BROCK: 013 / 2026

August 11, 2026

Re: Management Discussion and Analysis (MD&A) For Second Quarter of 2026

Attn: President

The Stock Exchange of Thailand

Baan Rock Garden Public Company Limited wishes to clarify the Company's operating performance for June 30, 2026 as the following.

**Key Financial Information on June 30, 2026, 2025** (Unit : thousands)

| Statements of Income | Separate financial statements | | |
|---|---|---|---|
| | June 30, 2026 | June 30, 2025 | + (-) % |
| Total revenue | 19,115.12 | 28,057.57 | (31.87) |
| Revenue from Sale | 17,442.52 | 27,317.40 | (36.15) |
| Cost of sales | 11,262.06 | 13,914.47 | (19.06) |
| Gross Profit | 6,180.46 | 13,402.93 | (53.89) |
| Selling and Administrative Expenses | 11,554.08 | 14,750.24 | (21.67) |
| Profit before income tax. | (4,072.01) | (727.66) | 459.60 |
| Income Tax (Expense) Revenue | 227.21 | 588.87 | (61.42) |
| Profit (Loss) for the Period | (4,299.23) | (1,316.54) | 226.56 |
| Gross profit margin (%) | 35.43 | 49.06 | (27.78) |
| Net profit to total revenue (%) | (22.49) | (4.69) | 379.32 |



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Revenue

For financial statement in second Quarter of 2026, the Company had the sales revenue of 17.44 Million Baht, an decreased from the same period last year by approximately 9.87 Million Baht or decreased 36.15% As a result of It stems from a deceleration in consumer purchasing power and real estate buying decisions.

Cost of Sales

For financial statement in second Quarter of 2026, the cost of sales was recorded at 11.26 Million Baht, a decreased from the same period last year by approximately 2.65 Million Baht or decreased 19.06 % which the cost of sales Cost of goods sold decreased proportionately with the decline in revenue.

Selling and Administrative Expenses

The Company had the selling and administrative expenses for financial statement in second Quarter of 2026, was recorded at 11.55 Million Baht, a decreased from the same period last year by approximately 3.20 Million Baht or decreased 21.67%.

Gross Profit

The Company's gross profit margin for financial statement in second Quarter of 2026, was recorded at 6.18 Million Baht, decreased from the same period last year by approximately 7.22 Million Baht or decreased 53.89%.

Profit (Loss) for the Period

For financial statement in second Quarter of 2026, the Company had the net profit of (4.30) Million Baht a increase from the same period last year by approximately 2.98 Million Baht or increased 226.56% Due to a decline in revenue recognition resulting from the economic slowdown in the real estate sector, consumer behavior and purchasing decisions have been impacted.

Please be informed accordingly.

Sincerely Yours,

Thakorn Boonpha

(Mr. Thakorn Boonpha)

Authorized Persons to Disclose Information



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