Pruksa Holding Reports 48% Profit Growth in 9M, Accelerates Strategic Asset Management and Drives Strategic Investment Healthcare EBITDA Surges 53% to an All-Time High

Pruksa Holding announced its operating results for the first nine months of 2026, with total revenue up 5% from the same period last year. The gross profit margin improved to 34% in the third quarter, and net profit grew 48%, reflecting efficient cost management and a robust financial structure amid a challenging real estate market. The Company continues to advance its strategy of unlocking asset value to expand recurring income opportunities, while driving the outstanding growth of its healthcare business. The ViMUT Hospital Group posted an 11% increase in revenue and 53% growth in EBITDA, reinforcing the balance between the real estate and healthcare businesses under the vision of "Lifetime Well-Living."

Strengthening Financial Position, Unlocking Asset Potential, and Creating New Growth Opportunities

Ms. Pattama Piyamaneeporn, Deputy Group Chief Executive Officer of Pruksa Holding Public Company Limited, stated, "Amid ongoing challenges in the economy and the real estate market, Pruksa is committed to delivering quality growth through three core strategies: Asset-Optimized, maximizing the value of our assets; Capital-Efficient, managing our capital efficiently; and Well-Living-Focused, building on the strengths of our real estate and healthcare businesses to create a living and wellness ecosystem that meets consumers' long-term needs. Over the past nine months, we generated total revenue of 10,676 million baht, up 5%, and net profit of 289 million baht, up 48% compared to the same period last year. The gross profit margin rose to 34% in the third quarter (from 29% in the second quarter). We have maintained a strong financial position, with a low net gearing ratio of 0.23 times, an improvement from 0.28 times at the end of 2025. TRIS Rating has affirmed our corporate credit rating at BBB+ and revised the rating outlook to Stable, reflecting our ability to manage our capital structure and liquidity to support future growth. We continue to restructure our investment portfolio, reducing the proportion of non-core assets and unlocking the potential of our existing land to develop new project formats, including condominiums, rental apartments, and a Smart Warehouse business, in order to diversify our revenue sources and generate continuous cash flow."

In addition, the Company is pursuing Strategic Portfolio Optimization, focusing on Strategic Investment and joint ventures in real estate, healthcare, and related businesses. These investments are made in collaboration with regional partners, including through the CapitaLand Wellness Fund (C-WELL), a fund dedicated to investing in and developing healthcare and wellness real estate, and the CapitaLand SEA Logistics Fund (CSLF), a logistics real estate investment fund linked to the development of the OMEGA 1 Bangna smart warehouse project. These partnerships aim to enhance asset potential, generate recurring income, and support the Group's long-term growth. The Company has also invested in healthcare businesses with strong growth potential, including Pathology Asia, a medical diagnostic laboratory service provider in which Mayo Clinic has become a strategic shareholder; Namwiwat, a provider of sterilization systems and medical equipment; and KPNH, an elderly care provider operating a nursing home with a total of 155 beds; as well as RealTech Venture, which focuses on investing in real estate and healthcare innovation and technology.

Real Estate Business Realigns Portfolio to Market Demand, Condominium Transfer Value Up 50%, Focuses on Leveraging Land Assets to Generate Recurring Income

Mr. Dhira Thongwilai, Chief Executive Officer of Pruksa Real Estate Public Company Limited, stated that although the real estate market continues to face challenges from weak purchasing power and price competition, Pruksa remains committed to developing products that meet consumer needs. The Company is prioritizing project portfolio management and aligning products and pricing with its target customers, while improving sales efficiency and cost management to achieve quality growth. In the first nine months, the real estate business generated revenue of 8,164 million baht, up 8% from the previous year. Condominium transfer value grew by 50%, reflecting the ability of its projects to meet market demand effectively. The Company also continues to develop new projects that cater to urban lifestyles, such as Chapter One Bloc 19 Ratchada, a condominium under the "Downtown of Pet Lifestyle" concept, with living spaces and facilities designed for both residents and their pets; and Chapter One Rise Tha Phra, a condominium near MRT Tha Phra Station, which has attracted strong interest, with registrations exceeding twice the number of units available within the first month and sales of more than 200 million baht from its VVIP Preview.

In addition, the Company is advancing its Asset Optimization strategy through plans to develop existing land plots in prime locations such as Pradipat, Silom, Tha Phra, and Sukhumvit, unlocking potential development in 2027 through a variety of development formats, including condominium projects, serviced residences, and rental businesses.

Another key opportunity for generating recurring income is the Branded Apartment business under the iPlern brand, which aims to meet the demand for affordable rental apartment. The first 10 apartment buildings have achieved a 100% occupancy rate, reflecting strong market demand and the potential of the business model. The Company aims to expand its portfolio to 97 buildings with over 7,300 rooms by 2027, which is expected to generate approximately THB 220 million in revenue for the Group.

Healthcare Business Delivers Strong Growth with EBITDA Up 53%, Enhances Centers of Excellence, and Partners with Warrix to Connect Treatment and Rehabilitation in a Full-Loop Care Model

Dr. Nipat Kulabkaw, Chief Executive Officer of Vimut Hospital Holding Company Limited, stated, "In the first nine months of 2026, the ViMUT Hospital Group generated total revenue of 1,791 million baht, up 11% from the same period last year, while EBITDA rose 53% to 232 million baht, a record high. This reflects the success of our efforts to enhance our treatment capabilities, manage costs efficiently, and build growing confidence among our patients. This growth was supported by both ViMUT Hospital Phaholyothin and ViMUT-Theptarin Hospital. In particular, ViMUT Hospital Phaholyothin has remained profitable since June 2026, driven by growth in outpatient and inpatient numbers, as well as growing demand for corporate health check-up services and treatment at its specialized medical centers."

The ViMUT Hospital Phaholyothin continues to enhance its Centers of Excellence in key medical fields, including pulmonary health, cardiovascular care, orthopedics, women's health, and gastrointestinal and liver care. It is also building on the launch of the Metabolic Health & Endocrine Center to meet the healthcare needs of today's consumers, who increasingly prioritize disease prevention, personalized healthcare, and holistic treatment.

Meanwhile, ViMUT-Theptarin Hospital is enhancing its medical service capabilities by strengthening its core service centers, including the Diabetes, Thyroid and Endocrine Center; the Trauma Center; the Preventive Lifestyle Center; the Emergency Center; and the Gastrointestinal and Liver (GI) Center. The hospital is also expanding its collaboration with partner hospitals to increase referrals of patients requiring cardiac surgery.

Another key milestone is the partnership between ViMUT Hospital Phaholyothin and Warrix Sport Public Company Limited through Warrix Polyclinic (Warrix Health) to strengthen the capabilities of the Orthopedic Center, covering both wellness care and targeted treatment of bone and joint conditions. By combining the expertise of specialist physicians with sports science knowledge, the partnership is developing a comprehensive Full-Loop Care model that includes a patient referral system between the two organizations. Warrix Health clients who require treatment or surgery by specialist physicians can receive care at ViMUT Hospital, while patients who have completed treatment or surgery and have been assessed by physicians as ready for rehabilitation can continue their rehabilitation with Warrix Health's team of physical therapy and Sports Performance specialists through programs tailored to each individual's physical condition and goals. This approach addresses the growing interest in health and fitness.

In addition, the ViMUT Hospital Group continues to expand its client base across corporate clients, insurance companies, and international patients, particularly from the Middle East, Myanmar, and China, while building a network of medical partners to improve access to services and strengthen its long-term growth potential.

*****