DHOUSE PATTANA PUBLIC COMPANY LIMITED

INTERIM FINANCIAL INFORMATION

AND REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION OF CERTIFIED PUBLIC ACCOUNTANT

FOR THE SECOND QUARTER ENDED JUNE 30, 2025

SIAM TRUTH

บริษัท สยาม ทรูธ สอบบัญชี จำกัด
338 อาคารปรีชาคอมเพล็กซ์ เอ ชั้น 8
ถนนรัชดาภิเษก สามเสนนอก ห้วยขวาง
กรุงเทพมหานคร 10310 ประเทศไทย
โทรศัพท์ 02 275 9599, 094 559 3894
https://www.siamtruth.com

Siam Truth Audit Company Limited
338 Preecha Complex Building A, 8th Floor,
Ratchadaphisek Road, Samsennok, Huaykwang,
Bangkok 10310, Thailand
Telephone 02 275 9599, 094 559 3894
https://www.siamtruth.com

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION OF CERTIFIED PUBLIC ACCOUNTANT

To the Board of Directors of Dhouse Pattana Public Company Limited

I have reviewed the interim financial information of Dhouse Pattana Public Company Limited and its subsidiaries, which comprise the consolidated statements of financial position as at June 30, 2025 and the related consolidated statement of comprehensive income for the three-month and six-month periods then ended, changes in equity and cash flows for the six-month period then ended, and the condensed notes to the interim financial information. I have also reviewed the interim financial information of Dhouse Pattana Public Company Limited, which comprises the separate statement of financial position as at June 30, 2025, and the separate statements of comprehensive income for the three-month and six-month periods then ended, changes in equity and cash flows for the six-month period then ended, and the condensed notes to the interim financial information. The management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of Review

I conducted my review in accordance with Thai Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard No. 34, "Interim Financial Reporting".

Chaiwat Saetiaw
Certified Public Accountant
Registration Number 11042

Siam Truth Audit Company Limited
Bangkok
August 13, 2025

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT JUNE 30, 2025

Thousand Baht

		Consolidated financial statements		Separate financial statements	
		June 30, 2025	December 31, 2024	June 30, 2025	December 31, 2024
	Note	*"Unaudited"*		*"Unaudited"*	
Assets					
Current assets					
Cash and cash equivalents	5	26,490	31,175	11,590	14,331
Trade and other receivables		617	699	427	463
Accrued income		386	263	-	-
Short-term loan to related parties	4	-	-	31,500	28,500
Inventories		7,792	7,434	5,788	5,417
Cost of property development	6	174,650	171,980	174,650	171,980
Other current assets		1,910	1,655	1,465	1,402
Total current assets		**211,845**	**213,206**	**225,420**	**222,093**
Non-current assets					
Restricted bank deposits		230	256	230	256
Investments in subsidiaries	7	-	-	64,000	57,000
Investments property	8	49,970	49,607	134,819	135,181
Land held for development	9	433,708	467,178	352,852	386,250
Property, plant and equipment	10	138,560	102,330	46,162	10,583
Right-of-use assets		1,471	1,699	1,210	1,386
Intangible assets		309	362	309	362
Deferred tax assets		500	314	-	-
Other non-current assets		4,093	3,630	2,048	1,927
Total non-current assets		**628,841**	**625,376**	**601,630**	**592,945**
Total assets		**840,686**	**838,582**	**827,050**	**815,038**

The accompanying notes are an integral part of these interim financial information.

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION

AS AT JUNE 30, 2025

Thousand Baht

		Consolidated financial statements		Separate financial statements	
	Note	June 30, 2025 "Unaudited"	December 31, 2024	June 30, 2025 "Unaudited"	December 31, 2024
Liabilities and equity					
Current liabilities					
Bank overdrafts and short-term loans					
from financial institutions	11	30,045	30,830	4,925	4,951
Trade and other payables		5,669	5,154	5,280	4,327
Advance received	6	4,030	2,330	4,030	2,330
Current portion of loans	12	8,371	8,654	2,689	3,513
Current portion of lease liabilities		587	815	289	524
Current portion of debenture	13	55,743	175,008	55,743	175,008
Short-term loans from related parties	4	102,000	106,000	137,000	136,600
Other current liabilities		890	651	713	569
Total current liabilities		**207,335**	**329,442**	**210,669**	**327,822**
Non-current liabilities					
Long-term loans from financial institutions	12	32,045	32,898	4,966	5,746
Lease liabilities		1,762	1,952	1,187	1,226
Debenture	13	142,572	-	142,572	-
Provisions for employee benefit		2,916	4,581	2,751	4,528
Provisions		2,211	2,213	2,211	2,213
Other non-current liabilities		2,730	2,644	7,090	7,256
Total non-current liabilities		**184,236**	**44,288**	**160,777**	**20,969**
Total liabilities		**391,571**	**373,730**	**371,446**	**348,791**
Equity					
Share capital					
Ordinary shares		453,333	453,333	453,333	453,333
Premium on share capital		28,459	28,459	28,459	28,459
Retained earnings (deficit)					
Appropriated					
Legal reserve		747	747	747	747
Unappropriated		(33,424)	(17,687)	(26,935)	(16,292)
Total equity		**449,115**	**464,852**	**455,604**	**466,247**
Total liabilities and equity		**840,686**	**838,582**	**827,050**	**815,038**

