

April 3, 2026

The President

The Stock Exchange of Thailand

Dear Sir,

The Company's results for operating result for the year ended December 31, 2025 comparing to the same period last year as follows:

(Baht in Thousand)	<u>2025</u>	<u>2024</u>	<u>Change (%)</u>
Total Revenue	1,044,284	945,818	10.41%
Operating result	(957,722)	(30,063)	(3085.71%)

Comparing revenue from hotel operations of year 2025 with 2024 increased by Baht 98.47 million or equivalent to 10.41%. This growth was achieved despite the global economic slowdown and a reduction in Chinese tourist arrivals to Thailand. However, the hotel's strategy adjustment was expanding its customer target to a more diverse group of international guests particularly from Japan, Korea, India, and Europe that has helped mitigate the risk of relying on only a few key nationality markets. This diversification has contributed to an increase in the company's hotel revenue, along with a slight rise in the occupancy rate by 1.8% and the average room rate by Baht 87.65 compared to 2024.

The Company also has interest income in the amounting of Baht 358.12 million and Baht 357.91 million from the loan to parent company of year 2025 and 2024 respectively. The company also recognized the finance cost from lease agreements of year 2025 and 2024 amount Baht 413.06 million and Baht 400.85 million respectively. The company entered into an agreement to buy and to sell immovable and movable assets with MFC Asset Management PLC., as the trustee of Grande Royal Orchid Hospitality Real Estate Investment Trust with REIT Buy-Back Condition and entered into a lease agreement for land, building and movable assets to lease back from REIT for hotel operation in the 3rd Quarter of the year 2021.

For the cost of sales and services, selling expenses, there were no significant changes compared to last year. The expense ratios also remained relatively consistency by cost and expense management efficiency.

For administrative expenses, the main cost components remained employee-related expenses and tax penalties and surcharges relating to corporate income tax. Compared with the year 2024, administrative expenses increased in line with the growth in hotel operating revenue. In addition, the Company recorded tax penalties and surcharges related to the REIT buy-back transaction, as disclosed in the notes to the financial statements. As a result, this resulted in relatively high expenses, the amount is representative of 28.23% of administrative expenses.

However, during the year, the Company also recognized an allowance for expected credit losses, which had a significant impact on performance. Consequently, the operating results of 2025 showed an increased the loss of Baht 927.66 million, representing a 3085.71%.

Yours sincerely,

-Pichai Chinachote-

(Mr. Pichai Chinachote)

Director of Finance