BANGKOK LAND PUBLIC COMPANY LIMITED

AND ITS SUBSIDIARIES

INTERIM FINANCIAL INFORMATION

SEPTEMBER 30, 2026

AND AUDITOR'S REPORT ON THE REVIEW

OF INTERIM FINANCIAL INFORMATION

KARIN
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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 September 30, 2026 the consolidated and separate statements of comprehensive income for the three - month and six - month periods then ended, the consolidated and separate statements of changes in shareholders' equity, and the consolidated and separate statements of cash flows for six - 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 review in accordance with the Thai Standard on Review Engagements Code 2410, "Review of interim financial information performed by the independent auditor of the entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit 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".

****/2

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.
November 12, 2026

BANGKOK LAND PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

AS AT SEPTEMBER 30, 2026

(Unit : Thousand Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		September 30, 2026 "Unaudited" "Reviewed"	March 31, 2026 "Audited"	September 30, 2026 "Unaudited" "Reviewed"	March 31, 2026 "Audited"
ASSETS					
Current assets					
Cash and cash equivalents		1,955,542	1,978,763	325,681	165,819
Trade and other current receivables - net	3.2,4	283,809	267,630	3,403,687	3,398,178
Inventories	5	667,333	843,912	399,996	424,961
Short - term loans to related parties - net	3.3	-	-	862,112	1,262,712
Current tax assets		11,133	69,468	2,701	-
Other current financial assets	6	1,775,314	1,703,510	17,701	17,628
Other current assets		91,808	87,922	8,596	8,618
Total current assets		4,784,939	4,951,205	5,020,474	5,277,916
Non - current assets					
Investments in subsidiaries		-	-	11,137,587	11,137,587
Investment in joint ventures	7	217,681	212,680	-	-
Long - term loans and accrued interest receivables to joint ventures - net	3.4	106,536	105,325	-	-
Investment property	8	45,899,990	45,835,647	16,708,301	16,703,753
Property, plant and equipment - net	9	16,006,451	16,197,912	137,460	150,861
Intangible assets	10	1,235,299	1,258,009	1,235,299	1,258,009
Right-of-use assets	3.5,11	46,134	54,714	1,213	2,433
Deferred tax assets		340,209	339,982	-	-
Other non - current assets	12	1,521,124	1,545,449	1,342,506	1,375,230
Total non - current assets		65,373,424	65,549,718	30,562,366	30,627,873
TOTAL ASSETS		**70,158,363**	**70,500,923**	**35,582,840**	**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 SEPTEMBER 30, 2026

(Unit : Thousand Baht)

		Consolidated financial statements		Separate financial statements	
	Notes	September 30, 2026 "Unaudited" "Reviewed"	March 31, 2026 "Audited"	September 30, 2026 "Unaudited" "Reviewed"	March 31, 2026 "Audited"
LIABILITIES AND SHAREHOLDERS' EQUITY					
Current liabilities					
Trade and other current payables	3.6	602,345	700,860	248,394	235,062
Current contract liabilities		297,905	324,535	25,174	17,161
Current portion of long - term loans	13	24,000	22,000	1,050,000	1,050,000
Current portion of lease liabilities	3.5	11,877	11,225	1,281	2,535
Current provisions for employee benefits		45,954	46,883	8,867	9,231
Provision for loss on pending lawsuits	18(b), (d)	1,244,981	1,204,442	1,121,870	1,082,697
Current income tax payable		25,665	231,298	-	208,134
Other current liabilities		398,018	420,096	120,828	128,960
Total current liabilities		2,650,745	2,961,339	2,576,414	2,733,780
Non - current liabilities					
Non - current contract liabilities		34,433	35,464	34,433	35,464
Long - term loans	13	3,810,112	3,821,148	-	-
Lease liabilities	3.5	35,743	41,336	-	-
Deferred tax liabilities		5,744,461	5,728,686	1,508,069	1,511,492
Non - current provisions for employee benefits		149,862	145,809	7,489	7,228
Other - non current liabilities		9,872	9,661	-	-
Total non - current liabilities		9,784,483	9,782,104	1,549,991	1,554,184
Total liabilities		**12,435,228**	**12,743,443**	**4,126,405**	**4,287,964**

