ORI-FA002/2026

Dated August14th, 2026

Title: The operating results of Origin Property Public Company Limited and its subsidiaries for the second quarter ended June 30th, 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 first half year ended June 30th, 2026. Real estate transferred activities of condominium and landed property amount of 6,391.5 million baht and recorded presales of 10,600.0 million baht. Furthermore, the Group maintains backlog of 33,182.0 million baht, which will secure continuous revenue streams over the next four years, with recognition scheduled sequentially from 2026 through 2029. To navigate global economic volatility, The Group continues to drive its 5 Key Drivers, alongside new project launches and ready-to-move-in projects. For the second half of the year, The Group plans to initiate ownership transfers for an additional condominium project, which has already accumulated 2,000.0 million baht in backlog. Furthermore, to maintain strong financial discipline, The Group fully repaid 5 series of debentures maturing from January to July 2026, totaling 5,854.3 million baht.

For the first six months of 2026, The Group recorded total transfer activity of 6,391.5 million baht, comprising 2,222.9 million baht from the company and its subsidiaries, and 4,168.5 million baht from joint venture projects. During the same period, total presales for landed housing and condominium projects reached 10,627.0 million baht. Condominium presales under Origin Vertical Corporation Company Limited (ORIGIN VERTICAL) accounted for approximately 87.0%, while landed housing presales under Britania Public Company Limited (BRI) accounted for approximately 13.0%. Of this total, presales from ongoing projects under construction represented approximately 29.0%, with the remaining 71.0% driven by ready-to-move-in inventory. Furthermore, The Group maintains strong financial discipline, as demonstrated by the full redemption of five debenture tranches totaling 5,854.3 million baht, reinforcing its strong financial position and institutional credibility. Additionally, newly issued debentures received overwhelming market response and were fully oversubscribed, reflecting high investor confidence in the Group’s fundamentals.

Under the "ORIGIN Portfolio Evolution 2026" strategy, executed through its 5 Key Drivers (5 core business units), The Group drives sustainable growth across all economic cycles. This fully integrated real estate ecosystem comprises Residential Condominiums under ORIGIN VERTICAL, Landed Housing under BRITANIA, Next-Generation Real Estate Services under PRIMO, Recurring Income Business (including hotels, serviced apartments, offices, and retail spaces) under ORIGIN Hotel, and Logistics and Warehouses under ALPHA. This diversified structure enhances agility, generates varied revenue streams, and serves as a buffer against economic volatility, allowing all 5 Key Drivers to dynamically adapt their operational focus based on market conditions.

For the second half of the year 2026, The Group is set to start transferring 1 newly completed condominium project valued at over 3,000.0 million baht, namely SO Origin Bangtao Beach, which currently holds a backlog of 2,000.0 million baht. Additionally, 3 newly completed landed housing projects valued at over 2,650.0 million baht will begin transfers. Furthermore, under ORIGIN Hotel's portfolio management cycle based on the Build – Operate – Exit – Reinvestment strategy, The Group successfully closed divestment deals for 2 hotel properties: Ibis Phuket Kata, generating extra cash inflow of 400.0 million baht, and Staybridge Suites Bangkok Sukhumvit, generating cash inflow of 550.0 million baht, with revenue recognition scheduled for Q2/2026 and Q3/2026, respectively.

The Group remains committed to operating with prudence and strict financial discipline against the backdrop of economic uncertainty and market challenges. The Group remains confident in its growth potential for the second half of the year, backed by strong upcoming revenue streams in line with revenue recognition plans from projects under construction, new presales, and the existing accumulated backlog. The Group extends its gratitude to investors, financial institutions, business partners, shareholders, and all stakeholders for their continued trust and support, which serve as a key driving force for its steady and sustainable growth.

Over 17 years of growth, Origin Group has evolved beyond a traditional residential housing and condominium developer into a fully integrated real estate developer capable of monetizing all asset classes in its portfolio. The Group's 5 Key Drivers demonstrate its capability across all real estate asset types from residential and commercial properties to undeveloped land. Monetizing these assets reinforces a balanced revenue structure, positioning The Group for sustainable long-term growth.

