IT City Public Company Limited and its subsidiary
Review report and consolidated and separate financial information
For the three-month and nine-month periods ended
30 September 2026

Independent Auditor's Report on Review of Interim Financial Information
To the Shareholders of IT City Public Company Limited

I have reviewed the accompanying consolidated financial information of IT City Public Company Limited and its subsidiary (the Group), which comprises the consolidated statement of financial position as at 30 September 2026, the related consolidated statements of comprehensive income for the three-month and nine-month periods then ended, and the related consolidated statements of changes in shareholders' equity and cash flows for the nine-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 IT City Public Company Limited for the same periods (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.

Chawalit Chaluayampornbut
Certified Public Accountant (Thailand) No. 8881

EY Office Limited
Bangkok: 4 November 2026

IT City Public Company Limited and its subsidiary

Statement of financial position

As at 30 September 2026

(Unit: Thousand Baht)

		Consolidated financial statements		Separate financial statements	
		As at	As at	As at	As at
	Note	30 September 2026	31 December 2025	30 September 2026	31 December 2025
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Assets					
Current assets					
Cash and cash equivalents		149,506	157,514	144,377	157,514
Trade and other current receivables	*2, 3*	619,587	574,329	624,701	574,329
Current portion of finance lease receivables	*8.2*	5,797	5,808	5,797	5,808
Inventories	*4*	1,975,728	1,460,372	1,956,778	1,460,372
Short-term loans to subsidiary	*2*	-	-	33,000	-
Withholding tax deducted at source		69,113	78,525	69,113	78,525
Other current assets		30,584	32,955	29,721	32,955
Total current assets		2,850,315	2,309,503	2,863,487	2,309,503
Non-current assets					
Finance lease receivables - net of current portion	*8.2*	1,134	5,470	1,134	5,470
Investment in subsidiary	*6*	-	-	5,000	89,067
Investments in associates	*5*	240,094	206,427	70,000	70,000
Investment properties		8,200	8,200	8,200	8,200
Property, plant and equipment	*7*	317,595	290,882	308,493	290,882
Right-of-use assets	*8.1*	594,321	475,047	580,123	475,047
Intangible assets		241,803	245,377	241,803	245,377
Goodwill		77,385	77,385	77,385	77,385
Deferred tax assets		21,080	19,704	21,080	19,704
Other non-current assets		313,121	287,352	306,913	287,352
Total non-current assets		1,814,733	1,615,844	1,620,131	1,568,484
Total assets		4,665,048	3,925,347	4,483,618	3,877,987

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

IT City Public Company Limited and its subsidiary

Statement of financial position (continued)

As at 30 September 2026

(Unit: Thousand Baht)

		Consolidated financial statements		Separate financial statements	
		As at	As at	As at	As at
	Note	30 September 2026	31 December 2025	30 September 2026	31 December 2025
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	*9*	1,601,966	1,286,850	1,601,966	1,286,850
Trade and other current payables	*2, 10*	841,949	715,646	839,866	813,459
Current portion of lease liabilities	*8.1*	285,757	266,711	280,775	266,711
Income tax payable		15,273	2,231	15,273	2,231
Other current liabilities		24,353	23,012	24,353	23,012
Total current liabilities		2,769,298	2,294,450	2,762,233	2,392,263
Non-current liabilities					
Lease liabilities - net of current portion	*8.1*	321,577	229,007	312,307	229,007
Provision for decommissioning		21,776	21,328	21,649	21,328
Non-current provision for employee benefits		38,918	36,156	38,918	36,156
Deferred tax liabilities		42,512	42,512	42,512	42,512
Other non-current liabilities		134	124	134	124
Total non-current liabilities		424,917	329,127	415,520	329,127
Total liabilities		3,194,215	2,623,577	3,177,753	2,721,390
Shareholders' equity					
Share capital					
Registered					
366,398,859 ordinary shares of Baht 1 each		366,399	366,399	366,399	366,399
Issued and fully paid up					
366,398,859 ordinary shares of Baht 1 each		366,399	366,399	366,399	366,399
Share premium		488,385	488,385	488,385	488,385
Retained earnings					
Appropriated - statutory reserve		36,680	36,680	36,680	36,680
Unappropriated		579,369	410,306	414,401	265,133
Total shareholders' equity		1,470,833	1,301,770	1,305,865	1,156,597
Total liabilities and shareholders' equity		4,665,048	3,925,347	4,483,618	3,877,987

