

WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED

INTERIM FINANCIAL STATEMENTS

June 30, 2026

AUDITOR'S REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To the Shareholders and Board of Directors of Wyncoast Industrial Park Public Company Limited

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

Scope of Review

I conducted my review in accordance with Thai Standard on Review Engagements 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 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 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 the matters as described in Note 18 to the financial statements, the Company constitutes registered capital reduction in the year 2005, there is fully taking the result of capital reduction to compensate accumulated loss before taking to compensate the share discount on ordinary shares. Due to this accounting record, the Company constitutes share discount on ordinary shares remained in amount of Baht 264.64 million. However, the Federation of Accounting Professions has relieved to apply presently existing capital reduction method in order to completely write-off the outstanding share discount on ordinary shares instead of error rectification of that accounting record. In accordance with the resolution of the Company's board of director meeting No. 5/2026 held on 24 March 2026, it had resolved to extend the period of rectification of share discount on ordinary shares for five years more (finish within March 2031). However, my conclusion is not modified in respect of the above matters.

SP Audit Company Limited

(Miss Wanraya Puttasatian)

Certified Public Accountant (Thailand) No. 4387

Bangkok

13 August 2026

WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

As at 30 June 2026

(Unit : Baht)

		Consolidated financial statements		Separate financial statements	
	Note	30 June 2026	31 December 2025	30 June 2026	31 December 2025
		Unaudited	Audited	Unaudited	Audited
<u>ASSETS</u>					
Current assets					
Cash and cash equivalents		1,499,123	3,183,555	117,883	201,868
Trade and other current receivables	6	20,164,444	28,799,297	16,287,532	28,680,306
Contract assets	7.1	7,117,735	6,363,506	2,517,636	22,430
Current portion of receivables under finance lease	8	3,513,460	3,389,730	-	-
Costs to fulfil contracts		-	348,948	-	-
Inventories		3,146,917	1,396,819	469,592	439,074
Current tax assets		27,278	932,357	-	852,152
Other current financial assets	9	88,000	257,950	-	-
Total current assets		35,556,957	44,672,162	19,392,643	30,195,830
Non-current assets					
Deposit at bank used as collateral	10	6,000,000	6,000,000	6,000,000	6,000,000
Investments in associates	11	8,343,186	8,721,539	8,721,392	8,721,392
Investments in subsidiaries	12	-	-	153,919,909	146,896,830
Receivables under finance lease	8	45,616,050	45,519,573	-	-
Property, plant and equipment	13	676,693,559	680,352,058	590,778,487	588,305,856
Right-of-use assets	14	6,167,751	5,641,820	5,824,457	5,247,251
Intangible assets		39,471	49,488	39,471	49,488
Other non-current assets		8,722,819	9,654,889	7,750,819	9,654,889
Total non-current assets		751,582,836	755,939,367	773,034,535	764,875,706
Total assets		787,139,793	800,611,529	792,427,178	795,071,536

(.....)

Ms. Vinita Chamikorn

Director

(.....)

Ms. Koranun Sukonritikorn

Director

Notes to the financial statements are an integral part of this financial statements.

WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

As at 30 June 2026

(Unit : Baht)

		Consolidated financial statements		Separate financial statements	
	Note	30 June 2026	31 December 2025	30 June 2026	31 December 2025
		Unaudited	Audited	Unaudited	Audited
<u>LIABILITIES AND SHAREHOLDERS' EQUITY</u>					
Current liabilities					
Bank overdrafts		19,686,214	20,658,181	19,686,214	20,658,181
Trade and other current payables		94,638,077	93,054,784	100,425,127	99,677,599
Contract liabilities	7.1	158,077	32,168	158,077	368,404
Current portion					
Long-term borrowings from financial institutions	15	20,506,882	20,258,752	20,506,882	20,258,752
Lease liabilities		3,348,162	2,175,146	3,221,500	2,064,062
Short-term borrowings from related person	5.1	500,000	-	500,000	-
Short-term borrowings from other company		1,500,000	2,000,000	-	500,000
Corporate income tax payable		3,609,569	3,990,995	917,001	-
Deposit for share subscription	16	1,000,000	2,000,000	1,000,000	2,000,000
Provision for litigation claims	17	32,205,631	32,053,560	32,205,631	32,053,560
Total current liabilities		177,152,612	176,223,586	178,620,432	177,580,558
Non-current liabilities					
Long-term borrowings from financial institutions	15	38,780,813	48,802,197	38,780,813	48,802,197
Long-term borrowings from related companies	5.1	-	-	49,816,500	49,898,500
Lease liabilities		1,868,275	1,766,045	1,653,428	1,486,339
Deferred tax liabilities		108,942,976	108,909,013	108,333,430	108,333,430
Non-current provisions for employee benefit		6,256,786	6,137,990	6,157,584	6,043,471
Other non-current liabilities		24,497,741	21,347,821	24,721,299	21,571,379
Total non-current liabilities		180,346,591	186,963,066	229,463,054	236,135,316
Total liabilities		357,499,203	363,186,652	408,083,486	413,715,874

(.....)

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WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF FINANCIAL POSITION

As at 30 June 2026

(Unit : Baht)

	Note	Consolidated financial statements		Separate financial statements	
		30 June 2026	31 December 2025	30 June 2026	31 December 2025
		Unaudited	Audited	Unaudited	Audited
<u>Shareholder's equity</u>					
Share capital					
Authorized share capital					
561,144,020 Ordinary shares, par value Baht 1.00 per share		561,144,020	561,144,020	561,144,020	561,144,020
Issued and paid-up share capital					
561,144,020 Ordinary shares, par value Baht 1.00 per share		561,144,020	561,144,020	561,144,020	561,144,020
Share discount on ordinary shares	18	(283,100,289)	(283,100,289)	(283,100,289)	(283,100,289)
Other surpluses		2,245,766	1,265,589	16,555,193	16,555,193
Retained earnings (deficit)					
Appropriated					
Legal reserve		946,000	946,000	946,000	946,000
Unappropriated		(341,268,713)	(340,665,962)	(344,534,953)	(347,522,983)
Other components of shareholders' equity		433,333,721	433,333,721	433,333,721	433,333,721
Equity attributable to owner of the Company		373,300,505	372,923,079	384,343,692	381,355,662
Non-controlling interests		56,340,085	64,501,798	-	-
Total shareholders' equity		429,640,590	437,424,877	384,343,692	381,355,662
Total liabilities and shareholder's equity		787,139,793	800,611,529	792,427,178	795,071,536

(.....)

Ms. Vinita Chamikorn

Director

(.....)

Ms. Koranun Sukonritikorn

Director

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WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME

For the three-month period ended 30 June 2026

(Unit : Baht)

	Note	Consolidated financial statements		Separate financial statements	
		30 June 2026	30 June 2025	30 June 2026	30 June 2025
Revenues					
Revenue from rental and services		14,250,787	9,995,786	14,675,296	10,635,992
Revenues from construction contracts		1,966,073	12,546,197	2,498,275	1,566,902
Revenue from sales and services		6,228,640	20,446,153	4,431,548	18,818,416
Other income		800,913	675,515	2,221,619	545,407
Total revenues		23,246,413	43,663,651	23,826,738	31,566,717
Expenses					
Cost of rental and services		866,504	2,032,567	866,504	1,287,787
Construction contracts cost		508,673	8,275,742	2,147,374	909,852
Cost of sales and services		4,960,254	18,546,099	3,408,588	17,461,062
Distribution cost and services		702,834	614,213	702,647	614,212
Administrative expenses		11,196,509	11,856,987	9,002,644	10,634,757
Total expenses		18,234,774	41,325,608	16,127,757	30,907,670
Profit (loss) from operating activities		5,011,639	2,338,043	7,698,981	659,047
Finance costs		(888,381)	(1,974,203)	(1,590,997)	(2,120,645)
Share of loss from investments in associates		(186,403)	(175,795)	-	-
Profit (loss) before income tax		3,936,855	188,045	6,107,984	(1,461,598)
Tax (expense) income		(1,163,993)	(203,674)	(2,009,189)	338,127
Profit (loss) for the period		2,772,862	(15,629)	4,098,795	(1,123,471)
Other comprehensive income (expense)					
Component of other comprehensive income that will not be reclassified to profit or loss					
Gain (loss) on remeasurement of defined benefit plans - net of tax		(9,657)	-	(9,657)	-
Total component of other comprehensive income that will not be reclassified to profit or loss for the period		(9,657)	-	(9,657)	-
Other comprehensive income (expense)		(9,657)	-	(9,657)	-
Total comprehensive income (expense) for the period		2,763,205	(15,629)	4,089,138	(1,123,471)
Profit (loss) attributable to					
Equity holders of the Company		2,753,451	48,697		
Non-controlling interests		19,411	(64,326)		
Total		2,772,862	(15,629)		
Total comprehensive income (expense) attributable to					
Equity holders of the Company		2,743,794	48,697		
Non-controlling interests		19,411	(64,326)		
Total		2,763,205	(15,629)		
Basic earnings (loss) per share		0.0049	0.0001	0.0073	(0.0020)
Number of ordinary shares (unit : shares)		561,144,020	561,144,020	561,144,020	561,144,020

Unaudited

(.....)

