MMM Capital Public Company Limited

Review report and consolidated and

separate financial information

For the three-month period ended 31 March 2026

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Independent Auditor's Report on Review of Interim Financial Information

To the Shareholders of MMM Capital Public Company Limited

I have reviewed the accompanying consolidated financial information of MMM Capital Public Company Limited and its subsidiary (the Group), which comprises the consolidated statement of financial position as at 31 March 2026, the related consolidated statements of income, comprehensive income, changes in shareholders' equity and cash flows for the three-month period then ended, as well as the condensed notes to the interim consolidated financial statements. I have also reviewed the separate financial information of MMM Capital Public Company Limited for the same period (collectively "the interim financial information"). Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 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 the standards as applicable to auditing issued by the Federation of Accounting Professions 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 34 Interim Financial Reporting.

Piya Chaipruckmalakarn

Piya Chaipruckmalakarn
Certified Public Accountant (Thailand) No. 7544

EY Office Limited
Bangkok: 8 May 2026

MMM Capital Public Company Limited and its subsidiary

Statements of financial position

As at 31 March 2026

(Unit: Thousand Baht)

	Note	Consolidated financial statement	Separate financial statements	
		31 March 2026	31 March 2026	31 December 2025
		(Unaudited but reviewed)	(Unaudited but reviewed)	(Audited)
Assets				
Current assets				
Cash and cash equivalents		195,498	145,498	185,772
Trade and other current receivables	3	66,070	66,076	97,472
Real estate development costs		31,837	31,837	39,665
Deposits under real estate agent agreements	4	13,739	13,739	13,095
Deposits under real estate sales management contracts	5	216,280	216,280	178,845
Other current assets		2,668	2,668	2,581
Total current assets		526,092	476,098	517,430
Non-current assets				
Investment in subsidiary	6	-	50,000	-
Investment properties		8,718	8,718	8,718
Building and equipment		20,070	20,070	20,447
Right-of-use assets		6,922	6,922	7,771
Intangible assets		3,205	3,205	3,294
Deferred tax assets		647	647	569
Other non-current assets		391	391	391
Total non-current assets		39,953	89,953	41,190
Total assets		566,045	566,051	558,620

The accompanying notes are an integral part of the financial statements.

MMM Capital Public Company Limited and its subsidiary

Statements of financial position (continued)

As at 31 March 2026

(Unit: Thousand Baht)

	Note	Consolidated financial statement	Separate financial statements	
		31 March 2026	31 March 2026	31 December 2025
		(Unaudited but reviewed)	(Unaudited but reviewed)	(Audited)
Liabilities and shareholders' equity				
Current liabilities				
Trade and other current payables	7	24,884	24,884	6,294
Current portion of lease liabilities		2,098	2,098	2,305
Income tax payable		21,100	21,100	16,156
Other current liabilities		5,339	5,339	7,057
Total current liabilities		53,421	53,421	31,812
Non-current liabilities				
Lease liabilities - net of current portion		2,912	2,912	3,362
Non-current provision for employee benefits		3,096	3,096	2,869
Total non-current liabilities		6,008	6,008	6,231
Total liabilities		59,429	59,429	38,043
Shareholders' equity				
Share capital	8			
Registered				
329,999,979 ordinary shares of Baht 0.5 each (31 December 2025: 300,000,000 ordinary shares of Baht 0.5 each)		165,000	165,000	150,000
Issued and fully paid up				
329,999,979 ordinary shares of Baht 0.5 each (31 December 2025: 300,000,000 ordinary shares of Baht 0.5 each)		165,000	165,000	150,000
Share premium		274,639	274,639	274,639
Retained earnings				
Appropriated - statutory reserve		13,889	13,889	13,889
Unappropriated		36,588	36,594	82,049
Ordinary shares issuable for stock dividends	12	16,500	16,500	-
Total shareholders' equity		506,616	506,622	520,577
Total liabilities and shareholders' equity		566,045	566,051	558,620

The accompanying notes are an integral part of the financial statements.

