Quarterly update in second quarter of 2026

JUMP+ Plan

Year 2026 - 2028

BRITANIA PUBLIC COMPANY LIMITED

(BRI)

at 30 June 2026

This report was disseminated on 28/08/2026

Table of Contents

JUMP+

BRITANIA PUBLIC COMPANY LIMITED

SET

Property & Construction / Property Development

CG Report :

SET ESG Ratings: **AA**

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

Business Type

Development of horizontal residential property including detached houses, semi-detached houses and townhomes

Financial Statement

Year	2025	2024	2023	2022
Income Statement (MB)				
Revenues	2,455.05	3,498.18	5,748.81	5,878.47
Expenses	2,105.22	3,143.29	3,717.98	4,280.26
Net Profit	125.78	426.62	1,194.53	1,470.54
Balance Sheet (MB)				
Assets	18,507.73	18,613.25	19,907.90	12,842.89
Liabilities	11,657.53	13,370.44	14,561.15	7,979.64
Shareholders' Equity	6,850.21	5,242.81	5,346.75	4,863.25
Cash Flow (MB)				
Operating	741.68	1,095.45	-4,380.07	-1,966.57
Investing	-163.88	-2,825.85	-904.29	-443.35
Financing	-641.35	1,556.98	4,637.57	2,755.72
Financial Ratio				
EPS (Baht)	0.10	0.50	1.40	1.72
GP Margin (%)	28.59	38.71	48.95	38.09
NP Margin (%)	5.12	12.20	20.78	25.02
D/E Ratio (Times)	1.70	2.55	2.72	1.64
ROE (%)	2.08	8.06	23.40	35.65
ROA (%)	1.71	3.59	10.07	17.13

JUMP+ Plan

Business Plan

Target in 2028

Net Profit	**200.00** Million Baht

Strategic Plan	Growth	Profitability & Efficiency	Stability
1. Strategic Plan 1 : Market-aligned operation for long-term performance		✓	
2. Strategic Plan 2 : Increase and sustain net profit through new project concepts.		✓	

Governance Plan

1. Increasing the diversity 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
Net Profit (Million Baht)	200.00	125.78	-56.00

The company focuses on developing residential products that meet the lifestyle needs of modern families, emphasizing product quality, convenient locations, and overall living experience within our projects. This is supported by efficient cost management to sustain long-term net profit levels.

Progress description

The Company has made progress in enhancing its operational standards by focusing on the development of residential properties that meet the lifestyles of modern families through creative design, attention to detail, strategic locations, and a strong emphasis on product quality and residents’ quality of life. This is complemented by enhancing management efficiency and effective cost control to deliver customer satisfaction, maintain net profit levels, and support sustainable long-term growth.

Growth plan/Increase business value

Strategic Plan 1 : Market-aligned operation for long-term performance

The company focuses on launching projects in line with market conditions and consumer demand at each point in time, while managing costs and enhancing living-quality services to sustain long-term performance and position the company for future growth opportunities.

Targets

- **Corporate Financial Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Net Profit : Owners Of The Parent (MILLION BAHT)	80	150	200	125.78	-56.00

- **Other Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Launch Project	4700	5150	4400	3250	-

Progress description

The Company has developed projects in response to market demand, focusing on high-potential locations, creative designs, and flexible project formats. The Company has also developed projects under the Wellness concept to accommodate diverse customer needs, while expanding its customer base to include foreign customers, corporate customers, investors, and niche market segments. In addition, the Company has expanded its development of investment and rental properties. Furthermore, the Company has managed its inventory to increase sales rates and asset values, alongside effective cost management and control, to strengthen its competitiveness and support the Company's operating performance.

Strategic Initiative

Strategic Initiative : Market-aligned operation for long-term performance

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Launch new projects as planned, with selecting locations and designs that align with real demand.	In 2026, the Company prepared for the launch of new projects in the second half of the year, namely Belgravia Exclusive Pinklao-Borommaratchachonnani and Britania Pracha Uthit 90, by considering the location, project design, pricing, and target customer groups in alignment with current market conditions. The Company also expanded its customer base to include foreign customers, investors, and niche market segments, while developing investment and rental properties in high-potential locations to create additional value for its assets and diversify its sources of revenue. This was undertaken alongside effective cost and liquidity management to support the long-term growth and stability of the Company's operating performance.

Strategic Plan 2 : Increase and sustain net profit through new project concepts.

A hybrid residential–business concept that differentiates us from conventional housing projects, enhancing pricing power and supporting higher net profit.