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 SEPTEMBER 30, 2026

(Unit : Thousand Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		September 30, 2026 "Unaudited" "Reviewed"	March 31, 2026 "Audited"	September 30, 2026 "Unaudited" "Reviewed"	March 31, 2026 "Audited"
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		12,136,699	12,174,388	10,720,674	10,882,064
Other components of shareholders' equity		13,511,480	13,575,690	30,483	30,483
Total shareholders' equity of the Company		**49,284,700**	**49,386,599**	**31,456,435**	**31,617,825**
Non - controlling interests		8,438,435	8,370,881	-	-
Total shareholders' equity		**57,723,135**	**57,757,480**	**31,456,435**	**31,617,825**
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		**70,158,363**	**70,500,923**	**35,582,840**	**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 SEPTEMBER 30, 2026

(Unit : Thousand Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Revenues from sales		305,917	290,238	5,780	1,398
Revenues from rental and service	3.1	787,860	723,842	31,195	29,367
Total revenues		**1,093,777**	**1,014,080**	**36,975**	**30,765**
Costs of sales		(268,831)	(262,868)	(4,008)	(1,398)
Costs of rental and services		(351,033)	(352,164)	(17,180)	(40,730)
Total costs		**(619,864)**	**(615,032)**	**(21,188)**	**(42,128)**
Gross profit (loss)		**473,913**	**399,048**	**15,787**	**(11,363)**
Unrealized gain for exchange rate		-	11,646	-	11,614
Dividend received		-	-	133,489	292,852
Other revenues	3.1	61,998	69,174	1,938	8,444
Profit (loss) before expenses		**535,911**	**479,868**	**151,214**	**301,547**
Selling expenses		(40,444)	(47,151)	(608)	(1,921)
Administrative expenses		(392,617)	(344,352)	(87,536)	(81,439)
Unrealized loss for exchange rate		(10,216)	-	-	-
Loss on pending lawsuits	18(b), (d)	(7,761)	(5,918)	(6,395)	(5,918)
Total expenses		**(451,038)**	**(397,421)**	**(94,539)**	**(89,278)**
Profit (loss) from operating		**84,873**	**82,447**	**56,675**	**212,269**
Finance costs		(19,827)	(25,901)	(18)	(43)
Share of profit (loss) from investment in joint ventures	7	(7,500)	(4,095)	-	-
Profit (loss) before income tax		**57,546**	**52,451**	**56,657**	**212,226**
Tax (expense) income		(43,263)	(39,591)	1,058	(2,912)
Profit (loss) for the period		**14,283**	**12,860**	**57,715**	**209,314**
Other comprehensive income (expense) for the period - net of tax		-	-	-	-
Total comprehensive income (expense) for the period		**14,283**	**12,860**	**57,715**	**209,314**
Profit (loss) attributable to					
Owners of the parent		(78,118)	(86,105)	57,715	209,314
Non - controlling interests		92,401	98,965	-	-
		14,283	12,860	57,715	209,314
Total comprehensive income (expense) for the period attributable to					
Owners of the parent		(78,118)	(86,105)	57,715	209,314
Non - controlling interests		92,401	98,965	-	-
		14,283	12,860	57,715	209,314
Earnings (loss) per share					
Basic earnings (loss) per share (Baht)	17	**(0.005)**	**(0.005)**	**0.003**	**0.012**
(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 COMPREHENSIVE INCOME **"REVIEWED"**

FOR THE SIX - MONTH PERIOD ENDED SEPTEMBER 30, 2026

(Unit : Thousand Baht)

