Quarterly update in second quarter of 2026

JUMP+ Plan

Year 2026 - 2028

ORNSIRIN HOLDING PUBLIC COMPANY LIMITED

(ORN)

at 30 June 2026

This report was disseminated on 20/08/2026

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JUMP+

ORNSIRIN HOLDING PUBLIC COMPANY LIMITED

SET

Property & Construction / Property Development

CG Report :

SET ESG Ratings: **-**

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

Business Type

The Company is a Holding Company which invest in residential real estate for sale. Its investments encompass both horizontal property development projects and vertical property development projects.

Financial Statement

Year	2025	2024	2023	2022
Income Statement (MB)				
Revenues	2,117.56	1,366.02	1,124.91	1,541.52
Expenses	1,823.35	1,187.72	882.80	1,171.26
Net Profit	226.28	140.56	180.51	280.92
Balance Sheet (MB)				
Assets	5,932.48	4,818.41	3,966.21	3,338.88
Liabilities	3,280.62	2,362.37	1,572.94	1,169.48
Shareholders' Equity	2,649.68	2,452.85	2,390.08	2,166.39
Cash Flow (MB)				
Operating	332.48	-2.10	-552.26	-69.47
Investing	-457.31	-217.66	-34.52	0.04
Financing	189.17	179.02	588.96	136.00
Financial Ratio				
EPS (Baht)	0.15	0.09	0.15	25.69
GP Margin (%)	41.20	40.15	46.94	44.37
NP Margin (%)	10.69	10.29	16.08	18.28
D/E Ratio (Times)	1.24	0.96	0.66	0.54
ROE (%)	8.87	5.80	7.92	12.97
ROA (%)	5.47	4.06	6.63	11.09

JUMP+ Plan

Business Plan

Target in 2028

Net Profit	**450-490** Million Baht

Strategic Plan	Growth	Profitability & Efficiency	Stability
1. Strategic Plan 1 : Partner Strategy - Strategic Partnerships to Co-develop Innovative Products and Projects	✓		
2. Strategic Plan 2 : Portfolio Diversification - Strategy to expand geographic exposure.	✓		
3. Strategic Plan 3 : Operational Excellence - Strategy to Enhance Process Efficiency and Drive Continuous Improvement.		✓	
4. Strategic Plan 4 : Asset Utilization - Strategy to Enhance the Efficiency of the Company’s Asset Utilization through mixed-use projects alongside residential developments.	✓		

Governance Plan

1. Enhancing anti-corruption and fraud prevention efforts
2. Enhancing whistleblowing mechanisms
3. Strengthening emerging risk oversight practices

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)	450-490	226.28	100.16

The Company is committed to becoming a market leader in the real estate industry by delivering quality and excellent service to customers through the creation and development of innovative products that take environmental impacts into consideration. It adheres to strong corporate governance principles to enhance long-term competitiveness and achieve continuous and sustainable growth.

Progress description

The Company has commenced the implementation of the Corporate Value Enhancement Plan (JUMP+ Plan), a key strategic initiative highly prioritized and closely monitored by the management. Currently, all four strategic plans are progressing on track as scheduled, aiming to drive growth, achieve financial targets, and enhance corporate value as planned.

Growth plan/Increase business value

Strategic Plan 1 : Partner Strategy - Strategic Partnerships to Co-develop Innovative Products and Projects

Collaborate with strategic partners in the secondary real estate market to address diverse customer segments. This initiative focuses on renovating pre-owned properties for resale, offering quality and affordable housing options for buyers who are not yet ready to purchase new homes. At the same time, it helps preserve property values within the community and sustain continuous demand in the local real estate market.

Targets

- **Corporate Financial Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Revenue From Operations (MILLION BAHT)	2,625	3,055	3,556	2,108.25	1,113.15

- **Other Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Number of units redeveloped for resale. (Units)	10	29	50	0	12
Number of business partners collaborating on pre-owned property redevelopment. (Signed Agreement)	3	4	6	2	3

Progress description

The Company has been developing pre-owned residential property, with the total value of the renovated properties amounting to 100.35 million baht, totaling of 12 units. Marketing activities have commenced, resulting in partial bookings from interested customers. Revenue will be gradually recognized starting from the third quarter of 2026.

