



LH FINANCIAL GROUP PUBLIC COMPANY

MANAGEMENT DISCUSSION AND ANALYSIS

FOR THE FIRST QUARTER ENDED 31 MARCH 2026

(THIS REPORT DISCUSSES PRINCIPAL CHANGES TO THE UNREVIEWED CONSOLIDATED FINANCIAL STATEMENT)

Overview of Business Operation

LH Financial Group Public Company Limited is a parent company of the financial business group which consists of the companies as follows:

- Land and Houses Bank Public Company Limited
- Land and Houses Fund Management Company Limited
- Land and Houses Securities Public Company Limited

Structure of LH Financial Group Public Company Limited Financial Business Group



Investment



Credit Rating

Fitch Ratings (Thailand) Limited	
National long-term rating	AA+(tha)
Outlook	“Stable”
National short-term rating	F1+(tha)
TRIS Rating Company Limited	
Company rating	AA+
Outlook	“Stable”

Economic Overview and Competition in Commercial Banking Industry

In the first quarter of 2026, the Thai economy slowed down, although it was supported by export sector, particularly electronics. Nevertheless, domestic demand remained under pressure from foreign tourist arrivals that showed the signs of recovery from the previous quarter but still contracted when compared to the previous year. Private consumption also experienced a slowdown, despite support from policy rate cuts, high level of household debt as well as the discontinuity of economic stimulus measures during the government transition period. In addition, the tensions in the Middle East heightened inflation risks through rising energy prices and production costs, which could add fragility to the economy in the period ahead.

For 2026, the Office of the National Economic and Social Development Council (NESDC) projected that Thai economic will grow in the range of 1.5–2.5% (as of February 2026), driven mainly by continued expansion in private consumption, the increase in the government budget framework and a recovery in the tourism sector. Nevertheless, the Thai economy will continue to face several risks, including volatility in the global economic and trade systems, prolonged geopolitical tensions, elevated household debt and climate uncertainty, all of which could affect economic stability and limit Thailand's growth potential.

As for the banking sector, in the first quarter of 2026, loan growth in the commercial banking system showed the signs of a sluggish recovery, in line with subdued economic expansion and fragile domestic demand. Corporate loan remained contracted. However, consumer loans showed the signs of recovery, particularly hire purchase loans, supported by surging domestic car sales. Asset quality trends were stable to slightly improving, driven by continued debt management efforts and ongoing debt restructuring. Overall, the stability of the commercial banking system remained solid, supported by high levels of capital, loan loss reserves, and liquidity, which provided sufficient buffers against economic volatility and uncertainties going forward.

Analysis of Operating Results

In the first quarter of 2026, the operating results of the company and its subsidiaries showed the net profit of Baht 842.5 million, increased by 0.2% when compared to the fourth quarter of 2025 with the net profit of Baht 840.5 million as a result of the increase in investment gains and dividend income. And the net profit increased by 47.9% when compared to the first quarter of 2025 with net profit of Baht 569.7 million due to the increase in net gains (losses) from financial instruments measured at fair value through profit or loss, investment gains, and dividend income.

Net Interest Income

In the first quarter of 2026, net interest income amounted to Baht 1,770.8 million, decreased by 3.5% when compared to the fourth quarter of 2025 and increased by 5.9% when compared to the first quarter of 2025. In the first quarter of 2026, interest income was Baht 3,317.1 million, decreased by 4.0% and interest expenses amounted to Baht 1,546.3 million, decreased by 4.5% when compared to the first quarter of 2025.

Net Non-interest Income

In the first quarter of 2026, net non-interest income amounted to Baht 684.9 million, increased by 31.2% when compared to the fourth quarter of 2025, mainly due to the increase in investment gains and dividend income. Non-interest income increased by 95.5% when compared to the first quarter of 2025, mainly due to the increase in gains (losses) on financial instruments measured at fair value through profit or loss and gains on investments.

Other Operating Expenses

In the first quarter of 2026, other operating expenses amounted to Baht 1,239.8 million, decreased by 7.1% when compared to the fourth quarter of 2025, mainly due to the decrease in sales promotion and advertising expenses and other expenses and increased by 10.8% when compared to the first quarter of 2025, mainly due to the increase in amortization expense of intangible assets.

