Quarterly update in second quarter of 2026

JUMP+ Plan

Year 2026 - 2028

SUPALAI

SUPALAI PUBLIC COMPANY LIMITED

(SPALI)

at 30 June 2026

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JUMP+

SUPALAI PUBLIC COMPANY LIMITED

SET100 / SET100FF / SETHD / SETESG

Property & Construction / Property Development

CG Report :

SET ESG Ratings: **AA**

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

Business Type

The Company engages in the operation of real estate development projects include 1) detached houses, duplex houses, townhouses, and condominiums projects in a variety of areas throughout Bangkok and provincial 2) office buildings for rent in the commercial districts and 3) hotel business in the provincial

Financial Statement

Year	2025	2024	2023	2022
Income Statement (MB)				
Revenues	24,772.16	31,984.70	31,818.08	35,500.71
Expenses	19,657.28	23,732.91	23,927.78	25,098.95
Net Profit	4,015.03	6,189.54	5,989.43	8,173.26
Balance Sheet (MB)				
Assets	99,284.88	96,231.06	86,125.72	79,924.06
Liabilities	44,499.12	42,010.72	34,661.02	32,461.18
Shareholders' Equity	53,728.25	53,175.65	50,475.13	46,514.30
Cash Flow (MB)				
Operating	853.06	-687.17	-179.52	3,270.01
Investing	-1,736.70	-2,150.82	3,979.84	-5,072.90
Financing	-436.91	3,973.37	-407.16	1,735.21
Financial Ratio				
EPS (Baht)	2.09	3.17	3.07	4.19
GP Margin (%)	34.29	37.71	35.62	38.90
NP Margin (%)	16.40	19.61	19.12	23.39
D/E Ratio (Times)	0.81	0.77	0.67	0.68
ROE (%)	7.51	11.94	12.35	18.45
ROA (%)	5.98	9.48	9.80	14.26

JUMP+ Plan

Business Plan

Target in 2028

Revenue	**31,000** Million Baht

Strategic Plan	Growth	Profitability & Efficiency	Stability
1. Strategic Plan : Driven for Tomorrow	✓		

Governance Plan

1. Enhancing anti-corruption and fraud prevention efforts
2. Enhancing the prevention of insider information
3. Enhancing governance of information security

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 Data	
	2028	2025	6M/2026
Revenue (Million Baht)	31,000	24,772	11,081

The Company focuses on real estate development and sustainable business growth by continuously expanding and capitalizing on new business opportunities. This is pursued alongside the development of products and services that effectively meet customer needs, emphasizing the enhancement of living quality and customer experience across all dimensions. Simultaneously, we operate with a commitment to environmental responsibility, the community, and all stakeholders to ensure long-term value creation. Furthermore, the Company prioritizes the continuous development of human capital, knowledge, and expertise to strengthen organizational capabilities and support stable, sustainable growth.

Progress description

During the first half of 2026, the Company continued to expand its business by focusing on developing projects in high-potential locations and offering products that address the needs of customers across different segments. The Company also continued to maintain a balanced project portfolio in line with market conditions. In 1H26, the Company recorded presales of THB 12,948 million, representing a 9% YoY increase from THB 11,860 million in the same period last year. Total revenue amounted to THB 11,081 million, increasing 4% YoY. These results reflect the Company’s ability to sustain business growth amid challenging market conditions. The Company also remained committed to sustainable growth through responsible project development and business operations, while continuously strengthening its people and organizational capabilities to support long-term growth and create value for all stakeholders.

Growth plan/Increase business value

Strategic Plan : Driven for Tomorrow

1. **Strategic Expansion into High-Potential Locations:** Expanding real estate development into high-potential areas across Bangkok, its vicinity, and key regional hubs to broaden the market base and capitalize on new growth opportunities.
2. **Strategic Portfolio Rebalancing:** Optimizing the product portfolio by increasing the proportion of condominium projects to meet evolving market demands and strengthening the overall project portfolio.
3. **International Investment & Diversification:** Exploring and expanding investment opportunities in international markets to enhance growth potential and diversify business opportunities and risks.
4. **Strategic Partnership with Financial Institutions:** Developing strong collaborations with financial institutions to streamline the credit approval process and minimize rejection rates, thereby supporting consistent revenue growth.
5. **Building a Learning Organization:** Commitment to the continuous development of human capital and knowledge to enhance expertise and organizational capabilities in driving sustainable business growth.

Targets

- **Corporate Financial Targets**

Title	Target			Actual Data	
	2026	2027	2028	2025	6M/2026
Total Revenues (MILLION BAHT)	27,000	29,000	31,000	24,772	11,081

Progress description

During the first half of the year, the Company continued to make progress in implementing its strategic plans. The Company successfully expanded its project development into a new province, Suphan Buri, bringing its project coverage to 30 provinces nationwide. The Company also continued to maintain a well-balanced project portfolio by expanding its condominium development and successfully transferring ownership of Supalai Sense Srinakarin. With regard to international investments, the Company continued to actively manage its investment portfolio in Australia, with two projects having achieved full sales and successfully completed the project closure process. Meanwhile, the Company enhanced its mortgage financing process through the implementation of the D.E.A.L. system and AI to analyze and recommend suitable financial institutions based on customers' qualifications. This initiative has improved the efficiency of the loan approval process and facilitated faster ownership transfers and revenue recognition. In addition, the Company continued to enhance employees' capabilities by developing Digital Literacy and Data-Driven Decision-Making skills across all levels, strengthening organizational capabilities and supporting the Company's continued digital and data-driven transformation.