Ms. Vinita Chamikorn

Director

(.....)

Ms. Koranun Sukonritikorn

Director

Notes to the financial statements are an integral part of this financial statements.

WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME

For the six-month period ended 30 June 2026

(Unit : Baht)

	Note	Consolidated financial statements		Separate financial statements	
		30 June 2026	30 June 2025	30 June 2026	30 June 2025
Revenues					
Revenue from rental and services	22	26,768,413	19,925,100	27,613,327	21,295,225
Revenues from construction contracts	22	7,515,480	39,660,680	5,809,721	11,043,814
Revenue from sales and services	22	12,274,998	43,292,040	6,706,990	20,245,439
Other income		1,716,592	1,247,966	4,947,571	1,028,462
Total revenues		48,275,483	104,125,786	45,077,609	53,612,940
Expenses					
Cost of rental and services		1,955,108	3,778,595	1,955,108	2,406,667
Construction contracts cost		4,789,953	26,338,878	4,250,315	6,434,466
Cost of sales and services		10,133,586	27,145,872	5,459,495	18,541,698
Distribution cost and services		1,496,476	1,524,256	1,496,289	1,524,069
Administrative expenses		25,237,196	21,869,805	22,324,328	20,423,747
Total expenses		43,612,319	80,657,406	35,485,535	49,330,647
Profit (loss) from operating activities		4,663,164	23,468,380	9,592,074	4,282,293
Finance costs		(3,188,071)	(4,067,666)	(4,585,198)	(4,342,759)
Share of loss from investments in associates		(378,353)	(341,227)	-	-
Profit (loss) before income tax		1,096,740	19,059,487	5,006,876	(60,466)
Tax (expense) income	19	(1,558,055)	(2,693,956)	(2,009,189)	(345,441)
Profit (loss) for the period		(461,315)	16,365,531	2,997,687	(405,907)
Other comprehensive income (expense)					
Component of other comprehensive income that will not be reclassified to profit or loss					
Gain (loss) on remeasurement of defined benefit plans - net of tax		(9,657)	-	(9,657)	-
Total component of other comprehensive income that will not be reclassified to profit or loss for the period		(9,657)	-	(9,657)	-
Other comprehensive income (expense)		(9,657)	-	(9,657)	-
Total comprehensive income (expense) for the period		(470,972)	16,365,531	2,988,030	(405,907)
Profit (loss) attributable to					
Equity holders of the Company		(593,094)	13,818,971		
Non-controlling interests		131,779	2,546,560		
Total		(461,315)	16,365,531		
Total comprehensive income (expense) attributable to					
Equity holders of the Company		(602,751)	13,818,971		
Non-controlling interests		131,779	2,546,560		
Total		(470,972)	16,365,531		
Basic earnings (loss) per share		(0.0011)	0.0246	0.0053	(0.0007)
Number of ordinary shares (unit : shares)		561,144,020	561,144,020	561,144,020	561,144,020

Unaudited

(.....)

Ms. Vinita Chamikorn

Director

(.....)

Ms. Koranun Sukonritikorn

Director

Notes to the financial statements are an integral part of this financial statements.

WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

For the six-month period ended 30 June 2026

Consolidated financial statements

(Unit : Baht)									
Note	Paid-up	Share discount	Other surpluses	Retained earnings (deficit)		Other components of shareholders' equity	Equity	Non-controlling	Total
	share capital	on ordinary shares		Appropriated	Unappropriated	Other comprehensive income (expense)	attributable to owners	interests	shareholder's
				Legal reserve		Gains on revaluation of assets	of the Company		equity
Balance as at 1 January 2026	561,144,020	(283,100,289)	1,265,589	946,000	(340,665,962)	433,333,721	372,923,079	64,501,798	437,424,877
Changes in shareholder's equity for the period									
Profit (loss) for the period	-	-	-	-	(593,094)	-	(593,094)	131,779	(461,315)
Other comprehensive income (expense) for the period	-	-	-	-	(9,657)	-	(9,657)	-	(9,657)
Difference from changed the percentage of shareholding in subsidiaries	3	-	980,177	-	-	-	980,177	(8,203,176)	(7,222,999)
Dividends of non-controlling interests	-	-	-	-	-	-	-	(90,316)	(90,316)
Total changes in shareholder's equity for the period	-	-	980,177	-	(602,751)	-	377,426	(8,161,713)	(7,784,287)
Balance as at 30 June 2026	561,144,020	(283,100,289)	2,245,766	946,000	(341,268,713)	433,333,721	373,300,505	56,340,085	429,640,590
Balance as at 1 January 2025	561,144,020	(283,100,289)	1,265,589	946,000	(341,938,265)	433,333,721	371,650,776	61,683,766	433,334,542
Changes in shareholder's equity for the period									
Profit (loss) for the period	-	-	-	-	13,818,971	-	13,818,971	2,546,560	16,365,531
Other comprehensive income (expense) for the period	-	-	-	-	-	-	-	-	-
Total changes in shareholder's equity for the period	-	-	-	-	13,818,971	-	13,818,971	2,546,560	16,365,531
Balance as at 30 June 2025	561,144,020	(283,100,289)	1,265,589	946,000	(328,119,294)	433,333,721	385,469,747	64,230,326	449,700,073

Unaudited

(.....)

Ms. Vinita Chamikorn

Director

(.....)

Ms. Koranun Sukonritikorn

Director

WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

For the six-month period ended 30 June 2026

Separate financial statements

							(Unit : Baht)
Note	Paid-up share capital	Share discount on ordinary shares	Other surpluses	Retained earnings (deficit)		Other components of shareholders' equity	Total shareholder's equity
				Appropriated	Unappropriated		
				Legal reserve		Other comprehensive income (expense) Gains on revaluation of assets	
Balance as at 1 January 2026	561,144,020	(283,100,289)	16,555,193	946,000	(347,522,983)	433,333,721	381,355,662
Changes in shareholder's equity for the period							
Profit (loss) for the period	-	-	-	-	2,997,687	-	2,997,687
Comprehensive income (expense) for the period	-	-	-	-	(9,657)	-	(9,657)
Total changes in shareholder's equity for the period	-	-	-	-	2,988,030	-	2,988,030
Balance as at 30 June 2026	561,144,020	(283,100,289)	16,555,193	946,000	(344,534,953)	433,333,721	384,343,692
Balance as at 1 January 2025	561,144,020	(283,100,289)	16,555,193	946,000	(322,024,447)	433,333,721	406,854,198
Changes in shareholder's equity for the period							
Profit (loss) for the period	-	-	-	-	(405,907)	-	(405,907)
Comprehensive income (expense) for the period	-	-	-	-	-	-	-
Total changes in shareholder's equity for the period	-	-	-	-	(405,907)	-	(405,907)
Balance as at 30 June 2025	561,144,020	(283,100,289)	16,555,193	946,000	(322,430,354)	433,333,721	406,448,291

Unaudited

(.....)

Ms. Vinita Chamikorn

Director

(.....)

