บริษัท ทรัพย์ศรีไทย จำกัด (มหาชน)
Sub Sri Thai Public Company Limited
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206, Plaza Building, 4th Floor, Soi Pattanakarn 20, Suan Luang Sub-District, Suan Luang District, Bangkok 10250
โทร. 02-318-5514-5, 02-314-0412, 02-314-3132

Ref.No.Bor.Chor.010/2026 November 12th, 2026

Subject : Performance Statement for the nine-month period ended 30 September 2026

Attention : The President, The Stock Exchange of Thailand

According to the separate financial statements and consolidated financial statements for the nine-month period ended 30 September 2026, Sub Sri Thai Public Company Limited ("The Company") and its subsidiaries had a net loss of Baht 337 million, which decreased by Baht 95 million or 22%, compared with a net loss of Baht 432 million for the same period of 2025. The Company and its subsidiaries had a net loss attributable to equity holders of the Company of Baht 222 million, which decreased by Baht 47 million or 18%, compared with a net loss attributable to equity holders of the Company of Baht 269 million for the same period of 2025. The Company would like to clarify the operating results as follows:

1. The sales, service income and other income for the nine-month period ended 30 September 2026 by segment (according to the notes to the consolidated financial statements for the nine-month period ended 30 September 2026) are as follows:

   1.1) The Warehouse and Wharf business had total service income of Baht 259 million, compared with Baht 255 million for the same period of 2025, which was comparable to the previous year.

   1.2) The Food and Beverage business had total sales of Baht 1,189 million, compared with Baht 1,600 million for the same period of 2025, representing a decrease of Baht 411 million or 26%, mainly due to a decline in domestic purchasing power, as well as the closure of low-revenue and loss-making branches during the period.

   1.3) The Fashion business had total sales of Baht 145 million, compared with Baht 193 million for the same period of 2025, representing a decrease of Baht 48 million or 25%, due to the overall economic slowdown, which resulted in lower consumer purchasing power.

   1.4) Other income, gain from foreign exchange and gain from disposal of investment in a subsidiary amounted to Baht 106 million, compared with Baht 94 million for the same period of 2025, representing an increase of Baht 12 million or approximately 12%. This was mainly due to an increase of Baht 36 million in the gain from disposal of investment in a subsidiary, while the Company recorded a decrease of Baht 24 million in foreign exchange gains during the current period.

2. The cost of sales and services

   2.1) Cost of sales amounted to Baht 538 million, compared with Baht 733 million for the same period of 2025, representing a decrease of Baht 195 million or 27%, in line with the decrease in sales of the

Food and Beverage business. The gross profit margin on sales for the nine-month periods of 2026 and 2025 was 59.7% and 59.1%, respectively.

2.2) Cost of services amounted to Baht 172 million, compared with Baht 163 million for the same period of 2025, representing an increase of Baht 9 million or approximately 6%. The gross profit margin on services for the nine-month periods of 2026 and 2025 was 33.4% and 36.2%, respectively.

3. The selling and administrative expenses (SG&A)

3.1) Selling expenses amounted to Baht 804 million, compared with Baht 1,089 million for the same period of 2025, representing a decrease of Baht 285 million or 26%, due to lower sales, resulting in lower employee-related expenses, rental expenses and service fees. The proportion of selling expenses to total revenue for the nine-month periods of 2026 and 2025 was 47.4% and 50.8%, respectively.

3.2) Administrative expenses amounted to Baht 229 million, compared with Baht 298 million for the same period of 2025, representing a decrease of Baht 69 million or 23%. The proportion of administrative expenses to total revenue for the nine-month periods of 2026 and 2025 was 13.5% and 13.9%, respectively.

3.3) Other expenses amounted to Baht 120 million, compared with Baht 145 million for the same period of 2025, representing a decrease of Baht 25 million or 17%, mainly from impairment of unprofitable restaurants and write-off of assets and lease contracts related to closed branches.

4. The share of profit from investment in an associate amounted to Baht 41 million, compared with Baht 32 million for the same period of 2025, representing an increase of Baht 9 million or 26%, mainly because the associate recognized unrealized losses from changes in the value of assets in the prior year.

5. Financial costs amounted to Baht 201 million, compared with Baht 183 million for the same period of 2025, representing an increase of Baht 18 million or 10%, mainly due to the issuance of new debentures during the period and the period prior to the redemption of the existing debentures, resulting in higher financial costs during such period.

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For the statement of financial position as at 30 September 2026, the Company had total assets of Baht 5,793 million (31 December 2025: Baht 6,267 million), representing a decrease of Baht 474 million or 8%, and total liabilities of Baht 4,476 million (31 December 2025: Baht 4,601 million), representing a decrease of Baht 125 million or 3%. The decrease in total assets was mainly due to impairment of assets, write-off of assets and lease contracts related to closed branches, while the decrease in total liabilities was mainly due to partial repayments of borrowings and lease liabilities. The ratio of total liabilities to total shareholders' equity (D/E Ratio) as at 30 September 2026 was 3.40 times (31 December 2025: 2.76 times), representing an increase of 0.64 times.

Please be informed accordingly.

Yours Sincerely

Sub Sri Thai Public Company Limited.

-Supasith Sukhanindr-

(Mr. Supasith Sukhanindr)

Managing Director