Strategic Initiative

Strategic Initiative : Enhancing Competitiveness and Credit Risk Management to Drive Revenue Toward the 31,000 miilion Baht Target by 2028.

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• Revenue Recognition: Focus on the management and handover of 3 new condominium projects, Supalai Parc Ekkamai-Pattanakarn, Supalai Sense Srinakarin, and Supalai Kram Khao Tao ensuring timelines are met to achieve revenue targets. • Streamlining the Property Transfer Process: Optimize handover and transfer procedures for ready-to-move-in units to expedite the process, minimize cancellation risks, and secure the Company's sales backlog. • Mortgage Technology & Innovation: Implement the D.E.A.L. System and AI to analyze customer profiles and match them with appropriate financial institutions, aiming to reduce rejection rates and accelerate the transfer cycle. • Portfolio Management: Align product strategies with actual purchasing power and accelerate inventory turnover through	• Revenue Recognition: The handover of condominium projects has progressed in line with the plan, with 1 project successfully handed over, namely Supalai Sense Srinakarin. Supalai Parc Ekkamai-Pattanakarn and Supalai Kram Khao Tao is scheduled for handover and revenue recognition in the third quarter of 2026. • Streamlining the Property Transfer Process: The Company has streamlined the handover and ownership transfer processes for completed and ready-to-move-in projects, enabling faster execution. • Mortgage Technology & Innovation: The Company has implemented the D.E.A.L. system and AI to accurately analyze and recommend suitable financial institutions based on customers' qualifications. This has accelerated the loan approval process and facilitated faster ownership transfers and revenue recognition.

Year	Expected Outcomes	Actual Data
	targeted marketing campaigns. Strategically expand into the high-rise market with new condominium launches valued at 8,000 million Baht. • Geographical Expansion: Proactively penetrate regional markets by expanding into 1 new province, achieving a total coverage of 30 provinces nationwide to reach new high-potential customer segments. • Business Diversification: Commencing construction in the warehousing business through joint ventures to broaden the Company's revenue streams into related industries. • Human Capital Development: Foster a Learning Organization culture, prioritizing Digital Literacy and Data-Driven Decision Making across all levels to ensure the organization remains agile in a rapidly evolving business landscape.	• Portfolio Management: The Company has continued to reduce inventory through targeted marketing strategies, while launching a new condominium project in the first half of the year with a total project value of 3,000 mb, namely Supalai Loft Tha Phra Interchange. The Company also increased its focus on low-rise condominium projects with shorter development periods, supporting faster revenue recognition and greater flexibility in managing its project portfolio. • Geographic Expansion: The Company has progressed in line with its plan by launching Supalai Palm Springs Suphan Buri, with a project value of 2,010 mb, in early August. This marks the Company's expansion into Suphan Buri, a new province for the Company, bringing its project coverage to 30 provinces nationwide. • Business Diversification: The warehouse project developed through a joint venture is currently under construction, marking progress in expanding the Company's revenue base into related businesses. • Human Capital Development: The Company has undertaken initiatives to develop Digital Literacy and Data-Driven Decision-Making skills among employees at all levels, enhancing workforce capabilities and supporting the organization's technology and data-driven transformation.

Quarterly update

Section 2

Governance Plan

Quarterly update : Section 2 Governance Plan

Accountability and Transparency Governance

Enhancing anti-corruption and fraud prevention efforts

1. Objective of the Strategy

To reinforce a corporate governance system that is transparent, verifiable, and secure from all forms of corruption, by integrating anti-corruption measures into the organizational culture (Integrity Culture) and sustainable business processes. This aligns with public sector best practices (CAC) and the Corporate Governance Code of the Stock Exchange of Thailand (SET CG Code).

2. Key Strategic Approaches

2.1 Strengthen Anti-Corruption Policy and Risk Management System

- Review and update the Anti-Corruption Policy to cover bribery, gift-giving, donations, and political support.
- Systematically assess corruption risk across all units and integrate it into the Enterprise Risk Management (ERM) system.
- Establish Internal Control Measures to prevent and monitor transactions that may be vulnerable to corruption.

2.2 Develop Mechanisms for Inspection and Transparent Information Disclosure

- Establish or enhance the role of the Audit Committee to have the authority to inspect and monitor anti-corruption operations.
- Develop a Whistleblowing Channel that is secure, confidential, and provides tangible protection for whistleblowers.
- Disclose anti-corruption performance results on the company's website, e.g., 56-1 One Report, and the ESG Data Platform to build confidence among stakeholders.

2.3 Foster a Culture of Integrity and Transparency

- Organize annual training for employees, executives, and business partners on anti-corruption policies and business ethics.
- Mandate that the performance evaluation of executives and employees includes an Ethical KPI as part of the overall performance assessment.
- Promote compliance with the Supplier Code of Conduct among business partners and suppliers. New partners must complete a sustainability assessment, and significant partners must complete it annually, accompanied by site visits.