Profit from Operations before Expected Credit Losses and Income Tax

In the first quarter of 2026, profit from operations before expected credit losses and income tax amounted to Baht 1,215.9 million, increased by 18.8% when compared to the fourth quarter of 2025 and increased by 34.6% when compared to the first quarter of 2025.

In the first quarter of 2026, basic earnings per share stood at Baht 0.040 per share, increased by 2.6% when compared to the fourth quarter of 2025 and increased by 48.1% when compared to the first quarter of 2025.

Table: Operating Results

(Unit: Million Baht)

Items	Quarter		Variance		Quarter	Variance	
	1/2026	4/2025	Amount	(%QoQ)	1/2025	Amount	(%YoY)
Interest income	3,317.1	3,454.7	(137.6)	(4.0)	3,393.6	(76.5)	(2.3)
Interest expense	(1,546.3)	(1,619.5)	(73.2)	(4.5)	(1,721.7)	(175.4)	(10.2)
Net interest income	1,770.8	1,835.2	(64.4)	(3.5)	1,671.9	98.9	5.9
Fees and service income	373.5	305.5	68.0	22.3	263.7	109.8	41.6
Fees and service expense	(68.4)	(64.3)	4.1	6.4	(56.6)	11.8	20.8
Net fees and service income	305.1	241.2	63.9	26.5	207.1	98.0	47.3

Items	Quarter		Variance		Quarter	Variance	
	1/2026	4/2025	Amount	(%QoQ)	1/2025	Amount	(%YoY)
Gains (Losses) on financial instruments measured at fair value through profit or loss	19.0	80.5	(61.5)	(76.4)	3.1	15.9	512.9
Gains on investments	141.3	(0.2)	141.5	N/A	-	141.3	100
Dividend income	180.2	142.9	37.3	26.1	104.6	75.6	72.3
Other operating incomes	39.3	57.6	(18.3)	(31.8)	35.6	3.7	10.4
Operating income	2,455.7	2,357.2	98.5	4.2	2,022.3	433.4	21.4
Other operating expenses	1,239.8	1,333.9	(94.1)	(7.1)	1,118.7	121.1	10.8
Expected credit losses	189.0	(1.6)	190.6	N/A	192.2	(3.2)	(1.7)
Income tax	184.4	184.4	-	-	141.7	42.7	30.1
Profit from operations before expected credit losses and income tax	1,215.9	1,023.3	192.6	18.8	903.6	312.3	34.6
Profit from operations before income tax	1,026.9	1,024.9	2.0	0.2	711.4	315.5	44.3
Net profit	842.5	840.5	2.0	0.2	569.7	272.8	47.9
Basic earnings per share (Baht)	0.040	0.039	0.001	2.6	0.027	0.013	48.1
ROA	0.84				0.66	0.18	27.3
ROE	8.04				5.91	2.13	36.0

Table: Other Operating Expenses

(Unit: Million Baht)

Items	Quarter		Variance		Quarter	Variance	
	1/2026	4/2025	Amount	(%QoQ)	1/2025	Amount	(%YoY)
Employees' expenses	720.9	681.1	39.8	5.8	621.0	99.9	16.1
Premises and equipment expenses	261.0	280.3	(19.3)	(6.9)	244.3	16.7	6.8
Other expenses	257.9	372.5	(114.6)	(30.8)	253.4	4.5	1.8
Total	1,239.8	1,333.9	(94.1)	(7.1)	1,118.7	121.1	10.8

Analysis of Financial Position

Total Assets

As of 31 March 2026, total assets amounted to Baht 414,640.4 million, increased by Baht 15,829.4 million or 4.0% when compared to the end of the year 2025. Core assets comprised loans to customers - net at 68.1% of total assets, followed by interbank and money market items - net at 15.3% of total assets.

