SHANGRI-LA GROUP

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Shangri-La Asia Limited
(Incorporated in Bermuda with limited liability)
website: www.ir.shangri-la.com
(Stock code: 00069)

OVERSEAS REGULATORY ANNOUNCEMENT

Shangri-La Hotel Public Company Limited ("**SHPCL**") is a company listed on the Stock Exchange of Thailand ("**SET**") and a 73.61% owned subsidiary of Shangri-La Asia Limited. SHPCL released to SET an announcement ("**Announcement**") today. The following is a reproduction of the Announcement as required by the Note to Rule 13.10B of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Hong Kong, 10 August 2026

As at the date hereof, the directors of Shangri-La Asia Limited are:

Executive directors
Ms KUOK Hui Kwong (Chairman & Group Chief Executive Officer)
Mr TEO Nee Chuan (Group Chief Financial Officer & Group Head of Investment and Asset Management (China))

Non-executive director
Mr LIM Beng Chee

Independent non-executive directors
Professor LI Kwok Cheung Arthur
Mr YAP Chee Keong
Mr LI Xiaodong Forrest
Mr ZHUANG Chenchao
Ms KHOO Shulamite N K
Mr CHUA Yuan Wen William

Shangri-La Hotel Public Company Limited
and its subsidiaries
Review report and consolidated
and separate financial information
For the three-month and six-month periods ended
30 June 2026

Independent Auditor's Report on Review of Interim Financial Information

To the Shareholders of Shangri-La Hotel Public Company Limited

I have reviewed the accompanying consolidated financial information of Shangri-La Hotel Public Company Limited and its subsidiaries (the Group), which comprises the consolidated statement of financial position as at 30 June 2026, the related consolidated statements of comprehensive income for the three-month and six-month periods then ended, and the related consolidated statements of changes in shareholders' equity and cash flows for the six-month period then ended, as well as the condensed notes to the interim consolidated financial statements. I have also reviewed the separate financial information of Shangri-La Hotel Public Company Limited for the same periods (collectively "the interim financial information"). Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard 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 the standards as applicable to auditing issued by the Federation of Accounting Professions 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 34 *Interim Financial Reporting*.

Kessirin Pinpuvadol
Certified Public Accountant (Thailand) No. 7325

EY Office Limited
Bangkok: 10 August 2026

Shangri-La Hotel Public Company Limited and its subsidiaries

Statements of financial position

As at 30 June 2026

(Unit: Thousand Baht)

		Consolidated financial statements		Separate financial statements	
	Note	30 June 2026	31 December 2025	30 June 2026	31 December 2025
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Assets					
Current assets					
Cash and cash equivalents		146,310	982,866	101,555	60,198
Short-term investments in financial assets					
- fixed deposits		4,579,016	3,579,991	2,684,000	2,664,000
Trade and other current receivables	*3, 4*	41,857	90,013	29,023	80,760
Inventories		23,380	27,883	23,380	27,883
Other current assets		53,239	34,019	53,230	34,000
Total current assets		4,843,802	4,714,772	2,891,188	2,866,841
Non-current assets					
Other non-current financial assets	*5*	178,262	202,171	-	-
Investments in subsidiaries	*6*	-	-	1,303,000	1,303,000
Investments in associates	*7*	-	-	-	-
Long-term loans to and interest receivables					
from related parties	*3, 7*	301,779	289,611	-	-
Property, plant and equipment	*8*	2,979,901	3,027,315	2,978,048	3,025,462
Intangible assets		2,225	1,105	2,225	1,105
Deferred tax assets		23,733	23,864	23,733	23,864
Other non-current assets		3,063	3,138	3,063	3,138
Total non-current assets		3,488,963	3,547,204	4,310,069	4,356,569
Total assets		8,332,765	8,261,976	7,201,257	7,223,410

The accompanying notes are an integral part of the interim financial statements.

Shangri-La Hotel Public Company Limited and its subsidiaries

Statements of financial position (continued)

As at 30 June 2026

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		30 June 2026 (Unaudited but reviewed)	31 December 2025 (Audited)	30 June 2026 (Unaudited but reviewed)	31 December 2025 (Audited)
Liabilities and shareholders' equity					
Current liabilities					
Trade and other current payables	*3*	140,701	259,240	138,343	256,598
Income tax payable		53,532	54,192	53,446	54,016
Advance from customers		176,041	230,930	176,041	230,930
Other current liabilities		20,800	22,423	20,800	22,423
Total current liabilities		391,074	566,785	388,630	563,967
Non-current liabilities					
Non-current provision for employee benefits		115,666	115,201	115,666	115,201
Deferred tax liabilities		68,447	58,934	-	-
Other non-current liabilities		11,590	11,962	11,590	11,962
Total non-current liabilities		195,703	186,097	127,256	127,163
Total liabilities		586,777	752,882	515,886	691,130
Shareholders' equity					
Share capital					
Registered, issued and fully paid-up					
130,000,000 ordinary shares of Baht 10 each		1,300,000	1,300,000	1,300,000	1,300,000
Share premium		1,590,400	1,590,400	1,590,400	1,590,400
Retained earnings					
Appropriated - statutory reserve		130,000	130,000	130,000	130,000
Unappropriated		3,970,399	3,801,414	3,664,971	3,511,880
Other components of shareholders' equity		752,200	684,291	-	-
Equity attributable to owners of the Company		7,742,999	7,506,105	6,685,371	6,532,280
Non-controlling interests of the subsidiary		2,989	2,989	-	-
Total shareholders' equity		7,745,988	7,509,094	6,685,371	6,532,280
Total liabilities and shareholders' equity		8,332,765	8,261,976	7,201,257	7,223,410
		-	-	-	-

The accompanying notes are an integral part of the interim financial statements.