2.4 Utilize Technology and Data for Proactive Monitoring

- Develop a Data Analytics system to detect behavior that may indicate irregularities in spending, procurement, or transaction approvals.
- Implement e-Procurement and e-Approval systems to reduce discretion and increase operational transparency, including digital storage of evidence and reporting (Transaction logs) for transparency and traceability.

3. Expected Outcomes

- The company possesses a comprehensive and verifiable anti-corruption risk management system.
- Employees and executives at all levels have an ethical conscience and uphold the principles of honesty and integrity.
- Increased confidence from investors, regulatory bodies, and stakeholders.
- The company successfully maintains its membership status in the Thai Private Sector Collective Action Against Corruption (CAC Certification).
- Establish a culture of "Transparency, Verifiability, and Zero Corruption" as the foundation for sustainable business operations.

Targets

Title	Target			Actual Data	
	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	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	In Progress	In Progress	Success	In Progress	In Progress
The company conducts an annual review of its anti-corruption and anti-bribery policy and practices with the Board of Directors	In Progress	In Progress	Success	In Progress	In Progress
Achieve CAC certification from the Thai Institute of Directors (Thai IOD)	-	-	-	Certified	Certified
At least 10 companies, comprising SMEs, affiliated companies, and key business partners who conduct business with the Company, declare their intention to join the CAC each year.	In Progress	In Progress	Success	-	As of July 14, 2026, 1 out of 10 business partners has declared its intention, while the remaining 9 companies are currently in the process.
The Company requires that at least two business partners who declare their intention to join the CAC must receive certification within three years (2025-2028)	In Progress	In Progress	Success	-	As of July 14, 2026, 1 business partner that declared its intention with the CAC has been certified.

Progress description

Operational Overview

In the first half of 2026, Supalai Public Company Limited recorded a 54% progress rate in executing its Anti-Corruption Elevation Plan (JUMP+ Plan), achieving an ‘On Track’ status. The primary objective is to cultivate a corporate culture rooted in transparency, accountability, and zero tolerance for corruption.

Key Achievements

The Company has successfully formulated a comprehensive Anti-Corruption Policy encompassing all business activities, which has received formal approval from the Board of Directors. Additionally, the Company has continuously maintained its CAC (Thai Private Sector Collective Action Against Corruption) certification status. Nevertheless, the policy and practical guidelines will undergo a review to ensure they remain up-to-date in preparation for the third certification renewal submission by the end of 2026.

Supply Chain Integration

Supplier engagement performance has met and exceeded predefined targets. Currently, one supplier (Mailaiwijit Co., Ltd.) has successfully achieved CAC certification, while three additional suppliers have submitted all required documentation to the CAC system. This tangibly reflects the Company's commitment to expanding a transparent and ethical business network.

Internal Engagement

Beyond corporate governance, the Company actively continues to organize initiatives to raise employee awareness. These include the "Inspiring ESG Awareness" program and "Policy in Action" communications utilizing real-world case studies. The objective is to foster a strong sense of ethical consciousness across all employee levels, ensuring strict adherence to integrity and the practical implementation of corporate policies.

Strategic Initiative

Strategic Initiative 1 : 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

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• 1. Organize awareness-building activities for employees, such as Focus Groups and prize-winning games. • 2.Plan and organize awareness-building activities for employees, such as designing "Do's and Don'ts" communications based on real-life cases, accompanied by a prize-winning challenge. • 3.Conduct communications to ensure employees have knowledge and understanding through various channels, including organizing an annual test via the Supalai Skill platform. • 4.Compile incidents and issues related to fraud and corruption from anti-corruption (channels), report them to the Audit Committee, and clearly specify the remediation plan and measures to prevent recurrence, once a year. • 5.Execute the audit plan approved by the Audit Committee. • 6.Summarize the audit results for the Audit Committee, along	1.Organize an awareness-building activity for employees on August 4, 2026, titled "Inspiring ESG Awareness," featuring top executives from 8 business lines as guest speakers. 2. Plan and organize awareness-building activities for employees, such as designing "Do's and Don'ts" communications based on real-life cases, accompanied by a prize-winning challenge covering 4 topics: > Policy in Action EP1: Conflict of Interest Policy > Policy in Action EP2: Signing the Supplier Code of Conduct > Policy in Action EP3: Insider Trading Policy > Best Practice Internal Audit: Landscaping and Contractor Management 3.Conduct communications to ensure employees possess adequate knowledge and understanding through various channels, including organizing an annual test via the Supalai Skill platform

Year	Expected Outcomes	Actual Data
	with proposing remediation plans and reporting to the Board of Directors.	by August 31, 2026. Items 4 to 6 are currently in progress. 4.Compile incidents and issues related to fraud and corruption from anti-corruption channels, report them to the Audit Committee, and clearly specify remediation plans and measures to prevent recurrence on a quarterly basis (for subsidiaries) and an annual basis (for the parent company). 5.Execute the audit plan approved by the Audit Committee. 6.Summarize the audit results for the Audit Committee, along with proposing remediation plans and reporting to the Board of Directors: > For 2 subsidiaries: Report to the Audit Committee Meeting No. 10/2026 (Quarter 3/2026). >For the parent company: Report according to the plan to the Audit Committee Meeting No. 12/2026 (annually).