Table: Total Assets

(Unit: Million Baht)

Items	March	December	Variance	
	2026	2025	Amount	(%YTD)
Interbank and money market items - net	63,592.7	53,653.3	9,939.4	18.5
Investments - net	48,746.2	56,627.0	(7,880.8)	(13.9)
Loans to customers - net	282,211.6	274,596.4	7,615.2	2.8
Other assets - net	20,089.9	13,934.3	6,155.6	44.2
Total assets	414,640.4	398,811.0	15,829.4	4.0

Total Liabilities

As of 31 March 2026, total liabilities amounted to Baht 372,618.6 million, increased by Baht 16,524.3 million or 4.6% when compared to the end of the year 2025. Most of liabilities were deposits, accounting for 86.5% of total liabilities.

Total Owners' Equity

As of 31 March 2026, total owners' equity amounted to Baht 42,021.8 million, decreased by Baht 694.9 million or 1.6% when compared to the end of the year 2025.

Table: Total Liabilities and Owners' Equity

(Unit: Million Baht)

Items	March	December	Variance	
	2026	2025	Amount	(%YTD)
Deposits	322,320.4	316,722.8	5,597.6	1.8
Interbank and money market items	19,608.0	16,289.7	3,318.3	20.4
Debts issued and borrowings - net	19,498.0	13,886.7	5,611.3	40.4
Other liabilities	11,192.2	9,195.1	1,997.1	21.7
Total liabilities	372,618.6	356,094.3	16,524.3	4.6
Total owners' equity	42,021.8	42,716.7	(694.9)	(1.6)

Number of Employees

As of 31 March 2026, the company and its subsidiaries had 1,903 employees, increased by 13 employees, when compared to the end of the year 2025.

Key Milestones

- Providing loan support for SMEs in target industries and low-interest loans under the GSB Soft Loan program to revitalize Thai businesses, and loan guarantees from the Thai Credit Guarantee Corporation (TCG) under the “SMEs Go Big” project resulting in an 18% growth in SME loans from the end of 2025
- Growing trade finance transaction fee income by 297% YoY, with FX income increasing by 120%
- Expanding the retail customer base by 9.3% when compared to 2025
- Growing housing loans by 22.7% YoY, with non-performing loan (NPL) below the industry average
- Growing wealth management fee income by 95% YoY
- Launching international equity and exchange-traded fund (ETF) trading services (LHS GlobalX) to broaden investment options and enhance clients’ opportunities to generate appropriate returns, while continuously expanding the company’s client base
- Developing an online bond subscription platform (LHS BondX) to facilitate and streamline the subscription process, while reducing paper consumption as part of the commitment to sustainable business practices
- Developing products in line with global megatrends through collaborations with best-in-class fund houses to enhance its asset selection capabilities and deliver sustainable returns to investors. During the first quarter, the company rolled out several funds, including LHAI, LHCOPPER, LHGDEFENSE, LHLONGEVITY, LHHUMANOID, and LHGALPHA.

Sustainability Milestones

- The assessment result of GHG emissions arising from various activities in 2025, the company is under the process of getting verification for offsetting corporate carbon footprint of 3,418 tons during the meeting to consider carbon footprint registration by TGO (Public Organization).
- Providing sustainable financing including Green Loans, Sustainability-linked Loans, and Green Transition Advisory service to low-carbon industries. In the first quarter of 2026, the bank granted green loans totaling Baht 3,045 million, representing a growth of more than 4.5 times YoY.

- Launching the green deposit products to channel funds to provide financial support for environmentally-friendly businesses, such as clean energy projects, green building projects, and enterprises that contribute to the reduction of greenhouse gas emissions. The green deposit products were designed under a sustainable finance framework, which encompasses sustainable green financing standards, with the Asian Development Bank (ADB) serving as an advisor, independently assessed and commented by TRIS Rating Co., Ltd.

Factors Affecting Future Operations

Factors that may affect future performance included the easing monetary policy, which will help relieve the private sector’s financial costs and support a recovery in new loan demand among potential customers. Nevertheless, lower interest rates could put pressure on banks’ net interest margin (NIM), as loan yields would likely decline faster than deposit costs. At the same time, the government has pursued debt resolution measures through asset management companies (AMCs), which could help reduce provisioning burdens and relieve some financial system vulnerabilities. In addition, the roles of the Thai Credit Guarantee Corporation (TCG) remained a pivotal mechanism in supporting access to credit for SME entrepreneurs with limited collateral.