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

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Directors

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(Unaudited but reviewed)

IT City Public Company Limited and its subsidiary

Statement of comprehensive income

For the three-month period ended 30 September 2026

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

	Note	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Profit or loss:					
Revenues					
Revenue from contracts with customers		3,076,271	2,484,509	3,065,056	2,484,509
Other income		109	3,539	228	3,539
Total revenues		3,076,380	2,488,048	3,065,284	2,488,048
Expenses					
Cost of sales and services		2,495,342	2,053,652	2,486,331	2,053,652
Selling and distribution expenses		361,743	296,808	357,099	296,808
Administrative expenses		97,195	84,980	96,773	84,980
Total expenses		2,954,280	2,435,440	2,940,203	2,435,440
Operating profit		122,100	52,608	125,081	52,608
Share of profit from investments in associates	*5.2*	19,381	9,045	-	-
Finance income		180	72	362	72
Finance cost		(15,580)	(14,758)	(15,449)	(14,758)
Profit before income tax expenses		126,081	46,967	109,994	37,922
Income tax expenses	*11*	(22,258)	(7,473)	(21,933)	(7,473)
Profit for the period		103,823	39,494	88,061	30,449
Other comprehensive income:					
Other comprehensive income for the period		-	-	-	-
Total comprehensive income for the period		103,823	39,494	88,061	30,449
Profit attributable to:					
Equity holders of the Company		103,823	39,494	88,061	30,449
Total comprehensive income attributable to:					
Equity holders of the Company		103,823	39,494	88,061	30,449
Earnings per share	*12*				
Basic earnings per share					
Profit attributable to equity holders of the Company (Baht)		0.283	0.108	0.240	0.083
Weighted average number of ordinary shares (Thousand shares)		366,399	366,399	366,399	366,399

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

(Unaudited but reviewed)

IT City Public Company Limited and its subsidiary

Statement of comprehensive income

For the nine-month period ended 30 September 2026

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

		Consolidated financial statements		Separate financial statements	
	Note	2026	2025	2026	2025
Profit or loss:					
Revenues					
Revenue from contracts with customers		8,850,390	7,124,973	8,835,139	7,124,973
Dividend income	*5.2*	-	-	17,348	10,480
Other income		1,932	6,826	10,854	6,826
Total revenues		8,852,322	7,131,799	8,863,341	7,142,279
Expenses					
Cost of sales and services		7,180,907	5,868,674	7,168,810	5,868,674
Selling and distribution expenses		1,019,488	852,692	1,012,484	852,692
Administrative expenses		285,244	243,529	284,593	243,529
Total expenses		8,485,639	6,964,895	8,465,887	6,964,895
Operating profit		366,683	166,904	397,454	177,384
Share of profit from investments in associates	*5.2*	51,016	20,873	-	-
Finance income		693	425	943	425
Finance cost		(46,608)	(46,853)	(46,408)	(46,853)
Profit before income tax expenses		371,784	141,349	351,989	130,956
Income tax expenses	*11*	(67,153)	(23,896)	(67,153)	(23,896)
Profit for the period		304,631	117,453	284,836	107,060
Other comprehensive income:					
Other comprehensive income for the period		-	-	-	-
Total comprehensive income for the period		304,631	117,453	284,836	107,060
Profit attributable to:					
Equity holders of the Company		304,631	117,453	284,836	107,060
Total comprehensive income attributable to:					
Equity holders of the Company		304,631	117,453	284,836	107,060
Earnings per share	*12*				
Basic earnings per share					
Profit attributable to equity holders of the Company (Baht)		0.831	0.321	0.777	0.292
Weighted average number of ordinary shares (Thousand shares)		366,399	366,399	366,399	366,399

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

(Unaudited but reviewed)

IT City Public Company Limited and its subsidiary

Statement of changes in shareholders' equity

For the nine-month period ended 30 September 2026

(Unit: Thousand Baht)