Directors

MMM CAPITAL
PUBLIC COMPANY LIMITED
บมจ.เอ็มเอ็มเอ็ม แคปปิตอล

(Unaudited but reviewed)

MMM Capital Public Company Limited and its subsidiary

Income statements

For the three-month period ended 31 March 2026

(Unit: Thousand Baht, except earnings per share expressed in Baht)

	Note	Consolidated financial statement	Separate financial statements	
		2026	2026	2025
Revenues				
Service income under real estate agent agreements		38,038	38,038	78,163
Revenues from real estate sales management contracts		153,155	153,155	57,277
Revenues from sales of real estate		14,986	14,986	19,583
Other income		635	635	863
Total revenues		206,814	206,814	155,886
Expenses				
Cost of service under real estate agent agreements		17,736	17,736	39,974
Cost of real estate sales management contracts		95,372	95,372	36,283
Cost of real estate sold		7,940	7,940	10,424
Selling and distribution expenses		36,554	36,554	21,474
Administrative expenses		8,435	8,429	7,836
Expected credit losses		106	106	9
Total expenses		166,143	166,137	116,000
Operating profit		40,671	40,677	39,886
Finance income		105	105	136
Finance cost		(99)	(99)	(109)
Profit before income tax expenses		40,677	40,683	39,913
Income tax expenses	9	(8,138)	(8,138)	(7,984)
Profit for the period		32,539	32,545	31,929
Earnings per share	10			
Basic earnings per share		0.09	0.09	0.11
Weighted average number of ordinary shares (Thousand shares)		363,000	363,000	299,838

The accompanying notes are an integral part of the financial statements.

(Unaudited but reviewed)

MMM Capital Public Company Limited and its subsidiary

Statements of comprehensive income

For the three-month period ended 31 March 2026

(Unit: Thousand Baht)

	Consolidated financial statement	Separate financial statements	
	2026	2026	2025
Profit for the period	32,539	32,545	31,929
Other comprehensive income:			
Other comprehensive income for the period	-	-	-
Total comprehensive income for the period	32,539	32,545	31,929

The accompanying notes are an integral part of the financial statements.

(Unaudited but reviewed)

MMM Capital Public Company Limited and its subsidiary

Statements of changes in shareholders' equity

For the three-month period ended 31 March 2026

(Unit: Thousand Baht)

	Consolidated financial statement					
			Retained earnings			
	Issued and paid-up share capital	Share premium	Appropriated - statutory reserve	Unappropriated	Ordinary shares issuable for stock dividends	Total
Balance as at 1 January 2026	150,000	274,639	13,889	82,049	-	520,577
Profit for the period	-	-	-	32,539	-	32,539
Total comprehensive income for the period	-	-	-	32,539	-	32,539
Cash dividend paid (Note 12)	-	-	-	(46,500)	-	(46,500)
Stock dividend paid (Note 8 and 12)	15,000	-	-	(31,500)	16,500	-
Balance as at 31 March 2026	165,000	274,639	13,889	36,588	16,500	506,616

The accompanying notes are an integral part of the financial statements.

MMM Capital Public Company Limited and its subsidiary

Statements of changes in shareholders' equity (continued)

For the three-month period ended 31 March 2026

(Unit: Thousand Baht)

	Separate financial statements					
	Issued and paid-up share capital	Share premium	Retained earnings: Appropriated - statutory reserve	Retained earnings: Unappropriated	Ordinary shares issuable for stock dividends	Total
Balance as at 1 January 2025	123,900	21,180	7,138	38,019	-	190,237
Profit for the period	-	-	-	31,929	-	31,929
Total comprehensive income for the period	-	-	-	31,929	-	31,929
Dividend paid (Note 12)	-	-	-	(24,780)	-	(24,780)
Balance as at 31 March 2025	123,900	21,180	7,138	45,168	-	197,386
Balance as at 1 January 2026	150,000	274,639	13,889	82,049	-	520,577
Profit for the period	-	-	-	32,545	-	32,545
Total comprehensive income for the period	-	-	-	32,545	-	32,545
Cash dividend paid (Note 12)	-	-	-	(46,500)	-	(46,500)
Stock dividend paid (Note 8 and 12)	15,000	-	-	(31,500)	16,500	-
Balance as at 31 March 2026	165,000	274,639	13,889	36,594	16,500	506,622

The accompanying notes are an integral part of the financial statements.

