

“Pruksa Holding” Reports 9-Month Results with an All-Time High Margin, Strengthens Integration of Real Estate and Healthcare Businesses, Prepares to Launch Thailand’s First Family Doctor Service, and Debuts “iPlern,” the Country’s First Eco Branded Apartment.

Pruksa Holding, or PSH, reinforces its position as a leader in Thailand’s real estate market with strong management capabilities and top-tier operational efficiency. This is reflected in its top-tier gross margin ranking of 35.5%, reaching an all-time high despite the sluggish market conditions. The company continues to drive its “Lifetime Well-Living” strategy, integrating housing, healthcare, and community services. It aims to expand healthcare services to residents in more than 70 projects, covering over 27,700 families through the Well Care @Home program, and is preparing to launch Thailand’s first family doctor service in Q4 to elevate residents’ quality of life comprehensively. The company is also expanding recurring income businesses and preparing to launch “iPlern,” Thailand’s first Eco branded Apartment.

Ms. Pattama Piyamaneeporn, Deputy Group Chief Executive Officer of Pruksa Holding Public Company Limited, revealed the company’s performance for the first nine months of 2025, stating that Pruksa Holding continues to reinforce its leadership in Thailand’s real estate business with a net gearing ratio of only 0.32 times, reflecting efficient cost management under a strong financial structure. Effective cost control has enabled the company to sustain growth momentum amid market volatility, achieving an all-time high gross margin of 35.5% (up from 32.8% in the previous year) and total revenue of 10,177 million baht.

The company continues to operate under the concept of “Lifetime Well-Living,” combining expertise from two business units: Real Estate and Healthcare, integrating home, healthcare, and community. It plans to launch a Family Doctor service for the first time in Thailand in Q4, staffed by family medicine physicians who provide comprehensive and continuous care for individuals and families across all ages. Family doctors not only treat general illnesses but also focus on preventive care, lifestyle consultation, and chronic disease management. Additionally, Pruksa continues to advance its Well Care @Home program in collaboration with ViMUT Hospital and ViMUT-Theptarin Hospital, both part of its healthcare network. The service offers health check-ups and advice across more than 70 residential projects, reaching over 27,700 families to reduce healthcare access gaps for urban families. This demonstrates Pruksa’s commitment to enhancing holistic quality of life—from good homes to good health.

For the healthcare business, the company continues the Specialty-Led Utilization Growth strategy, aiming to strengthen specialized medical centers to increase service efficiency and drive long-term growth. It targets improving the capabilities of hospitals within its network by developing seven Centers of Excellence (COEs) during 2025–2026. Recently, the Lung Health Center at ViMUT Hospital also received the global “Excellence Specialist Clinical Center for Lung Center Thailand 2025” award from the World Business Outlook Awards, reflecting its excellence in international safety standards and advanced medical technology. As of September, these specialty centers have continued to drive profits,

and the ViMUT Group continues to expand its presence in both domestic and international markets, focusing on corporate clients, insurers, and international patients.

Regarding the progress of the “Omega Bangna Logistics Campus” project, a 217,000-square-meter development that will become the largest smart warehouse in Southeast Asia, Pruksa is partnering with two major companies: CapitaLand Investment Group (CLI), a global leader in real estate investment management from Singapore, and Ally Logistic Property (ALP), a comprehensive logistics warehouse solution provider from Taiwan. This regional collaboration through the “CapitaLand SEA Logistics Fund” has progressed to more than 50% completion of its structural construction and is expected to begin generating revenue in Q2/2026. The company continues to invest through the C-WELL (CapitaLand Wellness Fund) to develop healthcare-related real estate both domestically and internationally, including the ViMUT Thonglor Orthopedic Hospital, the Palm Residences Pattanakarn (now undergoing transfers), The Reserve Villa Sukhumvit 89/1 (scheduled to launch this December), and the LYF Bugis Hotel in Singapore (maintaining a 90% occupancy rate).

At the same time, the company continues expanding recurring income businesses with proactive performance, preparing to launch “iPlern,” Thailand’s first Eco Branded Apartment. The project highlights affordable pricing with branded-quality standards and full facilities, making quality housing more accessible to tenants. It aligns with the needs of modern consumers who seek flexibility, convenience, and comprehensive supplementary services.

In addition, Pruksa Holding has recently received a 5-star corporate governance rating, or “Excellent” (Excellent CG Scoring), for the 9th consecutive year from the Thai Institute of Directors Association (IOD), supported by the Stock Exchange of Thailand and the Securities and Exchange Commission (SEC). This reinforces the company’s commitment to adhering to principles of good governance, transparency, accountability, and responsible management toward all stakeholders.

