Quarterly update in second quarter of 2026

JUMP+ Plan

Year 2026 - 2028

ASSETWISE PUBLIC COMPANY LIMITED

(ASW)

at 30 June 2026

This report was disseminated on 19/08/2026

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ASSETWISE PUBLIC COMPANY LIMITED

SET

Property & Construction / Property Development

CG Report :

SET ESG Ratings: **AAA**

Anti-Corruption Certification (CAC): **Yes**

Business Type

ASW is a holding company which has subsidiary operating core business companies that operate in property development for sale, including condominium, single house, townhome and home office.

Financial Statement

Year	2025	2024	2023	2022
Income Statement (MB)				
Revenues	9,465.86	9,987.10	7,174.52	5,979.98
Expenses	7,601.60	7,950.05	5,625.68	4,324.22
Net Profit	1,077.66	1,456.72	1,092.22	1,118.52
Balance Sheet (MB)				
Assets	40,163.90	31,832.36	24,363.73	15,536.61
Liabilities	30,303.66	23,202.82	16,879.89	9,583.75
Shareholders' Equity	8,940.78	7,813.51	6,576.07	5,619.39
Cash Flow (MB)				
Operating	-1,601.40	685.91	-2,615.14	-2,965.80
Investing	-1,012.33	-1,550.43	-2,168.96	54.50
Financing	2,275.09	935.01	5,328.58	2,876.70
Financial Ratio				
EPS (Baht)	1.20	1.62	1.25	1.31
GP Margin (%)	41.63	41.40	40.82	43.84
NP Margin (%)	12.96	14.91	16.90	22.63
D/E Ratio (Times)	3.07	2.69	2.26	1.61
ROE (%)	12.86	20.25	17.91	21.40
ROA (%)	5.22	7.17	7.68	12.24

JUMP+ Plan

Business Plan

Target in 2028

Total Revenue	**15,500** Baht

Strategic Plan	Growth	Profitability & Efficiency	Stability
1. Strategic Plan : Strategic plan to support revenue growth	✓		

Governance Plan

1. Enhancing the competency and performance of the board of directors
2. Enhancing anti-corruption and fraud prevention efforts
3. Enhancing the prevention of insider information

Climate Action Plan

1. Greenhouse gas inventory (GHG) plan
2. Decarbonization

Quarterly update

Section 1

Business Plan

Quarterly update : Section 1 Business Plan

Target in 2028

Title	Target	Actual Result	
	2028	2025	6M/2026
Total Revenue (Baht)	15,500	9,466	5,691

The company focuses on developing real estate projects that cater to the lifestyles of the new generation and urban customers. It emphasizes creating distinctive products that align with evolving living behaviors, alongside carefully selecting high-potential locations and designing living spaces creatively. The goal is to deliver quality living and a unique lifestyle experience to customers.

The company also aims to achieve continuous revenue growth through the development of a diverse range of projects, efficient portfolio management, and effective cost control. At the same time, it enhances organizational development and streamlines work processes to increase agility, strengthen the business, and support sustainable long-term growth.

Progress description

The company aims to develop real estate projects to meet the needs of customers across all target groups, while efficiently managing its project portfolio. In the first half of 2026, the company had 3 condominium projects in Bangkok and its vicinity that were completed and began ownership transfers: 1) Kave Luminous Bangmod, 2) Kave Genesis Nakhon Pathom, and 3) Modiz Vault Kaset - Sripatum. Kave Luminous Bangmod is considered a highlight project, having already generated ownership transfers exceeding 77.5% of the project value.

For Phuket province, the company has 1 condominium project that has already commenced ownership transfers, namely The Title Serenity Naiyang, which has received positive feedback from customers and generated approximately 700 million baht in ownership transfers during the first half of the year.

The company continuously prioritizes project portfolio management. In the second half of 2026, the company plans to transfer ownership of 3 additional condominium projects in Bangkok and its vicinity: 1) Kevalon, 2) Kave Playground Ladprao-Bodindecha, and 3) Modiz Voyage Srinakarin, which collectively have a backlog of approximately 4,250 million baht.

For Phuket province, the company has 3 projects expected to recognize revenue in the second half of the year: 1) The Title Heritage Bangtao, 2) The Title Cielo Rawai, and 3) Villa Estella Naiyang, which will support the company's revenue recognition to meet its set targets.

