

12 May 2026

Subject: Clarification of operating results for the 1st quarter ending 31 March 2026

Attn: Directors and Managers

Stock Exchange of Thailand

As Charn Issara Development Public Company Limited (the "Company") has submitted the consolidated and separate financial statements of the Company for the first quarter ending March 31, 2026, which has been audited by a certified public accountant. The Company would like to clarify the results of changes in operating results as follows.

Operating results for the 1 st quarter of 2026			(Million Baht)	
Consolidated Financial Statements	2025	2024	Increase / (Decrease)	
			Amount	%
Total Revenue	528.8	635.3	(106.5)	(16.8)
Total Cost and Expenses	543.9	637.9	(94.1)	(14.7)
Net Profit / (Loss) – Equity holders of the company	(2.1)	(42.6)	(40.5)	(95.1)

The financial statements for the first quarter ended March 31, 2026 show a net loss attributable to shareholders of the company of 2.1 million baht. This represents a decrease in loss of 40.5 million baht, or 95.1%, compared to the same period of 2025.

Key Issue:

Income : The company's total revenue amounted to 528.8 million baht, a decrease of 106.5 million baht, or 16.8%, from the previous year. The main change stemmed from a 135.6 million baht, or 63.2%, decrease in real estate sales revenue due to the economic slowdown, high levels of household debt, and tighter lending policies by financial institutions. As a result, customers delayed their decision to purchase residential properties. Meanwhile, the company's hotel business saw a revenue increase of 35.1 million baht, or 11.0%, compared to the previous year, driven by an overall increase in tourist numbers and higher revenue from events such as weddings and music festivals.

Cost: The company's total cost of sales amounted to 311.1 million baht, a decrease of 56.2 million baht, or 15.3 %. This change is in line with the decrease in revenue from the company's real estate sales.

Sales and Administrative expenses: The company's selling and administrative expenses totaled 121.1 million baht, a decrease of 36.3 million baht, or 23.1 %. The overall decrease in expenses stemmed from lower selling expenses, mirroring the decrease in revenue. This included reduced specific business tax, transfer fees, and commissions. Administrative expenses also decreased as a result of the company's cost control and reduction measures.

Financial Position as of 31 March 2026

(Million Baht)

Consolidated Financial Statements	March	March	Increase / (Decrease)	
	2026	2025	Amount	%
Total Assets	9,988.2	10,549.5	(561.4)	(5.3)
Total Liabilities	7,979.0	8,539.0	(560.0)	(6.6)
Total Shareholder's Equality	2,009.2	2,010.5	(1.3)	(0.1)

The following items represent significant changes in the financial position for the period ended March 31, 2026:

- Cash and cash equivalents increased by 79.0 million baht due to the company's business operations, the sale of investment properties (condominium units) in the Issara Ladphrao project, and borrowings from financial institutions and other companies, net of loan repayments to release mortgages on condominium units, debenture payments, and lease contract payments during the period.
- Restricted deposits at financial institutions decreased by 529.5 million baht due to the repayment of debentures due in February and March 2026 totaling 629.1 million baht.
- Current corporate income tax receivable decreased by 12.5 million baht due to the reclassification of items to trade and other non-current receivables - refundable tax from the Revenue Department, coupled with other factors during the period. • Real estate transfers decreased, resulting in lower withholding tax for the period.
- Trade and other non-current receivables - Refundable tax increased by 14.6 million baht due to the reclassification of income tax assets for 2025 for deferred tax refunds from the Revenue Department.
- Investment properties decreased by 48.3 million baht due to the sale of investment properties, specifically condominium units in The Issara Ladphrao project, during the period.
- Trade and other payables decreased by 38.8 million baht due to payments for construction work and rent payments under the SPM2 lease agreement, which had been approved for a deferment in the past during the year.
- Loans from financial institutions increased by 74.5 million baht due to borrowing to repay debentures, net of the release of mortgages on the company's condominiums for the transfer of ownership to customers.
- Long-term loans from other companies increased by 70.9 million baht for the development of real estate projects for sale, the SaSa Hua Hin project.
- Debentures decreased by 633.0 million baht due to the payment of debentures due in February and March 2026, totaling 629.1 million baht, net of deferred debenture issuance fees.
- Lease liabilities decreased by 41.7 million baht due to rent payments under contracts, particularly the lease for real estate at the Sri Panwa Hotel.

- Contract liabilities increased by 22.3 million baht due to advance payments for real estate purchase agreements with customers during the period.

Cash Flow Analysis		(Million Baht)
Consolidated Financial Statements	2026	2025
Net cash generated (used in) from operating activities	147.0	162.6
Net cash generated (used in) from investment activities	60.4	241.6
Net cash generated (used in) from financing activities	(128.4)	(354.5)
Net increase (decrease) in cash and cash equivalents	79.0	49.7
Cash and cash equivalents – ending balance	199.4	271.2

Cash flow from operating activities

The company had net cash flow from operating activities for the first quarter of 2026 of 147.0 million baht, derived from the transfer of ownership of condominium units in The Issara Sathorn and Sasara Hua Hin projects, from the operation of the hotel business (Sri Panwa Phuket, Baba Beach Club Natai, and Baba Beach Hua Hin), and from rental and service income (Charn Issara 1 and Charn Issara 2 office buildings) during the period.

Cash flow from investing activities

The Company had net cash flow from investing activities for the first quarter of 2026 of 60.4 million baht, derived from the sale of investment properties, specifically condominium units in The Issara Ladphrao project, for 45.0 million baht, and dividend income from other non-current financial assets of 18.3 million baht, net of payments for the purchase/repair of building assets and equipment, and short-term loans to other companies during the period.

Cash flow from financing activities

The company's net cash flow used for financing activities in the first quarter of 2026 was 128.4 million baht, resulting from repayments of loans from financial institutions, release of mortgages on condominiums, repayment of lease liabilities, debenture payments, and interest payments during the period.

Please be informed accordingly.

Best regards,

(Mrs. Teeraporn Sricharoenwong)

Managing Director