RP-AC 003/2026

August 14, 2026

Subject: Clarification of Operating Results for the Second Quarter of 2026

To: President The Stock Exchange of Thailand

Richy Place 2002 Public Company Limited (the “Company”) would like to provide clarification on the Company’s operating results for the three-month period ended June 30, 2026, as follows:

Comparison of Operating Results for the Three-Month Periods Ended June 30, 2026 and 2025

Unit: Million Baht

Profit and Loss Statement	Consolidated Financial Statement				Comparison of Haft-Yearly Separate Financial statement				In(De)crease	%
	30th Jun 2026		30th Jun 2025		30th Jun 2026		30th Jun 2025			
	million baht	%	million baht	%	million baht	%	million baht	%		
Revenue from sale of real estate	148.48	68.28	123.57	70.38	138.94	73.00	113.29	74.23	24.91	20.16
Revenue from rental and services	55.53	25.53	48.43	27.58	25.01	13.14	23.52	15.41	7.10	14.65
Other income	13.45	6.19	3.58	2.04	26.39	13.86	15.81	10.36	9.87	275.76
Total income	**217.46**	**100.00**	**175.58**	**100.00**	**190.33**	**100.00**	**152.62**	**100.00**	**41.88**	**23.85**
Cost of real estate sales	92.93	62.59	82.56	66.81	87.02	62.63	75.70	66.82	10.37	12.56
Cost of rental and services	29.41	52.97	25.28	52.20	3.29	13.15	2.88	12.24	4.13	16.35
Gross profit	**95.12**	**43.74**	**67.74**	**38.58**	**100.02**	**52.55**	**74.04**	**48.51**	**27.38**	**40.42**
Selling and Administrative expenses	**74.13**	**34.09**	**63.27**	**36.03**	**68.41**	**35.94**	**55.76**	**36.54**	**10.86**	**17.17**
Selling expenses	56.38	25.93	49.48	28.18	51.65	27.14	43.56	28.54	6.90	13.94
Administrative expenses	17.75	8.16	13.79	7.85	16.76	8.80	12.20	7.99	3.96	28.74
Profit before financing costs and income tax expense	**20.99**	**9.65**	**4.47**	**2.55**	**31.62**	**16.61**	**18.28**	**11.98**	**16.52**	**369.57**
Financing cost	65.91	30.31	64.27	36.60	56.93	29.91	54.97	36.02	1.64	2.55
Profit before income tax expense	**(44.92)**	**(20.65)**	**(59.80)**	**(34.06)**	**(25.32)**	**(13.30)**	**(36.69)**	**(24.04)**	**14.88**	**(24.89)**
Income tax expense	(0.42)	(0.19)	3.18	1.81	0.00	0.00	0.00	0.00	(3.60)	(113.26)
Net loss for the year	**(44.49)**	**(20.46)**	**(62.98)**	**(35.87)**	**(25.32)**	**(13.30)**	**(36.69)**	**(24.04)**	**18.49**	**29.35**

Comparison of Operating Results for the Six-Month Periods Ended June 30, 2026 and 2025

Unit: Million Baht

Profit and Loss Statement	Consolidated Financial Statement				Comparison of Haft-Yearly Separate Financial statement				In(De)crease	%
	30th Jun 2026		30th Jun 2025		30th Jun 2026		30th Jun 2025			
	million baht	%	million baht	%	million baht	%	million baht	%		
Revenue from sale of real estate	284.28	66.53	332.50	74.28	275.79	73.68	316.57	79.57	(48.22)	(14.50)
Revenue from rental and services	121.58	28.45	107.91	24.11	52.66	14.07	48.38	12.16	13.67	12.67
Other income	21.45	5.02	7.24	1.62	45.84	12.25	32.88	8.27	14.22	196.38
Total income	**427.32**	**100.00**	**447.66**	**100.00**	**374.29**	**100.00**	**397.84**	**100.00**	**(20.34)**	**(4.54)**
Cost of real estate sales	182.41	64.16	211.83	63.71	178.62	64.77	201.06	63.51	(29.42)	(13.89)
Cost of rental and services	62.27	51.22	52.15	48.32	6.18	11.74	5.74	11.87	10.13	19.42
Gross profit	**182.64**	**42.74**	**183.68**	**41.03**	**189.49**	**50.63**	**191.04**	**48.02**	**(1.04)**	**(0.57)**
Selling and Administrative expenses	**127.16**	**29.76**	**123.15**	**27.51**	**119.01**	**31.80**	**110.37**	**27.74**	**4.01**	**3.26**
Selling expenses	91.02	21.30	92.37	20.64	84.23	22.51	82.85	20.82	(1.36)	(1.47)
Administrative expenses	36.14	8.46	30.77	6.87	34.77	9.29	27.52	6.92	5.37	17.44
Profit before financing costs and income tax expense	**55.48**	**12.98**	**60.54**	**13.52**	**70.48**	**18.83**	**80.67**	**20.28**	**(5.06)**	**(8.35)**
Financing cost	131.41	30.75	139.39	31.14	113.13	30.23	120.71	30.34	(7.98)	(5.73)
Profit before income tax expense	**(75.93)**	**(17.77)**	**(78.86)**	**(17.62)**	**(42.65)**	**(11.39)**	**(40.05)**	**(10.07)**	**2.93**	**(3.71)**
Income tax expense	0.14	0.03	5.02	1.12	0.02	0.01	1.37	0.34	(4.89)	(97.23)
Net loss for the year	**(76.07)**	**(17.80)**	**(83.88)**	**(18.74)**	**(42.67)**	**(11.40)**	**(41.42)**	**(10.41)**	**7.81**	**9.32**

