at the AGM 2019 of April 25, 2019
* 3rd re-appointed at the AGM 2022 of April 29, 2022

Mr. Chinapat Visuttipat (Age: 56 years)

Appointed Date:

June 18, 2016

Current Position:

1. Independent Director
2. Audit Committee
3. Director
4. Chairman of Corporate Governance and Sustainability Committee

Shareholding:

Director	None
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master of Law, Thammasat University.
- Bachelor of Law, Thammasat University
- Graduate Diploma Program in Business Law, Thammasat University

Training Program:

- Director Diploma Program (DDP) 36/2013 Thai Institute of Directors
- Director Certification Program (DCP) 162/2012 Thai Institute of Directors

Work Experience:

2021 - Present	Chairman of Corporate Governance Committee	Origin Property Public Company Limited
2018 - Present	Independent Director	Origin Property Public Company Limited
2018 - Present	Audit Committee	Origin Property Public Company Limited
2016 - Present	Director	Origin Property Public Company Limited
2021 - Present	Chairman of the Audit Committee	Sahacogen (Chonburi) Public Company Limited
2019 - Present	Director	One Law Office Company Limited
2019 - Present	Director	One Law Club Company Limited
2019 - Present	Independent Director and Audit Committee	Chin Huay Public Company Limited
2018 - Present	Director	ChocoToss Company Limited
2018 - Present	Director	Toon Tossakan Company Limited
2018 - Present	Director	OO One Branding Company Limited
2018 - Present	Director	Weil Law Company Limited
2018 - Present	Independent Director and Audit Committee	TQM Corporation Public Company Limited
2016 - Present	Independent Director and Chairman of The Audit Committee	Abatek (Asia) Public Company Limited

Work Experience (Continued):

2016 - Present	Independent Director and Chairman of The Audit Committee	Shera Public Company Limited
2014 - Present	Director	KHKP Company Limited
2015 - Present	Partner	Siam City Law Offices GP Company Limited
2018 - 2019	Director	159 Capitals Company Limited
2018 - 2018	Director	JKN Global Media Public Company Limited
2017 - 2019	Director	Zarina Group Public Company Limited
2016 - 2019	Director	Firm Company Limited
2016 - 2018	Independent Director and Audit Committee	Quick Leasing Company Limited
2016 - 2018	Independent Director and Chairman of The Audit Committe	Thai Ace Capital Company Limited
2014 - 2019	Partner	SCL Tax Consultants Company Limited
2015 - 2016	Director and Audit Committee	Green Resources Public Company Limited
2011 - 2015	Partner	Kompass Law Company Limited
2010 - 2014	Partner	HNP Legal Company Limited
2008 - 2010	Director of Tax Law	Dusit Thani Public Company Limited

Position in other company Listed:

Listed	5 Companies
Non-Listed	8 Companies

Illegal record in the last 10 years: None

* 1st re-appointed at the AGM 2017 of April 4, 2017
* 2nd re-appointed at the AGM 2020 of August 27, 2020
* 3rd re-appointed at the AGM 2023 of April 27, 2023

Mr. Niwat Lamunpandh (Age: 64 years)

Appointed Date:

October 10, 2014

Current Position:

1. Director

Shareholding:

Director	None
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master of Political Science, Suan Sunandha Rajabhat University
- Bachelor of Political Science, Ramkhamhaeng University
- National Defence College (Class 49)
- Advanced Certificate Course in Politics and Governance in Democratic Systems for Executives Class 9

Training Program:

- Director Accreditation Program (DAP) 105/2013 Thai Institute of Directors
- Director Certification Program (DCP) 269/2019 Thai Institute of Directors
- Role of the Chairman Program (RCP) 44/2019 Thai Institute of Directors
- Advanced Audit Committee Program (AACP) 36/2020 Thai Institute of Directors

Work Experience:

2014 - Present	Director	Origin Property Public Company Limited
2024 - Present	Director, Chairman of Corporate Governance and Sustainable Committee	Primo Service Solutions Public Company Limited
2021 - Present	Director	Britania Public Company Limited
2018 - Present	Director	Metropolitan Electricity Authority
2015 - Present	Central Land Allocation Committee	Ministry of Interior
2021 - 2023	Director	SRT Asset Company Limited
2014 - 2022	Chairman of the Board	Primo Service Solutions Company Limited
2021 - 2021	Chairman of the Board	Britania Company Limited
2017 - 2021	Chairman of the Executive Committee	Origin Property Public Company Limited
2015 - 2017	Executive Committee	Origin Property Public Company Limited
2011 - 2015	Executive Director	Origin Property Public Company Limited
2011 - 2015	Independent Director and Audit Committee	Wiik & Hoeglund Public Company Limited

Position in other company Listed:

Listed	2 Companies
Non-Listed	2 Companies

Illegal record in the last 10 years: None

* 1st re-appointed at the AGM 2017 of April 4, 2017
* 2nd re-appointed at the AGM 2020 of August 27, 2020
* 3rd re-appointed at the AGM 2023 of April 27, 2023

Mr. Mayta Chanchamcharat (Age: 59 years)

Appointed Date:

May 9, 2015

Current Position:

1. Director
2. Chairman of Risk Management Committee

Shareholding:

Director	None
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master of Business Administration, Indiana University, USA
- Bachelor of Finance and Banking, Faculty of Commerce and Accountancy, Chulalongkorn University

Training Program:

- Director Certification Program (DCP) 124/2009 Thai Institute of Directors
- Role of the Chairman Program (RCP) 45/2019 Thai Institute of Directors
- Credit Rating Analysis - Organized by ASEAN Forum on Credit Rating Agencies (AFCRA) in: Malaysia; Indonesia; Philippines and Thailand
- Credit Rating Analysis - Organized by Standard & Poor's, New York
- Corporate Banking and Project Financing - Organized by Fortis Bank SA/NV, Brussels, Belgium

Work Experience:

2015 - Present	Director	Origin Property Public Company Limited
2021 - Present	Chairman of Risk Management Committee	Origin Property Public Company Limited
2021 - Present	Chairman of the Board, Chairman of Risk Management Committee	Britania Public Company Limited
2021 - Present	Director	Prominent Asset Management Company Limited
2019 - Present	Chairman of the Board	Park Origin Rama 4 Company Limited
2018 - Present	Chairman of the Board	Park Origin Ratchathewi Company Limited
2017 - Present	Chairman of the Board	Origin Park T1 Company Limited
2024	Director	Origin Vertical Corporation Company Limited
2023 - 2024	Director	Origin Condominium Company Limited
2023 - 2024	Director	Origin Nationwide Company Limited
2021 - 2024	Director	Park Luxury Company Limited
2017 - 2023	Chairman of the Board	Origin Prime 2 Company Limited
2016 - 2023	Chairman of the Board	Origin Vertical Corporation Company Limited
2019 - 2021	Chairman of the Board	Park Luxury Company Limited
2018 - 2021	Risk Management Committee	Origin Property Public Company Limited

Work Experience (Continued):

2018 - 2021	Chairman of Risk Management Committee	Primo Service Solutions Company Limited
2017 - 2021	Chairman of the Board	Origin Ramkhamhaeng Company Limited
2018 - 2021	Chairman of the Board	Origin Sphere Company Limited
2016 - 2021	Director	Britania Company Limited
2016 - 2018	Director	Origin One Thonglor Company Limited
2015 - 2017	Chairman of the Executive Committee	Origin Property Public Company Limited
2015 - 2021	Director	Primo Service Solution Company Limited
2018 - 2021	Chairman of Risk Management Committee	Primo Service Solution Company Limited
2010 - 2014	Director	Pruksa-HDC Housing Company Limited
2010 - 2014	Director	Pruksa-Mohan Mutha Real Estate Company Limited
2010 - 2014	Director	Pruksa-Luxora Housing Company Limited
2009 - 2014	Director	Pruksa Real Estate Public Company Limited
2009 - 2014	Director	Pruksa Overseas Company Limited
2009 - 2014	Director	Pruksa Overseas Service Company Limited
2009 - 2014	Director	Pruksa International Company Limited

Position in other company Listed:

Listed	1 Company
Non-Listed	4 Companies

Illegal record in the last 10 years: None

* 1st re-appointed at the AGM 2017 of April 4, 2017
* 2nd re-appointed at the AGM 2021 of April 29, 2021
* 3rd re-appointed at the AGM 2024 of April 25, 2024

Mr. Chatchai Payuhanaveechai (Age: 65 years)

Appointed Date:

May 13, 2021

Current Position:

1. Director
2. Chairman of the Executive Director

Shareholding:

Director	None
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Honorary Doctor of Business Administration, Thammasat University
- Doctor of Philosophy (Ph.D.) in Public Administration, Eastern Asia University
- Honorary Doctor of Business Administration (D.B.A), Suan Sunandha Rajabhat University
- Honorary Doctor of Philosophy Program (Ph.D.) in Liberal Arts (Finance and Banking), Sripatum University
- Honorary Doctor of Philosophy (Ph.D.) in Liberal Arts (Public Policy and Management), Kasem Bundit University
- Honorary Doctor of Philosophy (Ph.D.) in Business Administration (Management), Rajamangala University of Technology Lanna
- Master of Business Administration (MBA), Chulalongkorn University
- Bachelor of Business Administration (BBA), Thammasat University

Training Program:

- Director Certification Program (DCP), Class 116, Thai Institute of Directors Association (IOD)
- Advanced Master of Management Program (AMM, Class 2), Graduate School of Public Administration, National Institute of Development Administration (NIDA)
- The Program for Senior Executives on Justice Administration (Class 21), College of Justice, Ministry of Justice
- Top Executive Program (Class 22), Capital Market Academy
- Advanced Certificate Course in Public Administration and Law for Executives (Class 6), King Prajadhipok's Institute

Work Experience:

2021 - Present	Director	Origin Property Public Company Limited
2023 - Present	Chairman of the Risk Management Committee	Origin Property Public Company Limited
2021 - Present	Executive Chairman	Origin Property Public Company Limited
2024 - Present	Director, Independent Director, Audit Committee, Chairman of Nomination and Remuneration Committee	Stella X Public Company Limited
2022 - Present	Chairman of the Board	Takuni Group Public Company Limited
2021 - Present	Director	Wind Energy Holding Company Limited
1992 - Present	Director	Lakthong Company Limited

Work Experience (Continued):

2023 - 2024	Director, Independent Director, Audit Committee, Chairman of Nomination and Remuneration Committee	Nusasiri Public Company Limited
2024	Chairman of the Board	Origin Vertical Corporation Company Limited
2021 - 2024	Chairman of the Board	Park Origin Company Limited
2021 - 2024	Chairman of the Board	Origin Condominium Company Limited
2021 - 2023	Independent Director, Nomination and Remuneration Committee	Amata VN Public Company Limited
2023 - 2024	Chairman of the Board	Origin Nationwide Company Limited
2022 - 2024	Chairman of the Board	Food Ordery Company Limited
2020 - 2021	Advisor	Dhipaya Insurance Public Company Limited
2019 - 2020	Director	Innospace (Thailand) Company Limited
2018 - 2020	Director	Dhipaya Life Assurance Public Company Limited
2015 - 2020	Director / President	Government Savings Bank
2015 - 2020	Director	Dhipaya Insurance Public Company Limited
2015 - 2018	Director	MFC Asset Management Public Company Limited
2012 - 2014	Deputy Managing Director	Kasikorn Bank Public Company Limited
2008 - 2014	Director	Kasikorn Leasing Company Limited

Position in other company Listed:

Listed	2 Companies
Non-Listed	2 Companies

Illegal record in the last 10 years: None

* Appointed in 2021 of May 13, 2021 replace Miss Kanokpailin Wilaikaew
* 1st re-appointed at the AGM 2023 of April 27, 2023

Mr. Peerapong Jaroon- ek (Age: 48 years)

Appointed Date:

December 16, 2009

Current Position:

1. Director
2. Executive Director
3. Nomination and Remuneration committee
4. Chief Executive Officer

Shareholding:

Director	728,260,954 shares (29.68%)
Spouse / Cohabiting couple	262,036,456 shares (10.68%)
Minor Children	None
Peerada Capital Company Limited	618,779,918 shares (25.21%)

Family Relationship among Directors and Executives:

He is Mrs. Arada Jaroon - ek's husband

Academic Degree:

- Honorary Doctorate Degree of Arts in Real Estate Business Management for the Academic Year 2019, Kasem Bundit University
- Master of Business and Administration (International Program), Kasetsart University (KIMBA)
- Master of Engineering, University of New South Wales, Australia
- Bachelor of Civil Engineering, Khon Kaen University

Training Program:

- Director Certification Program (DCP) 122/2009 Thai Institute of Directors
- International Construction and Engineering Contract, The Engineering Institute of Thailand Under H.M. The King's Patronage
- Director Certification - Capital Market Academy (CMA 27)
- Executive Integrated Medical Management Program (4/2020), Chulabhorn International College of Medicine, Thammasat University
- Top Executive Program on China Business Insights and Network

Work Experience:

2009 - Present	Board of Director	Origin Property Public Company Limited
2014 - Present	Executive Committee	Origin Property Public Company Limited
2015 - Present	Nomination and Remuneration Committee Member	Origin Property Public Company Limited
2009 - Present	Chief Executive Officer	Origin Property Public Company Limited
2024 - Present	Director	Origin Hotel Public Company Limited
2022 - Present	Director	Britania Public Company Limited
2022 - Present	Director	One Sanampao Company Limited
2022 - Present	Director	PEERADA CAPITAL Company Limited
2021 - Present	Chairman of the Board	Alpha Industrial Solutions Company Limited
2021 - Present	Chairman of the Board	Origin Gunkul Energy Company Limited

Work Experience (Continued):

2021 - Present	Chairman of the Board	Origin Energy Company Limited
2021 - Present	Chairman of the Board	One Phayathai Company Limited
2021 - Present	Chairman of the Board	One Sukhumvit 59 Company Limited
2021 - Present	Director	Prominent Asset Management Company Limited
2018 - Present	Chairman of the Board	One Origin Promphong Company Limited
2018 - Present	Chairman of the Board	Origin Food Company Limited
2017 - Present	Chairman of the Board	Origin One Sukhumvit 24 Company Limited
2014 - Present	Director	Origin One Thonglor Company Limited
2014 - Present	Chairman of the Board	Peerada Capital Company Limited
2021 - 2024	Director	One Origin Company Limited
2022 - 2023	President	Thai Condominium Association
2018 - 2023	Chairman of the Board	Origin Food Company Limited
2021 - 2022	Chairman of the Board	Origin Healthcare Company Limited
2021 - 2022	Chairman of the Board	One Origin Bunpha Bangna Company Limited
2019 - 2022	Director	Park Origin Rama 4 Company Limited
2019 - 2020	Director	Park Pillar R4 Company Limited
2018 - 2022	Director	Park Origin Ratchathewi Company Limited
2018 - 2022	Director	Origin Park T1 Company Limited
2018 - 2019	Chairman of the Board	Origin Capital Collage 107 Company Limited
2018 - 2019	Chairman of the Board	Origin Collage 107 Company Limited
2018 - 2019	Chairman of the Board	Origin Capital Collage 109 Company Limited
2018 - 2019	Director	The Origin Dusit Company Limited
2017 - 2022	Director	Park Luxury Company Limited
2017 - 2022	Director	Origin Prime 2 Company Limited
2017 - 2021	Director	Origin Sphere Company Limited
2017 - 2021	Director	Origin Ramkhamhaeng Company Limited
2017 - 2019	Director	Origin Grand Company Limited
2017 - 2019	Director	Origin Capital 1 Company Limited
2017 - 2022	Director	Origin Vertical Company Limited
2016 - 2019	Director	Origin Sathorn Company Limited
2011 - 2014	Chief Executive Officer	One Origin Company Limited

Position in other company Listed:

Listed	1 Company
Non-Listed	13 Companies

Illegal record in the last 10 years: None

* 1st re-appointed at the AGM 2015 of April 30, 2015
* 2nd re-appointed at the AGM 2018 of April 30, 2018
* 3rd re-appointed at the AGM 2021 of April 29, 2021
* 4th re-appointed at the AGM 2024 of April 25, 2024

Mrs. Arada Jaroon - ek (Age: 48 years)

Appointed Date:

December 16, 2009

Current Position:

1. Director
2. Executive Director
3. President
4. Corporate Governance and Sustainability Committee

Shareholding:

Director	262,036,456 shares (10.68%)
Spouse / Cohabiting couple	728,260,954 shares (29.68%)
Minor Children	None
Peerada Capital Company Limited	618,779,918 shares (25.214%)

Family Relationship among Directors and Executives:

She is Mr. Peerapong Jaroon - ek's wife

Academic Degree:

- Master of Business and Administration, Major in Banking and Finance, Thammasat University
- Master of Commerce, Commerce and Accountancy Faculty, Sydney University, Australia
- Bachelor of Business Administration, Major in Banking and Finance, Chulalongkorn University

Training Program:

- Director Accreditation Program (DAP) 111/2014 Thai Institute of Director
- Risk Management Program for Corporate Leaders (RCL) 4/2016 Thai Institute of Director

Work Experience:

2021 - Present	Corporate Governance Committee	Origin Property Public Company Limited
2017 - Present	President	Origin Property Public Company Limited
2014 - Present	Executive Committee	Origin Property Public Company Limited
2009 - Present	Board of Director	Origin Property Public Company Limited
2024 - Present	Director	Origin Hotel Public Company Limited
2023 - Present	Director	Britania Public Company Limited
2022 - Present	Director	Peerada Asset Company Limited
2011 - 2021	Director	One Origin Company Limited
2018	Director	One Sukhumvit 59 Company Limited
2018 - 2019	Director	Origin Sathorn Company Limited
2018 - 2019	Director	Origin Capital Collage 107 Company Limited
2018 - 2019	Director	Origin Capital Collage 109 Company Limited
2018 - 2019	Director	Origin One Promprong Company Limited
2017 - 2022	Director	Park Origin Company Limited
2017 - 2019	Director	Origin Grand Company Limited
2017 - 2018	Director	Origin One Sukhumvit 24 Company Limited

Work Experience (Continued):

2017	Director	Origin Ramkhamhaeng Company Limited
2017	Director	Origin Prime 2 Company Limited
2017 - 2019	Director	Origin Capital 1 Company Limited
2016 - 2018	Director	Origin One Thonglor Company Limited
2016 - 2017	Director	Origin Sphere Company Limited
2016 - 2017	Director	Origin Vertical Company Limited
2009 - 2017	Chief Operation Officer	Origin Property Public Company Limited
2009 - 2014	Chief Operation Officer	One Origin Company Limited.

Position in other company Listed:

Listed	1 Company
Non-Listed	2 Companies

Illegal record in the last 10 years: None

* 1st re-appointed at the AGM 2015 of April 30, 2015
* 2nd re-appointed at the AGM 2018 of April 30, 2018
* 3rd re-appointed at the AGM 2021 of April 29, 2021
* 4th re-appointed at the AGM 2024 of April 25, 2024

Ms. Kanokpailin Wilaikaew (Age: 41 years)

Appointed Date:

August 3, 2015

Current Position:

1. Executive Director
2. Chief Financial Officer

Shareholding:

Director / Executive	141,258 shares (0.006%)
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master of Business and Administration, Khon Kaen University
- Bachelor of Business Administration, Major in Finance, Khon Kaen University

Training Program:

- RFP Class 11/2023, Thai Institute of Directors Association

Work Experience:

2016 - Present	Executive Committee	Origin Property Public Company Limited
2016 - Present	Chief Financial Officer	Origin Property Public Company Limited
2024 - Present	Director	Origin Vertical Corporation Company Limited
2024 - Present	Director	V Construction And Supply Company Limited
2024 - Present	Director	Origin Ramkhamhaeng Interchange Company Limited
2024 - Present	Director	One Origin Hua Hin Company Limited
2024 - Present	Director	Park Origin Rama 4 Company Limited
2024 - Present	Director	Park Ratchada Company Limited
2024 - Present	Director	Park Origin Ratchathewi Company Limited
2566 - Present	Director	Origin Ratchayothin Company Limited
2024 - Present	Director	Origin Sphere Company Limited
2566 - Present	Director	Origin Prime 2 Company Limited
2024 - Present	Director	Origin Park T1 Company Limited
2024 - Present	Director	Origin Sukhumvit Sailuad Company Limited
2024 - Present	Director	Knightsbridge Sukhumvit Punnawithi Company Limited
2024 - Present	Director	Knightsbridge Kaset Interchange Company Limited
2024 - Present	Director	Origin Play Phahol N Nineteen Station Company Limited
2024 - Present	Director	Origin Plug & Play Charan Ratchawithi Company Limited
2024 - Present	Director	Origin Plug & Play E22 Station Company Limited
2024 - Present	Director	Origin Plug & Play Sri Lasalle Station Company Limited
2024 - Present	Director	So Origin Siriraj Company Limited

Work Experience (Continued):

2024 - Present	Director	So Origin Sukhumvit Company Limited
2024 - Present	Director	Origin Place Lasalle Company Limited
2024 - Present	Director	The Origin Phetkasem Bangkae Company Limited
2024 - Present	Director	The Origin Ramkhamhaeng 142 Station Company Limited
2024 - Present	Director	Origin Place Ramkhamhaeng 153 Company Limited
2566 - Present	Director	Origin Chiva Healthcare Company Limited
2024 - Present	Director	Origin Suwinthawong Company Limited
2024 - Present	Director	Origin Setthabut Station Company Limited
2024 - Present	Director	The Origin Bangna Bang Phli Company Limited
2024 - Present	Director	Origin Chaengwattana Company Limited
2024 - Present	Director	Origin Taopoon Company Limited
2024 - Present	Director	Origin Ramintra 87 Company Limited
2024 - Present	Director	Origin EEC SPV 6 Company Limited
2024 - Present	Director	One Hampton Brixton Rayong Company Limited
2024 - Present	Director	One Hampton Brixton Bangsaen Company Limited
2024 - Present	Director	One Hampton Brixton Kaset Sriracha Company Limited
2024 - Present	Director	Origin Condominium SPV 4 Company Limited
2024 - Present	Director	Origin Condominium SPV 5 Company Limited
2024 - Present	Director	V Home Company Limited
2023 - Present	Director	Origin Condominium SPV 2 Company Limited
2023 - Present	Director	Wide Furniture Company Limited
2023 - Present	Director	The Origin Campus Khon Kaen Nonmuang Company Limited
2023 - Present	Director	Origin Phuket Villa Company Limited
2023 - Present	Director	Origin EEC SPV 1 Company Limited
2023 - Present	Director	Origin Nationwide Asian Company Limited
2023 - Present	Director	Origin EEC SPV 3 Company Limited
2023 - Present	Director	Origin EEC SPV 4 Company Limited
2023 - Present	Director	Origin Condo Bangtao 1 Company Limited
2023 - Present	Director	Origin Condo Bangtao 2 Company Limited
2023 - Present	Director	Origin Condo Center Phuket 1 Company Limited
2023 - Present	Director	Origin Condo Center Phuket 3 Company Limited
2023 - Present	Director	Origin Play Bangsaen Company Limited
2023 - Present	Director	Origin Place Bangsaen Company Limited
2023 - Present	Director	Origin Kata Phuket Company Limited
2023 - Present	Director	Origin Place Khon Kaen Company Limited
2023 - Present	Director	Origin Pattaya Sukhumvit 1 Company Limited
2023 - Present	Director	Origin Pattaya Sukhumvit 2 Company Limited
2023 - Present	Director	Origin Pattaya Sukhumvit 3 Company Limited
2023 - Present	Director	Origin EEC SPV 5 Company Limited
2023 - Present	Director	Origin BE8 Company Limited
2023 - Present	Director	One Origin Cherngtalay Phuket Company Limited
2023 - Present	Director	The Origin Sriracha 1 Company Limited
2023 - Present	Director	The Origin Sriracha 2 Company Limited
2023 - Present	Director	Park Luxury SPV 1 Company Limited

Work Experience (Continued):

2023 - Present	Director	Park Luxury SPV 2 Company Limited
2023 - Present	Director	Park Luxury SPV 3 Company Limited
2023 - Present	Director	Origin Bangwa Company Limited
2023 - Present	Director	Origin REIT Management Company Limited
2023 - Present	Director	Origin Condominium SPV 6 Company Limited
2023 - Present	Director	Origin Condominium SPV 7 Company Limited
2023 - Present	Director	Origin Condominium SPV 8 Company Limited
2023 - Present	Director	Origin Condominium SPV 9 Company Limited
2023 - Present	Director	Origin Nationwide SPV 1 Company Limited
2022 - Present	Director	Origin Music Company Limited
2022 - Present	Director	Origin Nationwide Company Limited
2022 - Present	Director	Origin EEC Company Limited
2022 - Present	Director	Origin Chachoengsao Company Limited
2022 - Present	Director	One Hampton Phayathai Company Limited
2022 - Present	Director	One Hampton Thonglor Company Limited
2022 - Present	Director	One Hampton Sriracha Company Limited
2022 - Present	Director	One Hampton Rayong Company Limited
2022 - Present	Chairman of the Board	Ori Saute Company Limited
2021 - Present	Director	Alpha Industrial Solutions Company Limited
2021 - Present	Director	Origin Bunpha Bangna Company Limited
2021 - Present	Director	Origin Healthcare Company Limited
2021 - Present	Director	Prominent Asset Management Company Limited
2021 - Present	Director	Origin Energy Company Limited
2021 - Present	Director	One Hampton Deluxe Ocean Sriracha Company Limited
2021 - Present	Director	One Hampton Knightsbridge Samutprakan City Company Limited
2021 - Present	Director	One Hampton Next to Emporium Company Limited
2020 - Present	Director	Origin Sathorn Company Limited
2019 - Present	Director	The Origin Dusit Company Limited
2019 - Present	Director	Origin Grand Company Limited
2019 - Present	Director	Prominent Capital Company Limited
2018 - Present	Director	Origin Capital Collage 107 Company Limited
2018 - Present	Director	Origin Capital Rama IX Company Limited
2018 - Present	Director	Park Origin Phayathai Company Limited
2018 - Present	Director	Park Origin T2 Company Limited
2018 - Present	Director	Origin Knightsbridge Thepharak Company Limited
2017 - Present	Director	Park Luxury Company Limited
2017 - Present	Director	Origin Kaset Society Company Limited
2017 - Present	Director	Origin Prime Company Limited
2023 - 2024	Director	One Origin Rungsina Company Limited
2023 - 2024	Director	Origin Condo Centre Phuket 2 Company Limited
2023 - 2024	Director	Origin Condominium Company Limited
2019 - 2022	Director	Origin Gunkul Energy Company Limited
2021 - 2022	Director	Whale Energy Move Company Limited

