BANGKOK LAND PUBLIC COMPANY LIMITED

AND ITS SUBSIDIARIES

INTERIM FINANCIAL INFORMATION

JUNE 30, 2026

AND AUDITOR'S REPORT ON THE REVIEW

OF INTERIM FINANCIAL INFORMATION

KARIN
A Member Firm of KLC Asian Network

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AUDITOR'S REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION

To The Board of Directors of Bangkok Land Public Company Limited

I have reviewed the interim consolidated financial information of Bangkok Land Public Company Limited and its subsidiaries ("the Group") and the interim separate financial information of Bangkok Land Public Company Limited ("the Company"). These comprise the consolidated and separate statements of financial position as at June 30, 2026 the consolidated and separate statements of comprehensive income, the consolidated and separate statements of changes in shareholders' equity, and the consolidated and separate statements of cash flows for three - month periods then ended, and the condensed notes to the interim consolidated and separate financial information. Management is responsible for the preparation and presentation of this interim consolidated and separate financial information in accordance with Thai Accounting Standard No.34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim consolidate and separate financial information based on my review.

Scope of Review

I conducted my audit in accordance with Thai Standards on Auditing. My responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of the consolidated and separate financial statements section of my report. I am independent of the Group and the Company in accordance with the Code of Ethics for Professional Accountants including Independence Standards issued by the Federation of Accounting Professions (Code of Ethics for Professional Accountants) that are relevant to my audit of the consolidated and separate financial statements and I have fulfilled my other ethical responsibilities in accordance with the Code of Ethics for Professional Accountants. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim consolidated and separate financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting".

Emphasis of Matter

I draw attention to Note 18(b) of the condensed notes to interim financial information. On July 23, 2018, the Company filed a lawsuit against Deutsche Trustee Co.,Ltd. and its partisans to prosecute in a Court of Thailand, a civil lawsuit was filed against the Central Intellectual Property and International Trade, claiming damages of Baht 625.61 million. On February 5, 2021, the Court has rendered a judgment for the Company to repay the outstanding amount incurred under the USD Bonds, including interests, in the amount of USD 28,360,689.46 and the default interest at the rate of 4.5 percentage per annum calculated from the principal amount of USD 13,379,000 as from the date of the Trustee's counter - claim until the date of the completion of the payment. In addition, the Company shall also make payment of the expenses incurred from the operation as a trustee and other expenses of the Trustee, including interests, in the amount of GBP 1,868,885,65 together with the default interest at the rate of 2 percentage higher than the interest rate of West Bank calculated from the principal amount of GBP 1,798,034.17 as from the date of the Trustee's counter - claim until the date of the completion of the payment and the Company has already recorded a provision for loss on pending lawsuits under "Provision for loss on pending lawsuits" in the financial statements. However, the aforementioned case is not final and the Company had exercised its right to appeal in accordance with the law. On May 25, 2022, the Company has entered into a guarantee agreement with the Court and used securities as land and condominium title deeds of the Group as collateral for suspension of enforcement during the consideration of the Court of Appeal for Specialized Cases. On March 30, 2023, the Court has confirmed a judgment as before. At present, the case is currently under consideration in the Supreme Court level. My conclusion is not modified in respect of this matter.

(Ms. Kannika Wipanurat)

Certified Public Accountant

Registration No. 7305

Karin Audit Company Limited

Bangkok, Thailand.

August 13, 2026

BANGKOK LAND PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

AS AT JUNE 30, 2026

(Unit : Thousand Baht)

		Consolidated financial statements		Separate financial statements	
		June 30, 2026	March 31, 2026	June 30, 2026	March 31, 2026
		"Unaudited"		"Unaudited"	
	Notes	"Reviewed"	"Audited"	"Reviewed"	"Audited"
ASSETS					
Current assets					
Cash and cash equivalents		2,167,594	1,978,763	321,256	165,819
Trade and other current receivables - net	3.2,4	340,497	267,630	3,386,383	3,398,178
Inventories	5	709,980	843,912	406,260	424,961
Short - term loans to related parties - net	3.3	-	-	1,212,112	1,262,712
Current tax assets		71,429	69,468	1,851	-
Other current financial assets	6	1,770,360	1,703,510	17,649	17,628
Other current assets		87,968	87,922	8,622	8,618
Total current assets		5,147,828	4,951,205	5,354,133	5,277,916
Non - current assets					
Investments in subsidiaries		-	-	11,137,587	11,137,587
Investment in joint ventures	7	225,141	212,680	-	-
Long - term loans to joint ventures - net	3.4	106,637	105,325	-	-
Investment property	8	45,903,767	45,835,647	16,705,465	16,703,753
Property, plant and equipment - net	9	16,094,151	16,197,912	144,875	150,861
Intangible assets	10	1,246,716	1,258,009	1,246,716	1,258,009
Right-of-use assets	3.5,11	50,403	54,714	1,826	2,433
Deferred tax assets		340,138	339,982	-	-
Other non - current assets	12	1,530,173	1,545,449	1,359,037	1,375,230
Total non - current assets		65,497,126	65,549,718	30,595,506	30,627,873
TOTAL ASSETS		**70,644,954**	**70,500,923**	**35,949,639**	**35,905,789**

The condensed notes to the interim financial information are an integral part of this interim financial.

BANGKOK LAND PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION (CONT.)