Growth plan/Increase business value

Strategic Plan : Strategic plan to support revenue growth

1.Strengthening core business operations and continuously building backlog

2.Expanding the business and creating new revenue streams

3.Building partnerships and expanding business opportunities through alliances

Targets

- **Corporate Financial Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Total Revenues (MILLION BAHT)	12,500	14,000	15,500	9465.86	5,691

Progress description

The company continues to focus on developing new projects in high-potential locations, especially those near leading educational institutions, which constitute the company's core portfolio and consistently receive positive responses from customers.

The company is actively seeking business partners to expand sales channels and offering special promotions for partner groups. Currently, the company has a network of over 700 partners, including both public and private sectors.

In addition to the real estate business, which is the company's core business, the company is also studying the feasibility of expanding into other businesses to support the sustainable growth of its business portfolio, such as the hotel business group, the shopping center business group, and the office building for rent business group.

Strategic Initiative

Strategic Initiative : Key initiatives to drive sustainable revenue growth

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Launch new projects in high-potential locations and accelerate sales from projects currently under development to increase backlog to a level sufficient to support revenue recognition over the next 2–3 years. Currently, the company has a backlog of approximately THB 34,000 million, which is sufficient to support revenue recognition for the next three years. At the same time, the company continues to explore new high-potential locations for future developments, alongside investing in data analytics to gain deeper insights into customer behavior and enhance the precision and effectiveness of sales conversions. • Explore the feasibility of new businesses that extend from real estate and lifestyle sectors, such as community malls, hotels, or	• In the first half of the year, the company launched 3 new projects in Phuket province: 1) The Olive, 2) The Title VIVANA Kamala, and 3) Casa de Monte. The Olive and The Title VIVANA Kamala projects are distinguished as pet-friendly condominiums, which are rare in the Phuket area. As for Casa de Monte, it is a detached house project in the Koh Kaew zone, near an international school, with a limited number of only 37 units. • In the second half of the year, the company plans to launch 2 new condominium projects in Bangkok and its vicinity: Wynn Pracha Uthit-Bang Mod and Kave Bloom Kaset, which marks the return of the Wynn brand and builds upon the

Year	Expected Outcomes	Actual Result
	beach clubs. This includes analyzing business models that can generate recurring income to enhance the diversification of revenue streams over the long term.	success of Kave Luminous Bang Mod and Kave Seed Kaset projects. • For horizontal development projects, the company plans to launch 2 new projects in the Rangsit area: Wise House Rangsit, a premium shophouse project limited to only 17 units, located within the Wise Park mixed-use area, and Blessini Rangsit, a two-story detached house project in the same location. • For Phuket province, the company plans to launch 4 new projects, namely 1) Casabella-Naiyang, 2) FIZZ, 3) KUARTZ, and 4) Casa Maris, which are also extensions of previous successful projects. • The company is currently studying the feasibility of developing projects in recurring income businesses to diversify revenue streams and foster long-term sustainable growth. Regarding the hotel business, the company has a project in Phuket province under construction and is studying the feasibility of developing additional projects in Bangkok, Chonburi province, and other potential provinces in the future. • The company has adopted AI technology to assist in the creation of marketing materials, which can reduce costs and facilitate faster project preparation and launch. Additionally, an AI platform is under development to help screen and advise customers in preparing for loan applications with banks, aiming for sales teams and customers to prepare more suitable information and support the reduction of the rejection rate. Regarding investment in Data Analytics, the company is currently studying and developing the application of AI technology to process data from CIS and CRM systems to serve as a tool to support the analysis of customer behavior and needs, the recommendation of suitable projects or offers, and systematic customer tracking. This will enable sales teams to utilize such data to improve their operations and allocate resources to enhance sales closing efficiency. • For Community Mall businesses and Health & Wellness businesses, such as elderly care centers, the company is currently studying suitable locations and investment opportunities. The aim is for these businesses to generate recurring income while supporting the real estate development for sale business, which remains the company's core business at present, by enhancing the comprehensiveness of projects and elevating the value of the locations developed by the company.

