Investor Newsletter

1H26 ISSUE

PRUKSA HOLDING

Pruksa Holding

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ExecutiveSharing

“ With strong operating performance and a solid financial position, Pruksa Group (PSH)’s results reflect the success of effective portfolio and cost management. In 1H26, the Group’s total revenue grew 9%, driven by a 15% increase in real estate revenue, reflecting effective management of ready-to-sell inventory with strong Brand Champion offerings. Healthcare revenue also increased 10%, supported by growth in both patient volumes and revenue per bill. As a result, PSH’s net profit surged 120%, underscoring the Group’s ability to navigate a challenging market environment. The Group continues to advance “Reshaping Portfolio” strategy by optimizing portfolio structure and transforming existing assets into engines for recurring income, while further strengthening the real estate business.

Key growth drivers for 2H2026 include Omega Smart Warehouse and iPlern-Branded Apartment, which transform existing assets into long-term value and recurring cash flow. Omega Smart Warehouse spans over 200,000 sq.m., features fully automated operations. It is scheduled to begin generating revenue in Q4/2026, in response to logistics trends and the growing demand for modern warehousing space.

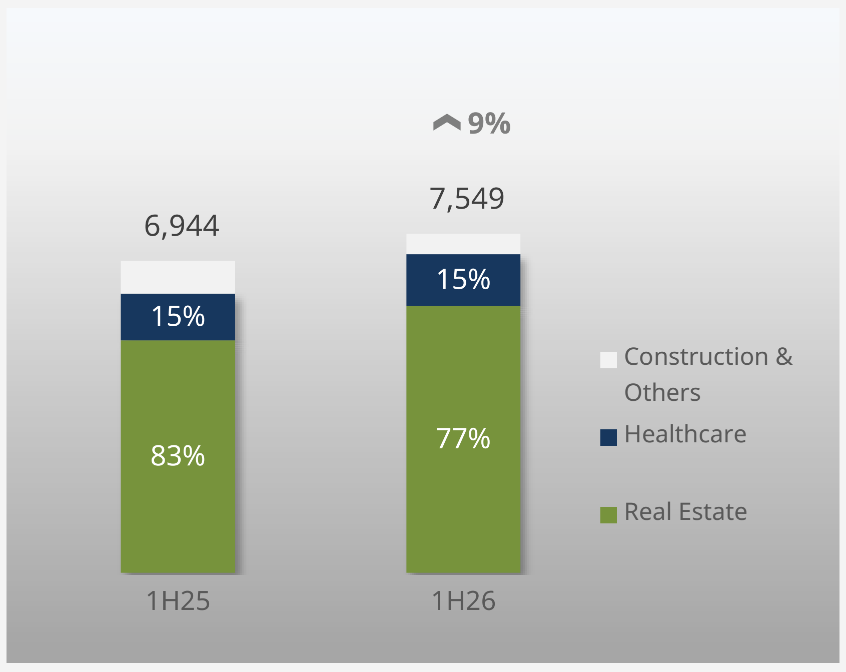
Meanwhile, iPlern-Branded Apartment leverages Pruksa’s land bank, construction expertise, and precast technology to achieve a Time to Cash of just 4 months. 6 buildings are now operational at 100% occupancy, with plans to expand to 60 buildings and approximately 4,300 units within 1-2 years, targeting returns of 7-8%.

These initiatives are central to Pruksa’s strategy to build a stronger business ecosystem that combines growth businesses with recurring-income platforms under an Asset-Optimized and Capital-Efficient Model. By connecting real estate, healthcare, construction technology, and strategic assets, PSH aims to maximize asset productivity, strengthen financial resilience, and create new opportunities for sustainable growth.

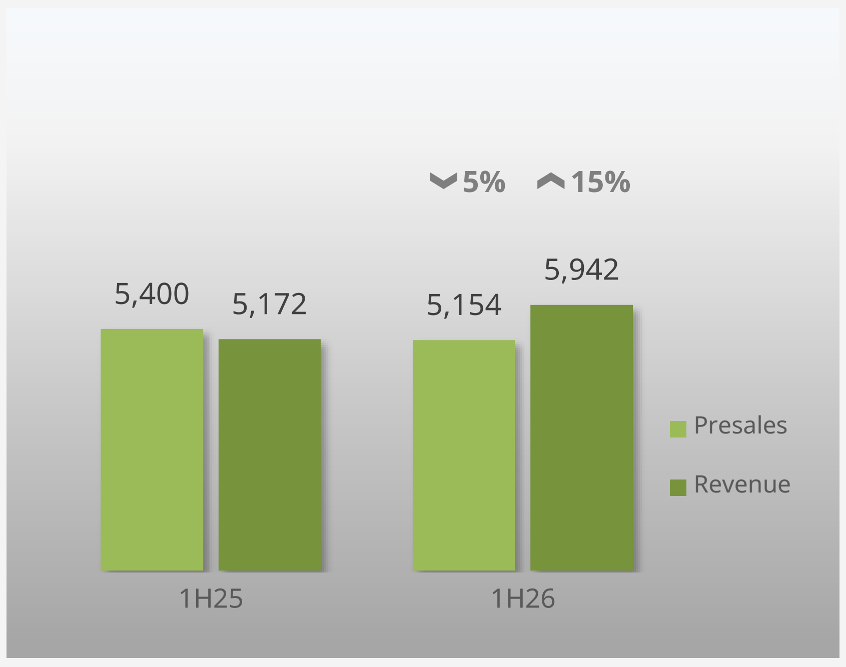
PSH is not simply “reshaping our portfolio”, we are “transforming existing assets into growth engines” that generate recurring income, sustainable cash flow, and long-term value, positioning PSH for stronger and more sustainable growth. ”