	Notes	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Revenues from sales		751,212	642,596	23,065	3,688
Revenues from rental and service	3.1	1,848,236	1,640,039	61,966	59,475
Total revenues		**2,599,448**	**2,282,635**	**85,031**	**63,163**
Costs of sales		(640,134)	(567,345)	(20,075)	(2,763)
Costs of rental and services		(727,400)	(737,241)	(34,079)	(81,122)
Total costs		**(1,367,534)**	**(1,304,586)**	**(54,154)**	**(83,885)**
Gross profit (loss)		**1,231,914**	**978,049**	**30,877**	**(20,722)**
Unrealized gain for exchange rate		-	53,366	-	53,212
Dividend received		-	-	217,682	292,852
Other revenues	3.1	142,978	139,422	5,483	12,888
Profit (loss) before expenses		**1,374,892**	**1,170,837**	**254,042**	**338,230**
Selling expenses		(80,686)	(89,145)	(1,447)	(4,235)
Administrative expenses		(707,279)	(657,799)	(161,300)	(155,539)
Unrealized loss for exchange rate		(26,435)	-	(26,436)	-
Loss on pending lawsuits	18(b), (d)	(14,103)	(11,907)	(12,737)	(11,907)
Total expenses		**(828,503)**	**(758,851)**	**(201,920)**	**(171,681)**
Profit (loss) from operating		**546,389**	**411,986**	**52,122**	**166,549**
Finance costs		(39,500)	(53,554)	(42)	(93)
Share of profit (loss) from investment in joint ventures	7	17,160	16,755	-	-
Profit (loss) before income tax		**524,049**	**375,187**	**52,080**	**166,456**
Tax (expense) income		(86,124)	(84,884)	3,424	(11,372)
Profit (loss) for the period		**437,925**	**290,303**	**55,504**	**155,084**
Other comprehensive income (expense) for the period - net of tax		-	-	-	-
Total comprehensive income (expense) for the period		**437,925**	**290,303**	**55,504**	**155,084**
Profit (loss) attributable to					
Owners of the parent		114,995	8,994	55,504	155,084
Non - controlling interests		322,930	281,309	-	-
		437,925	290,303	55,504	155,084
Total comprehensive income (expense) for the period attributable to					
Owners of the parent		114,995	8,994	55,504	155,084
Non - controlling interests		322,930	281,309	-	-
		437,925	290,303	55,504	155,084
Earnings (loss) per share					
Basic earnings (loss) per share (Baht)	17	**0.0066**	**0.0005**	**0.0032**	**0.0089**
(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 SIX - MONTH PERIOD ENDED SEPTEMBER 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	-	-	-	-	-	(216,894)	-	-	-	(216,894)	(255,376)	(472,270)
Comprehensive income (expense) for the period		-	-	-	-	-	114,995	-	-	-	114,995	322,930	437,925
Depreciation on surplus on revaluation of assets		-	-	-	-	-	64,210	-	(64,210)	(64,210)	-	-	-
Balance as at September 30, 2026		**17,352,625**	**1,998,365**	**28,184**	**2,903,059**	**1,354,288**	**12,136,699**	**1,415**	**13,510,065**	**13,511,480**	**49,284,700**	**8,438,435**	**57,723,135**
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	-	-	-	-	-	(173,515)	-	-	-	(173,515)	(292,824)	(466,339)
Comprehensive income (expense) for the period		-	-	-	-	-	8,994	-	-	-	8,994	281,309	290,303
Depreciation on surplus on revaluation of assets		-	-	-	-	-	64,145	-	(64,145)	(64,145)	-	-	-
Balance as at September 30, 2025		**17,352,625**	**1,998,365**	**28,184**	**2,903,059**	**1,270,127**	**11,551,693**	**1,415**	**13,548,074**	**13,549,489**	**48,653,542**	**8,352,527**	**57,006,069**

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 SIX - MONTH PERIOD ENDED SEPTEMBER 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**
Dividends payment		-	-	-	(216,894)	-	-	(216,894)
Comprehensive income (expense) for the period		-	-	-	55,504	-	-	55,504
Balance as at September 30, 2026		**17,352,625**	**1,998,365**	**1,354,288**	**10,720,674**	**30,483**	**30,483**	**31,456,435**
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**
Dividends payment		-	-	-	(173,515)	-	-	(173,515)
Comprehensive income (expense) for the period		-	-	-	155,084	-	-	155,084
Balance as at September 30, 2025		**17,352,625**	**1,998,365**	**1,270,127**	**9,437,300**	**30,483**	**30,483**	**30,088,900**

