NO. CM.1/69/016

Date: August 13,2026

Subject: Management Discussion and Analysis of Chonburi Concrete Product Public Company Limited for the Quarter Ended June 30, 2026.

To President
The Stock Exchange of Thailand

Enclosure: Auditor’s Report and Consolidated Financial Statements for the First Quater Ended June 30, 2026

Chonburi Concrete Product Public Company Limited (the “Company”) would like to provide an explanation of its operating results based on the Company’s consolidated financial statements for the quarter ended June 30, 2026. The Company reported a profit attributable to owners of the parent of Baht 37.15 million, representing an increase of Baht 18.87 million, or 103.23%, compared with the same period of the previous year, when the profit attributable to owners of the parent amounted to Baht 18.28 million. Further details are as follows:

1. Business Overall

Core Business: Manufacturing and Distribution of Concrete Products

The Company is one of Thailand’s leading fully integrated manufacturers and distributors of concrete products, particularly in the Eastern region, under the trademark “CCP,” certified to ISO 9001:2015 and Thai Industrial Standards (TIS). Its products are categorized into three main groups:

- **Ready-mixed Concrete:** Serving construction projects of all sizes, with six plants located in the Eastern region.
- **Precast Concrete for Structural Systems:** Including floor slabs, bridge segments, drainage pipes, and railway sleepers, with three precast plants located in Chonburi Province.
- **Precast Concrete for Decorative and Landscape Works:** Such as interlocking paving blocks, curbstones, and seawalls.

In addition, the Company provides made-to-order products tailored to specific customer requirements.

Related Businesses of Subsidiaries / Joint Ventures

In addition to its core concrete products business, the Company has invested in supply chain–supporting businesses through six subsidiaries, covering the following areas:

Operations	Company	Business Details
Retail / Wholesale	Chonburi Kanyong Co., Ltd.	Distribution of construction materials and home improvement products under the trade name **"Kanyong Home Store."**
Logistics and Warehousing	Tawan-ork Transport Co., Ltd Charlie Logistics Solution Co., Ltd.	1. Rental services for construction material transportation vehicles and warehousing services. 2. Warehousing services and operates as a holding company.
Real Estate	Chonprateep Assets Co., Ltd.	Leasing of land, office buildings, and factory buildings.
Autoclaved Aerated Concrete	Smart Concrete Public Company Limited	Manufacturing and distribution of autoclaved aerated concrete blocks under the brand name "Smart Block Yen."
Decorative Works	CCP Paving Stones Co., Ltd.	Manufacturing and distribution of concrete products specifically for decorative and landscape applications.

2. Significant Events During the Second Quarter of 2026 and Subsequent Events

On April 28, 2026, the Shareholders' Meeting resolved to approve an increase in the registered capital of not exceeding Baht 207.50 million through the issuance of not exceeding 830,000,000 newly issued ordinary shares, with a par value of Baht 0.25 per share. The meeting also approved the allocation of not exceeding 830,000,000 newly issued ordinary shares under a General Mandate, with a par value of Baht 0.25 per share, to existing shareholders through a Rights Offering (RO) and/or Private Placement (PP), with the allocation details as follows:

Allocation to	Type of Securities	Number of Shares	% of Paid-up Capital
Existing Shareholders (Rights Offering)	Ordinary Shares	Not exceeding 560,000,000	20.23% (not exceeding 30%)
Private Placement	Ordinary Shares	Not exceeding 270,000,000	9.75% (not exceeding 10%)

The purpose of the capital increase is to expand investments in the businesses of the Company and its subsidiaries, invest in other businesses, and provide working capital, which will enhance liquidity for the operations of the Company and its subsidiaries.

In this regard, for the offering of newly issued ordinary shares, the Company will notify shareholders at least five business days in advance of the subscription date and will provide a subscription and payment period of at least five business days. However, in the case of an offering to existing shareholders in proportion to their shareholding (RO), the Company will set the Record Date at least 14 days after the notification of the Board of Directors' resolution.

