

Dated May15th, 2026

Title: The operating results of Origin Property Public Company Limited and its subsidiaries for the first quarter ended March 31st, 2026

To: The President and Governing Members of The Stock Exchange Market of Thailand

Origin Property Public Company Limited and its subsidiaries hereinafter called “The Group”
The operating results were,

The Group performance for the first quarter ended March 31st, 2026. Real estate transferred activities of condominium and landed property amount of 2,829.7 million baht. As results of transferred activities from The Group amount of 976.7 million baht and joint ventures company amount of 1,853.0 million baht. The resulting in gain from investments in joint ventures amount of 188.9 million baht (51% shareholding proportion)

In addition, the operating results for the first quarter ended March 31st, 2026. The Group generated total revenue amount of 1,690.2 million baht, decrease of 38.4 million baht, or 2.2% compared to the same period of the previous year, resulting in the profit attributable to equity holders of the company amount of 103.5 million baht, decrease of 8.1 million baht, or 7.3% compared with the same period of the previous year.

The Group operating results for the first quarter ended March 31st, 2026, with total ownership transfers amount of 2,829.7 million baht. Total presales for both landed property and condominium projects reached 4,511.0 million baht, consisting of 88.0% from the condominium segment under Origin Vertical Corporation Co., Ltd. (“ORIGIN VERTICAL”), and 12.0% from the landed property segment under Britania PCL (“BRI”). Regarding total presales, 61.0% were generated from ready-to-move projects, while 39.0% came from ongoing projects. This performance increased the backlog to 34,681.0 million baht, ensuring continuous revenue recognition over the next four years. For the second quarter of 2026, two additional projects with a combined value of 2,700.0 million baht are scheduled to begin ownership transfers, with 98.0% of the target already secured by the existing backlog. Also, The Group announced a dividend payment of 0.049 baht per share, scheduled for May 28th, 2026.

Regarding the overall business outlook for 2026, The Group anticipates ongoing pressure from low domestic economic growth. However, global shifts and the "Never Normal" era have positioned Thailand as a "Global Safe Zone" and "Second Home" for foreign residents and industrial relocation. The Group has seen consistent growth in foreign customers from Russia, Taiwan, Myanmar, China, and Poland. To leverage this growing demand, The Group has established a strategic collaboration with Thailand Longstay, alongside a global network of over 400 agencies, to attract foreign investors and residents to Thailand. Foreign customers purchasing ready-to-move condominium units valued at 3 million baht or more in participating projects will be entitled to an exclusive privilege package. This includes a 3-year visa, airport immigration fast-track services (4 times per year), and airport buggy services (4 times per year). Furthermore, The Group has enhanced its service offerings with a comprehensive 'Relocation Advisory' program. This end-to-end consultancy service is designed for both individual expatriates and corporations, covering housing procurement, visa and work permit facilitation, and financial planning, as well as after-sales and moving services. These initiatives aim to minimize the complexity and stress of relocation, ensuring a seamless transition for customers as they begin their lives in Thailand.

For the second quarter of 2026, two additional projects are scheduled to start ownership transfers: So Origin Siriraj and Origin Place Phetkasem, with a combined value of over 2,700.0 million baht. These projects have already secured a backlog of over 98.0%.

The Group has implemented intensive financial support measures in collaboration with banks. These include short-term plans for customers with minor financial issues and long-term plans for those with steady income, allowing for extended down payment periods to increase homeownership opportunities.

The Recurring Income Business under ORIGIN HOTEL includes:

- Hotel Business: 9 hotels with 2,306 keys, valued at 13,800.0 million baht as of Q1/2026. The Group adopts a cyclic strategy to drive parallel growth by expanding its portfolio while optimizing asset management under the 'Build-Operate-Exit-Reinvest' model. This framework focuses on efficient capital recycling to maximize asset value and ensure long-term sustainable growth for its hotel business. By adhering to this strategic cycle, The Group provides a solid foundation for consistent value creation for shareholders.

- Retail & Office Space: 2 locations with a total area of 6,829 sq.m.

