RP-AC 004/2026

November 13, 2026

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

To：The 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 September 30, 2026, as follows:

Comparison of Operating Results for the Three-Month Periods Ended September 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 Sep 2026		30th Sep 2025		30th Sep 2026		30th Sep 2025			
	million baht	%	million baht	%	million baht	%	million baht	%		
Revenue from sale of real estate	186.17	65.03	86.76	51.96	183.33	72.90	80.72	59.17	99.41	114.58
Revenue from rental and services	82.33	28.76	70.95	42.49	37.36	14.85	32.96	24.16	11.38	16.04
Other income	17.78	6.21	9.27	5.55	30.79	12.24	22.73	16.66	8.51	91.82
Total income	**286.28**	**100.00**	**166.98**	**100.00**	**251.47**	**100.00**	**136.41**	**100.00**	**119.30**	**71.45**
Cost of real estate sales	119.80	64.35	56.90	65.58	118.07	64.41	53.04	65.71	62.90	110.54
Cost of rental and services	37.12	45.09	31.42	44.28	2.79	7.47	3.40	10.32	5.70	18.14
Gross profit	**129.36**	**45.19**	**78.66**	**47.11**	**130.61**	**51.94**	**79.97**	**58.62**	**50.70**	**64.46**
Selling and Administrative expenses	**53.18**	**18.58**	**59.82**	**35.82**	**50.17**	**19.95**	**56.72**	**41.58**	**(6.64)**	**(11.10)**
Selling expenses	44.41	15.51	45.68	27.36	40.12	15.95	43.60	31.96	(1.27)	(2.77)
Administrative expenses	8.77	3.06	14.14	8.47	10.05	4.00	13.12	9.62	(5.37)	(38.01)
Profit before financing costs and income tax expense	**76.19**	**26.61**	**18.84**	**11.28**	**80.44**	**31.99**	**23.25**	**17.04**	**57.35**	**304.38**
Financing cost	57.72	20.16	68.50	41.02	48.61	19.33	59.32	43.49	(10.78)	(15.74)
Profit before income tax expense	**18.47**	**6.45**	**(49.66)**	**(29.74)**	**31.83**	**12.66**	**(36.07)**	**(26.44)**	**68.13**	**(137.19)**
Income tax expense	0.91	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.91	100.00
Profit for the year	**17.56**	**6.13**	**(49.66)**	**(29.74)**	**31.83**	**12.66**	**(36.07)**	**(26.44)**	**67.22**	**(135.37)**

Comparison of Operating Results for the Nine-Month Periods Ended September 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 Sep 2026		30th Sep 2025		30th Sep 2026		30th Sep 2025			
	million baht	%	million baht	%	million baht	%	million baht	%		
Revenue from sale of real estate	470.45	65.93	419.26	68.21	459.12	73.37	397.29	74.36	51.19	12.21
Revenue from rental and services	203.91	28.57	178.86	29.10	90.02	14.39	81.35	15.23	25.05	14.01
Other income	39.24	5.50	16.51	2.69	76.63	12.25	55.61	10.41	22.73	137.65
Total income	**713.60**	**100.00**	**614.63**	**100.00**	**625.76**	**100.00**	**534.25**	**100.00**	**98.97**	**16.10**
Cost of real estate sales	302.20	64.24	268.72	64.09	296.69	64.62	254.10	63.96	33.48	12.46
Cost of rental and services	99.39	48.74	83.57	46.72	8.97	9.97	9.14	11.24	15.82	18.93
Gross profit	**312.00**	**43.72**	**262.34**	**42.68**	**320.10**	**51.15**	**271.01**	**50.73**	**49.66**	**18.93**
Selling and Administrative expenses	**180.34**	**25.27**	**182.97**	**29.77**	**169.18**	**27.04**	**167.10**	**31.28**	**(2.63)**	**(1.44)**
Selling expenses	135.43	18.98	138.06	22.46	124.35	19.87	126.45	23.67	(2.63)	(1.90)
Administrative expenses	44.91	6.29	44.91	7.31	44.83	7.16	40.65	7.61	(0.00)	(0.01)
Profit before financing costs and income tax expense	**131.67**	**18.45**	**79.37**	**12.91**	**150.92**	**24.12**	**103.91**	**19.45**	**52.30**	**65.89**
Financing cost	189.13	26.50	207.90	33.83	161.74	25.85	180.03	33.70	(18.77)	(9.03)
Profit before income tax expense	**(57.46)**	**(8.05)**	**(128.53)**	**(20.91)**	**(10.82)**	**(1.73)**	**(76.12)**	**(14.25)**	**71.07**	**(55.29)**
Income tax expense	1.04	0.15	5.02	0.82	0.02	0.00	1.37	0.26	(3.98)	(79.19)
Net loss for the year	**(58.51)**	**(8.20)**	**(133.55)**	**(21.73)**	**(10.85)**	**(1.73)**	**(77.49)**	**(14.50)**	**75.04**	**(56.19)**

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 ended September 30, 2026, the Company reported total revenue of Baht 286.28 million, an increase of Baht 119.30 million or 71.45% compared to the same period of the previous

year. The increase was primarily attributable to higher revenue from real estate sales, driven by sales through external sales agents. In addition, the Company continued to recognize revenue from its new business segment, comprising rental and service operations, which recorded significant growth of Baht 11.38 million or 16.04% compared to the same period of the previous year.