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 CASH FLOWS **"REVIEWED"**

FOR THE SIX - MONTH PERIOD ENDED SEPTEMBER 30, 2026

(Unit : Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit (loss) before income tax	**524,049**	**375,187**	**52,080**	**166,456**
Adjust items that profit (loss) is cash received (paid)				
Finance cost	39,500	53,554	42	93
Depreciation and amortization	321,299	306,029	65,640	74,014
(Reverse) expected credit loss	1,217	8,976	(120)	-
(Reverse) provision for employee benefit obligations	11,185	9,272	261	(393)
(Reverse) provision for loss on pending lawsuits	14,103	11,928	12,737	11,928
(Reverse) loss from impairment of assest	76	7,212	76	633
Unrealized (gain) loss from exchange rate	26,324	(53,325)	26,431	(53,218)
(Gain) loss on sale and write off of fixed assets	289	2,262	-	513
Amortization of withholding tax	49	-	-	-
Share of (profit) loss from investments in joint ventures	(17,160)	(16,755)	-	-
Interest income	(14,450)	(21,135)	(2,059)	(4,399)
Dividend received	-	-	(217,682)	(292,852)
Changes in operating assets and liabilities				
Trade and other current receivables (increase) decrease	(17,284)	(23,340)	(4,297)	(9,082)
Inventories (increase) decrease	176,579	98,047	31,193	(2,525)
Other current assets (increase) decrease	(3,886)	4,880	24	5,672
Other non - current assets (increase) decrease	(44,801)	(538)	(398)	4,531
Trade and other current payables increase (decrease)	(97,288)	(134,977)	13,332	(3,860)
Current contract liabilities increase (decrease)	(26,630)	50,778	8,013	(9,282)
Other current liabilities increase (decrease)	(22,078)	10,158	(8,134)	569
Non - current contract liabilities increase (decrease)	(1,031)	(1,158)	(1,031)	(1,158)
Other non - current liabilities increase (decrease)	211	1,842	-	-
Total adjusments to reconcile profit (loss)	346,224	313,710	(75,972)	(278,816)
Net cash provided by (used in) from operating activities	**870,273**	**688,897**	**(23,892)**	**(112,360)**
Cash paid for income tax	(286,747)	(312,729)	(210,835)	(229,313)
Cash recieved from refundable withholding tax	59,549	-	-	-
Cash paid for employee benefits obligations	(8,060)	(4,843)	(364)	(1,527)
Net cash provided by (used in) from operating activities	**635,015**	**371,325**	**(235,091)**	**(343,200)**

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 CASH FLOWS (CONT.) **"REVIEWED"**

FOR THE SIX - MONTH PERIOD ENDED SEPTEMBER 30, 2026

(Unit : Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
CASH FLOWS FROM INVESTING ACTIVITIES				
Cash received from interest income	13,239	21,135	1,572	3,985
Other current financial assets (increase) decrease	(71,804)	127,188	(73)	(136)
Cash received from loans to related parties	-	-	400,000	430,000
Cash received from dividend income	12,200	10,167	217,682	292,852
Cash received from sale of fixed assets	144	(1,552)	-	196
Cash paid for purchase of investments in joint ventures	(41)	-	-	-
Cash paid for purchase of investment property	(12,836)	(92,632)	(4,547)	(4,976)
Cash paid for purchase of property, plant and equipment	(72,252)	(401,450)	(1,491)	(338,888)
Net cash provied by (used in) from investing activities	**(131,350)**	**(337,144)**	**613,143**	**383,033**
CASH FLOWS FROM FINANCING ACTIVITIES				
Cash paid for long - term loans	(9,514)	471	-	-
Cash paid for lease liabilities	(6,676)	(6,780)	(1,296)	(1,296)
Dividend payment of subsidiaries	(255,376)	(292,824)	-	-
Dividends payment	(216,894)	(173,515)	(216,894)	(173,515)
Cash paid for interest expense	(38,426)	(79,939)	-	-
Net cash provied by (used in) from financing activities	**(526,886)**	**(552,587)**	**(218,190)**	**(174,811)**
Net increase (decrease) in cash and cash equivalents	**(23,221)**	**(518,406)**	**159,862**	**(134,978)**
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	**1,955,542**	**1,683,916**	**325,681**	**211,857**
Supplemental disclosures of cash flows information				
1. Cash and cash equivalents comprised of :				
Cash	13,914	14,328	1,774	1,792
Undeposited cheques	73	-	73	-
Saving accounts	1,908,446	1,631,023	300,325	183,229
Current account	30,613	36,083	21,959	25,292
Fixed deposits	2,496	2,482	1,550	1,544
Total	1,955,542	1,683,916	325,681	211,857
2. Non - cash transactions				
2.1 Transfer investment property to inventories	51,507	-	-	-
2.2 Transfer property, plants and equipment to inventories	-	6,728	-	6,728
2.3 Transfer property, plants and equipment to investment property	-	-	-	343,014
2.4 Cash paid for purchase of property, plants and equipment set off with subcontract payable	-	599	-	599
2.5 Cash paid for purchase of Investment in joint ventures	-	2,505	-	-

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 information 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.