AS AT JUNE 30, 2026

(Unit : Thousand Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		June 30, 2026 "Unaudited" "Reviewed"	March 31, 2026 "Audited"	June 30, 2026 "Unaudited" "Reviewed"	March 31, 2026 "Audited"
LIABILITIES AND SHAREHOLDERS' EQUITY					
Current liabilities					
Trade and other current payables	3.6	605,348	700,860	248,591	235,062
Current contract liabilities		207,626	324,535	28,665	17,161
Current portion of long - term loans	3.7,13	23,000	22,000	1,050,000	1,050,000
Current portion of lease liabilities	3.5	11,654	11,225	1,911	2,535
Current provisions for employee benefits		46,475	46,883	9,231	9,231
Provision for loss on pending lawsuits	18(b)	1,227,003	1,204,442	1,105,258	1,082,697
Current income tax payable		245,499	231,298	208,134	208,134
Other current liabilities		385,750	420,096	120,597	128,960
Total current liabilities		2,752,355	2,961,339	2,772,387	2,733,780
Non - current liabilities					
Non - current contract liabilities		34,937	35,464	34,937	35,464
Long - term loans	13	3,815,626	3,821,148	-	-
Lease liabilities	3.5	38,780	41,336	-	-
Deferred tax liabilities		5,735,732	5,728,686	1,509,126	1,511,492
Non - current provisions for employee benefits		150,248	145,809	7,358	7,228
Other - non current liabilities		11,274	9,661	-	-
Total non - current liabilities		9,786,597	9,782,104	1,551,421	1,554,184
Total liabilities		**12,538,952**	**12,743,443**	**4,323,808**	**4,287,964**
Shareholders' equity					
Share capital					
Authorized share capital					
26,273,882,154 common shares of Baht 1 par value		26,273,882	26,273,882	26,273,882	26,273,882
Issued and fully paid - up share					
17,352,625,154 common shares of Baht 1 par value		17,352,625	17,352,625	17,352,625	17,352,625
Premium on share capital		1,998,365	1,998,365	1,998,365	1,998,365
Net book value of subsidiaries exceed investment as of purchasing date		28,184	28,184	-	-
Surplus on change in shareholding in subsidiaries		2,903,059	2,903,059	-	-
Retained earnings					
- Appropriated for legal reserve		1,354,288	1,354,288	1,354,288	1,354,288
- Unappropriated		12,399,431	12,174,388	10,890,070	10,882,064
Other components of shareholders' equity		13,543,760	13,575,690	30,483	30,483
Total shareholders' equity of the Company		**49,579,712**	**49,386,599**	**31,625,831**	**31,617,825**
Non - controlling interests		8,526,290	8,370,881	-	-
Total shareholders' equity		**58,106,002**	**57,757,480**	**31,625,831**	**31,617,825**
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		**70,644,954**	**70,500,923**	**35,949,639**	**35,905,789**

The condensed notes to the interim financial information are an integral part of this interim financial.

BANGKOK LAND PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES **"UNAUDITED"**

STATEMENTS OF COMPREHENSIVE INCOME **"REVIEWED"**

FOR THE THREE - MONTH PERIOD ENDED JUNE 30, 2026

(Unit : Thousand Baht)

		Consolidated financial statements		Separate financial statements	
	Notes	2026	2025	2026	2025
Revenues from sales		445,295	352,358	17,285	2,290
Revenues from rental and service	3.1	1,060,376	916,197	30,771	30,108
Total revenues		**1,505,671**	**1,268,555**	**48,056**	**32,398**
Costs of sales		(371,303)	(304,477)	(16,067)	(1,365)
Costs of rental and services		(376,367)	(385,077)	(16,899)	(40,392)
Total costs		**(747,670)**	**(689,554)**	**(32,966)**	**(41,757)**
Gross profit (loss)		**758,001**	**579,001**	**15,090**	**(9,359)**
Unrealized gain for exchange rate		-	41,720	-	41,598
Dividend received		-	-	84,193	-
Other revenues	3.1	80,980	70,248	3,545	4,444
Profit (loss) before expenses		**838,981**	**690,969**	**102,828**	**36,683**
Selling expenses		(40,242)	(41,994)	(839)	(2,314)
Administrative expenses		(314,662)	(313,447)	(73,764)	(74,100)
Unrealized loss for exchange rate		(16,219)	-	(16,219)	-
Loss on pending lawsuits	18(b)	(6,342)	(5,989)	(6,342)	(5,989)
Total expenses		**(377,465)**	**(361,430)**	**(97,164)**	**(82,403)**
Profit (loss) from operating		**461,516**	**329,539**	**5,664**	**(45,720)**
Finance costs		(19,673)	(27,653)	(24)	(50)
Share of profit (loss) from investment in joint ventures	7	24,660	20,850	-	-
Profit (loss) before income tax		**466,503**	**322,736**	**5,640**	**(45,770)**
Tax (expense) income		(42,861)	(45,293)	2,366	(8,460)
Profit (loss) for the period		**423,642**	**277,443**	**8,006**	**(54,230)**
Other comprehensive income (expense) for the period - net of tax		**-**	**-**	**-**	**-**
Total comprehensive income (expense) for the period		**423,642**	**277,443**	**8,006**	**(54,230)**
Profit (loss) attributable to					
Owners of the parent		193,113	95,099	8,006	(54,230)
Non - controlling interests		230,529	182,344	-	-
		423,642	277,443	8,006	(54,230)
Total comprehensive income (expense) for the period attributable to					
Owners of the parent		193,113	95,099	8,006	(54,230)
Non - controlling interests		230,529	182,344	-	-
		423,642	277,443	8,006	(54,230)
Earnings (loss) per share					
Basic earnings (loss) per share (Baht)	17	**0.0111**	**0.0055**	**0.0005**	**(0.0031)**
(2026 : 17,353 million shares)					
(2025 : 17,353 million shares)					

The condensed notes to the interim financial information are an integral part of this interim financial.

BANGKOK LAND PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES "UNAUDITED"

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY "REVIEWED"

FOR THE THREE - MONTH PERIOD ENDED JUNE 30, 2026

(Unit : Thousand Baht)

		Consolidated financial statements											
						Retained earnings		Other components of shareholders' equity					
	Notes	Issued and paid - up share capital	Premium on share capital	Net book value of subsidiaries exceed investment as of purchasing date	Surplus on change in shareholding in subsidiaries	Appropriated for legal reserve	Unappropriated	Currency translation differences	Surplus on revaluation of assets	Total other components of shareholders' equity	Total equity attributable to owner's of the parent	Non - controlling interests	Total
Balance as at April 1, 2026		**17,352,625**	**1,998,365**	**28,184**	**2,903,059**	**1,354,288**	**12,174,388**	**1,415**	**13,574,275**	**13,575,690**	**49,386,599**	**8,370,881**	**57,757,480**
Dividends payment	14	-	-	-	-	-	-	-	-	-	-	(75,120)	(75,120)
Comprehensive income (expense) for the period		-	-	-	-	-	193,113	-	-	-	193,113	230,529	423,642
Depreciation on surplus on revaluation of assets		-	-	-	-	-	31,930	-	(31,930)	(31,930)	-	-	-
Balance as at June 30, 2026		**17,352,625**	**1,998,365**	**28,184**	**2,903,059**	**1,354,288**	**12,399,431**	**1,415**	**13,542,345**	**13,543,760**	**49,579,712**	**8,526,290**	**58,106,002**
Balance as at April 1, 2025		**17,352,625**	**1,998,365**	**28,184**	**2,903,059**	**1,270,127**	**11,652,069**	**1,415**	**13,612,219**	**13,613,634**	**48,818,063**	**8,364,042**	**57,182,105**
Dividends payment	14	-	-	-	-	-	-	-	-	-	-	(127,679)	(127,679)
Comprehensive income (expense) for the period		-	-	-	-	-	95,099	-	-	-	95,099	182,344	277,443
Depreciation on surplus on revaluation of assets		-	-	-	-	-	31,864	-	(31,864)	(31,864)	-	-	-
Balance as at June 30, 2025		**17,352,625**	**1,998,365**	**28,184**	**2,903,059**	**1,270,127**	**11,779,032**	**1,415**	**13,580,355**	**13,581,770**	**48,913,162**	**8,418,707**	**57,331,869**

The condensed notes to the interim financial information are an integral part of this interim financial.

