

May 15, 2026

The President

The Stock Exchange of Thailand

Dear Sir,

The Company's results for operating result for the 3-month ended March 31, 2026 comparing to the same period last year as follows:

(Baht in Thousand)	<u>2026</u>	<u>2025</u>	<u>Change (%)</u>
Total Revenue	327,932	329,778	(0.6%)
Operating result	(269,669)	49,302	(647.0%)

Comparing revenue from hotel operations in the 1st quarter of year 2026 with 2025 decreased slightly by Baht 1.8 million or equivalent to 0.6%. This reflects the Company's ability to maintain a relatively stable revenue base, despite the highly competitive environment in the five-star hotel segment in Bangkok, particularly within the riverside market, where there has been a continuous influx of new operators alongside ongoing room renovations and property upgrades by existing competitors. In terms of, room revenue increased slightly in line with a 2.0% increase in occupancy rate and a 1.4% growth in revenue per available room (RevPAR). However, overall revenue softened slightly due to decreases in other income and rental income, primarily attributable to a reduction in the number of retail tenants within the hotel.

The Company also has interest income in the amounting of Baht 4.7 million and Baht 87.5 million mainly from the loans to related parties in the 1st quarter of year 2026 and 2025 respectively. The significant decline was mainly due to the Company's cessation of interest recognition on certain loans to related parties for which expected credit loss (ECL) allowances had already been recognised in prior year. The Company also recognised the finance cost from lease agreements in the 1st quarter of year 2026 and 2025 amount Baht 103.6 million and Baht 100.8 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, and administrative expenses, there were no significant changes compared to 1st quarter of year 2025. The expense ratios also remained relatively consistency by cost and expense management efficiency.

However, during the period, the Company also recognised an allowance for expected credit losses, which had a significant impact on performance. Consequently, the operating results of 1st quarter of year 2026 showed an increased the loss from the 1st quarter of year 2025 of Baht 319.0 million, representing a 647.0%.

Yours sincerely,

(Mr. Pichai Chinachote)

Director of Finance