	Consolidated financial statements				
	Issued		Retained earnings		Total
	and paid-up		Appropriated -		shareholders'
	share capital	Share premium	statutory reserve	Unappropriated	equity
Balance as at 1 January 2025	366,399	488,385	36,680	338,981	1,230,445
Profit for the period	-	-	-	117,453	117,453
Other comprehensive income for the period	-	-	-	-	-
Total comprehensive income for the period	-	-	-	117,453	117,453
Dividend paid (Note 13)	-	-	-	(98,928)	(98,928)
Balance as at 30 September 2025	366,399	488,385	36,680	357,506	1,248,970
Balance as at 1 January 2026	366,399	488,385	36,680	410,306	1,301,770
Profit for the period	-	-	-	304,631	304,631
Other comprehensive income for the period	-	-	-	-	-
Total comprehensive income for the period	-	-	-	304,631	304,631
Dividend paid (Note 13)	-	-	-	(135,568)	(135,568)
Balance as at 30 September 2026	366,399	488,385	36,680	579,369	1,470,833

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

(Unaudited but reviewed)

IT City Public Company Limited and its subsidiary

Statement of changes in shareholders' equity (continued)

For the nine-month period ended 30 September 2026

(Unit: Thousand Baht)

	Separate financial statements				
	Issued and paid-up share capital	Share premium	Retained earnings: Appropriated - statutory reserve	Retained earnings: Unappropriated	Total shareholders' equity
Balance as at 1 January 2025	366,399	488,385	36,680	213,967	1,105,431
Profit for the period	-	-	-	107,060	107,060
Other comprehensive income for the period	-	-	-	-	-
Total comprehensive income for the period	-	-	-	107,060	107,060
Dividend paid (Note 13)	-	-	-	(98,928)	(98,928)
Balance as at 30 September 2025	366,399	488,385	36,680	222,099	1,113,563
Balance as at 1 January 2026	366,399	488,385	36,680	265,133	1,156,597
Profit for the period	-	-	-	284,836	284,836
Other comprehensive income for the period	-	-	-	-	-
Total comprehensive income for the period	-	-	-	284,836	284,836
Dividend paid (Note 13)	-	-	-	(135,568)	(135,568)
Balance as at 30 September 2026	366,399	488,385	36,680	414,401	1,305,865

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

(Unaudited but reviewed)

IT City Public Company Limited and its subsidiary

Cash flow statement

For the nine-month period ended 30 September 2026

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Cash flows from operating activities				
Profit before tax	371,784	141,349	351,989	130,956
Adjustments to reconcile profit before tax to				
net cash provided by (paid from) operating activities:				
Depreciation and amortisation	349,517	359,337	347,215	359,337
Reduction of inventory to net realisable value	10,965	2,588	10,965	2,588
Loss on disposals/write-offs of equipment	3,062	5,974	3,062	5,974
Net difference of right-of-use assets and lease liabilities arising				
from termination of contracts	(667)	(4,025)	(667)	(4,025)
Allowance for impairment loss on assets (reversal)	(544)	2,228	(544)	2,228
Reversal of provision for decommissioning	(763)	(1,003)	(763)	(1,003)
Profit from liquidation of a subsidiary	-	-	(8,746)	-
Dividend income from associates	-	-	(17,348)	(10,480)
Share of profit from investments in associates	(51,016)	(20,873)	-	-
Other provision for liabilities (reversal)	10	(84)	10	(84)
Provision for employee benefits	2,920	2,536	2,920	2,536
Unrealised gain on exchange rate	(1,497)	(139)	(1,497)	(139)
Interest income	(693)	(425)	(943)	(425)
Interest expenses	46,608	46,853	46,408	46,853
Profit from operating activities before changes in				
operating assets and liabilities	729,686	534,316	732,061	534,316
Operating assets (increase) decrease				
Trade and other current receivables	(45,258)	(128,511)	(50,269)	(128,511)
Finance lease receivables	4,347	4,279	4,347	4,279
Inventories	(526,420)	(426,170)	(507,470)	(426,170)
Other current assets	2,371	(8,730)	3,234	(8,730)
Other non-current assets	(25,659)	(1,902)	(19,451)	(1,902)
Operating liabilities increase (decrease)				
Trade and other current payables	130,147	274,634	129,421	274,634
Other current liabilities	2,140	3,525	2,140	3,525
Cash from operating activities	271,354	251,441	294,013	251,441
Cash paid for interest expenses	(27,845)	(25,688)	(27,845)	(25,688)
Cash paid for retirement benefits	(158)	(1,481)	(158)	(1,481)
Cash received from withholding tax refund	9,412	-	9,412	-
Cash paid for income tax	(55,487)	(24,915)	(55,487)	(24,915)
Net cash from operating activities	197,276	199,357	219,935	199,357