Strategic Initiative

Strategic Initiative : Engaging in pre-owned property development to meet market demand while preserving the overall value of properties in the area.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Study and select second-hand properties in prime locations from partner companies, and initiate a pilot redevelopment project in Chiang Mai Province.	• The Company entered into Memoranda of Understanding (MOU) for business cooperation with asset management companies in relation to non-performing assets (NPA), namely Bangkok Commercial Asset Management Public Company Limited (BAM) and The Siam Commercial Bank Public Company Limited (SCB). • In addition, the Company entered into a Memorandum of Understanding (MOU) for business cooperation with Ever Rise Real Estate Co., Ltd., a contractor specializing in the renovation of second-hand properties.

Strategic Plan 2 : Portfolio Diversification - Strategy to expand geographic exposure.

The Company plans to expand its residential property developments into other provinces beyond Chiang Mai, targeting high-potential and key urban markets. This geographic diversification strategy aims to mitigate concentration risk by reducing reliance on a single housing market, strengthen brand presence across regions, and drive sustainable long-term revenue growth.

Targets

- **Corporate Financial Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Revenue From Operations (MILLION BAHT)	2,625	3,055	3,556	2,108.25	1,113.15

- **Other Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Number of newly launched projects outside Chiang Mai Province (projects)	1	1	1	1	1

Progress description

The Company has a strategy to launch new residential real estate projects outside of Chiang Mai province. This began with marketing activities and the launch of a new project in Phuket in 2025. Furthermore, in 2026, the Company plans to launch another condominium project in Koh Samui District, Surat Thani province.

Strategic Initiative

Strategic Initiative : The Company aims to expand its project developments to capture diverse geographic locations and customer segments, mitigate concentration risk from dependence on a single residential market, and strengthen brand recognition of ORNSIRIN.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Proactively identify and assess high-potential and major urban markets to support future residential project expansion and geographic investment diversification.	• In 2025, the Company conducted the pre-sale of the Arise Vibe Phuket project and commenced construction. The Company expects the construction will be finished and the transfer of ownership and revenue recognition will commence in the fourth quarter of 2026. • In 2026, the Company plans to develop a new condominium project, The Astra Samui, located in Koh Samui District, Surat Thani province. Construction and sales are expected to commence in the fourth quarter of 2026.

Strategic Plan 3 : Operational Excellence - Strategy to Enhance Process Efficiency and Drive Continuous Improvement.

Enhance operational efficiency and profitability by improving workflows across all departments, eliminating unnecessary steps, shortening approval cycles, and reducing documentation bottlenecks through digital systems and paperless processes.

Targets

- **Other Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Gross profit margin of real estate business	41%	41.50%	42%	41	41

Progress description

The Company is currently reviewing its workflows and evaluating appropriate tools and systems. The data obtained will be utilized to design or improve operational processes for greater efficiency.

Strategic Initiative

Strategic Initiative : Optimize operational processes by removing unnecessary bottlenecks to improve efficiency and effectiveness across all functions.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Implement an end-to-end process reengineering initiative to remove unnecessary steps and establish a concise, well-defined, and auditable approval framework.	The Company is currently reviewing its existing work processes and evaluating appropriate tools and systems to support operational efficiency. The initiative comprises two key activities: 1. Workflow: The Company is reviewing its key operational processes to identify opportunities for improvement and enhance process efficiency. 2. Digital Tools: The Company is evaluating appropriate tools and systems to support management and operations across various functions.

Strategic Plan 4 : Asset Utilization - Strategy to Enhance the Efficiency of the Company's Asset Utilization through mixed-use projects alongside residential developments.

The Company possesses a substantial portfolio of high-potential land plots that remain undeveloped. To maximize asset utilization and enhance long-term value creation, the Company plans to conduct comprehensive feasibility studies and progressively develop selected sites into retail rental properties.
In addition, the Company aims to create vibrant community hubs within its developments, such as community malls under the "Back Yard" brand, alongside residential projects. This integrated approach is designed to enhance livability, attract both domestic and international tourists, and introduce the ORNSIRIN Group through distinctive local commercial districts.

Targets

- **Other Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Number of commercially operationsal areas per year (location)	1	1 (Rental income recognition from 2 properties)	1 (Rental income recognition from 3 properties)	0	1

Progress description

The Company successfully launched the community mall project, 'The Backyard Mahidol,' in Chiang Mai by the first quarter of 2026 as planned. The Company is continually studying and selecting high-potential locations close to the Group's existing projects for future developments.