BANGKOK LAND PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES **"UNAUDITED"**

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY **"REVIEWED"**

FOR THE THREE - MONTH PERIOD ENDED JUNE 30, 2026

(Unit : Thousand Baht)

		Separate financial statements						
				Retained earnings		Other components of shareholders' equity		
	Notes	Issued and paid - up share capital	Premium on share capital	Appropriated for legal reserve	Unappropriated	Surplus on revaluation of assets	Total other components of shareholders' equity	Total
Balance as at April 1, 2026		**17,352,625**	**1,998,365**	**1,354,288**	**10,882,064**	**30,483**	**30,483**	**31,617,825**
Comprehensive income (expense) for the period		-	-	-	8,006	-	-	8,006
Balance as at June 30, 2026		**17,352,625**	**1,998,365**	**1,354,288**	**10,890,070**	**30,483**	**30,483**	**31,625,831**
Balance as at April 1, 2025		**17,352,625**	**1,998,365**	**1,270,127**	**9,455,731**	**30,483**	**30,483**	**30,107,331**
Comprehensive income (expense) for the period		-	-	-	(54,230)	-	-	(54,230)
Balance as at June 30, 2025		**17,352,625**	**1,998,365**	**1,270,127**	**9,401,501**	**30,483**	**30,483**	**30,053,101**

The condensed notes to the interim financial information are an integral part of this interim financial.

(Unit : Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) before income tax	**466,503**	**322,736**	**5,640**	**(45,770)**
Adjust items that profit (loss) is cash received (paid)				
Finance cost	19,673	27,653	24	50
Depreciation and amortization	174,416	149,704	43,573	33,400
(Reverse) expected credit loss	824	6,868	(60)	-
(Reverse) provision for employee benefit obligations	5,633	2,641	130	170
(Reverse) provision for loss on pending lawsuits	6,342	6,000	6,342	6,000
(Reverse) loss from impairment of assest	-	7,212	-	633
Unrealized (gain) loss from exchange rate	16,107	(41,710)	16,214	(41,603)
(Gain) loss on sale and write off of fixed assets	408	-	-	-
Share of (profit) loss from investments in joint ventures	(24,660)	(20,850)	-	-
Interest income	(7,912)	(15,293)	(1,758)	(4,087)
Dividend received	-	-	(84,193)	-
Changes in operating assets and liabilities				
Trade and other current receivables (increase) decrease	(73,578)	(119,704)	12,702	(10,509)
Inventories (increase) decrease	133,932	51,812	11,005	(1,890)
Other current assets (increase) decrease	(49)	(1,116)	(3)	390
Other non - current assets (increase) decrease	(60,487)	504	(368)	3,415
Trade and other current payables increase (decrease)	(94,285)	(82,411)	13,529	3,598
Current contract liabilities increase (decrease)	(116,908)	(100,101)	11,503	(4,525)
Other current liabilities increase (decrease)	(34,345)	5,334	(8,363)	(271)
Non - current contract liabilities increase (decrease)	(527)	(627)	(527)	(627)
Other non - current liabilities increase (decrease)	1,613	543	-	-
Total adjusments to reconcile profit (loss)	(53,803)	(123,541)	19,750	(15,856)
Net cash provided by (used in) from operating activities	**412,700**	**199,195**	**25,390**	**(61,626)**
Cash paid for income tax	(23,732)	(24,660)	(1,851)	(501)
Cash paid for employee benefits obligations	(1,602)	-	-	-
Net cash provided by (used in) from operating activities	**387,366**	**174,535**	**23,539**	**(62,127)**

The condensed notes to the interim financial information are an integral part of this interim financial.

(Unit : Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
CASH FLOWS FROM INVESTING ACTIVITIES				
Cash received from interest income	7,912	15,293	1,516	3,880
Other current financial assets (increase) decrease	(66,850)	147,064	(21)	(37)
Cash received from loans to related parties	-	-	50,000	-
Cash received from dividend income	12,200	10,167	84,193	-
Cash paid for long - term loans to joint ventures	(1,312)	-	-	-
Cash received from sale of fixed assets	25	-	-	-
Cash paid for purchase of investment property	(16,614)	(12,828)	(1,712)	(1,712)
Cash paid for purchase of property, plant and equipment	(31,315)	(34,050)	(1,430)	(2,737)
Net cash provied by (used in) from investing activities	**(95,954)**	**125,646**	**132,546**	**(606)**
CASH FLOWS FROM FINANCING ACTIVITIES				
Cash paid for long - term loans	(5,000)	-	-	-
Cash paid for lease liabilities	(3,338)	(3,390)	(648)	(648)
Dividend payment of subsidiaries	(75,120)	(127,679)	-	-
Cash paid for interest expense	(19,123)	(54,286)	-	-
Net cash provied by (used in) from financing activities	**(102,581)**	**(185,355)**	**(648)**	**(648)**
Net increase (decrease) in cash and cash equivalents	**188,831**	**114,826**	**155,437**	**(63,381)**
Cash and cash equivalents at beginning of the period	**1,978,763**	**2,202,322**	**165,819**	**346,835**
Cash and cash equivalents at ending of the period	**2,167,594**	**2,317,148**	**321,256**	**283,454**
Supplemental disclosures of cash flows information				
1. Cash and cash equivalents comprised of :				
Cash	17,116	12,626	1,764	1,820
Undeposited cheques	10,144	-	10,144	-
Saving accounts	2,100,129	2,257,685	288,721	258,521
Current account	37,711	44,359	19,079	21,571
Fixed deposits	2,494	2,478	1,548	1,542
Total	2,167,594	2,317,148	321,256	283,454
2. Non - cash transactions				
2.1 Transfer investment property to inventories	51,507	-	-	-
2.2 Cash paid for purchase of property, plants and equipment set off with subcontract payable	-	13,395	-	11,489
2.3 Cash paid for purchase of investment property	-	7,635	-	856
2.4 Cash paid for purchase of intangible assets	-	323,438	-	323,438

The condensed notes to the interim financial information are an integral part of this interim financial.

