

Pinthong Industrial Park Public Company Limited and its subsidiaries

Statement of financial position

As at 31 December 2025

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2025	2024	2025	2024
Assets					
Current assets					
Cash and cash equivalents	7	303,976,924	556,386,321	230,356,239	486,320,584
Trade and other current receivables	6, 8	55,785,298	41,483,530	53,523,923	39,492,132
Short-term loans to related party	6	-	-	20,000,000	10,000,000
Real estate development costs	9	6,121,669,442	6,305,144,379	6,122,879,004	6,306,353,941
Advance payment for land acquisition		8,319,000	-	8,319,000	-
Financial assets measured at fair value					
through profit or loss	27	323,669,773	314,637,119	323,669,773	314,637,119
Other current assets		18,805,931	12,762,470	11,889,031	7,653,186
Total current assets		6,832,226,368	7,230,413,819	6,770,636,970	7,164,456,962
Non-current assets					
Investments in subsidiaries	10	-	-	109,999,400	109,999,400
Investment properties	11	886,951,711	1,002,927,914	889,279,668	1,005,417,664
Property, plant and equipment	12	634,819,326	545,997,282	594,429,918	510,095,979
Right-of-use assets		8,300,815	10,499,440	7,854,117	8,760,485
Intangible assets		39,698	47,857	1,894	4,788
Deferred income tax assets	20	3,095,004	4,850,839	3,095,004	4,850,839
Other non-current assets		2,708,352	1,281,866	930,087	867,480
Total non-current assets		1,535,914,906	1,565,605,198	1,605,590,088	1,639,996,635
Total assets		8,368,141,274	8,796,019,017	8,376,227,058	8,804,453,597

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

Pinthong Industrial Park Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 December 2025

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2025	2024	2025	2024
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	13	160,000,000	150,000,000	160,000,000	150,000,000
Trade and other current payables	6, 14	119,392,954	138,046,656	113,208,947	131,431,721
Unearned income		5,241,547	142,586,550	576,547	141,269,069
Deposits for sales of land		23,478,175	37,006,909	23,478,175	37,006,909
Current portion of long-term loans from financial institutions	15	1,720,644,885	25,109,979	1,720,644,885	25,109,979
Income tax payable		52,013,202	64,671,986	52,013,202	64,606,838
Current portion of lease liabilities		5,051,299	7,129,516	4,442,989	5,811,503
Other current liabilities		4,596,664	4,730,011	4,426,249	4,542,475
Total current liabilities		2,090,418,726	569,281,607	2,078,790,994	559,778,494
Non-current liabilities					
Long-term loans from financial institutions, net of current portion	15	1,913,048,860	3,479,598,260	1,913,048,860	3,479,598,260
Lease liabilities, net of current portion		3,815,507	3,966,056	3,815,507	3,355,117
Non-current provision for employee benefits		13,435,074	8,959,752	12,416,542	8,959,752
Total non-current liabilities		1,930,299,441	3,492,524,068	1,929,280,909	3,491,913,129
Total liabilities		4,020,718,167	4,061,805,675	4,008,071,903	4,051,691,623
Shareholders' equity					
Share capital					
Registered					
1,160,000,000 ordinary shares of Baht 1 each		1,160,000,000	1,160,000,000	1,160,000,000	1,160,000,000
Issued and fully paid up					
1,160,000,000 ordinary shares of Baht 1 each		1,160,000,000	1,160,000,000	1,160,000,000	1,160,000,000
Share premium		811,975,483	811,975,483	811,975,483	811,975,483
Retained earnings					
Appropriated-statutory reserve	16	116,000,000	116,000,000	116,000,000	116,000,000
Unappropriated		2,259,446,820	2,646,237,045	2,280,179,672	2,664,786,491
Equity attributable to owners of the Company		4,347,422,303	4,734,212,528	4,368,155,155	4,752,761,974
Non-controlling interests of the subsidiaries		804	814	-	-
Total shareholders' equity		4,347,423,107	4,734,213,342	4,368,155,155	4,752,761,974
Total liabilities and shareholders' equity		8,368,141,274	8,796,019,017	8,376,227,058	8,804,453,597