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME *"Unaudited"*

FOR THE THREE-MONTH PERIOD ENDED JUNE 30, 2025 *Thousand Baht*

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Revenue				
Revenue from sales	40,846	39,361	11,985	7,030
Revenue from rendering of services	1,271	1,054	600	600
Total revenue	**42,117**	**40,415**	**12,585**	**7,630**
Cost				
Cost of sales	(37,310)	(35,486)	(9,780)	(5,241)
Cost of rendering of services	(1,000)	(909)	(465)	(357)
Total cost	**(38,310)**	**(36,395)**	**(10,245)**	**(5,598)**
Gross profit	**3,807**	**4,020**	**2,340**	**2,032**
Other income	143	101	632	150
Selling expenses	(1,647)	(1,379)	(612)	(618)
Administrative expenses	(5,824)	(5,146)	(3,249)	(4,557)
Loss from operations	**(3,521)**	**(2,404)**	**(889)**	**(2,993)**
Expected credit loss	-	(129)	-	(129)
Finance costs	(5,573)	(4,405)	(5,311)	(4,390)
Loss before income tax	**(9,094)**	**(6,938)**	**(6,200)**	**(7,512)**
Tax income (expense)	122	(85)	-	-
Loss for the periods	**(8,972)**	**(7,023)**	**(6,200)**	**(7,512)**
Other comprehensive income	-	-	-	-
Total comprehensive loss	**(8,972)**	**(7,023)**	**(6,200)**	**(7,512)**
Loss per share				
Basic loss per share (Baht)	(0.0099)	(0.0077)	(0.0068)	(0.0083)
Weighted average number of ordinary shares (shares)	906,666,660	906,666,660	906,666,660	906,666,660

The accompanying notes are an integral part of these interim financial information.

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME

"Unaudited"

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2025

Thousand Baht

		Consolidated financial statements		Separate financial statements	
	Note	2025	2024	2025	2024
Revenue					
Revenue from sales	14	77,726	100,773	15,854	34,816
Revenue from rendering of services	14	2,406	2,295	1,200	1,200
Total revenue		**80,132**	**103,068**	**17,054**	**36,016**
Cost					
Cost of sales		(71,469)	(83,161)	(12,662)	(21,521)
Cost of rendering of services		(1,855)	(1,818)	(872)	(714)
Total cost		**(73,324)**	**(84,979)**	**(13,534)**	**(22,235)**
Gross profit		**6,808**	**18,089**	**3,520**	**13,781**
Other income	14	255	184	1,233	317
Selling expenses		(2,786)	(3,470)	(979)	(1,987)
Administrative expenses		(11,345)	(10,099)	(6,180)	(9,153)
Profit (loss) from operations		**(7,068)**	**4,704**	**(2,406)**	**2,958**
Expected credit loss		-	(4)	-	(129)
Finance costs		(10,908)	(9,007)	(10,290)	(8,846)
Loss before income tax		**(17,976)**	**(4,307)**	**(12,696)**	**(6,017)**
Tax income (expense)	16	186	(177)	-	-
Loss for the periods		**(17,790)**	**(4,484)**	**(12,696)**	**(6,017)**
Other comprehensive income					
Items that will never be reclassified subsequently to profit or loss					
Defined benefit plan actuarial gains		2,053	-	2,053	-
Other comprehensive income		**2,053**	**-**	**2,053**	**-**
Total comprehensive loss		**(15,737)**	**(4,484)**	**(10,643)**	**(6,017)**
Loss per share					
Basic loss per share (Baht)		(0.0196)	(0.0049)	(0.0140)	(0.0066)
Weighted average number of ordinary shares (shares)		906,666,660	906,666,660	906,666,660	906,666,660

The accompanying notes are an integral part of these interim financial information.

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN EQUITY

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2025

"Unaudited"

Thousand Baht

	Consolidated financial statements				
	Issued and paid-up share capital	Premium on share capital	Retained earnings (deficit)		Total equity
			Appropriated legal reserve	Unappropriated	
Balance as at January 1, 2025	**453,333**	**28,459**	**747**	**(17,687)**	**464,852**
Total comprehensive loss	-	-	-	(15,737)	(15,737)
Balance as at June 30, 2025	**453,333**	**28,459**	**747**	**(33,424)**	**449,115**
Balance as at January 1, 2024	**453,333**	**28,459**	**747**	**(22,627)**	**459,912**
Total comprehensive loss	-	-	-	(4,484)	(4,484)
Balance as at June 30, 2024	**453,333**	**28,459**	**747**	**(27,111)**	**455,428**

The accompanying notes are an integral part of these interim financial information.

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CHANGES IN EQUITY *"Unaudited"*

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2025 *Thousand Baht*

	Separate financial statements				
			Retained earnings (deficit)		
	Issued and paid-up share capital	Premium on share capital	Appropriated legal reserve	Unappropriated	Total equity
Balance as at January 1, 2025	**453,333**	**28,459**	**747**	**(16,292)**	**466,247**
Total comprehensive loss	-	-	-	(10,643)	(10,643)
Balance as at June 30, 2025	**453,333**	**28,459**	**747**	**(26,935)**	**455,604**
Balance as at January 1, 2024	**453,333**	**28,459**	**747**	**(20,455)**	**462,084**
Total comprehensive loss	-	-	-	(6,017)	(6,017)
Balance as at June 30, 2024	**453,333**	**28,459**	**747**	**(26,472)**	**456,067**

The accompanying notes are an integral part of these interim financial information.

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CASH FLOWS *"Unaudited"*

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2025 *Thousand Baht*

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Cash flows from operating activities				
Loss for the period	**(17,790)**	**(4,484)**	**(12,696)**	**(6,017)**
Adjustments to reconcile loss for the period				
to cash generated (paid) from operating activities				
Depreciation and amortization	2,588	2,427	1,988	1,938
Expected credit loss	-	4	-	129
Employee benefit	389	389	276	374
Finance income	(8)	(4)	(874)	-
Finance costs	10,908	9,007	10,290	8,846
Tax (income) expense	(186)	177	-	-
Cash flows from operating activities before changes				
in operatings assets and liabilities	**(4,099)**	**7,516**	**(1,016)**	**5,270**
Operating assets decrease (increase)				
Trade and other receivables	82	550	160	70
Accrued income	(123)	-	-	-
Inventories	(358)	(67)	(371)	(208)
Cost of property development	(3,064)	697	(3,064)	697
Other current assets	(255)	(855)	(63)	(1,107)
Restricted bank deposits	26	(25)	26	(25)
Land held for development	72	868	-	-
Other non-current assets	(322)	(8)	122	(32)
Operating liabilities increase (decrease)				
Trade and other payables	(698)	1,357	(438)	1,787
Advance received	1,700	10	1,700	10
Other current liabilities	239	(387)	144	(384)
Provisions	(2)	73	(2)	73
Other non-current liabilities	84	166	(166)	129
Cash flows provided by (used in) operations activities	**(6,718)**	**9,895**	**(2,968)**	**6,280**