According to the stable performance: The operating results for the second quarter ended June 30th, 2026, real estate transferred activities as table shown below:

Unit: Million Baht

Description	For the Second Quarter 2025			For the Second Quarter 2026			Differentiate	
	Consolidate	Joint Venture	Total	Consolidate	Joint Venture	Total		
Real estate transferred activities	2,190.1	1,420.2	3,610.2	1,246.2	2,315.5	3,561.8	(48.4)	(1.3%)

In 2026, The Group recognizes the profit of joint venture condominium 3 projects by joint venture projects that recognizes continuous profits from 2025, totaling 23 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-Samyan
(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-Sailuat 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

(21) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for Park Origin Ratchathewi

(22) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for Britania Home Bangna Km.17

(23) Joint venture with Lofis (Thailand) Co., Ltd. for Grand Britania Khukhot Station

and projects began transferring ownership in 2026 totaling 3 projects,

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

(2) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for So Origin Siriraj

(3) Joint venture with Nomura Real Estate (Thailand) Co., Ltd. for Origin Plug&Play Phetkasem

The Group has recognized the revenue of 26 joint ventures projects in the second quarter ended June 30th, 2026, an amount of 2,315.5 million baht and recognized the profits from joint venture 26 projects, an amount of 214.6 million baht (51% shareholding proportion).

For the second quarter ended June 30th, 2026. The operating results as table shown below:

Description	For the Second Quarter 2025		For the Second Quarter 2026		Differentiate	
	Million THB	%	Million THB	%	Million THB	%
Revenues						
Revenues from sales of real estate	2,190.1	67.0	1,246.2	65.7	(943.8)	(43.1)
Service income	516.5	15.8	301.5	15.9	(214.9)	(41.6)
Revenues from hotel operations and rental	123.8	3.8	108.4	5.7	(15.4)	(12.4)
Revenues from project management	211.4	6.5	82.2	4.3	(129.3)	(61.1)
Gain on disposals of investments in subsidiary	57.4	1.8	0.0	0.0	(57.4)	(100.0)
Interest income	71.3	2.2	53.9	2.8	(17.4)	(24.4)
Other income	99.7	3.0	104.0	5.5	4.3	4.3
Total Revenues	**3,270.1**	**100.0**	**1,896.2**	**100.0**	**(1,374.0)**	**(42.0)**

Description	For the Second Quarter 2025		For the Second Quarter 2026		Differentiate	
	Million THB	%	Million THB	%	Million THB	%
Expenses						
Cost of real estate sales	1,506.2	46.1	971.7	51.2	(534.5)	(35.5)
Cost of Services	406.5	12.4	240.6	12.7	(165.9)	(40.8)
Cost of hotel operations and rental	89.2	2.7	114.5	6.0	25.3	28.4
Selling expenses	400.6	12.2	313.4	16.5	(87.2)	(21.8)
Administrative expenses	205.4	6.3	189.0	10.0	(16.4)	(8.0)
Expected Credit Loss	2.8	0.1	14.8	0.8	12.0	423.9
Total Expenses	**2,610.7**	**79.8**	**1,844.0**	**97.2**	**(766.7)**	**(29.4)**
Operating profit	**659.5**	**20.2**	**52.2**	**2.8**	**(607.2)**	**(92.1)**
Share of profit (loss) from investments in joint venture and associate	1.7	0.1	264.3	13.9	262.7	15,909.4
Finance cost	190.3	5.8	201.7	10.6	11.4	6.0
Profit before income tax expenses	**470.8**	**14.4**	**114.9**	**6.1**	**(355.9)**	**(75.6)**
Expense (Income) tax expenses	123.7	3.8	(35.8)	(1.9)	(159.5)	(128.9)
Profit for the period	347.1	10.6	150.6	7.9	(196.4)	(56.6)
Profit attributable to Equity holders of the company	**319.4**	**9.8**	**151.1**	**8.0**	**(168.3)**	**(52.7)**

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

I Revenues

The Group has total revenues for the second quarter ended June 30th, 2025 and for the second quarter ended June 30th, 2026 amount of 3,270.1 million baht and 1,896.2 million baht respectively, a decrease of 1,374.0 million baht, or 42.0 % 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 details are as follows:

1. Revenues from sales of real estate, for the second quarter ended June 30th, 2026, amount of 1,246.2 million baht, or 65.7% of total revenues, a decrease of 943.8 million baht, or 43.1% compared to the same period of the previous year. This decrease was mainly driven by the majority of new project transfers during the period being under joint venture entities. However, when including ownership transfers from joint ventures, total transfers decreased by only 48.4 million baht, representing a slight decline of 1.3% compared to the same period of the previous year.

