BAAN ROCK GARDEN
PUBLIC COMPANY LIMITED

BROCK: 042 / 2026

November 11, 2026

Re: Management Discussion and Analysis (MD&A) For Third 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 September 30, 2026 as the following.

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

Statements of Income	Separate financial statements		
	September 30, 2026	September 30, 2025	+ (-) %
Total revenue	23,180.88	21,815.11	6.26
Revenue from Sale	21,666.18	21,026.87	3.04
Cost of sales	11,959.19	13,443.15	(11.04)
Gross Profit	9,706.99	7,583.72	28.00
Selling and Administrative Expenses	10,506.34	12,284.83	(14.48)
Profit before income tax.	481.79	(4,270.88)	(111.28)
Income Tax (Expense) Revenue	1,199.41	(136.33)	(979.78)
Profit (Loss) for the Period	(717.62)	(4,134.56)	(82.64)
Gross profit margin (%)	44.80	36.07	24.22
Net profit to total revenue (%)	(3.10)	(18.95)	(83.67)

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Revenue

For financial statement in Third Quarter of 2026, the Company had the sales revenue of 21.67 Million Baht, an increased from the same period last year by approximately 0.64 Million Baht or increased 3.04% As a result of this can be attributed to our ongoing marketing initiatives.

Cost of Sales

For financial statement in Third Quarter of 2026, the cost of sales was recorded at 11.96 Million Baht, a decreased from the same period last year by approximately 1.48 Million Baht or decreased 11.04% which the cost of goods sold decreased as a result of improved cost control.

Selling and Administrative Expenses

The Company had the selling and administrative expenses for financial statement in Third Quarter of 2026, was recorded at 10.51 Million Baht, a decreased from the same period last year by approximately 1.78 Million Baht or decreased 14.48 %.

Gross Profit

The Company's gross profit margin for financial statement in Third Quarter of 2026, was recorded at 9.71 Million Baht, Increased from the same period last year by approximately 2.12 Million Baht or increased 28.00 %.

Profit (Loss) for the Period

For financial statement in Third Quarter of 2026, the Company had the net profit of (0.72) Million Baht a decrease from the same period last year by approximately 3.42 Million Baht or decreased 82.64% Due to higher revenue recognition and improved cost and expense control, the operating loss decreased compared to the same period last year.

Please be informed accordingly.

Sincerely Yours,

Thakorn Boonpha

(Mr. Thakorn Boonpha)

Authorized Persons to Disclose Information

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