Work Experience (Continued):

2020 - 2021	Director	Origin Property Public Company Limited
2019	Director	Origin Latprao Company Limited
2019 - 2020	Director	Park Pillar R4 Company Limited
2019 - 2021	Director	Origin Ramintra Company Limited
2019 - 2021	Director	Origin Sukhumvit Sailuad Company Limited
2019 - 2021	Director	Park Ratchada Company Limited
2019 - 2021	Director	Origin Lad Krabang Company Limited
2018	Director	Park Origin Ratchathewi Company Limited
2018 - 2021	Director	Origin Ramkhamhaeng Interchange 107 Company Limited
2018 - 2019	Director	Origin Knightsbridge Phra Khanong Company Limited
2018 - 2019	Director	Park Origin Rama 4 Company Limited
2017 - 2018	Director	Origin Capital 1 Company Limited
2017 - 2018	Director	Origin Park T1 Company Limited
2017 - 2018	Director	Origin One Sukhumvit 24 Company Limited
2017	Director	Origin Ramkhamhaeng Company Limited
2017	Director	Origin Vertical Company Limited
2016 - 2018	Director	Origin One Thonglor Company Limited
2016 - 2017	Director	Origin Sphere Company Limited
2015 - Present	Director	One Origin Company Limited
2015 - 2016	Senior Vice President of Finance and Accounting	Origin Property Public Company Limited
2015	Finance Manager	Serm Sang Palang Ngan Company Limited
2011 - 2015	Project Finance Department Manager	National Power Supply Public Company Limited
2009 - 2011	Finance Manager	National Power Supply Public Company Limited
2009 - 2011	Finance Manager	NPS Ocean Star Company Limited
2004 - 2009	Acting Finance Manager	I-Town Holding Company Limited

Position in other company Listed:

Listed	None
Non-Listed	100 Companies

Illegal record in the last 10 years: None

Mr. Pitipong Trinurak (Age: 45 years)

Appointed Date:

November 13, 2014

Current Position:

1. Executive Director
2. Co-Chief Executive Officer
3. Chief Business Development Officer
4. Executive Vice President of New Business Development
5. Executive Vice President of Business Development

Shareholding:

Director / Executive	120,000 shares (0.005%)
Spouse / Cohabiting couple	863,759 shares (0.035%)
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master of Real Estate Business, Faculty of Commerce and Accountancy, Thammasat University
- Bachelor of Engineering, Thammasat University

Training Program:

- Executive Integrated Medical Management Program (4/2020), Chulabhorn International College of Medicine, Thammasat University
- Director Accreditation Program (DAP) 191/2022 Thai Institute of Directors
- RFP Class 11/2023, Thai Institute of Directors Association

Work Experience:

2015 - Present	Executive Committee	Origin Property Public Company Limited
2022 - Present	Co-Chief Executive Officer	Origin Property Public Company Limited
2017 - Present	Chief Business Development Officer	Origin Property Public Company Limited
2017 - Present	Executive Vice President of New Business Development	Origin Property Public Company Limited
2014 - Present	Executive Vice President of Business Development	Origin Property Public Company Limited
2024 - Present	Director	Origin Vertical Corporation Company Limited
2024 - Present	Director	Park Luxury Company Limited
2024 - Present	Director, Chief Executive Director	Origin Hotel Public Company Limited
2024 - Present	Director	Origin Food Company Limited
2024 - Present	Director	One Hampton Sriracha Company Limited
2024 - Present	Director	One Origin Rungsina Company Limited
2024 - Present	Director	Origin Hotel Pruksa Sukhumvit Company Limited
2024 - Present	Director	One Origin Onnut Company Limited

Work Experience (Continued):

2024 - Present	Director	One Origin Sukhumvit 49 Company Limited
2024 - Present	Director	One Origin SPV 4 Company Limited
2024 - Present	Director	One Origin SPV 5 Company Limited
2024 - Present	Director	V Home Company Limited
2024 - Present	Director	Origin Hotel SPV 6 Company Limited
2024 - Present	Director	Alpha Industrial Asset 4 Company Limited
2023 - Present	Director	Alpha Industrial Phanthong Company Limited
2023 - Present	Director	One Origin Chiang Mai Company Limited
2023 - Present	Director	Park Luxury Company Limited
2023 - Present	Director	Origin Chiva Healthcare Company Limited
2023 - Present	Director	One Origin Bangtao Beach Company Limited
2023 - Present	Director	One Origin North Pattaya Company Limited
2023 - Present	Director	One Asian Sriracha Company Limited
2023 - Present	Director	One Origin Beachfront Bangtao Company Limited
2023 - Present	Director	One Origin Amata Nakorn Company Limited
2023 - Present	Director	One Origin Sriracha Company Limited
2023 - Present	Director	One Origin Sukhumvit 68 Company Limited
2023 - Present	Director	One Origin Kata Phuket Company Limited
2023 - Present	Director	One Origin Chiang Mai Nimman Company Limited
2023 - Present	Director	One Origin Khao Yai Thanarat Company Limited
2023 - Present	Director	One Origin Chaengwattana Company Limited
2023 - Present	Director	One Origin Pattaya Sukhumvit Company Limited
2023 - Present	Director	Alpha Industrial Asset Company Limited
2023 - Present	Director	Alpha Eastern Seaboard Company Limited
2023 - Present	Director	One Origin SPV 3 Company Limited
2023 - Present	Director	Hair Restore Company Limited
2023 - Present	Director	Origin BE8 Company Limited
2023 - Present	Director	One Origin Bangna Hotel Company Limited
2023 - Present	Director	One Origin Vichit Phuket Company Limited
2023 - Present	Director	One Origin Cherngtalay Phuket Company Limited
2023 - Present	Director	One Origin Planet One
2023 - Present	Director	One Origin Samui Chaweng Beach 1 Company Limited
2023 - Present	Director	One Origin Samui Chaweng Beach 2 Company Limited
2023 - Present	Director	Alpha Industrial Asset 2 Company Limited
2023 - Present	Director	Alpha Industrial Asset 3 Company Limited
2023 - Present	Director	Park Luxury SPV 2 Company Limited
2023 - Present	Director	Origin Condominium SPV 3 Company Limited
2023 - Present	Director	Origin Condominium SPV 4 Company Limited
2023 - Present	Director	Origin Condominium SPV 5 Company Limited
2023 - Present	Director	Origin Condominium SPV 6 Company Limited
2023 - Present	Director	Origin Condominium SPV 7 Company Limited
2023 - Present	Director	Origin Condominium SPV 8 Company Limited
2023 - Present	Director	Origin Condominium SPV 9 Company Limited
2023 - Present	Director	Origin EEC SPV 6 Company Limited

Work Experience (Continued):

2023 - Present	Director	Projects Asia Company Limited
2023 - Present	Director	Origin Reit Management Company Limited
2023 - Present	Director	Origin Nationwide SPV 1 Company Limited
2023 - Present	Director	One Origin Enco Company Limited
2022 - Present	Director	Origin Music Company Limited
2022 - Present	Chairman of the Board	Alpha Industrial KM.19 Company Limited
2022 - Present	Chairman of the Board	Alpha Industrial Suwinthawong Company Limited
2022 - Present	Chairman of the Board	Alpha Industrial Laem Chabang Company Limited
2022 - Present	Chairman of the Board	Alpha Industrial Rungsit Company Limited
2022 - Present	Chairman of the Board	One Origin Hospitality Company Limited
2022 - Present	Chairman of the Board	Origin Chachoengsao Company Limited
2022 - Present	Chairman of the Board	One Hampton Phayathai Company Limited
2022 - Present	Chairman of the Board	One Hampton Thonglor Company Limited
2022 - Present	Chairman of the Board	One Hampton Rayong Company Limited
2022 - Present	Chairman of the Board	One Asset Bloom Company Limited
2022 - Present	Chairman of the Board	One Origin Hua Hin Company Limited
2022 - Present	Chairman of the Board	Origin Place Samutprakan Company Limited
2021 - Present	Director	Alpha Industrial Solutions Company Limited
2021 - Present	Chairman of the Board	Kin Origin Healthcare Company Limited
2021 - Present	Director	Prominent Asset Management Company Limited
2021 - Present	Director	Origin Bunpha Bangna Company Limited
2021 - Present	Director	Origin Energy Company Limited
2021 - Present	Director	Origin Gunkul Energy Company Limited
2021 - Present	Director	Origin Healthcare Company Limited
2021 - Present	Chairman of the Board	Origin Place Samutprakan Company Limited
2021 - Present	Chairman of the Board	Origin Play Phahol N Nineteen Station Company Limited
2021 - Present	Chairman of the Board	One Hampton Deluxe Ocean Sriracha Company Limited
2021 - Present	Chairman of the Board	One Hampton Knightsbridge Samutprakan City Company Limited
2021 - Present	Chairman of the Board	One Hampton Next to Emporium Company Limited
2021 - Present	Director	Origin Bunpha Bangna Company Limited
2021 - Present	Director	One Phayathai Company Limited
2021 - Present	Director	One Wellness Sukhumvit 107 Company Limited
2021 - Present	Director	One Sukhumvit 59 Company Limited
2021 - Present	Director	One Sanampao Company Limited
2020 - Present	Director	Origin Sathorn Company Limited
2019 - Present	Director	One Ramintra Company Limited
2018 - Present	Director	One District Rayong Company Limited
2018 - Present	Chairman of the Board	Park Origin Phayathai Company Limited
2018 - Present	Chairman of the Board	Park Origin T2 Company Limited
2018 - Present	Director	Origin One Promprong Company Limited
2018 - Present	Director	Origin Food Company Limited
2018 - Present	Director	Origin Capital Rama IX Company Limited
2018 - Present	Director	Origin Capital Collage 107 Company Limited
2018 - Present	Director	Origin Knightsbridge Theparak Company Limited

Work Experience (Continued):

2018 - Present	Director	One District Rayong Company Limited
2017 - Present	Director	Origin One Thonglor Company Limited
2017 - Present	Director	Origin Nationwide Company Limited
2017 - Present	Director	Origin One Sukhumvit 24 Company Limited
2017 - Present	Director	Origin Kaset Society Company Limited
2017 - Present	Director	Origin Grand Company Limited
2017 - Present	Chairman of the Board	Origin Prime Company Limited
2023 - 2024	Director	One Origin Samui Chaweng Beach 1 Company Limited
2023 - 2024	Director	Origin Condominium Company Limited
2023 - 2024	Director	Origin Condominium SPV1 Company Limited
2023 - 2024	Director	Jetjin Origin Center Company Limited
2023 - 2024	Director	Park Luxury SPV1 Company Limited
2023	Director	Park Luxury SPV3 Company Limited
2023	Director	One Origin SPV 3 Company Limited
2023	Director	One Origin Samui Chaweng Beach 2 Company Limited
2023	Director	Origin Condominium SPV 2 Company Limited
2023 - 2023	Director	Origin Plug & Play Phetkasem Company Limited
2023 - 2024	Director	Origin Place Ramkhamhaeng 153 Company Limited
2023 - 2024	Chairman of the Board	One Dee Kitchen Company Limited
2023 - 2024	Chairman of the Board	Origin Plug & Play E22 Station Company Limited
2023 - 2023	Chairman of the Board	Origin Plug & Play Samutprakan Company Limited
2023 - 2023	Chairman of the Board	Origin Plug & Play Charan Ratchawithi Company Limited
2023 - 2023	Director	So Origin Phahol 69 Station Company Limited
2021 - 2024	Director	One Origin Public Company Limited
2021 - 2023	Director	One District Rayong 2 Company Limited
2018 - 2023	Director	Origin Food Company Limited
2021 - 2022	Director	Whale Energy Move Company Limited
2019 - 2022	Director	Park Pillar R4 Company Limited
2019 - 2022	Chief Executive Officer	One Origin Company Limited
2019 - 2021	Director	Origin Ramintra Company Limited
2019 - 2021	Director	Origin Sukhumvit Sailuat Company Limited
2018 - 2022	Director	Origin Collage 107 Company Limited
2018 - 2022	Director	Origin Latprao Company Limited
2018 - 2019	Director	The Origin Dusit Company Limited
2018 - 2019	Director	Park Origin Rama 4 Company Limited
2018 - 2019	Director	Origin Knightsbridge Phra Khanong Company Limited
2018	Director	Park Origin Ratchathewi Company Limited
2017 - 2022	Director	Origin Capital 1 Company Limited
2017 - 2022	Chairman of the Board	Origin One Rayong Company Limited
2017 - 2022	Director	Park Luxury Company Limited
2017	Director	Origin Property Public Company Limited
2017	Director	Origin Ramkhamhaeng Company Limited
2017	Director	Origin Vertical Company Limited
2017	Director	Origin Prime 2 Company Limited

Work Experience (Continued):

2016 - 2022	Director	Origin Condominium Company Limited
2017 - 2018	Director	Origin Sphere Company Limited
2017 - 2021	Director	Crown Residence Company Limited
2017 - 2018	Director	Origin Park T1 Company Limited
2017 - 2021	Director	Origin Ramkhamhaeng Interchange 107 Company Limited
2016 - 2017	Co-Chief Executive Officer	Origin Property Public Company Limited
2009 - 2014	Operation Manager	Chewathai Company Limited

Position in other company Listed:

Listed	None
Non-Listed	100 Companies

Illegal record in the last 10 years: None

Mr. Piti Jarukamjorn (Age: 47 years)

Appointed Date:

November 14, 2024

Current Position:

1. Co-Chief Executive Officer
2. Chief Design Officer

Shareholding:

Director	None
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master of Engineering, Construction Management, North Carolina State University
- Bachelor of Engineering, Faculty of Engineering, Khon Kaen University

Training Program:

- Director Accreditation Program (DAP) 204/2023 Thai Institute of Directors

Work Experience:

2024 - Present	Co-Chief Executive Officer, Chief Design Officer	Origin Property Public Company Limited
2024 - Present	Director	Primo Service Solutions Public Company Limited
2024 - Present	Chairman of the Board	Origin Vertical Corporation Company Limited
2024 - Present	Chairman of the Board	Park Luxury Company Limited
2024 - Present	Chairman of the Board	Origin Nationwide Company Limited
2024 - Present	Chairman of the Board	Origin Ramkhamhaeng Interchange
2024 - Present	Director	Park Origin Rama 4 Company Limited
2024 - Present	Chairman of the Board	Park Ratchada Company Limited
2024 - Present	Director	Park Origin Ratchathewi Company Limited
2024 - Present	Director	Origin Ratchayothin Company Limited
2024 - Present	Chairman of the Board	Origin Sphere Company Limited
2024 - Present	Director	Origin Prime 2 Company Limited
2024 - Present	Director	Origin Park T1 Company Limited
2024 - Present	Chairman of the Board	Origin Sukhumvit Sailuad Company Limited
2024 - Present	Chairman of the Board	Knightsbridge Sukhumvit Punnawithi Company Limited
2024 - Present	Director	Origin Place Samutprakan Company Limited
2024 - Present	Chairman of the Board	Origin Plug & Play E22 Station Company Limited
2024 - Present	Chairman of the Board	So Origin Siriraj Company Limited
2024 - Present	Chairman of the Board	So Origin Sukhumvit Company Limited
2024 - Present	Chairman of the Board	Origin Place Lasalle Company Limited

Work Experience (Continued):

2024 - Present	Chairman of the Board	Origin Chachoengsao Company Limited
2024 - Present	Director	Origin Place Ramkhamhaeng 153 Company Limited
2024 - Present	Chairman of the Board	Origin Condominium SPV1 Company Limited
2024 - Present	Chairman of the Board	Origin Nationwide Asian Company Limited
2024 - Present	Chairman of the Board	Origin Play Bangsaen Company Limited
2024 - Present	Chairman of the Board	Origin Place Bangsaen Company Limited
2024 - Present	Chairman of the Board	Origin Taopoon Company Limited
2024 - Present	Chairman of the Board	Park Luxury SPV1 Company Limited
2024 - Present	Chairman of the Board	Park Luxury SPV2 Company Limited
2024 - Present	Chairman of the Board	Park Luxury SPV3 Company Limited
2024 - Present	Chairman of the Board	Origin Bangwa Company Limited
2024 - Present	Director	Passion Realtor Company Limited
2024 - Present	Director	Uno Service Company Limited
2024 - Present	Director	Uno Facility Management & Cleaning Company Limited
2024 - Present	Director	PMM Property Management Company Limited
2024 - Present	Director	Wyde Interior Company Limited
2024 - Present	Director	Crown Residence Company Limited
2024 - Present	Director	Prim Insurance Broker Company Limited
2024 - Present	Director	Hampton Hotel Residence Management Company Limited
2024 - Present	Director	Origin Hotel SPV6 Company Limited
2024 - Present	Director	One Hampton Rayong Company Limited
2024 - Present	Director	One Hampton Deluxe Ocean Sriracha Company Limited
2024 - Present	Director	One Hampton Knightsbridge Samutprakan City Company Limited
2024 - Present	Director	One Hampton Next to Emporium Company Limited
2024 - Present	Director	One Hampton Phayathai Company Limited
2024 - Present	Director	One Hampton Thonglor Company Limited
2024 - Present	Director	One Origin Hospitality Company Limited
2024 - Present	Director	One Origin Chiangmai Company Limited
2023 - Present	Director	One Origin Bangtao Beach Company Limited
2023 - Present	Director	One Origin North Pattaya Company Limited
2023 - Present	Director	One Origin SPV1 Company Limited
2023 - Present	Director	One Asian Sriracha Company Limited
2023 - Present	Director	One Origin Beachfront Bangtao Company Limited
2023 - Present	Director	One Origin Amata Nakorn Company Limited
2023 - Present	Director	One Origin Sukhumvit 68 Company Limited
2023 - Present	Director	One Origin Sriracha Company Limited
2023 - Present	Director	One Origin Kata Phuket Company Limited
2023 - Present	Director	One Origin Chaengwatthana Company Limited
2023 - Present	Director	One Origin Khao Yai Thanarat Company Limited
2023 - Present	Director	One Origin Pattaya Sukhumvit Company Limited
2023 - Present	Director	One origin Chiangmai Nimman Company Limited
2023 - Present	Director	One Origin SPV3 Company Limited
2023 - Present	Director	One Origin Bangna Hotel Company Limited
2023 - Present	Director	One Origin Vichit Phuket Company Limited

Work Experience (Continued):

2023 - Present	Director	One Origin Cherngtalay Phuket Company Limited
2023 - Present	Director	Origin Hotel Pruksa Sukhumvit Company Limited
2023 - Present	Director	One Origin SPV4 Company Limited
2023 - Present	Director	One Origin Planet One Company Limited
2023 - Present	Director	One Origin Onnut Company Limited
2023 - Present	Director	One Origin Sukhumvit 49 Company Limited
2023 - Present	Director	Origin Food Company Limited
2023 - Present	Director	One Hampton Brixton Rayong Company Limited
2023 - Present	Director	One Hampton Brixton Bangsaen Company Limited
2023 - Present	Director	One Hampton Brixton Kaset Sriracha Company Limited
2022 - Present	Director	Origin One Sukhumvit 24 Company Limited
2022 - Present	Director	Origin One Phromphong Company Limited
2022 - Present	Director	Origin One Thonglor Company Limited
2022 - Present	Director	One Origin Hua Hin Company Limited
2022 - Present	Director	One Origin Bunpha Bangna Company Limited
2022 - Present	Director	One District Rayong Company Limited
2022 - Present	Director	One Sukhumvit 59 Company Limited
2022 - Present	Director	One Hampton Sriracha Company Limited
2024	Director, Chief Executive Officer	Origin Hotel Public Company Limited
2022 - 2024	Director, Chief Executive Officer	One Origin Public Company Limited
2023 - 2024	Director	One Origin Samui Chaweng Beach 1 Company Limited
2023 - 2024	Director	One Origin Samui Chaweng Beach 2 Company Limited
2021 - 2023	Director	The Origin Dusit Company Limited
2021 - 2022	Director	Origin EEC Company Limited
2020 - 2021	Director	Standard Asia Company Limited
2020 - 2021	Director	Sharge Management Company Limited
2019 - 2021	Vice Chairman of Executive Board	Sansiri Public Company Limited
2018 - 2021	Director	Siri Smart Three Company Limited
2018 - 2021	Director	Siri Smart Two Company Limited
2018 - 2021	Director	Siri TK Four Company Limited
2018 - 2021	Director	Siri TK Two Company Limited
2018 - 2019	Deputy Director	Sansiri Public Company Limited
2017 - 2021	Director	Siri TK One Company Limited

Position in other company Listed:

Listed	1 Company
Non-Listed	80 Companies

Illegal record in the last 10 years: None

Mr. Kreingkrai Kreebongkan (Age: 52 years)

Appointed Date:

August 10, 2018

Current Position:

1. Chief Construction Management Officer
2. Chief Operating Officer
3. Executive Committee

Shareholding:

Director / Executive	100,000 shares (0.004%)
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master of Public and Private Management (M.P.P.M), National Institute of Development Administration (NIDA)
- Bachelor of Civil Engineering, Chiang-Mai University

Training Program:

-

Work Experience:

2021 - Present	Executive Committee	Origin Property Public Company Limited
2021 - Present	Chief Operating Officer	Origin Property Public Company Limited
2018 - Present	Chief Construction Management Officer	Origin Property Public Company Limited
2024 - Present	Director	Origin Vertical Corporation Company Limited
2024 - Present	Director	Knightsbridge Kaset Interchange Company Limited
2024 - Present	Director	Origin Plug & Play Phetkasem Company Limited
2024 - Present	Director	Origin Play Bangkhunnon Company Limited
2024 - Present	Director	Origin Bang Bamru Station Company Limited
2024 - Present	Director	Park Luxury SPV 3 Company Limited
2024 - Present	Director	V Home Company Limited
2023 - Present	Director	Primo Service Solution Public Company Limited
2023 - Present	Director	Origin EEC SPV 5 Company Limited
2023 - Present	Director	Wide Furniture Company Limited
2023 - Present	Director	Origin Suwinthawong Company Limited
2023 - Present	Director	Origin Setthabut Station Company Limited
2023 - Present	Director	The Origin Bangna Bang Phli Company Limited
2023 - Present	Director	Origin Chaengwattana Company Limited
2023 - Present	Director	Origin Condominium SPV 2 Company Limited
2023 - Present	Director	Origin Condominium SPV 3 Company Limited
2023 - Present	Director	Origin Phahon 57 Company Limited

Work Experience (Continued):

2023 - Present	Director	Origin Ramintra 87 Company Limited
2023 - Present	Director	Park Luxury Company Limited
2023 - Present	Director	Origin Nationwide Company Limited
2022 - Present	Director	The Origin Ramkhamhaeng 142 Company Limited
2022 - Present	Director	The Origin Phetkasem Bangkae Company Limited
2022 - Present	Director	Origin Place Ramkhamhaeng 153 Company Limited
2022 - Present	Director	Origin Plug & Play Sri Lasalle Station Company Limited
2022 - Present	Director	Origin Play Sri Udom Station Company Limited
2022 - Present	Director	Origin Gunkul Energy Company Limited
2022 - Present	Director	V Construction and Supply Company Limited
2021 - Present	Director	Origin Place Samutprakarn Company Limited
2021 - Present	Director	Origin Bunpha Bangna Company Limited
2021 - Present	Director	Origin Play Phahol N Nineteen Station Company Limited
2021 - Present	Director	Origin Plug & Play Samutprakarn Company Limited
2021 - Present	Director	Origin Plug & Play Charan Ratchawithi Company Limited
2021 - Present	Director	Origin Plug & Play E22 Station Company Limited
2021 - Present	Director	So Origin Phahol 69 Station Company Limited
2021 - Present	Director	Origin Ramintra Company Limited
2021 - Present	Director	Digital Butler Company Limited
2020 - 2024	Director	Origin Taopoon Company Limited
2020 - 2024	Director	Origin Bangwa Company Limited
2021 - 2024	Chairman of the Board	Origin Ramkhamhaeng Interchange Company Limited
2564 - 2567	Director	Origin Sukhumvit Sailuad Company Limited
2021 - 2024	Director	Origin Comdominium Company Limited
2021 - 2022	Director	The Origin Dusit Company Limited
2021	Director	Prominent Capital Company Limited
2019 - 2020	Director	Primo Service Solutions Company Limited
2018	Chief Corporate Management Officer	Origin Property Public Company Limited
2018 - 2022	Director	Origin Collage 107 Company Limited
2018 - 2022	Director	Origin EEC Company Limited
2017 - 2022	Director	Origin Capital 1 Company Limited
2017 - 2021	Director	Crown Residence Company Limited
2017 - 2018	Chief Executive Officer	Primo Service Solutions Company Limited
2009 - 2016	Chief Executive Officer	Inter Thai Development Company Limited
2009 - 2016	Chairman of the Board Director	304 Plaza group Company Limited
2009 - 2016	Director of the group company	304 Industrial Park group Company Limited
2009 - 2016	Director	Tawa Ravadee Resort Company Limited
2009 - 2016	Chairman of the Procurement Committee	Double A (1991) Public Company Limited