Mr. Dhira Thongwilai, Chief Executive Officer of Pruksa Real Estate Public Company Limited, stated that the real estate business in Q3/2025 continues to face intense competition across all price segments. The mid- to lower-income housing segment remains affected by weakened purchasing power and loan rejections from financial institutions. During the first nine months, the company achieved sales of 9,256 million baht and transfers totaling 7,561 million baht. It launched 11 new projects worth 10,800 million baht and still has ready-to-sell housing worth a total of 66,200 million baht.

In Q4, the company plans to launch 6 new projects worth more than 6,700 million baht, covering both low-rise and condominium products. These include The Palm Courtyard Bangna KM.8, a luxury courtyard villa project; The Palm Vibhavadi 64, a luxury 3-storey home in a private community of only 19 units integrated with ViMUT Hospital’s “Wellness Living” services; and The Reserve Villa Sukhumvit 89/1, co-invested with the C-Well Fund and designed by A49, marking one of the group’s flagship developments. For the mid-market housing segment, the company will launch Passorn Srinakarin–Thepharak, a premium single-detached home project with a clubhouse and a “Sensory Park” for families and pets. In the condominium segment, it will launch Plum Condo East Ladprao, located just 250 meters

from MRT Ladprao 83, with starting prices at 1.88 million baht—catering to young urban buyers. The company continues to pursue its mission of becoming a quality-of-life organization under the “Lifetime Well-Living” concept, linking the three pillars of Well Home – Well Care – Well Community to elevate living standards for Thai people in the long term and reinforce its image as a brand that supports “Lifetime Well-Living.”

During the final stretch of the year, the company is also running its ongoing sales promotion campaign, **“Pruksa Maha Deal,”** offering special deals with booking fees starting at only 499 baht, gold giveaways for every unit totaling more than 5 million baht, and over 200 million baht in combined discounts for houses and condos. Selected houses offer discounts of up to 4.9 million baht, along with up to 15 complimentary items such as free transfer fees, mortgage registration fees, water and electricity meter security deposits, common area fees, electrical appliances, and landscaping (details vary by project; please inquire further). Additionally, the first 100 customers who book and transfer ownership between 30 October and 28 November 2025 will receive a free iPhone 17 (256 GB) valued at 29,900 baht. The company expects to generate more than 3,000 million baht in revenue.

At the same time, the company has begun delivering four new condominium projects worth more than 9,700 million baht. Revenue recognition has already begun in Q3 and will continue through Q4 and early 2026. These projects include Plum Condo New West—which achieved more than 35% transfer rate in the first two months—The Privacy Park Tao Poon, Chapter One Spark Charan, and Chapter One More Kaset. All four are located in high-potential areas around Bangkok with access to mass transit systems and have been well received by young buyers and investors seeking rental income. The company also guarantees tenants and provides free tenant-sourcing services for the first year.

Dr. Nipat Kulabkaw, Chief Executive Officer of Vimut Hospital Holding Company Limited, revealed that the operating results for Q3/2025 remained strong, with total revenue increasing 8% quarter-on-quarter (QoQ) and EBITDA rising to 64 million baht from 41 million baht in Q2/2025. This reflects efficient management and growth in both domestic and international patient bases. The number of outpatients (OPD) and inpatients (IPD) increased significantly at both ViMUT Phaholyothin Hospital and ViMUT-Theptarin Hospital, particularly inpatient numbers driven by the opening of specialty centers such as the Heart and Vascular Center and the Lung Health Center at ViMUT Hospital.

Furthermore, the ViMUT Group continues to expand its business by developing two new hospitals: ViMUT Thonglor, a 24-bed specialized orthopedic hospital scheduled to open in Q3/2027, and ViMUT Sukhumvit, a 113-bed hospital (Phase 1) currently in the design stage, focusing on women’s health, reproductive medicine (IVF), and international patients. It is expected to open in Q3/2028.

In service quality enhancement, ViMUT has developed VVIP Wards and the Grand Royal Suite to accommodate both Thai and international patients. The hospital continues to elevate its service standards for corporate and health insurance clients, organizing medical seminars and participating in international healthcare exhibitions to expand medical networks and increase overseas brand recognition. This has resulted in a continuous rise in international patient numbers, particularly from

Myanmar and China, supported by medical collaboration and health insurance partnerships, strengthening trust among medical professionals and representatives in target countries. In the last quarter of 2025, ViMUT aims to expand its specialized patient base, particularly for its Orthopedic Center, through collaborations with medical institutions, medical schools, and insurance companies, along with marketing plans to promote four new specialty centers set to open in 2026.

“2025 is a year of strong adaptation and greater distinction across all fronts. With a solid financial position, we continue refining our portfolio strategy while maintaining high margins amid intense price competition. At the same time, we are balancing the real estate and healthcare businesses to drive sustainable long-term growth under the ‘Lifetime Well-Living’ concept. We are moving into 2026 with a strong business foundation, robust financial structure, and a highly capable team—positioning the company to become Thailand’s true leader in comprehensive living and healthcare,” Ms. Pattama concluded.