(Unaudited but reviewed)

MMM Capital Public Company Limited and its subsidiary

Statements of cash flows

For the three-month period ended 31 March 2026

(Unit: Thousand Baht)

	Consolidated financial statement	Separate financial statements	
	2026	2026	2025
Cash flows from operating activities			
Profit before tax	40,677	40,683	39,913
Adjustments to reconcile profit before tax to			
net cash provided by (paid from) operating activities			
Depreciation and amortisation	1,422	1,422	1,198
Expected credit losses	106	106	9
Provision for employee benefits	227	227	205
Finance income	(105)	(105)	(136)
Finance cost	99	99	109
Profit from operating activities before changes			
in operating assets and liabilities	42,426	42,432	41,298
Operating assets (increase) decrease			
Trade and other current receivables	31,402	31,396	(179)
Real estate development costs	7,828	7,828	8,863
Deposits under real estate agent agreements	(645)	(645)	3,195
Deposits under real estate sales management contracts	(37,435)	(37,435)	(6,617)
Other current assets	(87)	(87)	542
Operating liabilities increase (decrease)			
Trade and other current payables	2,019	2,019	1,723
Other current liabilities	(1,718)	(1,718)	(1,273)
Cash flows from operating activities	43,790	43,790	47,552
Cash paid for withholding tax	(3,272)	(3,272)	(2,707)
Cash paid for interest expenses	(99)	(99)	(109)
Net cash flows from operating activities	40,419	40,419	44,736

The accompanying notes are an integral part of the financial statements.

(Unaudited but reviewed)

MMM Capital Public Company Limited and its subsidiary

Statements of cash flows (continued)

For the three-month period ended 31 March 2026

(Unit: Thousand Baht)

	Consolidated financial statement	Separate financial statements	
	2026	2026	2025
Cash flows from investing activities			
Cash paid for investment in a new subsidiary	-	(50,000)	-
Cash paid for acquisitions of building and equipment	(36)	(36)	(9,053)
Net cash flows used in investing activities	(36)	(50,036)	(9,053)
Cash flows from financing activities			
Payment of principal portion of lease liabilities	(657)	(657)	(507)
Dividend paid	(30,000)	(30,000)	-
Net cash flows used in financing activities	(30,657)	(30,657)	(507)
Net increase (decrease) in cash and cash equivalents	9,726	(40,274)	35,176
Cash and cash equivalents at beginning of the period	185,772	185,772	16,325
Cash and cash equivalents at end of the period	195,498	145,498	51,501
Supplemental cash flows information			
Non-cash transactions			
Increase in accounts payable for purchase of equipment	71	71	54
Dividend payable	16,500	16,500	24,780
Transfer right-of-use assets to building and equipment	-	-	363
Transfer deposits under real estate sales management contracts to real estate development costs	-	-	24,442
Transferred deposits under real estate agent agreements to deposits under real estate sales management contracts	-	-	900

The accompanying notes are an integral part of the financial statements.

MMM Capital Public Company Limited and its subsidiary
Condensed notes to interim financial statements
For the three-month period ended 31 March 2026

1. General information

1.1 Corporate information

MMM Capital Public Company Limited ("the Company") is a public company incorporated and domiciled in Thailand. Its parent company is MM Capital Holding Co., Ltd., which was incorporated in Thailand. The Company is principally engaged in providing real estate management services and real estate sales agent. The registered office of the Company is at No. 89/2, Soi Nathong, Ratchadaphisek Road, Din Daeng, Bangkok.

1.2 Basis for the preparation of interim financial statements

These interim financial statements are prepared in accordance with Thai Accounting Standard No. 34 Interim Financial Reporting, with the Company presenting condensed interim financial statements. The Company has presented the statements of financial position, income, comprehensive income, changes in shareholders' equity, and cash flows in the same format as that used for the annual financial statements and has presented notes to the interim financial statements on a condensed basis.

The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events and circumstances so as not to duplicate information previously reported. These interim financial statements should therefore be read in conjunction with the latest annual financial statements.

The interim financial statements in Thai language are the official statutory financial statements of the Company. The interim financial statements in English language have been translated from the Thai language interim financial statements.