Strategic Initiative

Strategic Initiative : Utilize remaining land from project developments to develop retail rental properties, aiming to maximize land productivity and enhance long-term asset value.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Conduct studies and analyses of urban growth potential and strategic partners to support land development decisions aligned with local market demand. Select 2–3 land plots for the initial design and construction of rental spaces, and launch the first “Back Yard” project in Chiang Mai Province.	• On February 14, 2026, the Company commenced commercial operations of its first community mall project under the brand name “The Backyard,” namely The Backyard Mahidol, located in Chiang Mai province. As of June 30, 2026, the project had achieved an occupancy rate of 81%. • The Company is currently studying and evaluating potential locations in proximity to the Group’s existing projects for further project development.

Quarterly update

Section 2

Governance Plan

Quarterly update : Section 2 Governance Plan

Accountability and Transparency Governance

Enhancing anti-corruption and fraud prevention efforts

Strengthen the Group's governance and internal control framework to ensure transparency, accountability, and zero tolerance for corruption. Elevate operational standards in alignment with good corporate governance principles and international best practices, including maintaining certification under the Thailand's Private Sector Collective Action Coalition Against Corruption (CAC) and adopting the ISO 37003 guidelines to enhance anti-corruption risk management.

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company has established an anti-corruption policy and practices.	-	-	-	Complete	In Progress
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	In Progress
The company conducts an annual review of its anti-corruption and anti-bribery policy and practices with the Board of Directors	-	-	-	Complete	In Progress
Achieve CAC certification from the Thai Institute of Directors (Thai IOD)	In the process of applying for certification.	Certified	Certified	Signatory	In the process of applying for certification.
Evaluation of adherence to ISO 37003 standards: Fraud control management systems	In Progress	In Progress	Complete	-	In progress

Progress description

In 2025, the Company declared its intention to participate in the collective action against corruption and anti-corruption initiatives. Currently, the Company has appointed the Company Secretary Office to prepare the relevant application documents and engaged an internal auditor to provide guidance on the preparation of supporting documents for the CAC certification application, which is expected to be submitted by August 2026.

For the assessment of compliance with ISO 37003: Fraud Control Management Systems, the Company has appointed a working group to commence the development of a draft policy framework and operating procedures. The Company is also in the process of engaging qualified experts to provide relevant knowledge and support the further development of its practices toward the applicable standards.

Strategic Initiative

Strategic Initiative 1 : The Company aims to achieve certification under the Thailand's Private Sector Collective Action Coalition Against Corruption (CAC), administered by the Thai Institute of Directors Association (Thai IOD), by 2028.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Following the Company’s formal declaration of intent to participate in the CAC initiative, relevant executives and personnel were enrolled in training programs in accordance with CAC requirements. • The Company has established a CAC Working Committee and appointed a designated Project Owner to oversee and drive the implementation of CAC-related initiatives. • The Company conducted an internal kick-off meeting to communicate its commitment and implementation roadmap for the CAC initiative. A comprehensive Gap Analysis was performed to assess the Company’s current practices against all 71 CAC criteria. In addition, the Internal Audit function was engaged as an advisor to support the preparation and review of documentation required for submission to CAC. • The Company has implemented the action plan as scheduled and systematically compiled evidence and supporting documentation (Evidence & Documentation) to support its application for CAC certification. • The Internal Audit function reviewed the documentation to be submitted to CAC. • The Company formally submitted the required documentation to the Thailand's Private Sector Collective Action Coalition Against Corruption (CAC) Project Office and provided clarifications and responses to inquiries raised by the review committee as part of the certification assessment process.	• On July 14, 2025, the Company declared its intention to participate in the collective action against corruption and anti-corruption initiatives. • The Company has appointed the Company Secretary Office as the working team responsible for collecting relevant information and preparing the necessary documents for submission in the CAC certification process, which is expected to be submitted by August 2026. • The Company has appointed A&A Consulting Co., Ltd. as its internal auditor to conduct reviews and provide guidance on the preparation of supporting documents for submission as part of the CAC certification process.