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Directors

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(Unaudited but reviewed)

Shangri-La Hotel Public Company Limited and its subsidiaries

Statements of comprehensive income

For the three-month period ended 30 June 2026

(Unit: Thousand Baht except earnings per share expressed in Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Profit or loss:					
Revenue					
Revenue from hotel operations		354,357	393,925	354,357	393,925
Exchange gains		5,705	-	-	20,438
Other income		8,849	7,713	4,541	3,193
Total revenue		368,911	401,638	358,898	417,556
Expenses					
Cost of hotel operations		137,257	145,967	137,257	145,967
Selling expenses		36,801	37,711	36,801	37,711
Administrative expenses		133,167	137,855	132,902	135,390
Depreciation and amortisation expenses		37,543	42,037	37,543	42,037
Exchange losses		-	80,878	-	-
Total expenses		344,768	444,448	344,503	361,105
Operating profit (loss)		24,143	(42,810)	14,395	56,451
Share of losses from investments in associates		(3,749)	(7,154)	-	-
Finance income		20,162	25,767	8,854	13,784
Profit (loss) before income tax expenses		40,556	(24,197)	23,249	70,235
Income tax expenses	*9*	(8,144)	(16,698)	(4,687)	(14,900)
Profit (loss) for the period		32,412	(40,895)	18,562	55,335
Other comprehensive income:					
Other comprehensive income to be reclassified to profit or loss in subsequent periods:					
Exchange differences on translation of financial statements in foreign currency		20,766	48,076	-	-
Other comprehensive income to be reclassified to profit or loss in subsequent periods		20,766	48,076	-	-
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:					
Loss on changes in value of equity investments designated at fair value through other comprehensive income	*5*	(19,764)	(3,570)	-	-
Other comprehensive income not to be reclassified to profit or loss in subsequent periods		(19,764)	(3,570)	-	-
Other comprehensive income for the period		1,002	44,506	-	-
Total comprehensive income for the period		33,414	3,611	18,562	55,335

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Shangri-La Hotel Public Company Limited and its subsidiaries

Statements of comprehensive income (continued)

For the three-month period ended 30 June 2026

(Unit: Thousand Baht except earnings per share expressed in Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2026	2025	2026	2025
Profit (loss) attributable to:					
Equity holders of the Company		32,412	(40,892)	18,562	55,335
Non-controlling interests of the subsidiary		-	(3)		
		32,412	(40,895)		
Total comprehensive income attributable to:					
Equity holders of the Company		33,414	3,614	18,562	55,335
Non-controlling interests of the subsidiary		-	(3)		
		33,414	3,611		
Earnings per share	*10*				
Basic earnings (loss) per share					
Profit (loss) attributable to equity holders of the Company		0.25	(0.31)	0.14	0.43

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Shangri-La Hotel Public Company Limited and its subsidiaries

Statements of comprehensive income

For the six-month period ended 30 June 2026

(Unit: Thousand Baht except earnings per share expressed in Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2026	2025	2026	2025
Profit or loss:					
Revenue					
Revenue from hotel operations		1,045,357	1,048,880	1,045,357	1,048,880
Exchange gains		2,491	-	-	21,341
Other income		12,833	12,712	8,525	8,192
Total revenue		1,060,681	1,061,592	1,053,882	1,078,413
Expenses					
Cost of hotel operations		332,691	334,546	332,691	334,546
Selling expenses		83,595	82,965	83,595	82,965
Administrative expenses		306,653	308,530	306,107	305,730
Depreciation and amortisation expenses		77,313	83,799	77,313	83,799
Exchange losses		-	104,604	-	-
Total expenses		800,252	914,444	799,706	807,040
Operating profit		260,429	147,148	254,176	271,373
Share of losses from investments in associates	*3, 7*	(5,843)	(14,876)	-	-
Finance income		40,729	52,261	18,499	27,575
Profit before income tax		295,315	184,533	272,675	298,948
Income tax expenses	*9*	(61,330)	(65,607)	(54,584)	(60,643)
Profit for the period		233,985	118,926	218,091	238,305
Other comprehensive income:					
Other comprehensive income to be reclassified					
to profit or loss in subsequent periods:					
Exchange differences on translation of					
financial statements in foreign currency		107,067	79,402	-	-
Other comprehensive income to be reclassified					
to profit or loss in subsequent periods		107,067	79,402	-	-
Other comprehensive income not to be reclassified					
to profit or loss in subsequent periods:					
Loss on changes in value of equity investments					
designated at fair value through other comprehensive income	*5*	(39,158)	(38,851)	-	-
Other comprehensive income not to be reclassified					
to profit or loss in subsequent periods		(39,158)	(38,851)	-	-
Other comprehensive income for the period		67,909	40,551	-	-
Total comprehensive income for the period		301,894	159,477	218,091	238,305

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Shangri-La Hotel Public Company Limited and its subsidiaries

Statements of comprehensive income (continued)

