

Ref : Prin 69/05/01

13 May 2026

Subject: Clarification of 1Q2026 Operating Result  
To : President The Stock Exchange of Thailand

Prinsiri Public Company Limited (Prin) would like to clarify the company and its subsidiaries operating results for three-month ended 31 March 2026 as follows:

**Comparison of profit and loss between three-month period ended Mar 2026 and 2025**

Unit: million baht

Profit and Loss Statement	2026		2025		In(De)crease	
	Amount	%	Amount	%	Amount	%
Sales of real estate	455.95	97.66	306.26	95.59	149.68	48.87
Rental and services	9.19	1.97	9.19	2.87	0.00	0.00
Other income	1.73	0.37	4.94	1.54	(3.21)	(64.96)
<b>Total revenues</b>	<b>466.87</b>	<b>100.00</b>	<b>320.40</b>	<b>100.00</b>	<b>146.47</b>	<b>45.72</b>
Cost of sales of real estate	320.51	70.30	206.23	67.34	114.28	55.41
Cost of rental and services	5.88	1.26	5.68	1.77	0.21	3.68
<b>Total cost of sales</b>	<b>326.40</b>	<b>69.91</b>	<b>211.91</b>	<b>66.14</b>	<b>114.49</b>	<b>54.03</b>
<b>Selling and Administrative expenses</b>						
Distribution cost	30.83	6.60	25.12	7.84	5.71	22.71
Administrative expenses	64.84	13.89	69.36	21.65	(4.51)	(6.51)
<b>Total selling and Administrative expenses</b>	<b>95.67</b>	<b>20.49</b>	<b>94.48</b>	<b>29.49</b>	<b>1.19</b>	<b>1.26</b>
Finance costs-interest expenses	19.92	4.27	25.74	8.03	(5.82)	(22.60)
Share of loss from investment in associates under equity method	0.64	0.14	0.67	0.21	(0.03)	(3.91)
Income tax	7.40	1.59	6.34	1.98	1.07	16.81
<b>Profit(Loss) for the period</b>	<b>16.83</b>	<b>3.61</b>	<b>(18.74)</b>	<b>(5.85)</b>	<b>35.57</b>	<b>(189.81)</b>

Remark: The percentage in the statement of comprehensive income is derived from total revenue, while the percentage of the cost of real estate sales is only related to income from real estate sales.

## Total Revenue

For 1Q2026, the Company and its subsidiaries generated total revenue of 466.87 million baht, which was a increase of 146.47 million baht or 45.72% increase from 1Q2025. The main reason for the increase in real estate sales of 149.68 million baht.

## Revenue from sale of real estate by products:

For : three-month period ended March 2026 and 2025

Unit: million baht

Products	2026	2025	In(De)crease	
			Amount	%
Townhouse	180.52	175.18	5.34	3.05
Single-detached house	228.28	110.50	117.78	106.59
Condominium	47.14	20.58	26.56	129.08
<b>Revenue from sale of real estate</b>	<b>455.95</b>	<b>306.26</b>	<b>149.68</b>	<b>48.87</b>

For 1Q2026, in comparison with 1Q2025 revenue from townhouses was 180.52 million baht, a increase of 5.34 million baht or 3.05%. Revenue from the single-detached house was 228.28 million baht and increased by 117.78 million baht or 106.59%. Revenue from condominiums was 47.14 million baht, a increase of 26.56 million baht or 129.08%.

## Cost of real estate sales

For 1Q2026, the Company and its subsidiaries incurred a cost of real estate sales of 320.51 million baht or 70.30 % of the revenue from real estate sales as compared to 1Q2025. Revenue from real estate sales was 206.23 million baht or 67.34%. The cost of real estate sales increased by 114.28 million baht or 55.41%, correlated with a increase in revenues.

## Net profit

For 1Q2026, the net profit of the Company and its subsidiaries was 16.83 million baht or 3.61% of total revenue. This compares to loss profit of 18.74 million baht or 5.85% of total revenue, in Q12025 The main reason is the increase in income from real estate sales.

Please be informed accordingly.

(Mr. Chairat Kovitchindachai)  
Senior Vice President, MD office