1.3 Basis of consolidation

a) The consolidated financial statements include the financial statements of MMM Capital Public Company Limited ("the Company") and the following subsidiary company ("the subsidiary") (collectively as "the Group"):

Company's name	Nature of business	Country of incorporation	Percentage of shareholding	
			31 March 2026	31 December 2025
			(Percent)	(Percent)
MMM Mega Fin Holding Company Limited	Holding company	Thailand	100	-

b) The Company is deemed to have control over an investee or subsidiary if it has rights, or is exposed, to variable returns from its involvement with the investee, and it has the ability to direct the activities that affect the amount of its returns.

c) Subsidiary is fully consolidated, being the date on which the Company obtains control, and continue to be consolidated until the date when such control ceases.

d) The financial statements of the subsidiary are prepared using the same significant accounting policies as the Company.

e) Material balances and transactions between the Group have been eliminated from the consolidated financial statements.

1.4 The separate financial statements present investment in subsidiary under the cost method.

1.5 Accounting policies

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended 31 December 2025.

The revised financial reporting standards, which are effective for fiscal years beginning on or after 1 January 2026, do not have any significant impact on the Group's financial statements.

2. Related party transactions

During the periods, the Group had significant business transactions with related parties. Such transactions arose in the ordinary course of business and were concluded on commercial terms and bases agreed upon between the Group and those related parties. There were no significant changes in the transfer pricing policy of transactions with related parties during the current period.

Summaries of significant business transactions with related parties are as follows:

(Unit: Million Baht)

	For the three-month periods ended 31 March		
	Consolidated financial statement	Separate financial statements	
	2026	2026	2025
Transaction with parent company			
Dividend paid	55	55	21
Transaction with related party			
Dividend paid	-	-	1
Transaction with management and director			
Dividend paid	4	4	1

As at 31 March 2026 and 31 December 2025, the balances of the accounts between the Group and those related parties were as follows:

(Unit: Thousand Baht)

	Consolidated financial statement	Separate financial statements	
	31 March 2026	31 March 2026	31 December 2025
Dividend payables - related parties			
Parent company	23,100	23,100	-
Management and director	1,529	1,529	-
Total dividend payables - related parties	24,629	24,629	-
Other current receivables - related parties (Note 3)			
Subsidiary	-	6	-
Total other current receivables - related parties	-	6	-

Directors and management's benefit

During the three-month periods ended 31 March 2026 and 2025, the Group had employee benefit expenses payable to its directors and management as below.

(Unit: Thousand Baht)

	For the three-month periods ended 31 March		
	Consolidated financial statement	Separate financial statements	
	2026	2026	2025
Short-term employee benefits	2,155	2,155	2,302
Post-employment benefits	47	47	40
Total	2,202	2,202	2,342

3. Trade and other current receivables

(Unit: Thousand Baht)

	Consolidated financial statement	Separate financial statements	
	31 March 2026	31 March 2026	31 December 2025
Trade receivables - unrelated parties			
Trade receivables under real estate agent agreements	19,373	19,373	23,471
Trade receivables under real estate sales management contracts	46,490	46,490	73,615
Total trade receivables - unrelated parties	65,863	65,863	97,086
Other current receivables			
Advances	207	207	386
Other current receivables - related parties (Note 2)	-	6	-
Total other current receivables	207	213	386
Total trade and other current receivables	66,070	66,076	97,472

Trade receivables can be analysed by aging as follows:

(Unit: Thousand Baht)

	Consolidated financial statement	Separate financial statements	
	31 March 2026	31 March 2026	31 December 2025
Trade receivables - unrelated parties			
Aged on the basis of due dates			
Not yet due	64,940	64,940	94,292
Past due			
Up to 3 months	923	923	2,794
Total trade and other current receivables	65,863	65,863	97,086

4. Deposits under real estate agent agreements

(Unit: Thousand Baht)

	Consolidated financial statement	Separate financial statements	
	31 March 2026	31 March 2026	31 December 2025
Deposits under real estate agent agreements	10,375	10,375	10,530
Deposit under real estate agent agreements - portion for property payment settlement	3,400	3,400	2,600
Less: Allowance for expected credit losses	(36)	(36)	(35)
Deposits under real estate agent agreements - net	13,739	13,739	13,095

Deposits under real estate agent agreements

The deposit under real estate agent agreements serves as the principal guarantee for the owner's rights to the property. The Company is obliged to act as an agent for the sale of real estate to sell the real estate in the quantity and within the timeframe stipulated in the agreement. In the event that the Company is unable to find a buyer within the designated timeframe, the property owner has the right to forfeit the aforementioned deposit.