Targets

- **Corporate Financial Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Net Profit : Owners Of The Parent (MILLION BAHT)	50	150	200	125.78	-56.00

Progress description

A residential concept integrated with business spaces, differentiated from conventional housing estate developments, to enhance pricing potential and increase the Company's net profit margin.

Strategic Initiative

Strategic Initiative : Launch a new business-oriented residential project under The Brilliant concept / a custom-built home model.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Launch The Brilliant / custom-built home project and proceed with phased sales.	In 2026, the Company commenced the development of business-oriented real estate projects under the concepts of Smart & Wellness and Hybrid Lifestyle. The projects are being developed under a Built-to-Suit model, integrating showrooms, studios, offices, and residential spaces within a single development to accommodate flexible business operations and residential living. Currently, the Company is developing the project formats and operations to align with the nature of businesses and the needs of each customer segment, with a focus on entrepreneurs, SME business owners, logistics businesses, distribution centers, product processing businesses, and investors. The Company plans to recognize revenue from land sales and revenue based on the progress of construction, thereby creating new business models and revenue streams for the Company.

Quarterly update

Section 2

Governance Plan

Quarterly update : Section 2 Governance Plan

Board Structure and Qualifications

Increasing the diversity of the board of directors

The Company recognizes the importance of having a diverse Board of Directors (Board Diversity). Therefore, the Company plans to take action to promote gender diversity on the Board, which will be beneficial in broadening perspectives when considering key issues, reducing the risk of groupthink, and enhancing the effectiveness of the Board's decision-making.

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company aims to achieve a minimum of 30% female representation on the Board of Directors by 2028.	In Progress	In Progress	Success	In Progress	Success

Progress description

The Company reviewed and revised its Board Diversity Policy and presented the revised policy to the Board of Directors for consideration, which approved the amendments to the policy.

Strategic Initiative

Strategic Initiative 1 : Review the composition of the current Board of Directors and propose the Board Diversity Policy for the Board's consideration.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The Board Diversity Policy has been approved by the Board of Directors.	In 2026, the Board of Directors comprised two female directors out of a total of nine directors, representing 23% of the total number of directors. The Company proposed an amendment to its Board Diversity Policy, stipulating that female directors shall comprise not less than 30% of the total number of directors, for consideration by the Board of Directors. The Board of Directors considered and resolved to approve the amendment to such policy on 13 August 2026.

Strategic Initiative 2 : Initiate proactive director sourcing and/or develop high-potential female executives for future appointment as directors.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		The Company is in the process of proactively identifying and recruiting potential female candidates for directorships and/or developing high-potential female executives to prepare them for appointment as directors.

Strategic Initiative 3 : Review qualifications and appoint female directors.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		The Company is in the process of preparing and assessing the qualifications of potential candidates to support the appointment of directors in accordance with the plan for 2028.

Accountability and Transparency Governance

Enhancing anti-corruption and fraud prevention efforts

To implement anti-corruption measures. and Expand the scope of Anti-Corruption supervision to Company's Critical Tier 1 suppliers by requiring them to enforce, monitor and evaluate their anti-corruption policies.

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company has established an anti-corruption policy and practices.	In Progress	In Progress	Success	In Progress	Success
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	In Progress	In Progress	Success	In Progress	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	In Progress	In Progress	Success	In Progress	Success
The company conducts an annual review of its anti-	In Progress	In Progress	Success	Not Started	Success

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
corruption and anti-bribery policy and practices with the Board of Directors					
Achieve CAC certification from the Thai Institute of Directors (Thai IOD)	-	-	-	Certified	Renewal in Progress
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	Define a regulatory framework and require the Critical Tier 1 suppliers to have Anti-Corruption Policy and Practices.	Require the Critical Tier 1 suppliers to announce and implement Anti-Corruption Policy and monitor their policy compliance with at least 90% of the total.	All Critical Tier 1 suppliers have an approved and implemented Anti-Corruption Policy. The Company monitors this compliance and develops into a manual used as part of its Supplier Management process.	-	All Critical Tier 1 suppliers have an approved and implemented Anti-Corruption Policy. The Company monitors this compliance and develops into a manual used as part of its Supplier Management process.

Progress description

The Company has completed the implementation of the targets for the first half of 2026. For the second half of 2026, the Company will monitor and evaluate suppliers' compliance with the policy.