1. General information

1.1 Company information

Bangkok Land Public Company Limited ("the Company") is incorporated and domiciled in Thailand. The Company is listed on the Stock Exchange of Thailand.

The address of its registered office is 47/569 - 576 Moo 3, 10th Floor, New Geneva Industry Condominium, Popular 3 Road, Tambol Bannmai, Amphur Pakkred, Nonthaburi.

The principal business of the Company and its subsidiaries ("the Group") comprise of real estate development, exhibition and convention, food and beverage, investment in hotel and education.

2. Basis for financial statements presentation

2.1 Basis for interim financial information preparation

These interim financial information are prepared in accordance with Accounting Standards Pronouncement No. 34 : "Interim financial reporting", whereby the Company chooses to present condensed interim financial information. However, additional interim financial information line items are presented to bring them into the full format similar to the annual financial statements.

The interim financial information are prepared to provide information in addition to those included in the latest annual financial statements. Accordingly, they focus on new activities, events and circumstances to avoid repetition of information previously reported. These interim financial information should, therefore, be read in conjunction with the financial statements for the year ended March 31, 2026.

The interim financial information is officially prepared in Thai language. The translation of these statutory interim financial information to other language must conform with Thai version.

2.2 Basis for the presentation of the consolidated financial information

The interim consolidated financial information include the financial statements of Bangkok Land Public Company Limited ("the Company") and its subsidiary companies ("the subsidiaries") (collectively as "the Group") and have been prepared on the same basis as that applied for the consolidated financial statements for the year ended March 31, 2026.

2.3 Significant accounting policies

The interim financial information are prepared by using the same accounting policies and methods of computation as were used for the financial statements for the year ended March 31, 2026.

Financial reporting standards that will become effective for fiscal years beginning on or after January 1, 2026, do not have any significant impact on the Group's interim financial information.

2.4 Revised accounting standard and new financial reporting standards

2.4.1 The amendments to the accounting standard (2026 edition) are effective for annual reporting periods beginning on or after 1 January 2027.

- **Amendments to the presentation of the statement of cash flows (Amendment to TAS 7)**

The amendment to Thai Accounting Standard No. 7, Statement of Cash Flows, is a consequence of the issuance of Thai Financial Reporting Standard No. 18, Presentation and Disclosure in Financial Statements. The amendments include the use of operating profit as the starting point for determining operating cash flows under the indirect method, and the abolishment of the classification options for interest and dividends.

2.4.2 The new financial reporting standards are effective for annual reporting periods beginning on or after 1 January 2028.

- **Presentation and Disclosure in Financial Statements (TFRS 18)**

Thai Financial Reporting Standard No. 18, Presentation and Disclosure in Financial Statements, supersedes Thai Accounting Standard No. 1, Presentation of Financial Statements. Although TFRS 18 does not affect the recognition and measurement of items in the consolidated financial statements, it is expected to have a significant impact on the presentation and disclosure of certain items. The changes include the categorisation of items, the presentation of totals and subtotals in the statement of profit or loss and other comprehensive income, the aggregation and disaggregation of information, and the disclosure of management - defined performance measures.

- **Subsidiaries without Public Accountability: Disclosures (TFRS 19)**

Thai Financial Reporting Standard No. 19, Subsidiaries without Public Accountability: Disclosures, permits qualifying entities to apply this standard, provided they comply with the recognition, measurement, and presentation requirements of financial reporting standards. Disclosure requirements are reduced in accordance with TFRS 19, replacing the disclosure obligations otherwise specified in other financial reporting standards.

The Group is in the process of assessing the impact of the amendments to the accounting standard and the newly issued financial reporting standards.

2.5 Estimates

When preparing the interim financial information, the management has to make judgments, estimates and assumptions about recognition and measurement of assets, liabilities, income and expenses. The actual results may differ from the judgments, estimates and assumptions made by management.

The judgments, estimates and assumptions applied in the interim financial information, including the key sources of estimation were the same as those applied in the preparation of annual financial statements for the year ended March 31, 2026.

3. Transactions with related parties

3.1 Significant transactions with related parties

Revenues and expenses arose from significant transactions with related parties for the three - month period ended June 30, 2026 and 2025 are summarized as follows :

(Unit : Million Baht)

	Pricing Policy	Consolidated financial statements 2026	Consolidated financial statements 2025	Separate financial statements 2026	Separate financial statements 2025
Income					
Rental and service income					
Subsidiaries	(1)	-	-	5	3
Joint ventures	(2)	110	48	-	-
Dividend income	(4)				
Subsidiaries		-	-	84	-
Other income	(3)				
Subsidiaries		-	-	1	-
Joint ventures		5	-	-	-
Total		**115**	**48**	**90**	**3**

(Unit : Million Baht)

	Pricing Policy	Consolidated financial statements 2026	Consolidated financial statements 2025	Separate financial statements 2026	Separate financial statements 2025
Expense					
Rental and service expense	(2)				
Subsidiaries		-	-	2	1
Joint ventures		5	-	-	-
Management fee	(1)				
Subsidiaries		-	-	8	9
Joint ventures		4	-	10	-
Total		**9**	**-**	**20**	**10**

Pricing policy

(1) Actual paid
(2) Price of area
(3) Contract prices, depending on term of service
(4) Right to receive dividend

3.2 Trade receivables, advances and other receivables from related parties - net

Trade receivables, advance and other receivables from related parties as at June 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Consolidated financial statements June 30, 2026	Consolidated financial statements March 31, 2026	Separate financial statements June 30, 2026	Separate financial statements March 31, 2026
Trade receivables				
Joint ventures	17	13	-	-

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	June 30, 2026	March 31, 2026	June 30, 2026	March 31, 2026
Advances and other receivables from related parties - net				
Accrued income				
Subsidiaries	-	-	4	15
Advance, deposit and other receivables				
Subsidiaries	-	-	255	248
Accrued income				
Subsidiaries	-	-	2,635	2,635
Total advances and other receivables from related parties - net	-	-	2,894	2,898

3.3 Short - term loans to related parties - net

Short - term loans to related parties as at June 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	June 30, 2026	March 31, 2026	June 30, 2026	March 31, 2026
Subsidiaries	-	-	1,212	1,263

Loans to related parties carry interest at fixed deposit interest rates of financial institutions. The loans are unsecured and have no fixed repayment dates.

