Quarterly update in second quarter of 2026

JUMP+ Plan

Year 2026 - 2028

ORIGIN PROPERTY PUBLIC COMPANY LIMITED

(ORI)

at 30 June 2026

This report was disseminated on 26/08/2026

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JUMP+

ORIGIN PROPERTY PUBLIC COMPANY LIMITED

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Property & Construction / Property Development

CG Report :

SET ESG Ratings: **AAA**

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

Business Type

Property development business including condominium along sky train stations in Bangkok Metropolitan Region and related services which are rental & re-sale and condominium project management services only for the projects of the Company.

Financial Statement

Year	2025	2024	2023	2022
Income Statement (MB)				
Revenues	8,678.07	11,106.63	14,095.30	14,579.05
Expenses	8,060.66	9,904.59	10,759.42	10,608.10
Net Profit	719.94	1,051.79	2,718.23	3,774.54
Balance Sheet (MB)				
Assets	63,713.77	64,809.48	65,230.43	48,091.15
Liabilities	41,733.29	43,527.07	44,132.57	28,157.82
Shareholders' Equity	20,367.32	19,331.83	19,051.01	18,132.18
Cash Flow (MB)				
Operating	446.10	2,640.78	-7,040.26	-3,600.78
Investing	1,308.96	-3,236.45	-4,718.03	-3,523.03
Financing	-2,720.26	543.18	10,068.80	8,340.77
Financial Ratio				
EPS (Baht)	0.29	0.43	1.11	1.54
GP Margin (%)	31.35	37.82	46.26	43.20
NP Margin (%)	9.04	11.19	22.42	28.89
D/E Ratio (Times)	1.90	2.05	2.09	1.41
ROE (%)	3.63	5.48	14.62	22.83
ROA (%)	2.75	3.48	7.81	13.29

JUMP+ Plan

Business Plan

Target in 2028

Net Profit	**1,432.00** Million Baht

Strategic Plan	Growth	Profitability & Efficiency	Stability
1. Strategic Plan : Operate the business with careful strategic oversight to ensure sustainable long-term performance.	✓		

Governance Plan

1. Ensuring the independence 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)	1,432.00	719.94	254.58

Focusing on the development of real estate projects that comprehensively address consumers' needs in all dimensions, while fostering sustainable organizational growth. The Company places strong emphasis on product quality, strategic locations, and enhancing residents' quality of life through both products and services, alongside effective cost management to support sustainable growth in the future

With a strong commitment to understanding customers' needs in every aspect, the Company continuously designs and develops projects creatively to deliver products and services that meet customer expectations and create high levels of satisfaction. In parallel, the Company is committed to developing its people and strengthening organizational capabilities, enabling the business to adapt effectively to changes in the business environment and achieve sustainable growth over the long term.

Progress description

The Company successfully achieved its targets in holistic real estate development, delivering products and services that ensure maximum customer satisfaction through creative design, attention to detail, strategic locations, and an elevated quality of life. Furthermore, it enhanced operational management efficiency and achieved sustainable growth.

Growth plan/Increase business value

Strategic Plan : Operate the business with careful strategic oversight to ensure sustainable long-term performance.

1. Diversifying the development of condominium and housing projects for sale along mass transit stations in various suburban areas, as well as in economically significant industrial estate areas across Bangkok, its metropolitan areas, and other provinces, in order to cover both domestic and international customer segments through various distribution channels, including domestic and overseas sales agents.
2. Developing projects with distinctive concepts and unique designs (Concept and Unique Design).
3. Expanding business opportunities across a diverse range of real estate segments, including:
    3.1 Foreign Market: Customers seeking residential properties in Thailand as a second home (2nd Home).
    3.2 Big Lot: Targeting corporate customers and large-scale investors.
    3.3 Investment Segment: Investors interested in condominiums for investment purposes (Investment Property).
    3.4 Niche Market: Targeting specific customer segments, such as pet-friendly condominiums and wellness-oriented residential projects.
4. Exploring investment opportunities in businesses or real estate development projects undertaken by other developers.
5. Expanding the business through joint venture (JV) opportunities.
6. Developing an ERP system to support business growth and enhance operational efficiency.
7. Monetizing assets through the establishment or contribution of assets to a Real Estate Investment Trust (REIT) (REIT Monetization).

Targets

- **Corporate Financial Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Net Profit : Owners Of The Parent (MILLION BAHT)	808	1004	1432	719.94	254.58

Progress description

- Developing projects aligned with real demand by Focusing on prime locations, innovative design, and fulfilling every dimension of real demand.
- Expanding the customer base and penetrating markets (second homes), corporate clients/investors, and niche markets (pet-friendly and wellness developments).
- From asset value enhancement to the management of hotels and warehouses to maintain consistently high occupancy rates.
- Progressing the transfer of assets into a Real Estate Investment Trust (REIT) with self-managed REIT operations under the company group.
- Implementing an ERP system for cost management and developing talent to drive sustainable growth.