Ms. Koranun Sukonritikorn

Director

WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CASH FLOWS

For the six-month period ended 30 June 2026

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
Note	30 June 2026	30 June 2025	30 June 2026	30 June 2025
Cash flow from operations activities				
Profit (loss) before income tax	1,096,740	19,059,487	5,006,876	(60,466)
Adjustments to reconcile profit (loss) before income tax for cash received (used) from operations				
Bad debt	-	2,377,281	-	2,377,281
Expected credit losses (reversed)	1,157,338	(2,377,102)	690,498	(2,265,075)
Loss on decline in value of inventories (reversed)	3,444	(13,331)	3,444	-
Depreciation and amortization	6,489,278	6,846,248	3,167,181	3,284,936
Loss from written-off of income tax	80,199	-	-	-
Loss from fair value measurement	27,070	21,480	-	-
Gain from disposal of other current financial assets	(54,620)	-	-	-
Loss from written-off of property, plant and equipment	-	14,824	-	-
Loss on impairment of investments in subsidiary	-	-	199,920	-
Employee benefit expense	299,371	309,542	294,688	297,539
Litigation claims expense	152,071	1,264,612	152,071	1,264,612
Estimated loss on finance lease (reversed)	(26,439)	(253,200)	-	-
Deferred interest income	(200,143)	(206,120)	-	-
Interest income	(4,161)	(12,300)	(1,551)	(7,098)
Dividend income	-	-	(1,528,910)	-
Interest expenses	3,188,071	4,067,666	4,585,198	4,342,759
Share of loss from investments in associates	378,353	341,227	-	-
Profit from operation before changes in operating assets and liabilities	12,586,572	31,440,314	12,569,415	9,234,488
(Increase) decrease of operating asset				
Trade and other current receivables	7,474,914	(20,764,208)	6,239,840	(28,030,745)
Contract assets	(754,229)	(5,080,169)	(2,495,206)	866,841
Receivables under finance lease	(17,463)	(18,208,766)	-	-
Costs to fulfil contracts	348,948	3,338,441	-	379,123
Inventories	(1,753,542)	(87,521)	(33,962)	(97,514)
Other non-current assets	(1,065,772)	416,496	(93,778)	416,493
Increase (decrease) of operating liabilities				
Trade and other current payables	1,889,668	36,412,742	2,977,093	26,403,435
Contract liabilities	125,909	(457,562)	(210,327)	(522,141)
Other non-current liabilities	3,149,920	1,420,500	3,149,920	1,420,620
Cash provided by (used in) operating activities	21,984,925	28,430,267	22,102,995	10,070,600
Cash received from interest income	4,161	12,300	1,551	7,098
Cash paid for income tax	(1,932,796)	(2,541,801)	(1,092,188)	(1,356,779)
Cash paid for provisions for employee benefit	(47,558)	-	(47,558)	-
Cash paid for deposit for share subscription	(1,000,000)	-	(1,000,000)	-
Cash paid for provision for litigation claims	-	(250,000)	-	(250,000)
Net cash provided by (used in) operating activities	19,008,732	25,650,766	19,964,800	8,470,919

Unaudited

(.....)

Ms. Vinita Chamikom

Director

(.....)

Ms. Koranun Sukonritikorn

Director

WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF CASH FLOWS

For the six-month period ended 30 June 2026

(Unit : Baht)

	Note	Consolidated financial statements		Separate financial statements	
		30 June 2026	30 June 2025	30 June 2026	30 June 2025
Cash flow from investing activities					
Cash paid for purchase of other current financial assets		-	(142,880)	-	-
Cash received from disposal of other current financial assets		197,500	-	-	-
Cash paid for investments in subsidiaries		-	-	(4,372,999)	-
Cash received from disposal of property, plant and equipment		1,100,000	-	1,100,000	-
Cash paid for purchase of property, plant and equipment		(1,664,126)	(604,982)	(1,664,126)	(431,727)
Cash paid for intangible assets		-	(39,000)	-	(39,000)
Cash paid for assets payables		-	(323,400)	-	-
Cash received from dividend		-	-	1,528,910	-
Net cash provided by (used in) investing activities		(366,626)	(1,110,262)	(3,408,215)	(470,727)
Cash flow from financing activities					
Increase (decrease) in bank overdrafts		(971,967)	(214,877)	(971,967)	(214,877)
Cash paid for short-term borrowings from related company		-	(880,000)	-	-
Cash received from short-term borrowings from related person		500,000	-	500,000	-
Cash paid for short-term borrowings from other companies		(500,000)	-	(500,000)	-
Cash received for long-term borrowings from related company		-	-	-	2,140,000
Cash paid for long-term borrowings from related company		-	-	(82,000)	(120,000)
Cash paid for long-term borrowings from financial institutions		(10,014,711)	(8,537,961)	(10,014,711)	(8,537,961)
Cash paid for lease liabilities		(1,507,321)	(1,512,380)	(1,458,040)	(1,485,052)
Cash paid for interest expenses		(3,369,224)	(3,781,794)	(4,113,852)	(3,751,057)
Cash paid for purchase of additional ordinary shares from non-controlling interest		(4,372,999)	-	-	-
Cash paid for dividend of non-controlling interests		(90,316)	-	-	-
Net cash provided by (used in) financing activities		(20,326,538)	(14,927,012)	(16,640,570)	(11,968,947)
Net increase (decrease) in cash and cash equivalents		(1,684,432)	9,613,492	(83,985)	(3,968,755)
Cash and cash equivalents at the beginning of the period		3,183,555	6,036,396	201,868	4,079,423
Cash and cash equivalents at the ending of the period		1,499,123	15,649,888	117,883	110,668

Unaudited

(.....)

Ms. Vinita Chamikom

Director

(.....)

Ms. Koranun Sukonritikorn

Director

WYNCOAST INDUSTRIAL PARK PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026 (UNAUDITED)

1. General information

1.1 Company information and nature of business

Wyncoast Industrial Park Public Company Limited (“the Company”) was registered on 1 October 1985, and registered the transform to be public company limited on 28 May 1993.

The head office is located at 105 Moo 3, Bangna-Trad Road, K.M. 52, Thakham, Bangpakong, Chachoengsao, Thailand.

The branch office 1 is located at 105/2 Moo 3, Bangna-Trad Road, K.M. 52, Thakham, Bangpakong, Chachoengsao, Thailand.

The branch office 2 is located at 50/9 Soi Sangngern, Klongtannuea, Wattana, Bangkok, Thailand.

The Company operates business of sales or rental in the custom duty free zone, the Company received approval from Custom Department by relying on the power according to the Section 97 Tri of The Custom Act B.E. 2469, additional rectification by the Custom Act (version 18) B.E. 2543. It is approved to commence the operation of duty free zone for the commercial and industrial activity under the name of “Wyncoast Duty Free Zone” from 30 June 2005 onwards. There is no determination of the terminated date. In case that the person who obtained the approval to establish the duty free zone does not comply with the principle that the Director General announce to determine and it causes the serious damage, the Director General holds the power to withdraw the approval or arrange any other matter, construction business and business of produce and sell water.

The subsidiaries operates business of produce and sell electricity from solar roof top.

1.2 Financial position

As at 30 June 2026, the Group has current liabilities in excess of current assets according at the carrying in amount of Baht 179.76 million in the consolidated financial statements and in amount of Baht 197.39 million in the separate financial statements (31 December 2025 : in amount of Baht 131.55 million in the consolidated financial statements and in amount of Baht 147.38 million in the separate financial statements)

However, the Group has the business plan in project to generate more revenues by increasing the rental fee rate, increase the area for plant building, warehouse, concrete yard for rent, and expansion of the rooftop solar plant construction project and expansion of the construction business. For the provision of the lawsuits, the Company has proposed to the creditor a debt payment plan that monthly repayment will be made and the amount depending on the Company's cash flow. The short-term and long-term loans are also sourced to increase the liquidity. Therefore, the Group and the Company's financial statements have been prepared under going concern basis.

2. Basis of preparation of interim financial statements

These interim consolidated and separate financial statements are prepared in conformity with Thai Financial Reporting Standards ("TFRS"), guidelines promulgated by the Federation of Accounting Professions, and the financial reporting requirements of the Capital Market Supervisory Board. The primary financial statements (i.e. statement of financial position, statement of comprehensive income, statement of changes in shareholders' equity and statement of cash flows) are prepared in the full format as required by Capital Market Supervisory Board. The notes to financial statements are prepared in a condensed format according to Thai Accounting Standard 34 "Interim Financial Reporting" and additional notes are presented as required by Capital Market Supervisory Board under the Securities and Exchange Act B.E. 2535 (or 1992).

The interim consolidated and separate financial statements are prepared to provide an update on the financial statements for the year ended 31 December 2025. They focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial statements should be read in conjunction with the financial statements for the year ended 31 December 2025.

The interim consolidated and separate financial statements issued for Thai reporting purposes are prepared in the Thai language. This English translation of the financial statements has been prepared for the convenience of readers not conversant with the Thai language.

Financial Reporting Standards that became effective in the current period

The Federation of Accounting Professions (TFAC) has revised some financial reporting standards to apply to the financial statements having an accounting period beginning on or after 1 January 2026. The Group has adopted such financial reporting standards to the financial statements on the current period do not have any significant impact on the Group's financial statements.

Financial Reporting Standards that will become effective in the future periods

The Federation of Accounting Professions (TFAC) has issued new and revised financial reporting standards that will become effective for the accounting period beginning on or after 1 January 2028. The standard involving changes to key principles is summarised below:

(a) TFRS 18 Presentation and Disclosure in Financial Statements

TFRS 18 supersedes TAS 1, Presentation of Financial Statements. The standard introduces new requirements for classifying income and expenses into categories and presenting subtotals in the statement of profit or loss. It also requires disclosures of management-defined performance measures and includes new requirements for the aggregation and disaggregation of financial information.