However, some risk factors still require monitoring, including US import tariff measures, intensifying competition from Chinese imports, fragility in the Chinese economy, and geopolitical conflicts, particularly in the Middle East, which could disrupt energy infrastructure and keep energy prices surging, thereby adding pressure to costs and inflation. In addition, the entry of Virtual Banks is likely to intensify competition in the retail and SME segments. Meanwhile, ESG issues are expected to have a greater impact on competitiveness, both through investor preferences for sustainability and compliance with environmental regulations imposed by regulators.

Performance Analysis of Subsidiaries

1. COMMERCIAL BANKING BUSINESS

Land and Houses Bank Public Company Limited

Credit Rating

Fitch Ratings (Thailand) Limited	
National long-term rating	AA+(tha)
Outlook	“Stable”
National short-term rating	F1+(tha)
Basel III Tier-2 debentures	AA-(tha)

TRIS Rating Company Limited	
Company rating	AAA
Outlook	“Stable”
Additional Tier 1 securities	A+
Basel III Tier-2 capital securities	AA

Analysis of Operating Results

In the first quarter of 2026, the operating results of the bank showed the net profit of Baht 731.7 million, decreased by 2.4% when compared to the fourth quarter of 2025 with the net profit of Baht 749.8 million due to the decrease in other operating expenses, interest income, and gains (Losses) on financial instruments measured at fair value through profit or loss. The net profit increased by 24.4% when compared to the first quarter of 2025 with net profit of Baht 588.4 million due to the increase in gains (Losses) on financial instruments measured at fair value through profit or loss and fee and service income.

Net Interest Income

In the first quarter of 2026, net interest income amounted to Baht 1,749.5 million, decreased by 3.9% when compared to the fourth quarter of 2025 and increased by 2.9% when compared to the first quarter of 2025. In the first quarter of 2026, interest income was Baht 3,304.0 million, decreased by 4.0% and interest expenses was Baht 1,554.5 million, decreased by 4.1% when compared to the first quarter of 2025.

In the first quarter of 2026, net interest margin (NIM) stood at 1.85%, decreased when compared to the year 2025 which was 2.00%.

Net Non-interest Income

In the first quarter of 2026, net non-interest income amounted to Baht 452.6 million, increased by 36.4% when compared to the fourth quarter of 2025 mainly due to the increase in gains on capital and fee and service income, and increased by 132.8% when compared to the first quarter of 2025 mainly due to the increase in gains (Losses) on financial instruments measured at fair value through profit or loss and gains on investments.

Other Operating Expenses

In the first quarter of 2026, other operating expenses were Baht 1,107.4 million, decreased by 10.4% when compared to the fourth quarter of 2025 due mainly to the decrease in other expenses, increased by 10.9% when compared to the first quarter of 2025 due to the increase in amortization of intangible assets and employee expenses.

Expected Credit Losses

In the first quarter of 2026, the expected credit losses amounted to Baht 187.8 million, increased by 1,368.9% when compared to the fourth quarter of 2025 and increased by 13.3% when compared to the first quarter of 2025. The coverage ratio stood at 160.21%.

In the first quarter of 2026, basic earnings per share stood at Baht 0.370 per share, decreased by 2.6% when compared to the fourth quarter of 2025, and increased by 27.6% when compared to the first quarter of 2025.

Table: Operating Results

(Unit: Million Baht)