Position in other company Listed:

Listed	1 Company
Non-Listed	35 Companies

Illegal record in the last 10 years: None

Mr. Apisit Soonthronchukiat (Age: 45 years)

Appointed Date:

February 29, 2024

Current Position:

1. Chief of Marketing and Sales Officer

Shareholding:

Director / Executive	115,297 shares (0.005%)
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Bachelor of Business Administration, Marketing, Ramkhamhaeng University

Training Program:

-

Work Experience:

2024 - Present	Chief of Marketing and Sales Officer	Origin Property Public Company Limited
2021 - Present	Director	Origin Vertical Corporation Company Limited
2023 - Present	Director	Origin Nationwide Company Limited
2023 - Present	Director	Park Luxury Company Limited
2021 - Present	Director	Origin Ramkhamhaeng Interchange Company Limited
2022 - Present	Director	Origin Latphrao Company Limited
2024 - Present	Director	The Origin Dusit Company Limited
2021 - Present	Director	Origin Ramintra Company Limited
2021 - Present	Director	Origin Sukhumvit Sailuad Company Limited
2021 - Present	Director	Origin Play Phahol N Nineteen Station Company Limited
2022 - Present	Director	Origin Plug&Play Samutprakan Company Limited
2022 - Present	Director	So Origin Phahol 69 Station Company Limited
2021 - Present	Director	Origin Plug & Play Charan Ratchawithi Company Limited
2022 - Present	Director	Origin Play Sri Udom Station Company Limited
2022 - Present	Director	Origin Plug & Play Phetkasem Company Limited
2022 - Present	Director	Origin Plug & Play Sri Lasalle Station Company Limited
2024 - Present	Director	Origin Play Bangkhunnon Company Limited
2022 - Present	Director	The Origin Phetkasem Bangkae Company Limited
2022 - Present	Director	Orign Ramkhamhaeng 142 Station Company Limited
2022 - Present	Director	Origin Place Ramkhamhaeng 153 Company Limited
2022 - Present	Director	Origin Music Company Limited
2022 - Present	Director	Origin Bang Bamru Station Company Limited Company
2024 - Present	Director	Origin Condominium SPV1 Company Limited

Work Experience (Continued):

2023 - Present	Director	Origin Suwinthawong Company Limited
2023 - Present	Director	Origin Setthabut Station Company Limited
2023 - Present	Director	The Origin Bangna Bang Phli Company Limited
2024 - Present	Director	Origin Pattaya Sukhumvit 1 Company Limited
2024 - Present	Director	Origin Pattaya Sukhumvit 2 Company Limited
2024 - Present	Director	Origin Pattaya Sukhumvit 3 Company Limited
2023 - Present	Director	Origin Chaengwatthana Company Limited
2023 - Present	Director	Origin Taopoon Company Limited
2023 - Present	Director	Origin Condominium SPV2 Company Limited
2023 - Present	Director	Origin EEC SPV5 Company Limited
2024 - Present	Director	The Origin Sriracha 1 Company Limited
2024 - Present	Director	The Origin Sriracha 2 Company Limited
2023 - Present	Director	Origin Ramintra 87 Company Limited
2023 - Present	Director	Origin Bangwa Company Limited
2024 - Present	Director	Prop2morrow Company Limited
2564 - 2567	Director	Origin Condominium Company Limited
2566	Chief Executive Officer	Origin Condominium Company Limited
2561 - 2566	Managing Director of the Origin Bran	Origin Property Public Company Limited
2568 - 2561	SVP of Sales and Marketing	Origin Property Public Company Limited
2557 - 2558	Marketing Director	Ananda Development Public Company Limited
2551 - 2557	Head of Marketing Strategic	AP (Thailand) Public Company Limited

Position in other company Listed:

Listed	None
Non-Listed	37 Companies

Illegal record in the last 10 years: None

Mr. Siripong Srisawangwong (Age: 52 years)

(Assigned to the role of Executive Committee of Britania Public Company Limited, effective from February 27, 2024)

Appointed Date:

February 25, 2019

Current Position:

1. Chief of Marketing and Sales Officer

Shareholding:

Director	None
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master of Housing Development (MH. D) Faculty of Architecture, Chulalongkorn University

Training Program:

-

Work Experience:

2024 - Present	Executive Committee	Britania Public Company Limited
2022 - Present	Director	Origin Prime 2 Company Limited
2022 - Present	Director	Ori Saute Company Limited
2022 - Present	Director	Origin Ratchayothin Company Limited
2021 - Present	Chairman of the Board	Origin Ramkhamhaeng Company Limited
2020 - Present	Chairman of the Board	Park Pillar R4 Company Limited
2019 - 2024	Chief of Marketing and Sales Officer	Origin Property Public Company Limited
2023 - 2024	Director	Origin Nationwide Company Limited
2022 - 2024	Chairman of the Board	Origin Play Bangkhunnon Company Limited
2022 - 2024	Chairman of the Board	Origin Place Lasalle Company Limited
2022 - 2024	Director	So Origin Sukhumvit Company Limited
2022 - 2024	Chairman of the Board	So Origin Siriraj Company Limited
2022 - 2024	Director	Park Luxury Company Limited
2022 - 2024	Director	Park Origin Ratchthewi Company Limited
2022 - 2024	Director	Park Origin Phraram 4 Company Limited
2022 - 2024	Director	Origin Park T1 Company Limited
2021 - 2024	Chairman of the Board	Park Ratchada Company Limited
2021 - 2024	Chairman of the Board	Origin Sphere Company Limited
2563 - 2567	Chairman of the Board	Knightsbridge Kaset Interchange Company Limited
2019 - 2024	Chairman of the Board	Knightsbridge Sukhumvit Punnawithi Company Limited
2024	Director	Origin Vertical Corporation Company Limited

Work Experience (Continued):

2023 - 2024	Director	Origin Condominium Company Limited
2016 - 2019	Managing Director	Grand Unity Development Company Limited
2015 - 2016	Executive Committee	Origin Property Public Company Limited
2015 - 2016	Co-Chief Executive Officer	Origin Property Public Company Limited
2012 - 2015	Head Executive Business Unit Condo 2	Ananda Development Public Company Limited
2006 - 2011	Director of Business Development - Business Unit Condo 1	Pruksa Real Estate Public Company Limited
2006 - 2011	Assistant Director of Business Development - Business Unit Condo 1	Pruksa Real Estate Public Company Limited
2006 - 2011	Project Manager - Business Unit Condo 1	Pruksa Real Estate Public Company Limited

Position in other company Listed:

Listed	None
Non-Listed	19 Companies

Illegal record in the last 10 years: None

Mr. Somsakul Sangsuwan (Age: 61 years)

(Retired from the position effective from November 14, 2024)

Appointed Date:

October 22, 2016

Current Position:

1. Executive Director
2. Chief Design Officer

Shareholding:

Director / Executive	14,039 shares (0.001%)
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master of Business Administration, Faculty of Commerce and Accountancy, Chulalongkorn University
- Bachelor of Architecture, Faculty of Architecture, Chulalongkorn University

Training Program:

- Director Accreditation Program (DAP) 186/2021 Thai Institute of Directors

Work Experience:

2016 - 2024	Executive Committee	Origin Property Public Company Limited
2023 - 2024	Director	V Security Guard Company Limited
2022 - 2024	Director	Origin Chachoengsao Company Limited
2022 - 2024	Chairman of the Board	Prim Insurance Broker Company Limited
2021 - 2024	Chairman of the Board	UPM Design Studio Company Limited
2021 - 2024	Chairman of the Board	Hampton Hotel & Residence Management Company Limited
2020 - 2024	Chairman of the Board / Chief Executive Officer	United Project Management Company Limited
2020 - 2024	Chairman of the Board	Passion Realtor Company Limited
2020 - 2024	Chairman of the Board	Uno Service Company Limited
2020 - 2024	Director	Primo Service Solutions Public Company Limited
2020 - 2024	Chairman of the Board	Primo Management Company Limited
2020 - 2024	Chairman of the Board	Wyde Interior Company Limited
2020 - 2024	Chairman of the Board	Crown Residence Company Limited
2018 - 2024	Chief Design Officer	Origin Property Public Company Limited
2019 - 2024	Director	Origin Kaset Society Company Limited
2018 - 2024	Director	Origin Prime Company Limited
2018 - 2024	Director	Origin Sphere Company Limited
2018 - 2024	Director	Origin EEC Company Limited

Work Experience (Continued):

2018 - 2024	Director	Origin Park T1 Company Limited
2018 - 2024	Director	Origin Nationwide Company Limited
2020 - 2022	Director	One Sukhumvit 59 Company Limited
2020 - 2022	Director	Origin One Sukhumvit 24 Company Limited
2020 - 2022	Director	Origin One Thonglor Company Limited
2020 - 2022	Director	One Sanampao Company Limited
2021 - 2022	Director	Primo Insurace Broker Company Limited
2021 - 2022	Director	Britania Public Company Limited
2021 - 2022	Chairman of the Board	P Coin Company Limited
2020 - 2022	Director	Origin One Promphong Company Limited
2020 - 2021	Director	Origin Sathorn Company Limited
2019 - 2022	Director	Park Origin Rama 4 Company Limited
2019 - 2022	Director	One Origin Company Limited
2019 - 2020	Director	Park Pillar R4 Company Limited
2019 - 2021	Director	Park Ratchada Company Limited
2018 - 2021	Director	Park Luxury Company Limited
2018 - 2022	Director	Origin Prime 2 Company Limited
2017 - 2021	Director	Origin Ramkhamhaeng Company Limited
2017 - 2021	Director	Origin Condominium Company Limited
2017 - 2018	Senior Executive Vice President of Design& Development	Origin Property Public Company Limited
2016 - 2017	Executive Vice President of Design& Development	Origin Property Public Company Limited
2011 - 2015	Architect Director	The Mall Group Company Limited
2006 - 2011	Senior Associate	HASSELL (Thailand) Company Limited
2004 - 2006	Deputy Managing Director	Development IQ Company Limited
2003 - 2004	Design Manager	Areeya Property Public Company Limited

Position in other company Listed:

Listed	None
Non-Listed	None

Illegal record in the last 10 years: None

Ms. Jarunee Kunasit (Age: 43 years)

Appointed Date:

January 4, 2017

Current Position:

1. Senior Vice President of Accounting

Shareholding:

Director / Executive	None
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Bachelor Degree of Business and Administration, Major in Accountancy, Thammasat University

Training Program:

-

Work Experience:

2017 - Present	Senior Vice President of Accounting	Origin Property Public Company Limited
2023 - Present	Director	Hair Restore Company Limited
2023 - Present	Director	Origin Chiva Healthcare Company Limited
2023 - Present	Director	Kin Origin Healthcare Company Limited
2022 - Present	Director	Origin Healthcare Company Limited
2023 - 2024	Director	Jetjin Origin Center Company Limited
2016 - 2017	Assistant Accounting Manager	Wema Environmental Technology Company Limited
2012 - 2016	Accounting Department Manager	E85 Company Limited
2009 - 2011	Assistant Costing Manager	Bangkok Ranch Public Company Limited
2004 - 2009	Assistant Costing Manager	Double A 1991 Public Company Limited

Position in other company Listed:

Listed	None
Non-Listed	4 Company

Illegal record in the last 10 years: None

Ms. Kanokpailin Wilaikaew (Age: 41 years)

Appointed Date:

January 1, 2024

Current Position:

1. Executive Director
2. Chief Financial Officer
3. Company Secretary

Shareholding:

Director / Executive	141,258 shares (0.006%)
Spouse / Cohabiting couple	None
Minor Children	None

Family Relationship among Directors and Executives:

None

Academic Degree:

- Master of Business and Administration, Khon Kaen University
- Bachelor of Business Administration, Major in Finance, Khon Kaen University

Training Program:

- RFP Class 11/2023, Thai Institute of Directors Association

Work Experience:

2016 - Present	Executive Committee	Origin Property Public Company Limited
2016 - Present	Chief Financial Officer	Origin Property Public Company Limited
2024 - Present	Director	Origin Vertical Corporation Company Limited
2024 - Present	Director	V Construction and Supply Company Limited
2024 - Present	Director	Origin Ramkhamhaeng Interchange Company Limited
2024 - Present	Director	One Origin Hua Hin Company Limited
2024 - Present	Director	Park Origin Rama 4 Company Limited
2024 - Present	Director	Park Ratchada Company Limited
2024 - Present	Director	Park Origin Ratchathewi Company Limited
2566 - Present	Director	Origin Ratchayothin Company Limited
2024 - Present	Director	Origin Sphere Company Limited
2566 - Present	Director	Origin Prime 2 Company Limited
2024 - Present	Director	Origin Park T1 Company Limited
2024 - Present	Director	Origin Sukhumvit Sailuad Company Limited
2024 - Present	Director	Knightsbrige Sukhumvit Punnawithi Company Limited
2024 - Present	Director	Knightsbrige Kaset Interchange Company Limited
2024 - Present	Director	Origin Play Phahol N Nineteen Station Company Limited
2024 - Present	Director	Origin Plug & Play Charan Ratchawithi Company Limited
2024 - Present	Director	Origin Plug & Play E22 Station Company Limited
2024 - Present	Director	Origin Plug & Play Sri Lasalle Station Company Limited

2024 - Present	Director	So Origin Siriraj Company Limited
2024 - Present	Director	So Origin Sukhumvit Company Limited
2024 - Present	Director	Origin Place Lasalle Company Limited
2024 - Present	Director	The Origin Phetkasem Bangkae Company Limited
2024 - Present	Director	The Origin Ramkhamhaeng 142 Station Company Limited
2024 - Present	Director	Origin Place Ramkhamhaeng 153 Company Limited
2566 - Present	Director	Origin Chiva Healthcare Company Limited
2024 - Present	Director	Origin Suwinthawong Company Limited
2024 - Present	Director	Origin Setthabut Station Company Limited
2024 - Present	Director	The Origin Bangna Bang Phli
2024 - Present	Director	Origin Chaengwattana Company Limited
2024 - Present	Director	Origin Taopoon Company Limited
2024 - Present	Director	Origin Ramintra 87 Company Limited
2024 - Present	Director	Origin EEC SPV 6 Company Limited
2024 - Present	Director	One Hampton Brixton Rayong Company Limited
2024 - Present	Director	One Hampton Brixton Bangsaen Company Limited
2024 - Present	Director	One Hampton Brixton Kaset Sriracha Company Limited
2024 - Present	Director	Origin Condominium SPV 4 Company Limited
2024 - Present	Director	Origin Condominium SPV 5 Company Limited
2024 - Present	Director	V Home Public Company Limited
2023 - Present	Director	Origin Condominium SPV 2 Company Limited
2023 - Present	Director	Wide Furniture Company Limited
2023 - Present	Director	The Origin Campus Khon Kaen Nonmuang Company Limited
2023 - Present	Director	Origin Phuket Villa Company Limited
2023 - Present	Director	Origin EEC SPV 1 Company Limited
2023 - Present	Director	Origin Nationwide Asian Company Limited
2023 - Present	Director	Origin EEC SPV 3 Company Limited
2023 - Present	Director	Origin EEC SPV 4 Company Limited
2023 - Present	Director	Origin Condo Bangtao 1 Company Limited
2023 - Present	Director	Origin Condo Bangtao 2 Company Limited
2023 - Present	Director	Origin Condo Center Phuket 1 Company Limited
2023 - Present	Director	Origin Condo Center Phuket 3 Company Limited
2023 - Present	Director	Origin Play Bangsaen Company Limited
2023 - Present	Director	Origin Place Bangsaen Company Limited
2023 - Present	Director	Origin Kata Phuket Company Limited
2023 - Present	Director	Origin Place Khon Kaen Company Limited
2023 - Present	Director	Origin Pattaya Sukhumvit 1 Company Limited
2023 - Present	Director	Origin Pattaya Sukhumvit 2 Company Limited
2023 - Present	Director	Origin Pattaya Sukhumvit 3 Company Limited
2023 - Present	Director	Origin EEC SPV 5 Company Limited
2023 - Present	Director	Origin BE8 Company Limited
2023 - Present	Director	One Origin Cherngtalay Phuket Company Limited
2023 - Present	Director	The Origin Sriracha 1 Company Limited
2023 - Present	Director	The Origin Sriracha 2 Company Limited
2023 - Present	Director	Park Luxury SPV 1 Company Limited

2023 - Present	Director	Park Luxury SPV 2 Company Limited
2023 - Present	Director	Park Luxury SPV 3 Company Limited
2023 - Present	Director	Origin Bangwa Company Limited
2023 - Present	Director	Origin REIT Management Company Limited
2023 - Present	Director	Origin Condominium SPV 6 Company Limited
2023 - Present	Director	Origin Condominium SPV 7 Company Limited
2023 - Present	Director	Origin Condominium SPV 8 Company Limited
2023 - Present	Director	Origin Condominium SPV 9 Company Limited
2023 - Present	Director	Origin Nationwide SPV 1 Company Limited
2022 - Present	Director	Origin Music Company Limited
2022 - Present	Director	Origin Nationwide Company Limited
2022 - Present	Director	Origin EEC Company Limited
2022 - Present	Director	Origin Chachoengsao Company Limited
2022 - Present	Director	One Hampton Phayathai Company Limited
2022 - Present	Director	One Hampton Thonglor Company Limited
2022 - Present	Director	One Hampton Sriracha Company Limited
2022 - Present	Director	One Hampton Rayong Company Limited
2022 - Present	Chairman of the Board	Ori Saute Company Limited
2021 - Present	Director	Alpha Industrial Solutions Company Limited
2021 - Present	Director	Origin Bunpha Bangna Company Limited
2021 - Present	Director	Origin Healthcare Company Limited
2021 - Present	Director	Prominent Asset Management Company Limited
2021 - Present	Director	Origin Energy Company Limited
2021 - Present	Director	One Hampton Deluxe Ocean Sriracha Company Limited
2021 - Present	Director	One Hampton Knightsbridge Samutprakan City Company Limited
2021 - Present	Director	One Hampton Next to Emporium Company Limited
2020 - Present	Director	Origin Sathorn Company Limited
2019 - Present	Director	The Origin Dusit Company Limited
2019 - Present	Director	Origin Grand Company Limited
2019 - Present	Director	Prominent Capital Company Limited
2018 - Present	Director	Origin Capital Collage 107 Company Limited
2018 - Present	Director	Origin Capital Rama IX Company Limited
2018 - Present	Director	Park Origin Phayathai Company Limited
2018 - Present	Director	Park Origin T2 Company Limited
2018 - Present	Director	Origin Knightsbridge Thepharak Company Limited
2017 - Present	Director	Park Luxury Company Limited
2017 - Present	Director	Origin Kaset Society Company Limited
2017 - Present	Director	Origin Prime Company Limited
2023 - 2024	Director	One Origin Rungsina Company Limited
2023 - 2024	Director	Origin Condo Centre Phuket 2 Company Limited
2023 - 2024	Director	Origin Condominium Company Limited
2019 - Present	Director	Origin Gunkul Energy Company Limited
2021 - Present	Director	Whale Energy Move Company Limited
2020 - 2021	Director	Origin Property Public Company Limited
2019	Director	Origin Latprao Company Limited

2019 - 2020	Director	Park Pillar R4 Company Limited
2019 - 2021	Director	Origin Ramintra Company Limited
2019 - 2021	Director	Origin Sukhumvit Sailuad Company Limited
2019 - 2021	Director	Park Ratchada Company Limited
2019 - 2021	Director	Origin Lad Krabang Company Limited
2018	Director	Park Origin Ratchathewi Company Limited
2018 - 2021	Director	Origin Ramkhamhaeng Interchange 107 Company Limited
2018 - 2019	Director	Origin Knightsbridge Phra Khanong Company Limited
2018 - 2019	Director	Park Origin Rama 4 Company Limited
2017 - 2018	Director	Origin Capital 1 Company Limited
2017 - 2018	Director	Origin Park T1 Company Limited
2017 - 2018	Director	Origin One Sukhumvit 24 Company Limited
2017	Director	Origin Ramkhamhaeng Company Limited
2017	Director	Origin Vertical Company Limited
2016 - 2018	Director	Origin One Thonglor Company Limited
2016 - 2017	Director	Origin Sphere Company Limited
2015 - 2023	Director	One Origin Company Limited
2015 - 2016	Senior Vice President of Finance and Accounting	Origin Property Public Company Limited
2015	Finance Manager	Serm Sang Palang Ngan Company Limited
2011 - 2015	Project Finance Department Manager	National Power Supply Public Company Limited
2009 - 2011	Finance Manager	National Power Supply Public Company Limited
2009 - 2011	Finance Manager	NPS Ocean Star Company Limited
2004 - 2009	Acting Finance Manager	I-Town Holding Company Limited

Position in other company Listed:

Listed	None
Non-Listed	100 Companies

Illegal record in the last 10 years: None

* Company Secretary's duties and responsibilities is in Section 2, Item 7, Section 7.6.1.

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024.

Name	Company	SC 1	SC 2	SC 3	SC 4	SC 5	SC 6	SC 7	SC 8	SC 9	SC 10	SC 11	SC 12
1. Mr. Lucksananoi Punkrasamee	X												
2. Mr. Niwat Lamunpandh	/		/			/							
3. Mr. Sahas Treetipbut	/												X
4. Air Chief Marshal Bureerat Ratanavanich	/												
5. Mr. Mayta Chanchamcharat	/					X			/				
6. Mr. Chinapat Visuttipat	/												
7. Mr. Peerapong Jaroon-ek	/, //, ///	/				/							
8. Mrs. Arada Jaroon-ek	/, //, ///	/				/							
9. Mr. Chatchai Payuhanaveechai	/, //								X				
10. Mr. Pitipong Trinurak	//, ///	/		/	/		X	X		/	X		
11. Mr. Somsakul Sangsuwan													
12. Ms. Kanokpailin Wilaikaew	//, ///			/	/		/	/	/				
13. Ms. Jarunee Kunasit	///												
14. Mr. Kreingkrai Kreebongkan	//, ///		/	X	/		/		/			X	/
15. Mr. Siripong Srisawangwong									/				
16. Mr. Piti Jarukanjorn	///		/		X						/		
17. Mr. Apisit Soonthronchukiat	///				/							/	

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	SC 13	SC 14	SC 15	SC 16	SC 17	SC 18	SC 19	SC 20	SC 21	SC 22	SC 23	SC 24	SC 25
1. Mr. Lucksananoi Punkrasamee													
2. Mr. Niwat Lamunpandh													
3. Mr. Sahas Treetipbut													
4. Air Chief Marshal Bureerat Ratanavanich													
5. Mr. Mayta Chanchamcharat													
6. Mr. Chinapat Visuttipat													
7. Mr. Peerapong Jaroon-ek													
8. Mrs. Arada Jaroon-ek													
9. Mr. Chatchai Payuhanaveechai													
10. Mr. Pitipong Trinurak	X	X		/	/				X	X			X
11. Mr. Somsakul Sangsuwan													
12. Ms. Kanokpailin Wilaikaew	/	/	/	/	/	X	/	/	/	/	/		/
13. Ms. Jarunee Kunasit													
14. Mr. Kreingkrai Kreebongkan		/			/		/	X					
15. Mr. Siripong Srisawangwong			X			/						X	
16. Mr. Piti Jarukanjorn			/	X	X		X				X	/	
17. Mr. Apisit Soonthronchukiat					/								

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	SC 26	SC 27	SC 28	SC 29	SC 30	SC 31	SC 32	SC 33	SC 34	SC 35	SC 36	SC 37	SC 38
1. Mr. Lucksananoi Punkrasamee													
2. Mr. Niwat Lamunpandh													
3. Mr. Sahas Treetipbut													
4. Air Chief Marshal Bureerat Ratanavanich													
5. Mr. Mayta Chanchamcharat				/									
6. Mr. Chinapat Visuttipat													
7. Mr. Peerapong Jaroon-ek				/		X		X					
8. Mrs. Arada Jaroon-ek								/					
9. Mr. Chatchai Payuhanaveechai													
10. Mr. Pitipong Trinurak	X	X		/	X	/	X		/	X	X	/	/
11. Mr. Somsakul Sangsuwan													
12. Ms. Kanokpailin Wilaikaew		/	/	/	/	/	/	/					
13. Ms. Jarunee Kunasit													
14. Mr. Kreingkrai Kreebongkan									/				
15. Mr. Siripong Srisawangwong			X										
16. Mr. Piti Jarukanjorn	/		/						X		/		
17. Mr. Apisit Soonthronchukiat													

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	SC 39	SC 40	SC 41	SC 42	SC 43	SC 44	SC 45	SC 46	SC 47	SC 48	SC 49	SC 50	SC 51
1. Mr. Lucksananoi Punkrasamee													
2. Mr. Niwat Lamunpandh													
3. Mr. Sahas Treetipbut													
4. Air Chief Marshal Bureerat Ratanavanich													
5. Mr. Mayta Chanchamcharat													
6. Mr. Chinapat Visuttipat													
7. Mr. Peerapong Jaroon-ek													
8. Mrs. Arada Jaroon-ek													
9. Mr. Chatchai Payuhanaveechai													
10. Mr. Pitipong Trinurak	X				X	X	X	/	/	/	/	X	X
11. Mr. Somsakul Sangsuwan													
12. Ms. Kanokpailin Wilaikaew		/	/	/	/			/	/	/	/		
13. Ms. Jarunee Kunasit													
14. Mr. Kreingkrai Kreebongkan			/		/								
15. Mr. Siripong Srisawangwong													
16. Mr. Piti Jarukanjorn			X	X		/	/	X	X	X	X	/	/
17. Mr. Apisit Soonthronchukiat					/								