(b) Amendments to TAS 7 Statement of Cash Flows

The amendments have been made to align with TFRS 18, Presentation and Disclosure in Financial Statements, that introduces consequential amendments to this standard which require entities to use the newly defined operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method. The consequential amendments also introduce new requirements for the classification of interest and dividend cash flows in the statement of cash flows.

The Group has not early adopted these new and revised financial reporting standards before their effective dates. The Group's management is currently in process of evaluating the plan to be executed and assessing the impact of adopting this standard on the financial statements in the year of initial adoption.

(Unaudited)

3. Principles of interim consolidation financial statements

The interim consolidated financial statements include the financial information of Wyncoast Industrial Park Public Company Limited and its subsidiaries, and have been prepared on the same basis as applied for the consolidated financial statements for the year ended 31 December 2025. There was changes in the composition of the subsidiaries during the current period as follow:

Name of Company	Nature of business	Country of incorporation	Percentage	
			% of holding	
			As at	
			<u>30 June 2026</u>	<u>31 December 2025</u>
Chachoengsao Power Company Limited	Production and distribution of electricity from solar energy	Thailand	99.99	87.85
Wyncoast Water System Company Limited	Production and distribution of water	Thailand	99.99	51.00

The details of Chachoengsao Power Company Limited and Wyncoast Water System Company Limited as at the date of acquisition of additional ordinary shares from non-controlling interests are as follows:

(Unit : Baht)

	Chachoengsao Power Company Limited		Wyncoast Water System Company Limited	<u>Total</u>
	As at	As at	As at	
	<u>30 January 2026</u>	<u>27 May 2026</u>	<u>27 May 2026</u>	
Net assets acquired	69,514,663	67,767,989	(296,716)	
Cash paid for purchase	3,800,000	3,223,079	199,920	
<u>Add</u> Carrying amount of previously held interest	61,068,632	63,986,535	(151,325)	
Total	64,868,632	67,209,614	48,595	
<u>Less</u> Carrying amount of net assets acquired	65,635,745	67,767,989	(296,716)	
Surplus (deficit) from changes in ownership interest in a subsidiary	767,113	558,375	(345,311)	980,177
Increase (decrease) in non-controlling interests	(4,567,113)	(3,781,454)	145,391	(8,203,176)
Total	(3,800,000)	(3,223,079)	(199,920)	(7,222,999)

4. Material accounting policy information

Material accounting policy information and methods of computation applied in the interim financial statements are consistent with those applied in the financial statements for the year ended 31 December 2025.

Costs that incur unevenly during the financial year are anticipated or deferred in the interim report only if it would be also appropriate to anticipate or defer such costs at the end of the financial year.

5. Related persons and parties transactions

The Company's major shareholder is Chamikorn family in 24.98% of the issued and paid-up share capital. Transactions related to companies in which the Chamikorn family are the principal shareholders or directors are recognized as related parties to the Company.

The Company has transactions with related persons and companies for the three-month and six-month periods ended 30 June 2026 and 2025 as follows: -

5.1 Inter-assets and liabilities

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	As at		As at	
	<u>30 June 2026</u>	<u>31 December 2025</u>	<u>30 June 2026</u>	<u>31 December 2025</u>
<u>Assets</u>				
Trade receivables				
Subsidiaries	-	-	733,295	3,385,926
Associates	76,167	26,853	59,412	23,863
Related parties	6,206	52,109	3,531	49,434
Total	82,373	78,962	796,238	3,459,223
Other receivables				
Subsidiaries	-	-	1,246	75,578
Associates	21,400	21,400	-	-
Total	21,400	21,400	1,246	75,578
Contract assets				
Related parties	22,430	-	22,430	-
Advance payment				
Subsidiaries	-	-	-	1,899,508

(Unaudited)

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	As at		As at	
	<u>30 June 2026</u>	<u>31 December 2025</u>	<u>30 June 2026</u>	<u>31 December 2025</u>
Advance payment for shares				
Related parties	-	2,850,000	-	2,850,000
<u>Liabilities</u>				
Trade payables				
Subsidiaries	-	-	19,186,378	23,262,607
Associates	77,391	209,900	77,391	209,900
Related parties	2,004,350	1,705,980	2,004,350	1,705,980
Total	2,081,741	1,915,880	21,268,119	25,178,487
Other payables				
Subsidiaries	-	-	8,486	93,770
Related parties	113,420	113,420	113,420	113,420
Total	113,420	113,420	121,906	207,190
Accounts payable for assets				
Subsidiaries	-	-	382,344	-
Advance receive				
Subsidiaries	-	-	-	97,432
Related persons	1,121,104	1,777,119	1,121,104	1,777,119
Total	1,121,104	1,777,119	1,121,104	1,874,551
Deferred income				
Subsidiaries	-	-	75,159	492,800
Associates	-	30,800	-	30,800
Total	-	30,800	75,159	523,600
Accrued interest expense				
Subsidiaries	-	-	7,280,712	6,632,528
Deposit payables				
Subsidiaries	-	-	223,558	223,558
Associates	42,000	42,000	42,000	42,000
Related parties	311,040	311,040	311,040	311,040
Total	353,040	353,040	576,598	576,598

(Unaudited)

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	As at		As at	
	<u>30 June 2026</u>	<u>31 December 2025</u>	<u>30 June 2026</u>	<u>31 December 2025</u>
Accrued expense				
Subsidiaries	-	-	4,806,502	3,917,813
Related persons	8,059,701	6,701,786	5,838,692	4,723,983
Total	8,059,701	6,701,786	10,645,194	8,641,796
Short-term borrowings				
Related parties				
Beginning balance	-	880,000	-	-
Increase during the period	-	-	-	-
Decrease during the period	-	(880,000)	-	-
Ending balance	-	-	-	-
Related persons				
Beginning balance	-	-	-	-
Increase during the period	500,000	-	500,000	-
Decrease during the period	-	-	-	-
Ending balance	500,000	-	500,000	-
Long-term borrowings				
Subsidiaries				
Beginning balance	-	-	49,898,500	11,510,500
Increase during the period	-	-	-	47,990,000
Decrease during the period	-	-	(82,000)	(9,602,000)
Ending balance	-	-	49,816,500	49,898,500
Lease liabilities				
Related parties	1,262,760	136,000	1,262,760	136,000

As at 30 June 2026, short-term borrowings from related persons are in form of promissory note in the type of at call. The interest rate at 6.000% per annum.

As at 30 June 2026, long-term borrowings from subsidiaries are in form of promissory note in the type of at call, (no call within 1 year). The interest rate at 5.250 - 6.825% per annum (31 December 2025 : 5.250 - 6.825% per annum).

(Unaudited)

5.2 Inter-revenue and expenses

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	For the three-month period ended 30 June			
	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>
Transaction with subsidiaries				
(Eliminated from consolidated financial statements)				
Revenue from rental and services	-	-	424,509	596,821
Revenue from sales and services	-	-	18,200	35,536
Construction contract revenues	-	-	788,255	-
Other income	-	-	1,500	3,233
Dividend income	-	-	1,528,910	-
Cost of rental and services	-	-	3,205,813	1,298,759
Construction contracts cost	-	-	62,168	-
Utilities expense	-	-	527,904	970,661
Fine for default	-	-	473,892	182,154
Interest expense	-	-	767,494	152,272
Transaction with associated companies				
Revenue from rental and services	40,721	64,770	23,497	22,662
Revenue from sales and services	560	3,236	560	1,920
Transaction with related companies				
Revenue from rental and services	9,900	9,900	9,900	9,900
Utilities expense	91,800	82,500	91,800	82,500
Service areas expense	48,000	48,000	48,000	48,000
Interest expense from lease liabilities	18,059	4,041	18,059	4,041
Dividend paid	90,316	-	-	-

(Unaudited)