For the nine-month period ended September 30, 2026, the Company reported total revenue of Baht 713.60 million, an increase of Baht 98.97 million or 16.10% compared to the same period of the previous year. The increase was primarily attributable to higher revenue from real estate sales, driven by sales through external sales agents. Revenue from real estate sales can be classified by project as follows:

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

Unit: Million Baht

Projects	Consolidated Revenue		Project Revenue		Increase (Decrease)	%
	Revenue (Million Baht)	Revenue (Million Baht)	Revenue (Million Baht)	Revenue (Million Baht)		
	30th Sep 2026	30th Sep 2025	30th Sep 2026	30th Sep 2025		
Revenue from sales of real estate	**186.17**	**86.76**	**183.33**	**80.72**	**99.41**	**114.58**
■ **Condominium**	**177.88**	**63.39**	**175.04**	**57.35**	**114.49**	**180.61**
- The Rich @ Sathorn - Taksin	19.94	2.99	19.94	2.99	**16.95**	**566.89**
- 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	0.00	0.00	0.00	**0.00**	**0.00**
-RICH PARK Terminal@Phaholyothin59	2.84	6.04	0.00	0.00	**(3.20)**	**(52.98)**
- The Rich @Ploenchit - Nana	0.00	6.81	0.00	6.81	**(6.81)**	**(100.00)**
- The Rich @Rama 9 - Srinakarin	49.12	12.89	49.12	12.89	**36.23**	**281.07**
- Rich Point@BTS Wutthakat	105.98	34.67	105.98	34.67	**71.31**	**205.68**
■ **Townhomes**	**8.29**	**23.37**	**8.29**	**23.37**	**(15.08)**	**(64.53)**
- The Rich Ville @Ratchapruk	0.00	0.00	0.00	0.00	**0.00**	**0.00**
- The Rich Biz Home @Sukhumvit 105	0.00	0.00	0.00	0.00	**0.00**	**0.00**
- Richton Suanluang @Pattanakarn	8.29	20.58	8.29	20.58	**(12.29)**	**(59.72)**
- Richton Phoem Sin @Donmueang	0.00	2.79	0.00	2.79	**(2.79)**	**(100.00)**
- The Rich Avenue@Damrongrak	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Comparison of Operating Results by Project for the Nine-Month Periods Ended September 30, 2026 and 2025

Unit: Million Baht

Projects	Consolidated Revenue		Project Revenue		Increase (Decrease)	%
	Revenue (Million Baht)	Revenue (Million Baht)	Revenue (Million Baht)	Revenue (Million Baht)		
	30th Sep 2026	30th Sep 2025	30th Sep 2026	30th Sep 2025		
Revenue from sales of real estate	**470.45**	**419.27**	**459.11**	**397.29**	**51.18**	**12.21**
■ **Condominium**	**442.76**	**367.24**	**431.42**	**345.26**	**75.52**	**20.56**
- The Rich @ Sathorn - Taksin	44.14	42.03	44.14	42.03	**2.11**	**5.02**
- RICH PARK2 @Taopoon Interchange	0.00	0.00	0.00	0.00	**0.00**	**0.00**
-RICH PARK3 @CHAOPHRAYA	16.02	0.00	16.02	0.00	**16.02**	**100.00**
-RICH PARK4 @Triple Station	0.00	4.00	0.00	4.00	**(4.00)**	**(100.00)**
-The 8 Collection	3.19	4.40	3.19	4.40	**(1.21)**	**(27.50)**
-RICH PARK Terminal@Phaholyothin59	11.34	15.93	0.00	0.00	**(4.59)**	**(28.81)**
- The Rich @Ploenchit - Nana	20.37	71.40	20.37	65.35	**(51.03)**	**(71.47)**
- The Rich @Rama 9 - Srinakarin	118.46	33.95	118.46	33.95	**84.51**	**248.92**
- Rich Point@BTS Wutthakat	229.24	195.53	229.24	195.53	**33.71**	**17.24**
■ **Townhomes**	**27.69**	**52.03**	**27.69**	**52.03**	**(24.34)**	**(46.78)**
- The Rich Ville @Ratchapruk	2.79	4.70	2.79	4.70	**(1.91)**	**(40.64)**
- The Rich Biz Home @Sukhumvit 105	0.00	0.00	0.00	0.00	**0.00**	**0.00**
- Richton Suanluang @Pattanakarn	24.90	32.79	24.90	32.79	**(7.89)**	**(24.06)**
- Richton Phoem Sin @Donmueang	0.00	14.54	0.00	14.54	**(14.54)**	**(100.00)**
- The Rich Avenue@Damrongrak	0.00	0.00	0.00	0.00	**0.00**	**0.00**