On August 17, 2021, the Company entered into an agreement with a debtor of a subsidiary - Bangkok Airport Industry Co., Ltd. The subsidiary receivable has outstanding debts as of June 30, 2021, consisting of accrued service charges of Baht 25.76 million, deposits received in advance of Baht 225.16 million and debts including accrued interest of Baht 7,112.81 million, total all debts amount Baht 7,363.73 million. Requires that the subsidiary receivable has to pay annually in the amount of not less than Baht 150 million per year. If the economic situation in the future does not cause liquidity, both parties agree to enter into an agreement to reduce the amount as agreed upon by both parties. Including the Company has agreed to stop calculating new interest from the outstanding principal amount of Baht 4,006.93 million since July 1, 2021.

3.4 Long - term loans to joint venture - net

Long - term loans to joint venture as at June 30, 2026 and March 31, 2026, are as follows:

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	June 30, 2026	March 31, 2026	June 30, 2026	March 31, 2026
Joint venture	107	105	-	-

Movements of long - term loans and accrued interest receivables are as follows:

(Unit : Million Baht)

	Consolidated financial statements			
	As at April 1, 2026	Increase	(Decrease)	As at June 30, 2026
Principle	105	-	-	105
Interest	-	2	-	2
Total	105	2	-	107

A subsidiary (Impact Exhibition Management Company Limited) entered into a loan agreement with Impact Live Nation Company Limited (a joint venture), comprise of :

(Unit : Million Baht)

Date	Credit limit	Loan facility based on the Company's proportion (50.1%)	Unutilized loan facilities	Interest rate (%)	Terms of repayment for principal and interest
January 1, 2026	210	105.21	-	5	Within March 31, 2026
March 1, 2026	300	150.30	45.09	5	Within 5 years, from March 1, 2026 to February 28, 2031
March 1, 2026	300	150.30	150.30	5	Within 5 years, from March 1, 2026 to February 28, 2031

3.5 Right-of-use assets and lease liabilities to related parties

As at June 30, 2026, the Company has contracts affecting to record right of use assets as follows :

The company has an office rental lease with a related company. The contract has a period beginning April 1, 2024 to expire on March 31, 2027. Monthly rent is Baht 0.22 million per month.

3.6 Payables to related parties

Payables to related parties as at June 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	June 30, 2026	March 31, 2026	June 30, 2026	March 31, 2026
Accrued management fee				
Subsidiaries	-	-	1	1
Advance and payables				
Subsidiaries	-	-	132	132
Advance revenue				
Subsidiaries	-	-	57	46
Total	-	-	190	179

A subsidiary entered into a memorandum of agreement for the payment of a fee to support the construction of the Pink Line extension to Muang Thong Thani, which connects station MT-01 to the IMPACT Challenger building, with the company, parent company of the property manager. This agreement was made in order to obtain the right to use the building connection. The right is granted for a period of 30 years from the date the main Pink Line project officially commences full operation. The Trust has agreed to pay the connection fee over a period of 3 years, ending in March 2028, in accordance with the amounts and conditions stipulated in the memorandum of agreement, Advances received from customers amounting to Baht 57 million have been recognized in the financial statements.

3.7 Other current liabilities from related parties

Other current liabilities from related parties as at June 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Consolidated financial statements	
	June 30, 2026	March 31, 2026
Security deposits		
Joint venture	58	58

3.8 Long - term loans from related parties

Long - term loans from related parties as at June 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Separate financial statements	
	June 30, 2026	March 31, 2026
Subsidiaries	1,050	1,050

The Company established a wholly - owned subsidiary, Bangkok Land (Cayman Islands) Company Limited (BL Cayman), in October 1992 with a registered capital of USD 10,000. BL Cayman issued exchangeable notes in foreign capital markets, guaranteed by the Company and the entire proceeds of the notes were lent to the Company on equivalent financial terms.

On March 31, 2017, the Company entered into a debt restructuring agreement with Sinpornchai Company Limited. The Company agreed to pay the unpaid amount of Baht 14,000 million to Sinpornchai Company Limited by offsetting the total amount of Baht 600 million (consisting of a principal of Baht 400 million and accrued interest of Baht 200 million, the Company has ceased to charge interest on the outstanding principal of Baht 400 million since April 1, 2017).

Maturity of long - term loans from related parties are as follows :

(Unit : Million Baht)

	Separate financial statements	
	June 30, 2026	March 31, 2026
Within 1 year	1,050	1,050
Over 1 years	-	-
Total	1,050	1,050

4. Trade and other current receivables - net

Trade and other current receivable as at June 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	June 30, 2026	March 31, 2026	June 30, 2026	March 31, 2026
Trade receivables - joint ventures (Note 3.2)	17	13	-	-
Trade receivables	306	265	28	33
Less expected credit loss	(139)	(138)	(23)	(23)
Trade receivables - net	184	140	5	10
Advances and other receivables from related parties (Note 3.2)	-	-	2,894	2,898
Investment in loans to related parties	-	-	475	475
Prepaid expenses	61	47	8	11
Revenue department receivables	-	18	-	-
Accrued income	11	14	3	3
Other current receivables - net	84	49	1	1
Total trade and other current receivables - net	340	268	3,386	3,398

The aging of trade receivables are as follows				
Not over 3 months	170	132	5	10
3 - 6 months	9	5	-	-
6 - 12 months	15	5	-	-
Over 12 months	129	136	23	23
Total	323	278	28	33

5. Inventories

Part of the land and condominium units have been mortgaged with banks as collateral for letter of guarantee for the Group and have been pledged as collateral with the Courts (Note 18(b)). The mortgaged land and condominium units, as a percentage of the total land areas/total units, is as follows :

	Consolidated financial statements		Separate financial statements	
	June 30, 2026	March 31, 2026	June 30, 2026	March 31, 2026
Percentage of land mortgaged	2.49	2.56	2.27	2.33
Percentage of condominium units mortgaged	22.37	25.16	55.56	57.95

6. Other current financial assets

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	June 30, 2026	March 31, 2026	June 30, 2026	March 31, 2026
Debt instruments at amortised cost				
Fixed deposits with maturity date due more than 3 months	1,021	1,021	17	17
Debt instruments measured at fair value through profit or loss				
Unit trusts of open - ended fund	749	683	1	1
Total	1,770	1,704	18	18

As at June 30, 2026, Investments in unit trusts of open - ended fund are stated at fair value using inputs of level 2 which is use of other observable inputs for such assets or liabilities, whether directly or indirectly. Such fair value of investments in unit trusts has been determined by using the net asset value.

