EASTERN STAR

ESTAR/BKK/CEO/143/2026

11 November 2026

Subject: Clarification of Operating Results for the Three-Month Period Ended 30 September 2026 with a Change Exceeding 20%
To: The President
The Stock Exchange of Thailand

Eastern Star Real Estate Public Company Limited and its subsidiaries (the "Company") reported a net loss attributable to owners of the parent of Baht 3.72 million for the three-month period ended 30 September 2026, representing a decrease in net loss of Baht 16.03 million, or 81%, compared with a net loss of Baht 19.75 million for the same period of the previous year. The principal reasons are as follows:

1. Increase in Revenue and Gross Profit from Sales of Real Estate
   - Revenue from sales of real estate increased by Baht 87.23 million, or 41%, compared with the same period of the previous year. This was partly attributable to the continued transfer of ownership of units in the condominium project, which commenced in late 2025, and partly to an increase in transfers of ownership in the low-rise housing projects following the Company's adjustment of its marketing strategy in line with current market conditions.
   - As a result, gross profit from sales of real estate increased by Baht 8.50 million, or 14%, compared with the same period of the previous year.

2. Decrease in Selling and Administrative Expenses
   - Selling and administrative expenses decreased by Baht 1.77 million, or 2%, compared with the same period of the previous year. In this regard, the Company has continued to implement cost management and control measures in order to maintain operational efficiency amid the slowdown in the real estate market.

3. Decrease in Finance Costs
   - Finance costs decreased by Baht 0.97 million, or 14%, compared with the same period of the previous year, owing to the progressive repayment of loans in line with the continued transfer of ownership, which has resulted in lower interest expenses.

Please be informed accordingly.

Yours sincerely,

(Mr. Pairoj Wattanavarodom)
Chief Executive Officer