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	For the six-month period ended 30 June			
	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>
Transaction with subsidiaries				
(Eliminated from consolidated financial statements)				
Revenue from rental and services	-	-	844,915	1,221,735
Revenue from sales and services	-	-	37,677	63,456
Construction contract revenues	-	-	3,717,533	6,600,628
Other income	-	-	1,972,700	5,947
Dividend income	-	-	1,528,910	-
Cost of rental and services	-	-	4,805,573	2,373,661
Construction contracts cost	-	-	62,168	-
Cost of sales and services	-	-	3,525	54,667
Utilities expense	-	-	1,159,633	2,034,415
Fine for default	-	-	996,408	363,496
Interest expense	-	-	1,526,972	301,185
Value from asset acquisition	-	-	2,860,307	-
Transaction with associated companies				
Revenue from rental and services	92,066	128,070	45,409	44,100
Revenue from sales and services	3,344	6,640	3,344	3,840
Interest expense	-	14,125	-	-
Transaction with related companies				
Revenue from rental and services	19,800	24,800	19,800	19,800
Cost of sales and services	278,850	-	278,850	-
Utilities expense	183,600	165,000	183,600	165,000
Service areas expense	96,000	96,000	96,000	96,000
Interest expense from lease liabilities	37,653	9,556	37,653	9,556
Dividend paid	90,316	-	-	-

(Unaudited)

5.3 Management benefit expenses

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	For the three-month period ended 30 June			
	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>
Short-term employee benefits	1,588,800	1,432,620	1,588,800	1,432,620
Other benefits	688,329	692,461	378,329	391,461
Post-employment benefits	111,967	113,457	111,967	113,457
Total	2,389,096	2,238,538	2,079,096	1,937,538

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	For the six-month period ended 30 June			
	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>
Short-term employee benefits	3,556,170	2,804,546	3,448,670	2,750,046
Other benefits	1,473,041	1,412,128	924,041	879,128
Post-employment benefits	223,933	226,914	223,933	226,914
Total	5,253,144	4,443,588	4,596,644	3,856,088

5.4 Pricing policies

<u>Trading transactions</u>	<u>Policy of pricing</u>
Revenue from rental and services	Based on agreement
Construction contract revenues	Based on agreement
Revenue from sales and services	Based on agreement
Other income	Based on agreement
Cost of rental and services	Based on agreement
Construction contracts cost	Based on agreement
Cost of sales and services	Based on agreement
Utilities expense	Based on agreement
Service areas expense	Based on agreement
Other service fees	As mutually agreed
Fine for default	As mutually agreed
Interest expense	Interest rate at 5.250 - 6.825% per annum
Interest expense from lease liabilities	Interest rate at 6.080 - 6.650% per annum
Dividend	In accordance with the annual general meeting

(Unaudited)

5.5 Relationship

<u>Name of related persons and entities</u>	<u>Nature of relationship</u>
W.Solar Company Limited	Subsidiary company by direct shareholding
105 Solar Power Company Limited	Subsidiary company by direct shareholding
Chachoengsao Power Company Limited	Subsidiary company by direct shareholding
Wyncoast Water System Company Limited	Subsidiary company by direct shareholding
Wyncoast Asset Management Company Limited	Subsidiary company by direct shareholding
Bangpakong Solar Power Company Limited	Associated company by direct shareholding
Procap (Thailand) Company Limited	Related entity by common director
B.H.I. Holding Public Company Limited	Related entity by common director and shareholder
B.H.I. Media Company Limited	Related entity by common shareholder
Advance Connection Corporation Public Company Limited	Related entity by shareholding in subsidiary and related company
Sweet Pete Company Limited	Related entity by common shareholder
Big P Management Company Limited	Related entity by common director
Related Persons	Directors and shareholders and related persons with directors and shareholders

6. Trade and other current receivables

Consisted of: -

	(Unit : Baht)			
	Consolidated financial statements		Separate financial statements	
	As at		As at	
	<u>30 June 2026</u>	<u>31 December 2025</u>	<u>30 June 2026</u>	<u>31 December 2025</u>
Accrued revenue – other companies	-	34,180	-	34,180
Trade receivables – related companies	82,373	78,962	796,238	3,459,223
Trade receivables – third parties	26,063,530	32,299,021	24,945,998	31,451,301
Total trade receivables	26,145,903	32,412,163	25,742,236	34,944,704
<u>Less</u> Allowance for expected credit losses	(13,857,744)	(13,169,109)	(14,260,699)	(13,570,201)
Trade receivables-net	12,288,159	19,243,054	11,481,537	21,374,503

(Unaudited)

(Unit : Baht)

	Consolidated financial statements		Separate financial statements	
	As at		As at	
	<u>30 June 2026</u>	<u>31 December 2025</u>	<u>30 June 2026</u>	<u>31 December 2025</u>
Other current receivables				
Prepaid expenses	501,514	561,474	421,076	321,911
Advance payment for goods	759,903	788,706	759,903	788,706
Cost to obtain contracts with customers	1,014,989	1,240,055	1,014,989	1,240,055
Other receivables	1,335,303	1,267,210	1,263,493	1,318,388
Account receivable - revenue department	2,264,731	2,443,692	-	-
Others	3,730,018	4,513,975	2,605,403	4,895,612
Total other current receivables	9,606,458	10,815,112	6,064,864	8,564,672
<u>Less</u> Allowance for expected credit losses	(1,730,173)	(1,258,869)	(1,258,869)	(1,258,869)
Other current receivables-net	7,876,285	9,556,243	4,805,995	7,305,803
Total trade and other current receivables	20,164,444	28,799,297	16,287,532	28,680,306

Outstanding trade receivables can be aged as follows:-

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	As at		As at	
	<u>30 June 2026</u>	<u>31 December 2025</u>	<u>30 June 2026</u>	<u>31 December 2025</u>
Accrued revenue	-	34,180	-	34,180
Within credit term	2,418,888	1,184,944	1,700,460	690,286
Overdue 1 month to 3 months	885,272	8,170,264	1,271,114	8,408,786
Overdue 3 months to 6 months	70,742	272,195	71,998	389,259
Overdue 6 months to 12 months	1,212,828	7,377,855	1,212,200	7,525,475
Overdue over 12 months	21,558,173	15,372,725	21,486,464	17,896,718
Total	26,145,903	32,412,163	25,742,236	34,944,704
<u>Less</u> Allowance for expected credit loss	(13,857,744)	(13,169,109)	(14,260,699)	(13,570,201)
Net	12,288,159	19,243,054	11,481,537	21,374,503

(Unaudited)

The movement of allowance for expected credit loss for trade and other current receivables for the six-month period ended 30 June 2026 is as follows: -

	(Unit: Baht)	
	Consolidated	Separate
	<u>financial statements</u>	<u>financial statements</u>
Beginning balance	(14,427,978)	(14,829,070)
Increase during the period	(1,159,939)	(1,198,968)
Decrease during the period	-	508,470
Ending balance	(15,587,917)	(15,519,568)

7. Contract assets/Contract liabilities

7.1 Contract balances

Consisted of: -

	(Unit: Baht)			
	Consolidated financial statements		Separate financial statements	
	As at		As at	
	<u>30 June 2026</u>	<u>31 December 2025</u>	<u>30 June 2026</u>	<u>31 December 2025</u>
Contract assets				
Unbilled receivables	7,117,735	6,363,506	2,517,636	22,430
Contract liabilities				
Construction revenue received in advance	158,077	32,168	158,077	368,404

The movement of contract assets for the six-month period ended 30 June 2026 is as follows: -

	(Unit: Baht)	
	Consolidated	Separate
	<u>financial statements</u>	<u>financial statements</u>
Beginning balance	6,363,506	22,430
Amount of revenue recognized exceeding the unconditional right to consideration during the period	754,229	2,495,206
Classified the contract assets as the accounts receivable	-	-
Ending balance	7,117,735	2,517,636

7.2 Revenue recognized in relation to contract balance

As at 30 June 2026, the Group expected to recognized revenue in the future in respect of performance obligations under contracts with customers that are as yet unsatisfied or partially unsatisfied in amount of Baht 18.85 million in the consolidated financial statements and in amount of Baht 1.71 million in the separate financial statements (31 December 2025 : in amount of Baht 24.13 million in the consolidated financial statements and in amount of Baht 0.96 million in the separate financial statements). The Group has anticipated to complete the obligations of contract within year 2026 (31 December 2025 : year 2026)

8. Receivables under finance lease

Consisted of: -

(Unit : Baht)

	Consolidated financial statements					
	As at					
	30 June 2026			31 December 2025		
	Current Portion	Non-Current Portion	Total	Current Portion	Non-Current Portion	Total
Receivables under finance lease	3,518,697	45,714,731	49,233,428	3,395,386	45,620,436	49,015,822
<u>Less</u> Allowance for expected credit losses	(5,237)	(98,681)	(103,918)	(5,656)	(100,863)	(106,519)
Net	3,513,460	45,616,050	49,129,510	3,389,730	45,519,573	48,909,303

The movement of receivables under finance lease for the six-month period ended 30 June 2026 is as follows: -

(Unit : Baht)