3. Summary of Operating Results

Total revenue

In the first quarter of 2026, the Company recorded total revenue of Baht 688.18 million, an increase of Baht 60.44 million, or 9.63%, compared with total revenue of Baht 627.74 million in the same period of the previous year. Total revenue for the period comprised revenue from the Company's separate financial statements of Baht 449.47 million, an increase of Baht 29.26 million, or 6.96%, and revenue from sales and services generated by operating subsidiaries of Baht 238.71 million, an increase of Baht 31.18 million, or 15.03%.

The increase in total revenue was mainly attributable to the gradual and continuous delivery of projects to project customers, together with the expansion of government projects.

Cost of Sales and Services

In the first quarter of 2026, the Company recorded total costs of sales and services of Baht 528.31 million, resulting in an average gross profit margin of 22.22%. This represented a significant improvement compared with the same period of the previous year, when total costs of sales and services amounted to Baht 492.74 million and the average gross profit margin was 20.83%.

The improvement in gross profitability was mainly attributable to more efficient management of production processes and raw material costs within the Company's plants, as well as timely adjustments to the selling prices of certain products in line with actual fluctuations in market costs.

Selling expenses and administrative expenses

In the first quarter of 2026, the Company recorded selling and administrative expenses of Baht 114.96 million, an increase of Baht 6.55 million, or 6.04%, compared with Baht 108.41 million in the same period of the previous year. The Company was able to improve the ratio of selling and administrative expenses to total revenue, reflecting more effective management and control of fixed costs and office expenses.

Finance cost

In the first quarter of 2026, the Company recorded finance costs of Baht 6.73 million, a decrease of Baht 0.24 million, or 3.37%, compared with finance costs of Baht 6.97 million in the same period of the previous year. The decrease was attributable to effective management of the Company's interest-bearing debt structure and cash flow management, maintaining working capital at an appropriate level.

Net Profit

In the first quarter of 2026, the Company recorded a net profit of Baht 39.11 million, representing a net profit margin of 5.68% of total revenue. This represented an increase of Baht 19.89 million compared with the same period of the previous year, when the Company recorded a net profit of Baht 19.21 million, representing a net profit margin of 3.06% of total revenue.

4. Financial Position

Total Assets as of June 30, 2026

The Company had total assets of Baht 3,318.76 million, an increase of Baht 176.79 million, or 5.63%, from total assets of Baht 3,141.97 million as of December 31, 2025. The increase was mainly attributable to an increase in trade receivables that had not yet fallen due, in line with the continued growth in sales revenue during May and June.

Other significant changes in assets included an increase in short-term loans to related parties compared with December 31, 2025. As a result, cash and cash equivalents decreased by Baht 45.64 million to Baht 253.86 million, as cash flows within the group were allocated in the form of short-term loans to manage financial liquidity more efficiently. During the six-month period, additional loans of Baht 94.46 million were provided, while repayments received amounted to Baht 60.30 million.

Total Liabilities as of June 30, 2026

The Company had total liabilities of Baht 1,511.24 million, an increase of Baht 162.29 million, or 12.03%, from total liabilities of Baht 1,348.95 million as of December 31, 2025.

The increase was mainly attributable to an increase in short-term borrowings from financial institutions of Baht 78.82 million, to Baht 359.07 million, in line with the increase in trade receivables. In addition, trade payables increased from Baht 107.52 million to Baht 567.64 million, in accordance with the volume of raw material purchases required for production to fulfill customer orders. Meanwhile, long-term borrowings from financial institutions, including the current portion due within one year, decreased by a net amount of Baht 18.09 million to Baht 192.69 million, mainly due to repayments made in accordance with the normal terms agreed with financial institutions.

Shareholders' Equity as of June 30, 2026

The Company's total shareholders' equity amounted to Baht 1,807.52 million, an increase of Baht 14.50 million, or 0.81%, from Baht 1,793.02 million as of December 31, 2025. The increase was mainly attributable to net profit accumulated in retained earnings.