Deposit under real estate agent agreements - portion for property payment settlement

The deposit under real estate agent agreements - portion for property payment settlement serves as the principal guarantee provided to the property owner. The Company is obliged to act as an agent to sell the property in the quantity and within the timeframe stipulated in the agreement. If the Company is unable to secure a buyer within the specified time, the Company is obligated to complete the payment for the property upon the expiration of the agreed period. However, if the Company is unable to make payment by the specified due date, the property owners will issue a written notice requiring the Company to settle the outstanding payment within 30 - 60 days prior to forfeiting such deposits.

The Company has entered into sales management agreements, with a purchase guarantee, with certain real estate companies, under which the Company must complete the sale of the property by the date specified in the agreement. As at 31 March 2026, the Company has an obligation in the event it is unable to secure buyers within the stipulated period and is required to settle the property consideration amounting to Baht 74 million, payable within three months from the end of the reporting period (31 December 2025: Baht 33 million, payable within three months from the end of the reporting period).

5. Deposits under real estate sales management contracts

Deposits under real estate sales management contracts represent deposits placed for the full value of the real estate with the conditions that the Company holds the right to determine whether the owner of the real estate transfers ownership to the Company, the Company's customers, or any person designated by the Company, within the agreed upon period from the deposit date. However, should this period lapse, the Company is entitled to receive the transfer of ownership of the real estate within 30 days.

6. Investment in subsidiary

Investment in subsidiary as presented in the separate financial statements is detailed as follows:

Company's name	Paid-up capital		Shareholding percentage		Cost	
	31 March 2026	31 December 2025	31 March 2026	31 December 2025	31 March 2026	31 December 2025
	(Million Baht)	(Million Baht)	(Percent)	(Percent)	(Thousand Baht)	(Thousand Baht)
MMM Mega Fin Holding Company Limited	50	-	100	-	50,000	-
Total investments in subsidiaries					50,000	-

Establishment of new subsidiaries

On 5 February 2026, the meeting of the Company's Board of Directors resolved to approve the establishment of the following new subsidiaries.

1) The establishment of MMM Mega Fin Holding Company Limited to operate as a holding company for investments in shares of subsidiaries engaged in retail loan businesses secured by real estate. The subsidiary has a registered share capital of Baht 50 million (0.5 million ordinary shares of Baht 100 each), with the Company holding a 100% interest. The subsidiary registered its establishment with the Ministry of Commerce on 10 March 2026.

2) The establishment of Ngern Tid Rua Company Limited to engage in providing retail loans secured by real estate as collateral, including both direct lending activities and agent services to match borrowers with appropriate lenders. The subsidiary has a registered share capital of Baht 30 million (0.3 million ordinary shares of Baht 100 each). MMM Mega Fin Holding Company Limited holds a 100% interest in such subsidiary. At present, the Group is in the process of establishing this subsidiary.

3) The establishment of MMM Pico Plus Holding Company Limited to operate as a holding company for investments in shares of companies engaged in regulated provincial retail loan business (Pico Finance Plus). The subsidiary has a registered share capital of Baht 20 million (0.2 million ordinary shares of Baht 100 each). MMM Mega Fin Holding Company Limited holds a 100% interest in such subsidiary. At present, the Group is in the process of establishing this subsidiary.

4) The establishment of MMM Pico Plus Nonthaburi Company Limited to engage in regulated provincial retail loan business (Pico Finance Plus) in Nonthaburi province. The subsidiary has a registered share capital of Baht 10 million (0.1 million ordinary shares of Baht 100 each). MMM Mega Fin Holding Company Limited holds a 100% interest in such subsidiary. At present, the Group is in the process of establishing this subsidiary.