7. Investment in joint ventures

Investment in joint ventures as at June 30, 2026 and March 31, 2026, are as follows :

		Consolidated financial statements				
Company	Principal business	Paid - up share (share)	Investment proportion (Percentage)		Equity method (Unit : Million Baht)	
			June 30, 2026	March 31, 2026	June 30, 2026	March 31, 2026
Expolink Global Network Company Limited	Organization of trade shows	1,200,000	50.83	50.83	225	213
IMPACT Live Nation Company Limited	* Other real estate service activities for remuneration or on a contract basis	1,000,000	50.10	50.10	-*	-

The movements for three - month period ended June 30, 2026, are as follows :

	(Unit : Million Baht)
	Consolidated financial statement
	Carrying amounts based on equity method
Balance as at April 1, 2026	213
Additional investment during the period	-
Share of profit (loss) from investments in joint ventures	24
Dividend income	(12)
Balance as at June 30, 2026	225

According to the resolution of the Extraordinary General Meeting of the joint venture, held on June 30, 2026, passed the resolution to increase authorized share capital from Baht 12 million to Baht 12.041 million by issuing 4,100 new ordinary shares at the par value of Baht 10 each. The joint venture registered the increase of registered share capital with the Ministry of Commerce on July 3, 2026. Resulting in an increase in the shareholding proportion from 50.83% to 51.00%.

* The Group has discontinued recognizing its share of losses from certain investments accounted for using the equity method because its share of losses exceeded its interest in those joint ventures. As at June 30, 2026, the Group's cumulative unrecognized share of losses amounted to Baht 8.78 million, for which the Group has no obligation.

8. Investment property

During the three - month period ended June 30, 2026, the Group have the movements of investment property are as follows :

(Unit : Million Baht)

	Consolidated financial statement	Separate financial statement
Net book value as at April 1, 2026	45,836	16,704
Additions	16	2
Transfer from Inventory	52	-
Net book value as at June, 30 2026	45,904	16,706

On April 3, 2025, the Trust Unitholders' Meeting No. 1/2025 of the Trust passed a resolution approving the Trust Manager to enter into a long-term lease agreement (20 years) for the Impact Arena building and land with Impact Live Nation Co., Ltd., (the "joint venture which is a lessee") a connected person of the Trust Manager. Subsequently, the lease agreement with the counterparty on January 1, 2026, which was the effective date of the agreement. The lease rental is payable annually, with a 5% rental increase every 4 years based on the previous year's rental.

Under the long - term lease agreement, the Lessee is required to place a damage deposit equivalent to 6 months of the annual rental of that year, which will be refunded by the Trust upon the expiration of the lease agreement. Consequently, in accounting for the damage deposit, the Trust has taken into account the time value of money in assessing its fair value for initial recognition, and presented the difference as an adjustment item deducted from the investment in properties account, which will be progressively recognized over the lease term. As at June 30, 2026, the present value of the damage deposit amounted to Baht 57.5 million. (Note 3.7).

9. Property, plants and equipment - net

During the three - month period ended June 30, 2026, the Group have the movements of property, plants and equipment are as follows :

(Unit : Million Baht)

	Consolidated financial statement	Separate financial statement
Net book value as at April 1, 2026	16,198	151
Additions	32	1
Depreciation for the period	(103)	(7)
Depreciation - differences on revaluation of assets	(33)	-
Net book value as at June 30, 2026	16,094	145

As at June 30, 2026 and March 31, 2026, the Group have portion of property with historical costs of Baht 1,968 million and Baht 1,964 million, respectively, are in use but fully depreciated (Separate : Baht 61 million and Baht 57 million, respectively).

As at June 30, 2026 and March 31, 2026, a certain parcel of land and building of a subsidiary have been mortgaged as collateral for long - term loan (Note 13).

10. Intangible assets

During the three - month period ended June 30, 2026, the Group have the movements of intangible assets are as follows :

(Unit : Million Baht)

	Consolidated financial statement / Separate financial statement
Net book value as at April 1, 2026	1,258
Additions	-
Amortization for the period	(11)
Net book value as at June 30, 2026	1,247

The Company enter into the Construction Support Agreement for the extension of the pink elevated mass transit line to Muang Thong Thani Area and the Skywalk Connection Agreement for the pink line to connect to the buildings in Muang Thong Thani with Northern Bangkok Monorail Company Limited ("NBM"), which is a subsidiary of BTS Group Holdings Public Company Limited and not a connected person of the Company. (The agreements have a term of approximately 30 years from the date the main Pink Line project becomes fully operational.), the Company recognized subsidy to support the construction and development, together with the payment the Skywalk Connection Agreement as part of the cost of intangible assets. The annual subsidy to support the maintenance is recognized as an expense in the statement of comprehensive income in the financial period in which the expenses are incurred.

11. Right-of-use assets

Movements of the right-of-use assets account during the three - month period ended June 30, 2026, are summarized below :

(Unit : Million Baht)

	Consolidated financial statements	
	June 30, 2026	March 31, 2026
Net book value at the beginning of the period	55	28
Additions and lease change	1	41
Decrease from termination agreement during the period	(1)	-
Depreciation for the period	(4)	(14)
Net book value as at the ending of the period	51	55

12. Other non - current assets

The balances of other non - current assets as at June 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	June 30, 2026	March 31, 2026	June 30, 2026	March 31, 2026
Real estate development cost	653	667	653	667
Deposits pledged as collateral	435	430	415	415
Non - current tax assets	112	112	-	-
Others	330	336	291	293
Total	1,530	1,545	1,359	1,375

13. Long - term loans

(Unit : Million Baht)

	Consolidated financial statements	
	June 30, 2026	March 31, 2026
A long - term credit facility amounting to Baht 3,860 million carry interest at THOR compound average rate plus fixed rate per annum, with interest payable monthly and principal to be paid in installment, starting from December 2025 until September 2029	3,860	3,860
Total	3,860	3,860
Less : deferred amortization on front end fee	(6)	(7)
Less : Repayment of principal	(15)	(10)
Total	3,839	3,843
Less : current portion of long - term loans	(23)	(22)
Long - term loans - net of current portion	3,816	3,821

All long - term loans are secured by mortgage of land and buildings, including utility systems and equipment of IMPACT Muang Thong Thani in which the subsidiary has invested, including the conditional assignment of rights under insurance policies, right under related contracts and rights over bank accounts of the subsidiary.