5. Factors That May Affect Future Operations or Growth

There are no factors that could potentially affect future operations or growth.

6. ESG Information

The Group has submitted applications for registration of its carbon footprint, with the following details:

1) Chonburi Concrete Product Public Company Limited

   The Company applied for registration of its Carbon Footprint for Organization (CFO). The Company passed the assessment and received a license agreement permitting the use of the Carbon Footprint for Organization certification mark, No. TGO CFO FY26-02-836, dated June 24, 2026. The Company also received a certificate valid for one year, with the following details: Certification date: June 24, 2026, Expiry date: June 24, 2027. The registration process has been completed.

- Image of the trademark usage license-

Certificate Number:
TGO CFO FY26-02-836

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THAILAND GREENHOUSE GAS MANAGEMENT ORGANIZATION
(Public Organization)

TGO

CERTIFICATE

Awarded to

CHONBURI CONCRETE PRODUCT PUBLIC CO., LTD.

Company address verified: 113 Moo 5,Nong Phai Kaew Subdistrict, Ban Bueng District, Chonburi Province 20220

Thailand Greenhouse Gas Management Organization certifies that the quantity of Greenhouse Gas of the above organization has been verified by ECEE Co., Ltd. and found to be in accordance with the requirements of the standard detailed below.

Standard

TGO Guidance of the Carbon Footprint for Organization

Verification Period: [01/01/2025 - 31/12/2025]

Total Greenhouse Gas Emission (Scope 1&2): 4,946 tonCO_2e/year

Direct GHG emissions	4,139	tonCO_2e/year
Energy Indirect GHG emissions	807	tonCO_2e/year
Other Indirect GHG emissions	68,308	tonCO_2e/year

The agreed level of assurance is: Limited, at materiality of 5%

Registration Date: 24 June 2026

Nakorn.

Mr.Nakorn Tangavirapat

Executive Director

Thailand Greenhouse Gas Management Organization (Public Organization)

2) CCP Paving Stones Co., Ltd.

The Company applied for registration of its Carbon Footprint for Organization (CFO). The Company passed the assessment and received a license agreement permitting the use of the Carbon Footprint for Organization certification mark, No. TGO CFO FY26-02-837, dated June 24, 2026. The Company also received a certificate valid for one year, with the following details: Certification date: June 24, 2026, Expiry date: June 24, 2027. The registration process has been completed.

-Image of the trademark usage license-

Certificate Number:
TGO CFO FY26-02-837

THAILAND GREENHOUSE GAS MANAGEMENT ORGANIZATION (Public Organization)

TGO

CERTIFICATE

Awarded to

CCP PAVINGSTONES Co., Ltd.

Company address verified: 10 Moo 9, Nong Irung Subdistrict, Ban Bueng District, Chonburi Province 20220

Thailand Greenhouse Gas Management Organization certifies that the quantity of Greenhouse Gas of the above organization has been verified by ECEE Co., Ltd. and found to be in accordance with the requirements of the standard detailed below.

Standard

TGO Guidance of the Carbon Footprint for Organization

Verification Period: [01/01/2025 - 31/12/2025]

Total Greenhouse Gas Emission (Scope 1&2): 455 tonCO_2e/year

Direct GHG emissions	167	tonCO_2e/year
Energy Indirect GHG emissions	288	tonCO_2e/year
Other Indirect GHG emissions	13,098	tonCO_2e/year

The agreed level of assurance is: Limited, at materiality of 5%

Registration Date: 24 June 2026

Nakorn.

Mr.Nakorn Tangavirapat
Executive Director
Thailand Greenhouse Gas Management Organization (Public Organization)

Please be informed accordingly.

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(Mr. Artit Teepakornsukkasem)

Managing Director

Chonburi Concrete Product Public Company Limited