For the six-month period ended 30 June 2026

(Unit: Thousand Baht except earnings per share expressed in Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
Profit attributable to:					
Equity holders of the Company		233,985	118,925	218,091	238,305
Non-controlling interests of the subsidiary		-	1		
		233,985	118,926		
Total comprehensive income attributable to:					
Equity holders of the Company		301,894	159,476	218,091	238,305
Non-controlling interests of the subsidiary		-	1		
		301,894	159,477		
Earnings per share	*10*				
Basic earnings per share					
Profit attributable to equity holders of the Company		1.80	0.91	1.68	1.83

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Shangri-La Hotel Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity

For the six-month period ended 30 June 2026

(Unit: Thousand Baht)

	Consolidated financial statements									
	Equity attributable to owners of the Company									
					Other components of shareholders' equity					
					Other comprehensive income					
	Issued and fully paid-up share capital	Share premium	Retained earnings: Appropriated	Retained earnings: Unappropriated	Exchange differences on translation of financial statement in foreign currency	Fair value reserve - net of income tax	Total other components of shareholders' equity	Total equity attributable to owners of the Company	Equity attributable to non-controlling interests of the subsidiary	Total shareholders' equity
Balance as at 1 January 2025	1,300,000	1,590,400	130,000	3,695,978	842,629	(122,778)	719,851	7,436,229	2,998	7,439,227
Profit for the period	-	-	-	118,925	-	-	-	118,925	1	118,926
Other comprehensive income for the period	-	-	-	-	79,402	(38,851)	40,551	40,551	-	40,551
Total comprehensive income for the period	-	-	-	118,925	79,402	(38,851)	40,551	159,476	1	159,477
Dividend paid (Note 11)	-	-	-	(130,000)	-	-	-	(130,000)	-	(130,000)
Balance as at 30 June 2025	1,300,000	1,590,400	130,000	3,684,903	922,031	(161,629)	760,402	7,465,705	2,999	7,468,704
Balance as at 1 January 2026	1,300,000	1,590,400	130,000	3,801,414	822,057	(137,766)	684,291	7,506,105	2,989	7,509,094
Profit for the period	-	-	-	233,985	-	-	-	233,985	-	233,985
Other comprehensive income for the period	-	-	-	-	107,067	(39,158)	67,909	67,909	-	67,909
Total comprehensive income for the period	-	-	-	233,985	107,067	(39,158)	67,909	301,894	-	301,894
Dividend paid (Note 11)	-	-	-	(65,000)	-	-	-	(65,000)	-	(65,000)
Balance as at 30 June 2026	1,300,000	1,590,400	130,000	3,970,399	929,124	(176,924)	752,200	7,742,999	2,989	7,745,988

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The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Shangri-La Hotel Public Company Limited and its subsidiaries

Statements of changes in shareholders' equity (continued)

For the six-month period ended 30 June 2026

(Unit: Thousand Baht)

	Separate financial statements				
	Issued and fully paid-up share capital	Share premium	Retained earnings		Total shareholders' equity
			Appropriated	Unappropriated	
Balance as at 1 January 2025	1,300,000	1,590,400	130,000	3,190,337	6,210,737
Total comprehensive income for the period	-	-	-	238,305	238,305
Dividend paid (Note 11)	-	-	-	(130,000)	(130,000)
Balance as at 30 June 2025	1,300,000	1,590,400	130,000	3,298,642	6,319,042
Balance as at 1 January 2026	1,300,000	1,590,400	130,000	3,511,880	6,532,280
Total comprehensive income for the period	-	-	-	218,091	218,091
Dividend paid (Note 11)	-	-	-	(65,000)	(65,000)
Balance as at 30 June 2026	1,300,000	1,590,400	130,000	3,664,971	6,685,371

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Shangri-La Hotel Public Company Limited and its subsidiaries

Cash flow statements

For the six-month period ended 30 June 2026

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Cash flows from operating activities				
Profit before tax	295,315	184,533	272,675	298,948
Adjustments to reconcile profit before tax to				
net cash provided by (paid from) operating activities:				
Depreciation and amortisation expenses	77,313	83,799	77,313	83,799
Bad debts	1	53	1	53
Reversal allowance for expected credit loss of trade receivables	(26)	(21)	(26)	(21)
Reversal reduction of inventory to net realisable value	(855)	-	(855)	-
Share of losses from investments in associates	5,843	14,876	-	-
Loss on write-off of assets under construction	155	-	155	-
Gain on disposals of equipment	(263)	(240)	(263)	(240)
Provision for long-term employee benefits	6,100	5,515	6,100	5,515
Unrealised gain on exchange	-	-	-	(21,341)
Dividend income	(4,309)	(4,520)	-	-
Finance income	(40,729)	(52,261)	(18,499)	(27,575)
Profit from operating activities before				
changes in operating assets and liabilities	338,545	231,734	336,601	339,138
Operating assets (increase) decrease				
Trade and other current receivables	50,894	38,214	50,894	38,214
Inventories	5,358	1,123	5,358	1,123
Other current assets	(19,220)	(4,144)	(19,230)	(4,130)
Other non-current assets	75	449	75	449
Operating liabilities increase (decrease)				
Trade and other current payables	(118,539)	(97,108)	(118,255)	(96,578)
Advance from customers	(54,889)	15,115	(54,889)	15,115
Other current liabilities	(1,623)	(5,758)	(1,623)	(5,758)
Non-current provision for employee benefits	(5,635)	(3,778)	(5,635)	(3,778)
Other non-current liabilities	(372)	(4,366)	(372)	(4,366)
Cash flows from operating activities	194,594	171,481	192,924	279,429
Cash received from refund of corporate income tax	2	1,205	-	-
Cash paid for corporate income tax	(55,205)	(86,443)	(55,024)	(86,239)
Net cash flows from operating activities	139,391	86,243	137,900	193,190

The accompanying notes are an integral part of the interim financial statements.