DHOUSE PATTANA PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

STATEMENT OF CASH FLOWS *"Unaudited"*

FOR THE SIX-MONTH PERIOD ENDED JUNE 30, 2025 ***Thousand Baht***

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Interest received	8	4	750	-
Income tax paid	(142)	(637)	(243)	(400)
Income tax returned	-	358	-	358
Net cash flows provided by (used in) operating activities	**(6,852)**	**9,620**	**(2,461)**	**6,238**
Cash flows from investing activities				
Increase in short-term loan to related parties	-	-	(3,000)	-
Investments in subsidiaies	-	-	(7,000)	-
Purchase of investments property	(363)	(1,040)	(510)	(1,232)
Purchase of building and equipments	(4,228)	(991)	(2,158)	(447)
Net cash flows used in investing activities	**(4,591)**	**(2,031)**	**(12,668)**	**(1,679)**
Cash flows from financing activities				
Increase (decrease) in bank overdrafts and				
short-term loans from financial institutions	(785)	7,948	(26)	(87)
Proceeds from loan from related parties	87,500	27,500	130,500	57,000
Repayment for loan from related parties	(91,500)	(37,000)	(130,100)	(55,000)
Proceeds from long-term loans from financial institutions	3,498	800	-	-
Repayment for long-term loans from financial institutions	(4,634)	(3,930)	(1,604)	(1,523)
Repayment for leases liabilities	(281)	(176)	(116)	(116)
Finance cost paid	(8,736)	(8,520)	(7,962)	(8,279)
Issue debentures	148,100	-	148,100	-
Redeem for debentures	(120,000)	-	(120,000)	-
Debenture issuing cost paid	(6,404)	-	(6,404)	-
Net cash flows provided by (used in) financing activities	**6,758**	**(13,378)**	**12,388**	**(8,005)**
Net decrease in cash and cash equivalents	**(4,685)**	**(5,789)**	**(2,741)**	**(3,446)**
Cash and cash equivalents at the beginning of the period	31,175	29,083	14,331	20,823
Cash and cash equivalents at the end of the period	**26,490**	**23,294**	**11,590**	**17,377**

The accompanying notes are an integral part of these interim financial information.

1. GENERAL INFORMATION

Dhouse Pattana Public Company Limited ("the Company") is incorporated in Thailand.

Its registered office is at 99 Sarakham-Wapi Pathum Road, Talat, Mueang Maha Sarakham, Maha Sarakham.

The Company was listed on the Stock Exchange of Thailand in the "Market for Alternative Investment (mai)" on October 26, 2020.

The Company and its subsidiaries ("the Group") are engaged in 2 principal businesses as follows:

- Property development.
- Oil station and retail business.

These interim financial information have been approved for issue by the Company's Board of Directors on August 13, 2025.

2. BASIS OF PREPARATION OF THE INTERIM FINANCIAL INFORMATION

The interim financial information are prepared in accordance with Thai Accounting Standards ("TAS") No. 34 "Interim Financial Reporting", including the accounting guidelines promulgated by the Federation of Accounting Professions ("TFAC") and applicable rules and regulations of the Thai Securities and Exchange Commission. The Group chooses to present the condensed interim financial information, and presents the statement of financial position, comprehensive income, changes in equity and cash flows in the same format as the annual financial statements.

The interim financial information do not include all of the financial information required for full annual financial statements but focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, these interim financial information should be read in conjunction with the latest annual financial statements.

The interim financial information in Thai language are presented in Thai Baht, which is the Group's functional currency. The preparation of these official statutory interim financial information is issued for Thai reporting purposes. The interim financial information in English language have been translated from the interim financial information in Thai language.

The preparation of the interim financial information requires management to make judgments estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying amounts of assets and liabilities that are not readily apparent from other sources. Subsequent actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised, if the revision affects only that accounting period, and in the accounting period of the revision and future periods, if the revision affects both current and future accounting periods.

BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements have been prepared by including the interim financial information of Dhouse Pattana Public Limited and its subsidiaries (together referred to as the "Group") basing on the same basis as that applied for the consolidated financial statements for the year ended December 31, 2024.

Company	Country of incorporation	Business type	% Shareholding June 30, 2025	% Shareholding December 31, 2024
Direct subsidiaries				
D Power Holdings Company Limited	Thailand	Holding investments	100	100
(Formerly : D Group Holdings Company Limited)				
Asset Group Khonkaen Company Limited	Thailand	Property development	100	100
Indirect subsidiary				
D Energy and Retail Company Limited	Thailand	Oil station and retail business	100	100

The preparations of the consolidated financial statements have been based on the same accounting policies for the same or similar accounting transactions or accounting events.

Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealized income or expenses arising from intra-group transactions, are eliminated.

New financial reporting standards

Financial reporting standards that became effective in the current period

During the period, the Group has adopted the revised financial reporting standards, including the accounting guidances which are effective for fiscal years beginning on or after January 1, 2025. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the clarification of accounting practices and accounting guidances to users of TFRSs.

The management assessed there are not any significant impact on the Group's interim financial information in the period those financial reporting standards are initially adopted.

3. SIGNIFICANT ACCOUNTING POLICIES

The measurement bases used in preparing the interim financial information

The interim financial information are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended December 31, 2024.

4. TRANSACTIONS WITH RELATED PARTIES

A related party is a person or entity that has control, or are controlled by, the Company and subsidiaries, whether directly or indirectly, or which are under common control with the Company and subsidiaries.