Unit: Million Baht

Description	For the Second Quarter 2025			For the Second Quarter 2026			Differentiate Consolidate	
	Consolidate	Joint Venture	Total	Consolidate	Joint Venture	Total		
Real estate transferred activities	2,190.1	1,420.2	3,610.2	1,246.2	2,315.5	3,561.8	(48.4)	(1.3%)

The Group has recognized income from projects that began transferring ownership for the second quarter ended June 30th, 2026 total of 3 projects, divided into housing estate under The Group 1 project and condominium under the joint venture 2 project.

In addition, The Group has recognized income from 66 projects that have begun to transfer ownership from 2025, consisting of condominium under The Group 20 projects, condominium under joint ventures 18 projects, housing estate under The Group 22 projects and housing projects under joint ventures 6 projects.

For the second quarter ended June 30th, 2026, The Group reported a gross profit of 274.6 million baht, a decrease of 409.3 million baht from the same period of the previous year, or 59.8%. This was primarily due to the recognition of revenue from lower-margin projects compared to the same period of previous year.

2. Service income, for the second quarter ended June 30th, 2026, amount of 301.5 million baht, or 15.9% of total revenues, a decrease of 214.9 million baht, or 41.6% compared on the same period of previous year. Additionally, gross profit from service income for the second quarter ended June 30th, 2026, amount of 60.9 million baht, decreased 49.1 million baht, or 44.6% due to the decrease in The Group's construction service revenue.

3. Revenues from hotel operations and rental, for the second quarter ended June 30th, 2026, amount of 108.4 million baht, or 5.7% of total revenues, a decrease of 15.4 million baht, or 12.4% 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 second quarter ended June 30th, 2026, The Group reported a gross loss of 6.1 million baht, a decrease of 40.7 million baht, or 117.7% from the same period of the previous year. This was primarily driven by higher costs associated with the condominium rental business recorded toward the end of the quarter compared to the same period of the previous year. Revenue from these rental units is expected to be recognized gradually in future periods.

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 second quarter ended June 30th, 2026, amount of 82.2 million baht, or 4.3% of total revenues, a decrease of 129.3 million baht, or 61.1% compared on the same period of previous year due to 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 second quarter ended June 30th, 2026, The Group recorded no new joint venture transactions, resulting in a decrease of 57.4 million baht or 100.0% YoY. Nevertheless, this performance remains fully aligned with The Group's strategic roadmap. With an ample pipeline of pending joint venture projects already in place, no additional joint venture was initiated during the quarter.

6. Interest income, for the second quarter ended June 30th, 2026, amount of 53.9 million baht, or 2.8% of total revenues, a decrease of 17.4 million baht, or 24.4%. Due to the interest income from loans to joint ventures decreases 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 second quarter ended June 30th, 2026, amount of 104.0 million baht, or 5.5% of total revenues, an increase of 4.3 million baht, or 4.3%. 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 second quarter ended June 30th, 2026, amount of 971.7 million baht, or 51.2% of total revenues, a decrease of 534.5 million baht, or 35.5%, which varies according to the decrease in revenues from sales of real estate.

2. Cost of services, for the second quarter ended June 30th, 2026, the cost of services amounted to 240.6 million baht, representing 12.7% of total revenues. This reflects a decrease of 165.9 million baht, or 40.8%, 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 second quarter ended June 30th, 2026, amount of 114.5 million baht, or 6.0% of total revenues, an increase of 25.3 million baht, or 28.4%, This was primarily driven by higher costs associated with the condominium rental business recorded toward the end of the quarter compared to the same period of the previous year. Revenue from these rental units is expected to be recognized gradually in future periods.