Items	Quarter		Variance		Quarter		Variance	
	1/2026	4/2025	Amount	(%QoQ)	1/2025	Amount	(%YoY)	
Interest income	3,304.0	3,440.9	(136.9)	(4.0)	3,378.0	(74.0)	(2.2)	
Interest expense	(1,554.5)	(1,620.5)	(66.0)	(4.1)	(1,677.2)	(122.7)	(7.3)	
Net interest income	1,749.5	1,820.4	(70.9)	(3.9)	1,700.8	48.7	2.9	
Fees and service income	204.0	152.7	51.3	33.6	124.9	79.1	63.3	
Fees and service expense	(24.6)	(22.3)	2.3	10.3	(18.4)	6.2	33.7	
Net fees and service income	179.4	130.4	49.0	37.6	106.5	72.9	68.5	
Gains (Losses) on financial instruments measured at fair value through profit or loss	18.2	79.9	(61.7)	(77.2)	3.3	14.9	451.5	
Gains on investments	141.3	0.0	141.3	100.0	-	141.3	100.0	
Dividend income	74.0	63.1	10.9	17.3	55.1	18.9	34.3	
Other operating incomes	39.7	58.3	(18.6)	(31.9)	29.5	10.2	34.6	
Operating income	2,202.1	2,152.1	50.0	2.3	1,895.2	306.9	16.2	
Other operating expenses	1,107.4	1,236.2	(128.8)	(10.4)	999.0	108.4	10.9	
Expected credit losses	187.8	(14.8)	202.6	N/A	165.7	22.1	13.3	
Income tax	175.2	180.9	(5.7)	(3.2)	142.1	33.1	23.3	
Profits from operations before expected credit losses and income tax	1,094.7	915.9	178.8	19.5	896.2	198.5	22.1	
Profits from operations before income tax	906.9	930.7	(23.8)	(2.6)	730.5	176.4	24.1	
Net profit	731.7	749.8	(18.1)	(2.4)	588.4	143.3	24.4	

Items	Quarter		Variance		Quarter	Variance	
	1/2026	4/2025	Amount	(%QoQ)	1/2025	Amount	(%YoY)
Basic earnings per share (Baht)	0.370	0.380	(0.010)	(2.6)	0.290	0.080	27.6
ROA	0.74				0.70	0.04	5.7
ROE	7.32				6.21	1.11	17.9

Table: Other Operating Expenses

(Unit: Million Baht)

Items	Quarter		Variance		Quarter	Variance	
	1/2026	4/2025	Amount	(%QoQ)	1/2025	Amount	(%YoY)
Employees' expenses	586.5	581.6	4.9	0.8	453.8	132.7	29.2
Premises and equipment expenses	239.3	258.7	(19.4)	(7.5)	222.5	16.8	7.6
Other expenses	281.6	395.9	(114.3)	(28.9)	322.7	(41.1)	(12.7)
Total	1,107.4	1,236.2	(128.8)	(10.4)	999.0	108.4	10.9

Analysis of Financial Position

Total Assets

As of 31 March 2026, total assets amounted to Baht 408,378.9 million, increased by Baht 15,463.7 million or 3.9% when compared to the end of the year 2025. Core assets comprised loans to customers - net at 68.8% of total assets, followed by interbank and money market items - net at 15.6% of total assets, and investments - net at 10.8% of total assets.

Table: Total Assets

(Unit: Million Baht)

Items	March	December	Variance	
	2026	2025	Amount	(%YTD)
Interbank and money market items - net	63,697.6	53,703.0	9,994.6	18.6
Investments - net	44,269.8	52,218.4	(7,948.6)	(15.2)
Loans to customers - net	281,000.1	273,650.6	7,349.5	2.7
Other assets - net	19,411.4	13,343.2	6,068.2	45.5
Total assets	408,378.9	392,915.2	15,463.7	3.9

Loans to Customers

As of 31 March 2026, loans to customers - net of deferred revenue and modification gain or loss (Interbank and money market items included) amounted to Baht 351,813.8 million, increased by Baht 18,346.7 million or 5.5% when compared to the end of the year 2025.

Loans to Customers by Segment

Conglomerate & corporate loans amounted to Baht 184,318.2 million, increased by Baht 11,560.4 million or 6.7% when compared to the end of the year 2025.

Commercial & SME loans amounted to Baht 92,197.7 million, increased by Baht 3,725.5 million or 4.2% when compared to the end of the year 2025.

Retail loans amounted to Baht 75,297.9 million, increased by Baht 3,060.8 million or 4.2% when compared to the end of the year 2025.

Table: Loans to Customers Classified by Segment

(Unit: Million Baht)

Loans to Customers Classified by Segment	March	December	Variance	
	2026	2025	Amount	(%YTD)
Conglomerate & Corporate	184,318.2	172,757.8	11,560.4	6.7
Commercial & SME	92,197.7	88,472.2	3,725.5	4.2
Retail	75,297.9	72,237.1	3,060.8	4.2
Total loans to customers - net*	351,813.8	333,467.1	18,346.7	5.5

Remarks: *Total loans to customers - net of deferred revenue and modification gain or loss from the new standard including interbank and money market items.