The logistics business under ALPHA currently operates 360,000 sq.m. with a 97.0% occupancy rate. Plans for 2026 include launching 5 new projects totaling 150,000 sq.m. (valued at 3,000.0 million baht) and divesting 4 projects (211,682 sq.m.) into a REIT.

The Group announced a dividend of 0.049 baht per share. The Ex-dividend (XD) date is set for May 11th, 2026, with the Record Date on May 12th, 2026, and payment scheduled for May 28th, 2026.

Origin Property Public Company Limited (ORI) has streamlined its corporate structure as a Holding Company, focusing on strategic investments across subsidiaries and joint ventures, including both listed and non-listed entities. This restructured framework enhances operational clarity and efficiency across its five core business groups, which consist of:

1. Condominium Development: Origin Vertical Corporation (ORIGIN VERTICAL)
2. landed housing Development: Britania PCL (BRI)
3. Service Business: Primo Service Solution PCL (PRI)
4. Hospitality & Tourism: Origin Hotel PCL (ORIGIN HOTEL)
5. Logistics & Warehouse: Alpha Industrial Solution (ALPHA)

According to the stable performance: The operating results for the first quarter ended March 31st, 2026, real estate transferred activities as table shown below:

Unit: Million Baht

| Description | For the First Quarter 2025 | | | For the First Quarter 2026 | | | Differentiate | |
|------------------------------------|----------------------------|---------------|---------|----------------------------|---------------|---------|---------------|---------|
| | Consolidate | Joint Venture | Total | Consolidate | Joint Venture | Total | | |
| Real estate transferred activities | 992.8 | 2,567.9 | 3,560.7 | 976.7 | 1,853.0 | 2,829.7 | (731.0) | (20.5%) |

In 2026, The Group recognizes the profit of joint venture condominium 1 project by joint venture project that recognizes continuous profits from 2025, totaling 20 projects, in total including,

- (1) Joint venture with Nomura Real Estate Development Co., Ltd. for Park Origin Thonglor
- (2) Joint venture with Lofis (Thailand) Co., Ltd. for Britania Amata-Phanthong
- (3) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for Britania Town Bangna Km.17
- (4) Joint venture with Nomura Real Estate Development Co., Ltd. for Park Origin Chula-Samyang
- (5) Joint venture with for GS E&C Development (THAILAND) Co., Ltd. Origin Plug & Play Ladprao Interchange
- (6) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for The Origin Sukhumvit-Sailuath E22
- (7) Joint venture with Nomura Real Estate (Thailand) Co., Ltd for Soho Bangkok Ratchada
- (8) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for Origin Plug & Play Ramkhamhaeng Triple Station
- (9) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for Origin Play Sri Udom Station
- (10) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for So Origin Kaset Interchange
- (11) Joint venture with GS E&C Development (Thailand) co. Ltd for Knightsbridge Space Rama 4
- (12) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for So Origin Phahol 69 Station
- (13) Joint venture with Lofis (Thailand) Co., Ltd. for Origin Plug & Play Sirindhorn Station
- (14) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for Origin Plug & Play Srinakarin
- (15) Joint venture with C.S.I.Asset Co., Ltd. for Britania Bangsaen
- (16) Joint venture with Bunpha 2020 Co., Ltd. for Origin Place Bangna
- (17) Joint venture with Kasem Bundit Co., Ltd. for Grand Britania Krungthepkreetha-Motorway
- (18) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for Origin Play Bangkhunnon
- (19) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for Origin Play Bangsaen
- (20) Joint venture with Sotetsu Real Estate (Thailand) Co., Ltd. for The Origin Phahol 57

and projects began transferring ownership in 2026 totaling 1 project,

- (1) Joint venture with Phuket Villa Corporation Co., Ltd. for Origin Phuket Villa

The Group has recognized the revenue of 21 joint ventures projects in the first quarter ended March 31st, 2026, an amount of 1,853.0 million baht and recognized the profits from joint venture 21 projects, an amount of 188.9 million baht (51% shareholding proportion).