5) The establishment of MMM Pico Plus Pathum Thani Company Limited to engage in regulated provincial retail loan business (Pico Finance Plus) in Pathum Thani province. The subsidiary has a registered share capital of Baht 10 million (0.1 million ordinary shares of Baht 100 each). MMM Mega Fin Holding Company Limited holds a 100% interest in such subsidiary. At present, the Group is in the process of establishing this subsidiary

On 30 March 2026, the meeting of the Company's Board of Directors resolved to approve MMM Mega Fin Holding Company Limited, a subsidiary, to establish an additional subsidiary, Housing Assist Capital Company Limited, to provide real estate-backed loans to retail customers with creditworthiness, secured by a mortgage over such real estate. The subsidiary has a registered share capital of Baht 30 million (0.3 million ordinary shares of Baht 100 each). MMM Mega Fin Holding Company Limited holds a 100% interest in such subsidiary. At present, the Group is in the process of establishing this subsidiary.

7. Trade and other current payables

(Unit: Thousand Baht)

	Consolidated financial statement	Separate financial statements	
	31 March 2026	31 March 2026	31 December 2025
Trade payables - unrelated parties	3,727	3,727	874
Other current payables - unrelated parties	222	222	186
Dividend payable	16,500	16,500	-
Accrued expenses - unrelated parties	4,143	4,143	4,830
Deferred revenue	292	292	404
Total	24,884	24,884	6,294

8. Share capital

On 22 January 2026, the Extraordinary General Meeting of the Company's shareholders passed a resolution approving an increase in the Company's registered share capital from Baht 150 million (300 million ordinary shares of Baht 0.5 each) to Baht 165 million (330 million ordinary shares of Baht 0.5 each), through the issuance of 30 million new ordinary shares with a par value of Baht 0.5 each, totaling Baht 15 million to support the stock dividend payment. The Company registered the increase in its share capital with the Ministry of Commerce on 23 January 2026.

At the Company's Annual General Meeting of Shareholders held on 23 March 2026, the meeting resolved to approve the reduction of registered capital, the allocation of newly issued shares, and the issuance and offering of warrants to purchase newly issued ordinary shares of the Company, with details as follows:

1) Approval of the issuance and offering of warrants to purchase ordinary shares of the Company, consisting of Warrant No. 1 in an amount not exceeding 36,299,998 units, and Warrant No. 2 in an amount not exceeding 36,299,998 units (collectively, the "Warrants No. 1 and No. 2"), to be offered to existing shareholders on a pro rata basis, totaling 72,599,996 units. The Warrants No. 1 and No. 2 shall be allocated free of charge, at the allocation ratios of existing ordinary shares per warrant unit and the exercise prices as follows:

    1. For Warrant No. 1, the allocation ratio shall be 10 existing ordinary shares to 1 units of warrants (except in the case of adjustment of rights), with an exercise price of Baht 2.60 per share (except in the case of adjustment of rights).

    2. For Warrant No. 2, the allocation ratio shall be 10 existing ordinary shares to 1 units of warrants (except in the case of adjustment of rights), with an exercise price of Baht 3.60 per share (except in the case of adjustment of rights).

2) Approval of the reduction of the Company's registered capital from Baht 165,000,000 to Baht 164,999,989.50, through the cancellation of 21 ordinary shares with a par value of Baht 0.5 each. Additionally, a corresponding amendment to the Company's Memorandum of Association was approved to reflect the capital reduction. The Company registered the decrease in its share capital with the Ministry of Commerce on 31 March 2026.

3) Approval of an increase in the Company's registered capital in the amount of Baht 70,949,996, from the existing registered capital of Baht 169,999,989.50 to a new registered capital of Baht 235,949,985.50, through the issuance of 141,899,992 newly issued ordinary shares with a par value of Baht 0.50 per share, and the amendment of the Company's Memorandum of Association to be consistent with the registered capital increase. The Company registered the increase in its share capital with the Ministry of Commerce on 2 April 2026.

4) Approval of the allocation of 141,899,992 newly issued ordinary shares of the Company, with a par value of Baht 0.50 per share, with details as follows:

    1. Allocation of 32,999,999 newly issued ordinary shares to support the payment of dividends in the form of share dividends.