Loans to Customers by Type of Businesses

Loans to customers classified by type of businesses were mainly financial intermediary, followed by manufacturing and commerce and housing loans, accounting for 31.6%, 21.7% and 21.3% of total loans, respectively.

Table: Loans to Customers by Type of Businesses

(Unit: Million Baht)

Loans to Customers by Type of Businesses	March	December	Variance	
	2026	2025	Amount	(% YTD)
Agricultural and mining	2,574.2	2,633.7	(59.5)	(2.3)
Manufacturing and commerce	76,359.5	74,045.1	2,314.4	3.1
Real estate and construction	36,774.5	34,665.0	2,109.5	6.1
Public utilities and services	45,535.4	47,002.4	(1,467.0)	(3.1)
Housing loan	74,887.8	68,660.0	6,227.8	9.1
Financial intermediary	111,021.7	99,694.4	11,327.3	11.4
Savings cooperative	3,090.0	3,000.0	90.0	3.0
Others	1,570.7	3,766.6	(2,195.9)	(58.3)
Total loans to customers - net*	351,813.8	333,467.1	18,346.7	5.5

Remarks: * Total loans to customers - net of deferred revenue and modification gain or loss from the new standard including interbank and money market items.

Non-performing Loans

As of 31 March 2026, non-performing loans (Gross) amounted to Baht 8,095.8 million, decreased by Baht 50.5 million or 0.6% when compared to the end of the year 2025.

NPL ratio was 2.30% of total loans (Interbank and money market items included) when compared to the end of the year 2025 which was 2.44%.

Investments

As of 31 March 2026, net investments had the book value of Baht 44,269.8 million, decreased by Baht 7,948.6 million or 15.2% when compared to the end of the year 2025.

Total Liabilities

As of 31 March 2026, total liabilities amounted to Baht 368,746.7 million, increased by Baht 16,886.4 million or 4.8% when compared to the end of the year 2025. Most of liabilities were deposits, accounting for 87.4% of total liabilities.

Total Owners' Equity

As of 31 March 2026, total owners' equity amounted to Baht 39,632.2 million, decreased by Baht 1,422.7 million or 3.5% when compared to the end of the year 2025.

Table: Total Liabilities and Owners' Equity

(Unit: Million Baht)

Items	March	December	Variance	
	2026	2025	Amount	(%YTD)
Deposits	322,420.4	318,013.3	4,407.1	1.4
Interbank and money market items	19,688.8	16,513.8	3,175.0	19.2
Debts issued and borrowings - net	15,342.0	8,392.1	6,949.9	82.8
Other liabilities	11,295.5	8,941.1	2,354.4	26.3
Total liabilities	368,746.7	351,860.3	16,886.4	4.8
Total owners' equity	39,632.2	41,054.9	(1,422.7)	(3.5)

Deposits

As of 31 March 2026, the bank had the total deposit of Baht 322,420.4 million, increased by Baht 4,407.1 million or 1.4% when compared to the end of the year 2025. Time deposit formed the majority of 41.6%, followed by savings deposit of 41.6% of total deposit.

Table: Deposits by Type of Deposits

(Unit: Million Baht)

Type of Deposits	March	December	Variance	
	2026	2025	Amount	(%YTD)
Demand deposit	3,116.5	6,049.7	(2,933.2)	(48.5)
Savings deposit	134,183.2	101,729.6	32,453.6	31.9
Time deposit	134,122.8	152,443.3	(18,320.5)	(12.0)
Fixed deposit receipt	50,997.9	57,790.7	(6,792.8)	(11.8)
Total deposit	322,420.4	318,013.3	4,407.1	1.4

Capital Adequacy Ratio and BIS Ratio

As of 31 March 2026, the capital to risk-weighted assets ratio (BIS ratio) was 16.081%, which was higher than the Bank of Thailand's minimum requirement of 11.000% and decreased from 17.272% as at 31 December 2025.

Tier-1 capital ratio to risk-weighted assets was 14.207%, which was higher than the Bank of Thailand's minimum requirement of 8.500% and decreased from 15.245% as at 31 December 2025.