Strategic Initiative

Strategic Initiative 1 : 1. Maintain an appropriate pipeline of new project launches by selecting locations and project formats that align with actual market demand (Real Demand) and current market conditions, supported by various distribution channels, including domestic and international sales agents. 2. Expand business opportunities across a diverse range of real estate segments, including: - Foreign Market: Customers seeking residential properties in Thailand as a second home (2nd Home). - Big Lot: Targeting corporate customers and large-scale investors. - Investment Segment: Investors interested in condominiums for investment purposes (Investment Property). - Niche Market: Targeting specific customer segments, such as pet-friendly condominiums and wellness-oriented residential projects. 3. Implement value-added strategies for the hotel and warehouse businesses by improving operational performance and increasing occupancy rates toward a stable and sustainable level. 4. Monetize assets through a Real Estate Investment Trust (REIT), or consider divesting business units to Private Funds / Funds. 5. Pursue strategic growth opportunities by establishing a REIT managed by the Group itself, with the Group acting as the REIT Manager.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Generate a steady stream of revenue recognition over the next four years (2026–2029) from a strong backlog of over THB 33 billion, while continuing to build a solid future backlog. • Expand the customer base, increase sales, and broaden target customer segments to cover a wider range of market segments. • Unlock the underlying value of hotel assets (Unlock Asset Value), creating opportunities to support future investment expansion. • Continuously enhance the value of the hotel and warehouse businesses in line with the Company’s strategic plans.	Achieved expected results; • Generate a steady stream of revenue recognition over the next four years (2026–2029) from a strong backlog of over THB 33 billion, while continuing to build a solid future backlog. • Expand the customer base, increase sales, and broaden target customer segments to cover a wider range of market segments. • Unlock the underlying value of hotel assets (Unlock Asset Value), creating opportunities to support future investment expansion. •

Year	Expected Outcomes	Actual Result
	• Support sustainable growth in line with the Group's long-term development strategy.	Continuously enhance the value of the hotel and warehouse businesses in line with the Company's strategic plans. • Support sustainable growth in line with the Group's long-term development strategy.

Strategic Initiative 2 : 1. Maintain an appropriate pipeline of new project launches by diversifying investments into major cities and industrial provinces across Thailand, supported by various distribution channels, including domestic and international sales agents. 2. Expand business opportunities across a diverse range of real estate segments, including: - Foreign Market: Customers seeking residential properties in Thailand as a second home (2nd Home). - Big Lot: Targeting corporate customers and large-scale investors. - Investment Segment: Investors interested in condominiums for investment purposes (Investment Property). - Niche Market: Targeting specific customer segments, such as pet-friendly condominiums and wellness-oriented projects. 3. Continuously implement value-added strategies for the hotel and warehouse businesses to enhance their operational and asset value. 4. Pursue strategic growth opportunities by establishing a REIT managed by the Group itself, with the Group acting as the REIT Manager. 5. Create synergies across the Group's various business segments to enhance overall operational efficiency and business value. 6. Continue to enhance and develop the ERP system to support the Company's ongoing business growth.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		It will be implemented in 2027.

Strategic Initiative 3 : 1. Maintain an appropriate pipeline of new project launches by continuously expanding into major cities and industrial provinces across Thailand, supported by various distribution channels, including domestic and international sales agents. 2. Expand business opportunities across a diverse range of real estate segments, including: - Foreign Market: Customers seeking residential properties in Thailand as a second home (2nd Home). - Big Lot: Targeting corporate customers and large-scale investors. - Investment Segment: Investors interested in condominiums for investment purposes (Investment Property). - Niche Market: Targeting specific customer segments, such as pet-friendly condominiums and wellness-oriented projects. 3. Pursue strategic growth opportunities by establishing a REIT managed by the Group itself, with the Group acting as the REIT Manager. 4. Develop project formats and designs to improve cost efficiency and reduce overall project development costs. 5. Continue to enhance and develop the ERP system to support the Company's ongoing business growth.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		It will be implemented in 2028.

Quarterly update

Section 2

Governance Plan

JUMP+

Quarterly update : Section 2 Governance Plan

Board Structure and Qualifications

Ensuring the independence of the board of directors

The company has set a strategic plan to enhance its Good Corporate Governance, targeting the appointment of the Chairman of the Board as an Independent Director by 2028. This move, facilitated by adjusting qualifications and planning the transition, aims to strengthen the system of Checks and Balances and ensure that decision-making serves the overall best interest of the shareholders.

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The Chairman of the Board is an Independent Director	In Progress	In Progress	Success	In Progress	Success

Progress description

The adjustment of qualifications and the planning for the position transition have been carried out according to the set goals.

Strategic Initiative

Strategic Initiative 1 : Adjusting qualifications and planning for position transition.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The Chairman of the Board of Directors begins to qualify as an independent director according to the criteria to begin counting the 2-year period.	The Chairman of the Board of Directors has vacated executive positions and fully qualifies as an independent director under the applicable criteria. The 2-year cooling-off period has commenced, effective from November 14, 2025.