For the first quarter ended March 31st, 2026. The operating results as table shown below:

| Description | For the First Quarter 2025 | | For the First Quarter 2026 | | Differentiate | |
|--|----------------------------|--------------|----------------------------|--------------|----------------|---------------|
| | Million THB | % | Million THB | % | Million THB | % |
| Revenues | | | | | | |
| Revenues from sales of real estate | 992.8 | 57.4 | 976.7 | 57.8 | (16.1) | (1.6) |
| Service income | 354.9 | 20.5 | 266.9 | 15.8 | (88.1) | (24.8) |
| Revenues from hotel operations and rental | 125.5 | 7.3 | 120.5 | 7.1 | (5.0) | (4.0) |
| Revenues from project management | 163.6 | 9.5 | 138.1 | 8.2 | (25.5) | (15.6) |
| Gain on disposals of investments in subsidiary | 0.0 | 0.0 | 96.2 | 5.7 | 96.2 | 100.0 |
| Interest income | 58.0 | 3.4 | 51.4 | 3.0 | (6.7) | (11.5) |
| Other income | 33.7 | 1.9 | 40.4 | 2.4 | 6.7 | 19.9 |
| Total Revenues | 1,728.6 | 100.0 | 1,690.2 | 100.0 | (38.4) | (2.2) |
| Expenses | | | | | | |
| Cost of real estate sales | 790.2 | 45.7 | 682.4 | 40.4 | (107.8) | (13.6) |
| Cost of Services | 272.6 | 15.8 | 217.3 | 12.9 | (55.2) | (20.3) |
| Cost of hotel operations and rental | 110.4 | 6.4 | 98.5 | 5.8 | (12.0) | (10.8) |
| Selling expenses | 334.3 | 19.3 | 259.4 | 15.3 | (74.9) | (22.4) |
| Administrative expenses | 178.3 | 10.3 | 257.7 | 15.2 | 79.4 | 44.6 |
| Expected Credit Loss | 16.0 | 0.9 | 16.8 | 1.0 | 0.8 | 5.0 |
| Total Expenses | 1,701.7 | 98.4 | 1,532.1 | 90.6 | (169.7) | (10.0) |
| Operating profit | 26.9 | 1.6 | 158.1 | 9.4 | 131.3 | 488.5 |
| Share of profit (loss) from investments in joint venture and associate | 257.2 | 14.9 | 167.8 | 9.9 | (89.4) | (34.8) |
| Finance cost | 179.8 | 10.4 | 186.9 | 11.1 | 7.2 | 4.0 |
| Profit before income tax expenses | 104.3 | 6.0 | 139.0 | 8.2 | 34.7 | 33.3 |
| Expense (Income) tax expenses | (11.9) | (0.7) | 33.9 | 2.0 | 45.7 | (385.0) |
| Profit for the period | 116.2 | 6.7 | 105.1 | 6.2 | (11.1) | (9.5) |
| Profit attributable to Equity holders of the company | 111.6 | 6.5 | 103.5 | 6.1 | (8.1) | (7.3) |

As table shown above can be analyzed according to the following:

I Revenues

The Group has total revenues for for the first quarter ended March 31st, 2025 and for the first quarter ended March 31st, 2026 amount of 1,728.6 million baht and 1,690.2 million baht respectively, a decrease of 38.4 million baht, or 2.2 % compared with the same period of the previous year. The decline was primarily due to lower revenues from real estate sales, project management and service fees. The Group entered into a new joint venture agreement for one project during the period, resulting in an increase in gain on sale of investment in a subsidiary.

The details are as follows:

1. Revenues from sales of real estate, for the first quarter ended March 31st, 2026, amount of 976.7 million baht, or 57.8% of total revenues, a decrease of 16.1 million baht, or 1.6% compared to the same period of the previous year. This decline was primarily due to a reduction in the number of projects commencing new ownership transfers during the year, compared to the previous year.