The loan agreements contain covenants, which, among other things, require the subsidiary to maintain certain financial ratios such as loan to total assets ratios and interest coverage ratios.

As at June 30, 2026 and March 31, 2026, the subsidiary has unutilized credit facilities with a financial institution amounting to Baht 100 million.

Maturity of loans from financial institution are as follows :

(Unit : Million Baht)

	Consolidated financial statements	
	June 30, 2026	March 31, 2026
Within in 1 year	23	22
Over 1 - 5 years	3,816	3,821
Total	3,839	3,843

14. Dividend payment

The Board of Directors' meeting held on July 16, 2026, passed the resolution to approve the dividend payment at the rate of Baht 0.0125 per share, totaling Baht 216.91 million. The Company has disbursed the aforementioned dividend in the month of August 2026.

The Board of Directors' meeting held on July 16, 2025, passed the resolution to approve the dividend payment at the rate of Baht 0.01 per share, totaling Baht 173.53 million. The Company has disbursed the aforementioned dividend in the month of August 2025.

15. Segment information

Operating segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance.

	Consolidated financial statements (Million Baht)						
	For the three - month period ended June 30, 2026						
	Real estate business	Retail business	Exhibition center business	Other service	Total	Elimination	Total
Segment revenue	264	123	1,313	50	1,750	(245)	1,505
Segment profit (loss)	128	24	387	23	562	-	562
Corporate expenses							(85)
Interest income							8
Loss on pending lawsuits							(6)
Profit (loss) unrealized from exchange rate							(16)
Finance costs							(20)
Share of profit (loss) from joint ventures							24
Tax (expense) income							(43)
Net profit (loss) for the period							424

	Consolidated financial statements (Million Baht)						
	For the three - month period ended June 30, 2025						
	Real estate business	Retail business	Exhibition center business	Other service	Total	Elimination	Total
Segment revenue	193	115	1,137	45	1,490	(221)	1,269
Segment profit (loss)	69	25	257	(9)	342	-	342
Corporate expenses							(64)
Interest income							15
Loss on pending lawsuits							(6)
Profit (loss) unrealized from exchange rate							42
Finance costs							(28)
Share of profit (loss) from joint ventures							21
Tax (expense) income							(45)
Net profit (loss) for the period							277

16. Financial instruments

16.1 Fair value of financial instruments

Since the majority of the Group's financial instruments are short-term in nature or carrying interest at rates close to the market interest rates, their fair value is not expected to be materially different from the amounts presented in the statement of financial position.

16.2 Fair value hierarchy

During the current period, the Group there were no changes in the methods and the assumptions used to estimate the fair value of financial instruments and there were no transfers between the levels of the fair value hierarchy.

17. Earnings (loss) per share

Basic earnings (loss) per share

Basic earnings (loss) per share is calculated by dividing the net profit (loss) attributable to shareholder's by the weighted average number of ordinary shares held by third parties in issue during the period.

18. Pending lawsuits

As at June 30, 2026, the Company has pending lawsuits as summarized below :

a) On January 31, 2017, seven holders of exchangeable notes in Swiss Francs term have jointly filed a petition for the winding up of Bangkok Land (Cayman Islands) Company Limited to the Grand Court of Cayman Islands claiming that Bangkok Land (Cayman Islands) Company Limited is insolvent and unable to pay principal and interest on the exchangeable notes in Swiss Francs term, and on May 3, 2017, the Cayman Islands Court has issued an order to dismiss the company's winding up petition of the seven plaintiffs.

b) On February 9, 2017, Deutsche Trustee Co., Ltd., Trustee of the 4.5% p.a. USD 150,000,000 exchangeable bonds due 2003 ("the Exchangeable Bonds"), filed a plaint in its own name and on behalf of the holdersof the Exchangeable Bonds against Bangkok Land (Cayman Islands) Company Limited as the issuer of the Exchangeable Bonds and Bangkok Land Public Company Limited as the guarantor of the Exchangeable Bonds in the Commercial Court in London, England requiring the Group to repay the indebtedness under the Exchangeable Bonds and related indebtedness in the total amount of USD 34,208,463.12 and interest calculated on a daily basis of USD 2,328.22 a day.

   Bangkok Land (Cayman Islands) Company Limited and Bangkok Land Public Company Limited have filed their defence and counterclaim on March 30, 2017, requesting the Court to enforce the plaintiff to return all the dividends that the Trustee has paid for the interest arrears, fees and expenses of the Trustee. The amount of debt claiming by the plaintiff was overrated. The Court was also requested to enforce the plaintiff to return a total of 212,096,990 shares pledged to Bangkok Land (Cayman Islands) Company Limited. On March 19, 2019, the Commercial Court of England sentenced Bangkok Land Public Company Limited and Bangkok Land (Cayman Islands) Company Limited to repay debt in US Dollars bonds, including interest in the amount of USD 28,201,848.12 and the cost of such litigation is GBP 1,761,838.84 and the Company's lawyer commented that the judgment of the English court will not be in force in Thailand but the Deutsche Trustee Co.,Ltd must bring the case to the Court in Thailand in order to the Court in Thailand to have a judgment to force the Company (as the guarantor) to pay the such USD currency debt.

   The English court judgment can only be used as evidence in the case of Thailand. However, the Company has been sued for debt repayment in US Dollars in Thailand and on October 1, 2012, the Central Intellectual Property and International Trade Court has a verdict in decided case No. Kor Kor. 20/2009, decided case No. Kor Kor. 202/2012, the judge dismissed the plaintiff because of precluded by prescription. Subsequently, on December 4, 2014, the Supreme Court of Intellectual Property and International Trade Litigation Division with the judgment of No.15979/2014 by the confirmation of the judgment for the plaintiff under the Central Intellectual Property and International Trade Court which the case has final judgment.