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

IT City Public Company Limited and its subsidiary

Cash flow statement (continued)

For the nine-month period ended 30 September 2026

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Cash flows from investing activities				
Cash received from interest income	693	425	840	425
Dividend received from associates	17,348	10,480	17,348	10,480
Cash paid for investment in subsidiary	-	-	(5,000)	-
Increase in short-term loan to its subsidiary	-	-	(33,000)	-
Proceeds from disposals of equipment	5,444	189	5,444	189
Purchases of equipment	(107,648)	(80,661)	(99,428)	(80,661)
Purchases of computer software	(2,241)	(453)	(2,241)	(453)
Net cash used in investing activities	(86,404)	(70,020)	(116,037)	(70,020)
Cash flows from financing activities				
Cash received from short-term loans from financial institutions	7,087,006	3,992,602	7,087,006	3,992,602
Repayment of short-term loans from financial institutions	(6,771,890)	(3,713,639)	(6,771,890)	(3,713,639)
Cash paid for lease liabilities	(298,428)	(309,178)	(296,583)	(309,178)
Dividend paid	(135,568)	(98,928)	(135,568)	(98,928)
Net cash used in financing activities	(118,880)	(129,143)	(117,035)	(129,143)
Net increase (decrease) in cash and cash equivalents	(8,008)	194	(13,137)	194
Cash and cash equivalents at beginning of period	157,514	101,429	157,514	101,429
Cash and cash equivalents at end of period	149,506	101,623	144,377	101,623
Supplemental cash flow information				
Non-cash related transactions				
Transfer inventories to equipment	99	961	99	961
Payables for purchases of plant and equipment	20,879	18,118	19,522	18,118
Payables for purchases of computer software	375	841	375	841
Payable arising from the entire business transfer from the subsidiary	-	-	-	97,813
Right-of-use assets increase from leases	401,096	106,063	385,072	106,063

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

IT City Public Company Limited and its subsidiary
Condensed notes to interim financial statements
For the three-month and nine-month periods ended 30 September 2026

1. General information

1.1 Company information

IT City Public Company Limited ("the Company") is a public company incorporated and domiciled in Thailand. Its major shareholder is SVOA Public Company Limited, which was incorporated in Thailand. The Company is principally engaged in the distribution of computers, mobile phones and related accessories and its registered address is 555 The Palladium World Shopping, B2 and 5th Floor, Ratchaprarop Road, Makkasan, Ratchathewi, Bangkok.

As at 30 September 2026, the Group operated 373 branches (the Company only: 363 branches) (31 December 2025: 339 branches, the Company only: 339 branches).

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, 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

The interim consolidated financial statements included the financial statements of IT City Public Company Limited ("the Company") and its subsidiaries ("the subsidiaries") (collectively as "the Group") and have been prepared on the same basis as that applied for the consolidated financial statements for the year ended 31 December 2025, however, during the current period, there were changes in the structure of the subsidiaries as discussed in Note 6 to the financial statements.

1.4 Accounting policies

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

The revised financial reporting standards that became effective for annual reporting periods beginning on or after 1 January 2026 do not have any significant impact on the Group's financial statements.

In addition, the Federation of Accounting Professions has issued new and revised financial reporting standards which will become effective in the future. The standard involving changes to key principles is summarised below:

TFRS 18 Presentation and Disclosure in Financial Statements

TFRS 18 will become effective for annual reporting periods beginning on or after 1 January 2028 and supersedes TAS 1, Presentation of Financial Statements. The standard introduces new requirements for classifying income and expenses into categories and presenting subtotals in profit or loss. It also requires disclosures of management-defined performance measures and includes new requirements for the aggregation and disaggregation of financial information.