4. Selling expenses, for the second quarter ended June 30th, 2026, amount of 313.4 million baht, or 16.5% of total revenues, a decrease of 87.2 million baht, or 21.8%. This decrease was primarily due to lower marketing & commission 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 second quarter ended June 30th, 2026, amount of 189.0 million baht, or 10.0% of total revenues, a decrease of 16.4 million baht, or 8.0%. This decrease was principally due to financing fees and decrease of 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 second quarter ended June 30th, 2026, amount of 14.8 million baht, or 0.8% of total revenues, an increase of 12.0 million baht, or 423.9%. 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 second quarter ended June 30th, 2026, share of profit from investments in joint ventures amount of 264.3 million baht, or 13.9% of total revenues. This figure increased by 262.7 million baht, or 15,909.4%, compared to the same period of the previous year. This was attributable to a higher proportion of joint venture projects entering the revenue recognition phase compared to those under development in the previous year. Ownership transfers from JV projects in Q2/2026 reached

2,315.5 million baht, representing an increase of 895.4 million baht or 63.0% YoY. Additionally, The Group recognized a gain on the divestment of the Ibis Phuket Kata hotel, held under a joint venture, to an unrelated third party.

IV Finance Costs

Comprises interests from bank loans, interests from debentures, interests from bills of exchange and financial lease agreements, for the second quarter ended June 30th, 2026, amount of 201.7 million baht, or 10.6% of total revenues, an increase of 11.4 million baht, or 6.0%. Because of the increase of loan for circulating in The Group and developed project as a plan.

V Expenses (Income) tax expenses

For the second quarter ended June 30th, 2026, The Group reported an income tax income amount of 35.8 million baht, or 1.9% of total revenues, a decrease of 159.5 million baht, or 128.9% compared to the last year.

VI Profit attributable to Equity holders of the Company

The Group generated a net profit for the second quarter ended June 30th, 2026, amount of 151.1 million baht, or 8.0% of total revenues, a decrease of 168.3 million baht, or 52.7%.

VII Statement of Financial Position

Description	December 31st, 2025	June 30th, 2026	Differentiate	
			Million THB	%
Total Assets	63,713.8	63,543.8	(169.9)	(0.3)
Total Liabilities	41,733.3	41,451.1	(282.2)	(0.7)
Total Shareholders' Equity	21,980.5	22,092.8	112.3	0.5

- **Assets**

For the second quarter ended June 30th, 2026, The Group has a decrease of assets compared to the year 2025 (December 31st, 2025) total 169.9 million baht, or 0.3% 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 279.7 million baht, or 0.8%, This was primarily due to the reclassification of property development costs to cost of real estate sales for units transferred during the period.

2) Investments in joint ventures, increased from 2025 (as of December 31st, 2025), amount 357.2 million baht, or 3.7%. The increase was primarily due to capital injections 10 entities, alongside The Group received dividend payments from 9 entities and executed capital reductions in another 8 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 285.0 million baht, or 7.9%, Due to depreciation and the sale of undeveloped land.

4) Loans to related parties and related persons, an increased from 2025 (as of December 31st, 2025), amount 600.7 million baht, or 19.9%, 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, a decrease from 2025 (as of December 31st, 2025) amounting to 198.5 million baht, or 6.9%. This net increase resulted from additional billings during the period totaling 1,851.2 million baht, offset by collections of 2,049.8 million baht, leading to a net decrease of 198.6 million baht from 2025 (as of December 31st, 2025).

- **Liabilities**

As of June 30th, 2026, liabilities decrease of 282.2 million baht, or 0.7%. 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: a decrease from 2025 (as of December 31st 2025) amount of 862.4 million baht, or 5.2%. 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 1,037.3 million baht, or 7.3%. This decrease due to higher bank loan repayments resulting from increased ownership transfers.

3) Deposits and advances received from customers, an increase from 2025 (as of December 31st, 2025) of 395.9 million baht, or 11.8%. 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 722.2 million baht, or 23.5%, 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 330.3 million baht, or 25.7%, 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 June 30th, 2026. The Group has an increase of Shareholders' Equity amount of 112.3 million baht, or 0.5%, compared to the year 2025 (as of December 31st, 2025). The Group reported retained earnings from operating for the year ended June 30th, 2026 was 254.6 million baht, even after accounting for dividend distributions of 120.3 million baht paid during Q2/2026 from projects with condominium transfers, 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