1H26 Performance

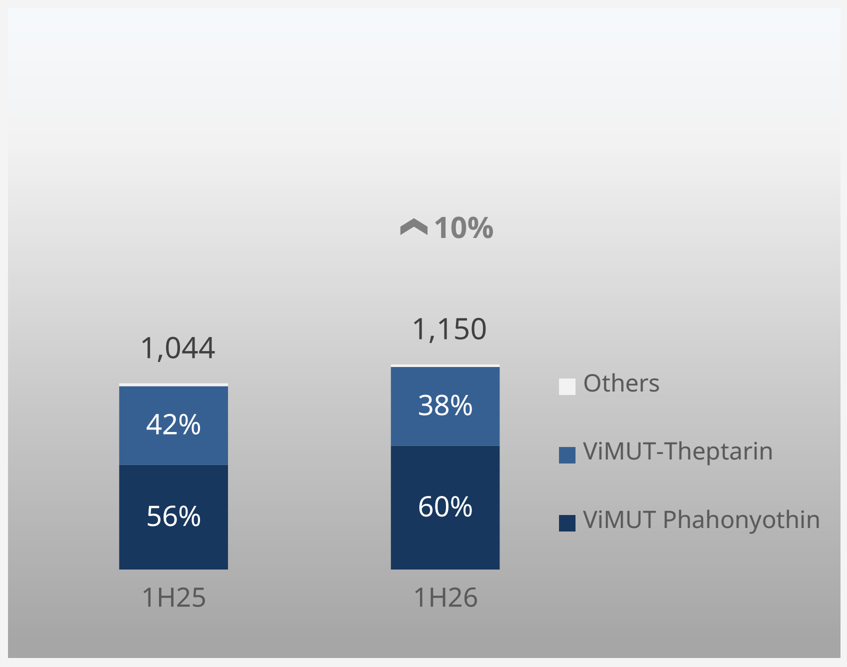
Unit: THB Million



PRUKSA HOLDING - REVENUE



REAL ESTATE - PRESALES & REVENUE



HEALTHCARE - REVENUE

- In 1H26, PSH reported total revenue of THB 7,549 million, up 9% HoH, driven by growth in real estate revenue from the prior year, despite a challenging market environment and intense price competition. Meanwhile, healthcare revenue continued to grow steadily. The revenue mix consisted of 79% from real estate, 15% from healthcare, and 6% from construction and other businesses.
- Gross profit was THB 2,224 million, down 7% HoH, while gross profit margin (GPM) declined from 34% to 29%, primarily due to pricing pressure in the real estate market. However, the Company mitigated the impact through cost management initiatives, including accelerating the closure of projects and controlling physician, medical supply, and other operating costs.
- Selling and administrative expenses declined 12% HoH, reducing the SG&A-to-revenue ratio to 22%. This improvement was supported by organizational restructuring to improve operational efficiency, as well as tighter facility cost management through the accelerated delivery of projects.
- Net profit increased 120% HoH to THB 197 million, underpinned by higher revenue and disciplined management of operating expenses and interest costs. The Company declared a 1H26 interim dividend of THB 0.05 per share, representing a 55% payout ratio.

- Presales totaled THB 5,154 million, down 5% HoH. Condominium presales declined 44% HoH, primarily due to cancellations of units in newly launched condominium projects that had already been completed. Low-rise presales increased 12%, supported by pricing strategy.
- Real estate revenue rose 15% HoH to THB 5,942 million, driven by sales campaigns, product and cost optimization, and rental campaigns, with revenue mainly from mid-market project transfers.
- Gross profit was THB 1,589 million, broadly in line with the prior year, while GPM declined due to selective price reductions to accelerate inventory clearance. Net profit improved through tighter personnel and facility cost management and higher-margin condominium transfers.
- In 1H26, the Company launched 4 projects worth THB 4,060 million, with THB 7,600 million of completed projects ready for transfer and THB 3,100 million in backlog.