	Consolidated <u>financial statements</u>
Beginning balance	48,909,303
Increase during the period	1,776,713
Received during the period	(1,559,107)
Reversal of allowance for expected credit losses	2,601
Ending balance	<u>49,129,510</u>

(Unaudited)

The analysis of the maturity of the lease payment receivable is as follows : -

(Unit : Baht)

Consolidated financial statements						
As at						
	30 June 2026			31 December 2025		
	Receivables	Deferred		Receivables	Deferred	
	under	interest		under	interest	
	<u>finance lease</u>	<u>income</u>	<u>Net</u>	<u>finance lease</u>	<u>income</u>	<u>Net</u>
Year 1	3,896,073	(382,613)	3,513,460	3,778,490	(388,760)	3,389,730
Year 2	3,540,238	(356,873)	3,183,365	3,413,795	(363,189)	3,050,606
Year 3	3,539,480	(330,887)	3,208,593	3,413,795	(337,813)	3,075,982
Year 4	3,538,727	(304,653)	3,234,074	3,413,795	(312,189)	3,101,606
Year 5	3,537,976	(278,167)	3,259,809	3,413,795	(286,314)	3,127,481
In the remaining years	34,056,896	(1,326,687)	32,730,209	34,601,052	(1,437,154)	33,163,898
Total	52,109,390	(2,979,880)	49,129,510	52,034,722	(3,125,419)	48,909,303

9. Other current financial assets

Consisted of: -

(Unit : Baht)

Consolidated financial statements		
As at		
	<u>30 June 2026</u>	<u>31 December 2025</u>
Financial assets measured at fair value through profit or loss		
Listed securities	88,000	257,950

The movement of investment in listed securities for the six-month period ended 30 June 2026 is as follow: -

(Unit: Baht)

Consolidated	
<u>financial statements</u>	
Beginning balance	257,950
Purchase for listed equity instruments	-
Disposal of listed equity instruments	(197,500)
Gain from disposal of listed equity instruments	54,620
Loss from fair value measurement	(27,070)
Ending balance	88,000

(Unaudited)

10. Deposit at bank used as collateral

As at 30 June 2026 and 31 December 2025, the Company pledged the deposit at bank in type of saving accounts as collateral against entire amount of the letter of guarantee to guarantee for the usage of free zone as in Note 26.1 and guarantee for the credit facilities of bank overdrafts from the financial institution as in Note 23.

11. Investments in associates

Carrying value of investment in associate can be summarized as follows: -

Consolidated financial statements						(Unit : Baht)	
<u>Name of Company</u>	<u>Nature of business</u>	<u>Country of incorporation</u>	<u>(Unit : Thousand Baht)</u> <u>Paid-up capital</u>	<u>Percentage</u> <u>% of holding</u>	Equity method		
					As at		
					30 June	31 December	
					<u>2026</u>	<u>2025</u>	
Bangpakong Solar Power Company Limited	Production and distribution of electricity from solar energy	Thailand	49,000	25.43	8,343,186	8,721,539	
Separate financial statements						(Unit : Baht)	
<u>Name of Company</u>	<u>Nature of business</u>	<u>Country of incorporation</u>	<u>(Unit : Thousand Baht)</u> <u>Paid-up capital</u>	<u>Percentage</u> <u>% of holding</u>	Cost method		
					As at		
					30 June	31 December	
					<u>2026</u>	<u>2025</u>	
Bangpakong Solar Power Company Limited	Production and distribution of electricity from solar energy	Thailand	49,000	25.43	11,268,468	11,268,468	
<u>Less</u> Allowance for impairment of investments					(2,547,076)	(2,547,076)	
Net					8,721,392	8,721,392	

(Unaudited)

The movement of investments in associates for the six-month period ended 30 June 2026 is as follows: -

	(Unit: Baht)	
	Consolidated	Separate
	<u>financial statements</u>	<u>financial statements</u>
Beginning balance	8,721,539	8,721,392
Investments increment	-	-
Share of loss	(378,353)	-
Ending balance	8,343,186	8,721,392

12. Investments in Subsidiaries

The composition of the Group in the consolidated financial statements and the carrying value of investments in subsidiaries in the separate financial statement can be summarized as follows :-

Name of subsidiaries	Separate financial statements							
	Paid-up Share Capital (Baht)		Shareholding (%)		Cost Method (Baht)		Dividend Income (Baht)	
	As at		As at		As at		For the six-month	
	30 June	31 December	30 June	31 December	30 June	31 December	ended 30 June	
	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>
<u>Subsidiaries having material non-controlling interests</u>								
W.Solar Company Limited	80,000,000	80,000,000	51.00	51.00	40,800,000	40,800,000	-	-
105 Solar Power Company Limited	39,000,000	39,000,000	55.64	55.64	21,699,980	21,699,980	-	-
<u>Subsidiaries don't having material non-controlling interests</u>								
Wyncoast Asset Management Company Limited	13,500,000	13,500,000	99.99	99.99	13,499,970	13,499,970	-	-
Chachoengsao Power Company Limited	80,705,680	80,705,680	99.99	87.85	77,919,959	70,896,880	1,528,910	-
Wyncoast Water System Company Limited	8,000,000	8,000,000	99.99	51.00	4,279,890	4,079,970	-	-
Total					158,199,799	150,976,800	1,528,910	-
<u>Less</u> Allowance for impairment of investments					(4,279,890)	(4,079,970)		
Net					153,919,909	146,896,830		

The movements of investments in subsidiaries for the six-month period ended 30 June 2026 is as follows:

	(Unit : Baht)
	<u>Separate</u>
	<u>financial statements</u>
Beginning balance	146,896,830
Investments increment	7,222,999
Loss on impairment of investments	(199,920)
Ending balance	153,919,909

Chachoengsao Power Company Limited

In accordance with the Board of Directors meeting no. 11/2025 held on 30 October 2025, the Board resolved to approve the Company to purchase 980,877 ordinary shares of Chachoengsao Power Company Limited ("subsidiary") from Procap Investment Company Limited ("the seller") at the par value of Baht 10 per share, equivalent to 12.15% of the registered share capital and total issued shares. The Company will buy the said ordinary shares at Baht 7.16 per share, with an aggregate value of Baht 7,023,079.32.

On 30 January 2026, the Company acquired ownership of some ordinary shares of the said subsidiary company for 530,726 shares at the value of Baht 7.16 per shares, totaling Baht 3,800,000.00 resulting in the Company has investment in the said subsidiary company at 7,620,414 shares and the new shareholding ratio is 94.42%.

On 27 May 2026, the Company acquired ownership of some ordinary shares of the said subsidiary company for 450,151 shares at the value of Baht 7.16 per shares, totaling Baht 3,223,079.00 resulting in the Company has investment in the said subsidiary company at 8,070,565 shares and the new shareholding ratio is 99.99%.

Wyncoast Water System Company Limited

In accordance with the Board of Directors meeting no. 13/2025 held on 1 December 2025, the Board resolved to approve the Company to purchase 320,000 ordinary shares of Wyncoast Water System Company Limited ("subsidiary") from Procap Investment Company Limited ("the seller") at the par value of Baht 10 per share, equivalent to 49.00% of the registered share capital and total issued shares. The Company will buy the said ordinary shares at Baht 0.51 per share, with an aggregate value of Baht 199,920.00.

On 27 May 2026, the Company acquired ownership of some ordinary shares of the said subsidiary company for 320,000 shares at the value of Baht 0.51 per shares, totaling Baht 199,920.00 resulting in the Company has investment in the said subsidiary company at 799,997 shares and the new shareholding ratio is 99.99%.

13. Property, plant and equipment

The movement of property, plant and equipment for the six-month period ended 30 June 2026 is as follows: -

	(Unit: Baht)	
	Consolidated	Separate
	<u>financial statements</u>	<u>financial statements</u>
Beginning balance	680,352,058	588,305,856
Purchase	1,664,126	4,524,434
Transfer in from right-of-use assets	2,729,849	2,729,849
Disposal	(2,340,000)	(2,340,000)
Depreciation charge for the period	(5,620,788)	(2,349,966)
Accumulated depreciation for transfer in	(2,041,901)	(2,041,901)
Accumulated depreciation for disposal	1,950,215	1,950,215
Ending balance	<u>676,693,559</u>	<u>590,778,487</u>

As at 30 June 2026, the Group had land, building and constructions at the carrying in amount of Baht 585.41 million in the consolidated financial statements and the separate financial statements (31 December 2025 : in amount of Baht 580.29 million in the consolidated and separate financial statements) were mortgaged as collateral against the credit facilities which obtained from the financial institutions as in Note 23. It also contributed the beneficiary from insurance according to the amount in insurance contract to a financial institution.