Table: BIS Ratio

BIS Ratio	As of 31 March 2026		As of 31 December 2025	
	Million Baht	%	Million Baht	%
Common Equity Tier-1 capital				
Bank	36,687.4	12.503	38,008.6	13.473
Minimum rate required by law		7.000		7.000
Difference		5.503		6.473
Additional Tier-1 capital	5,000.0		5,000.0	
Tier-1 capital				
Bank	42,687.4	14.207	43,008.6	15.245
Minimum rate required by law		8.500		8.500
Difference		5.707		6.745
Total capital				
Bank	47,185.0	16.081	48,727.5	17.272
Minimum rate required by law		11.000		11.000
Difference		5.081		6.272

Branch Network

As of 31 March 2026, Land and Houses Bank Public Company Limited had the total of 68 branches, decreased by 3 branches from the end of 2025.

2. SECURITIES BUSINESS

Land and Houses Securities Public Company Limited

Overview of the Stock Exchange of Thailand

In the first quarter of 2026, the Thai stock market increased when compared to the end of the previous year, supported by a combination of sustained net foreign capital inflows and improved clarity in the domestic political landscape following the official announcement of the election results, which improved political stability. However, toward the end of the quarter, SET index began to decline due to external factors, particularly, the war between the US–Israel and Iran. This has led to a notable spike in energy prices, especially, oil, resulting in oil supply shortages in certain countries. This situation contributed to a slowdown in the global economy, while inflations increased due to higher production costs.

As of the end of the first quarter, the SET Index closed at 1,488.14 points, increased by 14.96% from the end of the previous year. The average daily turnover rose to Baht 6.51 billion, up 85.2% from the previous quarter, while foreign investors recorded net purchases of Baht 1.92 billion.

Analysis of Operating Results

The operating results of the company for the first quarter of 2026 showed a net profit of Baht 34.1 million, increased by 487.9% when compared to the fourth quarter of 2025 and a net loss of Baht 27.4 million in the first quarter of 2025.

Total Income

In the first quarter of 2026, total income was Baht 95.2 million, increased by 48.1% when compared to the fourth quarter of 2025 and increased by 61.9% when compared to the first quarter of 2025.

Brokerage Fees Income

In the first quarter of 2026, brokerage fees income was Baht 33.5 million, increased by 95.9% when compared to the fourth quarter of 2025 and increased by 61.8% when compared to the first quarter of 2025.

Other Incomes apart from Brokerage Fees Income

In the first quarter of 2026, other incomes apart from brokerage fees income consisted of interest income, gains and returns on financial instruments and other incomes amounted to Baht 15.7, 42.6 and 3.4 million, respectively.

Total Expenses

In the first quarter of 2026, total expenses were Baht 57.2 million, decreased by 5.1% when compared to the fourth quarter of 2025 and decreased by 37.1% when compared to the first quarter of 2025.

Table: Operating Results

(Unit: Million Baht)

Items	Quarter		Variance		Quarter	Variance	
	1/2026	4/2025	Amount	(%QoQ)		1/2025	Amount
Brokerage fees income	33.5	17.1	16.4	95.9	20.7	12.8	61.8
Interest income	15.7	15.9	(0.2)	(1.3)	22.1	(6.4)	(29.0)
Gains and return on financial instruments	42.6	28.5	14.1	49.5	7.4	35.2	475.7
Other incomes	3.4	2.8	0.6	21.4	8.6	(5.2)	(60.5)
Total income	95.2	64.3	30.9	48.1	58.8	36.4	61.9

Items	Quarter		Variance		Quarter	Variance	
	1/2026	4/2025	Amount	(%QoQ)	1/2025	Amount	(%YoY)
Total expenses	57.2	60.3	(3.1)	(5.1)	90.9	(33.7)	(37.1)
Profits before income tax	38.0	4.0	34.0	850.0	(32.1)	70.1	218.4
Income tax	3.9	(1.8)	5.7	316.7	(4.7)	8.6	183.0
Net profits (loss)	34.1	5.8	28.3	487.9	(27.4)	61.5	224.5
Basic earnings per share (Baht)	0.02	0.00	0.02	100.0	(0.02)	0.04	200.0

Factors Affecting Future Operations

Factors that may impact the operations of the securities business include volatility in economic conditions, both domestically and internationally. Key pressures continue to stem from escalating geopolitical tensions among the US-Israel and Iran, which have intensified significantly. This development increases uncertainty surrounding global stability and energy. In addition, changes in regulations and policies by the government and regulators may further contribute to rising operating costs.