Note: The ratio in the income statement is presented as a percentage of total income. The cost of sales of real estate is shown as a percentage of revenue from the sale of real estate.

Revenue

For the three-month period of the second quarter of 2026, the Company recorded total revenue of Baht 217.46 million, representing an increase of Baht 41.88 million, or 23.85%, compared with the same period of the previous year. The increase was primarily attributable to higher revenue from real estate sales, driven by sales through agent channels.

In addition, the Company continued to recognize revenue from its new businesses in the rental and service segment, which recorded significant growth of Baht 7.10 million, or 14.65%, compared with the same period of the previous year. Revenue by project can be classified as follows:

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The Company's revenue can be classified by project as follows:

Unit: Million Baht

Projects	Consolidated Revenue		Project Revenue		Increase (Decrease)	%
	Revenue (Million Baht)	Revenue (Million Baht)	Revenue (Million Baht)	Revenue (Million Baht)		
	30th Jun 2026	30th Jun 2025	30th Jun 2026	30th Jun 2025		
Revenue from sales of real estate	**148.48**	**123.57**	**138.94**	**113.30**	**24.92**	**20.16**
■ **Condominium**	**144.67**	**98.86**	**135.12**	**88.59**	**45.82**	**46.35**
- The Rich @ Sathorn - Taksin	20.25	14.31	20.25	14.31	**5.94**	**41.51**
- RICH PARK2 @Taopoon Interchange	0.00	0.00	0.00	0.00	**0.00**	**0.00**
-RICH PARK3 @CHAOPHRAYA	0.00	0.00	0.00	0.00	**0.00**	**0.00**
-RICH PARK4 @Triple Station	0.00	0.00	0.00	0.00	**0.00**	**0.00**
-The 8 Collection	0.00	4.40	0.00	4.40	**(4.40)**	**(100.00)**
-RICH PARK Terminal@Phaholyothin59	9.55	10.27	0.00	0.00	**(0.72)**	**(7.01)**
- The Rich @Ploenchit - Nana	0.00	14.16	0.00	14.16	**(14.16)**	**(100.00)**
- The Rich @Rama 9 - Srinakarin	29.03	7.82	29.03	7.82	**21.21**	**271.23**
- Rich Point@BTS Wutthakat	85.84	47.90	85.84	47.90	**37.94**	**79.21**
■ **Townhomes**	**3.82**	**24.71**	**3.82**	**24.71**	**(20.89)**	**(84.54)**
- The Rich Ville @Ratchapruk	0.00	4.70	0.00	4.70	**(4.70)**	**(100.00)**
- The Rich Biz Home @Sukhumvit 105	0.00	0.00	0.00	0.00	**0.00**	**0.00**
- Richton Suanluang @Pattanakarn	3.82	8.26	3.82	8.26	**(4.44)**	**(53.75)**
- Richton Phoem Sin @Donmueang	0.00	11.75	0.00	11.75	**(11.75)**	**(100.00)**
- The Rich Avenue@Damrongrak	0.00	0.00	0.00	0.00	**0.00**	**0.00**

For the second quarter of 2026, the Company recorded revenue from condominium sales of Baht 144.67 million, representing an increase of Baht 45.82 million, or 46.35%, compared with the same period of the previous year. The increase was attributable to higher revenue recognized from the transfer of ownership of condominium units compared with 2025. Revenue from condominium sales remained the Company's primary source of revenue from real estate sales.

Meanwhile, revenue from townhouse sales amounted to Baht 3.82 million, representing a decrease of Baht 20.89 million, or 84.54%, compared with the same period of the previous year.

