

- English Translation -

No. M06/003/26

May 14, 2026

Subject: Clarification of Operating Results for the Quarter Ended March 31, 2026, with Changes Exceeding 20%

To: The President of the Stock Exchange of Thailand

Reference: The consolidated financial statements of MDX Public Company Limited and its subsidiaries for the quarter ended March 31, 2026.

MDX Public Company Limited (“the Company”) would like to clarify its Q1/2026 operating results, based on the reviewed consolidated financial statements ended March 31, 2026, which represented a change of more than 20% compared to the same period last year. The main reasons are as follows:

Gross profit decreased by THB 12.88 million, equivalent to 40.33%, mainly due to the following factors:

Operating revenue decreased by THB 14.05 million, equivalent to 20.22%, mainly due to the following factors:

- Revenue from land sales decreased by THB 19.41 million, equivalent to 100%, due to the transfer of ownership of 4.5 rai of land in the first quarter of 2025
- Utility service revenue increased by THB 6.07 million, equivalent to 17.65%, due to higher utility consumption and annual adjustments to utility service rates (common area service fees, water supply fees, wastewater treatment fees, and garbage collection fees).

Costs increased by THB 1.17 million, equivalent to 3.12%, mainly due to the following:

- Utility service costs increased by THB 1.31 million, equivalent to 5.60%, primarily due to higher personnel expenses.

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Please be informed accordingly.

Yours faithfully,

- Signature -

(Mr. Krithiran Rawiphatakkaraya)

President