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	SC 52	SC 53	SC 54	SC 55	SC 56	SC 57	SC 58	SC 59	SC 60	SC 61	SC 62	SC 63	SC 64
1. Mr. Lucksananoi Punkrasamee													
2. Mr. Niwat Lamunpandh													
3. Mr. Sahas Treetipbut													
4. Air Chief Marshal Bureerat Ratanavanich													
5. Mr. Mayta Chanchamcharat													
6. Mr. Chinapat Visuttipat													
7. Mr. Peerapong Jaroon-ek													
8. Mrs. Arada Jaroon-ek													
9. Mr. Chatchai Payuhanaveechai													
10. Mr. Pitipong Trinurak	X						X	/	X		/	X	X
11. Mr. Somsakul Sangsuwan													
12. Ms. Kanokpailin Wilaikaew		/	/	/	/	/		/	/	/	/	/	/
13. Ms. Jarunee Kunasit													
14. Mr. Kreingkrai Kreebongkan		X			X	X				/			
15. Mr. Siripong Srisawangwong													
16. Mr. Piti Jarukanjorn	/		X	X			/	X		X			
17. Mr. Apisit Soonthronchukiat		/			/	/				/	X		

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	SC 65	SC 66	SC 67	SC 68	SC 69	SC 70	SC 71	SC 72	SC 73	SC 74	SC 75	SC 76	SC 77
1. Mr. Lucksananoi Punkrasamee													
2. Mr. Niwat Lamunpandh													
3. Mr. Sahas Treetipbut													
4. Air Chief Marshal Bureerat Ratanavanich													
5. Mr. Mayta Chanchamcharat													
6. Mr. Chinapat Visuttipat													
7. Mr. Peerapong Jaroon-ek													
8. Mrs. Arada Jaroon-ek													
9. Mr. Chatchai Payuhanaveechai													
10. Mr. Pitipong Trinurak	X	X	X		/	/	/	X					X
11. Mr. Somsakul Sangsuwan													
12. Ms. Kanokpailin Wilaikaew	/	/	/	/	/	/	/	/	/	/	/	/	
13. Ms. Jarunee Kunasit													
14. Mr. Kreingkrai Kreebongkan				X					X	X	X	X	
15. Mr. Siripong Srisawangwong													
16. Mr. Piti Jarukanjorn					X	X	X						/
17. Mr. Apisit Soonthronchukiat				/					/	/	/	/	

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	SC 78	SC 79	SC 80	SC 81	SC 82	SC 83	SC 84	SC 85	SC 86	SC 87	SC 88	SC 89	SC 90
1. Mr. Lucksananoi Punkrasamee													
2. Mr. Niwat Lamunpandh													
3. Mr. Sahas Treetipbut													
4. Air Chief Marshal Bureerat Ratanavanich													
5. Mr. Mayta Chanchamcharat													
6. Mr. Chinapat Visuttipat													
7. Mr. Peerapong Jaroon-ek													
8. Mrs. Arada Jaroon-ek													
9. Mr. Chatchai Payuhanaveechai													
10. Mr. Pitipong Trinurak				X			X	X	X	X	X		X
11. Mr. Somsakul Sangsuwan													
12. Ms. Kanokpailin Wilaikaew	/	/	/		/	/			/	/		X	X
13. Ms. Jarunee Kunasit													
14. Mr. Kreingkrai Kreebongkan													
15. Mr. Siripong Srisawangwong													
16. Mr. Piti Jarukanjorn				/			/	/			/		/
17. Mr. Apisit Soonthronchukiat													

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	SC 91	SC 92	SC 93	SC 94	SC 95	SC 96	SC 97	SC 98	SC 99	SC 100	SC 101
1. Mr. Lucksananoi Punkrasamee											
2. Mr. Niwat Lamunpandh											
3. Mr. Sahas Treetipbut											
4. Air Chief Marshal Bureerat Ratanavanich											
5. Mr. Mayta Chanchamcharat											
6. Mr. Chinapat Visuttipat											
7. Mr. Peerapong Jaroon-ek											
8. Mrs. Arada Jaroon-ek											
9. Mr. Chatchai Payuhanaveechai											
10. Mr. Pitipong Trinurak	X					X	X	X	X	X	X
11. Mr. Somsakul Sangsuwan											
12. Ms. Kanokpailin Wilaikaew	X	X	X	X	X	/					
13. Ms. Jarunee Kunasit											
14. Mr. Kreingkrai Kreebongkan											
15. Mr. Siripong Srisawangwong											
16. Mr. Piti Jarukanjorn	/					/	/				
17. Mr. Apisit Soonthronchukiat		/		/	/						

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	JV Co 1	JV Co 2	JV Co 3	JV Co 4	JV Co 5	JV Co 6	JV Co 7	JV Co 8	JV Co 9	JV Co 10	JV Co 11
1. Mr. Lucksananoi Punkrasamee											
2. Mr. Niwat Lamunpandh											
3. Mr. Sahas Treetipbut											
4. Air Chief Marshal Bureerat Ratanavanich											
5. Mr. Mayta Chanchamcharat				X	X				X		
6. Mr. Chinapat Visuttipat											
7. Mr. Peerapong Jaroon-ek		X					X	X			
8. Mrs. Arada Jaroon-ek											
9. Mr. Chatchai Payuhanaveechai											
10. Mr. Pitipong Trinurak		/	X				/	/			
11. Mr. Somsakul Sangsuwan											
12. Ms. Kanokpailin Wilaikaew				/	/				/	X	
13. Ms. Jarunee Kunasit											
14. Mr. Kreingkrai Kreebongkan	X					X					
15. Mr. Siripong Srisawangwong											X
16. Mr. Piti Jarukanjorn		/		/	/		/	/	/		
17. Mr. Apisit Soonthronchukiat	/					/				/	

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	JV Co 12	JV Co 13	JV Co 14	JV Co 15	JV Co 16	JV Co 17	JV Co 18	JV Co 19	JV Co 20	JV Co 21	JV Co 22
1. Mr. Lucksananoi Punkrasamee											
2. Mr. Niwat Lamunpandh											
3. Mr. Sahas Treetipbut											
4. Air Chief Marshal Bureerat Ratanavanich											
5. Mr. Mayta Chanchamcharat											
6. Mr. Chinapat Visuttipat											
7. Mr. Peerapong Jaroon-ek							X	X	X		
8. Mrs. Arada Jaroon-ek											
9. Mr. Chatchai Payuhanaveechai											
10. Mr. Pitipong Trinurak			X	X			/	/	/	/	X
11. Mr. Somsakul Sangsuwan											
12. Ms. Kanokpailin Wilaikaew	/		/		/	/				/	
13. Ms. Jarunee Kunasit										/	/
14. Mr. Kreingkrai Kreebongkan		X	/				/				
15. Mr. Siripong Srisawangwong											
16. Mr. Piti Jarukanjorn	X			/	X	X			/		
17. Mr. Apisit Soonthronchukiat		/									

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	JV Co 23	JV Co 24	JV Co 25	JV Co 26	JV Co 27	JV Co 28	JV Co 29	JV Co 30	JV Co 31	JV Co 32	JV Co 33
1. Mr. Lucksananoi Punkrasamee											
2. Mr. Niwat Lamunpandh											
3. Mr. Sahas Treetipbut											
4. Air Chief Marshal Bureerat Ratanavanich											
5. Mr. Mayta Chanchamcharat											
6. Mr. Chinapat Visuttipat											
7. Mr. Peerapong Jaroon-ek	X	X									
8. Mrs. Arada Jaroon-ek											
9. Mr. Chatchai Payuhanaveechai											
10. Mr. Pitipong Trinurak	/	/					X	X			
11. Mr. Somsakul Sangsuwan											
12. Ms. Kanokpailin Wilaikaew	/		/						/	/	
13. Ms. Jarunee Kunasit											
14. Mr. Kreingkrai Kreebongkan			X	X	X	X			X		X
15. Mr. Siripong Srisawangwong											
16. Mr. Piti Jarukanjorn										X	
17. Mr. Apisit Soonthronchukiat				/	/	/			/		/

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	JV Co 34	JV Co 35	JV Co 36	JV Co 37	JV Co 38	JV Co 39	JV Co 40	JV Co 41	JV Co 42	JV Co 43	JV Co 44
1. Mr. Lucksananoi Punkrasamee											
2. Mr. Niwat Lamunpandh											
3. Mr. Sahas Treetipbut											
4. Air Chief Marshal Bureerat Ratanavanich											
5. Mr. Mayta Chanchamcharat											
6. Mr. Chinapat Visuttipat											
7. Mr. Peerapong Jaroon-ek											
8. Mrs. Arada Jaroon-ek											
9. Mr. Chatchai Payuhanaveechai											
10. Mr. Pitipong Trinurak	X	/	/		/	/	X	X	X	/	
11. Mr. Somsakul Sangsuwan											
12. Ms. Kanokpailin Wilaikaew		/									
13. Ms. Jarunee Kunasit		/	/								
14. Mr. Kreingkrai Kreebongkan											
15. Mr. Siripong Srisawangwong											
16. Mr. Piti Jarukanjorn							/				X
17. Mr. Apisit Soonthronchukiat											/

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	JV Co 45	JV Co 46	JV Co 47	JV Co 48	JV Co 49	JV Co 50	JV Co 51	JV Co 52	JV Co 53	JV Co 54	JV Co 55
1. Mr. Lucksananoi Punkrasamee											
2. Mr. Niwat Lamunpandh											
3. Mr. Sahas Treetipbut											
4. Air Chief Marshal Bureerat Ratanavanich											
5. Mr. Mayta Chanchamcharat											
6. Mr. Chinapat Visuttipat											
7. Mr. Peerapong Jaroon-ek											
8. Mrs. Arada Jaroon-ek											
9. Mr. Chatchai Payuhanaveechai											
10. Mr. Pitipong Trinurak	X			/			X				
11. Mr. Somsakul Sangsuwan											
12. Ms. Kanokpailin Wilaikaew	/		/		X	X		X	X	X	/
13. Ms. Jarunee Kunasit											
14. Mr. Kreingkrai Kreebongkan		X	X	X							X
15. Mr. Siripong Srisawangwong											
16. Mr. Piti Jarukanjorn								/			
17. Mr. Apisit Soonthronchukiat			/								/

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	JV Co 56	JV Co 57	JV Co 58	JV Co 59	JV Co 60	JV Co 61	JV Co 62	JV Co 63	JV Co 64	JV Co 65	JV Co 66
1. Mr. Lucksananoi Punkrasamee											
2. Mr. Niwat Lamunpandh											
3. Mr. Sahas Treetipbut											
4. Air Chief Marshal Bureerat Ratanavanich											
5. Mr. Mayta Chanchamcharat											
6. Mr. Chinapat Visuttipat											
7. Mr. Peerapong Jaroon-ek											
8. Mrs. Arada Jaroon-ek											
9. Mr. Chatchai Payuhanaveechai											
10. Mr. Pitipong Trinurak					X	X	X	X	X	X	X
11. Mr. Somsakul Sangsuwan											
12. Ms. Kanokpailin Wilaikaew	X	X	/	/							
13. Ms. Jarunee Kunasit											
14. Mr. Kreingkrai Kreebongkan											
15. Mr. Siripong Srisawangwong											
16. Mr. Piti Jarukanjorn	/	/	X	X	/	/	/	/	/	/	/
17. Mr. Apisit Soonthronchukiat				/							

Note: X = Chairman / = Director // = Executive Committee /// = Executive

Attachment 1.2 - Information on the position of directors, executives, and controlling persons of the Company as of 31 December 2024. (Continued)

Name	JV Co 67	JV Co 68	JV Co 69	JV Co 70	JV Co 71	JV Co 72	JV Co 73
1. Mr. Lucksananoi Punkrasamee							
2. Mr. Niwat Lamunpandh							
3. Mr. Sahas Treetipbut							
4. Air Chief Marshal Bureerat Ratanavanich							
5. Mr. Mayta Chanchamcharat							
6. Mr. Chinapat Visuttipat							
7. Mr. Peerapong Jaroon-ek							
8. Mrs. Arada Jaroon-ek							
9. Mr. Chatchai Payuhanaveechai							
10. Mr. Pitipong Trinurak		X	X	X			X
11. Mr. Somsakul Sangsuwan							
12. Ms. Kanokpailin Wilaikaew					/		
13. Ms. Jarunee Kunasit							
14. Mr. Kreingkrai Kreebongkan							
15. Mr. Siripong Srisawangwong							
16. Mr. Piti Jarukanjorn				/	X	X	/
17. Mr. Apisit Soonthronchukiat		/	/		/		

Note: X = Chairman / = Director // = Executive Committee /// = Executive

List of Subsidiary Companies (SC)

SC 1 = One Origin Public Company Limited.
SC 2 = Primo Service Solution Public Company Limited.
SC 3 = V Home Company Limited.
SC 4 = Origin Condominium Company Limited.
SC 5 = Britania Public Company Limited.
SC 6 = Origin Prime Company Limited.
SC 7 = Origin Sathon Company Limited.
SC 8 = Origin Nationwide Company Limited.
SC 9 = Alpha Industrial Asset 4 Company Limited.
SC 10 = Origin Hotel SPV 6 Company Limited.
SC 11 = Origin Bangbumru Station Company Limited.
SC 12 = Digital Butler Company Limited.
SC 13 = Origin Grand Company Limited.
SC 14 = Origin Kaset Society Company Limited.
SC 15 = Origin Ratchayothin Company Limited.
SC 16 = One Origin Huahin Company Limited.
SC 17 = Park Luxury Company Limited.
SC 18 = Origin Sote Company Limited.
SC 19 = Park Luxury SPV 3 Company Limited.
SC 20 = V Construction and Supply Company Limited.
SC 21 = Origin Capital Collage 107 Company Limited.
SC 22 = Origin Capital Rama 9 Company Limited.
SC 23 = Origin Sphere Company Limited.
SC 24 = Origin Ramkhamhaeng Company Limited.
SC 25 = Prominent Capital Company Limited.
SC 26 = One District Rayong Company Limited.
SC 27 = Park Origin Phayathai Company Limited.
SC 28 = Origin Prime 2 Company Limited.
SC 29 = Prominent Asset Management Company Limited.
SC 30 = Park Origin T2 Company Limited.
SC 31 = Origin Energy Company Limited.
SC 32 = Origin REIT Management Company Limited.
SC 33 = Origin Global (Hong Kong) Co.,Ltd.
SC 34 = Origin Place Samut Prakan Company Limited.
SC 35 = One Wellness Sukhumvit 107 Company Limited.
SC 36 = One Origin Sukhumvit 49Company Limited.
SC 37 = Alpha Industrial Asset Company Limited.
SC 38 = Alpha Industrial Asset 2 Company Limited.
SC 39 = One Ramintra Company Limited.
SC 40 = The Origin Campus Khon Kaen Non Muang Company Limited.
SC 41 = Origin Plug and Play E22 Station Company Limited.
SC 42 = Knightsbridge Sukhumvit Punnawithi Company Limited.
SC 43 = Origin Play Phahon N Nineteen Station Company Limited.
SC 44 = One Origin Planet 1 Company Limited.

List of Subsidiary Companies (SC) (Continued)

SC 45 = Origin Cherngtalay Phuket Company Limited.
SC 46 = One Hampton Deluxe Ocean Sriracha Company Limited.
SC 47 = One Hampton Knightsbridge Samut Prakan City Company Limited.
SC 48 = One Hampton Next Two Emporium Company Limited.
SC 49 = One Hampton Rayong Company Limited.
SC 50 = One Origin Wichit Phuket Company Limited.
SC 51 = One Origin Bangna Hotel Company Limited.
SC 52 = One Origin Pattaya Sukhumvit Company Limited.
SC 53 = Origin Plug and Play Sri Lasalle Station Company Limited.
SC 54 = So Origin Sukhumvit Company Limited.
SC 55 = Origin Place Lasalle Company Limited.
SC 56 = The Origin Phetkasem Bang Khae Company Limited.
SC 57 = The Origin Ramkhamhaeng 142 Station Company Limited.
SC 58 = One Origin Chaengwattana Company Limited.
SC 59 = Origin Chachoengsao Company Limited.
SC 60 = Origin Condominium SPV 4 Company Limited.
SC 61 = Origin Place Ramkhamhaeng 153 Company Limited.
SC 62 = Origin Music Company Limited.
SC 63 = Origin Condominium SPV 5 Company Limited.
SC 64 = Origin Condominium SPV 6 Company Limited.
SC 65 = Origin Condominium SPV 7 Company Limited.
SC 66 = Origin Condominium SPV 8 Company Limited.
SC 67 = Origin Condominium SPV 9 Company Limited.
SC 68 = Origin Suwinthawong Company Limited.
SC 69 = One Hampton Phayathai Company Limited.
SC 70 = One Hampton Thonglor Company Limited.
SC 71 = One Hampton Sriracha Company Limited.
SC 72 = Origin Knightsbridge Theparak Company Limited.
SC 73 = Origin Setthabut Station Company Limited.
SC 74 = The Origin Bangna Bang Phli Company Limited.
SC 75 = Origin Chaengwattana Company Limited.
SC 76 = Origin Ramintra 87 Company Limited.
SC 77 = One Origin Kata Phuket Company Limited.
SC 78 = Origin Condo Bangtao 1 Company Limited.
SC 79 = Origin Condo Bangtao 2 Company Limited.
SC 80 = Origin Condo Center Phuket 1 Company Limited.
SC 81 = One Origin Sriracha Company Limited.
SC 82 = Origin Condo Center Phuket 3 Company Limited.
SC 83 = Origin Kata Phuket Company Limited.
SC 84 = One Origin Beachfront Bangtao Company Limited.
SC 85 = One Origin North Pattaya Company Limited.
SC 86 = Origin EEC SPV 6 Company Limited.
SC 87 = Origin Nationwide SPV 1 Company Limited.
SC 88 = Origin Food Company Limited.

List of Subsidiary Companies (SC) (Continued)

SC 89 = Origin Place Khon Kaen Company Limited.
SC 90 = One Origin Amata Nakorn Company Limited.
SC 91 = One Origin Bangtao Beach Company Limited.
SC 92 = Origin Pattaya Sukhumvit 3 Company Limited.
SC 93 = Origin Cherngtalay Phuket Company Limited.
SC 94 = The Origin Sriracha 1 Company Limited.
SC 95 = The Origin Sriracha 2 Company Limited.
SC 96 = Park Luxury SPV 2 Company Limited.
SC 97 = One Origin Chiang Mai Company Limited.
SC 98 = One Origin SPV 5 Company Limited.
SC 99 = One Hampton Brixton RayongCompany Limited.
SC 100 = One Hampton Brixton Bangsaen Company Limited.
SC 101 = One Hampton Brixton Kaset Sriracha Company Limited.

List of Joint Venture Company (JV Co)

JV Co 1 = Origin Plug and Play Phetkasem Company Limited.
JV Co 2 = Origin One Thonglor Company Limited.
JV Co 3 = Alpha Industrial Laem Chabang Company Limited.
JV Co 4 = Origin Park T1 Company Limited.
JV Co 5 = Park Origin Ratchathewi Company Limited.
JV Co 6 = Origin Ladprao Company Limited.
JV Co 7 = Origin One Phrom Phong Company Limited.
JV Co 8 = Origin One Sukhumvit 24 Company Limited.
JV Co 9 = Park Origin Rama 4 Company Limited.
JV Co 10 = The Origin Dusit Company Limited.
JV Co 11 = ark Pillar R4 Company Limited.
JV Co 12 = Park Ratchada Company Limited.
JV Co 13 = Origin Ramindra Company Limited.
JV Co 14 = Origin Boonpha Bangna Company Limited.
JV Co 15 = One Origin Boonpha Bangna Company Limited.
JV Co 16 = Origin Ramkhamhaeng Interchange Company Limited.
JV Co 17 = Origin Sukhumvit Sailuat Company Limited.
JV Co 18 = Origin Gunkul Energy Company Limited.
JV Co 19 = One Phayathai Company Limited.
JV Co 20 = One Sukhumvit 59 Company Limited.
JV Co 21 = Origin Healthcare Company Limited.
JV Co 22 = Kin Origin Healthcare Company Limited.
JV Co 23 = Alpha Industrial Solution Company Limited.
JV Co 24 = One Sanam Pao Company Limited.
JV Co 25 = Knightsbridge Kaset Interchange Company Limited.
JV Co 26 = Origin Plug and Play Samut Prakan Company Limited.
JV Co 27 = So Origin Phahon Sixty-nine Station Company Limited.
JV Co 28 = Origin Play Sriudom Station Company Limited.
JV Co 29 = Alpha Industrial Rangsit Company Limited.
JV Co 30 = Alpha Industrial Km.19 Company Limited.

List of Joint Venture Company (JV Co) (Continued)

JV Co 31 = Origin Plug and Play Charan Rajavithi Company Limited.
JV Co 32 = So Origin Siriraj Company Limited.
JV Co 33 = Origin Play Bangkhunnon Company Limited.
JV Co 34 = Alpha Industrial Suwinthawong Company Limited.
JV Co 35 = Origin Chiva Health Care Company Limited.
JV Co 36 = Hair Restoration Company Limited.
JV Co 37 = Jetjin Origin Center Company Limited.
JV Co 38 = Thai Leaf BiotechnologyCompany Limited.
JV Co 39 = Alpha Industrial Phanthong9 Company Limited.
JV Co 40 = One Origin Hospitality Company Limited.
JV Co 41 = One Asset Bloom Company Limited.
JV Co 42 = Alpha Industrial Asset 3 Company Limited.
JV Co 43 = Alpha Eastern Seaboard Company Limited.
JV Co 44 = Origin Condominium SPV 1 Company Limited.
JV Co 45 = Origin BE8 Company Limited.
JV Co 46 = Origin Phahon 57 Company Limited.
JV Co 47 = Origin Condominium SPV 2 Company Limited.
JV Co 48 = Origin Condominium SPV 3 Company Limited.
JV Co 49 = Origin Phuket Villa Company Limited.
JV Co 50 = Origin EEC SPV 1 Company Limited.
JV Co 51 = One Origin Rangsina Company Limited.
JV Co 52 = Origin Nationwide Asian Company Limited.
JV Co 53 = Origin EEC SPV 3 Company Limited.
JV Co 54 = Origin EEC SPV 4 Company Limited.
JV Co 55 = Origin EEC SPV 5 Company Limited.
JV Co 56 = Origin Play Bangsaen Company Limited.
JV Co 57 = Origin Place Bangsaen Company Limited.
JV Co 58 = Park Luxury SPV 1 Company Limited.
JV Co 59 = Origin Bangwa Company Limited.
JV Co 60 = One Origin SPV 1 Company Limited.
JV Co 61 = One Asian Sriracha Company Limited.
JV Co 62 = One Origin Sukhumvit 68 Company Limited.
JV Co 63 = One Origin Khao Yai Thanarat Company Limited.
JV Co 64 = Origin Hotel Pruksa Sukhumvit Company Limited.
JV Co 65 = One Origin Enco Company Limited.
JV Co 66 = One Origin On Nut Company Limited.
JV Co 67 = Origin Condo Centre Phuket 2 Company Limited.
JV Co 68 = Origin Pattaya Sukhumvit 1 Company Limited.
JV Co 69 = Origin Pattaya Sukhumvit 2 Company Limited.
JV Co 70 = One Origin Chiang Mai NimmanCompany Limited.
JV Co 71 = Origin Taopoon Company Limited.
JV Co 72 = One Origin SPV 3 Company Limited.
JV Co 73 = One Origin SPV 4 Company Limited.