According to the Board of Director No 2/2568 on 28 February 2025, the meeting has resolution to approve to sell partial land of the Company, machinery and equipment of subsidiary company. On 28 February 2025, the Company entered into a land sale and purchase agreement with other company to sell land along with certain buildings owned by the Company and some machinery and equipment owned by a subsidiary. The contract value is amount of baht 24.50 million, with the following key conditions:

- The deposit of 30% equivalent to Baht 7.35 million shall be paid on the execution date of the land sale and purchase agreement.
- The outstanding balance of Baht 17.15 million shall be paid and the transfer of the ownership shall be performed within 180 days from the execution date of the land sale and purchase agreement.
- The buyer can utilize the land after the transfer of ownership has been completed.
- The buyer must submit its investment promotion privileges to buy the land.

(Unaudited)

Furthermore, the buyer must submit its investment promotion privileges to buy the land with the Board of Investment (BOI) to consider and approve the purchase. If the purchase is unapproved and the Board of Investment (BOI) issues a written notice of unapproval for the purchase, the Company will refund the buyer 50% of the total deposit within 90 days of the receipt of the mentioned written evidence.

On 30 October 2025, the Company issued a letter requesting an extension for the ownership transfer and expected the process to be completed by 30 November 2025.

On 23 March 2026, the Company issued a letter for the ownership transfer in accordance with land sale and purchase agreement to extend the period for the transfer of ownership to be completed by 15 July 2026. The buyer is required to pay an additional deposit of Baht 4.00 million and the remaining balance shall be paid upon transfer of the ownership. On 28 May 2026, the Company received additional deposits of Baht 2.00 million due to the Company is unable to utilize the area. Currently, the ownership transfer has made no progress because the buyer is in the process of requesting to exercise its investment promotion privileges.

14. Right-of-use assets

The movement of right-of-use assets for the six-month period ended 30 June 2026 is as follows: -

(Unit: Baht)

	Consolidated <u>financial statements</u>	Separate <u>financial statements</u>
Beginning balance	5,641,820	5,247,251
Right-of-use assets increased	2,309,090	2,309,090
Transfer out to assets	(2,729,849)	(2,729,849)
Depreciation charge for the period	(1,095,211)	(1,043,936)
Accumulated depreciation for transfer out	2,041,901	2,041,901
Ending balance	6,167,751	5,824,457

(Unaudited)

15. Long-term borrowings from financial institutions

Consisted of: -

(Unit: Baht)

	Consolidated and Separate financial statements	
	As at	
	<u>30 June 2026</u>	<u>31 December 2025</u>
Long-term borrowings	59,439,923	69,454,634
<u>Less</u> Deferred transaction cost	(152,228)	(393,685)
Carrying amount	59,287,695	69,060,949
<u>Less</u> Current portion	(20,506,882)	(20,258,752)
Long-term borrowings - net of current portion	38,780,813	48,802,197

The movement of long-term borrowings for the six-month period ended 30 June 2026 is as follows: -

(Unit: Baht)

	Consolidated and <u>Separate financial statements</u>
Beginning balance	69,454,634
Additions during the period	-
Repayment during for the period	(10,014,711)
Ending balance	59,439,923

The said long-term borrowings guaranteed by the Company's land with building and the asset which will be acquired in the future and vehicles as in Note 23, which are owned by the Company and director of the Company have joined the guarantee.

16. Deposit for share subscription

The Company entered into the memorandum of the agreement to sell the ordinary shares of W.Solar Company Limited ("subsidiary") on 28 April 2014, between Wyncoast Industrial Park Public Company Limited ("seller") and Inter Far East Engineering Public Company Limited ("buyer") and on 22 May 2014, the Company has received the guarantee deposit from the buyer in amount of Baht 30 million. Later the Company has received the written from the buyer regarding to the termination of the MOU on 3 February 2015 and the Company has written to terminate the MOU to the buyer on 6 February 2015. The Company has been filed a lawsuit for compensation from the company as buyer

(Unaudited)

in charge as in Note 17.1. During the year 2025, the Company repaid deposit for share subscription to the purchasing company in amount of Baht 28 million. Currently, there is no further repayment deposit for share subscription.

As at 30 June 2026, the Company has deposit for share subscription in amount of Baht 1.00 million (31 December 2025 : Baht : 2.00 million).

17. Provision for litigation claims

The movement of provision for litigation claims for the six-month period ended 30 June 2026 is as follows: -

	(Unit: Baht)
	Consolidated and <u>Separate financial statements</u>
Beginning balance	32,053,560
Increase during the period	152,071
Decrease during the period	-
Ending balance	<u>32,205,631</u>

- 17.1 The whole amount of litigation claims incurred by the Company has been filed a lawsuit for compensation from the buyer in charge of or the offense of breaching the agreement, terminating agreement, requesting the deposits and the compensation with the funds being sued in amount of Baht 40.37 million. The court sentenced that the buyer won the case, sentenced that the Company shall pay to the buyer in amount of Baht 30,000,000.00 plus interest rate of 7.50% per annum since 8 May 2015, toward until the payment has been completed.

As at 30 June 2026, the Company has recorded the estimated the liability from litigation claims in amount of Baht 17.45 million (31 December 2025 : Baht 17.38 million).

- 17.2 The whole amount of litigation claims incurred by the Company has been filed a lawsuit for compensation from a tenant company in charge of or the offense from receive service payment, advance deposit for the factory building, as well as the inability to provide access and enable operations in the leased premises due to the Company not having obtained authorization from the director-general of the customs department to operate within a free zone, with the funds being sued in amount of Baht 606,144.00. The court sentenced that the tenant won the case, sentenced that the Company shall pay to the buyer in amount of Baht 384,144.00 plus interest rate of 5.00% per annum.

(Unaudited)

As at 30 June 2026, the Company recognized the provision for litigation claims at Baht 0.14 million (31 December 2025 : Baht 0.13 million).

- 17.3 A provision has been set because the administrator of a company's rehabilitation plan has filed a petition to the comptroller in bankruptcy demanding the Company to pay back the merchandise debt of Baht 1,512,204.65, with interest charged at a rate of 5% per annum, calculating from 6 July 2024 onward until the entire amount is paid.

As at 30 June 2026, the Company recognized the provision for litigation claims at Baht 0.16 million. (31 December 2025 : Baht 0.14 million).

- 17.4 Provisions concerning the filing of litigation against the Company by a government agency on 24 February 2025 as a Black (undecided) case no. Por 190/2568 to demand compensation under the bond with security contract. The basis of the lawsuit was that, during mid-2024, customs officers conducted a warehouse inventory check. They discovered two vehicles (according to the plaint) were not present in the warehouse, and their taxes and duties have not yet been paid. The government agency filed a lawsuit for breach of contract and demanded Baht 14.31 million in compensation. On 29 October 2025, the court rendered judgment that the Company must pay Baht 14.31 million and interest at 1% per month based on the principal of Baht 10.27 million. The interest will be calculated from the day after the plaint was filed until the total amount is fully paid. Currently, the Company is in the process of preparing documents for filing an appeal with the court.

As at 30 June 2026, the Company recognized the provision for litigation claims at Baht 14.45 million (31 December 2025 : Baht 14.40 million).

18. Share discount on ordinary shares

Given the event that the Company constitutes registered capital reduction in the year 2005, there is fully taking the result of capital reduction to compensate accumulated loss before taking to compensate share discount on ordinary shares. Due to this accounting record, the Company constitutes share discount on ordinary shares remained in amount of Baht 264.64 million. However, the Federation of Accounting Professions relieved to the Company to apply existing capital reduction method so as to fully write-off the outstanding share discount on ordinary shares instead of amending the previous accounting record. The Company constituted the resolution of the Executive Committee Meeting No. 3/2006 held on 10 February 2006 and the Board of Directors' Meeting No. 2/2006 held on 17 February 2006, that approved the further study of the reduction plan of the share discount on ordinary shares. Moreover, the Company is proceeding with the reduction of such share discount on ordinary

(Unaudited)

shares to be finished within 3 years (finish within February 2009). However, multiple resolutions were passed at the meeting of the Company's board of directors to extend the period for determining the discount on share capital from March 2009 to March 2026. and in accordance with the resolution of Board of Directors Meeting No. 5/2026 held on 24 March 2026, it is unanimously resolved to extend period rectification of share discount on ordinary shares for 5 years more (finish within March 2031).

However, if the Company will repay dividend, the outstanding retained earnings after the Company dividend payment have to remain at minimum of share discount on ordinary shares which is outstanding in the accounting record.