The revised Accounting Standards and 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 and separate 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 six - month period ended September 30, 2026 and 2025 are summarized as follows :

(Unit : Million Baht)

	Pricing Policy	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Income					
Rental and service income					
Subsidiaries	(1)	-	-	9	8
Joint ventures	(2)	182	49	-	-
Dividend income	(4)				
Subsidiaries		-	-	218	293
Other income	(3)				
Subsidiaries		-	-	3	2
Joint ventures		33	-	-	-
Total		**215**	**49**	**230**	**303**

(Unit : Million Baht)

	Pricing Policy	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Expense					
Rental and service expense	(2)				
Subsidiaries		-	-	3	3
Joint ventures		8	-	-	-
Management fee	(1)				
Subsidiaries		-	-	17	17
Total		**8**	**-**	**20**	**20**

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 September 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	September 30, 2026	March 31, 2026	September 30, 2026	March 31, 2026
Trade receivables				
Joint ventures	5	9	-	-

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	September 30, 2026	March 31, 2026	September 30, 2026	March 31, 2026
Advances and other receivables from related parties - net				
Accrued income				
Subsidiaries	-	-	6	15
Joint ventures	26	10	-	-
Advance, deposit and other receivables				
Subsidiaries	-	-	257	248
Accrued interest				
Subsidiaries	-	-	2,635	2,635
Total advances and other receivables from related parties - net	26	10	2,898	2,898

3.3 Short - term loans to related parties - net

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

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	September 30, 2026	March 31, 2026	September 30, 2026	March 31, 2026
Subsidiaries	-	-	862	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 and accrued interest receivables to joint venture - net

Long - term loans and accrued interest receivables to joint venture as at September 30, 2026 and March 31, 2026, are as follows:

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	September 30, 2026	March 31, 2026	September 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 September 30, 2026
Principle	105	-	-	105
Interest	-	3	(1)	2
Total	105	3	(1)	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 September 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 September 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	September 30, 2026	March 31, 2026	September 30, 2026	March 31, 2026
Accrued management fee				
Subsidiaries	-	-	1	1
Advance and payables				
Subsidiaries	-	-	132	132
Advance revenue				
Subsidiaries	-	-	69	46
Total	-	-	202	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 69 million have been recognized in the financial statements.

3.7 Other current liabilities from related parties

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

(Unit : Million Baht)

	Consolidated financial statements	
	September 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 September 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Separate financial statements	
	September 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	
	September 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 September 30, 2026 and March 31, 2026, are as follows :

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	September 30, 2026	March 31, 2026	September 30, 2026	March 31, 2026
Trade receivables - joint ventures (Note 3.2)	5	9	-	-
Trade receivables	252	269	30	33
Less expected credit loss	(139)	(138)	(23)	(23)
Trade receivables - net	118	140	7	10
Advances and other receivables from related parties (Note 3.2)	-	-	2,898	2,898
Investment in loans to related parties	-	-	475	475
Prepaid expenses	77	47	20	11
Revenue department receivables	-	18	-	-
Accrued income	42	37	3	3
Other current receivables - net	47	26	1	1
Total trade and other current receivables - net	284	268	3,404	3,398
The aging of trade receivables are as follows				
Not over 3 months	96	132	7	10
3 - 6 months	13	5	-	-
6 - 12 months	8	5	-	-
Over 12 months	140	136	23	23
Total	257	278	30	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	
	September 30, 2026	March 31, 2026	September 30, 2026	March 31, 2026
Percentage of land mortgaged	2.49	2.56	2.27	2.33
Percentage of condominium units mortgaged	22.49	25.16	56.27	57.95

6. Other current financial assets

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	September 30, 2026	March 31, 2026	September 30, 2026	March 31, 2026
Debt instruments at amortised cost				
Fixed deposits with maturity date due more than 3 months	1,022	1,021	17	17
Debt instruments measured at fair value through profit or loss				
Unit trusts of open - ended fund	753	683	1	1
Total	1,775	1,704	18	18

As at September 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 September 30, 2026 and March 31, 2026, are as follows :

Company	Principal business	Paid - up share (share)	Consolidated financial statements			
			Investment proportion (Percentage)		Equity method (Unit : Million Baht)	
			September 30, 2026	March 31, 2026	September 30, 2026	March 31, 2026
Expolink Global Network Company Limited	Organization of trade shows	1,200,000	51.00	50.83	218	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 six - month period ended September 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	17
Dividend income	(12)
Balance as at September 30, 2026	218

According to the resolution of the Extraordinary General Meeting of the joint venture, held on September 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%. As the investment represents joint control, it is therefore classified as an investment in a joint venture .