Attachment 2

Details about the directors of the Subsidiary Companies

List of Subsidiary Companies / List of Diractors	Origin Hotel PCL.	Primo Service Solution PCL.	Britanai PCL.	Origin Condominium Co.,Ltd	Origin Prime Co.,Ltd
1. Mrs. Phatthanaphon Chatjutamas	/				
2. Mr. Niwat Lamunpandh		/	/		
3. Mr. Mayta Chanchamcharat			X		
4. Mr. Peerapong Jaroon - ek	/		/		
5. Mr. Chanchai Phansopha	X				
6. Mr. Pitipong Trinurak	/			/	X
7. Ms. Kanokpailin Wilaikaew				/	/
8. Mr. Apisit Soonthronchukiat				/	
9. Mrs. Arada Jaroon - ek	/		/		
10. Mr.Supachai Sukanindr	/				
11. Mr.Poonsup Prasertsak	/				
12. Mr. Atipong Amandtayakul	/				
13. Mr. Piti Jarukanjorn		/		X	
14. Mr. Maroj Wananan		X			
15. Mr. Kreingkrai Kreebongkan		/		/	/
16. Ms. Supattana Himhuang		/			
17. Mr. Boonyarit Kalayanamit		/			
18. Mr. Surin Sahachatpocanun		/			
19. Mr. Wijarn Simachaya			/		
20. Mr. Than Siripokee			/		
21. Dr. Supalak Chanpitak			/		
22. Pol.Lt.Gen. Sukhun Prommayon			/		
23. Ms. Panitaporn Wongprakop			/		
24. Mr. Prasertkul Charoentaweemongkol				/	
25. Mr. Itthipon Kumsombut				/	

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Grand Co.,Ltd	Origin Kaset Society Co.,Ltd	Origin Sathorn Co.,Ltd	One Origin Hua Hin Co.,Ltd	V Construction and Supply Co.,Ltd
1. Mr. Pitipong Trinurak	X	X	X	X	
2. Ms. Kanokpailin Wilaikaew	/	/	/		
3. Mr. Surin Sahachatpocanun					
4. Mr. Joompol Prawitthana	/				
5. Mr. Kreingkrai Kreebongkan		/			X
6. Mr. Piti Jarukanjorn				/	
7. Mr. Pharadon Thanapaisankit					/
8. Mr. Kittichai Assavakatmorakot					/

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Passion Realtor Co.,Ltd	Digital Butler Co.,Ltd	Wide Interior Co.,Ltd	Pmm Property Management Co., Ltd.	Uno Service Co.,Ltd	United Project Management Co.,Ltd	Crown Residence Co.,Ltd	Uno Facility Management And Cleaning Co., Ltd.	Projects Asia Co.,Ltd
1. Mr. Piti Jarukanjorn	X		X	X	X		X	X	
2. Ms. Nucharee Jitardhun	/		/	/	/	/	/	/	/
3. Mr. Prasit Charushwichakorn	/		/	/	/		/	/	
4. Mr. Arun Sirijanusorn	/		/	/	/	X	/	/	X
5. Mr. Surin Sahachatpocanun	/		/	/	/		/	/	
6. Mr. Kreingkrai Kreebongkan		/							
7. Mr. Sahas Treetipbut		X							
8. Mr. Praphot Jitthong		/							
9. Mr. Watayuth Thongprom		/							
10. Mr. Wittaya Thanyasrisang		/							
11. Mr. Warakorn Weraphat		/							
12. Mr. Sornkawee Buranachock		/							
13. Mr. Ratchaphon Techaleisirimongkhong		/							
14. Mr. Ronnachat Mahantanaphueng		/							
15. Mr. Pitipong Trinurak									/
16. Mr. Niyom Chukorn									/

List of Subsidiary Companies / List of Diractors	Passion Realtor Co.,Ltd	Digital Butler Co.,Ltd	Wide Interior Co.,Ltd	Pmm Property Management Co., Ltd.	Uno Service Co.,Ltd	United Project Management Co.,Ltd	Crown Residence Co.,Ltd	Uno Facility Management And Cleaning Co., Ltd.	Projects Asia Co.,Ltd
17. Mr. Tharathon Ch. Sorapong						/			
18. Mr. Komol detchkawinlert						/			
19. Ms. Maliwan Butrachat						/			
20. Mr. Ratchaphon Santiwarakorn						/			
21. Mr. Kongkun Tochaiwat						/			
22. Ms Kannaporn Silaw						/			
23. Mr. Brian John Simmonds									/

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Sorte Co.,Ltd	Origin Capital Collage 107 Co.,Ltd	Park Luxury Co.,Ltd	Hampton Hotel & Residence Management Co.,Ltd	UPM Design Studio Co.,Ltd	One Hampton Rayong Co.,Ltd	Prime Insurance Co.,Ltd
1. Mr. Surin Sahachatpocanun				/			/
2. Mr. Kreingkrai Kreebongkan			/				
3. Mr. Apisit Soonthronchukiat			/				
4. Mr. Pitipong Trinurak		X	/			/	
5. Ms. Kanokpailin Wilaikaew	/	/	/			/	
6. Mr. Prasertkul Charoentaweemongkol			/				
7. Mr. Joompol Prawitthana		/					
8. Mr. Pitipong Trinurak			X	X	X	X	X
9. Mr. Itthipon Kumsombut	/		/				
10. Mr. Siripong Srisawangeong	X						
11. Ms. Nucharee Jitardhun				/			
12. Mr. Attaphol Praditsilp					/		
13. Mr. Arun Sirijanusorn					/		
14. Ms. Thanaporn Suthipet					/		
15. Mr. Olarn Jarungthamchote							/
16. Mr.Bordin Thumcheewonskul							/

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Sphere Co.,Ltd	Origin Ratcha-yothin Co.,Ltd	Origin Prime 2 Co.,Ltd	Origin Ramkha-mhaeng Co.,Ltd	Origin Park T1 Co.,Ltd	Origin One Thonglor Co.,Ltd	The Origin Dusit Co.,Ltd	Park Origin Ratcha-thewi Co.,Ltd
1. Mr. Mayta Chanchamcharat					X			X
2. Mr. Apisit Soonthronchukiat							/	
3. Mr. Siripong Srisawangeong		/	/	/				
4. Mr. Pitipong Trinurak						/		
5. Mr. Peerapong Jaroon - ek						X		
6. Mr. Hideo Takahachi					/	/		/
7. Mr. Naomi Aenao					/	/		/
8. Mr. Kritsada Taechamontrikul							/	
9. Mr. Joompol Prawitthana							/	
10. Ms. Kanokpailin Wilaikaew	/	/	/		/		X	/
11. Mr. Sukrit Ngamsagaphong							/	
12. Mr. Kittichai Assavakesmorakot	/							
13. Mr. Piti Jarukanjorn	X	X	X	X	/	/		/
14. Mr. Pharadon Thanapaisankit				/				

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Capital Rama 9 Co.,Ltd	Origin Food Co.,Ltd	Origin One Sukhumvit 24 Co.,Ltd	Origin One Phrom Phong Co.,Ltd	Origin Knights-bridge Theparak Co.,Ltd	Park Origin Rama 4 Co.,Ltd
1. Mr. Mayta Chanchamcharat						X
2. Mr. Peerapong Jaroon - ek			X	X		
3. Mr. Pitipong Trinurak	X	X	/	/	X	
4. Mr. Piti Jarukanjorn		/	/	/		/
5. Mr. Hideo Takahachi			/	/		/
6. Mr. Naomi Aenao			/	/		/
7. Ms. Kanokpailin Wilaikaew	/				/	/
8. Mr. Joompol Prawitthana	/				/	
9. Ms. Khajita Wuttikarnkoson		/				

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Ramintra Co.,Ltd	Origin Ram-khamhaeng Interchange Co.,Ltd	One Phayathai Co.,Ltd	One Ramintra Co.,Ltd	One Wellness Sukhumvit 107 Co.,Ltd	Park Origin Phayathai Co.,Ltd	Origin Sukhumvit Sailuat Co.,Ltd
1. Mr. Pitipong Trinurak			/	X	X	X	
2. Ms. Kanokpailin Wilaikaew		/				/	/
3. Mr. Joompol Prawitthana						/	
4. Ms. Khajita Wuttikarnkoson			/	/	/		
5. Mr. Kreingkrai Kreebongkan	X						
6. Mr. Apisit Soonthronchukiat	/	/					/
7. Mr. Hideo Takahachi	/	/					/
8. Mr. Naomi Aenao	/	/					/
9. Mr. Piti Jarukanjorn		X					X
10. Mr. Tsuyoshi Kojima			/				
11. Mr.Yuki Ohno			/				
12. Mr. Peerapong Jaroon - ek			X				
13. Mr. Panyawath Chanrungsang	/						

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Park Ratchada Co.,Ltd	Park Origin T2 Co.,Ltd	Knightsbridge Sukhumvit Punnawithi Co.,Ltd	Park Pillar R4 Co.,Ltd	One Sukhumvit 59 Co.,Ltd	One Sanam Pao Co.,Ltd	Origin Kaset Interchange Co.,Ltd
1. Mr. Yochinori Chinoro					/		
2. Mr. Yoji Kitaaura					/		
3. Mr. Pitipong Trinurak		X			/	/	
4. Ms. Kanokpailin Wilaikaew	/	/	/				/
5. Mr. Joompol Prawitthana		/					
6. Mr. Kittichai Assavakesmorakot	/			/			/
7. Mr. Jin Su Yang				/			
8. Mr. Piti Jarukanjorn	X		X		/		
9. Mr. Yeon Gyu Kim				/			
10. Mr. Siripong Srisawangeong				X			
11. Mr. Kreingkrai Kreebongkan							
12. Mr. Panyawath Chanrungsang				/			

List of Subsidiary Companies / List of Diractors	Park Ratchada Co.,Ltd	Park Origin T2 Co.,Ltd	Knightsbridge Sukhumvit Punnawithi Co.,Ltd	Park Pillar R4 Co.,Ltd	One Sukhumvit 59 Co.,Ltd	One Sanam Pao Co.,Ltd	Origin Kaset Interchange Co.,Ltd
13. Mr. Hideo Takahachi	/						
14. Mr. Naomi Aenao	/						/
15. Mr. Peerapong Jaroon - ek					X	X	/
16. Mr. Tsuyoshi Kojima						/	
17. Mr.Yuki Ohno						/	
18. Khajita Wuttikarnkoson						/	

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Stable Home Property Co.,Ltd	District GrandReal Estate Co.,Ltd	Belgravia Bangna Co.,Ltd	Belgravia Ratcha-phruek Co.,Ltd	Britania Wong-waen Ramintra Co.,Ltd	Grand Britania Pracha Uthit 76 Co.,Ltd	Britania Pracha Uthit 90 Co.,Ltd	Belgravia Ratcha-phruek Nakhon In Co.,Ltd
1. Mr. Surin Sahachatpocanun	X		X	X	X		X	
2. Ms. Panitaporn Wongprakop	/	/	/	/	/	/	/	/
3. Mr. Parama Hemathulin	/		/	/		/	/	
4. Mr. Nawin Laknawa		/			/			
5. Mr. Jiroj Sutthiapha		X						
6. Mr. Buranin Luppanakul								/
7. Mr. Masamune Suzuki						X		X

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Britania SPV 6 Co.,Ltd	Belgravia Sai 3 Co.,Ltd	Britania SPV 25 Co.,Ltd	Britania SPV 26 Co.,Ltd	Britania SPV 27 Co.,Ltd	Britania SPV 28 Co.,Ltd	Britania SPV 29 Co.,Ltd	Britania SPV 30 Co.,Ltd	Britania SPV 31 Co.,Ltd
1. Mr. Surin Sahachatpocanun		X							
2. Ms. Panitaporn Wongprakop	/	/	/	/	/	X	X	X	
3. Mr.Parama Hemathulin			/						/
4. Mr. Nawin Laknawa	/				/				/
5. Mr. Siripong Srisawangeong	X		X	X	X				X
6. Mr. Buranin Luppanakul		/				/	/	/	
7. Mr. Naphat Phattharayasakul			/						
8. Mr. Sirichai Wirunchaichot			/						

List of Subsidiary Companies / List of Diractors	Britania SPV 6 Co.,Ltd	Belgravia Sai 3 Co.,Ltd	Britania SPV 25 Co.,Ltd	Britania SPV 26 Co.,Ltd	Britania SPV 27 Co.,Ltd	Britania SPV 28 Co.,Ltd	Britania SPV 29 Co.,Ltd	Britania SPV 30 Co.,Ltd	Britania SPV 31 Co.,Ltd
9. Ms. Sopida Jirasathit				/					
10. Ms. Sirilak Suwanapredee					/				
11. Ms. Wanthana Suebsuwong					/				
12. Mr. Theeradej Kerdsamang						/	/	/	

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Britania Bangna Km.17 Co.,Ltd	Britania Bangna Km.35 Co.,Ltd	Stable Town Co.,Ltd	Britania Amata Phanthong Co.,Ltd	Grand Britania Khu Khot Station Co.,Ltd	Britania Bangna Km.39 Co.,Ltd
1. Mr. Toru Kumaki						/
2. Ms. Panitaporn Wongprakop	/	/	/	/	/	/
3. Mr. Kentaro Okamoto						/
4. Mr. Nawin Laknawa	/		/			/
5. Mr. Jiroj Sutthiapha						
6. Mr. Siripong Srisawangeong	X	X	X	X	X	X
7. Mr. Teerayut Lakdee		/		/	/	
8. Mr. Hideo Takahachi	/		/			
9. Mr. Naomi Aenao	/		/			
10. Mr. Chen Shan Jeir		/		/	/	
11. Mr. Jao Dakun		/		/	/	

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	One Dristrict Rayong Co.,Ltd	One Hampton Deluxe Ocean Sriracha Co.,Ltd	One Hampton Knightsbridge Samut Prakan City Co.,Ltd	Origin Global (Hong Kong) Co.,Ltd	One Hampton Next Two Emporium Co.,Ltd	One Origin Enco Co.,Ltd	Origin Nationwide Co.,Ltd
1. Mr. Peerapong Jaroon - ek				X			
2. Ms. Wiranphat Wansaengkaew						/	
3. Mr. Pitipong Trinurak	X	/	/		/	X	/
4. Ms. Kanokpailin Wilaikaew		/	/	/	/		/
5. Mr. Prasertkul Charoentaweemongkol							/
6. Mr. Piti Jarukanjorn	/	X	X		X	/	X

List of Subsidiary Companies / List of Diractors	One District Rayong Co.,Ltd	One Hampton Deluxe Ocean Sriracha Co.,Ltd	One Hampton Knightsbridge Samut Prakan City Co.,Ltd	Origin Global (Hong Kong) Co.,Ltd	One Hampton Next Two Emporium Co.,Ltd	One Origin Enco Co.,Ltd	Origin Nationwide Co.,Ltd
7. Ms. Khajita Wuttikarnkoson	/						
8. Mrs. Arada Jaroon - ek				/			
9. Mr. Itthipon Kumsombut							/
10. Mr. Panyawath Chanrungsang						/	
11. Mr. Chatchai Payuhanaveechai						/	
12. Ms. Kittiya Banthadchan						/	
13. Mr. Teerapat Sawaengkij							/
14. Mr. Kreingkrai Kreebongkan							/
15. Mr. Apisit Soonthornchukiat				X			

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Place Samutprakan Co.,Ltd	Origin Ladprao Co.,Ltd	Origin Play Phahon N Nineteen Station Co.,Ltd	Prominent Capital Co.,Ltd	Origin Plug and Play Samutprakan Co.,Ltd	So Origin Phahol 69 Station Co.,Ltd	Origin Plug & Play Charan Ratchawithi Co.,Ltd
1. Mr. Pitipong Trinurak	/		/	X			
2. Ms. Kanokpailin Wilaikaew			/	/			/
3. Mr. Apisit Soonthronchukiat		/	/		/	/	X
4. Mr. Kreingkrai Kreebongkan	/	X	X		X	X	/
5. Mr. Panyawath Chanrungsang		/					
6. Mr. Piti Jarukanjorn	X						
7. Mr. Jin Su Yang		/					
8. Mr. Yeon Gyu Kim		/					
9. Mr. Joompol Prawitthana				/			
10. Mr. Hideo Takahachi					/	/	
11. Mr. Naomi Aenao					/	/	
12. Mr. Chen Shan Jeir							/
13. Mr, Jao Dakun							/
14. Mrs. Saengsom Songmanee				/			
15. Mr. Itthipon Kumsombut					/	/	

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Plug and Play E22 Station Co.,Ltd	Origin Energy Co.,Ltd	Origin Boonpha Bangna Co.,Ltd	One Origin Boonpha Bangna Co.,Ltd	Alpha Industrial Solutions Co.,Ltd	Origin Gunkul Energy Co.,Ltd	Origin Setthabut Station Co.,Ltd
1. Mr. Pitipong Trinurak		/	X	X	/	/	
2. Ms. Kanokpailin Wilaikaew	/	/	/		/		/
3. Mr. Kreingkrai Kreebongkan	/		/			/	X
4. Mr. Peerapong Jaroon - ek		X			X	X	
5. Mr. Piti Jarukanjorn	X			/			
6. Mr. Pisitpong Vorasetakarnkij			/	/			
7. Mr.Pongsak Sawatyanon			/	/			
8. Ms.Wareerat Sawatyanon			/	/			
9. Mr. Jitchai Nimitpunya					/		
10. Mr.Charvanin Bunditkitsada					/		
11. Dr.Eakapong Tungsrisanguan					/		
12. Mr.Somboon Aueatchasai						/	
13. Ms.Naruechon Dhumrongpiyawut						/	
14. Ms. Warinthip Rosharpithak						/	
15. Ms. Khajita Wuttikarnkoson				/			
16. Mr. Apisit Soonthronchukiat							/

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Prominent Asset Management Co.,Ltd	Origin Healthcare Co.,Ltd	Kin Origin Healthcare Co.,Ltd	Origin Chiva Healthcare Co.,Ltd	Hair Restore Co.,Ltd	Jetjin Origin Center Co.,Ltd
1. Mr.Chaowarat Caochavanil	X					
2. Mr. Peerapong Jaroon - ek	/					
3. Mr. Mayta Chanchamcharat	/					
4. Mr. Pitipong Trinurak	/	/	X	X	X	
5. Ms. Kanokpailin Wilaikaew	/	/		/		
6. Mr. Joompol Prawitthana	/					
7. Ms. Oranun Udompap				/		
8. Ms. Jarunee Kannasit		/	/	/	/	
9. Mr. Chavakij Bhoomibunchoo		/	/	/	/	X

List of Subsidiary Companies / List of Diractors	Prominent Asset Management Co.,Ltd	Origin Healthcare Co.,Ltd	Kin Origin Healthcare Co.,Ltd	Origin Chiva Healthcare Co.,Ltd	Hair Restore Co.,Ltd	Jetjin Origin Center Co.,Ltd
10. Mr. Trirat Jarutat		X				
11. Mr.Thongchai Chockthanormsub			/			
12. Mr.Saksit Chenkulprasutr			/			
13. Mr. Worapon Prutanopajai			/			
14. Mr. Navaphan Vawklang						/
15. Mr. Paul Pathomwanit					/	
16. Ms. Chomwadee Phumhiran					/	
17. Mr. Saengsoon Mankongphonpaiboon						/
18. Mr. Patiphan Koprasuk						/

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Alpha Industrial Rangsit Co.,Ltd	Alpha Industrial Km.19 Co.,Ltd	Alpha Industrial Laem Chabang Co.,Ltd	Origin Suwin-thawong Co.,Ltd	Origin Music Co.,Ltd	Origin Chacho-engsao Co.,Ltd	So Origin Sukhu-mvit Co.,Ltd	So Origin Siriraj Co.,Ltd	Alpha Industrial Asset Co.,Ltd
1. Mr. Pitipong Trinurak	/	/	X		/	/			X
2. Mr. Patan Somburanasin	X	X	/						/
3. Dr. Eakapong Tungsrisanguan	/	/	/						
4. Mr. Tsuyoshi Kojima	/	/	/						
5. Mr.Yuki Ohno	/	/	/						
6. Mr. Apisit Soonthronchukiat				/	X				
7. Ms. Kanokpailin Wilaikaew				/	/	/	/	/	
8. Mr. Piti Jarukanjorn						X	X	X	
9. Mr. Kreingkrai Kreebongkan				X					
10. Mr. Wuttipan Sawangpeun							/		
11. Mr. Kittichai Assavakesmorakot								/	
12. Mr. Hideo Takahachi								/	
13. Mr. Naomi Aenao								/	

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Play Sri Udom Station Co.,Ltd	Origin Plug and Play Phetkasem Co.,Ltd	Origin Plug and Play Sri Lasalle Station Co.,Ltd	Origin Play Bangkhun-non Co.,Ltd	Origin Place Lasalle Co.,Ltd	The Origin Phetkasem Bang Khae Co.,Ltd	The Origin Ramkham-haeng 142 Station Co.,Ltd	Origin Place Ramkham-haeng 153 Co.,Ltd	Origin Bang Bamru Station Co.,Ltd
1. Ms. Kanokpailin Wilaikaew			/		/	/	/	/	
2. Mr. Kreingkrai Kreebongkan	X	X	X	X		X	X	/	X
3. Mr. Apisit Soonthronchukiat	/	/	/	/		/	/	/	/
4. Mr. Piti Jarukanjorn					X			X	
5. Mr. Wuttipan Sawangpeun					/				
6. Mr. Itthipon Kumsombut	/	/		/					/
7. Mr. Hideo Takahachi	/	/		/					
8. Mr. Naomi Aenao	/	/		/					

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Grand Britania Thawi Watthana Co.,Ltd	Britania Bangna - Theparak Co.,Ltd	Britania Sukhumvit 76 Co.,Ltd	Britania C.S.I. Asset Co.,Ltd	Britania Rangsina Co.,Ltd	Britania SPV 2 Co.,Ltd
1. Mr. Siripong Srisawangeong	X		X	X	X	X
2. Ms. Panitaporn Wongprakop	/	/	/	/	/	/
3. Mr. Pisitpong Vorasetakarnkij	/					
4. Mr.Parama Hemathulin	/					
5. Mr. Nawin Laknawa			/	/	/	
6. Mr. Preecha Sawatyanon	/					
7. Ms. Wareerat Sawatyanon	/					
8. Mr. Teerayut Lakdee		/				
9. Mr. Kittipong Sumanon			/			
10. Ms. Thitima Ngoenmeesri			/			
11. Ms. Hathairat Rattanasiriwilai				/		
12. Ms. Monpat Rattanasiriwilai				/		
13. Mr. Warat Rattanasiriwilai				/		
14. Mr. Wisit Rangsinaporn					/	
15. Mr. Wichit Rangsinaporn					/	
16. Mr. Songsak Chanratanapreeda						/

List of Subsidiary Companies / List of Diractors	Grand Britania Thawi Watthana Co.,Ltd	Britania Bangna - Theparak Co.,Ltd	Britania Sukhumvit 76 Co.,Ltd	Britania C.S.I. Asset Co.,Ltd	Britania Rangsina Co.,Ltd	Britania SPV 2 Co.,Ltd
17. Mr. Thanet Loweera						/
18. Mr. Theeradej Kerdsamang		X				

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Britania SPV 3 Co.,Ltd	Britania SPV 4 Co.,Ltd	Britania SPV 5 Co.,Ltd	Britania Asian Khao Yai Co.,Ltd	Brighton Amata Phan Thong Co.,Ltd	Britania Chaiyaphruek – Chaengwattana Co.,Ltd
1. Mr. Siripong Srisawangeong	X		X	X	X	X
2. Ms. Panitaporn Wongprakop	/	/	/	/	/	/
3. Mr. Surin Sahachatpocanun		X				
4. Mr. Nawin Laknawa	/		/		/	/
5. Mr. Parama Hemathulin				/		
6. Ms. Phattita Charoenkit	/					
7. Mr. Niphon Charoenkit	/					
8. Mr. Anek Chiarawongsakul		/				
9. Mr. Suwat Suwandee			/			/
10. Mr. Senee Suwandee			/			/
11. Mr. Ekkamon Prasopphonsujarit				/		
12. Ms. Waranrat Assanuphong				/		
13. Mr. Naphat Phattharayasakul					/	
14. Mrs. Naree Piyarojananukul					/	

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Britania SPV 14 Co.,Ltd	Britania SPV 1 Co.,Ltd	Britania SPV 10 Co.,Ltd	Britania SPV 11 Co.,Ltd	Britania SPV 12 Co.,Ltd	Britania SPV 9 Co.,Ltd	Britania SPV 15 Co.,Ltd	Britania SPV 21 Co.,Ltd
1. Mr. Siripong Srisawangeong	X					X	X	
2. Ms. Panitaporn Wongprakop	/	X	X	X	X	/	/	X
3. Mr. Parama Hemathulin	/					/	/	
4. Mr. Theeradej Kerdsamang		/	/	/	/			/
5. Mr. Buranin Luppanakul		/						
6. Mr. Kiattiphong Jintanakul	/							

List of Subsidiary Companies / List of Diractors	Britania SPV 14 Co.,Ltd	Britania SPV 1 Co.,Ltd	Britania SPV 10 Co.,Ltd	Britania SPV 11 Co.,Ltd	Britania SPV 12 Co.,Ltd	Britania SPV 9 Co.,Ltd	Britania SPV 15 Co.,Ltd	Britania SPV 21 Co.,Ltd
7. Mr. Ratthawit Angkhasakulkiat	/							
8. Ms. Thanya Thansubutr		/						
9. Mr. Wirawat Thansubutr		/						
10. Mr. Kittisak Chaiwikrai			/	/	/			
11. Mr. Natthakorn Sittimahachaikul						/	/	
12. Mr. Chetchaiphat Dilokchanit						/	/	
13. Ms. Natcha Pratikpong								/
14. Ms. Thanaporn Watcharataraphorn								/

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Britania SPV 16 Co.,Ltd	Britania SPV 18 Co.,Ltd	Britania SPV 19 Co.,Ltd	Britania SPV 20 Co.,Ltd	Britania SPV 22 Co.,Ltd	Britania SPV 23 Co.,Ltd	Britania SPV 24 Co.,Ltd	Britania Rayong Co.,Ltd
1. Mr. Theeradej Kerdsamang				/	/			
2. Ms. Panitaporn Wongprakop	/	/	/	X	X	/	/	/
3. Mr. Siripong Srisawangeong	X	X	X			X	X	X
4. Mr. Parama Hemathulin	/	/	/					/
5. Mr. Buranin Luppanakul				/	/			
6. Ms. Natthanan Ung Suwanpanich		/						
7. Ms. Dolphon Wangka		/						
8. Mr. Prasit Wongnitjasil			/					
9. Mrs. Pinsuda Luevisadpaiboon			/					
10. Mr. Suchart Ruangpanyawut				/	/			
11. Ms. Sarinya Ruangpanyawut				/	/			
12. Mrs. Wanna Sitthisirinukul						/		
13. Ms. Suwannee Jirapongtrakul						/		
14. Mr. Warut Samalapha							/	
15. Mr. Dhira Thongwilai	/							/
16. Ms. Punnarat Biawmai	/							/
17. Ms. Jintana Insee	/							/