Strategic Initiative 2 : The company conducts an annual review of its anti-corruption and anti-bribery policy and practices with the Board of Directors

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• 1.Review the anti-corruption policies and guidelines and propose them to the Audit Committee. • 2.Propose the anti-corruption policies and guidelines to the Board of Directors for approval.	Currently preparing data and information to: 1.Review the anti-corruption policies and guidelines and propose them to the Audit Committee. 2.Propose the anti-corruption policies and guidelines to the Board of Directors for approval.

Strategic Initiative 3 : Achieve CAC certification from the Thai Institute of Directors (Thai IOD)

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• 1.Conduct a Corruption Risk Assessment. • 2.Gather data and documentation for the submission of the certification application. • 3.Submit the application for the 3rd continuous renewal of the certification – Round 1.	Currently in the process of preparing information regarding: 1. Drafting Corruption Risk Assessment 2. Organizing the "Supplier Day: ESG Embedded" event, and drafting data and documentation for the submission of the certification application. This preparation is for the submission of the 3rd consecutive certification renewal (Round 1) by December 31, 2026.

Strategic Initiative 4 : At least 10 companies, comprising SMEs, affiliated companies, and key business partners who conduct business with the Company, declare their intention to join the CAC each year.

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• 1.Identify partner companies, invite them, and follow up on their declaration of intention to join the CAC.	As of July 14, 2026, the Company has successfully sent emails to all 10 business partners in order to:

Year	Expected Outcomes	Actual Data
	• 2.Inform business partners who declare their intention to join the CAC of special privileges and support from the Company. • 3.Establish a team to receive news and public information regarding CAC training sessions.	1. Invite, promote, and follow up on their declaration of intention to join the CAC. 2. Inform them of the special support privileges provided to partners who declare their intent with the CAC. Currently, 1 partner, Idea Cleaning Co., Ltd., has already declared its intent with the CAC. The following action is currently in progress: 3. Establishing a team to receive public relations news and training updates from the CAC accordingly.

Strategic Initiative 5 : The Company requires that at least two business partners who declare their intention to join the CAC must receive certification within three years (2025-2028)

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• 1.Publicize and invite the company's business partners to attend a seminar with the CAC to study the criteria, requirements, and timeline. • 2.Establish a working team and representatives from each partner company to be responsible for coordination and operations. • 3.Organize training/briefings for the working team and representatives of the partner companies on the preparation and collection of data and documents for the certification application. • 4.Follow up on the preparation status and documents for the partners' certification application, and provide suggestions.	The following 4 companies have declared their commitment to the CAC in association with Supalai Public Company Limited: 1) Mailai Vijit Co., Ltd. 2) Duraflor Co., Ltd. 3) Phuket Estate Co., Ltd. 4) Haadyai Nakarin Co., Ltd. All companies have fully submitted their documents into the CAC system. Furthermore, the aforementioned 4 companies have completed various activities in full accordance with the 4 expected outcomes." 1. Publicize and invite the company's business partners to attend a seminar with the CAC to study the criteria, requirements, and timeline. 2. Establish a working team and representatives from each partner company to be responsible for coordination and operations. 3. Organize training/briefings for the working team and representatives of the partner companies on the preparation and collection of data and documents for the certification application. 4. Follow up on the preparation status and documents for the partners' certification application, and provide suggestions. "As of July 14, 2026, 1 company, namely Mai Lai Vijit Co., Ltd., was officially certified by the CAC on June 30, 2026."

Enhancing the prevention of insider information

1. Objective of the Strategy

To establish a rigorous, transparent system for the governance and control of the Company’s insider information that aligns with Good Corporate Governance (GCG) principles. The goal is to mitigate the risk of leakage or the misuse of insider information for personal gain at the level of employees, executives, and the Board of Directors.

2. Key Approaches and Strategies

2.1 Strengthening Policies and the Governance Framework

- Review and update the Insider Information Policy to comply with securities law and SEC guidelines.
- Establish a Data Governance Taskforce to oversee policy compliance.

- Integrate insider information protection into the Enterprise Risk Management (ERM) system and Corporate Governance framework.

2.2 Upgrading Technology Systems and Data Access Control

- Implement an Access Control System based on the Need-to-know Basis principle.
- Install a Data Usage Monitoring & Logging system to record activities related to sensitive data.
- Utilize Data Encryption and Multi-factor Authentication (MFA) systems.

2.3 Developing Data Ethics Knowledge and Culture

- Conduct regular Internal Audits on the use of insider information.
- Define a Blackout Period for securities trading prior to the disclosure of material information.
- Establish a Whistleblowing Channel to allow employees or external parties to safely and confidentially report violations.

3. Expected Outcomes

- Reduced risk of leakage and misuse of insider information.
- Increased confidence among shareholders, investors, and regulatory bodies.
- Creation of a transparent and ethics-driven organizational culture.
- Compliance with the criteria of the Stock Exchange of Thailand (SET) and the guidelines of OECD and IOD.