    2. Allocation of 72,599,996 newly issued ordinary shares to support the exercise of rights under Warrants to purchase newly issued ordinary shares of the Company No. 1, which are issued and offered to existing shareholders on a pro rata basis.

3. Allocation of 36,299,998 newly issued ordinary shares to support the exercise of rights under Warrants to purchase newly issued ordinary shares of the Company No. 2, which are issued and offered to existing shareholders on a pro rata basis.

9. Income tax

Interim corporate income tax was calculated on profit before income tax for the period, using the estimated effective tax rate for the year.

Income tax expenses for the three-month and three-month periods ended 31 March 2026 and 2025 are made up as follows:

(Unit: Thousand Baht)

	For the three-month periods ended 31 March		
	Consolidated financial statement	Separate financial statements	
	2026	2026	2025
Current income tax:			
Interim corporate income tax charge	8,217	8,217	8,044
Deferred tax:			
Relating to origination and reversal of temporary differences	(79)	(79)	(60)
Income tax expenses reported in profit or loss	8,138	8,138	7,984

10. Earnings per share

Basic earnings per share is calculated by dividing profit for the period attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the period and the number of ordinary shares is adjusted as if the stock dividend has occurred at the beginning of the earliest period reported. As a result, the earnings per share for the three-month period ended 31 March 2025 were adjusted to give a comparative result.

11. Segment information

The Group is organised into business units based on their products and services. During the current period, the Group has not changed the organisation of its reportable segments from the last annual financial statements.

The following tables present revenue and profit information regarding the Group's operating segments for the three-month periods ended 31 March 2026 and 2025.

(Unit: Million Baht)

	Consolidated financial statement			
	For the three-month period ended 31 March			
	Real estate sales consultant	Real estate sales management	Sales of real estate	Total
	2026	2026	2026	2026
Revenue from external customers	38	153	15	206
Gross profit	20	58	7	85
Other income				1
Selling and distribution expenses				(37)
Administrative expenses				(8)
Income tax expenses				(8)
Profit for the period				33

(Unit: Million Baht)

	Separate financial statements							
	For the three-month periods ended 31 March							
	Real estate sales consultant		Real estate sales management		Sales of real estate		Total	
	2026	2025	2026	2025	2026	2025	2026	2025
Revenue from external customers	38	78	153	57	15	20	206	155
Gross profit	20	38	58	21	7	9	85	68
Other income							1	1
Selling and distribution expenses							(37)	(21)
Administrative expenses							(8)	(8)
Income tax expenses							(8)	(8)
Profit for the period							33	32

12. Dividends

Dividends	Approved by	Total dividends	Dividend per share
		(Thousand Baht)	(Baht)
Annual dividend for 2024	Annual General Meeting of the shareholders on 26 March 2025	64,428	0.26******
Less: Interim dividends from retained earnings for the three-month period ended 31 March 2024	Board of Directors' meeting on 3 May 2024	(9,912)	0.08*****
Interim dividends from retained earnings as at 30 June 2024	Board of Directors' meeting on 15 August 2024	(9,912)	0.04******
Interim dividends from retained earnings as at 30 September 2024	Board of Directors' meeting on 4 November 2024	(19,824)	0.08******
Total dividends for the three-month period ended 31 March 2025		24,780	
Annual dividend for 2025	Annual General Meeting of the shareholders on 23 March 2026	137,472	0.42********
Less: Interim dividends from retained earnings for the three-month period ended 31 March 2025	Board of Directors' meeting on 30 June 2025	(29,736)	0.12******
Interim dividends from retained earnings as at 30 June 2025	Board of Directors' meeting on 30 July 2025	(29,736)	0.12******
Interim dividends from retained earnings as at 30 September 2025	Extraordinary Meeting of the shareholders on 22 January 2026	(45,000)	0.15*******
Total		33,000	
Add: Interim dividends from retained earnings as at 30 September 2025	Extraordinary Meeting of the shareholders on 22 January 2026	45,000	0.15*******
Total dividends for the three-month period ended 31 March 2026		78,000	

*Dividend per share is calculated from the number of ordinary shares as of the date of dividend approval which is 200,000 shares.