* 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 September 30, 2026, the Group's cumulative unrecognized share of losses amounted to Baht 0.68 million, for which the Group has no obligation.

8. Investment property

During the six - month period ended September 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	12	4
Transfer from Inventory	52	-
Difference on security deposits - related parties	(1)	-
Net book value as at September, 30 2026	45,899	16,708

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 September 30, 2026, the present value of the damage deposit amounted to Baht 58.35 million (Note 3.7).

9. Property, plants and equipment - net

During the six - month period ended September 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	72	1
Depreciation for the period	(198)	(15)
Depreciation - differences on revaluation of assets	(66)	-
Net book value as at September 30, 2026	16,006	137

As at September 30, 2026 and March 31, 2026, the Group have portion of property with historical costs of Baht 1,980 million and Baht 1,964 million, respectively, are in use but fully depreciated (Separate : Baht 61 million and Baht 57 million, respectively).

As at September 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 six - month period ended September 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	(23)
Net book value as at September 30, 2026	1,235

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 3 0 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 six - month period ended September 30, 2026, are summarized below :

(Unit : Million Baht)

	Consolidated financial statements	
	September 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	(9)	(14)
Net book value as at the ending of the period	46	55

12. Other non - current assets

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

(Unit : Million Baht)

	Consolidated financial statements		Separate financial statements	
	September 30, 2026	March 31, 2026	September 30, 2026	March 31, 2026
Real estate development cost	639	667	639	667
Deposits pledged as collateral	435	430	415	415
Non - current tax assets	122	112	-	-
Others	325	336	289	293
Total	1,521	1,545	1,343	1,375

13. Long - term loans

(Unit : Million Baht)

	Consolidated financial statements	
	September 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	(20)	(10)
Total	3,834	3,843
Less : current portion of long - term loans	(24)	(22)
Long - term loans - net of current portion	3,810	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 September 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	
	September 30, 2026	March 31, 2026
Within in 1 year	24	22
Over 1 - 5 years	3,810	3,821
Total	3,834	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 six - month period ended September 30, 2026						
	Real estate business	Retail business	Exhibition center business	Other service	Total	Elimination	Total
Segment revenue	475	247	2,279	102	3,103	(504)	2,599
Segment profit (loss)	240	48	424	46	758	-	758
Corporate expenses							(183)
Interest income							12
Loss on pending lawsuits							(14)
Profit (loss) unrealized from exchange rate							(26)
Finance costs							(40)
Share of profit (loss) from joint ventures							17
Tax (expense) income							(86)
Net profit (loss) for the period							438

	Consolidated financial statements (Million Baht)						
	For the six - month period ended September 30, 2025						
	Real estate business	Retail business	Exhibition center business	Other service	Total	Elimination	Total
Segment revenue	389	232	2,026	87	2,734	(451)	2,283
Segment profit (loss)	153	53	296	(9)	493	(1)	492
Corporate expenses							(142)
Interest income							21
Loss on pending lawsuits							(12)
Profit (loss) unrealized from exchange rate							53
Finance costs							(54)
Share of profit (loss) from joint ventures							17
Tax (expense) income							(85)
Net profit (loss) for the period							290

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 September 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 September 30, 2026 : Baht 1.82 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. On September 21, 2026, the Court rendered a judgment ordering a subsidiary to repay the principal amount of Baht 4.05 million plus interest. Currently, the subsidiary is in the process of appealing the court's judgment. As of September 30, 2026, the subsidiary has already recorded provision for loss on pending lawsuits under "Provision for loss on pending lawsuits" in the financial statements.

19. Commitments and contingent liabilities

a) As at September 30, 2026, the Group's had capital commitments to the principal building contractor for the construction of real estate agreements amounting to approximately Baht 170 million (Separate : Baht 60 million).

b) As at September 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 September 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)

	September 30, 2026	March 31, 2026
Payable :		
Within 1 year	111	118
In over 1 and up to 5 years	66	72

20. Subsequent events

At the Board of Directors Meeting of the REIT Manager No. 5/2026 held on November 12, 2026, the Board of Directors approved the appropriation of distribution of Baht 0.12 per unit, totaling amounting to Baht 177.90 million which are from the operation of the period. Such distribution will be paid to its unitholders on December 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 November 12, 2026.