(Unaudited but reviewed)

Shangri-La Hotel Public Company Limited and its subsidiaries

Cash flow statements (continued)

For the six-month period ended 30 June 2026

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Cash flows from investing activities				
Decrease (increase) in short-term investments in financial assets				
- fixed deposits	(999,025)	(233,863)	(20,000)	33,000
Cash received from interest income	35,364	45,550	19,367	26,624
Dividend income	4,309	4,520	-	-
Acquisitions of property, plant and equipment	(29,660)	(22,829)	(29,660)	(22,829)
Increase in intangible assets	(1,652)	(546)	(1,652)	(546)
Proceeds from disposals of equipment	402	250	402	250
Net cash flows from (used in) investing activities	(990,262)	(206,918)	(31,543)	36,499
Cash flows from financing activities				
Dividend paid of the Company	(65,000)	(130,000)	(65,000)	(130,000)
Net cash flows used in financing activities	(65,000)	(130,000)	(65,000)	(130,000)
Increase in translation adjustments	1,237	96,124	-	-
Net increase (decrease) in cash and cash equivalents	(914,634)	(154,551)	41,357	99,689
Effects of exchange rate changes on cash and cash equivalents	78,078	22,637	-	-
Cash and cash equivalents at beginning of period	982,866	521,560	60,198	105,104
Cash and cash equivalents at end of period	146,310	389,646	101,555	204,793
	-		-	

The accompanying notes are an integral part of the interim financial statements.

Shangri-La Hotel Public Company Limited and its subsidiaries
Condensed notes to interim financial statements
For the three-month and six-month periods ended 30 June 2026

1. General information

1.1 Basis for the preparation of interim financial statements

These interim financial statements are prepared in accordance with Thai Accounting Standard No. 34 Interim Financial Reporting, with the Company presenting condensed interim financial statements. The Company has presented the statements of financial position, comprehensive income, changes in shareholders' equity, and cash flows in the same format as that used for the annual financial statements and has presented notes to the interim financial statements on a condensed basis.

The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events and circumstances so as not to duplicate information previously reported. These interim financial statements should therefore be read in conjunction with the latest annual financial statements.

The interim financial statements in Thai language are the official statutory financial statements of the Company. The interim financial statements in English language have been translated from the Thai language financial statements.

1.2 Basis of consolidation

The interim consolidated financial statements include the financial statements of Shangri-La Hotel Public Company Limited ("the Company") and its subsidiaries ("the subsidiaries") (collectively as "the Group") and have been prepared on the same basis as that applied for the consolidated financial statements for the year ended 31 December 2025. There have been no changes in the significant composition of the Group during the current period.

2. Accounting policies

The interim financial statements are prepared using the same accounting policies and methods of computation as those applied in the financial statements for the year ended 31 December 2025.

The revised financial reporting standards that became effective for annual reporting periods beginning on or after 1 January 2026 do not have any significant impact on the Group's financial statements.

In addition, the Federation of Accounting Professions has issued new and revised financial reporting standards which will become effective in the future. The standard involving changes to key principles is summarised below:

TFRS 18 Presentation and Disclosure in Financial Statements

TFRS 18 will become effective for annual reporting periods beginning on or after 1 January 2028 and supersedes TAS 1, Presentation of Financial Statements. The standard introduces new requirements for classifying income and expenses into categories and presenting subtotals in profit or loss. It also requires disclosures of management-defined performance measures and includes new requirements for the aggregation and disaggregation of financial information.

The management of the Group is currently evaluating the impact of this standard on the financial statements in the year of initial adoption.

3. Related party transactions

During the periods, the Group had significant business transactions with related parties. Such transactions, which are summarised below, arose in the ordinary course business. There were no significant changes in the transfer pricing policy of transactions with related parties during the current period.

Summaries significant business transactions with related parties as follows.

(Unit: Million Baht)

	For the three-month periods ended 30 June			
	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Transactions with associated companies				
Interest income	2	3	-	-
Transactions with related companies				
Revenues from hotel operations	3	8	3	8
Management fees	10	13	10	13
Marketing and promotion fees	4	4	4	4
Advertising and reservation fees	12	12	12	12
Training fees	1	1	1	1
Technical service fees	2	1	2	1

(Unit: Million Baht)

	For the six-month periods ended 30 June			
	Consolidated financial statements		Separate financial statements	
	2026	2025	2026	2025
Transactions with associated companies				
Interest income	3	6	-	-
Transactions with related companies				
Revenues from hotel operations	5	19	5	19
Management fees	55	55	55	55
Marketing and promotion fees	11	11	11	11
Advertising and reservation fees	31	30	31	30
Training fees	2	2	2	2
Technical service fees	4	5	4	5

The balances of the accounts between the Company and these related companies as at 30 June 2026 and 31 December 2025 are as follows:

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2026	31 December 2025	30 June 2026	31 December 2025
		(Audited)		(Audited)
Trade receivables - related parties (Note 4)				
Directors				
Directors	51	55	51	55
Related companies				
Others	210	250	210	250
Total trade receivables - related parties	261	305	261	305
Other current receivables - related parties (Note 4)				
Related companies				
Shangri-La International Hotel Management Pte. Ltd.	2,121	4,608	2,121	4,608
Others	133	115	133	115
Total other current receivables - related parties	2,254	4,723	2,254	4,723

