

Ref : Prin 69/08/01

13 August 2026

Subject: Clarification of 2Q2026 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 and six-month periods ended 30 June 2026 as follows:

Comparison of profit and loss between three-month period ended June 2025 and June 2024

Unit: million baht

Profit and Loss Statement	2026		2025		In(De)crease	
	Amount	%	Amount	%	Amount	%
Sales of real estate	463.43	96.63	453.08	95.70	10.36	2.29
Rental and services	9.19	1.92	9.19	1.94	0.00	0.00
Other income	6.95	1.45	11.17	2.36	(4.22)	(37.79)
Total revenues	479.58	100.00	473.44	100.00	6.13	1.30
Cost of sales of real estate	323.07	69.71	307.10	67.78	15.97	5.20
Cost of rental and services	6.11	1.28	5.84	1.23	0.28	4.78
Total cost of sales	329.18	68.64	312.93	66.10	16.25	5.19
Selling and Administrative expenses						
Selling expenses	32.08	6.69	32.29	6.82	(0.21)	(0.64)
Administrative expenses	70.58	14.72	66.85	14.12	3.73	5.58
Total selling and Administrative expenses	102.66	21.41	99.14	20.94	3.52	3.56
Finance costs-interest expenses	23.25	4.85	30.41	6.42	(7.17)	(23.56)
Share of loss from investment in associates under equity method	0.64	0.13	0.71	0.15	(0.07)	(10.38)
Income tax	7.00	1.46	5.97	1.26	1.03	17.21
Profit(Loss) for the period	16.85	3.51	24.28	5.13	(7.42)	(30.58)

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.

Comparison of profit and loss between six-month period ended June 2026 and June 2025

Unit: million baht

Profit and Loss Statement	2026		2025		In(De)crease	
	Amount	%	Amount	%	Amount	%
Sales of real estate	919.38	191.71	759.34	160.39	160.04	21.08
Rental and services	18.39	3.83	18.39	3.88	0.00	0.00
Other income	8.68	1.81	16.11	3.40	(7.43)	(46.12)
Total revenues	946.45	197.35	793.84	167.67	152.61	19.22
Cost of sales of real estate	643.58	70.00	513.33	67.60	130.24	25.37
Cost of rental and services	12.00	2.50	11.51	2.43	0.49	4.24
Total cost of sales	655.58	136.70	524.85	110.86	130.73	24.91
Selling and Administrative expenses						
Selling expenses	62.91	13.12	57.41	12.13	5.50	9.58
Administrative expenses	135.42	28.24	136.20	28.77	(0.78)	(0.57)
Total selling and Administrative expenses	198.33	41.36	193.62	40.90	4.72	2.44
Finance costs-interest expenses	43.17	9.00	56.15	11.86	(12.98)	(23.12)
Share of loss from investment in associates under equity method	1.28	0.27	1.38	0.29	(0.10)	(7.25)
Income tax	14.40	3.00	12.31	2.60	2.09	17.00
Profit(Loss) for the period	33.68	7.02	5.54	1.17	28.15	508.49

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 2Q2026, the Company and its subsidiaries generated total revenue of 479.58 million baht, which was a increase of 6.13 million baht or 1.30% increase from 2Q2025.

For 6M2026, the Company and its subsidiaries generated total revenue of 946.45 million baht, a increase of 152.61 million baht or a 19.22% increase from 6M2025. Revenue from sales of real estate was 919.38 million baht, a increase of 160.04 million baht or 21.08% from 6M2025.

Revenue from sale of real estate by products:

For: three-month period ended June 2026 and 2025

Unit: million baht

Products	2026	2025	In(De)crease	
			Amount	%
Townhouse	274.48	263.53	10.95	4.15
Single-detached house	127.85	135.68	(7.83)	(5.77)
Condominium	61.10	53.87	7.23	13.42
Revenue from sale of real estate	463.43	453.08	10.35	2.28

For: six-month period ended June 2026 and 2025

Unit: million baht

Products	2026	2025	In(De)crease	
			Amount	%
Townhouse	454.94	438.72	16.23	3.70
Single-detached house	356.13	246.18	109.95	44.66
Condominium	108.31	74.45	33.86	45.48
Revenue from sale of real estate	919.38	759.34	160.04	21.08

For 2Q2026, in comparison with 2Q2025 revenue from townhouses was 274.48 million baht, a increase of 10.95 million baht or 4.15%. Revenue from the single-detached house was 127.85 million baht and decreased by 7.83 million baht or 5.77%. Revenue from condominiums was 61.10 million baht, an increase of 7.23 million baht or 13.42%.

For 6M2026, revenue from townhouses was 454.94 million baht, a increase of 16.23 million baht or 3.70% increase from 6M2025. Revenue from the single-detached house was 356.13 million baht and increased by 109.95 million baht or 44.66%. Revenue from condominiums was 108.31 million baht, a increase of 33.86 million baht or 45.48%.

Cost of real estate sales

For 2Q2026, the Company and its subsidiaries incurred a cost of real estate sales of 323.07 million baht or 69.71% of the revenue from real estate sales. The cost of real estate sales in 2Q2025 was 307.10 million baht or 67.78% of the revenue from real estate sales. For 2Q2026 cost of real estate sales increased by 15.97 million baht or 5.20% from 2Q2025 correlated with a increase in revenues.

For 6M2026, the Company and its subsidiaries incurred a cost of real estate sales of 643.58 million baht or 70.00% of the revenue from real estate sales, as compared to 6M2025 revenue from real estate sales was 513.33 million baht or 67.60% of the revenue from real estate sales, a increase of 25.37% from 6M2025 correlated with a increase in revenues.

Distribution costs and administrative expenses

For 2Q2026, the Company and its subsidiaries incurred distribution costs and administrative expenses of 102.66 million baht or 21.41% of total revenue, a increase of 3.52 million baht or 3.56% compared with the 2Q2025

For 6M2026, the Company and its subsidiaries incurred distribution costs and administrative expenses of 198.33 million baht or 41.36% of total revenue, a increase of 4.72 million baht or 2.44% compared with 6M2025, resulting from cost control efficiency.

Net profit

For 2Q2026, the net profit of the Company and its subsidiaries was 16.85 million baht or 3.51% of total revenue, an decrease of 7.42 million baht or 30.58% compared with 2Q2025,

For 6M2026, the net profit of the Company and its subsidiaries was 33.68 million baht or 7.02% of total revenue, a increase of 28.15 million baht or 508.49% compared with 6M2025,

Please be informed accordingly.

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