They also include a person which directly or indirectly own a voting interest in the Company and subsidiaries that gives them significant influence over the Company and subsidiaries, key management personnel, directors, or officers with authority in the planning and direction of the Company's and subsidiaries' operations, including, close family members of mentioned person and entity that has control or significant influence whether directly or indirectly.

Significant transactions with related parties for the six-month periods ended June 30, 2025 and 2024 were as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Revenue from sales				
Directors	-	9,456	-	9,456
Revenue from rendering of services				
D Power Holdings Co., Ltd.	-	-	6	6
D Energy and Retail Co., Ltd.	-	-	1,302	1,302
Asset Group Khonkaen Co., Ltd.	-	-	27	15
Other income				
D Energy and Retail Co., Ltd.	-	-	9	33
Interest income				
D Power Holdings Co., Ltd.			2	-
Asset Group Khonkaen Co., Ltd.	-	-	872	-
Purchase of supplies				
D Energy and Retail Co., Ltd.	-	-	33	24
Sarakham Petroleum Co., Ltd.	16	33	16	33
Farmmart Corporation Co., Ltd.	1	6	1	6
Transportation expenses				
Sarakham Oil Co., Ltd.	139	-	-	-

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Amortization right-of-use assets				
Directors	176	176	176	176
Other expenses				
Directors	12	9	-	9
Interest expense				
D Energy and Retail Co., Ltd.	-	-	556	1,254
Directors	365	549	332	549
Related persons	130	125	130	125

Management and director personnel compensation

Management and director personnel compensation for the six-month periods ended June 30, 2025 and 2024 consisted of:

	Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Management personnel compensation				
Short-term benefits	2,331	2,160	1,323	2,160
Post-employment benefits	170	241	170	241
Total	2,501	2,401	1,493	2,401
Directors' remuneration	259	251	211	251

Directors' remuneration represents benefits paid to the director of the Group in accordance with Section 90 of the Public Limited Companies Act B.E. 2535, exclusive of salaries and related benefit payable to directors who hold executive positions.

The significant balances of assets and liabilities with related parties as at June 30, 2025 and December 31, 2024 were as follows:

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
				Thousand Baht
Trade and other receivables				
D Power Holdings Co., Ltd.	-	-	3	1
D Energy and Retail Co., Ltd.	-	-	217	267
Asset Group Khonkaen Co., Ltd.	-	-	159	43
Right-of-use assets				
Directors	1,210	1,386	1,210	1,386
Trade payables				
Sarakham Oil Co., Ltd.	21	-	-	-
Rental payables				
Directors	184	26	184	24
Accrued expenses				
Directors	42	14	6	6
Accrued interest expenses				
D Energy and Retail Co., Ltd.	-	-	111	28
Asset Group Khonkaen Co., Ltd.	-	-	-	1
Directors	60	167	60	41
Related persons	25	21	25	21
Lease liabilities				
Directors	1,342	1,502	1,342	1,502
Rental deposit				
D Power Holdings Co., Ltd.	-	-	3	3
D Energy and Retail Co., Ltd.	-	-	5,006	5,006

Short-term loans to related parties

Short-term loans to related parties as at June 30, 2025 and December 31, 2024 consisted of:

	%		*Thousand Baht*	
	Interest rate		Separate financial statements	
	2025	2024	2025	2024
Asset Group Khonkaen Co., Ltd.	6	6	31,300	28,500
D Power Holdings Co., Ltd.	6	-	200	-
Total			**31,500**	**28,500**

Movements of short-term loans to related parties for the six-month period ended June 30, 2025 were as follows:

	Thousand Baht
	Separate financial statements
Beginning balance	28,500
Increase	3,000
Decrease	-
Ending balance	31,500

The Company had short-term loans to related parties by issuing promissory notes due at call and unsecured.

Short-term loans from related parties

Short-term loans from related parties as at June 30, 2025 and December 31, 2024 consisted of:

	%				*Thousand Baht*	
	Interest rate		Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024	2025	2024
D Energy and Retail Co., Ltd.	1 - 3.80	1 - 6	-	-	35,000	30,600
Directors	1 - 6.50	1 - 6	76,000	81,000	76,000	81,000
Related persons	1 - 5	1	26,000	25,000	26,000	25,000
Total			**102,000**	**106,000**	**137,000**	**136,600**

Movements of short-term loans from related parties for the six-month periods ended June 30, 2025 and 2024 were as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Beginning balance	106,000	114,000	136,600	147,000
Increase	87,500	27,500	130,500	57,000
Decrease	(91,500)	(37,000)	(130,100)	(55,000)
Ending balance	102,000	104,500	137,000	149,000

The Group entered into a loan agreement with the related company, directors and related persons by issuing promissory notes payable due at call and unsecured.

Co-guarantee for liabilities

As at June 30, 2025 and December 31, 2024, related parties had co-guaranteed liabilities as follows:

Thousand Baht

				2025		2024	
Guarantor/Collateral	Note	Guarantee	Insured	Credit limit	Principal	Credit limit	Principal
a) D Power Holdings Company Limited,	12	Loan from financial institutions	The Company	39,000	2,720	39,000	2,850
D Energy and Retail Company Limited and directors							
b) Directors and related persons and	11	Bank overdrafts	The Company	5,000	4,925	5,000	4,951
mortgaged land including construction	12	Loan from financial institutions		74,000	4,935	74,000	6,409
c) Directors and related persons	17	Letter of guarantee	The Company	14,000	10,643	14,000	10,643
d) The Company, D Power Holdings Company Limited	11	Bank overdrafts	D Energy and Retail Company Limited	15,000	14,154	15,000	14,914
and directors							
The Company mortgaged investments property							
e) The Company, D Power Holdings Company Limited	12	Loan from financial institutions	D Energy and Retail Company Limited	36,590	26,534	36,590	29,143
and directors							
The Company mortgaged investments property							