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2026	31 December 2025	30 June 2026	31 December 2025
		(Audited)		(Audited)
Long-term loans to and interest receivables from related parties				
Associated companies				
Non-interest bearing				
Traders Square Company Limited	45,097	42,810	-	-
	45,097	42,810	-	-
Interest bearing				
Traders Yangon Company Limited	658,090	624,707	-	-
Shangri-La Yangon Company Limited	832,167	787,344	-	-
Traders Square Company Limited	847,228	804,251	-	-
	2,337,485	2,216,302	-	-
Total	2,382,582	2,259,112	-	-
Less: Allowance for impairment losses on financial assets (Note 7)	(1,592,382)	(1,511,606)	-	-
Total	790,200	747,506	-	-
Less: Share of losses from investments in associates (Note 7)	(488,421)	(457,895)	-	-
Total long-term loans to and interest receivables from related parties - net	301,779	289,611	-	-

The interest-bearing portions of the loans carry interest at rates of 0.92 to 5.50 percent per annum. The loans are unsecured and repayable on demand. The Group deemed these long-term loans that, in substance, form part of the interests in associates (Note 7 to the interim financial statements).

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2026	31 December 2025	30 June 2026	31 December 2025
		(Audited)		(Audited)
Other current payables - related parties				
Related companies				
Shangri-La International Hotel Management Pte. Ltd.	17,794	62,949	16,967	62,159
Others	2,984	3,365	2,752	2,619
Total other current payables - related parties	20,778	66,314	19,719	64,778

During the current period, movements of loans to and interest receivables from related parties were as follows:

(Unit: Thousand Baht)

	Consolidated financial statements				
	Balance as at 1 January 2026	Increase during the period	Decrease during the period	Translation adjustment	Balance as at 30 June 2026
Long-term loans to and interest receivables from related parties					
Associated companies					
Non-interest bearing					
Traders Square Company Limited	42,810	-	-	2,287	45,097
Interest bearing					
Traders Yangon Company Limited	624,707	-	-	33,383	658,090
Shangri-La Yangon Company Limited	787,344	2,651	-	42,172	832,167
Traders Square Company Limited	804,251	-	-	42,977	847,228
Total	2,259,112	2,651	-	120,819	2,382,582
Less: Allowance for impairment losses on financial assets (Note 7)	(1,511,606)	-	-	(80,776)	(1,592,382)
Total	747,506	2,651	-	40,043	790,200
Less: Share of losses from investments in associates (Note 7)	(457,895)	(5,843)	-	(24,683)	(488,421)
Total long-term loans to and interest receivables from related parties - net	289,611	(3,192)	-	15,360	301,779

Directors and management's benefits

(Unit: Thousand Baht)

	For the three-month periods ended 30 June	
	Consolidated financial statements/ Separate financial statements	
	2026	2025
Short-term employee benefits	16,517	14,687
Post-employment benefits	516	510
Total	17,033	15,197

(Unit: Thousand Baht)

	For the six-month periods ended 30 June	
	Consolidated financial statements/ Separate financial statements	
	2026	2025
Short-term employee benefits	32,199	30,139
Post-employment benefits	1,019	1,065
Total	33,218	31,204

4. Trade and other current receivables

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	30 June 2026	31 December 2025	30 June 2026	31 December 2025
		(Audited)		(Audited)
Trade receivables - related parties (Note 3)				
Age on the basis of invoice date				
Less than 120 days	261	305	261	305
Total trade receivables - related parties	261	305	261	305
Trade receivables - unrelated parties				
Age on the basis of invoice date				
Less than 120 days	16,568	64,898	16,568	64,898
120 - 180 days	-	4	-	4
Over 180 days	226	262	226	262
Total	16,794	65,164	16,794	65,164
Less: Allowance for expected credit losses	(225)	(251)	(225)	(251)
Total trade receivables - unrelated parties, net	16,569	64,913	16,569	64,913
Total trade receivables - net	16,830	65,218	16,830	65,218
Other current receivables				
Other current receivables - related parties (Note 3)	2,254	4,723	2,254	4,723
Other current receivables - unrelated parties	3,361	3,374	3,361	3,374
Interest receivables	19,412	16,698	6,578	7,445
Total other current receivables	25,027	24,795	12,193	15,542
Total trade and other current receivables - net	41,857	90,013	29,023	80,760

5. Other non-current financial assets

	(Unit: Thousand Baht)	
	Consolidated financial statements	
	30 June 2026	31 December 2025
		(Audited)
Equity instruments designated at FVOCI		
Listed equity instruments		
Shangri-La Asia Limited - related party	178,262	202,171
Total equity instruments designated at FVOCI	178,262	202,171

Movements of the equity instruments designated at FVOCI during the six-month period ended 30 June 2026 are summarised below.

	(Unit: Thousand Baht)
	Consolidated financial statements
Fair value as at 1 January 2026	202,171
Loss recognised into other comprehensive income	(39,158)
Translation adjustment	15,249
Fair value as at 30 June 2026	178,262

Equity instruments were measured at fair value with hierarchy level 1 and there were no transfers within the fair value hierarchy during the current period.

6. Investments in subsidiaries

6.1 Dissolution of the subsidiary

On 15 September 2025, TRR-Kerry Development Co., Ltd., an indirect subsidiary of the Company, registered the dissolution process with the Ministry of Commerce. Currently, it is under the liquidation process.