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



นายอุษินต์ เวียงวิริยะกิจ



นายพีร์ ปัทมวารกุลชัย

Directors



Pinthong Industrial Park Public Company Limited and its subsidiaries

Statement of comprehensive income

For the year ended 31 December 2025

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2025	2024	2025	2024
Profit or loss:					
Revenues					
Revenues from sales of real estate	17	930,243,588	3,901,102,912	930,243,588	3,901,102,912
Revenues from rental and services	17	360,118,449	266,277,182	333,299,167	260,519,137
Gain on disposal of investment properties		276,149,437	-	276,149,437	-
Gain on disposal of assets held for sale		-	29,829,222	-	29,829,222
Other income		59,016,879	66,632,945	53,996,921	66,822,142
Total revenues		1,625,528,353	4,263,842,261	1,593,689,113	4,258,273,413
Expenses					
Costs of sales of real estate		486,295,358	1,944,071,932	486,295,358	1,944,071,932
Costs of rental and services		265,389,078	193,913,235	240,693,998	188,020,244
Selling and distribution expenses		42,268,107	57,668,239	42,265,607	57,664,039
Administrative expenses		182,908,685	178,103,910	174,438,609	170,036,637
Loss from conversion of financial assets		-	27,276,010	-	27,276,010
Total expenses		976,861,228	2,401,033,326	943,693,572	2,387,068,862
Operating profit		648,667,125	1,862,808,935	649,995,541	1,871,204,551
Finance income		1,239,219	1,125,526	1,570,190	1,233,906
Finance cost	18	(19,621,847)	(18,846,275)	(19,555,390)	(18,604,438)
Profit before income tax expenses		630,284,497	1,845,088,186	632,010,341	1,853,834,019
Income tax expenses	20	(132,973,798)	(111,361,627)	(132,516,226)	(111,053,209)
Profit for the year		497,310,699	1,733,726,559	499,494,115	1,742,780,810
Other comprehensive income:					
<i>Other comprehensive income not be reclassified to profit or loss in subsequent periods</i>					
Remeasurement loss on defined benefit plan					
- net of income tax	20	(2,561,734)	-	(2,561,734)	-
Gain on changes in value of equity investments designated at fair value through other comprehensive income - net of income tax	20	-	21,728,320	-	21,728,320
Other comprehensive income not to be reclassified to profit or loss in subsequent period		(2,561,734)	21,728,320	(2,561,734)	21,728,320
Other comprehensive income for the year		(2,561,734)	21,728,320	(2,561,734)	21,728,320
Total comprehensive income for the year		494,748,965	1,755,454,879	496,932,381	1,764,509,130

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



[Signature]
 (นายสุจินต์ เรียนวิริยะกิจ และ นายพีร์ ปัทมวรกุลชัย)

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กรรมการบริษัท

Pinthong Industrial Park Public Company Limited and its subsidiaries

Statement of comprehensive income (continued)

For the year ended 31 December 2025

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2025	2024	2025	2024
Profit (loss) attributable to:					
Equity holders of the Company		497,310,709	1,733,726,605	499,494,115	1,742,780,810
Non-controlling interests of the subsidiaries		(10)	(46)		
		<u>497,310,699</u>	<u>1,733,726,559</u>		
Total comprehensive income attributable to:					
Equity holders of the Company		494,748,975	1,755,454,925	496,932,381	1,764,509,130
Non-controlling interests of the subsidiaries		(10)	(46)		
		<u>494,748,965</u>	<u>1,755,454,879</u>		
Earnings per share					
Basic earnings per share	22	0.43	1.49	0.43	1.50
Weighted average number of ordinary shares (shares)		<u>1,160,000,000</u>	<u>1,160,000,000</u>	<u>1,160,000,000</u>	<u>1,160,000,000</u>

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




 (นายสุจินต์ เรียนวิริยะกิจ และ นายพีร์ ปัทมวารกุลชัย)
 กรรมการบริษัท