Thousand Baht

Guarantor/Collateral	Note	Guarantee	Insured	2025 Credit limit	2025 Principal	2024 Credit limit	2024 Principal
f) The Company, D Power Holdings Company Limited and directors The Company mortgaged land held for development	11	Bank overdrafts	D Energy and Retail Company Limited	5,000	4,966	5,000	4,965
g) The Company, D Power Holdings Company Limited and directors The Company mortgaged land held for development	11	Short–term loans from financial institutions	D Energy and Retail Company Limited	6,000	6,000	6,000	6,000
h) The Company, D Power Holdings Company Limited and directors The Company mortgaged investments property and land held for development	12	Loan from financial institutions	D Energy and Retail Company Limited	7,810	6,227	7,810	3,150
i) Directors		Lease liabilities	Asset Group Khonkaen Company Limited	782	594	782	687

Nature of relationship

Name	Country/ Nationality	Relation	Type of relation
D Power Holdings Company Limited	Thailand	Direct subsidiary	Direct shareholding
Asset Group Khonkaen Company Limited	Thailand	Direct subsidiary	Direct shareholding
D Energy and Retail Company Limited	Thailand	Indirect subsidiary	Indirect shareholding
Sarakham Petroleum Company Limited	Thailand	Related company	Common director
Farmmart Corporation Company Limited	Thailand	Related company	Common director
Sarakham Oil Company Limited	Thailand	Related company	Common director
Related persons	Thai	Related persons	Close family member of management and/or shareholder

Bases of charge for intercompany revenues and expenses

	Pricing policies
Purchase - sale of goods and equipments	Referred to market price/ stipulate in the agreement
Revenue - expenses: rental and service of land including constructions	Stipulate in the agreement
Other expenses	Referred to market price
Interest income - expenses	Referred to commercial bank's interest rate.

5. CASH AND CASH EQUIVALENTS

Cash and cash equivalents as at June 30, 2025 and December 31, 2024 consisted of:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Cash	190	297	9	16
Cash at banks	26,300	30,878	11,581	14,315
Total	**26,490**	**31,175**	**11,590**	**14,331**

6. COST OF PROPERTY DEVELOPMENT

Cost of property development as at June 30, 2025 and December 31, 2024 consisted of:

	Thousand Baht	
	Consolidated and separate financial statements	
	2025	2024
Property for sale		
Land and house	2,955	2,947
Property under development		
Land	90,093	92,239
Construction in progress	79,204	74,550
Capitalized interest cost	2,398	2,244
Total	**174,650**	**171,980**

Movements of cost of property development for the six-month periods ended June 30, 2025 and 2024 were summarized as follows:

	Thousand Baht	
	Consolidated and separate financial statements	
	2025	2024
Cost of sales	(12,283)	(21,629)
Construction cost	14,436	18,258
Capitalized interest cost included in		
Cost of property development	517	900
		%
Interest rate	7.00 - 7.50	7.00 - 7.50

As at June 30, 2025 and December 31, 2024, the Group mortgaged land with construction as collateral for credit facilities of loan which its carrying value were summarized as follows:

	Thousand Baht	
	Consolidated and separate financial statements	
	2025	2024
Property under development	74,466	68,011

Information of property development projects as at June 30, 2025 and December 31, 2024 were summarized as follows:

	Thousand Baht	
	Consolidated and separate financial statements	
	2025	2024
Total estimated sale value of property development projects which were in the process of selling	299,134	329,501
Total sale value of units which their controls were transferred to the customers	292,448	276,594
Total sale value under the contracts which were in the process of transfering of control	30,458	18,650
Advance received	4,030	2,330

7. INVESTMENTS IN SUBSIDIARIES

Investments in subsidiaries as at June 30, 2025 and December 31, 2024 consisted of:

			%		*Thousand Baht*	
	Paid-up share capital		Shareholding		Cost value	
Subsidiaries	2025	2024	2025	2024	2025	2024
Direct Subsidiaies						
D Power Holdings Company Limited	10,000	3,000	100	100	10,000	3,000
Asset Group Khonkaen Company Limited	54,000	54,000	100	100	54,000	54,000
Total					**64,000**	**57,000**
Indirect Subsidiary						
Held by D Power Holdings Company Limited						
D Energy and Retail Company Limited	5,000	2,600	100	100	5,000	2,600

D Group Holdings Company Limited registered the change of its name to D Power Holdings Company Limited on February 25, 2025.

The Company

On May 21, 2025, the Company paid for the remaining 1 million ordinary shares of D Power Holdings Company Limited at a par value of Baht 7 per share, totaling of Baht 7 million.

D Power Holdings Company Limited

On May 21, 2025, the subsidiary paid for the remaining 40,000 ordinary shares of D Energy and Retail Company Limited at a par value of Baht 60 per share, totaling of Baht 2.40 million.

8. INVESTMENT PROPERTY

Movements of investment property for the six-month period ended June 30, 2025 were summarized as follows:

Thousand Baht

	Consolidated financial statements	Separate financial statements
Net book value		
At January 1, 2025	49,607	135,181
Increase/ transfer-in	363	510
Disposal/ transfer-out	-	-
Depreciation	-	(872)
At June 30, 2025	**49,970**	**134,819**

As at June 30, 2025 and December 31, 2024, the Group mortgaged investment property as collateral for credit facilities of loan which its carrying value were as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Land	43,218	43,218	99,073	99,073
Construction	6,752	6,389	35,746	36,108
Total	49,970	49,607	134,819	135,181

As at June 30, 2025 and December 31, 2024, the Group had a minimum amount to be received in the future under operating leases were as follows:

Thousand Baht

	Consolidated and separate financial statements	
Year	2025	2024
1	875	696
2	563	-
3	469	-
Total	1,907	696

9. LAND HELD FOR DEVELOPMENT

Movements of land held for development for the six-month period ended June 30, 2025 were as follows:

	Thousand Baht	
	Consolidated financial statements	Separate financial statements
At cost		
At January 1, 2025	467,178	386,250
Purchase/ transfer-in	911	911
Transfer to property, plant and equipment	(34,309)	(34,309)
Disposal	(72)	-
At June 30, 2025	**433,708**	**352,852**