- Healthcare revenue increased 10% HoH to THB 1,150 million, with revenue contributions of 60% from ViMUT Hospital Phahonyothin, 38% from ViMUT-Theptarin Hospital, and 2% from other businesses.
- Gross profit rose 29% HoH to THB 267 million, driven by higher inpatient and outpatient revenue, supported by increased patient volumes and treatment fees, particularly from health check-up promotions and complex cases.
- ViMUT Hospital Phahonyothin continues to focus on specialized centers, including pulmonary, cardiac, orthopedic, women’s health, and gastrointestinal care, with one additional center planned for 2H26. The hospital also aims to expand its patient base through insurers, corporate clients, and international patients.
- ViMUT-Theptarin Hospital continues to leverage its expertise in diabetes and thyroid care while expanding its trauma, lifestyle, and gastrointestinal centers, as well as cardiac referrals from other hospitals to maximize utilization of its medical equipment.

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1H26 Business Updates

Jan 29th
Pruksa Real Estate launched “The Palm Vibhavadi 64,” a Modern Tropical 3-story detached and semi-detached housing project under “Lifetime Well-Living” concept, comprising 19 units worth THB 480 mn.

Feb 11th
Pruksa Real Estate launched “The Palm Courtyard Bangna KM.8,” a luxury detached-home project featuring nature-inspired courtyard living, with 70 units valued at THB 1,880 mn.

Feb 16th
Pruksa Real Estate launched “The Reserve Villa Sukhumvit 89/1”, a super luxury villa designed by leading architectural firm A49 under the "Urban Tropical Sanctuary" concept, integrating urban living with nature, with 26 units and a project value of THB 1,660 mn.

Feb 27th
ViMUT Hospital launched "Health for Her" campaign, to enhance comprehensive women's healthcare across prevention, screening, diagnosis, treatment, rehabilitation, and long-term care through 3 specialized centers: OB-GYN, Breast, and Dermatology & Aesthetics.

Mar 5th
Pruksa Real Estate launched “The Connect Biztown Suvarnabhumi-Kingkaew”, 3-story commercial buildings for living and business use, with 12 units and a project value of THB 50 mn.

Mar 9th
ViMUT-Theptarin Hospital celebrated its 41st anniversary, reinforcing Thailand’s leadership in diabetes care as a pioneer of the first diabetes center, advancing innovation, research, and global partnerships.

Apr 29th
Pruksa Holding issued and offered series 1/2026 secured, unsubordinated, registered debentures in 2 tranches with a total value of THB 1,050 mn. The issuance was fully subscribed, and the debentures were assigned a BBB+ credit rating.

May 28th
ViMUT Hospital marked its 5th anniversary, reaffirming its expertise in treating complex diseases and advancing integrated care under the concept, "Committed to Treating Complex Diseases with Understanding by Specialist Physicians."

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Share Price Movement

52-week Highest Price (THB per share)	4.82
52-week Lowest Price (THB per share)	3.30
Average Daily Trading Volume (thousand shares)	820.80
Closing Price (Jun 30, 2026) (THB per share)	3.36
Total Shares (million shares)	2,188.50
Free Float (Mar 13, 2026) (%)	28.49
Interim Dividend Payout (%)	55.44
Interim Dividend (THB per share)	0.05

Sustainable Development

▶ Sustainability Goals

2030
30% Reduction in CO_2e Emissions

2050
Carbon Neutrality

2065
Net Zero Greenhouse Gas Emissions

▶ Sustainability Performance

12% HoH
CO_2e Reduction

Renewal of the Declaration of Intent
Currently under Review by CAC

▶ Sustainability Activities

ViMUT Received an Environmental Health Operations Standard Award from Medical Services Department


ViMUT-Theptarin Launched "Club 60+," Pioneering Holistic Senior Care and Wellness

"Well Care @Home" Provided Health Screenings to Pruksa Residents, Reaching 205 Participants Across 4 Sessions

Elevating Family Doctor Services for The Palm Residents, with Plans to Expand Across All Projects


Partnership with TOA to Adopt EPD-Certified, Environmentally Friendly Paint Innovation

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IR Activities for 1H26 & Plan for 2H26

Actual 1H26

March

2	2025 Earnings Call
	2025 Results Briefing and 2026 Business Direction

April

23	2026 AGM - Pruksa Real Estate PCL
28	2026 AGM - Pruksa Holding PCL

May

18	1Q26 Earnings Call
	1Q26 Results Briefing
22	2026 TISCO Corporate Day

2H26 Plan

August

14	2Q26 Earnings Call
	2Q26 Results Briefing

November

16	3Q26 Earnings Call
	3Q26 Results Briefing

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