Strategic Initiative 2 : State for Transition.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		Currently accruing the required period of independence and possessing the necessary qualifications to serve as an independent director in 2027.

Strategic Initiative 3 : Appointment of the Chairman of the Board as an independent director.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		Currently in the process of meeting the full duration requirement for independent director status and awaiting appointment as an independent director in 2028.

Accountability and Transparency Governance

Enhancing anti-corruption and fraud prevention efforts

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, as well as the continuous renewal of our certification with the Thai Private Sector Collective Action Against Corruption (CAC).

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company has established an anti-corruption policy and practices.	-	-	-	Complete	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	-	-	-	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	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	All Critical Tier 1 suppliers have an approved and implemented Anti-Corruption Policy. The Company monitors this compliance	-	Completed: Established a governance framework requiring Critical Tier 1 suppliers to adopt anti-fraud and anti-corruption policies and guidelines.

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
		90% of the total.	and develops into a manual used as part of its Supplier Management process.		

Progress description

The Company has successfully met its targets for the first half of 2026; the focus for the second half of the year will shift to monitoring and evaluating business partners' 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.	A governance framework has been established, and an anti-corruption policy and guidelines for Critical Tier 1 suppliers have been developed.

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		It remains in the plan and is scheduled for implementation in 2027.

Strategic Initiative 3 : Conduct comprehensive monitoring and evaluation of policy compliance with at least 90% and proceed with the renewal of participation in the Thai Private Sector Collective Action Against Corruption (CAC).

Status ● On track

Year	Expected Outcomes	Actual Result
2026		It remains in the plan and is scheduled for implementation 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	Success	Success	In Progress	In Progress
A Board-approved written policy on insider information prevention has been clearly defined and implemented	In Progress	Success	Success	In Progress	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	Success	Success	In Progress	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	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.	To review and revise Policy.	To implement and monitor the compliance with policy.	To Enhance the inside information prevention.	-	Completed the review and update of the policy.

Progress description

Reviewed and updated the policy, and officially announced the list of individuals with access to inside information on a case-by-case basis internally, for any transactions affecting security prices and investor decision-making.

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	The Board of Directors has approved a written insider trading policy and guidelines. Furthermore, an insider watch list has been established, and relevant guidelines have been communicated to all applicable employees.

Year	Expected Outcomes	Actual Result
	information (Ad-hoc Insider List), and improved employees' knowledge and comprehension.	

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 impct 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		It will 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		It will 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://origin.co.th/corporate/about-origin-property/driving-business/sustainability-management-in-environmental-dimensions/#performance-environment/climate-action

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

Progress description

The Company has completed the preparation, verification, and disclosure of its greenhouse gas emissions (Scope 1 and 2).

Decarbonization

The company is firmly committed to reducing its greenhouse gas emissions (Carbon Footprint) across all operations by 7% by the year 2028, compared to the base year 2024, by focusing on improving energy efficiency and sustainable resource management, and adopting low-carbon materials across all operations.
Note on Calculation: Due to the varying scopes (or volumes) included in the calculation for each year, the percentage reduction/ increase in greenhouse gas emissions will be calculated using the formula tCO_2e/ floor area (m^2) compared to the base year.

Targets

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)
	2024	2026	2027	2028	6M/2026
Greenhouse gas emission reduction volume	15,568.00	3%	5%	7%	In progress

Progress description

Completed - The sustainable procurement policy has been updated to increasingly cover all procurement processes in terms of management and the selection of environmentally friendly materials. Furthermore, current partners are evaluated every time a payment cycle is completed, and Tier 1 partners are audited on-site to gain an overview and assess risks.

Strategic Initiative

Strategic Initiative 1 : Collect and verify carbon emissions data annually and Develop an energy-saving and fuel consumption plan .etc.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Plan and design an energy-efficient sales office by incorporating energy-saving equipment or installing solar rooftops to reduce electricity costs. The sales office should also utilize at least 10% energy-efficient materials and promote the increased use of E22/E85 fuel instead of diesel 91/95.	Plans are in place to reduce electricity consumption by installing Solar Rooftops at the four existing sales offices, which are currently under consideration for approval to proceed.

Strategic Initiative 2 : Implement the use of eco-friendly materials with Low Carbon or Green Labels in the condominium project construction process (Scope 3 emissions)

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Develop a 'Green Product List' database by collecting data on raw materials to facilitate the selection and procurement of environmentally friendly materials. The project goal is to ensure that, during construction and in new project proposals, at least 10% of all selected materials are eco-friendly.	Develop a plan to promote new alternative materials with partners, with a greater emphasis on Green Products, and prioritize selecting partners who use environmentally friendly materials.

Quarterly update

Attachment

Quarterly update : Attachment

JUMP+ Plan

URL Link to the Document : https://jumpplusmedia-setlink.setgroup.or.th/planSubmission/ORI2_JUMP%2B_Plan_Year_2026-2028_EN.pdf