As at June 30, 2025 and December 31, 2024, the Group mortgaged land held for development as collateral for credit facilities of loan and to secure debentures which its carrying value were as follows:

			Thousand Baht	
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Land held for development	284,010	386,203	212,432	386,203

10. PROPERTY, PLANT AND EQUIPMENT

Movements of property, plant and equipment for the six-month period ended June 30, 2025 were summarized as follows:

	Thousand Baht	
	Consolidated financial statements	Separate financial statements
Net book value		
At January 1, 2025	102,330	10,583
Purchase/ transfer-in, at cost	4,228	2,158
Transfer from land held for development	34,309	34,309
Disposal/ transfer-out, net book value	-	-
Depreciation	(2,307)	(888)
At June 30, 2025	138,560	46,162

	Thousand Baht	
	Consolidated financial statements	Separate financial statements
Net book value		
Owned assets	136,790	45,334
Right-of-use assets	1,770	828
At June 30, 2025	**138,560**	**46,162**

As at June 30, 2025 and December 31, 2024, the Group mortgaged land with construction as collateral for credit facilities of loan which its carrying value were summarized as follows:

	Thousand Baht	
	Consolidated financial statements	
	2025	2024
Land	55,855	55,855
Construction	28,994	29,719
Total	84,849	85,574

11. BANK OVERDRAFTS AND SHORT-TERM LOANS FROM FINANCIAL INSTITUTIONS

Bank overdrafts and short–term loans from financial institutions as at June 30, 2025 and December 31, 2024 consisted of:

				Thousand Baht
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Bank overdrafts	24,045	24,830	4,925	4,951
Promissory note	6,000	6,000	-	-
Total	**30,045**	**30,830**	**4,925**	**4,951**

12. LOAN FROM FINANCIAL INSTITUTIONS

Loan from financial institutions as at June 30, 2025 and December 31, 2024 consisted of:

		Thousand Baht		%				
Financial		Principal		Referred	Interest			
institutions	Credit limit	2025	2024	interest rate	installment	Term of payment	Due of payment	
The Company								
Commercial bank	10,000	1,129	2,603	2, 6	Monthly	Nov 2021 - Nov 2025	Installment 1^{st} - 6^{th}:	grace period for both of principal and interest
							Installment 7^{th} - 47^{th}:	monthly principal and interest repayment of Baht 0.24 million.
							Installment 48^{th} :	repayment for the outstanding remained
Commercial bank	22,000	2,720	2,850	MLR	Monthly	Aug 2024 - Aug 2034	Installment 1^{st} - 10^{th}:	grace period for principal
							Installment 11^{th} - 34^{th}:	monthly principal repayment of Baht 0.13 million
							Installment 35^{th} - 58^{th}:	monthly principal repayment of Baht 0.20 million
							Installment 59^{th} - 119^{th}:	monthly principal repayment of Baht 0.25 million
							Installment 120^{th} :	repayment for the outstanding remained
Commercial bank	13,500	3,046	3,046	SPRL	Monthly	Oct 2024 - Oct 2027	Installment 1^{st} - 36^{th}:	Principal repayment 80% of the selling price when mortgage are released.
Commercial bank	50,500	760	760	SPRL	Monthly	Oct 2024 - Oct 2027	Installment 1^{st} - 36^{th}:	Principal repayment 80% of the selling price when mortgage are released.
Total		7,655	9,259					
Less Current portion of liabilities		(2,689)	(3,513)					
Long-term loan		4,966	5,746					

Financial institutions	Credit limit	Principal (Thousand Baht) 2025	Principal (Thousand Baht) 2024	Referred interest rate (%)	Interest installment	Term of payment	Due of payment	
Subsidiaries								
Commercial bank	30,300	21,884	23,873	MLR	Monthly	Mar 2022 - Mar 2032	Installment 1^{st} - 10^{th}:	grace period for principal
							Installment 11^{th} - 119^{th}:	monthly principal and interest repayment of Baht 0.36 million
							Installment 120^{th} :	principal and interest outstanding remained
Commercial bank	5,000	3,385	3,980	MRR	Monthly	Aug 2023 - Jul 2029	Installment 1^{st} - 4^{th}:	grace period for principal
							Installment 5^{th} - 71^{st}:	monthly principal repayment of Baht 0.09 million
							Installment 72^{nd} :	principal outstanding remained
Commercial bank	3,810	2,842	3,150	MLR	Monthly	Mar 2023 - Feb 2033	Installment 1^{st} - 6^{th}:	grace period for principal
							Installment 7^{th} - 119^{th}:	monthly principal and interest repayment of Baht 0.04 million
							Installment 120^{th} :	principal and interest outstanding remained
Commercial bank	1,290	1,265	1,290	MLR	Monthly	Aug 2024 - Aug 2034	Installment 1^{st} - 10^{th}:	grace period for principal
							Installment 11^{th} - 119^{th}:	monthly principal and interest repayment of Baht 0.03 million
							Installment 120^{th} :	principal and interest outstanding remained
Commercial bank	4,000	3,385	-	MLR	Monthly	Feb 2025 - Feb 2035	Installment 1^{st} - 119^{th}:	monthly principal and interest repayment of Baht 0.04 million
							Installment 120^{th} :	principal and interest outstanding remained
Total		32,761	32,293					
Less Current portion of liabilities		(5,682)	(5,141)					
Long-term loan		27,079	27,152					
Grand total		40,416	41,552					
Less Current portion of liabilities		(8,371)	(8,654)					
Long-term loan		**32,045**	**32,898**					

Movements of loan from financial institution for the six-month periods ended June 30, 2025 and 2024 were as follows:

				Thousand Baht
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Beginning balance	41,552	40,667	9,259	5,623
Add Increase in loan	3,498	800	-	-
Less Repayment	(4,634)	(3,930)	(1,604)	(1,523)
Ending balance	40,416	37,537	7,655	4,100