Targets

Title	Target			Actual Data	
	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	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.	In Progress	In Progress	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	In Progress	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.	Prepare a draft framework for a Real-Time Updated Insider List, with the objective that the system	Pilot the use of an application for notifying individuals involved with insider information, alongside	Complete	-	In Progress

Title	Target			Actual Data	
	2026	2027	2028	Before Project Participation	6M/2026
	for recording individuals with access to insider information is automatically updated whenever there is a new project or resolution that constitutes material information.	sending a link together with the announce ment of the securities trading prohibition during the Silent Period (or Blackout Period).			

Progress description

Operational Overview: In the first 6 months of 2026, the Insider Information Prevention Upgrade Plan achieved an overall average progress of 25%, with the status "On Track." The primary objective is to establish a rigorous and transparent governance and control system for insider information, aligning with good corporate governance principles and mitigating data leakage risks.

Key Achievements: Policy formulation has been successfully accomplished. The written Insider Information Prevention Policy and guidelines have been formally approved by the Board of Directors. Furthermore, notifications regarding the Blackout Period and the reporting of securities holdings by directors and executives were completed in Q1-Q2/2026.

Expansion into Technology & Controls: The internal control system is currently being established. This involves preparing the framework for the Insider List and classifying data sensitivity levels. Concurrently, an application is being piloted to notify individuals on the Insider List and disseminate links announcing the trading suspension (Silent Period) to enhance regulatory oversight efficiency.

Internal Engagement: A Data Governance sub-committee meeting was convened on June 10, 2026, followed by a report presented at the Management Review meeting on July 22, 2026. The subsequent phase will focus on raising awareness, with the "Inspiring ESG Awareness" event and a policy comprehension assessment (Survey) scheduled for August 4, 2026. Subsequently, the annual report on policy compliance will be submitted to the Board of Directors in December 2026.

Strategic Initiative

Strategic Initiative 1 : A Board-approved written policy on insider information prevention has been clearly defined and implemented

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• 1. Policy Review and Approval Review the Insider Information Policy and Guidelines and propose them to the Board of	**Policy Review and Approval** 1. The Company has formulated the Insider Information Policy,

Year	Expected Outcomes	Actual Data
	Directors for approval. • 2. Communication of Knowledge and Understanding of Insider Information Use 1) Formal Communication: Disseminate the approved policy and guidelines, required practices and prohibited actions, and situational examples via: Intranet 2) Internal Email 3) Supalai Connect (or Company's internal platform) 2) E-learning Course Communication: Roll out a dedicated E-learning course for new employees. 3) Proactive Communication: Includes: - Sending alerts for the Blackout Period. - Distributing Infographics such as: "5 Risky Insider Trading Behaviors," "Think Before You Post," and "What Constitutes Insider Information." - Publicizing "Do's and Don'ts" regarding the use of insider information. -Tracking employees and executives to ensure they sign an acknowledgment of the policy. • 3. Evaluation and Monitoring of Awareness Conduct an annual Survey (e.g., once a year) to assess the understanding of the Insider Information Policy, including questions such as: - Do you know when the Blackout Period is? - Can you distinguish between insider information and public information? - Have you seen any of the Company's Infographics?	which has been duly approved by the Board of Directors. However, the Insider Information Policy and its corresponding guidelines will undergo a review to ensure they remain up-to-date and will be proposed to the Board of Directors for approval in August 2026. **Communication and Awareness Building on Insider Information** 2. Preparations are currently underway to communicate and foster a comprehensive understanding regarding the use of insider information: >Core Content and Channels: Dissemination of the approved policy and guidelines, required practices and prohibited actions, situational case studies, and definitions of what constitutes insider information. Furthermore, an E-learning course for new employees will be communicated and distributed via: 1) Intranet, 2) Internal Email, and 3) Supalai Connect. >Proactive Communication: Initiatives such as sending notifications for the Blackout Period have already been successfully executed during Q1–Q2/2026. 3. Evaluation and Monitoring of Awareness The Company is in the process of preparing for the "Inspiring ESG Awareness" event, scheduled for August 4, 2026. Subsequently, awareness evaluation and monitoring will be conducted through a survey to assess employees' understanding of the Insider Information Policy in August 2026.

Strategic Initiative 2 : A structured process is implemented to regularly monitor and review compliance with the insider trading prevention policy,with audits conducted at least annually.

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• 1. Internal Control Setup - Prepare an Insider List Register specifying: Name-Position, Department, Type of Information Accessed, and Relevant Time Period. - Define the Data Sensitivity Level (High/Medium/Low). - Identify External Parties involved with insider information, such as financial advisors, legal advisors, and auditors, as well as collaborating partners who are involved in duties concerning non-public and negotiating information, which falls under the scope of preserving insider information that may affect changes in the price or value of securities, or cause the Company to lose business benefits. These individuals must execute a Confidentiality Agreement (NDA) until the information is disclosed to the Stock Exchange of Thailand (SET) and the Securities and Exchange Commission (SEC). • 2. Monitoring of Insider Information Use for Daily Operations using the 3 Lines of Defense Principle First Line: Operation Owners (Data Owners) 1.Verify authorized users' access to various systems (ERP, Server, Shared Drive). 2.Report abnormal	**Internal Control Setup and Monitoring** 1. The following three initiatives are currently in progress: > Insider List Preparation: Formulating an Insider List that details names and positions, departments, types of accessible information, and the relevant timeframes. >Data Sensitivity Classification: Defining and categorizing information sensitivity levels (High / Medium / Low). >Third-Party Identification: Identifying and defining external parties who are involved with or have access to insider information. 2. Monitoring of Insider Information Usage in Daily Operations >Access Rights Review: Verifying authorized users' access rights to information across various corporate systems (ERP, Servers, Shared Drives). >Anomaly Reporting: Establishing and maintaining incident reporting for anomalous activities. >Internal Audit Planning: Developing an audit plan and audit program that encompass the review of system access logs and