The management of the Group is currently evaluating the impact of this standard on the financial statements in the year of initial adoption.

2. Related party transactions

During the periods, the Group had significant business transactions with related parties. Such transactions, which are summarised below, arose in the ordinary course of business and were concluded on the commercial terms and bases agreed upon between the Company and those related parties.

(Unit: Million Baht)

	For the three-month periods ended 30 September				
	Consolidated financial statements		Separate financial statements		
	2026	2025	2026	2025	Pricing policy
Transactions with subsidiary (eliminated from the consolidated financial statements)					
Sales of goods	-	-	1	-	Market price
Transactions with entity with significant influence over the Group (SVOA Public Company Limited)					
Purchases of goods	44	31	44	31	At cost plus approximately 5.1 percent average profit margin (2025: 5.6 percent)
Transactions with related companies					
Sales of goods	2	-	2	-	Market price
Purchases of goods	6	-	6	-	Market price
Equipment rental income	2	-	2	-	Contract price
Computer software development cost	1	-	1	-	Contract price
Promotional fee expenses	-	3	-	3	Contract price

(Unit: Million Baht)

	For the nine-month periods ended 30 September				
	Consolidated financial statements		Separate financial statements		
	2026	2025	2026	2025	Pricing policy
Transactions with subsidiary (eliminated from the consolidated financial statements)					
Sales of goods	-	-	2	-	Market price
Sales of fixed assets	-	-	5	-	At cost plus approximately 1 percent average profit margin
Transactions with entity with significant influence over the Group (SVOA Public Company Limited)					
Purchases of goods	129	104	129	104	At cost plus approximately 5.0 percent average profit margin (2025: 5.3 percent)

(Unit: Million Baht)

	For the nine-month periods ended 30 September				
	Consolidated financial statements		Separate financial statements		
	2026	2025	2026	2025	Pricing policy
Transactions with associates					
Dividend income	17	10	17	10	At the declared rate
Transactions with related companies					
Sales of goods	3	1	3	1	Market price
Purchases of goods	6	-	6	-	Market price
Equipment rental income	5	1	5	1	Contract price
Service fee expenses	1	1	1	1	Market price
Computer software development cost	3	3	3	3	Contract price
Promotional fee expenses	-	3	-	3	Contract price

The balances of the accounts as at 30 September 2026 and 31 December 2025 between the Company and those related parties are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 September 2026	31 December 2025	30 September 2026	31 December 2025
		(Audited)		(Audited)
Trade and other current receivables - related parties (Note 3)				
Subsidiary	-	-	9,668	-
Entity with significant influence over the Group	1,457	913	1,457	913
Related companies (related by common shareholders and common directors)	13,248	5,928	13,248	5,928
Total trade and other current receivables - related parties	14,705	6,841	24,373	6,841
Trade and other current payables - related parties (Note 10)				
Subsidiary	-	-	-	97,813
Entities with significant influence over the Group	27,255	29,415	27,255	29,415
Associates	16	67	16	67
Related companies (related by common shareholders and common directors)	3,000	2,295	3,000	2,295
Total trade and other current payables - related parties	30,271	31,777	30,271	129,590

Short-term loans to subsidiary

(Unit: Thousand Baht)

	Separate financial statements			
	Balance as at 1 January 2026	Increase	Decrease	Balance as at 30 September 2026
Techlife City Co., Ltd.	-	33,000	-	33,000
Total	-	33,000	-	33,000

As at 30 September 2026, the Company had short-term loans to subsidiary, bearing interest at the rate of 3 percent per annum and due for repayment by 21 December 2026.

Directors and management's benefits

During the three-month and nine-month periods ended 30 September 2026 and 2025, the Group had employee benefit expenses payable to its directors and management as below.