13. DEBENTURES

The Group issued the unsubordinated secured debentures with debenture holders' representative at par value of Baht 1,000 which its details were as follows:

			Thousand Baht		*Year*		*%*	
			Principal			Maturity	Interest	Interest
Issued date	Units	Credit limit	2025	2024	Tenor	date	rate	payment
The Company								
Aug 19, 2022	120,000	120,000	-	120,000	2 Years 6 months	Feb 18, 2025	7.00	each quarterly
Nov 9, 2023	56,100	56,100	56,100	56,100	2 Years	Nov 9, 2025	7.50	each quarterly
Jan 17, 2025	116,400	116,400	116,400	-	2 Years 6 months	July 17, 2027	7.50	each quarterly
May 9, 2025	31,700	31,700	31,700	-	2 Years 6 months	Nov 9, 2027	7.25	each quarterly
Total			204,200	176,100				
Less Deferred debenture issuing cost			(5,885)	(1,092)				
Debentures			198,315	175,008				
Less Current portion of debentures			(55,743)	(175,008)				
Long-term debentures			**142,572**	-				

The carrying amount and fair values of debentures (gross amount before issuing cost) as at June 30, 2025 and December 31, 2024, were as follows:

				Thousand Baht
	Consolidated and separate financial statements			
	Carrying amount		Fair value	
	2025	2024	2025	2024
Debentures	204,200	176,100	205,828	176,271

Fair values for traded debentures have been determined based on quoted selling prices from The Thai Bond Market Association at the close of the business at the end of the reporting period.

Movements of debentures for the six-month period ended June 30, 2025 were as follows:

	Thousand Baht
	Carrying amount
Beginning balance	176,100
Issuance of debentures	148,100
Repayment	(120,000)
Ending balance	204,200
Beginning balance	(1,092)
Debenture issuing cost	(6,404)
Written-off as borrowing cost	1,611
Ending balance	(5,885)
Net	198,315

Debentures

During the period 2025, the Group had issued debentures, which the details of the approved issuance of debentures are as follows:

Approval:	The Board of Directors' Meeting held on November 12, 2024
Name:	High-Risk callable and secured Debentures of Dhouse Pattana Public Company Limited No. 1/2025 due B.E.2027, the issuer has the right to redeem the debenture before the maturity date
Amount:	Not exceed of Baht 135 million
Tenor:	2 years 6 months
Interest rate	7.50% per annum
Type:	A registered, unsubordinated and secured debentures with debenture holders' representative, and the issuer has the right to redeem the debenture before the maturity date
Offering:	Private placement to the institutional investors and/or high net-worth investors
Objective	Roll over for debentures and invest in real estate development projects
Collateral	The issuer of debentures agrees that since the date of collateral contract until the repayment is completed, the issuer of debentures shall maintain the ratio of the value of collateral assets to the total value of unredeemed debentures not less than 1.4 : 1 throughout the term of the debentures which the details are as follows: To mortgage land held for development which is owned by Asset Group Khonkaen Company Limited a subsidiary of the issuer of debentures with the total value at any time shall not less than the specified condition

Approval:	The Board of Directors' Meeting held on February 26, 2025
Name:	High-Risk callable and secured Debentures of Dhouse Pattana Public Company Limited No. 2/2025 due B.E.2027, the issuer has the right to redeem the debenture before the maturity date
Amount:	Not exceed of Baht 120 million
Tenor:	2 years 6 months
Interest rate	7.25% per annum
Type:	A registered, unsubordinated and secured debentures with debenture holders' representative, and the issuer has the right to redeem the debenture before the maturity date
Offering:	Private placement to the institutional investors and/or high net-worth investors
Objective	Roll over for debentures and invest in real estate development projects
Collateral	The issuer of debentures agrees that since the date of collateral contract until the repayment is completed, the issuer of debentures shall maintain the ratio of the value of collateral assets to the total value of unredeemed debentures not less than 1.4 : 1 throughout the term of the debentures which the details are as follows: To mortgage land held for development which is owned by the issuer of debentures with the total value at any time shall not less than the specified condition

In issuing these debentures, the Group deducted the cost of issuing debentures from the debenture value. The Group amortized these issuing costs throughout the term of the debentures, to increase the debenture value.

Under the rights and responsibilities of the issuer of the debenture

The Group is required to comply with the terms and responsibilities as follows:

Maintain the debt to equity ratio of the financial statements not exceed 2.5:1 throughout the term of the debentures.

Debt is defined as net financial debt which consists of the interest-bearing debt of the debenture issuer, including financial obligations that are subject to interest payment and that are subject to interest payment that may arise as a result of the debenture issuer guarantees the aval or the creation of other obligations in the same manner to person or juristic person that is not a subsidiary of the debenture issuer, minus cash and/or cash equivalents.

As of June 30, 2025, the Group has not yet issued the debentures in accordance with the resolution of the shareholders' meeting in the amount of Baht 176 million (year 2024: Baht 324 million).

14. REVENUE FROM CONTRACT WITH CUSTOMERS

Disaggregation of revenue for the six-month periods ended June 30, 2025 and 2024 were as follows:

Thousand Baht

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Type of goods or services				
Sale of property	16,152	36,882	15,854	34,816
Sale of fuel and others	61,574	63,891	-	-
Services	2,406	2,295	1,200	1,200
Total	80,132	103,068	17,054	36,016
Rental income	76	62	92	80
Revenue of service	-	-	105	105
Interest income	8	4	874	-
Other income	171	118	162	132
Total	255	184	1,233	317
Grand total	**80,387**	**103,252**	**18,287**	**36,333**
Timing of revenue recognition				
At a point in time	77,897	100,891	16,016	34,948
Over time	2,490	2,361	2,271	1,385
Total	80,387	103,252	18,287	36,333

15. OPERATING SEGMENT

Operating segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance measured basing on segment operating profit or loss on a basis consistent with that used to measure operating profit or loss in the interim financial information.