7. Investments in associates

7.1 Details of associates:

(Unit: Thousand Baht)

Company's name	Nature of business	Country of incorporation	Paid-up capital as at 30 June 2026	Paid-up capital as at 31 December 2025	Shareholding percentage 30 June 2026 (Percent)	Shareholding percentage 31 December 2025 (Percent)	Cost 30 June 2026	Cost 31 December 2025 (Audited)	Carrying amounts based on equity method 30 June 2026	Carrying amounts based on equity method 31 December 2025 (Audited)
Associated companies (held by Zukerman Limited)										
Traders Yangon Company Limited	Hotel	Myanmar	USD 3.6 million	USD 3.6 million	23.53	23.53	29,746	28,237	-	-
Shangri-La Yangon Company Limited	Serviced apartments	Myanmar	USD 2.0 million	USD 2.0 million	22.22	22.22	17,590	16,698	-	-
Traders Square Company Limited	Commercial complex and office for rent	Myanmar	USD 0.1 million	USD 0.1 million	23.56	23.56	702	666	-	-
Total							48,038	45,601	-	-

Consolidated financial statements

7.2 Summarised financial information of associates

The financial information of these associated companies for three-month and six-month periods ended 30 June 2026 and 2025, and as at 31 December 2025, which was included in the consolidated financial statements, was prepared by the associates' management. However, the Company's management believes that there would have been no significant difference to financial information if those financial information had been audited or reviewed by their auditors.

Financial information of the associated companies is summarised below.

(Unit: Thousand Baht)

Statements of financial position

	Traders Yangon Company Limited 30 June 2026	Traders Yangon Company Limited 31 December 2025	Shangri-La Yangon Company Limited 30 June 2026	Shangri-La Yangon Company Limited 31 December 2025	Traders Square Company Limited 30 June 2026	Traders Square Company Limited 31 December 2025
Total assets	941,705	913,960	3,205,155	3,029,208	2,725,560	2,568,514
Total liabilities	(4,513,384)	(4,186,459)	(3,980,936)	(3,739,761)	(4,189,366)	(3,915,604)
Net (liabilities)/assets	(3,571,679)	(3,272,499)	(775,781)	(710,553)	(1,463,806)	(1,347,090)

(Unit: Thousand Baht)

	For the three-month periods ended 30 June					
	Traders Yangon Company Limited		Shangri-La Yangon Company Limited		Traders Square Company Limited	
	2026	2025	2026	2025	2026	2025
Total revenue	2,020	2,270	46,945	49,654	56,133	56,845
Loss	(62,207)	(60,697)	(16,870)	(10,291)	(15,720)	(20,660)

(Unit: Thousand Baht)

	For the six-month periods ended 30 June					
	Traders Yangon Company Limited		Shangri-La Yangon Company Limited		Traders Square Company Limited	
	2026	2025	2026	2025	2026	2025
Total revenue	3,912	4,903	94,677	101,654	111,349	114,723
Loss	(119,918)	(123,578)	(26,295)	(18,674)	(43,153)	(45,529)

7.3 The reconciliation of interests in associates

Since 2020, the Group's management has decided to change the objective of the long-term loans to these three associated companies. Given the situation with the Coronavirus disease 2019 pandemic, no plans have been set for collection of these long-term loans for the foreseeable future and the long-term loans were, therefore, deemed in substance to form part of the interests in associates.

(Unit: Thousand Baht)

	Consolidated financial statements			
	As at 30 June 2026			
	Traders Yangon Company Limited	Shangri-La Yangon Company Limited	Traders Square Company Limited	Total
Interests in associates				
Net assets/ (liabilities) of associates	(3,571,679)	(775,781)	(1,463,806)	(5,811,266)
Shareholding percentage (Percent)	23.53%	22.22%	23.56%	
The Group's interests in associates	(840,416)	(172,379)	(344,873)	(1,357,668)
Investments in associates				
Ordinary shares, at cost	29,746	17,590	702	48,038
Less: Cumulative share of losses from investments in associates	(29,746)	(17,590)	(702)	(48,038)
Total	-	-	-	-
Long-term loans to and interest receivables from related parties (Note 3)				
Long-term loans to and interest receivables from related parties	658,090	832,167	892,325	2,382,582
Less: Impairment losses on financial assets	(658,090)	(375,600)	(558,692)	(1,592,382)
Total - net	-	456,567	333,633	790,200
Less: Cumulative share of losses from investments in associates	-	(154,788)	(333,633)	(488,421)
Total long-term loans to and interest receivables from related parties - net	-	301,779	-	301,779
Unrecognised cumulative share of losses from investments in associates	(810,670)	-	(10,539)	(821,209)

(Unit: Thousand Baht)

	Consolidated financial statements			
	As at 31 December 2025			
	Traders Yangon Company Limited	Shangri-La Yangon Company Limited	Traders Square Company Limited	Total
<u>Interests in associates</u>				
Net assets/ (liabilities) of associates	(3,272,499)	(710,553)	(1,347,090)	(5,330,142)
Shareholding percentage (Percent)	23.53%	22.22%	23.56%	
The Group's interests in associates	(770,019)	(157,885)	(317,374)	(1,245,278)
<u>Investments in associates</u>				
Ordinary shares, at cost	28,237	16,698	666	45,601
Less: Cumulative share of losses from investments in associates	(28,237)	(16,698)	(666)	(45,601)
Total	-	-	-	-
<u>Long-term loans to and interest receivables from related parties</u> (Note 3)				
Long-term loans to and interest receivables from related parties	624,707	787,344	847,061	2,259,112
Less: Impairment losses on financial assets	(624,707)	(356,546)	(530,353)	(1,511,606)
Total - net	-	430,798	316,708	747,506
Less: Cumulative share of losses from investments in associates	-	(141,187)	(316,708)	(457,895)
Total long-term loans to and interest receivables from related parties - net	-	289,611	-	289,611
Unrecognised cumulative share of losses from investments in associates	(741,782)	-	(36,245)	(778,027)

8. Property, plant and equipment

Movements of the property, plant and equipment account during the six-month period ended 30 June 2026 are summarised below.