19. Income tax expense

The income tax expense recognized in profit (loss) for the six-month period ended 30 June 2026 and 2025 are as follows: -

	(Unit: Baht)			
	Consolidated		Separate	
	financial statements		financial statements	
	For the six-month period ended 30 June			
	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>
Current tax expense	1,524,092	1,351,869	2,009,189	345,441
Deferred tax expense (revenue) relating to the origination and reversal of temporary differences	33,963	1,342,087	-	-
Total income tax expense recognized in profit or loss	1,558,055	2,693,956	2,009,189	345,441

20. Basic earnings (loss) per share

Basic earnings (loss) per share is calculated by dividing the profit (loss) for the period attributable to common shareholders (excluding other comprehensive income or loss) by the weighted average number of ordinary shares during the period.

21. Operating segments

Information about business

The Group identified the operating segments on the basis of internal reports that are regularly reviewed by the Group's chief operating decision maker in order to allocate resources to the segment and assess its performance.

The Group identified operating segment by business operation as follows: -

- Rent and service
- Produce and sell electricity from solar roof top
- Construction business
- Produce and sell water
- Sell materials and equipment

Geographic segments

The Group are operated in Thailand only.

Additional information of major customers

For the six-month period ended 30 June 2026, the Group has the revenue to 1 major customers in the number of Baht 5.17 million (2025: the Group has the revenue to 2 major customers in the number of Baht 52.32 million).

(Unaudited)

(Unit :Million Baht)

Consolidated financial statements
For the six months period ended 30 June

	Rent and service		Construction		Produce and sell electricity from solar roof top		Produce and sell water		Sell machinery materials and equipment		Eliminating items		Total	
	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>
Revenue														
External customers	26.77	20.07	7.52	39.66	12.20	25.99	0.07	0.08	-	17.08	-	-	46.56	102.88
Intersegment	0.84	1.23	3.72	6.60	7.74	6.34	0.01	0.04	-	-	(12.31)	(14.21)	-	-
Total revenues	27.61	21.30	11.24	46.26	19.94	32.33	0.08	0.12	-	17.08	(12.31)	(14.21)	46.56	102.88
Gross profit (loss)	25.73	16.50	3.47	16.20	1.99	12.60	(0.07)	(0.21)	-	0.93	(1.43)	(0.40)	29.69	45.62
Other income													1.72	1.25
Distribution cost and services													(1.50)	(1.53)
Administrative expenses													(25.24)	(21.87)
Finance costs													(3.19)	(4.07)
Share of loss on investment in associates													(0.38)	(0.34)
Profit (loss) before income tax													1.10	19.06
Tax expense													(1.56)	(2.69)
Profit (loss) for the period													(0.46)	16.37
Depreciation and amortization	3.02	3.29	-	-	3.79	3.89	0.15	0.15	-	-	(0.47)	(0.48)	6.49	6.85
Assets by business sector														
As at 30 June														
- Fixed assets	588.07	579.60	-	-	98.95	106.42	2.71	3.00	-	-	(13.03)	(14.48)	676.70	674.54
- Other assets	216.91	231.91	-	-	134.45	116.19	0.40	0.22	-	-	(241.32)	(201.96)	110.44	146.36
Total assets	804.98	811.51	-	-	233.40	222.61	3.11	3.22	-	-	(254.35)	(216.44)	787.14	820.90

22. Revenue

The relationship between the revenue information disclosed for each reportable segment for the six-month period ended 30 June 2026 and 2025 are as follows: -

(Unit :Million Baht)

Consolidated financial statements												
For the six months period ended 30 June												
Segment operation												
	Rent and service		Construction		Produce and sell electricity from solar roof top		Produce and sell water		Sell machinery materials and equipment		Total	
	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>
Revenue from external customers	26.77	20.07	7.52	39.66	12.20	25.99	0.07	0.08	-	17.08	46.56	102.88
Revenue recognized when a performance obligation												
- satisfied at a point in time	-	-	-	-	12.20	25.99	0.07	0.08	-	17.08	12.27	43.15
- satisfied over time	26.77	20.07	7.52	39.66	-	-	-	-	-	-	34.29	59.73
Total	26.77	20.07	7.52	39.66	12.20	25.99	0.07	0.08	-	17.08	46.56	102.88

(Unaudited)

23. Borrowing facilities from financial institutions

(Unit :Million Baht)

Consolidated and Separate financial statements

As at

	30 June 2026			31 December 2025		
	Total	Utilised	Unused	Total	Utilised	Unused
	<u>credit line</u>	<u>credit line</u>	<u>credit line</u>	<u>credit line</u>	<u>credit line</u>	<u>credit line</u>
Bank overdrafts	21.00	(19.69)	1.31	21.00	(20.66)	0.34
Long-term loans	140.85	(59.44)	81.41	140.85	(69.45)	71.40
Total	161.85	(79.13)	82.72	161.85	(90.11)	71.74

The credit facilities have been secured by a mortgage on the land and construction thereon, as well as future property and vehicles that the Company owns, as in Note 13. Additionally, savings account deposit in amount of Bath 1.00 million as in Note 10 has been pledged as collateral for the credit facilities. The directors of the Company also provided personal guarantees.

24. Fair value measurement

Information on assets of the Group measured the fair value in the statement of financial position as at 30 June 2026 and 31 December 2025 are as follows: -

(Unit : Million Baht)

Consolidated financial statements

Assets	Fair value		Fair value hierarchy	Valuations techniques
	30 June 2026	31 December 2025		
Listed securities (Note 9)	0.09	0.26	Level 1	Market value approach as at reporting period. The data is publicly available on the Stock Exchange of Thailand.
Land (Note 13)	569.27	569.27	Level 3	Appraisal by independent appraiser which the market approach.

(Unit : Million Baht)

Separated financial statements

Asset	Fair value		Fair value hierarchy	Valuations techniques
	30 June 2026	31 December 2025		
Land (Note 13)	569.27	569.27	Level 3	Appraisal by independent appraiser which the market approach.

(Unaudited)

25. Supplemental disclosures of cash flow information

Non - cash items: -

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	For the six-month period ended 30 June		For the six-month period ended 30 June	
	<u>2026</u>	<u>2025</u>	<u>2026</u>	<u>2025</u>
Property, plant and equipment increased				
- Value of assets	-	-	357,331	-
- Value added tax	-	-	25,013	-
Right-of-use assets increased from lease contracts				
- Value of assets	2,309,090	-	2,309,090	-
- Value added tax	161,636	-	161,636	-
Transfer out right-of-use assets to property, plant and equipment	2,729,849	-	2,729,849	-
Transfer out accumulated depreciation of right-of-use assets to property, plant and equipment	2,041,901	-	2,041,901	-
Deferred gains from sale and lease back	710,215	-	710,215	-
Transfer out advance payment for shares to investments in subsidiary	2,850,000	-	2,850,000	-
Intercompany offsetting transactions				
- Trade and other current receivables	-	-	5,487,449	-
- Property, plant and equipment	-	-	2,502,977	-
- Trade and other current payables	-	-	2,984,472	-
Transfer out provisions for employee benefit to current employee benefit payable	190,232	-	190,232	-
Loss on remeasurements of defined benefit plans	(9,657)	-	(9,657)	-

26. Obligations

In addition to the liabilities presented in the financial statements as at 30 June 2026 and 31 December 2025, the Group has obligations as follows:-

26.1 The Group has obligations to the financial institutions as follows: -

	(Unit : Million Baht)	
	Consolidated and Separate financial statement	
	As at <u>30 June 2026</u>	As at <u>31 December 2025</u>
Letter of guarantee	5.00	5.00

26.2 Commitments

26.2.1 As at 30 June 2026, the Company has commitments on the security service contract. The commitments to be paid by the contract within 1 year is in amount of Baht 0.54 million (31 December 2025 : Baht 1.14 million).

26.2.2 As at 30 June 2026, the Company has commitments on the office service contract. The commitments to be paid by the contract within 1 year is in amount of Baht 0.10 million. (31 December 2024 : Baht 0.19 million).

26.2.3 As at 30 June 2026, the Company has commitments on the cleaning contract for office building and parking building with a related company. The commitments to be paid by the contract within 1 year is in amount of Baht 0.18 million.

26.2.4 As at 30 June 2026, the Company has commitments on the construction labor contract of solar power plants on the roof. The commitments to be paid by the contract is in amount of Baht 39.73 million (31 December 2025 : Baht 15.60 million).

26.2.5 As at 31 December 2025, the Company has commitments on the share purchase contract with a related company. The commitments to be paid by the contract is in amount of Baht 4.17 million.

27. Approval of interim financial statements

These interim consolidated and separated financial statements were authorized for issue by the Company's board of directors on 13 August 2026.