3. FUND MANAGEMENT BUSINESS

Land and Houses Fund Management Company Limited

Overview of Fund Management Business

In the first quarter of 2026, total net asset value of mutual funds amounted to Baht 6.52 trillion, representing the increase of Baht 0.06 trillion or 0.9% from the year 2025. Upon classification by fund types, equity funds, property funds & REITs, and other funds have increased, while fixed income funds and mixed funds have slightly declined.

Analysis of the Operating Results

In the first quarter of 2026, net profit was Baht 22.6 million, increased by 0.9% when compared to the fourth quarter of 2025 and increased by 46.8% when compared to the first quarter of 2025.

Total Incomes

In the first quarter of 2026, total incomes amounted to Baht 177.2 million, increased by 2.4% when compared to the fourth quarter of 2025 and increased by 30.6% when compared to the first quarter of 2025.

Fees and Service Income

In the first quarter of 2026, fees and service income amounted to Baht 171.5 million, increased by 1.9% when compared to the fourth quarter of 2025. Most of fees and service income were derived from the management of mutual funds and increased by 30.9% when compared to the first quarter of 2025.

Other Incomes apart from Fees and Service Income

In the first quarter of 2026, other incomes apart from fee and service income consisted of interest income, gains and returns on financial instruments and other incomes were Baht 0.3, 3.6 and 1.8 million, respectively.

Total expenses

In the first quarter of 2026, total expenses amounted to Baht 149.2 million, increased by 2.8% when compared to the fourth quarter of 2025 and increased by 27.8% when compared to the first quarter of 2025.

Table: Operating Results

(Unit: Million Baht)

Items	Quarter		Variance		Quarter	Variance	
	1/2026	4/2025	Amount	(%QoQ)	1/2025	Amount	(%YoY)
Fees and Service Income	171.5	168.3	3.2	1.9	131.0	40.5	30.9
Interest income	0.3	0.3	0.0	0.0	0.5	(0.2)	(40.0)
Gains and return on financial instruments	3.6	3.6	0.0	0.0	3.6	0.0	0.0
Other incomes	1.8	0.8	1.0	125.0	0.6	1.2	200.0
Total income	177.2	173.0	4.2	2.4	135.7	41.5	30.6
Total expenses	149.2	145.2	4.0	2.8	116.7	32.5	27.8
Profits before income tax	28.0	27.8	0.2	0.7	19.0	9.0	47.4
Income tax	5.4	5.4	0.0	0.0	3.6	1.8	50.0
Net profits	22.6	22.4	0.2	0.9	15.4	7.2	46.8
Basic earnings per share (Baht)	7.52	7.50	0.02	0.3	5.15	2.37	46.0

Net Asset Value under Management

As of 31 March 2026, the company had 217 funds under management, increased by 9 funds when compared to the end of year 2025. The company's total net asset value was Baht 68,936.4 million, decreased by 1.9% when compared to the end of year 2025. The mutual funds under management were as follows:

- Property fund and real estate investment trust	40,201.3	million Baht
- Fixed income fund	9,041.3	million Baht
- Equity fund	15,123.0	million Baht
- Mixed fund	1,410.5	million Baht
- Fund of Property Fund	3,160.3	million Baht

In case the net asset values of Baht 14,177.8 million in private funds and Baht 10,239.7 million in provident funds are included, the company's net asset value will be Baht 93,353.9 million.

Factors Affecting Future Operations

Fund performance going forward will depend on several key factors, including global economic trends, the direction of interest rates and inflation as well as financial market volatility arising from geopolitical uncertainties, particularly, heightened volatility in energy prices and supply chains as well as structural shifts in the global economy, such as the growth of technology and innovation, energy transition, and rising trend in sustainable (ESG) investments. Furthermore, government policies and regulatory developments may influence capital flows and investment opportunities for the funds.