(Unit: Thousand Baht)

	Consolidated financial statements	Separate financial statements
Net book value as at 1 January 2026	3,027,315	3,025,462
Acquisitions during the period - at cost	29,660	29,660
Disposals/Write-off during the period -		
net book value as at disposal/write-off date	(294)	(294)
Depreciation for the period	(76,780)	(76,780)
Net book value as at 30 June 2026	2,979,901	2,978,048

9. Income tax

The Group is within the scope of the Pillar Two model rules published by the Organisation for Economic Co-operation and Development (OECD). The Group operates in several countries where Pillar Two legislation has been enacted and is effective for fiscal years beginning on or after 1 January 2025. Based on management's assessment, the Group expects to benefit from the "Transitional CbCR Safe Harbour" in most of these jurisdictions. As a result, the Group has not recognised any current tax expense related to Pillar Two income taxes in the financial information for the three-month and six-month periods ended 30 June 2026 and 2025.

10. Earnings per share

Basic earnings (loss) per share is calculated by dividing profit (loss) for the period attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the period.

11. Dividends

Dividends declared during the six-month periods ended 30 June 2026 and 2025 consisted of the follows:

Dividends	Approved by	Total dividends	Dividend per share
		(Million Baht)	(Baht)
Final dividends for 2024	Annual General Meeting of the shareholders on 29 April 2025	130.00	1.00
Total for six-month period ended 30 June 2025		130.00	1.00
Final dividends for 2025	Annual General Meeting of the shareholders on 28 April 2026	65.00	0.50
Total for six-month period ended 30 June 2026		65.00	0.50

12. Segment information

The Group is organised into business units based on its services. During the current period, the Group have not changed the organisation of their reportable segments.

The following tables present revenue and profit information regarding the Group's operating segments for the three-month and six-month periods ended 30 June 2026 and 2025.

(Unit: Million Baht)

	For the three-month periods ended 30 June											
	Hotel business											
	Hotel in Bangkok		Hotel in Chiangmai		Holding Investment		Total segments		Adjustments and eliminations		Consolidated	
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025
Revenue												
Revenues from external customers	279	329	75	65	-	-	354	394	-	-	354	394
Total revenue	279	329	75	65	-	-	354	394	-	-	354	394
Operating results												
Segment gross profit	170	209	47	39	-	-	217	248	-	-	217	248
Other income	4	3	1	-	4	5	9	8	-	-	9	8
Depreciation and amortisation expenses	(17)	(24)	(21)	(18)	-	-	(38)	(42)	-	-	(38)	(42)
Exchange gains (losses)	-	20	-	-	6	(101)	6	(81)	-	-	6	(81)
Share of losses from investments in associates	-	-	-	-	(4)	(7)	(4)	(7)	-	-	(4)	(7)
Finance income	8	13	-	-	12	13	20	26	-	-	20	26
Unallocated expenses											(170)	(176)
Income tax expenses											(8)	(17)
Profit (loss) for the period											32	(41)

(Unit: Million Baht)

	For the six-month periods ended 30 June											
	Hotel business											
	Hotel in Bangkok		Hotel in Chiangmai		Holding Investment		Total segments		Adjustments and eliminations		Consolidated	
	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025	2026	2025
Revenue												
Revenues from external customers	846	870	199	179	-	-	1,045	1,049	-	-	1,045	1,049
Total revenue	846	870	199	179	-	-	1,045	1,049	-	-	1,045	1,049
Operating results												
Segment gross profit	578	593	135	121	-	-	713	714	-	-	713	714
Other income	7	7	2	1	4	5	13	13	-	-	13	13
Depreciation and amortisation expenses	(37)	(47)	(40)	(37)	-	-	(77)	(84)	-	-	(77)	(84)
Exchange gains (losses)	-	21	-	-	2	(126)	2	(105)	-	-	2	(105)
Share of losses from investments in associates	-	-	-	-	(6)	(15)	(6)	(15)	-	-	(6)	(15)
Finance income	18	27	-	-	23	25	41	52	-	-	41	52
Unallocated expenses											(391)	(390)
Income tax expenses											(61)	(66)
Profit for the period											234	119

13. Commitments and contingent liabilities

13.1 Capital commitments

As at 30 June 2026, the Company had capital commitments of Baht 94 million (31 December 2025: Baht 79 million), relating to the construction and renovation of the hotel building and acquisition of equipment.

13.2 Long-term service commitments

The Company has entered a long-term service contract. Under the terms of the contract, the Company is required to pay a monthly service fee. During the six-month period ended 30 June 2026, the Company has the fee amounting to approximately Baht 5 million were recognised as expenses.