In July 2018, Trustee has filed a petition to the Commercial Court, England requesting for issuance of the court's order for the interim anti - suit injunction to restrain Bangkok Land Public Company Limited and Bangkok Land (Cayman Islands) Company Limited from commencing and cease any proceeding in relation to the Trust Deed, the exchangeable bonds in US Dollar term or the shares pledged of Bangkok Land Public Company Limited, as well as discontinue any relevant case (if it already commenced), whether in Thailand or in any other jurisdiction. On July 27, 2018, the Commercial Court, England has issued an order as requested by the Trustee to restrain Bangkok Land Public Company Limited and Bangkok Land (Cayman Islands) Company Limited (including their directors, officers, or agents) from commencing and cease any proceeding in relation to the Trust Deed, the exchangeable bonds in US Dollar term or the shares pledged of Bangkok Land Public Company Limited, as well as discontinue any relevant case (if it already commenced), whether in Thailand or in any other jurisdiction, and to pay the Trustee the damages in the sum of GBP 40,712.16 (as at June 30, 2026 : Baht 1.81 million).

The legal advisor of the Company has the opinion that although the plaintiff won the case abroad, the plaintiff must file a lawsuit against Bangkok Land Public Company Limited as a guarantor in Thailand as a new case. The foreign judgment could not be applicable and enforceable in Thailand. Therefore, the Company did not make such provision.

The lawyers of the Group have the opinion that all lawsuits in relation to the exchangeable notes in Swiss Francs term and the exchangeable bonds in US Dollar term have been cited that the status of limitations has expired. All holders were not the actual holders due to wrongful acquisition in accordance with the securities transfer under the laws of Switzerland and England (depends on the case).

On July 23, 2018, The Company filed a lawsuit against Deutsche Trustee Co.,Ltd. and its partisans to prosecute in a Court of Thailand, a civil lawsuit was filed against the Central Intellectual Property and International Trade, claiming damages of Baht 625.61 million. On February 5, 2021, the Court has rendered a judgment for the Company to repay the outstanding amount incurred under the USD Bonds, including interests, in the amount of USD 28,360,689.46 and the default interest at the rate of 4.5 percentage per annum calculated from the principal amount of USD 13,379,000 as from the date of the Trustee's counter - claim until the date of the completion of the payment. In addition, the Company shall also make payment of the expenses incurred from the operation as a trustee and other expenses of the Trustee, including interests, in the amount of GBP 1,868,885.65 together with the default interest at the rate of 2 percentage higher than the interest rate of West Bank calculated from the principle amount of GBP 1,798,034.17 as from the date of the Trustee's counter - claim until the date of the completion of the payment and the Company has already recorded provision for loss on pending lawsuits under "Provision for loss on pending lawsuits" in the financial statements. However, the aforementioned case is not final and the Company had exercised its right to appeal in accordance with the law. On May 25, 2022, the Company has entered into a guarantee agreement with the Court and used securities as land and condominium title deeds of the Group as collateral for suspension of enforcement during the consideration of the Court of Appeal for Specialized Cases. On March 30, 2023, The Court has confirmed a judgment as before. At present, the case is currently under consideration in the Supreme Court level.

c) On April 18, 2019, the Company was sued by a person in a criminal case, offense according to the Securities and Exchange Act, and fraud, and also on May 8, 2019, the Company was also sued by such person in the civil case, offenses under the Securities and Exchange Act, infringement by claiming damages Baht 100 million. The criminal case is scheduled for an appointment for investigation on July 17, 2023 the court dismissed the case. Subsequently, on November 16, 2023, The plaintiff filed an appeal against the order or judgment of the Criminal Court. At present, the case is currently under consideration in the court of appeal. As for the civil case, the Court considered to temporarily dispose of civil cases until the such criminal case is finalized, when the criminal case has an outcome on the verdict, then the parties of the court to bring up the civil case for further consideration. Therefore, the civil case is currently temporarily discharged in order to wait for the result of the criminal trial.

The lawyer of the Company has an opinion that the civil case being filed as a civil case related to the criminal case, therefore, has to wait for the results of the appointment for investigation of the criminal case and also the Company is not the offender or violated the plaintiff's claim.

d) A subsidiary has been sued the default agreement - termination agreement and recover to pay compensation in the amount of Baht 10.01 million. Subsequently, On January 31, 2023, the Court dismissed the case because the plaintiff has no to sue which is a decisive decision on legal issues. The plaintiff may therefore bring the issue of the content of the agreement to sue again. Subsequently, the plaintiff appealed the judgment regarding the authority to sue. Currently, the Trial Court is processing the case by instructing the plaintiff to file a counter appeal and will forward the Plaintiff's Counter-Appeal back to the Supreme Court for deliberation and final judgment.

19. Commitments and contingent liabilities

a) As at June 30, 2026, the Group's had capital commitments to the principal building contractor for the construction of real estate agreements amounting to approximately Baht 159 million (Separate : Baht 60 million).

b) As at June 30, 2026, the Group's had contingent liabilities in respect of bank guarantees issued by the banks in the normal course of business amounting to approximately Baht 456 million (Separate : Baht 406 million).

c) The Company enter into the Construction Support Agreement for the extension of the pink elevated mass transit line to Muang Thong Thani Area with Northern Bangkok Monorail Company Limited ("NBM"), which is a subsidiary of BTS Group Holdings Public Company Limited and not a connected person of the Company. (The agreements have a term of approximately 30 years from the date the main Pink Line project becomes fully operational.), the subsidy to support the maintenance in an amount of Baht 10.35 million (inclusive of VAT) per annum until the operation commencement date of the Muang Thong Thani Extension until the termination date of the agreement.

d) As at June 30, 2026, and March 31, 2026, the subsidiary has a commitment in respect of payments in accordance with the rental and service agreement as follows :

(Unit : Million Baht)

	June 30, 2026	March 31, 2026
Payable :		
Within 1 year	127	118
In over 1 and up to 5 years	73	72

20. Subsequent events

20.1 At the Annual General Meeting of Shareholders of the subsidiary (Bangkok Land Agency Co., Ltd.) held on July 17, 2026, the shareholders passed a resolution approving the annual dividend payment from the 2025 operating results at the rate of Baht 76 per share, totaling amounting to Baht 76 million, which shall be paid within July 2026.

20.2 At the Board of Directors Meeting of the REIT Manager No. 4/2026 held on August 13, 2026, the Board of Directors approved the appropriation of distribution of Baht 0.24 per unit, totaling amounting to Baht 355.80 million which are from the operation of the period. Such distribution will be paid to its unitholders on September 2026.

21. Approval of the interim financial information

These interim financial information have been approved for issue by the Company's Board of Directors on August 13, 2026.