Year	Expected Outcomes	Actual Data
	events, such as the downloading of a large number of files. Second Line: Governance Control (Monitoring Unit) The Corporate Governance Department conducts a review every quarter: 1.Movement in shares of Directors and Executives. 2.Submission of reports to the SEC (Securities and Exchange Commission). 3.Changes in the list of individuals with access to information. 4.Consistency of information disclosure through the SET Portal (Stock Exchange of Thailand). Third Line: Internal Audit 1.Review processes and conduct sample checks once a year. 2.Prepare a report for submission to the Audit Committee. 3.In-depth Audit Process (Annual Compliance): 3.1 Audit Planning: 1.Review the risk of information leakage. 2.Identify systems and departments with potential risk, such as: > Sales Department (Sales data) > Finance Department (Budget, Financial statements) > Marketing Department (New project launch plan) 3.2 Process Review: 1.Review Data Access Logs. 2.Check the execution of Pre-briefs and the Blackout Period. 3.Review the gap between the internal information vulnerability and the disclosure date. 4.Report Directors' and Executives' securities holdings to the Board of Directors. 3.3 Interview Test: > Interview key personnel from various departments to check: 1.Understanding of the Policy. 2.The department's readiness of Control Systems. 3.Employees' Risk Behaviors.	the evaluation of internal controls concerning insider information, up until the date of public disclosure. >Securities Holding Report: Reporting the securities holdings of directors and executives to the Board of Directors (This action has already been completed in Q1 - Q2/2026). 3. Awareness and Engagement Activities Preparations are currently underway to host the "Inspiring ESG Awareness" event on August 4, 2026. The event will feature interactive Q&A sessions, alongside showcasing and sharing practical case studies on the Company's insider information governance.

Strategic Initiative 3 : 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

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• 1.Hold a meeting of the Data Governance Taskforce at least once a year, with an agenda to report on the performance results according to the approved scope of work. • 2.Prepare and submit a report on the compliance with the Insider Information Prevention Policy to the Board of Directors at least once a year.	Completed Actions 1. Meetings Convened: > A meeting of the Data Governance Working Group (Sub-group), consisting of 11 members from the Internal Audit, Corporate Governance, and Digital Technology departments, was held on June 10, 2026. Executives from two of these departments were also in attendance. > An executive representative of the Data Governance Working Group (Sub-group) reported on Agenda Item 1: Data Governance Oversight at the Management Review meeting on July 22, 2026. 2. Upcoming Action: The report on compliance with the Insider Trading Prevention Policy is scheduled to be presented to the Board of Directors in December 2026.

Strategic Initiative 4 : 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.

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• 1.Prepare a draft framework for a Real-Time Updated Insider List, with the objective that the system for recording individuals with access to insider information is automatically updated whenever there is a new project or resolution that constitutes material information. • 2.Pilot the use of an application for notifying individuals involved with insider information, alongside sending a link together with the announcement of the securities trading prohibition during the Silent Period (or Blackout Period).	In Progress 1.Prepare a draft framework for a Real-Time Updated Insider List, with the objective that the system for recording individuals with access to insider information is automatically updated whenever there is a new project or resolution that constitutes material information. 2.Pilot the use of an application for notifying individuals involved with insider information, alongside sending a link together with the announcement of the securities trading prohibition during the Silent Period (or Blackout Period).

Governance of Risk and Management Compliance

Enhancing governance of information security

1. Objective of the Strategy

The organization aims to enhance the governance and management of information security in alignment with the ISO/IEC 27001:2022 standard in order to protect critical information and information systems, reduce cybersecurity risks, and strengthen the confidence of stakeholders and investors. The strategy focuses on preparing the organization for international certification and supporting sustainable and continuous business operations.

2. Approach and Key Strategies

2.1 Governance and Management Structure

• Establish an information security working committee and define roles and responsibilities.

• Review and update existing policies, and develop a comprehensive information security policy aligned with the organization's context and risk profile, approved by top management and communicated across all levels of the organization to ensure effective implementation.

2.2 Information Security Risk Management

• Conduct risk assessment and risk treatment covering critical information, systems, and business processes.

• Prepare a Statement of Applicability (SoA) by selecting appropriate controls under ISO/IEC 27001:2022 that are suitable for the organization's context.

• Define Key Risk Indicators (KRIs) to continuously monitor and evaluate information security risks.

2.3 Information Security Controls and Operations

• Implement controls across Organizational, People, Physical, and Technological domains, such as access control, information asset management, network security, and third-party/vendor management.

• Develop and test an Information Security Incident Management plan.

• Promote information security awareness and provide regular training for personnel.