Business segment

The Group identified their business segment as follows:

Dhouse Pattana Public Company Limited	Property development.
D Power Holdings Company Limited	Holding investments.
D Energy and Retail Company Limited	Oil station and retail business.
Asset Group KhonKaen Company Limited	Property development.

All inter-segment transaction were eliminated in preparing the consolidated financial statements.

Operating segment of the Group for the six-month periods ended June 30, 2025 and 2024 were as follows:

Thousand Baht

	Property development		Service station		Holding investments		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
Overall operations								
Revenue								
Timing of revenue recognition								
At a point in time	16,152	36,882	61,574	63,891	-	-	77,726	100,773
Over time	-	-	2,406	2,295	-	-	2,406	2,295
Total	16,152	36,882	63,980	66,186	-	-	80,132	103,068
Profit (loss) from operations	(7,821)	2,309	790	2,428	(37)	(33)	(7,068)	4,704
Other income (expenses)	(9,748)	(7,721)	(1,160)	(1,290)	-	-	(10,908)	(9,011)
Profit (loss) before income tax	(17,569)	(5,412)	(370)	1,138	(37)	(33)	(17,976)	(4,307)
Tax income (expense)	-	(177)	186	-	-	-	186	(177)
Profit (loss) for the period	(17,569)	(5,589)	(184)	1,138	(37)	(33)	(17,790)	(4,484)

Assets and liabilities as at June 30, 2025 and December 31, 2024 were are follows:

Thousand Baht

	Property development		Service station		Holding investments		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
Assets								
Cash and cash equivalents	11,672	14,452	14,692	16,697	126	26	26,490	31,175
Trade and other receivables	65	238	501	461	51	-	617	699
Accrued income	-	-	386	263	-	-	386	263
Inventories	5,788	5,417	1,748	2,017	256	-	7,792	7,434
Cost of property development	174,650	171,980	-	-	-	-	174,650	171,980
Other current assets	1,679	1,569	185	86	46	-	1,910	1,655
Restricted bank deposits	230	256	-	-	-	-	230	256
Investments property	49,970	49,607	-	-	-	-	49,970	49,607
Land held for development	433,708	467,178	-	-	-	-	433,708	467,178
Property, plant and equipment	132,070	97,285	6,490	5,045	-	-	138,560	102,330
Right-of-use assets	1,210	1,386	261	313	-	-	1,471	1,699
Intangible assets	309	362	-	-	-	-	309	362
Deferred tax assets	-	-	500	314	-	-	500	314
Other non-current assets	3,225	1,955	804	1,675	64	-	4,093	3,630

Thousand Baht

	Property development		Service station		Holding investments		Total	
	2025	2024	2025	2024	2025	2024	2025	2024
Liabilities								
Bank overdrafts and short-term loans								
from financial institutions	4,925	4,951	25,120	25,879	-	-	30,045	30,830
Trade and other payables	5,210	4,548	450	581	9	25	5,669	5,154
Advance received	4,030	2,330	-	-	-	-	4,030	2,330
Short-term loans from related persons	102,000	106,000	-	-	-	-	102,000	106,000
Other current liabilities	742	620	148	31	-	-	890	651
Loans from financial institutions	7,655	9,259	32,761	32,293	-	-	40,416	41,552
Lease liabilities	2,070	2,437	279	330	-	-	2,349	2,767
Debenture	198,315	175,008	-	-	-	-	198,315	175,008
Provisions for employee benefit	2,846	4,528	70	53	-	-	2,916	4,581
Provisions	2,211	2,213	-	-	-	-	2,211	2,213
Other non-current liabilities	2,113	2,259	617	385	-	-	2,730	2,644

16. INCOME TAX

The Group recognized tax income (expense) for the six-month periods ended June 30, 2025 and 2024 based on the best estimate of the weighted average annual income tax rate expected for the full financial year. Amounts accrued for income tax expense in the interim period may have to be adjusted in a subsequent interim period of that financial year if the estimate of the annual income tax rate changes.

Tax income (expense) for the six-month periods ended June 30, 2025 and 2024 were as follows:

	Thousand Baht	
	Consolidated financial statements	
	2025	2024
Income tax recognized in profit or loss		
Current tax expense		
Current period	-	(177)
Deferred tax		
Movements in temporary differences	186	-
Tax income (expense)	**186**	**(177)**

17. COMMITMENTS

Commitments as at June 30, 2025 and December 31, 2024 consisted of:

	Thousand Baht	
	Consolidated and separate financial statements	
	2025	2024
a) Letter of guarantee issued by the banks on behalf of the Group regarding to the obligation under the agreement		
Land allotment with provision of public utilities or public services	8,849	8,849
Providing and maintenance the public utilities	1,794	1,794
Total	10,643	10,643

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
b) The Group has commitments regarding to the agreements as follows:				
Monthly				
The security agreement	97	72	97	72
Rental agreement	4	-	2	-
Remaining amount				
Contractor agreement	1,334	941	1,334	941
Service agreement	1,785	1,292	1,520	62
Sale and purchase agreement on land	8,400	-	-	-

Thousand Baht

18. FINANCIAL INSTRUMENTS

A financial instrument is any contract that gives rise to both a financial asset of one entity and a financial liability or equity instrument of another entity.

Significant financial instruments of the Group presented in the statement of financial position principally comprise deposits at bank, trade and other receivables, loan to related parties, trade and other payables, bank overdrafts, loan from financial institutions, loan from related parties, debenture and lease liabilities.

Fair value

The fair value of financial instruments, considerable judgment is necessarily required in estimation of fair value. Accordingly, the estimated fair value presented herein is not necessarily indicative of the amount that could be amid in a current market exchange. The use of different market assumptions and/or estimation methodologies may have a material effect on the estimated fair value.

19. EVENTS AFTER THE REPORTING PERIOD

The Board of Directors' Meeting held on August 13, 2025 passed the resolutions to approve to issue and offer the debentures No. 3/2025 in the amount not exceeding of Baht 100 million. The issuance of debentures in intended for use in the business operation.