Year	Expected Outcomes	Actual Result
		• Furthermore, the company also has a Beach Club project under construction and is prepared to consider additional investments in potential locations to support growth and diversify future revenue streams.

Quarterly update

Section 2

Governance Plan

Quarterly update : Section 2 Governance Plan

Board Structure and Qualifications

Enhancing the competency and performance of the board of directors

The company has established a strategic plan to enhance good corporate governance, with the goal of developing the knowledge and capabilities of its directors by 2028. This includes encouraging directors to attend training programs related to good corporate governance and/or programs aligned with each director's specific expertise. The objective is to strengthen the effectiveness of the board's performance and duties, leading to governance that ensures the company's operations deliver maximum benefit to the organization and its shareholders.

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company engages external consultants to support the development of the Board's evaluation framework and to provide recommendations for the Board's performance assessment	In Progress	Success	Success	Not Started	In Progress
The company ensures that all directors attend at least one training program related to good corporate governance.	Offer training programs related to good corporate governance, allowing each director to select courses based on their interests.	Ensure that all directors attend training programs related to good corporate governance.	All directors have attended at least one training program related to good corporate governance.	-	Currently in the process of recruiting consultants and developing a director capacity development plan.
The company ensures that all directors attend at least one training program related to their individual areas of expertise.	Present individual director development plans for each director to review and select training programs aligned with their specific areas of expertise.	Ensure that all directors attend training programs related to their respective areas of expertise.	All directors have attended at least one training program related to their respective areas of expertise.	-	In the process of recruiting consultants and developing a director capacity building plan.

Strategic Initiative

Strategic Initiative 1 : Prepare individual director development plans.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The company has received key recommendations and/or guidelines for performance evaluation from external consultants and has applied such recommendations and/or guidelines in establishing criteria for developing individual director development plans. • The company and each director have prepared individual director development plans by selecting and defining training programs related to good corporate governance, as well as programs aligned with each director's specific areas of expertise, along with setting timelines and evaluation criteria.	• Currently in the process of developing a Board Skill Matrix to support the company's strategic plan. • Currently in the process of recruiting external consultants to develop individual director development plans by selecting and defining training courses related to Good Corporate Governance and training courses related to the specific knowledge and expertise of each director.

Strategic Initiative 2 : Monitor the progress of implementing individual director development plans.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Strategic Initiative 3 : Monitor the progress of implementing individual director development plans and conduct evaluations.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Accountability and Transparency Governance

Enhancing anti-corruption and fraud prevention efforts

To ensure that business operations are appropriate and cover risk prevention, the company aims to expand the scope of anti-corruption governance to key partners (Critical Tier 1) by enforcing, monitoring, and evaluating partners' anti-corruption policies to ensure opposition to all forms of corruption in accordance with good corporate governance principles and in compliance with Thailand's anti-corruption laws.

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company has established an anti-corruption policy and	-	-	-	Complete	Success

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
practices.					
An anti-corruption and anti-bribery policy has been developed to comprehensively cover the organization's business operations,formally approved by the Board of Directors,and supported by clear and practical implementation guidelines	-	-	-	Complete	Success
The company conducts regular monitoring and evaluation of compliance with its anti-corruption and anti-bribery policy and procedures. Audit results are reported by internal auditors to the Board of Directors at least annually. In the event of any violations,corrective actions and preventive measures are clearly defined to prevent recurrence	-	-	-	Complete	Success
The company conducts an annual review of its anti-corruption and anti-bribery policy and practices with the Board of Directors	-	-	-	Complete	Success
Achieve CAC certification from the Thai Institute of Directors (Thai IOD)	-	-	-	Certified	Certified
Implement and verify that all critical Tier 1 business partners have anti-corruption policies,and ensure that the company actively monitors and assesses business partners' adherence to these policies	1. Establish a governance framework and require the Critical Tier 1 partner group to have anti-fraud and anti-corruption policies and practices. 2. Establish an operational plan.	Ensure that at least 80% of the Critical Tier 1 partner group announce and implement the policy, and that compliance with the policy is comp rehensively monitored.	1. Ensure that all Critical Tier 1 partners have an approved anti-corruption policy and that it is actually implemented. 2. Prepare an anti-corruption manual to be used as part of the framework to establish guidelines for partners, and partners must sign a written a cknowledgme	-	Preparation of key partner list is underway

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
			nt to certify compliance with such business partner guidelines.		

