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Ref.SAMCO/SET-009/2569

May 5th, 2026

Subject: Financial statement analysis for the 1st Quarter 2026

To: President
The Stock Exchange of Thailand

Sammakorn Public Company Limited (the "Company") would like to report the financial statements for the 1st Quarter 2026 of the Company and its subsidiaries as follows:

The financial result for the 1st Quarter
Consolidated financial statements

Operating Results

In the 1st quarter of 2026, The Company reported a net profit of THB 156.79 million, representing an increase of 164.06 million baht or 2,256.67%, compared to the same period of the previous year, during which the Company recorded a net loss of THB 7.27 million, the Company reported total revenue of THB 434.37 million, representing an increase of THB 66.26 million, or 18.00%, from THB 368.11 million in the same period last year. The increase in total revenue significantly improved the Company's operating performance, primarily driven by the recognition of a gain from land expropriation amounting to THB 246.50 million. However, revenue from real estate sales in this period amounted to THB 134.24 million, decreasing by THB 168.42 million, or 55.65%, compared to the same period of the previous year. The decline was mainly due to a decrease in the transfer of ownership of saleable units, in line with the slowdown in the real estate market, as well as the still limited recovery in consumer purchasing power. Nevertheless, the Company continues to closely monitor market conditions and has adjusted its sales strategies in alignment with the prevailing market environment to support the recovery of revenue from its core operations in the periods ahead.

In the 1st quarter of 2026, the Company reported total expenses of THB 232.01 million, a decrease of THB 125.85 million or 35.17% compared to the same period last year. The decrease was primarily attributable to a reduction in the cost of sales in the real estate business, in line with the decline in revenue from real estate sales during the same period. The cost of real estate sales decreased by THB 125.87 million, or 54.59%. Meanwhile, rental costs increased by THB 1.89 million, or 31.45%, consistent with the expansion of the rental business and the management of rental assets. Regarding operating expenses, selling expenses decreased by THB 4.22 million, or 16.30%, reflecting improved efficiency in controlling costs related to sales activities. In contrast, administrative expenses increased by THB 5.96 million, or 10.64%, primarily due to fixed costs and corporate administrative expenses.

Financial Position

As of the end of the 1st quarter of 2026, the Company reported total assets of THB 5,431.51 million, rising by THB 38.87 million or 0.72% from 2025, and total liabilities of THB 2,733.05 million, a decrease of THB 112.48 million or 3.95%

Cash Flow

As of March 31, 2026, the Company had cash and cash equivalents of THB 140.79 million, a increase of THB 73.64 million or 109.66% as compared to the same period of the previous year.

Please be informed accordingly,

Sincerely yours,

(Mr. Napon Janetumnugul)
Chief Executive Officer