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	One Origin Hospitality Co.,Ltd	One Asset Bloom Co.,Ltd	One Hampton Phayathai Co.,Ltd	One Hampton Thonglor Co.,Ltd	One Hampton Sriracha Co.,Ltd	One Origin Chiang Mai Co.,Ltd	One Origin Bangtao Beach Co.,Ltd	One Origin North Pattaya Co.,Ltd	One Origin SPV 5 Co.,Ltd	Britania SPV 18 Co.,Ltd
1. Mr. Pitipong Trinurak	X	X	/	/	/	X	X	X	X	
2. Mr. Chakarin Konnuan		/								
3. Mr. Tsuyoshi Kojima	/									
4. Mr. Tsuyoshi Kojima	/									
5. Ms. Khajita Wuttikarnkoson	/	/				/	/	/	/	
6. Mr. Channarong Setthaphruek		/								
7. Mr. Korawit Koonvisal		/								
8. Mr. Kawin Koonvisal		/								
9. Ms. Kanokpailin Wilaikaew			/	/	/					
10. Mr. Piti Jarukanjorn	/		X	X	X	/	/	/		
11. Ms. Panitaporn Wongprakop										/
12. Mr. Siripong Srisawangeong										X
13. Mr.Parama Hemathulin										/
14. Mr. Ekkachai Pongwittayapanu										/
15. Mr. Somkiat Pongwittayapanu										

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	One Origin Rangsina Co.,Ltd	One Origin SPV 1 Co.,Ltd	One Origin Khao Yai Thanarat Co.,Ltd	One Asian Sriracha Co.,Ltd	One Origin Sukhumvit 68 Co.,Ltd	One Origin SPV 3 Co.,Ltd	One Origin On Nut Co.,Ltd	One Origin Beachfront Bangtao Co.,Ltd	One Origin Amata Nakorn Co.,Ltd
1. Mr. Piti Jarukanjorn		/	/	/	/	X	/	/	/
2. Ms. Khajita Wuttikarnkoson	/	/	/	/	/		/	/	/
3. Mr. Panyawath Chanrungsang						/			
4. Mr. Wisit Rangsinaporn	/								
5. Mr. Wichit Rangsinaporn	/								
6. Mr. Pitipong Trinurak	X	X	X	X	X		X	X	X
7. Mr. Paichit Manasin		/							
8. Mr. Sudrak Pansaichuea		/							
9. Mr. Ekkamon Prasopphonsujarit			/	/					

List of Subsidiary Companies / List of Diractors	One Origin Rangsina Co.,Ltd	One Origin SPV 1 Co.,Ltd	One Origin Khao Yai Thanarat Co.,Ltd	One Asian Sriracha Co.,Ltd	One Origin Sukhumvit 68 Co.,Ltd	One Origin SPV 3 Co.,Ltd	One Origin On Nut Co.,Ltd	One Origin Beachfront Bangtao Co.,Ltd	One Origin Amata Nakorn Co.,Ltd
10. Ms. Waranrat Assanuphong			/	/					
11. Ms. Wijitra Srisuphan									
12. Mrs. Netsuda Phukkasorn									
13. Mr. Trin Wasuwanich									
14. Mr. Teerapat Sawaengkij									
15. Mr. Tsuyoshi Kojima					/		/		
16. Mr.Yuki Ohno					/		/		
17. Mr. Songsak Chanratanapreeda						/			
18. Mr. Thanet Lohweera						/			
19. Mr. Chakarin Konnuan	/								

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Hotel Pruksa Sukhumvit Co.,Ltd	One Origin SPV 4 Co.,Ltd	Origin BE8 Co.,Ltd	One Origin Sriracha Co.,Ltd	One Origin Kata Phuket Co.,Ltd	One Origin Chaeng-wattana Co.,Ltd	One Origin Pattaya Sukhumvit Co.,Ltd	One Origin Chiang Mai Nimman Co.,Ltd	One Origin Bangna Hotel Co.,Ltd
1. Mr. Piti Jarukanjorn	/	/		/	/	/	/	/	/
2. Mr. Pitipong Trinurak	X	X	X	X	X	X	X	X	X
3. Mr. Pornudom Chotmanotum								/	
4. Mr. Dhira Thongwilai	/								
5. Mr. Phakarin Tattiphong	/								
6. Ms. Jintana Indriya	/								
7. Mr. Thiti Sihanathakathakul		/							
8. Mr. Thosaporn Sihanathakathakul		/							
9. Mr. Teerawit Wikyanon		/							
10. Ms. Khajita Wuttikarnkoson	/	/		/	/	/	/	/	/
11. Ms. Kanokpailin Wilaikaew			/						
12. Mr. Chompunuth Thongthaem Na Ayutthaya			/						
13. Mr. Abhisek Thevintharapakti			/						
14. Mr. Wasin Srisukri			/						

List of Subsidiary Companies / List of Diractors	Origin Hotel Pruksa Sukhumvit Co.,Ltd	One Origin SPV 4 Co.,Ltd	Origin BE8 Co.,Ltd	One Origin Sriracha Co.,Ltd	One Origin Kata Phuket Co.,Ltd	One Origin Chaeng-wattana Co.,Ltd	One Origin Pattaya Sukhumvit Co.,Ltd	One Origin Chiang Mai Nimman Co.,Ltd	One Origin Bangna Hotel Co.,Ltd
15. Ms. Chananuch Chotimanotham								/	
16. Mr. Phornsit Chotimanotham								/	

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Phahon 57	Origin Condo-minium SPV 1	Origin Condo-minium SPV 2	Origin Condo-minium SPV 3	Origin Condo-minium SPV 4	Origin Condo-minium SPV 5	Origin Condo-minium SPV 6	Origin Taopoon	Origin EEC SPV 5
1. Mr. Kreingkrai Kreebongkan	X		X	/					X
2. Mr. Itthipon Kumsombut	/	/		/					
3. Mr. Apisit Soonthronchukiat		/	/					/	/
4. Mr. Hideo Takahachi								/	
5. Mr. Naomi Aenao								/	
6. Mr. Masamune Suzuki	/								
7. Ms. Kanokpailin Wilaikaew			/						
8. Mr. Naphat Phattharayasakul			/						/
9. Mr. Sirichai Wirunchaichot			/						
10. Mr. Suchart Ruangpanyawut				/					
11. Ms. Sarinya Ruangpanyawut				/					
12. Mr. Pitipong Trinurak				X	X	X	X		
13. Ms. Kanokpailin Wilaikaew					/	/	/	/	/
14. Mrs. Naree Piyarojananukul									/
15. Mr. Piti Jarukanjorn		X						X	
16. Ms. Sirilak Suwanapredee		/							
17. Ms. Wanthana Suebsuwong		/							

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin EEC SPV 3	Origin Phuket Villa	Origin EEC SPV 1	Origin Nationwide Asian	Origin Play Bangsaen	Origin EEC SPV 4	Origin Place Bangsaen	Origin Condo-minium SPV 7	Origin Condo-minium SPV 8	Origin Condo-minium SPV 9
1. Ms. Kanokpailin Wilaikaew	X	X	X	/	/	X	/	/	/	/
2. Mr.Prasertkul Charoentaweemongkol	/		/			/				
3. Mr. Songsak Chanratanapreeda	/									
4. Mr. Thanet Lohweera	/									
5. Mr. Methapong Upatitsarung		/								
6. Mr. Phongsaphak Upatisaring		/								
7. Mr. Thanakorn Wutthipong			/			/				
8. Mr. Paichit Manasin			/							
9. Mr. Sudrak Pansaichuea			/							
10. Mr. Ekkamon Prasopphonsujarit				/						
11. Ms. Waranrat Assanuphong				/						
12. Mr. Krit Techasumma		/		/	/		/			
13. Mr. Hideo Takahachi					/		/			
14. Mr. Naomi Aenao					/		/			
15. Mr. Kiattiphong Jintanakul						/				
16. Mr. Ratthawit Angkhasakulkiat						/				
17. Mr. Pitipong Trinurak								X	X	X
18. Mr. Piti Jarukanjorn				X	X		X			

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Park Luxury SPV 3	Park Luxury SPV 1	One Origin Wichit Phuket	One Origin Cherng-talay Phuket	One Origin Planet 1	One Origin Sukhumvit 49	One Hampton Brixton Rayong	One Hampton Brixton Bang-saen	One Hampton Brixton Kaset Sriracha
1. Mr. Kreingkrai Kreebongkan	/								
2. Mr. Piti Jarukanjorn	X	X	/	/		/	X	X	X
3. Ms. Kanokpailin Wilaikaew	/	/					/	/	/
4. Mr. Krit Techasumma		/							
5. Mr. Pitipong Trinurak			X	X		X			
6. Ms. Khajita Wuttikarnkoson			/	/		/	/	/	/

List of Subsidiary Companies / List of Diractors	Park Luxury SPV 3	Park Luxury SPV 1	One Origin Wichit Phuket	One Origin Cherng-talay Phuket	One Origin Planet 1	One Origin Sukhumvit 49	One Hampton Brixton Rayong	One Hampton Brixton Bang-saen	One Hampton Brixton Kaset Sriracha
7. Mr. Dhira Thongwilai		/							
8. Mr. Phakarin Tattiphong		/							
9. Ms. Jintana Indriya		/							

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Alpha Industrial Phanthong	Alpha Industrial Suwin-thawong	Alpha Eastern Seaboard	Alpha Industrial Asset 2	Alpha Industrial Asset 3	Origin REIT Management	Alpha Industrial Asset 4	V HOME
1. Mr. Pitipong Trinurak	/	/	/	/	/	X	/	/
2. Mr. Patan Somburanasin	X	X	X	X	X		X	
3. Dr. Eakapong Tungsrisanguan	/	/			/			
4. Mr. Tsuyoshi Kojima	/	/						
5. Mr.Yuki Ohno	/	/						
6. Mr. Minoru Momota			/					
7. Ms. Kanokpailin Wilaikaew						/		/
8. Mr. Apichon Sutthiphongkait						/		
9. Mr. Jin Su Yang					/			
10. Mr. Yeon Gyu Kim					/			
11. Mr. Kreingkrai Kreebongkan								X

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	The Origin Bangna Bang Phli	Origin Chaeng-wattana	Origin Ramintra 87	Origin Bang Wa	The Origin Campus Khon Kaen Non Muang	Origin EEC SPV 6	Origin Nationwide SPV 1	Origin Condo Bang Tao 1	Origin Condo Bang Tao 2
1. Mr. Pitipong Trinurak						X	X		
2. Ms. Kanokpailin Wilaikaew	/	/	/	/	X		/	X	X
3. Mr. Apisit Soonthronchukiat	/	/	/	/					
4. Mr. Kreingkrai Kreebongkan	X	X	X						
5. Mr. Piti Jarukanjorn				X		/			
6. Mr.Prasertkul Charoentaweemongkol					/				
7. Mr. Thanakorn Wuttipong								/	/

List of Subsidiary Companies / List of Diractors	The Origin Bangna Bang Phli	Origin Chaeng-wattana	Origin Ramintra 87	Origin Bang Wa	The Origin Campus Khon Kaen Non Muang	Origin EEC SPV 6	Origin Nationwide SPV 1	Origin Condo Bang Tao 1	Origin Condo Bang Tao 2
8. Mr. Krit Techasumma					/			/	/
9. Mr. Hideo Takahachi				/					
10. Mr. Naomi Aenao				/					

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Condo Center Phuket 1	Origin Condo Center Phuket 2	Origin Condo Center Phuket 3	Origin Kata Phuket	Origin Place Khon Kaen	Origin Pattaya Sukhum-vit 1	Origin Pattaya Sukhum-vit 2	Origin Hotel SPV 6
1. Mr. Pitipong Trinurak								X
2. Ms. Kanokpailin Wilaikaew	X		X	X	X	X	X	
3. Mr. Apisit Soonthronchukiat						/	/	
4. Mr. Krit Techasumma	/	X	/	/	/	/		
5. Mr. Thanakorn Wuttipong	/		/	/				
6. Mr. Itthipon Kumsombut		/						
7. Ms. Kiranuch Sukhasvasti		/						
8. Mr.Prasertkul Charoentaweemongkol					/			
9. Mr. Nattakorn Sittimahachaikun						/		
10. Mr. Chetchaipat Dilokchawanit						/		
11. Mr. Athisit Yutthaworaphorn							/	
12. Mr. Piti Jarukanjorn								/
13. Ms. Khajita Wuttikarnkoson								/

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Origin Pattaya Sukhumvit 3	Origin Choeng Thale Phuket	The Origin Sriracha 1	The Origin Sriracha 2	PARK LUXURY SPV 2 CO., LTD.	THAI LEAF BIOTECH-NOLOGY CO., LTD.	NOMADIC BUTLER CO., LTD.
1. Mr. Pitipong Trinurak					/	/	
2. Ms. Kanokpailin Wilaikaew	X	X	X	X	/		
3. Mr. Apisit Soonthronchukiat	/		/	/			
4. Mr. Piti Jarukanjorn					/		
5. Mr. Thanakorn Wuttipong		/					

List of Subsidiary Companies / List of Diractors	Origin Pattaya Sukhumvit 3	Origin Choeng Thale Phuket	The Origin Sriracha 1	The Origin Sriracha 2	PARK LUXURY SPV 2 CO., LTD.	THAI LEAF BIOTECH-NOLOGY CO., LTD.	NOMADIC BUTLER CO., LTD.
6. Mr. Krit Techasumma	/	/	/	/		/	
7. Mr. Chalerm Traill						/	
8. Mr. Yingyos Charubusapayon						/	
9. Mr. Kevin Michael McGovern						X	
10. Mr. Chuphat Kiatkongchuchai						/	
11. Mr. Axel Goldenberg						/	
12. Ms. Nichapan Promphat						/	
13. Mr. Salikorn Rattanachote							X
14. Mr. Pisit Pipatphokakul							/

Note: X = Chairman / = Director

List of Subsidiary Companies / List of Diractors	Wide Furniture	Passion Asset 360	Just Co On	Prop2morow	Lift Tech Lab
1. Ms. Kanokpailin Wilaikaew	/				
2. Mr. Kreingkrai Kreebongkan	/				
3. Mr. Surin Sahachatpocanun	X	X	X	X	X
4. Mr. Teerayut Lakdee	/				
5. Mr. Kittiphan Phothiwangtrakul	/				
6. Ms. Nucharee Jitardhun	/				
7. Ms. Wiradee Jiwanon		/		/	/
8. Mr. Salikorn Rattanachot		/	/	/	
9. Mr. Fuyu Chen		/			
10. Mr. Ke jia Teo		/			
11. Ms. Onuma Suwannakut			/		
12. Mr. Supasermphon Patcharatuporn			/		
13. Mr. Inthanon Jiravanichanan			/		
14. Mr. Chompunuth Thongthaem Na Ayutthaya					/
15. Mr. Sittichai Sirikachorn					/

List of Subsidiary Companies / List of Diractors	Wide Furniture	Passion Asset 360	Just Co On	Prop2morow	Lift Tech Lab
16. Mr. Piyaphan Wongyara				/	
17. Mr. Suthathorn Sutthisan				/	
18. Mr. Opas Thirapanyalert				/	
19. Ms. Pornphan Munthawithee					/
20. Mr. Apisit Soonthronchukiat				/	

Note: X = Chairman / = Director

Attachment 3

Details of the Head of Internal Audit

Name - Surname : Ms. Pheerapa Piamudom

Position : Internal Audit Manager

Educational Background : Bachelor's Degree in Business Administration, Accounting Major from Thaksin University and Bachelor's Degree in Law from Thammasat University.

Work Experiences :

- Senior Internal Audit Manager — Origin Property Public Company Limited.
- Executive Officer 4 companies — SCB Life Assurance Public Company Limited.
- Assistant Internal Auditor — Lease IT Public Company Limited.
- Internal Audit Supervisor — AEON Thana Sinsap (Thailand) Public Company Limited.
- Internal Audit Manager — Charoen Pokphand Foods Public Company Limited.
- Senior Auditor — Bunchikij Company Limited.
- Senior Assistant Consultant — PriceWaterhouseCoopers Company Limited.

Training History in 2024 :

- Course "ตลาดทุนร่วมใจ ต้านภัยคอร์รัปชัน", Thai Institute of Directors
- Course: "Audit Committee Forum No.55: Navigating the New Global Internal Audit Standards", KPMG Phoomchai Business Advisory Co., Ltd.
- Seminar "Simplifying Sustainability for the Built Environment", United Overseas Bank (Thai) Public Company Limited
- Workshop "Achieve Climate Action Set a challenging target to Net Zero", Stock Exchange of Thailand

Attachment 4

Leased Properties for Business Operations

The properties leased by the Group for business operations include land for the development of hotels, serviced apartments, and commercial leasing spaces. The details of the lease agreements are as follows:

Company	Contract Date	Start Date	End Date	Contract Duration	Lease Value (Baht)
Origin One Thonglor Company Limited	14 December 2016	1 January 2020	31 December 2049	30 years	859,206,194.0
Origin One Sukhumvit 24 Company Limited	30 November 2017	1 January 2018	31 December 2020	3 years	45,000,000.0
Origin One Sukhumvit 24 Company Limited	30 November 2017	1 January 2021	31 December 2050	30 years	1,034,206,200.0
Origin One Phromphong Company Limited	1 June 2018	1 June 2018	31 December 2020	2 years and 7 months	18,120,275.0
Origin One Phromphong Company Limited	1 June 2018	1 January 2021	31 December 2050	30 years	482,914,072.0
One Phayathai Company Limited	21 August 2018	1 October 2018	30 September 2022	4 years	Land usage rights granted without compensation
One Phayathai Company Limited	21 August 2018	1 October 2022	30 September 2052	30 years	557,804,131.3
One Phayathai Company Limited	21 August 2018	1 October 2052	1 October 2082	30 years	950,608,262.6
One Sukhumvit 59 Company Limited	26 November 2018	26 November 2018	25 November 2021	3 years	Land usage rights granted without com-pensation
One Sukhumvit 59 Company Limited	26 November 2018	26 November 2021	25 November 2051	30 years	1,387,400,785.0
One Sukhumvit 59 Company Limited	26 November 2018	26 November 2051	25 November 2066	15 years	1,472,941,404.0
One Sanampao Company Limited	25 March 2020	1 January 2022	31 December 2025	4 years	260,000,000.0
One Sanampao Company Limited	25 March 2020	1 January 2026	31 December 2055	30 years	1,606,492,400.0
Alpha Industrial Solutions Company Limited	31 March 2021	1 April 2021	31 March 2023	2 years	78,000,000.0
Alpha Industrial Solutions Company Limited	31 March 2021	1 April 2023	31 March 2053	30 years	118,574,439.0
One Origin Bunpha Bangna Company Limited	7 December 2021	1 November 2021	30 April 2025	3 years	82,704,008.0
One Origin Bunpha Bangna Company Limited	7 December 2021	1 May 2025	30 April 2055	30 years	458,997,840.0
Alpha Industrial Km.19 Company Limited	8 March 2022	9 March 2022	8 March 2024	2 years	14,228,311.7
Alpha Industrial Km.19 Company Limited	8 March 2022	9 March 2024	8 March 2053	30 years	54,738,333.7
Alpha Industrial Km.19 Company Limited	8 March 2022	9 March 2022	8 March 2024	2 years	76,360,669.6
Alpha Industrial Km.19 Company Limited	8 March 2022	9 March 2024	8 March 2053	30 years	297,627,321.1

Company	Contract Date	Start Date	End Date	Contract Duration	Lease Value (Baht)
Alpha Industrial Km.19 Company Limited	1 June 2022	1 June 2022	8 March 2024	2 years	125,760,000.0
Alpha Industrial Km.19 Company Limited	1 June 2022	9 March 2024	8 March 2054	30 years	248,992,792.0
Alpha Industrial Rungsit Company Limited	11 March 2022	1 March 2022	29 February 2024	2 years	210,000,000.0
Alpha Industrial Rungsit Company Limited	11 March 2022	1 March 2024	28 February 2054	30 years	331,144,336.7
One Asset Bloom Company Limited	29 March 2022	1 April 2022	30 September 2023	1 year and 5 months	Land usage rights granted without compensation
One Asset Bloom Company Limited	29 March 2022	1 October 2023	30 September 2036	13 years	92,322,600.0
One Origin Hospitality Company Limited	25 April 2022	1 May 2022	31 March 2043	21 years	21,120,339.8
Alpha Industrial Laem Chabang Company Limited	25 October 2022	25 October 2022	24 October 2023	1 year	39,025,990.0
Alpha Industrial Laem Chabang Company Limited	25 October 2022	25 October 2023	24 October 2053	30 years	148,009,778.6
Alpha Industrial Laem Chabang Company Limited	25 October 2022	25 October 2022	24 October 2023	1 year	23,974,010.0
Alpha Industrial Laem Chabang Company Limited	25 October 2022	25 October 2023	24 October 2053	30 years	90,923,709.4
One Origin Public Company Limited	28 December 2022	1 July 2023	30 June 2025	2 years	61,600,000.0
One Origin Public Company Limited	28 December 2022	1 July 2025	30 June 2055	30 years	180,730,395.0
One Origin Public Company Limited	28 December 2022	1 July 2023	30 June 2025	2 years	26,400,000.0
One Origin Public Company Limited	28 December 2022	1 July 2025	30 June 2055	30 years	77,455,884.0
One Origin Chiang Mai Company Limited	27 March 2023	30 March 2023	11 July 2046	23 years and 3 months	267,054,093.7
One Origin Kata Phuket Company Limited	29 March 2023	25 May 2023	24 May 2024	1 year	Land usage rights granted without compensation
One Origin Kata Phuket Company Limited	29 March 2023	25 May 2024	24 May 2032	8 years	13,897,920.0
One Origin Kata Phuket Company Limited	29 March 2023	25 May 2023	24 May 2026	3 years	Land usage rights granted without compensation
One Origin Kata Phuket Company Limited	29 March 2023	25 May 2025	24 May 2032	8 years	11,220,000.0
Alpha Industrial Phanthong Company Limited	11 May 2023	1 June 2023	31 May 2025	2 years	23,000,000.0
Alpha Industrial Phanthong Company Limited	11 May 2023	1 June 2025	31 May 2055	30 years	124,846,655.0

Company	Contract Date	Start Date	End Date	Contract Duration	Lease Value (Baht)
One Origin Beachfront Bangtao Company Limited	24 May 2023	1 June 2023	31 May 2024	1 year	Land usage rights granted without compensation
One Origin Beachfront Bangtao Company Limited	24 May 2023	1 June 2024	31 May 2035	11 years	Revenue before expenses 10% Minimum guaranteed 67,996,800 Baht
One Origin Beachfront Bangtao Company Limited	24 May 2023	1 June 2023	31 May 2024	1 year	Land usage rights granted without compensation
One Origin Beachfront Bangtao Company Limited	24 May 2023	1 June 2024	31 May 2035	11 years	30,220,800.0
One Origin Sukhumvit 68 Company Limited	1 June 2023	1 June 2023	29 February 2024	9 months	40,000,000.0
One Origin Sukhumvit 68 Company Limited	1 June 2023	1 March 2024	31 August 2028	4 years and 6 months	120,000,000.0
One Origin Sukhumvit 68 Company Limited	1 June 2023	1 September 2028	28 August 2058	30 years	631,122,015.0
Alpha Eastern Seaboard Company Limited	31 August 2023	31 August 2023	30 August 2025	30 years	128,581,619.4
Alpha Industrial Suwinthawong Company Limited	25 October 2023	25 October 2023	24 October 2053	30 years	13,825,832.0
Alpha Industrial Suwinthawong Company Limited	25 October 2023	25 October 2023	24 October 2053	30 years	13,679,688.7
Alpha Industrial Suwinthawong Company Limited	25 October 2023	25 October 2023	24 October 2053	30 years	13,679,688.7
Alpha Industrial Suwinthawong Company Limited	25 October 2023	25 October 2023	24 October 2053	30 years	13,679,688.7
Alpha Industrial Suwinthawong Company Limited	13 December 2023	13 December 2023	24 October 2053	29 years and 10 months	136,072,445.6
One Origin SPV 4 Company Limited	28 December 2023	28 December 2023	30 June 2027	4 years	100,000,000.0
One Origin SPV 4 Company Limited	28 December 2023	1 July 2027	30 June 2057	30 years	344,248,371.0
One Origin Onnut Company Limited	15 September 2023	28 February 2024	27 February 2028	4 years	550,000,000.0
One Origin Onnut Company Limited	15 September 2023	28 February 2028	27 February 2058	30 years	2,294,989,143.0
Alpha Industrial Asset Company Limited	20 November 2024	30 December 2024	29 December 2026	2 years	105,336,743.6
Alpha Industrial Asset Company Limited	20 November 2024	30 December 2026	29 December 2056	30 years	216,236,228.5

Attachment 5

Corporate Governance Policy and Code of Conduct

Corporate Governance Policy

https://origin.co.th/wp-content/uploads/2024/05/20210531-ori-policies-cg-policy-2021-th.pdf

Code of Conduct

https://origin.co.th/wp-content/uploads/2024/05/20210531-ori-code-of-conduct.pdf

https://origin.co.th/wp-content/uploads/2024/05/20230118-ori-suppliers-code-of-conduct-th.pdf

Company's Policies

นโยบายต่างๆ - Origin https://origin.co.th/corporate/about-origin-property/corporate-governance/cg-policy/companys-policies/

https://origin.co.th/wp-content/uploads/2024/05/ori-board-charter-th.pdf

https://origin.co.th/wp-content/uploads/2024/05/20230118-ori-audit-charter-th.pdf

https://origin.co.th/wp-content/uploads/2024/05/20230118-ori-risk-charter-th.pdf

https://origin.co.th/wp-content/uploads/2024/05/ori-nomination-remuneration-committee-charter-th.pdf

https://origin.co.th/wp-content/uploads/2024/05/20200128-ori-corporate-governance-committee-th.pdf

https://origin.co.th/wp-content/uploads/2024/05/ori-executive-committee-charter-th.pdf

Anti-Corruption's Policies and Measures

https://origin.co.th/wp-content/uploads/2024/05/20221115-ori-policies-anti-corruption-policy-th.pdf

Business structure and classification management policy

https://origin.co.th/wp-content/uploads/2024/05/ori-business-org-structure-policy-th.pdf

Human rights policy

https://origin.co.th/wp-content/uploads/2024/05/20230526-ori-human-rights-policy-th.pdf

https://origin.co.th/wp-content/uploads/2024/05/2023-ori-hrdd-policy-th.pdf

Personal Data Protection Policy

https://origin.co.th/wp-content/uploads/2024/05/20231009-ori-data-privacy-policy-th.pdf

https://origin.co.th/wp-content/uploads/2024/05/20231009-ori-employee-privacy-policy-th.pdf

https://origin.co.th/wp-content/uploads/2024/05/20231009-ori-customer-privacy-policy-th.pdf

https://origin.co.th/wp-content/uploads/2024/05/20200527-ori-privacy-policy-th.pdf

Enterprise Risk Management Policy

https://origin.co.th/wp-content/uploads/2024/05/ori-policies-enterprise-risk-factors-policy-th-01.pdf

https://origin.co.th/wp-content/uploads/2024/05/20230531-ori-policies-enterprise-risk-factors-policy-th.pdf

Information Policy

https://origin.co.th/wp-content/uploads/2024/05/20160211-ori-policies-information-th.pdf

Information Technology Security Policy

https://origin.co.th/wp-content/uploads/2024/05/ori-information-technology-and-cyber-security-policy-th.pdf

Whistleblowing Policy

https://origin.co.th/wp-content/uploads/2024/05/ori-policies-whistle-blowing-th-02.pdf

Energy Saving Measures and Guidelines

https://origin.co.th/wp-content/uploads/2024/05/20230531-ori-energy-saving-measures-and-guidelines-th.pdf

Attachment 6

Audit Committee Report

Dear Shareholders of Origin Property Public Company Limited.