Strategic Initiative 2 : The Company has conducted an assessment of its compliance with the ISO 37003: Fraud Control Management Systems standard.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The Company has appointed an FCMS Project Team and clearly defined its roles and responsibilities. • The Company conducted a Gap Analysis to assess the differences between its existing control framework and the requirements of ISO 37003. • The Company prepared a draft "Fraud Control Policy & Framework" and submitted it to the Board of Directors for approval.	• The Company is currently in the process of engaging qualified experts to provide training on the relevant ISO standards. • The Company has established an FCMS (Project Team) and defined its roles and responsibilities. In addition, the Company has developed a "Fraud Control Policy & Framework," which is scheduled to be submitted for approval to the Board of Directors at its meeting on August 14, 2026.

Enhancing whistleblowing mechanisms

To establish a transparent, fair, and accountable whistleblowing system across the Group that enables effective receipt, assessment, and investigation of reported concerns. The framework is designed to build trust among employees, business partners, and stakeholders by demonstrating the Company's strong commitment to preventing, detecting, and addressing misconduct in a timely and effective manner.

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company has established a whistleblowing policy and procedures for reporting misconduct.	In Progress	In Progress	Success	In Progress	Success
The company has established a formal,written whistleblowing policy and procedures,which have been approved by the Board of Directors	-	-	-	Complete	Success
Appointment of an impartial recipient for whistleblowing reports.	In Progress	In Progress	Success	In Progress	Success
All complaints are thoroughly investigated,and outcomes are reported to the Board in a timely manner,with appropriate corrective and preventive actions in cases of confirmed misconduct to avoid recurrence.	In Progress	In Progress	Success	In Progress	Success
The whistleblowing policy and procedures reviewed by the Board of Directors at least annually.	-	-	-	Complete	Success
Reduce the complaint resolution time.	In Progress	In Progress	Complete	-	In Progress

Progress description

The Company has appointed the Company Secretary and Assistant Company Secretary, who act independently and impartially as designated recipients of whistleblowing reports. The Company has also revised its "Whistleblowing Policy" to shorten the complaint-handling process and facilitate more timely resolution. The revised policy will be submitted to the Board of Directors for consideration and approval in August 2026.

Strategic Initiative

Strategic Initiative : All reported cases are subject to formal investigation procedures, with investigation outcomes presented to the Board of Directors within the established timeframe. In cases where misconduct is identified, clear corrective actions and preventive measures are defined and implemented to prevent recurrence.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The Company has established a KPI requiring investigations to be completed within 15 days from the date of case receipt, with findings subsequently reported to the Audit Committee. • The Investigation Working Committee reviews all complaints in accordance with the established procedures and prepares investigation reports for submission to the Audit Committee on a quarterly basis.	• The Company has established a KPI requiring investigations to be completed within 15 days from the date a report is received. The revised "Whistleblowing Policy," including the investigation timeline KPI, will be submitted to the Board of Directors for consideration and approval at the meeting scheduled for August 14, 2026. • The Investigation Working Team reviews all complaints in accordance with the established procedures. During the six-month period ended June 30, 2026, no complaints were received. • The Company has appointed the Company Secretary and Assistant Company Secretary to act independently and impartially as designated recipients of whistleblowing reports.

Governance of Risk and Management Compliance

Strengthening emerging risk oversight practices

To establish a robust risk management system across the Group that can effectively detect, assess, and respond to emerging risks, thereby minimizing adverse impacts on business operations and supporting prudent, timely, and informed strategic decision-making by management.

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company has established policies and guidelines for managing emerging risks.	In Progress	In Progress	Success	Not Started	In Progress
Conduct an analysis to identify and assess a minimum of three emerging risks with potential business impact.	In Progress	In Progress	Success	Not Started	In Progress

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
Each emerging risk is accompanied by scenario analysis and corresponding mitigation plans	In Progress	In Progress	Success	Not Started	In Progress
Engagement of senior management in the tracking and decision processes related to emerging risks.	In Progress	In Progress	Success	Not Started	In Progress
Apply GRC technology to streamline risk management and reporting processes.	In Progress	In Progress	Complete	-	In Progress