Overall, the real estate sector continued to experience a slowdown due to several challenging factors, including the incomplete economic recovery, weakened consumer purchasing power, and housing loan interest rates remaining at relatively high levels. These factors caused consumers to delay their home-buying decisions, particularly among customers requiring a relatively high proportion of debt financing. In addition, financial institutions' stringent lending criteria remained a key factor affecting the Company's ownership transfers and project sales, which declined compared with the same period of the previous year.

Cost of Real Estate Sales

For the three-month period of the second quarter of 2026, the Company recorded costs of real estate sales and rental and service costs of Baht 122.34 million, representing 115.55% of revenue from real estate sales and rental and service income, compared with Baht 107.84 million in the same period of the previous year, representing 119.01% of revenue from real estate sales and rental and service income.

Selling and Administrative Expenses

For the three-month period of the second quarter of 2026, the Company recorded selling and administrative expenses of Baht 74.13 million, representing an increase of Baht 10.86 million, or 17.17%, compared with the same period of the previous year.

The Company recorded distribution costs of Baht 56.38 million, representing an increase of Baht 6.90 million, or 13.94%, compared with the same period of the previous year. The increase was in line with the higher revenue recognized compared with the previous year. The increase in selling expenses was primarily attributable to the Company's expansion of sales through sales agents in order to broaden its sales channels and enhance customer reach. As a result, sales-related expenses increased in line with higher sales. Although sales through the Company's sales counters declined, the increase in sales generated through sales agents offset the decrease from such channel and contributed to the overall increase in the Company's revenue.

The Company continues to place importance on prudent expense management and cost control in line with the prevailing conditions in the real estate market and the current economic environment, with a view to maintaining adequate liquidity and the long-term profitability of its business.

For the second quarter of 2026, the Company recorded administrative expenses of Baht 17.75 million, representing an increase of Baht 3.96 million, or 28.74%, compared with the same period of the previous year.

Finance Costs

For the three-month period of the second quarter of 2026, the Company recorded finance costs of Baht 65.91 million, representing an increase of Baht 1.64 million, or 2.55%, compared with the same period of the previous year. The increase was primarily attributable to finance-related expenses associated with the extension of the maturity dates of the Company's debentures during the second quarter of 2026.

As of June 30, 2026, the Company had a debt-to-equity ratio of 1.37 times and an interest-bearing debt-to-equity ratio of 1.16 times, reflecting the Company's capital structure and level of indebtedness as of the end of the period. The Company continues to place importance on the appropriate management of finance costs and debt obligations in order to maintain liquidity and manage its capital structure in a manner consistent with its business operations.

Net Operating Results

For the three-month period of the second quarter of 2026, the Company recorded a net loss of Baht 44.49 million, representing 20.46% of total revenue. The net loss decreased by Baht 18.49 million, or 29.35%, compared with the same period of the previous year, reflecting an improvement in the Company's operating performance year-on-year.

The Company continues to focus on cost management and expense control, as well as prudent liquidity management, in response to the prevailing economic conditions and the current situation in the real estate market.

Progress Report on Connected Transaction – Loan to Director

As previously disclosed, the Company provided additional information regarding the aforementioned loan transaction in its financial statements for the first quarter of 2025 following an inquiry letter from the Stock Exchange of Thailand dated June 25, 2025. In addition, pursuant to the resolution of the Board of Directors' Meeting held on August 15, 2023, the borrower was changed from Dr. Apa Ataboonwongse to Sukhumvit Gold Property Co., Ltd.

Subsequently, Sukhumvit Gold Property Co., Ltd. informed the Company of its proposed business restructuring plan, which includes the disposal of land, its principal asset, with the proceeds to be used to repay the aforementioned loan. However, given the continued slowdown in the current economic environment, including weakened purchasing power, persistently high interest rates, stringent lending criteria imposed by financial institutions, as well as uncertainties arising from global economic conditions, geopolitical conflicts, and volatility in energy and oil prices, the real estate sector and investment in land have slowed. Consequently, the planned disposal of the land has not yet been completed as originally anticipated.

As of the end of the second quarter of 2026, Sukhumvit Gold Property Co., Ltd. remained in the process of identifying prospective buyers for the land. The Company has been receiving periodic progress updates and continues to closely monitor and assess the borrower's ability to repay the outstanding loan in order to manage potential credit risk.

The Company will continue to disclose progress on this transaction in its Management Discussion and Analysis (MD&A) on a quarterly basis until the matter is resolved.

Please be informed accordingly.

Yours sincerely,

(Ms. Suttiporn Hinrit)

Chief Financial and Accounting Officer