(Unit: Million Baht)

	For the three-month periods ended 30 September			
	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Short-term employee benefits	6.4	6.2	6.4	6.2
Total	6.4	6.2	6.4	6.2

(Unit: Million Baht)

	For the nine-month periods ended 30 September			
	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Short-term employee benefits	19.1	18.6	19.1	18.6
Post-employment benefits	0.1	0.1	0.1	0.1
Total	19.2	18.7	19.2	18.7

3. Trade and other current receivables

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 September 2026	31 December 2025	30 September 2026	31 December 2025
		(Audited)		(Audited)
Trade receivables - related parties				
Aged on the basis of due dates				
Not yet due	10,618	4,347	11,046	4,347
Past due				
Up to 3 months	623	121	1,350	121
3 - 6 months	-	-	761	-
Total trade receivables - related parties	11,241	4,468	13,157	4,468
Trade receivables - unrelated parties				
Aged on the basis of due dates				
Not yet due	340,269	336,418	338,649	336,418
Past due				
Up to 3 months	39,368	31,613	39,368	31,613
3 - 6 months	644	245	644	245
6 - 12 months	915	207	915	207
Over 12 months	2,787	2,787	2,787	2,787
Total trade receivables - unrelated parties	383,983	371,270	382,363	371,270
Less: Allowance for expected credit losses	(2,787)	(2,787)	(2,787)	(2,787)
Total trade receivables - unrelated parties - net	381,196	368,483	379,576	368,483
Total trade receivables - net	392,437	372,951	392,733	372,951
Other current receivables				
Other current receivables - related parties	3,464	2,373	11,216	2,373
Other current receivables - unrelated parties	56,041	50,260	53,107	50,260
Accrued commission income	167,645	148,745	167,645	148,745
Total other current receivables	227,150	201,378	231,968	201,378
Total trade and other current receivables - net	619,587	574,329	624,701	574,329

4. Allowance for diminution in value of inventories

Movements in the allowance for diminution in value of inventories account during the nine-month period ended 30 September 2026 are summarised below.

(Unit: Thousand Baht)

	Consolidated/ Separate financial statements
Balance as at 1 January 2026	11,635
Additions during the period	10,965
Balance as at 30 September 2026	22,600

5. Investments in associates

5.1 Details of associates

(Unit: Thousand Baht)

Company	Shareholding percentage		Consolidated financial statements		Separate financial statements	
			Carrying amount based on equity method		Carrying amount based on cost method	
	30 September 2026	31 December 2025	30 September 2026	31 December 2025	30 September 2026	31 December 2025
	Percent	Percent		(Audited)		(Audited)
S P V I Public Company Limited	29	29	218,222	184,796	58,000	58,000
Touch Printing Republic Company Limited	24	24	21,872	21,631	12,000	12,000
Total			240,094	206,427	70,000	70,000

5.2 Share of comprehensive income

During the three-month and nine-month periods ended 30 September 2026 and 2025, the Company recognised its share of profit (loss) from investments in associates in the consolidated financial statements and dividend income in the separate financial statements as follows:

(Unit: Thousand Baht)

	For the three-month periods ended 30 September			
	Consolidated financial statements		Separate financial statements	
	Share of profit (loss) from investments in associates		Dividend received	
	2026	2025	2026	2025
S P V I Public Company Limited	19,253	9,048	-	-
Touch Printing Republic Company Limited	128	(3)	-	-
Total	19,381	9,045	-	-

(Unit: Thousand Baht)

	For the nine-month periods ended 30 September			
	Consolidated financial statements		Separate financial statements	
	Share of profit from investments in associates		Dividend received	
	2026	2025	2026	2025
S P V I Public Company Limited	50,247	20,760	16,820	9,280
Touch Printing Republic Company Limited	769	113	528	1,200
Total	51,016	20,873	17,348	10,480

5.3 Fair value of investment in listed associate

As at 30 September 2026, the fair value of the investment in S P V I Public Company Limited, calculated based on the latest bid price of the shares on the last trading day of the period as quoted on the MAI and in proportion to the Company's shareholding, was approximately Baht 401 million (31 December 2025: Baht 251 million).

Investment in listed associate for which fair value is disclosed in the financial statements is categorised within Level 1 which is the quoted market prices in an observable active market for such asset.