Unit: Million Baht

| Description | For the First Quarter 2025 | | | For the First Quarter 2026 | | | Differentiate Consolidate | |
|---|----------------------------|---------------|---------|----------------------------|---------------|---------|---------------------------|---------|
| | Consolidate | Joint Venture | Total | Consolidate | Joint Venture | Total | | |
| Real estate transferred activities | 992.8 | 2,567.9 | 3,560.7 | 976.7 | 1,853.0 | 2,829.7 | (731.0) | (20.5%) |

The Group has recognized income from projects that began transferring ownership for the first quarter ended March 31st, 2026 total of 3 projects, divided into condominium under The Group 2 project and condominium under the joint venture 1 project.

In addition, The Group has recognized income from 49 projects that have begun to transfer ownership from 2025, consisting of condominium under The Group 16 projects, condominium under joint ventures 15 projects, housing estate under The Group 13 projects and housing projects under joint ventures 5 projects.

For the first quarter ended March 31st, 2026, The Group has a gross profit of 294.3 million baht, an increase of 91.7 million baht from the same period of the previous year, or 45.3%. This was primarily due to the realization of high gross profit margin projects in the first quarter of 2026, compared to the same period of the previous year.

2. Service income, for the first quarter ended March 31st, 2026, amount of 266.9 million baht, or 15.8% of total revenues, a decrease of 88.1 million baht, or 24.8% compared on the same period of previous year. Additionally, gross profit from service income for the first quarter ended March 31st, 2026, amount of 49.5 million baht, decreased 32.8 million baht, or 39.9% due to the decrease in The Group's service business revenue.

3. Revenues from hotel operations and rental, for the first quarter ended March 31st, 2026, amount of 120.5 million baht, or 7.1% of total revenues, a decrease of 5.0 million baht, or 4.0% compared on the same period of previous year. There are 8 hotels that will continue to recognize revenue from 2025, including:

Hotel under The Group 3 hotels,

- (1) Wellness Stay & Hotel Sukhumvit 107
- (2) Beehive Boutique Hotel Phuket
- (3) Holiday Inn & Suites Siracha Laemchabang

and Hotel under joint venture 5 hotels,

- (1) Staybridge Suites Bangkok Sukhumvit
- (2) Ibis Hua Hin
- (3) Ibis Phuket Kata
- (4) Ibis Styles Krabi Ao Nang
- (5) Holiday Inn Express Rayong

For the first quarter ended March 31st, 2026, The Group reported a gross profit of 22.0 million baht, an increase of 7.0 million baht, or 46.4% from the same period of the previous year. This growth was primarily driven by the recovery of the hotel business group, as well as a rise in rental income from condominium units, which followed a similar upward trend.

4. Revenues from project management, it is generated from providing services related to planning project feasibility studies and providing services, including project management after signed joint venture agreement with partners. For the first quarter ended March 31st, 2026, amount of 138.1 million baht, or 8.2% of total revenues, a decrease of 25.5 million baht, or 15.6% compared on the same period of previous year, since The Group began to spread out to major provinces throughout the country and more open platforms in joint ventures to find business partners in each province to enhance competitiveness last year. But for the first quarter ended March 31st, 2026, The Group currently maintains a sufficient pipeline of joint venture projects, there were no new joint venture establishments during this period. Additionally, the Group has moderated the pace of new project launches in response to current market conditions. Consequently, project management service income decreased, reflecting the aforementioned project development strategy. In this regard, expenses related to revenues from project management will be recorded selling expenses and administrative expenses.

5. Gain on disposals of investment in subsidiary, is a transaction that occurs when The Group enters into a joint venture agreement with partners. resulting in The Group recognizing the disposal of investments in common shares of subsidiaries. For the first quarter ended March 31st, 2026, The Group has gain on disposals of investment in subsidiaries 96.2 million baht, or 5.7% of total revenues increased 96.2 million baht, or 100.0% compare on the same period of the previous year. This gain was primarily attributed to the So Origin Kata Phuket project, which has garnered significant interest from investors due to its prime location and ability to effectively meet customer demands. However, in the past, The Group joint venture projects have performed as planned and continue to receive confidence from joint venture partners continuously.

6. Interest income, for the first quarter ended March 31st, 2026, amount of 51.4 million baht, or 3.0% of total revenues, a decrease of 6.7 million baht, or 11.5%. Due to the interest income from loans to joint ventures increases according to The Group joint venture which is lending in proportion to investment and/or as mutually agreed which the interest rate is calculated according to the policy of mutual transactions.