**Dividend per share is calculated from the number of ordinary shares as of the date of dividend approval which is 1,000,000 shares.

***Dividend per share is calculated from the number of ordinary shares as of the date of dividend approval which is 115,000,000 shares.

****Dividend per share is calculated from the number of ordinary shares as of the date of dividend approval which is 118,000,000 shares.

*****Dividend per share is calculated from the number of ordinary shares as of the date of dividend approval which is 123,900,000 shares.

******Dividend per share is calculated from the number of ordinary shares as of the date of dividend approval which is 247,800,000 shares.

*******Dividend per share is calculated from the number of ordinary shares as of the date of dividend approval which is 300,000,000 shares.

********Dividend per share is calculated from the number of ordinary shares as of the date of dividend approval which is 329,999,979 shares.

On 22 January 2026, the Extraordinary General Meeting of Shareholders of the Company passed a resolution to approve an interim dividend payment from retained earnings as at 30 September 2025. The dividend payment consisted of a stock dividend at a rate of Baht 0.05 per share, equivalent to 10 ordinary shares for each 1 stock dividend, and a cash dividend at a rate of Baht 0.10 per share. The Company paid the dividend on 6 February 2026.

On 23 March 2026, the Company's Annual General Meeting of Shareholders passed a resolution approving the payment of the 2025 annual dividend amounting to Baht 137.5 million. The Company had already paid interim dividends totaling Baht 104.5 million, leaving a balance of Baht 33 million to be paid. The dividend payment consisted of a stock dividend at a rate of Baht 0.05 per share, equivalent to 10 ordinary shares for each 1 stock dividend, and a cash dividend at a rate of Baht 0.05 per share. The Company paid the dividend on 7 April 2026.

13. Commitments and contingent liabilities

13.1 Capital commitments

As at 31 March 2026, the Company had capital commitments of approximately Baht 0.1 million (31 December 2025: Baht 0.1 million), relating to software development agreement.

13.2 Service commitment

As at 31 March 2026 and 31 December 2025, the Company has future service payments required under these non-cancellable contracts as follows:

(Unit: Thousand Baht)

	Consolidated financial statement	Separate financial statements	
	31 March 2026	31 March 2026	31 December 2025
Within 1 year	1,613	1,613	1,396
Over 1 and up to 5 years	848	848	1,004
Total	2,461	2,461	2,400

14. Financial instrument

Fair value of financial instrument

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.

15. Events after the reporting period

On 8 May 2026, a meeting of the Company's Board of Directors passed resolutions to approve the following.

1. The payment of an interim dividend from the operating results for the three-month period ended 31 March 2026 to shareholders at the rate of Baht 0.07 per share for 362,999,943 shares, totaling Baht 25.41 million. The Company will pay such dividend to the shareholders on 5 June 2026. The dividend will be recognised in the second quarter of 2026.

2. The establishment of a new subsidiary, Deva Link Development Company Limited, to engage in property development business. The subsidiary has a registered share capital of Baht 25 million (0.25 million ordinary shares of Baht 100 each), with the Company holding a 100% interest.

   In addition, a meeting of the Company's Board of Directors passed resolutions to approve Deva Link Development Company Limited to establish Praksa Link Estate Company Limited and Bang Phli Link Estate Company Limited as new subsidiaries to engage in property development business. The subsidiaries have registered capital of Baht 15 million (0.15 million ordinary shares of Baht 100 each) and Baht 10 million (0.10 million ordinary shares of Baht 100 each), respectively, with Deva Link Development Company Limited holding a 100% interest in both subsidiaries.

3. The determination of the record date for shareholders entitled to receive the warrants to purchase ordinary shares of the Company (the "Warrants") and the issuance dates of such Warrants are as follows:

   1. Warrant No. 1 (MMM-W1): the record date is set as 18 May 2026, and the issuance date is set as 5 June 2026.
   2. Warrant No. 2 (MMM-W2): the record date is set as 20 July 2026, and the issuance date is set as 31 July 2026.

   The issuance and offering of such warrants were approved by the Annual General Meeting of the shareholders of the Company held on 23 March 2026.

16. Approval of interim financial statements

These interim financial statements were authorised for issue by the Company's Board of Directors on 8 May 2026.