6. Investment in subsidiaries

Details of investment in subsidiaries as presented in the separate financial statements are as follows:

(Unit: Thousand Baht)

Subsidiaries	Paid up capital		Shareholding percentage		Investment value under cost method	
	30 September 2026	31 December 2025	30 September 2026	31 December 2025	30 September 2026	31 December 2025
			Percent	Percent		(Audited)
Computer System Connection International Co., Ltd.	-	140,000	-	100	-	89,067
Techlife City Co., Ltd.	5,000	-	100	-	5,000	-
Total					5,000	89,067

Computer System Connection International Co., Ltd.

On 30 April 2021, the Company entered into the entire business transfer agreement with Computer System Connection International Co., Ltd. to acquire assets, liabilities and other commitments and obligations to the Company. The Company agreed to pay a consideration for the transfer of the business totaling Baht 97.8 million which was the net book value of assets and liabilities as at 30 April 2021 based on the financial statements of the subsidiary.

On 30 April 2021, the Annual General Meeting of the shareholders of Computer System Connection International Co., Ltd. passed a resolution to approve the dissolution of the subsidiary. The subsidiary registered its dissolution with the Ministry of Commerce on 14 May 2021. The subsidiary registered the completion of its liquidation process with the Ministry of Commerce on 14 May 2026.

As at 31 December 2025, the Company had balance of Baht 97.8 million of the consideration payable to its subsidiary for the entire business transfer, which was included in other current payables - related parties (Note 10).

Techlife City Co., Ltd.

On 23 February 2026, the meeting of the Company's Board of Directors resolved to approve the incorporation of Techlife City Co., Ltd. as a new subsidiary, with a registered share capital of Baht 5 million (1,000,000 ordinary shares of Baht 5 per share). The Company holds a 100 percent interest in such subsidiary. The subsidiary registered its incorporation with the Ministry of Commerce on 27 March 2026.

7. Property, plant and equipment

Movements in property, plant and equipment account for the nine-month period ended 30 September 2026 are summarised below.

(Unit: Thousand Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2026	290,882	290,882
Additions during the period - cost	106,586	97,009
Transferred from inventories	99	99
Disposals/write-off during the period - net book value at disposal/write-off date	(7,317)	(7,317)
Depreciation for the period	(71,900)	(71,425)
Impairment losses during the period	(755)	(755)
Net book value as at 30 September 2026	317,595	308,493

8. Leases

8.1 The Group as a lessee

The Group has lease contracts for various items of assets used in its operations. Leases generally have lease terms between 1 and 3 years.

a) Right-of-use assets

Movements in right-of-use assets for the nine-month period ended 30 September 2026 are summarised below.

(Unit: Thousand Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2026	475,047	475,047
Additions during the period	401,096	385,072
Write-off during the period - net book value at write-off date	(8,735)	(8,735)
Depreciation for the period	(273,087)	(271,261)
Net book value as at 30 September 2026	594,321	580,123

b) Lease liabilities

Movements in lease liabilities during the nine-month period ended 30 September 2026 are summarised below.

(Unit: Thousand Baht)

	Consolidated financial statements	Separate financial statements
Balance as at 1 January 2026	495,718	495,718
Add: Additions during the period	400,134	384,233
Accretion of interest during the period	19,312	19,116
Less: Payments during the period	(298,428)	(296,583)
Termination of contracts due to branch closures during the period	(9,402)	(9,402)
Balance as at 30 September 2026	607,334	593,082
Less: Portion due within one year	(285,757)	(280,775)
Lease liabilities - net of current portion	321,577	312,307

8.2 The Group as a lessor

The Group has entered into finance leases to lease out its computer tablets with the lease term of 2 - 5 years.

(Unit: Thousand Baht)

	Consolidated/Separate financial statements	
	30 September 2026	31 December 2025 (Audited)
Undiscounted lease payments receivable under finance leases		
Within 1 year	5,868	5,948
Over 1 year and up to 5 years	1,139	5,520
Total	7,007	11,468
Less: Deferred interest income	(76)	(190)
Finance lease receivables	6,931	11,278
Less: Portion due within one year	(5,797)	(5,808)
Finance lease receivables - net	1,134	5,470

9. Short-term loans from financial institutions

Short-term loan agreements contain certain covenants as specified in the agreements that, among other things, require the Company to maintain debt to equity ratio at the rate prescribed in the agreements, and the portion of the Company's shares held by the major shareholders.