For the three-month period ended September 30, 2026, the Company recorded revenue from condominium sales of Baht 177.88 million, representing an increase of Baht 114.49 million or 180.61% compared to the same period of the previous year. Meanwhile, revenue from townhouse sales amounted to Baht 8.29 million, representing a decrease of Baht 15.08 million or 64.53% compared to the same period of the previous year.

For the nine-month period ended September 30, 2026, the Company recorded revenue from condominium sales of Baht 442.76 million, representing an increase of Baht 75.52 million or 20.56% compared to the same period of the previous year. Meanwhile, revenue from townhouse sales amounted to Baht 27.69 million, representing a decrease of Baht 24.34 million or 46.78% compared to the same period of the previous year.

Overall, the real estate sector continued to experience a prolonged slowdown due to several adverse factors, including the incomplete recovery of the economy, weakened consumer purchasing power, and relatively high mortgage interest rates. These factors have caused consumers to postpone their residential property purchasing decisions, particularly those with high levels of debt obligations.

Furthermore, the stringent lending criteria imposed by financial institutions remained another significant factor affecting the Company's property ownership transfers and project sales, which declined compared to the same period of the previous year.

Cost of Real Estate Sales

For the three-month period ended September 30, 2026, the Company recorded costs of real estate sales and rental and service operations totaling Baht 156.92 million, representing 109.44% of revenue from real estate sales and rental and service operations, compared to Baht 88.32 million or 109.87% in the same period of the previous year.

For the nine-month period ended September 30, 2026, the Company recorded costs of real estate sales and rental and service operations totaling Baht 401.60 million, representing 112.98% of revenue from real estate sales and rental and service operations, compared to Baht 352.29 million or 110.82% in the same period of the previous year.

Selling and Administrative Expenses

For the three-month period ended September 30, 2026, the Company recorded selling and administrative expenses of Baht 53.18 million, representing a decrease of Baht 6.64 million or 11.10% compared to the same period of the previous year. Selling expenses amounted to Baht 44.41 million, representing a decrease of Baht 1.27 million or 2.77%.

For the nine-month period ended September 30, 2026, the Company recorded selling and administrative expenses of Baht 180.34 million, representing a decrease of Baht 2.63 million or 1.44% compared to the same period of the previous year. Selling expenses amounted to Baht 135.43 million, representing a decrease of Baht 2.63 million or 1.90%.

The Company continues to place significant emphasis on prudent expense management and cost control in line with prevailing real estate market conditions and the current economic environment, with the objective of maintaining adequate liquidity and sustaining long-term profitability.

Administrative expenses for the three-month period ended September 30, 2026 amounted to Baht 8.77 million, representing a decrease of Baht 5.37 million or 38.01% compared to the same period of the previous year.

Finance Costs

For the three-month period ended September 30, 2026, the Company recorded finance costs of Baht 57.72 million, representing a decrease of Baht 10.78 million or 15.74% compared to the same period of the previous year. The decrease was primarily attributable to the gradual repayment of borrowings from financial institutions, directors, and related parties, resulting in a corresponding reduction in interest expenses during the third quarter of 2026.

For the nine-month period ended September 30, 2026, the Company recorded finance costs of Baht 189.13 million, representing a decrease of Baht 18.77 million or 9.03% compared to the same period of the previous year.

As of September 30, 2026, the Company's key financial ratios were as follows:

1. Debt-to-Equity Ratio (D/E Ratio)**:** 1.30 times.
2. Interest-Bearing Debt-to-Equity Ratio**:** 1.11 times.

Net Operating Results

For the three-month period ended September 30, 2026, the Company reported a net profit of Baht 17.56 million, representing 6.13% of total revenue. This represented an improvement of Baht 67.22 million or 135.37% compared to the net loss recorded in the same period of the previous year.

For the nine-month period ended September 30, 2026, the Company reported a net loss of Baht 58.51 million.

Nevertheless, the Company remains committed to effective cost management, stringent expense control, and continuous improvement in financial efficiency to strengthen its financial position, maintain liquidity, and enhance its long-term competitiveness amid the ongoing challenges in the economic environment and real estate market.

Please be informed accordingly.

Yours sincerely,

(**Ms. Sutthiporn Hinrit**)

Chief Financial and Accounting Officer

Richy Place 2002 Public Company Limited