The Origin Property Public Company Limited's Audit Committee appointed by the Board of Directors comprises of 3 Independent Directors with characteristics as per The Stock Exchange of Thailand's requirements. The Audit Committee must additionally be qualified with adequate experience to perform their duties within the scope and responsibilities as assigned by the Board of Directors and provided in the Audit Committee Charter, in accordance with the Securities and Exchange Commission's best practices. The following is the list of Audit Committee and their meeting attendance:

List of Audit Committee Members	Position	Meeting attendance/ Total meetings (times)
Mr. Sahas Treetipbut	Chairman of the Audit Committee	5/5
Air Chief Marshal Bureerat Ratanavanich	Audit Committee	5/5
Mr. Chinapat Visuttipat	Audit Committee	5/5

In 2024, the Audit Committee held 5 meetings to discuss and consider important matters under responsibilities of the Audit Committee with independence and transparency according to the principles of good governance, which in every meeting the Audit Committee has invited executive directors, senior executives and related parties to attend the meeting in order to provide additional information on important matters for the audit and review to be more effective and efficient and has reported the meeting results to the Board of Directors for every meeting conducted.

In addition, for the Audit Committee meeting on the agenda to consider and give opinions on the financial statements in each quarter, the Company's auditor will be invited to attend the meeting to answer questions on the matter/give recommendations and organize 1 meeting with the auditors without management to independently discuss important work for the preparation of financial statements, opinions, scope, plans, and guidelines for annual auditing of the auditor. For internal audit supervision, the Audit Committee has given internal auditors the opportunity to meet, talk, express their opinions, and discuss various matters independently. The internal audit department will report directly to the Audit Committee.

All audit committee members have performed duties as assigned by the Board of Directors and has complied with the regulations of the Securities Commission (SEC) and the Stock Exchange of Thailand (SET), giving importance to establishing a systematic structure and work process. The Audit Committee has reviewed the Company to comply with the principles of good governance, has an appropriate risk management system, has an efficient and effective internal control and internal audit system. The performance results for the year can be summarized as follows:

1. Financial Report Review

The Audit Committee has conducted the Company's quarterly and annual financial statement review for the year 2024, which has already been audited and reviewed by the auditors before proposing to the Board of Directors to consider an approval. The Audit Committee held a meeting with the auditors, Management, and Internal Audit to review important matters such as accuracy and completeness of financial reports, important adjusting entries, accounting estimates, appropriateness of accounting policies, scope of audit, and key audit matters, as well as considering connected transactions or transactions that may be subject to conflicts of interest, to ensure that the Company's financial reports are reliable, punctual, and compliant with Thai financial reporting regulations and standards, and with sufficient information disclosure and usefulness to financial report users and all stakeholders. In addition, independence of auditors has also been considered to ensure the standard and Generally Accepted Accounting Principal compliance of the Company's financial statements, as well as their reliability, punctuality, and usefulness to investors and financial statement users.

2. Good Corporate Governance Structure Review

The audit committee examined and audited the good governance structure/process to ensure that the company had good corporate governance in accordance with the guidelines of the Securities and Exchange Commission of Thailand and the Stock Exchange of Thailand. The company has established a management structure consisting of the board of directors and subcommittees, including the audit committee, risk management committee, nomination and compensation committee, sustainability committee, and executive committee. Each subcommittee had clear authority and responsibility outlined in their respective charters, and had independent members serving on each committee. The company has also established a code of conduct, announced policies, and manuals for various practices, such as anti-corruption, whistleblowing, conflict of interest, risk management, and communication through the company's website, which were all clearly written.

In addition, the audit committee considered and provided recommendations on the governance structure and management of corporate governance for subsidiary groups in accordance with the plan to register the subsidiaries on the Stock Exchange of Thailand. This was to ensure that the subsidiaries that intended to register on the Stock Exchange of Thailand had good governance projects in place.

3. Risk Management and Internal Control System Effectiveness Review

To ensure that the Company's operations are efficient, effective, and achieve with the set goals, the Audit Committee has emphasised the importance of systematic risk management in accordance with international standards, specifically COSO-ERM (the Committee of Sponsoring Organisations of the Treadway Commission - Enterprise Risk Management) and the Stock Exchange of Thailand. The Audit Committee has reviewed the risk management process, including the Company's risk management policy and internal control system, to ensure that the Company has an internal control and risk management system that is suitable and effective in managing risks that may arise both now and, in the future, covering environmental, social, and governance (ESG) risks to ensure preparedness for unexpected situations. The Board of Directors has appointed a Risk Management Committee to oversee and ensure that risk management is continuous and systematic, making risk management a key mechanism in driving operations towards achieving the set goals.

The Audit Committee discussed with Administrative Department on key risk issues, and with the auditors and the Internal Audit to review sufficiency of the internal control system by taking into consideration the COSO framework that covers 5 aspects:

(1) control environment
(2) risk assessment
(3) operation control
(4) information and communication and
(5) follow-up system

To ensure that the Company has internal control system and measures to manage the risk to an acceptable level (see the internal control assessment details in Section 7) in terms of operations, asset protection, error prevention and reduction, leaks or corruption, financial report reliability, compliance with laws and regulations, in order to ensure the Company's efficient, effective and goal-achieving performance.

Furthermore, in the previous year, the Company has made an improvement and development for the internal control system to be more appropriate and efficient in order to align with management structure and business changes.

In addition, in the past year, the Audit Committee has carried out important matters as follows:

- Monitor improvements, auditor's suggestions, and internal audit reports to ensure that the Company has taken appropriate and timely action.

- Consider/discuss with the Risk Management Committee and the management to review the identification of significant corporate risks to align with business operations, considering both internal and external changing factors, for presentation to the Board of Directors for consideration.
- Review and monitor whistleblower complaints received through the "Whistle Blower" channel to ensure compliance with the Company's established processes and to maintain transparency and fairness.

4. Supervision of Internal Audit

The Audit Committee has reviewed the scope of work, roles, responsibilities, and independence of the internal audit function and the internal audit unit and has considered and approved the annual internal audit plan, which has been prepared on a risk-based audit, covering the Company's key business activities and systems. Over the past year, the Audit Committee has approved the hiring of an internal audit outsource, namely KPMG Phoomchai Business Advisory Company Limited, to assess audit performance in accordance with the 2024 annual internal audit plan and to evaluate the internal control system for accounting and financial processes, sales and marketing processes, and construction project management processes. Additionally, the core processes for new businesses (Health Care Business, Warehouse and Cold Storage Management Business) were assessed, with recommendations provided on the adequacy and efficiency of the internal control system. Furthermore, the Audit Committee has supervised and supported internal audit work to ensure independence in its operations by conducting discussions and meetings with the internal audit team (IA Outsource) and the head of the internal audit unit, without the presence of management, in accordance with best practices. The Audit Committee has also provided recommendations on the development of internal audit work in alignment with the new global internal audit standards.

5. Review the Compliance with Laws Regarding Securities and the Stock Exchange, the Stock Exchange of Thailand and the Office of the Securities and Exchange Commission Regulations and Relevant Laws Regarding the Company's Business

The Audit Committee emphasized the importance of the compliance with laws, regulations and regulations of the public sector and regulatory agency by supporting and encouraging the Management Team to collect and follow up on the legal requirements related to the business operations of the Company. This included laws related to real estate development business, the Labor Protection Act, the Personal Information Protection Act, credit control measures of the Bank of Thailand, anti-corruption measures of the Thai Institute of Directors Association, etc This was done to ensure that the Company had proper operations and procedures to prevent and control business activities related to the aforementioned laws. In addition, the Audit Committee reviewed the complaint and whistleblowing process as well as litigation/legal disputes every quarter in order to ensure that the Company operates its business reasonably, in accordance with good corporate governance principles and code of business conduct.

6. Review Connected Transactions or Potential Conflicts transactions

In order to follow the regulations of the Stock Exchange of Thailand and the Office of the Securities and Exchange Commission, the Audit Committee considered and reviewed connected transactions or transactions that may have conflicts of interest to ensure that the Company operated reasonably and in accordance with business conditions. This was done with transparency, for the benefit of the Company and sufficient information was disclosed.

In addition, in 2024, the Audit Committee has reviewed compliance with the non-competition agreement with Britania (BRI), Primo (PRI), which did not find any items that are considered business competition according to the said contract.

7. Consider the Selection, Appointment and Remuneration of the Auditors for the year 2024

The Audit Committee considered, selected, and proposed EY Office Company Limited to be the Company's auditor and determined the audit fee for 2024. After consideration, the Audit Committee was of the opinion that the auditors from EY Office Company Limited have a good understanding of the Company's business, are independent in performing duties, and also provide useful advice. The Audit Committee took into account the Company's best interests and proposed it to the Board of Directors for consideration and requested approval from the Shareholders' Meeting.

In addition, to ensure that the auditors' work was performed independently, the Audit Committee held regular meetings with the auditors without management at least once a year. They also had discussions with the auditor on issues of concern and observations of the auditor every quarter. The Audit Committee also monitored the actions of management to ensure that improvements were made in accordance with the established guidelines.

8. Review the Charter of the Audit Committee

The Audit Committee reviewed the Audit Committee Charter in order to consider the revision of the content regarding the authority, duties and responsibilities of the Audit Committee so that they are clear, up to date, appropriate, and consistent with the good corporate governance principles. In 2024, the Audit Committee reviewed various aspects of the performance of the Audit Committee by using the Audit Committee self-assessment form of the Stock Exchange of Thailand, the good practice of the Audit Committee and the Good Corporate Governance Code (CG Code) as an approach to review the performance of the Audit Committee in order to enhance the Audit Committee's performance, reviewed and revised the Audit Committee Charter so that it would cover all duties or responsibilities of the Audit Committee as stipulated in the non-competitive contract between Origin and Britannia. which has been approved by the Board of Directors.As well as reviewing and improving the charter to make it clearer, in accordance with the missions assigned by the Board of Directors, regulations of the Stock Exchange of Thailand and the SEC, and related laws.

In summary, the Audit Committee performed its duties and responsibilities as specified in the Audit Committee Charter by using their knowledge and capabilities, caution, prudence, and sufficient independence. The Audit Committee also provided constructive comments and suggestions for the benefit of all stakeholders by considering and giving opinions on the matter of correctness and reliability of financial reports, reviewing the internal control system, risk management system, and good corporate governance. The Audit Committee attended every meeting with the Board of Directors and organized meetings with the management. At the meeting, the Audit Committee was given an opportunity to express opinions freely. The Company has taken various suggestions from the Audit Committee to improve and develop the work to be more efficient.

The Audit Committee is of the opinion that the Company's financial reports are accurate, reliable, and in line with the generally accepted accounting standards. The Company has a risk management system, an internal control system, and an internal audit that are appropriate and effective. The operations were carried out in accordance with the laws related to the business operations of the Company. In addition, the Audit Committee made a self-assessment in accordance with the self-assessment form of the Audit Committee as required by the Stock Exchange of Thailand. The evaluation results were used to improve the Audit Committee's operations and to ensure that the Audit Committee had the qualifications and performed its duties in accordance with the requirements of the SET, the SEC, and the Audit Committee Charter.

(Mr. Sahas Treetipbut)

Chairman of the Audit Committee

Attachment 7

Internal Control System Sufficiency Evaluation Form

Concept and Objectives

Good internal control is essential for a listed company or a public company as it can help prevent, manage, and mitigate risks and damages that may occur to the Company and the stakeholders. It is, therefore, a duty of the company's board of directors to ensure that the company has in place an appropriate and adequate internal control system for goals and objectives achievement, compliance with applicable laws and regulations, safeguarding of the assets from frauds and damage, and preparing reliable accounts and reports.

The Securities and Exchange Commission (the "SEC"), in cooperation with the PricewaterhouseCoopers Thailand ("PwC Thailand"), has developed this internal control sufficiency evaluation form ("evaluation form") as a guide for companies to evaluate their internal control adequacy.

This evaluation form is based on COSO[1] (The Committee of Sponsoring Organizations of the Treadway Commission) revised in May 2013. It was simplified for users to easily understand and was adjusted to be applicable for Thai listed companies. The main questionnaires in the evaluation form are classified into 5 components similar to the original COSO framework and elucidated into 17 principles to clarify the concept.

Application

The companies are recommended to use this evaluation form as a guide for evaluating and reviewing the adequacy of the internal control at least once a year. Extra revision may be necessary in case of any incidents which have significant impacts on the companies' operations. Such assessment should be considered by the audit committee and the board of directors so that they can exchange their views, align their understandings and decide on appropriate practical guidelines for the companies.

The answers to each questionnaire should be based on actual practices. If the assessment results in deficiencies in any internal control components (whether it is the reason for neither system existence nor the appropriateness of the existing one), the companies should provide explanations and solutions from such findings.

[1] (COSO is a joint committee of 5 professional associations including the American Institute of Certified Public Accountants (AICPA), Financial Executives International (FEI), the American Accounting Association (AAA), The Institute of Internal Auditors (IIA), and the Institute of Management Accountants (IMA)

Control Environment

1. The organization demonstrates its commitment to the values of integrity and ethics.

Questions	Yes	No	More Details
1.1 The Board of Directors and the management set up principles and guidelines based on integrity and the Codes of Conduct in the following areas: 1.1.1 Daily routine operation and decision making. 1.1.2 Treatment of trade partners, clients and other parties.	✓		- The Company adheres to operating its business with integrity and maintaining ethical behavior toward the organization and its business partners, customers, and stakeholders by establishing the Code of Conduct, anticorruption policy and measures, and a written whistleblowing policy on corruption/unethical practices by defining guidelines and the punishment for employees who violate the Company's rules/regulations and communicating them to employees at all levels to be aware of through the Company's website and also train new employees on orientation day regarding good corporate governance, the Code of Conduct and anticorruption. - The Company organized a review of various policies at least once a year or when there are important changes to keep up to date and be in line with the Company's operations. - In 2023, the Company has issued policies, guidelines for purchasing products or hiring services from external vendors/service providers to ensure that the procurement of products or services from external vendors/service providers of the Company is systematic, fair, transparent, and supports business partners/business partners who operate ethical business, with social and environmental responsibility.
1.2 Following written rules are provided to ensure that executives and employees perform the duties with integrity and ethics: 1.2.1 Appropriate code of conduct for executives and employees 1.2.2 Prohibitions on any actions by the executives and employees that could cause conflicts of interest with the business; and prohibitions on corruptions which will cause damages to the organization. 1.2.3 Appropriate penalties in the case of violation of the aforementioned rules. 1.2.4 Communication of the aforementioned rules and penalties to the executives and the employees. For example: they are included in the orientation session for new employees; employees annually sign for acknowledgment of the rules and penalties; the code of conduct is publicized for employees and outsiders.	✓		
1.3 There are procedures to monitor and assess whether the Code of Conduct is complied with: 1.3.1 Monitoring and assessment by an internal audit unit or a compliance unit; 1.3.2 Self-assessment by executives and employees; 1.3.3 Assessment by independent professionals, outsiders of the organization.	✓		- The Company established an organizational structure that placed the Internal Audit Unit directly under the Audit Committee. The Internal Audit Unit is responsible for monitoring and evaluating the performance of the various departments to ensure compliance with the Company's regulations and policies. This includes monitoring the status of litigation and whistleblowing and submitting reports quarterly to the Audit Committee. - The Company established channels for reporting complaints to be a channel for complaints in cases of corruption/unethical behavior as well as setting policies/procedures for checking/investigating facts and measures to protect whistleblowers. - The Company established criteria and methods for evaluating annual employee performance. The performance evaluation criteria is divided into 2 parts: performance evaluation and employee behavior and ethics evaluation. - The Company organized a self-assessment of the board of directors and sub-committee every year, including the self-evaluation specified in the committee charter. The self-evaluation is divided into 2 types: individual evaluation and group evaluation. - The Company did not use evaluations from outside independent experts.
1.4 There is timely management upon detection of non-compliance with rules on integrity and code of conduct. 1.4.1 There are procedures for timely detection of the violations; 1.4.2 There are procedures for suitable and timely punishment or management of the violations; 1.4.3 There are timely and suitable corrections for the violations of rules for integrity and code of conduct.	✓		- The Company established a whistleblowing policy that covers allegations of illegal activity, unethical behavior, rule and policy violations, and fraudulent intent. - The policy identified procedures for whistleblowing reports, from gathering facts to reporting results to the whistleblowers and related persons for acknowledgment by providing fair treatment and protection. - The whistleblower may report via whistleblowing channels on the a Company's Website. The complaints will be reported directly to The Audit Committee and Chief Operating Officer.

2. The Board of Directors demonstrates independence from the management and exercises oversight of the development and performance of internal control.

Questions	Yes	No	More Details
2.1 The roles and duties of the Board of Directors are set separately from those of the management. The authorities of the Board of Directors are clearly defined.	✓		The Company established an organizational structure for the Audit Committee and the Risk Management Committee to be independent from the management team. The roles and responsibilities of the Board of Directors and the management are clearly defined and written in the Board Charter and charters of all sub-committees. The charters of various committees detail important topics ranging from qualifications, composition and appointment, term of office, duties and responsibilities, meetings and reporting to evaluation of one's own performance, etc.
2.2 The Board of Directors oversees whether the Company goals are clear and measurable to be used as guidelines for executives' and employees' operation.	✓		The Company sets clear business goals for the overall organization and each business unit, monitors the performance, and reports to the Board of Directors on a quarterly basis.
2.3 The Board of Directors oversees that the Company follows the laws and charters in specifying roles and duties of the Board of Directors, the executives, the Audit Committee, auditors, internal auditors, and the personnel who are responsible for financial statements.	✓		- The Company maintains a written charter for subcommittees outlining the Board of Directors' objectives, composition, qualifications, powers, and responsibilities. The subcommittees are comprised of experts with relevant knowledge, skills, and experience in areas such as real estate development, accounting and finance, and legal and regulatory matters, among others. - The Company conducts business in accordance with sound corporate governance principles. As a result, the corporate governance policy was established. This defined roles and responsibilities of the Board of Directors and senior executives, as well as best corporate governance practices. This includes risk management and adequate internal controls, the reliability of financial information, information disclosure, and shareholder participation and communication.
2.4 The Board of Directors is knowledgeable for the Company business and has expertise beneficial to the Company or can seek advice from experts in a particular area.	✓		
2.5 The Board of Directors is composed of independent directors who are knowledgeable, reliable, and truly independent in performing their duties. For example, the independent directors should have no business relationship with the Company or any relationship that could influence their judgment and independent performance.	✓		
2.6 The Board of Directors oversees the development and implementation of the internal control in the organization. This includes creating a control environment, risk assessment, control activities, information and communication, and monitoring activities.	✓		- The Company has a good internal control system covering 5 main areas: creating a control environment; risk assessment; control activities; information and communication; and monitoring, using mainly policies and operational manuals, along with good corporate governance policies, business code of conduct manual, risk management manual, and internal audit manual. - The Company communicated various organizational policies and manuals through the organization's internal network (Intranet) and the Company's website, so that employees, partners and investors of the Company are generally informed.

3. Management establishes, with Board oversight, structures, reporting line, appropriate authorities, and responsibilities in the pursuit of objectives.

Questions	Yes	No	More Details
3.1 Top management set up the organizational structure which supports the pursuit of the Company's objectives by considering the appropriateness of business functions and legal requirements. Also, there is an effective internal control function. For example, there is a separation of duties in important business units which would result in checks and balances; there is an internal audit unit that reports directly to the Audit Committee; there is a clear line of reporting.	✓		- The Company established, reviewed/improved the organizational structure to suit the business, taking into account relevant laws and internal controls and clearly defining the authority and responsibilities of each position appropriately to ensure that operations are transparent and verifiable. - The Internal Audit Unit is responsible for monitoring the Company's operating procedure and reviewing internal control systems and reporting directly to the Audit Committee. - The Company communicated its organizational structure through the Intranet so that the Company's employees are generally informed.
3.2 Top management establishes a reporting line by considering the appropriateness of authorities, responsibilities, and communication.	✓		
3.3 Authorities and responsibilities among the Board of Directors, top management, management, and employees are appropriately defined and assigned.	✓		In addition, there is a clearly defined approval authority to be used as a guideline for determining authority and responsibilities. This is reviewed as the operating structure changes. In addition, the responsibilities of the Management and employees are defined in the Job Description.

4. The organization demonstrates its commitment to attract, develop and retain competent individuals in alignment with objectives.

Questions	Yes	No	More Details
4.1 The Company has policies and practices to recruit, develop and retain competent employees and regularly reviews such policies and practices.	✓		- The Company will recruit personnel with knowledge and abilities that match the needs of the position, considering the applicant's qualifications and experience, including consistency with the organizational culture and values of the Company. - The Company will provide continuous personnel development. It will establish annual internal and external training plans for personnel to develop personnel to have knowledge and abilities, and apply knowledge to work efficiently. The Company sets guidelines for personnel development and qualifications for each position in the Career Path and are communicated to employees so that they can plan their own development and be motivated to work with the Company in the long term. The Company also requires that employee performance be evaluated based on the achievement of annual key performance indicators (KPIs), including consideration of promotions and salary adjustments as appropriate to promote morale and retain knowledgeable and talented employees with the Company. - The Company established a written policy regarding human resource management in the employee manual and work regulations, which covers the following matters: employment, working days, normal working hours, holidays, leave, leave regulations, overtime regulations and work on holidays, date and place of payment of wages, overtime pay, holiday pay, and overtime pay on holidays, discipline and disciplinary punishment, complaints, termination of employment and compensation, benefits and welfare, and business ethics.
4.2 The Company has an evaluation process, incentives or rewards for employees with good performance, and management measures for employees who do not achieve the targets. Such processes are well informed to executives and employees.	✓		- The Company creates criteria and methods for evaluating annual employee performance and communicate them to employees. Each employee will set goals in line with the goals of their department and job position to be key performance indicators (KPI), divided into performance evaluations from setting goals and indicators. The results of such evaluation affect the consideration of salary adjustments, bonus payments, and position transfers, as well as the promotion of employees. - The Company also has a policy to pay monthly bonuses in accordance with the operating results of each company and notify the Management and employees.
4.3 The Company has a process of timely solutions and preparation when lacking competent employees.	✓		- The Company prepares a monthly manpower report for the amount of employees to be recruited and the salary rate to accomplish the amount goal in the recruitment plan. There are numerous channels to recruit employees. There are numerous methods for recruiting employees. In this regard, personnel for each department will be selected based on their suitability, knowledge, and experience in the line of work and responsibilities. - The Company requires employees who wish to resign to notify their supervisors in writing not less than 30 days in advance, so that the Company can recruit and select personnel with knowledge and ability to replace them in a timely manner.

4. The organization demonstrates its commitment to attract, develop and retain competent individuals in alignment with objectives. (Continued)

Questions	Yes	No	More Details
4.4 The Company has a process of recruitment, development, and retention for executives and employees such as providing a mentoring system and training.	✓		The Company has a manpower plan and individual training records in the My Origin system. - In recruiting and selecting employees, the Company will consider the manpower plan, including the need for additional personnel of each department and proceed with recruiting personnel for that position by selecting individuals with suitable qualifications as specified in the job description document. The selection of applicants will be carried out by the parent organization in collaboration with the human resources department through the interview to test knowledge and skills related to the job position, including work trials which can ensure that the person appointed as employee/hired is a person who has the qualifications that each department requires. - The Company surveys the needs and required training courses of employees in each department once a year and analyzes the skills, abilities and training required for employees for future promotions to plan training and budget for employee training in the next year.
4.5 The Company has a succession plan for important positions.	✓		The Company has a succession plan to ensure that the critical positions are filled in order to continue business operations by focusing on recruiting and the potential of internal personnel who have leadership skills and vision in accordance with the mission of the organization. The succession plan is developed by taking into account the risk of losing personnel to other organizations due to competitive remuneration market demand for personnel as well as departments with a high turnover rate.

5. The organization holds personnel accountable for their internal control responsibilities in the pursuit of objectives.