Strategic Initiative

Strategic Initiative 1 : Establish a governance framework and require the Critical Tier 1 suppliers to have an Anti-Corruption Policy and Practices.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The Company has the governance framework and implements an Anti-Corruption Policy and Practices for its Critical Tier 1 suppliers.	The Company has established a governance framework and developed policies and guidelines on anti-bribery and anti-corruption for its critical Tier 1 suppliers.

Strategic Initiative 2 : Require the Critical Tier 1 suppliers to officially announce the policy and initiate the first review of their Anti-Corruption Policy and Practices.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		The initiative remains in the plan and will be implemented in 2027.

Strategic Initiative 3 : Conduct comprehensive monitoring and evaluation of policy compliance with at least 90%.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		The initiative remains in the plan and will be implemented in 2028.

Enhancing the prevention of insider information

Strengthen Good Governance and promote equal access to information (Fair Disclosure), especially by announcing the names of persons involved in inside information in transactions that affect securities prices on a case-by-case basis.

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	In Progress	Success	Not Started	In Progress
A Board-approved written policy on insider information prevention has been clearly defined and implemented	In Progress	In Progress	Success	Not Started	Success
A structured process is implemented to regularly monitor and review compliance with the insider trading prevention policy,with audits conducted at least annually.	In Progress	In Progress	Success	Not Started	In Progress
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	In Progress	Success	Not Started	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.	To review and revise Policy	To implement and monitor	To Enhance the inside information prevention.	-	To review and revise Policy.

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
		the compliance with policy			

Progress description

The Company has completed the review and revision of the Policy, as well as the disclosure of the names of persons having access to inside information in connection with any transaction that may affect the securities price or investors' decision-making, on a case-by-case basis within the Company.

Strategic Initiative

Strategic Initiative 1 : 1. Review and update the policy and practices on inside information prevention to ensure they are comprehensive, clearly documented in writing, and approved by the Board of Directors, and 2. Establish guidelines for compiling the list of relevant persons with access to specific inside information (Ad-hoc Insider List), and conduct training for employees.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• 1. There is a written policy and practices regarding the prevention of inside information that has been approved by the Board of Directors. 2. There are clear guidelines for compiling the list of relevant persons with access to specific inside information (Ad-hoc Insider List), and improved employees' knowledge and comprehension.	The Company has a written policy and guidelines on the prevention of insider trading, which have been approved by the Board of Directors. The Company has also established a register of persons with access to specific inside information and communicated the relevant requirements to the employees concerned.

Strategic Initiative 2 : 1. Assign the responsible department/officer for consultation, guidance, compliance monitoring, and alerting regarding the prevention of misuse of inside information. 2. Enforce the disclosure of Ad-hoc Insider Lists for all transactions that may impact the price of securities. 3. Have a process for monitoring and verifying policy compliance (Compliance Audit) by an independent unit/department. 4. Monitor, gather, and record statistics on cases of policy violations or non-compliance.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		To be implemented in 2027.

Strategic Initiative 3 : Utilize technology in the control process for inside information and in compliance reporting for the misuse of inside information prevention policy, including the review of policy and practices.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		To be implemented in 2028.

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 : Year of the Report 2025
https://investor.britania.co.th/sustainability-concept/description-title-environment

The Greenhouse Gas (GHG) Inventory plan is a crucial step demonstrating the company's commitment to managing its environmental impact. It serves as the foundation for setting future GHG reduction targets and measures. This operational plan focuses on assessing greenhouse gas emissions, comprehensively covering all sources related to the business's operations, with reference to international standards. The scope is defined using the Control Approach, encompassing all activities over which the company has direct control. Implementing this plan will enable the company to effectively manage risks related to climate change and elevate the organization's standards in terms of social and environmental responsibility.

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	In Progress

Progress description

The Company has continuously undertaken the collection and compilation of greenhouse gas emissions data, with ongoing development of its data collection system to cover greenhouse gas emissions across all three scopes. The data collected include fuel consumption by type, air-conditioning refrigerant refilling, such as R-32 and R-410A, and electricity and water consumption at the head office, sales offices, project sites, and show houses. This enables the Company to comprehensively assess its organizational greenhouse gas emissions and appropriately reflect the Company's operational activities.

For the first six months of 2026, the Company completed the collection and recording of greenhouse gas emissions data across all three scopes. The data are currently under verification, consolidation, and processing for the preparation of the Company's organizational greenhouse gas emissions inventory. This undertaking is an important part of enhancing the Company's greenhouse gas data management system to ensure that it is systematic and comprehensive, and that the data can be effectively utilized to establish targets and approaches for reducing greenhouse gas emissions in the subsequent periods.