Strategic Initiative

Strategic Initiative 1 : Proceed with renewing the CAC certification from the Thai Institute of Directors Association (Thai IOD) in advance 3–6 months before expiration (expires on December 30, 2026). Each certification term is valid for 3 years.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Received the 1st certification renewal, with each certification period lasting 3 years.	• Project managers attended relevant training courses to promote the enhancement of the company's anti-corruption and bribery operations. • Currently preparing the 71-item self-assessment form. • The Internal Audit Department will review the assessment form and proceed with preparing the Working Paper. • Organize a meeting of the Audit Committee and the Board of Directors to approve the submission of the assessment form along with supporting documents to the CAC.

Strategic Initiative 2 : Develop a governance framework and ensure that the Critical Tier 1 partner group has anti-fraud and anti-corruption policies and practices.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• There is a governance framework, along with anti-fraud and anti-corruption policies and practices for the Critical Tier 1 partner group, and a clear implementation plan.	The process of compiling a list of critical partners is underway to establish a governance framework and to ensure that Critical Tier 1 partners have anti-corruption policies and practices.

Strategic Initiative 3 : Proceed with Critical Tier 1 partners to announce the policy and initiate the policy compliance monitoring process.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Strategic Initiative 4 : Carry out monitoring and evaluation of policy implementation.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Strategic Initiative 5 : Prepare an anti-corruption manual to be used as part of establishing guidelines for business partners.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Remark : Note: The Company has declared its intention and received a certificate of recognition as a member of the Thai Private Sector Collective Action Against Corruption in 2023. The certification is valid for 3 years per term. The current certificate will expire on December 30, 2026. The Company plans to proceed with the first renewal 3–6 months in advance before the current certificate expires. If the renewal is successful, the certificate will be valid for 3 years per term.

Enhancing the prevention of insider information

The company focuses on applying technology to prevent unauthorized access to internal information, in order to strengthen good governance and promote fairness in information disclosure (Fair Disclosure).

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company has established a policy and procedures to prevent the misuse of insider information.	In Progress	Success	Success	In Progress	In Progress
A Board-approved written policy on insider information prevention has been clearly defined and implemented	-	-	-	Complete	Success
A structured process is implemented to regularly monitor and review compliance with the insider trading prevention policy,with audits conducted at least annually.	-	-	-	Complete	Success
The implementation of the insider information prevention policy is reviewed and reported to the Board of Directors at least annually. If any violations are detected,corrective actions and preventive measures are clearly outlined to prevent recurrence	In Progress	Success	Success	In Progress	In Progress
Internally disclose,on a per-transaction basis,the list of individuals who have access to inside information regarding any transaction that may affect the company's stock price and investor decisions.	Review and revise the policy	Implement and monitor compliance with policies.	Elevate safeguards against the use of insider	-	The list and the list of persons involved with specific inside information

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
			information in accordance with policy		(Ad-hoc Insider List) are under review.
Enhance the prevention of the use of inside information by using technology to control the inside information database and to control access, usage, and the extraction of such information.	The company prepares a plan to develo psystems / technologies to control and prevent the use of insider information.	Testing the use of systems/ technology to control and prevent the use of internal information	1. Implement technological systems to control and prevent the use of inside information 2. The use of technological systems to control and prevent the use of inside information has been evaluated for practicality by relevant stakeholders	-	In the process of developing a plan for systems/ technologies to control and prevent the use of inside information.

Strategic Initiative

Strategic Initiative 1 : 1. Prepare a plan to enhance the prevention of insider information misuse 1.1 Designate departments/persons responsible for providing consultation, guidance, monitoring compliance, and issuing alerts regarding the prevention of insider information misuse 1.2 Establish guidelines for creating a registry of persons related to specific insider information (Ad-hoc Insider List) and define the list of insider information 1.3 Process for monitoring and auditing compliance with the policy (Compliance Audit)

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The company has clear plans and guidelines regarding the prevention of the misuse of insider information that can be practically implemented.	• Designate departments/responsible persons for providing advice, monitoring compliance, and issuing warnings regarding the prevention of insider trading. • Currently in the process of compiling an Ad-hoc Insider List of individuals involved with specific inside information, and defining the scope of information, including establishing a process for monitoring and auditing compliance with the policy (Compliance Audit).