Questions	Yes	No	More Details
5.1 The Board of Directors and executives have procedures and communication tools to enforce all employees to take responsibility for internal control and to provide corrective measures for such procedures, if necessary.	✓		- The Company established Standard Operating Procedure (SOP) and the work instruction (WI) for main operational processes. This was approved and communicated through the My Origin system. When method/operating principles change, they must be updated to reflect the current operating procedures. - The Company established disciplinary punishment for employees who do not comply with the Company's rules and regulations about coming to work, performing duties, maintaining company secrets, protecting the interests of the Company, using and caring for the Company's assets, integrity, behavior, and dress-code are included in the regulations regarding the work of employees. The punishment guidelines have been determined according to the nature of the offense as follows: verbal warning, written warning, warning in letter, and suspended work without pay, termination or immediate termination without compensation.
5.2 The Board of Directors and executives set suitable indicators for performance appraisal, incentives, and rewards with regard to the Code of Conduct, and the Company's short-term and long-term objectives.	✓		The Company created a culture of appreciation for employees who behave well and perform well via the Company's communication LINE group and also rewards employees with accumulated points to motivate them to behave well and work hard. As for the criteria for performance evaluation of each employee, the Company requires agreement between employees and supervisors.
5.3 The Board of Directors and executives continuously assess the incentives and rewards by focusing on the connection between the success of the performance and the compliance with the internal control.	✓		
5.4 The Board of Directors and executives do not put excessive pressure on each personnel's duties.	✓		

Risk Assessment

6. The organization specifies the objectives with sufficient clarity to enable the identification and assessment of risks relating to objectives.

Questions	Yes	No	More Details
6.1 The Company is able to comply with the generally accepted accounting principles which are suitable to the business at that time by presenting that transactions in financial statements exist, are complete, correctly show the rights or obligations of the Company, have the right value as well as properly disclosed.	✓		The Company's financial reports are audited by a certified public accountant who expressed the opinion that the Company complied with financial reporting standards in material respects. Then, present the opinion and the results of the review to the Audit Committee for the Board of Directors to consider the approval.
6.2 The Company determines the materiality of the financial statement by considering key factors including financial report users, transaction sizes, and business trends.	✓		The Company determined the financial reports' materiality by taking into account the report's intended audience and the size of transactions, as well as any relevant regulations, such as the main elements of financial statements (Department of Business Development) by the Accounting Department, the presentation of financial statements (Accounting Standards) by the auditor.
6.3 Financial statements reflect the true business operation activities of the Company.	✓		The Company's financial statements were audited by auditors approved by the Audit Committee and found to be accurate representations of the Company's operations prior to proposing to the Board of Directors for approval.
6.4 The Board of Directors or Risk Management Committee approves and communicates risk management policy to executives and all employees. The policy is acknowledged and accepted for practices as a part of the organization's culture.	✓		- The Company prepared a written risk management manual to be used to set the framework of roles, duties and responsibilities and risk management process, so that all employees in the organization can perform risk management tasks effectively. - The Company communicates risk management policies and manuals through the Company's internal network (Intranet) so that all executives and employees in the organization are aware and can put them into practice to the same standard. Moreover, the Company determined to review and improve the risk management policy and manual at least once a year to be consistent with changing operations and situations, before presenting it to the Risk Management Committee and the Board of Directors for approval. - The Company identifies and analyzes risks that may affect the Company's strategy and business goals by considering both internal and external factors. It covers different types of risks such as strategic risks. operational risk, financial risk, risks related to compliance with laws, rules and regulations, technology risk and social media risk, marketing risk, and corruption risks. The Company has established a process for regularly monitoring and evaluating performance according to the risk management plan by having the management department be responsible for reporting the results of the risk assessment and results of risk management to the executive meeting of Risk Management Working Group, Risk Management Committee, and the Board of Directors for consideration.

7. The organization identifies risks to the achievement of the objectives across the entity and analyzes risks as a basis for determining how the risk should be managed.

Questions	Yes	No	More Details
7.1 The Company identifies all risks which may affect business operation at the levels of the organization, business unit, department, and working functions.	✓		The Company identified risks that may affect business operations and set risk assessment criteria in accordance with the risk management framework set by the Company. The Company assessed and monitored the risk management results and reported them to the Risk Management Committee/Audit Committee/Board of Directors quarterly.

7. The organization identifies risks to the achievement of the objectives across the entity and analyzes risks as a basis for determining how the risk should be managed. (Continued)

Questions	Yes	No	More Details
7.2 The Company analyzes all risks that could come from both internal and external factors. This includes risks from business strategies, operations, reporting, compliance with laws and regulations, and information technology.	✓		The Company identified and analyzed operational risks by taking into account both internal and external factors that could affect the business. This includes strategic risk, operational risk, financial risk, compliance risk, technology risk and social media risk, marketing risk, and corruption risks. The Company has established a process for regularly monitoring and evaluating performance according to the risk management plan by having the management department be responsible for reporting the results of the risk assessment and results of risk management to the executive meeting of Risk Management Working Group, Risk Management Committee, and the Board of Directors for consideration.
7.3 Executives at all levels participate in risk management.	✓		The Company prepared a written risk management manual to be used to set the framework of roles, duties and responsibilities and risk management process, so that all employees in the organization can perform risk management tasks effectively.
7.4 The Company assesses the significance of risks by considering the likelihood and the possible effects.	✓		The Company developed a risk management framework manual that determined risk likelihood and impacts which are classified into 5 levels. The risk likelihood assessment is conducted on a quarterly basis. Risk owners are responsible for establishing measures to manage extremely high risks to be at an acceptable level.
7.5 The Company has measures and operational plans to handle risk by either accepting, reducing, avoiding or sharing risks.	✓		

8. The organization considers the potential for fraud in assessing risks to the achievement of the organization's objectives.

Questions	Yes	No	More Details
8.1 The Company assesses the potential for fraud covering all types of fraud including fraudulent financial reporting, losses of assets, corruption, management override of internal controls, manipulations of important financial information, unauthorized acquisition or disposition of assets, etc	✓		- The Company joined the anti-corruption coalition. To apply for an IOD certificate, the Company is required to conduct a self-assessment to assess and identify its core processes that are susceptible to corruption and assess the risk likelihood to define risk management measures/guidelines. The risk assessment criteria are in accordance with the Company's risk management framework. From the assessment of the opportunity for corruption occurring, the Company has therefore established various measures to reduce the risk of corruption such as creating anti-corruption policies and practices, training employees regarding anti-corruption policies and practices, establishing an effective inspection and supervision system, etc., in order to follow up and inspect the operations of employees regularly.
8.2 The Company carefully reviews the operational objectives, considering the possibility of achieving the goals. Also, incentives and rewards granted to the employees should be reasonable and would not instigate wrongdoing. For example, the Company does not set expected sales much higher than its capabilities so that it will lead to sales manipulation.	✓		The Company reviewed and set company-level goals and communicated them to employees. The goals were considered and approved at the senior management meeting and the Board of Directors' Meeting as well as encouraging all employees to work on the basis of business ethics and good corporate governance principles.
8.3 The Audit Committee considers and inquires about executives in accordance with the potential for fraud and measures that the Company establishes to prevent or correct the frauds.	✓		The Audit Committee considered and inquired of risk owners regarding risks that may cause potential corruption, acknowledge the risk management measures/practices of the Management and provide useful advice for risk management.
8.4 The Company communicates to all employees to understand and comply with the policies and guidelines.	✓		The Company communicated risk management policies and practices to all employees via the My Origin system and the Company's website.

9. The organization can identify and assess changes that could have an impact on the system of internal control.

Questions	Yes	No	More Details
9.1 The Company assesses changes in external factors which could affect the business operations, internal control, and financial reporting. Moreover, the Company launches measures to deal with the changes sufficiently.	✓		The Company identified risks based on external factors as well as economic, social, and market conditions. This included amendments to legal requirements and changes to government policies/financial institutions. The Internal Audit Unit planned the audit in accordance with the risk assessment topics in order to establish an internal control system that responds to identified risks.
9.2 The Company assesses changes in business models which could affect business operations, internal control, and financial reporting. Moreover, the Company launches measures to deal with the changes sufficiently.	✓		
9.3 The Company assesses changes in the organizational leaders which could affect the business operation, internal control, and financial reporting. Moreover, the Company launches measures to deal with the changes sufficiently.	✓		The Company established a succession plan to ensure that critical and necessary positions are filled to maintain business continuity.

Control Activities

10. The organization selects and develops control activities that contribute to the mitigation of risks to the achievement of the objectives to the acceptable levels.

Questions	Yes	No	More Details
10.1 The Company's control measures are suitable to the risks and specific characteristics of the organization such as the environment; the work complexity, the characteristics of work, the scope of the operations, and other specific conditions.	✓		- The Company established a standard operating procedure (SOP) and a work instruction (WI) by defining significant internal control points in the manual for the main process to have a systematic and efficient operation.
10.2 The Company has written internal control measures covering all procedures appropriately. For example, the Company has policies and procedures in regard to financial transactions, procurement, and general administration. The Company also gives clear scope of authority and approval hierarchy of each management level to prevent fraudulence. For example, the Company establishes a chart of authority approval to each management level to limit amounts of expenditures; project/investment approval manual; procurement and vendors selection manual; decision making on procurement process manual; or equipment/tools disbursement manual. Therefore, the following procedures are provided: 10.2.1 Collection of information of major shareholders, directors, executives, and related persons, as well as connected person benefits for monitoring and reviewing related transactions or transactions with conflict of interests. The collection will be consistently up-to-date. 10.2.2 In the case that the Company has already approved transactions or entered into the contracts with long-term obligations, such as purchasing and selling contracts, lending, and guaranteeing, the Company monitors whether the conditions of the agreements are followed through the contract periods. For example, monitoring compliance with loan repayment agreements or the contracts is regularly reviewed for appropriateness.	✓		- The Company established a standard operating procedure (SOP) and a work instruction (WI), communicated policies, established approval authority as well as preparing an approval form for internal use for finance, accounting, and procurement. - The Company Secretary prepares the registration of directors, executives and major shareholders and updates the information regularly to enable the accounting department to monitor and review the connected transactions and report to the Audit Committee every quarter. In terms of third parties, the finance and accounting department follows up on repayment on a monthly basis.
10.3 The Company sets up suitable varieties of internal control such as manual and automated controls or preventing and monitoring controls.	✓		The Company established a standard operating procedure (SOP) and a work instruction (WI) that covers the main work processes. The Company also developed an OSB system to assist project managers in planning and tracking the progress of each project. The EDMS system provides comprehensive document storage and reduces storage space and prevents document loss. The CRM & REM system is used for project management, at the beginning of project development, construction, sale, and transfer of ownership.
10.4 The Company builds internal control throughout all levels of the organization such as the group of companies, business unit, function, department, division, or process.	✓		
10.5 The Company conducts segregation of duties into the 3 parts as followed for check and balance purposes: (1) Authorization; (2) Recording accounting entries and information and; (3)Custody of assets.	✓		The Company established the standard operating procedures (SOP), the work instruction (WI), and the approval authority framework. This includes an approval request form for internal use that clearly indicates the authority and responsibilities of the accountant, auditor, and approver.

11. The organization selects and develops general control activities over technology to support the achievement of objectives.

Questions	Yes	No	More Details
11.1 The Company should define the relationship between the uses of information technology in the operation process and the general control of the information technology system.	✓		- The Company stored the standard operating procedures (SOP), the work instruction (WI), and forms used internally in the My Origin system, with separated data of each department so that only relevant employees can access the information. - The Company's technology department reviews and determines authority to access information on the Company's systems. There is a cancellation/ suspension of access to the system when employees resign.
11.2 The Company should define suitable control measures for the infrastructure of technology systems.	✓		
11.3 The Company should define suitable security control for the technology system.	✓		- The Company set up a policy of information technology security (IT Security Policy) for users and related parties to be aware of the importance of information technology security. The essence of the policy covers information security, software development, procurement, maintenance and backing up, recovery, and emergency plan that may affect the information. - The Company communicated the rules and procedures for using computers and communication systems on the Company's website for all employees to adhere to. - Users are required to change their passwords automatically every three months. The user's password is connected with access to various systems within the Company, according to the employee's authority to access information, such as the My Origin system, the CRM & REM system, etc.
11.4 The Company should define suitable control measures on the process of procurement, development, and maintenance of the technology system.	✓		

12. The organization deploys control activities through policies that establish what is expected and procedures that put the policies into action.

Questions	Yes	No	More Details
12.1 The Company has strict policies to monitor that transactions made by major shareholders, directors, executives, or the related persons must be passed through approval procedures as defined in, for example, by the articles of corporation, the regulation of the Stock Exchange of Thailand and SEC, etc. This is to prevent the exploitation of company benefits against the use for personal gains.	✓		The Company established a Code of Conduct, practice guidelines for employees, directors, and executives to prohibit any actions that seek benefits for oneself or others unlawfully or use insider information to seek benefits or damage the Company. In addition, connected transactions are audited and disclosed, and reported to the Audit Committee every quarter.
12.2 The Company has a policy that a transaction must be approved by the person who has no personal interests in such a transaction.	✓		The Company established a corporate governance policy and connected transactions policy by specifying approval authority and disclosure of connected transactions.
12.3 The Company has a policy to approve transactions by considering the Company's best interests, and consider the transactions as at arm's length basis.	✓		
12.4 The Company has a monitoring process for operations of subsidiaries or associated companies. This includes setting guidelines for the person who is appointed as a director or an executive in the subsidiaries or associated companies. (The answer to this question is not required if the Company is not invested in the subsidiary or associated companies).	✓		The Company's policies, work instruction (WI), and announcements are applicable to subsidiaries and associated companies. The Company reviews the operations of the subsidiaries and associated companies weekly.
12.5 The Company assigns roles and responsibilities that executives and employees are to implement regarding the policies and procedures in their operation.	✓		All executives and employees have been informed that they are responsible for adhering to the Company's policies. The Company's policies were communicated through email and the My Origin system.
12.6 The Company's policies and procedures are timely implemented by competent personnel including the process of operation correction.	✓		The Company reviewed standard operating procedures (SOP), work instructions (WIs), and policies. When they are modified, the Company will make appropriate adjustments in light of current events and will notify employees via email. All employees have access to the My Origin system, which allows them to view and download documents.
12.7 The Company regularly reviews its policy and procedures.	✓		

Information & Communications

13. The organization obtains or generates and uses relevant and quality information to support the functioning of internal control as intended.

Questions	Yes	No	More Details
13.1 The Company specifies the information required for business operations. The information should be from both internal and external sources, which are quality and related to the Company's business.	✓		The Company establishes the necessary information for operation by including it in the Standard of Operation (SOP) and Work Instruction (WI). There are various systems to assist in recording and storing documents, such as CRM & REM systems that support data recording and storing documents from construction preparation to transfer data. The OSB system monitors project development status and the EDMS system stores sales documents in order to store information/ documents which are necessary to carry out the activities of the Company efficiently and cost-effectively.
13.2 The Company reviewed cost and benefit to gain the information, including quality and accuracy of such information.	✓		
13.3 The Company provides the Board of Directors with essential and sufficient information for their decision-making. Examples of essential information include details of the proposed agenda, reasons and impacts on the Company, and alternatives available.	✓		
13.4 The Company provides the Board of Directors with the invitations to the Board of Directors' meetings and documentation for the meetings which contain necessary and sufficient information for consideration. The documents should be delivered before the meeting date at least a minimum requirement period by the regulations.	✓		The Company is required to deliver the meeting invitation letter and meeting documents in summoning the Board of Directors' Meeting no less than 7 days prior to the date of the Meeting according to the regulations of the SEC / SET.
13.5 The Company provides minutes of the Board of Directors meeting with sufficient details in order to be used for subsequent audits on the appropriateness of each director's responsibilities; such as records of directors' questions; directors' views and remarks on the issues; their opposing views and reasons against the proposed agenda, etc.	✓		The Company recorded meeting minutes of the Board of Directors and subcommittees in order to record opinions, observations, and questions of the Board of Directors. The minutes indicate the following information: List of directors who attended the meeting, agenda, certification of previous meeting minutes, and opinions and resolutions of the meeting.
13.6 The Company has the following procedures: 13.6.1 Filling and classification with completeness on important documents. 13.6.2 In the case of a report of deficiency found by the external auditor or internal auditor on deficiencies in internal control, the Company fixes the deficiency thoroughly.	✓		The Company required each department to be responsible for the preparation and storage of their own documents systematically and orderly. However, in the case that the auditor or internal auditors discover deficiencies in internal control, the department will establish corrective action guidelines in accordance with the auditor's or internal auditor's recommendations, including a clear timeline for completion and the person responsible.

14. The organization internally communicates information, including objectives and responsibilities for internal control, necessary to support the functioning of internal control.

Questions	Yes	No	More Details
14.1 The Company has an effective process of internal communication and appropriate channels of communication to support internal control.	✓		The Company has a process of communicating policies, announcements, and information within the organization through various channels. This includes email, digital media, LED screens, activity pictures, welfare for employees, the My Origin system, the Company's communication LINE group, and various social media channels such as the Company's Facebook page so that all employees can access information easily, thoroughly and quickly.
14.2 The Company regularly reports important information to the Board of Directors. The Board of Directors has access to information sources that are vital to the operations or to review any transactions as required. For example, the Company assigned contact personnel for providing other information except those received from the management; requesting information from external auditor and internal auditor; arranging meetings between the Board of Directors and executives as requested by the Board of Directors; conducting other meetings for the Board of Directors and executives except the regular Board of Directors' meetings, etc.	✓		- The Company scheduled quarterly meetings of the Board of Directors and the Audit Committee. - The Audit Committee meets with the auditor and the internal audit unit without the presence of management once a year. Assign a person in charge of department coordination to gather meeting information, support, and organize the meeting to run smoothly.
14.3 The Company establishes a whistle-blower hotline in order that personnel could safely inform information or traces of fraud or corruption to the Company.	✓		- The Company provided whistleblowing channels for the general public and the Company's employees to report clues or complaints regarding the violation of law, the Code of Conduct, fraud, or internal fraud via the Company's website or by mail. The message will be sent directly to the Chairman of the Audit Committee. - The Company established a whistleblowing policy. The whistleblower's identity will not be disclosed to ensure their safety and prevent any violation of the whistleblower's rights.

15. The organization communicates with external parties about matters affecting the functioning of internal control.

Questions	Yes	No	More Details
15.1 The Company has effective procedures of communication with external stakeholders and appropriate channels of communication to support internal control. For example, the Company sets up an investor relations officers/center or compliant center, etc.	✓		The Company established an Investor Relations (IR) department to be responsible for informing and communicating with investors regarding Company information. The public relations department communicates with various media outlets. There is a complaint center to facilitate external stakeholders in filing complaints via Call Center and the Company's website to facilitate external stakeholders in filing complaints.
15.2 The Company establishes a whistleblower hotline in order that external stakeholders can safely inform information or traces of fraud or corruption to the Company.	✓		- The Company provided whistleblowing channels for the general public and the Company's employees to report clues or complaints regarding the violation of law, the Code of Conduct, fraud, or internal fraud via the Company's website or by mail. The message will be sent directly to the Chairman of the Audit Committee. - The Company established a whistleblowing policy. The whistleblower's identity will not be disclosed to ensure their safety and prevent any violation of the whistleblower's rights.

Monitoring Activities

16. The organization monitors and evaluates to ascertain whether the components of internal control are completely present and suitably functioning.

Questions	Yes	No	More Details
16.1 The Company has a process to monitor compliance with the Code of Conduct and prohibit the executives and employees from conducting themselves in a manner that is likely to cause conflicts of interest. The Company, for example, assigns each individual unit to monitor operations and report to the respective supervisors. Alternatively, the Company assigns the internal auditor to monitor operations and report to the Audit Committee, etc.	✓		- The Company has an internal audit unit which is directly under the Audit Committee to perform duties independently from the Management. It is responsible for auditing and monitoring the operations of various departments to be in accordance with good corporate governance principles and the Company's Code of Conduct. Supervisors in each department supervise and monitor subordinates to perform their duties in accordance with the requirements and policies set by the Company. - The Audit Committee's charter defines the duties and responsibilities and considers the internal audit unit's independence. The appointment of the Audit Committee's Secretary/Head of the Internal Audit Unit is based on knowledge, abilities, and work experience, as well as a review of the internal audit unit. - The Company hired IA Outsource to perform internal audit work for 2023 and determined the annual audit plan for 2023, which was presented to the Audit Committee for consideration and approval at the Audit Committee meeting on 14 November 2022.
16.2 The Company provides inspection on compliance with internal control procedures by self-assessment and/or by independent assessment of internal auditors.	✓		
16.3 The frequency of monitoring and assessment activities is suitable for the Company's change.	✓		
16.4 The monitoring and assessment activities on the internal control are carried out by knowledgeable and competent personnel.	✓		
16.5 The Company specifies that the internal control evaluation is directly reported to the Audit Committee.	✓		
16.6 The Company encourages the internal auditors to comply with International Standards for the Professional Practice of Internal Auditing (IIA).	✓		

17. The organization evaluates and communicates internal control deficiencies in a timely manner to those parties responsible for taking corrective action, including senior management and the Board of Directors, as appropriate.

Questions	Yes	No	More Details
17.1 The Company evaluates and communicates internal control deficiencies and monitors for correcting immediately, in case the results of the performance significantly deviate from the target.	✓		The performance of each business unit is monitored weekly at the weekly meeting. The Board of Directors' Meeting is held quarterly to monitor operations and consider critical issues of each business unit. The Company's internal audit unit tests and evaluates the internal control system of each department to report to the Audit Committee for approval and then propose to the Board of Directors. In the event of an act or suspicion of fraud or an unusual action, the Management/internal audit/auditor may immediately notify the Board of Directors/Audit Committee.
17.2 The Company has a reporting policy as follows: 17.2.1 Management must report to the Board of Directors immediately if there is an incident or a suspicion of serious fraudulence, law violation, or other unusual actions that could significantly affect the reputation and financial position of the Company. 17.2.2 Significant internal control deficiencies including solutions (although the problems may have already been managed) are timely reported to the Board of Directors/the Audit Committee for consideration. 17.2.3 The progress on remedies of the significant internal control deficiencies is reported to the Board of Directors/Audit Committee.	✓		

Attachment 8

Report of the Nomination and Remuneration Committee

Dear Shareholders of Origin Property Public Company Limited.

In 2024, the Nomination and Remuneration Committee has performed its duties as stipulated in the charter of the Nomination and Remuneration Committee, as well as those assigned by the Board of Directors comprehensively and effectively. The Committee held a total of 2 meetings, summarized as follows:

1. Nomination of Directors and Senior Executives

1.1 The Committee considered the nomination of directors to replace those whose terms expired at the 2024 Annual General Meeting of Shareholders, allowing shareholders to propose candidates for director positions in advance from 17 November 2023 to 16 February 2024, a period exceeding three months before the meeting date. As no nominations were submitted for consideration, the Committee reviewed and proposed the renomination of the following incumbent directors: (1) Mr. Mayta Chanchamcharat (2) Mr. Peerapong Jaroon-ek, and (3) Mrs. Arada Jaroon-ek for another term. All nominees possess the necessary qualifications and are well-suited for the Company's business operations. Over the past period, all directors have performed their duties effectively, provided independent opinions, and adhered to relevant principles. The 2024 Annual General Meeting of Shareholders approved the proposal.

1.2 The Committee also considered the nomination of suitable individuals for senior executive positions vacated during 2024, namely, Mr. Apisit Soonthornchukiat as Chief Sales and Marketing Officer and Mr. Piti Jarukamjorn as Co-Chief Executive Officer and Chief Product Design and Development Officer. These nominations were submitted to the Board of Directors for appointment consideration.

1.3 The Committee proposed amendments to the Company's organizational structure to align with current management practices, which were submitted to the Board of Directors for approval.

2. Remuneration Determination

2.1 The Committee proposed to the Board of Directors the determination of remuneration for the Company's directors and subcommittee directors for 2024 and bonuses for directors for 2023 by considering the performance evaluation of the Board of Directors, economic conditions, the Company's operating results, and a comparison with industry remuneration surveys for companies of similar size. The proposal also took into account the responsibilities of the Board of Directors. The 2024 Annual General Meeting of Shareholders approved the proposal.

3. Performance Evaluation of the Board of Directors and Senior Executives for 2024

3.1 The Committee reviewed and improved the performance evaluation form for the Board of Directors, both as a whole and on an individual basis, for 2024 to ensure that the evaluation is comprehensive, up to date, and aligned with the Corporate Governance Code for Listed Companies 2017 (CG Code) and the ASEAN Corporate Governance Scorecard. The evaluation results were incorporated as part of the annual remuneration determination process for directors, in addition to the Company's performance.

3.2 The Committee also conducted the annual performance evaluation for 2024of the Chief Executive Officer (CEO) for submission to the Board of Directors.

4. Improvement and Development of Duties

4.1 Set an advance meeting plan for the Nomination and Remuneration Committee at least 2 times per year and may schedule additional meetings as necessary to review and acknowledge operations and reports / provide recommendations to the Board of Directors and management.

4.2 Review and improve the performance evaluation form for the Nomination and Remuneration Committee for 2024, both collectively and individually, ensuring that the evaluation is comprehensive, up to date, and aligned with the CG Code.

4.3 Conduct an annual performance evaluation of the Nomination and Remuneration Committee for 2024 and reported the evaluation results to the Board of Directors and disclose them in the Company's annual report.

4.4 Review and update the charter of the Nomination and Remuneration Committee to ensure its alignment with applicable regulations and any changes that may arise.

The Nomination and Remuneration Committee remains committed to carrying out its duties with transparency and in full compliance with the established governance principles to ensure the Company's long-term sustainability and maximum benefit.

(Air Chief Marshal Burirat Rattanavanich)
Chairman of the Nomination and Remuneration Committee

ORIGIN

ANNUAL REPORT 2024

FORM 56-1 ONE REPORT
ORIGIN PROPERTY COMPANY LIMITED