The aforementioned performance is consistent with the Company's objective of continuously establishing and developing its greenhouse gas data management system and serves as an important foundation for the preparation of reports, verification, and disclosure of the Company's greenhouse gas emissions data in the future.

Strategic Initiative

Strategic Initiative : Prepare an energy-saving plan for fuel and electricity (Scope 1 and 2)

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Reduce electricity consumption in the sales office common areas and other common areas by at least 10%	The Company has established environmental policies and practices, as well as a Sustainable Resource Management Policy, which set out measures to reduce energy consumption, including electricity, fuel, and water. The Company focuses on raising awareness and promoting efficient energy use among employees and relevant parties through continuous public relations and communication of energy-saving measures, such as switching off lights and electrical equipment when not in use, establishing appropriate operating hours for lighting and electrical equipment, and setting air-conditioning temperatures at appropriate levels to reduce unnecessary electricity consumption. With regard to fuel consumption, the Company has established guidelines to promote efficient fuel use by controlling and monitoring fuel consumption by vehicles and related activities, as well as promoting appropriate travel planning and vehicle use in order to reduce fuel consumption and greenhouse gas emissions.

Decarbonization

This greenhouse gas reduction plan is designed as a proactive roadmap for managing and mitigating environmental impacts arising from all stages of business operations, from design and construction to office management. It emphasizes reducing emissions across all scopes (Scope 1, 2, and 3) to achieve long-term carbon neutrality.

Targets

Title	GHG emissions in the base year (tCO_2e)	Target for reducing GHG emissions compared with the base year (tCO_2e)			Actual Greenhouse Gas Emission (tCO_2e)
	2024	2026	2027	2028	6M/2026
Greenhouse gas emission reduction volume	2,209	3%	5%	7%	In progress

Progress description

The Company has collected and recorded greenhouse gas emissions data across all three scopes. The data have been collected based on fuel consumption by type, air-conditioning refrigerant refilling, such as R-32 and R-410A, and electricity and water consumption at the head office, sales offices, project sites, and show houses across 35 projects. In addition, the Company has recorded the quantities of construction materials and decorative materials used in each project, categorized by house type and the number of units in each project for which construction and ownership transfers took place during the period from January to June 2026. Currently, the preliminary data have been collected and are undergoing verification, consolidation, and processing for the preparation of the Company's organizational greenhouse gas emissions inventory for 2026 in the future.

Strategic Initiative

Strategic Initiative 1 : Prepare an energy-saving plan for fuel and electricity (Scope 1 and 2)

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Reduce electricity consumption in the sales office common areas and other common areas by at least 10% (through replacing light bulbs and installing lighting control systems such as Timers / Motion Sensors).	The Company collects relevant data and assesses the suitability of each project to consider replacing materials and equipment related to energy consumption with more efficient and energy-saving alternatives, such as energy-efficient light bulbs and lighting control systems. Such consideration is based on the suitability of the area characteristics, usage, and feasibility of each project prior to determining improvement approaches and implementation in subsequent periods.

Strategic Initiative 2 : Using environmentally friendly materials (Low Carbon Label / Green Label) in the project construction process (Scope 3)

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Create a “Green Product List” database and use Green Products for at least 10% of all materials.	The Company is in the process of developing a Green Product List to compile and establish a database of products and materials with environmental attributes that contribute to resource efficiency. The initiative focuses on products and materials related to the Company's operations and residential project development, such as construction materials, decorative materials, electrical equipment, energy-efficient equipment, and products bearing environmental labels or certifications. The Company will establish criteria for the consideration and selection of products, including energy efficiency, efficient resource utilization, the use of environmentally friendly materials, reduction in the use of virgin materials, reusability or recyclability, as well as relevant environmental labels or certification standards. This is intended to ensure that product selection is based on clear and verifiable criteria.

Year	Expected Outcomes	Actual Result
		In addition, the Company will collect information from manufacturers and distributors to assess the environmental attributes of products and prepare a list of suitable products for inclusion in the Green Product List. Such information will subsequently be used as a guideline in the procurement process and in considering the selection and use of materials for the Company's various projects.

Quarterly update

Attachment

Quarterly update : Attachment

JUMP+ Plan

URL Link to the Document : https://jumpplusmedia-setlink.setgroup.or.th/planSubmission/BRI1_JUMP%2B_Plan_Year_2026-2028_EN.pdf