7. **Other income**, for the first quarter ended March 31st, 2026, amount of 40.4 million baht, or 2.4% of total revenues, an increase of 6.7 million baht, or 19.9%. Due to revenue from loan guarantees for joint ventures and revenue from new business segments.

II Expenses.

1. **Cost of real estate sales**, for the first quarter ended March 31st, 2026, amount of 682.4 million baht, or 40.4% of total revenues, a decrease of 107.8 million baht, or 13.6%, which varies according to the decrease in revenues from sales of real estate.

2. **Cost of services**, for the first quarter ended March 31st, 2026, the cost of services amounted to 217.3 million baht, representing 12.9% of total revenues. This reflects a decrease of 55.2 million baht, or 20.3%, compared to the same period of the previous year. This decrease was primarily due to the decrease in service revenue.

3. **Cost of hotel operations and rental**, for the first quarter ended March 31st, 2026, amount of 98.5 million baht, or 5.8% of total revenues, a decrease of 12.0 million baht, or 10.8%, which varies according to the decrease in revenues from hotel operations and rental.

4. **Selling expenses**, for the first quarter ended March 31st, 2026, amount of 259.4 million baht, or 15.3% of total revenues, a decrease of 74.9 million baht, or 22.4%. This decrease was primarily due to lower marketing expenses, as The Group continued to efficiently manage its costs through the ongoing 'Everyone Can Sell' project. This initiative has successfully reduced marketing expenditures. In this regard, some of the selling expenses are expenses are related to services such as project feasibility study planning and project management services after signed joint venture agreement with partners.

5. **Administrative expenses**, for the first quarter ended March 31st, 2026, amount of 257.7 million baht, or 15.2% of total revenues, an increase of 79.4 million baht, or 44.6%. This increase was principally due to financing fees and provision for losses on guaranteed lease contracts (IP Program) associated with recently completed projects. However, some administrative expenses are related to project management services, including project feasibility study planning and management services fees after the signed of a joint venture agreement with partners.

6. Expected Credit Loss, for the first quarter ended March 31st, 2026, amount of 16.8 million baht, or 1.0% of total revenues, an increase of 0.8 million baht, or 5.0%. This increase was primarily due to the increase in outstanding loans under the project development plan.

III Share of gain (loss) from investments in joint ventures

For the first quarter ended March 31st, 2026, share of profit from investments in joint ventures amount of 167.8 million baht, or 9.9% of total revenues. This figure decreased by 89.4 million baht, or 34.8%, compared to the same period of the previous year. The decrease was primarily due to The Group had fewer joint venture projects reaching the revenue recognition phase compared to the number of projects currently under development.

IV Finance Costs

Comprises interests from bank loans, interests from debentures, interests from bills of exchange and financial lease agreements, for the first quarter ended March 31st, 2026, amount of 186.9 million baht, or 11.1% of total revenues, an increase of 7.2 million baht, or 4.0%. Because of the increase of loan for circulating in The Group and developed project as a plan.

V Expenses (Income) tax expenses

For the first quarter ended March 31st, 2026, amount of 33.9 million baht, or 2.0% of total revenues, an increase of 45.7 million baht, or 385.0% compared to the last year.

VI Profit attributable to Equity holders of the Company

The Group generated a net profit for the first quarter ended March 31st, 2026, amount of 103.5 million baht, or 6.1% of total revenues, a decrease of 8.1 million baht, or 7.3%.