10. Trade and other current payables

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 September 2026	31 December 2025 (Audited)	30 September 2026	31 December 2025 (Audited)
Trade payables - related parties	29,509	30,798	29,509	30,798
Trade payables - unrelated parties	597,064	482,275	597,051	482,275
Other current payables - related parties	762	979	762	98,792
Other current payables - unrelated parties	35,429	31,504	33,967	31,504
Accrued expenses	109,874	110,887	109,266	110,887
Unearned revenues	69,311	59,203	69,311	59,203
Total trade and other current payables	841,949	715,646	839,866	813,459

11. Income tax

Interim corporate income tax is 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 nine-month periods ended 30 September 2026 and 2025 were made up as follows:

(Unit: Thousand Baht)

	For the three-month periods ended 30 September			
	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Current income tax:				
Interim corporate income tax charge	23,558	8,152	23,558	8,152
Deferred tax:				
Relating to origination and reversal of temporary differences	(1,300)	(679)	(1,625)	(679)
Income tax expenses reported in profit or loss	22,258	7,473	21,933	7,473

(Unit: Thousand Baht)

	For the nine-month periods ended 30 September			
	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Current income tax:				
Interim corporate income tax charge	68,529	24,978	68,529	24,978
Deferred tax:				
Relating to origination and reversal of temporary differences	(1,376)	(1,082)	(1,376)	(1,082)
Income tax expenses reported in profit or loss	67,153	23,896	67,153	23,896

12. 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.

13. Dividends

Details of dividend payment are set out below.

	Approved by	Total Dividends paid	Dividend paid per share
		(Thousand Baht)	(Baht)
2026			
Dividends on the unappropriated retained earnings	Annual General Meeting of the shareholders on 8 April 2026	76,944	0.21
Interim dividend for 2026	Board of the Company's directors on 13 August 2026	58,624	0.16
Total dividends paid for the year 2026		135,568	0.37
2025			
Dividends on the unappropriated retained earnings	Annual General Meeting of the shareholders on 9 April 2025	69,615	0.19
Interim dividend for 2025	Board of the Company's directors on 11 August 2025	29,313	0.08
Total dividends paid for the year 2025		98,928	0.27

14. Segment information

The Group is organised into business units based on its products and services. During the current period, the Group has not changed the organisation of its reportable segment from the latest annual financial statements. The Group is principally engaged in a single reportable operating segment in the distribution of computers, smart phones and related accessories and its operations are carried on in the single geographic area in Thailand. Segment performance is measured based on operating profit or loss, on a basis consistent with that used to measure operating profit or loss in the financial statements. As a result, all of the revenues, operating profits and assets as reflected in these financial statements pertain exclusively to the aforementioned reportable operating segment and geographic area.

15. Commitments and contingent liabilities

15.1 Lease and service commitments

The Group has entered into several lease and service agreements in respect of the lease of office building space and branch areas. The terms of the agreements are generally between 1 and 3 years.

Future minimum payments required under these lease and service agreements were as follows:

(Unit: Million Baht)

	Consolidated financial statements		Separate financial statements	
	30 September 2026	31 December 2025	30 September 2026	31 December 2025
		(Audited)		(Audited)
Payable:				
In up to 1 year	52	35	48	35
In over 1 year and up to 5 years	35	21	34	21

In addition, the Group has obligations to pay rental and service fees at the percentage of sales under lease and service agreements for lease of certain branch areas.

15.2 Guarantees

As at 30 September 2026, there were outstanding bank guarantees of approximately Baht 77.7 million (the Company only: Baht 77.7 million) (31 December 2025: Baht 54.8 million, the Company only: Baht 54.5 million) issued by the banks on behalf of the Group to guarantee the purchases of goods and services as required in the ordinary course of business of the Group.

16. Fair value of financial instruments

Since most of the Group's financial instruments are classified as short-term or carry interest rates that are close to the market rate, their fair value is estimated to approximate the carrying amount presented in the statement of financial position.

17. Approval of interim financial statements

These interim financial statements were authorised for issue by the Company's Board of Directors on 4 November 2026.