Strategic Initiative 2 : 2. Develop a plan for the development of systems/technology to control and prevent the use of internal information.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The company has plans and/or guidelines for using technology to control and prevent the use of internal information.	Upon the successful establishment of clear plans and practices for the prevention of insider information misuse, the company will proceed to recruit technology specialists in the control and prevention of insider information misuse to develop the aforementioned system.

Strategic Initiative 3 : 3. Enforce the enhanced plan for preventing the use of insider information 3.1 Conduct training on internal data management guidelines for employees to acknowledge 3.2 Announce and enforce the plan, including the list of individuals who are authorized to access internal information 3.3 Monitor, collect, and keep statistics on cases of violations or breaches of policy

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Strategic Initiative 4 : 4. Test the use of systems/technology for controlling and preventing the use of insider information.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Strategic Initiative 5 : 5. Implement technological systems to control and prevent the use of inside information in accordance with the insider information prevention policy.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Quarterly update

Section 3

Climate Plan

Quarterly update : Section 3 Climate Plan

Greenhouse gas inventory (GHG) plan

The Company has published a Greenhouse Gas (GHG) emissions report

URL Link to the Document : https://investor.assetwise.co.th/th/sustainability/sustainability-management-in-the-environmental-aspect

The organization has prepared greenhouse gas emissions reports from 2020 to the present (using 2020 as the base year), with the scope covering the head office building.

Targets

Title	Target			Actual Result
	2026	2027	2028	6M/2026
GHG inventory report, GHG verification and disclosure (specific to Scope 1 and Scope 2 emissions)	Success	Success	Success	Success

Decarbonization

1. Greenhouse Gas Emission Reduction Plan for Headquarters (CFO): There is a plan to install solar cells, switch to LED bulbs when regular bulbs fail, install on-off light sensors to prevent lights being left on, and gradually replace company vehicles from diesel engines to gasoline engines, or switch to hybrid or EV vehicles.

2. Greenhouse Gas Emission Reduction Plan from Products (CFP): Implement Green Procurement by selecting low-carbon products and products with low VOCs, specifically for low-rise projects, as materials and products are procured directly.

Targets

1. Set a target to reduce greenhouse gas emissions per employee for the headquarters building, within Scope 1+2, by 3% per year, totaling 9% over 3 years.
2. Set a target to increase the use of Low Carbon products by 5% per year, totaling 15% over 3 years, and reduce the use of products with low VOCs by 2% per year, totaling 6% over 3 years (horizontal projects only), using 2025 as the base year.

Title	GHG emissions in the base year (tCO_2e)	Target for reducing GHG emissions compared with the base year (% Reduction)			Actual Greenhouse Gas Emission (% Reduction)
	2020	2026	2027	2028	6M/2026
Greenhouse gas emission reduction volume	1.3285	50%	53%	56%	In progress

Strategic Initiative

Strategic Initiative 1 : 1. Greenhouse gas emissions reduction plan for the headquarters building within Scopes 1+2

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Use clean energy by installing solar cells on Building B over an area of 108 square meters and in other areas as appropriate to reduce electricity consumption.	• Currently undergoing facility renovation and comparing prices in accordance with the greenhouse gas emission reduction plan for the head office building, within Scope 1+2. • Solar cells will be installed, adding at least 200 square meters (3 buildings), expected to generate approximately 40,000 kilowatts of electricity.

Strategic Initiative 2 : 2. Green Procurement Plan: Selection of low-carbon products and products with low VOCs (for low-rise projects only)

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Select the use of Low Carbon products by 5% and products with low VOCs by 2% (from the base year 2025), and communicate targets so that partners can develop products in line with these goals.	Currently preparing data and plans for collaboration with partners in accordance with the Green Procurement plan, focusing on the selection of Low Carbon products and products with low VOCs (specifically for horizontal development projects).

Quarterly update

Attachment

Quarterly update : Attachment

JUMP+ Plan

URL Link to the Document : https://jumpplusmedia-setlink.setgroup.or.th/planSubmission/ASW0_JUMP%2B_Plan_Year_2026-2028_EN.pdf