VII Statement of Financial Position

| Description | December 31 st , 2025 | March 31 st , 2026 | Differentiate | |
|-----------------------------------|----------------------------------|-------------------------------|---------------|-------|
| | | | Million THB | % |
| Total Assets | 63,713.8 | 63,595.6 | (118.2) | (0.2) |
| Total Liabilities | 41,733.3 | 41,511.6 | (221.6) | (0.5) |
| Total Shareholders' Equity | 21,980.5 | 22,083.9 | 103.5 | 0.5 |

- **Assets**

For the first quarter ended March 31st, 2026, The Group has a decrease of assets compared to the year 2025 (December 31st, 2025) total 118.2 million baht, or 0.2% which is consisting Project development costs for sale, Investments in joint ventures, Property, plant and equipment, Loans to related parties and related persons and Trade and other receivables, according to the details as follows:

1) Project development costs for sale, a decreased from 2025 (as of December 31st, 2025), amount 152.9 million baht, or 0.4%, This was primarily due to the reclassification of property development costs to cost of real estate sales for units transferred during the period, alongside the disposal of an undeveloped land parcel in a provincial area.

2) Investments in joint ventures, decreased from 2025 (as of December 31st, 2025), amount 81.3 million baht, or 0.8%. The decrease was primarily due to The Group received dividend payments from 5 entities and executed capital reductions in another 5 entities, in accordance with the established joint venture operational plans. Furthermore, the Group acquired ordinary shares from 1 joint venture, transitioning it into a subsidiary as per the business strategy. Additionally, 1 new joint venture agreement was established during the period.

3) Property, plant and equipment, a decreased from 2025 (as of December 31st, 2025) amounting to 61.1 million baht, or 1.7%, Due to depreciation.

4) Loans to related parties and related persons, an increased from 2025 (as of December 31st, 2025), amount 265.7 million baht, or 8.8%, Increased from additional lending during the period, which is lending in proportion to investment and/or as mutually agreed the interest rate is calculated according to the policy of mutual transactions.

5) Trade and other receivables, an increase from 2025 (as of December 31st, 2025) amounting to 204.5 million baht, or 6.9%. This net increase resulted from additional billings during the period totaling 935.5 million baht, offset by collections of 731.0 million baht, leading to a net increase of 204.5 million baht from 2025 (as of December 31st, 2025).

- **Liabilities**

As of March 31st, 2026, liabilities decrease of 221.6 million baht, or 0.5%. Mainly including, long-term debentures, long-term loans from banks, deposits and advances received from customers, trade and other payables, bank overdrafts and short-term loans from banks. According to the details as follows:

1) Long-term debentures: As of March 31st, 2025, long-term debentures decreased by 1,027.1 million baht, or 6.2%, from the end of 2025. This reduction was due to repayments upon maturity and The Group's policy to reduce the proportion of debentures. This was achieved by securing alternative funding sources, such as proceeds from the disposal of investments in subsidiaries and joint ventures in accordance with the business plan, and credit facilities from financial institutions with repayment terms linked to project ownership transfers. This strategy aims to enhance cash flow flexibility and effectively reduce the Interest-Bearing Debt to Equity (IBD/E) ratio.

2) Long-term loans from banks, a decrease from 2025 (as of December 31st, 2025), amount 213.0 million baht, or 1.5%. This decrease was primarily because The Group making scheduled repayments in line with its plan.

3) Deposits and advances received from customers, an increase from 2025 (as of December 31st, 2025) of 106.0 million baht, or 3.1%. Due to receiving reservations, sale and purchase contract and down payments from customers from newly launched projects increased during the year.

4) Trade and other payables, an increase from 2025 (as of December 31st, 2025) of 412.3 million baht, or 13.4%, This increase was primarily attributable to higher project-related expenses, which is consistent with The Group's planned work schedule.

5) Bank overdrafts and short-term loans from banks decreased by 320.3 million baht, or 24.9%, from 2025 (as of December 31st, 2025). This reduction was due to The Group making scheduled repayments in line with its plan.

- **Shareholders' Equity**

Shareholders' Equity as of March 31st, 2026. The Group has an increase of Shareholders' Equity amount of 103.5 million baht, or 0.5%, compared to the year 2025 (as of December 31st, 2025). The Group has retained earnings from operating for the first quarter ended March 31st, 2026 was 103.5 million baht from projects that transferred of condominiums, housing estates, service income, revenues from hotel operations and rental, and revenues from project management according to the plan. Including the share of profit from joint ventures, etc.

Please be informed accordingly.

Sincerely yours,

(Mr. Peerapong Jaroon-Ek)

Chief Executive Officer