2.4 Monitoring, Review, and Continuous Improvement

- Conduct information security Internal Audits and Management Reviews in accordance with defined schedules.
- Apply the Plan–Do–Check–Act (PDCA) principle to continuously improve the effectiveness of the organization's information security management.
- Prepare for external certification audits for ISO/IEC 27001:2022 by independent third-party auditors.

Targets

Title	Target			Actual Data	
	2026	2027	2028	Before Project Participation	6M/2026
The company has established policies and guidelines for information security governance.	Success	Success	Success	In Progress	Success
The company has developed a clear,documented IT security policy and guidelines,which have been approved by the Board of Directors.	Success	Success	Success	In Progress	Success
Information cybersecurity undergoes evaluation by an independent external auditor,accompanied by clear and actionable improvement and development strategies	Success	Success	Success	In Progress	Success
All employees undergo training,communication,and understanding assessments to enhance awareness of IT security.	-	-	-	Complete	Success
Conduct cybersecurity penetration testing at least once every three years.	In Progress	Success	Success	-	Success
Conduct testing of the Business Continuity Plan (BCP) in response to cyber threats affecting the organization's information systems.	In Progress	Success	Success	-	Success

Strategic Initiative

Strategic Initiative : Development and Improvement of the Information Security Management System (ISO/IEC 27001) in Preparation for Certification

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• The organization has established and implemented an Information Security Management System (ISMS) in conformity with ISO/IEC 27001, covering the defined scope. • Information security policies, controls, procedures, and related forms have been developed, reviewed, and consistently implemented across the organization. • A comprehensive Gap Analysis and Risk Assessment of the information systems have been completed, together with a	ISO/IEC 27001 Certification Progress: Completed external audit by Bureau Veritas Thailand; currently in final pending stage for official certificate issuance.

Year	Expected Outcomes	Actual Data
	clear and actionable risk management plan. • The organization has officially achieved ISO/IEC 27001 certification.	

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://sustainability.supalai.com/en/projects/84/continuously-obtaining-certification-for-reporting-standards-and-greenhouse-gas-emission-reduction-iso-14064-1-2018-and-tgo

Prepare, verify, and publicly disclose the organization's greenhouse gas (GHG) emissions (Scope 1, Scope 2, and Scope 3), covering active low-rise housing projects and condominiums nationwide under Supalai Public Company Limited, as well as Supalai Grand Tower (the Company's head office). The reporting is also verified and certified by an external organization.

Targets

Target: Obtain certification for the Company's greenhouse gas emissions report.

Medium-Term Target: Reduce the Company's greenhouse gas emissions by 40% in Scope 1 and Scope 2 by 2030, compared to the Business-as-Usual (BAU) baseline.

Long-Term Target: Achieve Carbon Neutrality by 2050 (Scope 1 and Scope 2).

Title	Target			Actual Data
	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
Prepare, verify, and disclose greenhouse gas emissions (Scope 1, Scope 2, and Scope 3).	Pending implementation.	Pending implementation.	Pending implementation.	The Company has completed the collection and consolidation of its greenhouse gas (GHG) emissions data for the first six months of 2026 (January–June).

Progress description

The Company has completed the collection and consolidation of its 2026 greenhouse gas (GHG) emissions data for the first half of the year (January–June), covering Scope 1, Scope 2, and Scope 3 emissions. The assessment includes Supalai Grand Tower, low-rise residential projects, and condominium projects across Bangkok, its metropolitan area, and regional provinces, covering a total of 233 projects.

Note: The Company's 2026 greenhouse gas (GHG) emissions data will be disclosed only after the completion of an independent verification process.

Decarbonization

The Company is committed to minimizing environmental impacts across all aspects of its operations. This includes implementing effective construction waste management processes to maximize resource utilization, as well as developing innovative solutions to reduce material consumption and promote the efficient use of materials. The Company also encourages investment in the development of environmentally friendly products, engaging both internal employees and external business partners in these sustainability efforts.

The Company is firmly committed to reducing its greenhouse gas emissions (carbon footprint) in Scope 1 and Scope 2 by 40% by 2030, compared to the Business-as-Usual (BAU) baseline. In addition, the Company has set a target to achieve Carbon Neutrality for Scope 1 and Scope 2 emissions by 2050 one of its key corporate objectives. The Company also ensures comprehensive nationwide disclosure of its greenhouse gas emissions across all three scopes, along with ongoing reporting of its performance and action plans for continuous emissions reduction.

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	12,092 tCO2e (Scope 1+2)	3%	4%	5%	In progress

Progress description

The company has collected data and summarized the organization's greenhouse gas emission figures for 2026, covering Scope 1, Scope 2, and Scope 3, including Supalai Grand Tower, horizontal development projects, and condominium projects in Bangkok, its vicinity, and regional areas, totaling 233 projects during the first quarter, January-June 2026.

Note: The organization's greenhouse gas emission figures for 2026, which are to be disclosed, must undergo verification before being released to the public.

Strategic Initiative

Strategic Initiative 1 : Transition the head office's shared vehicles and project vehicles to electric vehicles (EVs) and hybrid vehicles. The company also promotes the use of electric vehicles among employees and encourages the use of E20 and E85 fuel for company vehicles.