Strategic Initiative

Strategic Initiative : Identify and conducts in-depth analysis of least three emerging risks that are expected to potentially impact the business. Each emerging risk is supported by structured scenario analysis and clearly defined mitigation strategies. Designated senior executives are actively involved in the risk evaluation and decision-making process to ensure robust governance oversight, strategic responsiveness, and executive accountability.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The Company organized a structured workshop to identify and assess emerging risks that could potentially affect business operations and strategic objectives over the next three to five years. • The Company conducts impact and likelihood assessments and develops scenario analyses and mitigation plans for each identified risk. • The Company presented the identified risks to the Risk Management Committee for consideration, prioritization, and determination of appropriate response strategies.	The Company has established a working team responsible for identifying and analyzing emerging risks. The Company plans to conduct an Emerging Risk Workshop to identify key emerging risks and assess their potential impacts and relevant aspects. The findings will subsequently be presented to the Risk Management Committee for consideration.

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://ornsirin.co.th/esg/environmental/

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 been gathering data on a monthly basis to verify greenhouse gas (GHG) emissions, in accordance with the defined assessment scope. Upon the conclusion of the 2026 financial year, an independent verifier will be appointed to conduct the GHG emissions assessment according to the established plan.

Decarbonization

The Company is committed to contributing to the reduction of its organizational greenhouse gas (GHG) emissions while conducting its business in a sustainable manner. The Company emphasizes on reducing GHG emissions from materials used in its real estate development projects, improving energy efficiency, utilizing renewable energy, and promoting stakeholder engagement throughout the value chain.

Targets

The Company has set a target to reduce greenhouse gas (GHG) emissions, measured by the reduction in GHG emissions per square meter of newly constructed real estate area.

Title	GHG emissions in the base year (tCO_2e / m)	Target for reducing GHG emissions compared with the base year (tCO_2e / m)			Actual Greenhouse Gas Emission (tCO_2e / m)
	2025	2026	2027	2028	6M/2026
Greenhouse gas emission reduction volume	0.079	ลดลง 2%	ลดลง 3%	ลดลง 5%	อยู่ระหว่างการเก็บข้อมูล

Progress description

The Company has commenced implementing various measures in accordance with its 2026 greenhouse gas (GHG) emissions reduction plan, including promoting employee awareness of energy efficiency, installing solar rooftop systems, increasing the use of low-carbon construction materials, and studying and improving construction processes to reduce construction material waste at project sites.

Strategic Initiative

Strategic Initiative : Climate Action Improvement Plan

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The Company prepares its organizational Carbon Footprint, covering all projects. - The Company encourages employees to actively participate in reducing greenhouse gas (GHG) emissions. - The Company promotes employee awareness of stakeholder impacts and responsibility related to GHG emissions. - The Company installs solar energy systems (Solar Rooftop) at its offices, schools, and selected project sites. - The Company increases the proportion of low-carbon materials in the Group's products to at least 30% of ORNSIRIN's total procurement value. - The Company reduces construction waste at project sites by 10% compared to the base year 2025 (B.E. 2568). - The Company obtains the EDGE (Excellence in Design for Greater Efficiencies) green building design certification.	• In 2025, the Company conducted an organizational Carbon Footprint assessment covering all projects and continued collecting data during the current year to support the assessment for 2026. • The Company has developed communication and awareness campaigns to promote employee awareness of energy efficiency and responsible energy consumption. • The Company commenced the installation of its first solar rooftop system at The Backyard Mahidol community mall, with a capacity of 150 kWh. The system commenced electricity generation in July 2026. • During the six-month period ended June 30, 2026, the Company increased the proportion of low-carbon construction materials to more than 30% of total procurement value for ORNSIRIN's construction projects. • The Company is in the process of engaging experts or trainers to provide contractors with technical knowledge on construction methods and the efficient use of construction materials, with the aim of reducing construction material waste at project sites. • The Company has received EDGE certification for three projects, as follows: 1) EDGE Certificate for The Next Jed Yod 2 project. 2) EDGE Advanced Certificate for Habitat Mahidol project and 3) EDGE Certificate for The Next Jed Yod 3 project. The Company's remaining projects are currently in the process of being registered for EDGE certification.

Quarterly update

Attachment

Quarterly update : Attachment

JUMP+ Plan

URL Link to the Document : https://jumpplusmedia-setlink.setgroup.or.th/planSubmission/ORN0_JUMP%2B_Plan_Year_2026-2028_EN.pdf