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• This measure is expected to reduce carbon dioxide emissions by approximately 20.20 tons per year, equivalent to 0.20% of greenhouse gas emissions compared with the base-year level.	2026 Target: Replace company vehicles and project vehicles that use fuel with electric vehicles and hybrids, accounting for 58%. Jan-Jun 2026: Replace company vehicles and project vehicles that use fuel with electric vehicles and hybrids, accounting for 63%. Currently, the company has 21 electric vehicles and hybrid vehicles to reduce fuel consumption and decrease the organization's Scope 1 greenhouse gas emissions.

Strategic Initiative 2 : 2026: Pilot the use of 50% organic fertilizer in place of chemical fertilizer in common green areas of low-rise residential projects in Bangkok and its surrounding areas. 2027: Expand the use of 50% organic fertilizer replacing chemical fertilizer in common green areas of low-rise residential projects to provincial areas. 2028: Implement the use of 50% organic fertilizer in place of chemical fertilizer in common green areas of low-rise residential projects nationwide.

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• This measure is expected to reduce carbon dioxide emissions by approximately 18.50 tons per year, representing 0.18% of greenhouse gas emissions compared with the base-year level.	2026 Target: Use 50% organic fertilizer to replace chemical fertilizer in common garden areas of horizontal development projects in Bangkok and its vicinity. Jan-Jun 2026 27 projects

Strategic Initiative 3 : Install solar panels at sales offices, show houses, clubhouses, and other common areas in new projects nationwide.

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• This measure is expected to reduce carbon dioxide emissions by approximately 328 tons per year, representing 3.21% of greenhouse gas emissions compared with the base-year level.	Target: 100% solar cell installation for new projects nationwide in sales offices, show homes, clubhouses, or common areas Jan-Jun 2026: 100% installation of 61 units

Strategic Initiative 4 : Install air conditioning systems using low-carbon refrigerant (R32) in sales offices, show houses, and clubhouses.

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• This measure is expected to reduce carbon dioxide emissions by approximately 110 tons per year, representing 1.08% of greenhouse gas emissions compared with the base-year level.	Goal: Increase the installation of air conditioners using low-carbon refrigerant (R32) while reducing the use of R410a in sales offices, show homes, and clubhouses.

Year	Expected Outcomes	Actual Data
		Jan-Jun 2026: 95% of air conditioners will use low-carbon refrigerant (R32), totaling 381 units.

Strategic Initiative 5 : A project to replace Two-Way Valves with Pressure Independent Control Valves (PICV) to improve energy efficiency and reduce electricity consumption at Supalai Grand Tower, the company's head office.

Status ● Caution

Year	Expected Outcomes	Actual Data
2026	• This measure is expected to reduce carbon dioxide emissions by approximately 210 tons per year, representing 2.05% of greenhouse gas emissions compared with the base-year level.	The Company will proceed with replacing Two Way Valve equipment with PIVC Valve equipment during the fourth quarter of 2026, and the project is expected to be completed in 2027.

Strategic Initiative 6 : A project to replace the CW2 clean water pump at Supalai Grand Tower, the company's head office, to improve operational efficiency and energy performance.

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• This measure is expected to reduce carbon dioxide emissions by approximately 95.13 tons per year, representing 0.93% of greenhouse gas emissions compared with the base-year level.	The Company replaced the CW2 chilled water pump at Supalai Grand Tower, which is the headquarters of Supalai Public Company Limited, during the past second quarter, and will proceed to collect data for calculating greenhouse gas reduction.

Strategic Initiative 7 : Happiness Forest' Project: Planting a total of 6,000 trees on 30 rai of company-owned land (approximately 2,000 trees per year).

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• This measure is expected to reduce carbon dioxide emissions by approximately 19 tons per year, representing 0.18% of greenhouse gas emissions compared with the base-year level.	Target 2026-2028: Plant a total of 6,000 trees within the company's premises, averaging 2,000 trees per year, across 30 rai. Conduct tree planting activities near the Supalai Montara @Phutthamonthon project, on an area of over 25 rai, planting a total of over 2,000 trees. by selecting 4 species of trees, namely Gankrao trees, Yee Nam trees, Teen Pet Sai trees, and Neem trees, which are suitable for the local conditions and conducive to ecosystem restoration, along with establishing a comprehensive tree care system. from standard hole preparation to the installation of drip irrigation systems and water pumps to increase survival rates and efficiently promote tree growth.

Strategic Initiative 8 : Green Procurement: Prioritizing the use of environmentally friendly construction materials with a low Carbon Footprint of Products (CFP).

Status ● On track

Year	Expected Outcomes	Actual Data
2026	• Drive suppliers and business partners toward the production of construction materials with 100% low Carbon Footprint of Products (CFP).	2026 Target: Driving partners and alliances towards low carbon. Driven 29 SUPPLIERS & BUSINESS PARTNERS to produce construction materials with low CFP value. Including driving 10 SUPPLIERS & BUSINESS PARTNERS to set targets and implement measures to reduce organizational greenhouse gas emissions.

Quarterly update

Attachment

Quarterly update : Attachment

JUMP+ Plan

URL Link to the Document : https://jumpplusmedia-setlink.setgroup.or.th/planSubmission/SPALI0_JUMP%2B_Plan_Year_2026-2028_EN.pdf