13.3 Guarantees

As at 30 June 2026, there were outstanding bank guarantees of approximately Baht 10 million (31 December 2025: Baht 10 million) issued by a bank on behalf of the Company in respect of electricity usage.

14. Financial instruments

14.1 Fair value of financial instruments

Most of the Group's financial instruments are classified as short-term or have interest rates that are close to market rate. Therefore, the carrying amounts of these financial instruments is estimated to approximate their fair value.

14.2 Foreign currency risk

The balances of financial assets and liabilities denominated in foreign currencies of the Group as at 30 June 2026 and 31 December 2025 are summarised below.

	Consolidated financial statements					
Foreign currency	Financial assets		Financial liabilities		Average exchange rate	
	As at 30 June 2026	As at 31 December 2025	As at 30 June 2026	As at 31 December 2025	As at 30 June 2026	As at 31 December 2025
	(Million)	(Million) (Audited)	(Million)	(Million) (Audited)	(Baht per 1 foreign currency unit)	
US dollar	28	28	-	-	33.2703	31.5826

15. Approval of interim financial statements

These interim financial statements were authorised for issue by the Company's Board of Directors on 10 August 2026.

SHANGRI-LA
BANGKOK

To : Managing Director
The Stock Exchange of Thailand

Date : August 10, 2026

Re : Management Discussion and Analysis for the period ended June 30, 2026

The Board of Directors is pleased to announce the Company's results of operation for the period ended June 30, 2026 as follows: -

Net profit (loss) after corporate income tax for the three-month period ended June 30, 2026 and 2025:

(Baht in million)	2026	2025	Change
The Company	18.56	55.34	(66.46%)
Consolidated	32.41	(40.89)	179.26%

Overview

The Company:

The Company's profit before corporate income tax for the three-month period ended June 30, 2026 decreased by Baht 46.99 million compared to the previous year. The decline was primarily attributable to the reduction in revenue from hotel operations at Shangri-La Hotel, Bangkok ("SLBK") by Baht 49.53 million, offset by an increase in revenue of Shangri-La Hotel, Chiang Mai ("SLCM") by Baht 9.96 million, mainly due to the decline in number of tourists impacted from Middle East conflict.

Consequently, profit before income tax at SLBK decreased by Baht 53.60 million, and loss at SLCM decreased by Baht 6.61 million.

Revenues from hotel operations of SLBK decreased by Baht 49.53 million from Baht 328.79 million to Baht 279.26 million, mainly due to a decrease in room revenue and food and beverage revenue driven by lower occupancy and MICE demand in group segment. Gross profit before expenses decreased by Baht 37.72 million. Selling and administrative expenses decreased by Baht 0.41 million and Baht 1.48 million, respectively. Depreciation expenses decreased by Baht 6.38 million against last year. As a result, the profit before corporate income tax decreased by Baht 53.60 million from Baht 90.81 million to Baht 37.21 million.

Loss before corporate income tax of SLCM decreased by Baht 6.61 million as compared to 2025, mainly attributed to higher hotel operations revenues by Baht 9.96 million from Baht 65.14 million to Baht 75.10 million as a result of higher occupancy from the stronger demand from MICE segment. Gross profit before expenses increased by Baht 6.86 million. Selling and administrative expenses decreased by Baht 0.50 million and Baht 1.01 million, respectively. Depreciation expenses increased by Baht 1.88 million against last year. As a result, the loss before corporate income tax decreased by Baht 6.61 million from Baht 20.57 million to Baht 13.96 million.

Consequently, the total profit of SLBK and SLCM before corporate income tax decreased by Baht 46.99 million from Baht 70.24 million to Baht 23.25 million. The Company recorded a net profit after tax of Baht 18.56 million for the three-month period ended June 30, 2026 compared to Baht 55.34 million last year (decreased by 66.46%).

Consolidated:

The consolidated profit before corporate income tax for the three-month period ended June 30, 2026 increased by Baht 64.75 million against last year. The increase in consolidated profit before corporate income tax was mainly due to profit from subsidiaries increased by Baht 111.74 million. The increase in profit from subsidiaries was mainly due to the increase in exchange gain from loan to a related company and decrease in share of loss from investment in associates. As a result, the corporate income tax expenses decreased by Baht 8.55 million. Overall, the consolidated net profit after tax attributable to the equity holders of the Company for the three-month period ended June 30, 2026 increased by Baht 73.30 million against last year (increased by 179.26%).

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Net profit after corporate income tax for the six-month period ended June 30, 2026 and 2025:

(Baht in million)	2026	2025	Change
The Company	218.09	238.31	(8.48%)
Consolidated	233.99	118.93	96.75%

Overview

The Company:

The Company's profit before corporate income tax for the six-month period ended June 30, 2026 decreased by Baht 26.27 million compared to the previous year. The decrease was primarily attributable to the absence of exchange gain following the repayment of short-term loan from related party in the fourth quarter of the prior year. Meanwhile, the revenue from hotel operations for the six-month period was in line with the prior year.

Consequently, profit before income tax at SLBK decreased by Baht 39.05 million, and profit at SLCM increased by Baht 12.78 million.

Revenues from hotel operations of SLBK decreased by Baht 23.90 million from Baht 869.76 million to Baht 845.86 million, mainly due to the lower revenue from food and beverage, and rental of Office Department, and Retail Shops, driven by a decline in food and beverages covers from lower occupancy as well as lower rental revenue due to the lack of replacement office tenants. Cost of hotel operations decreased by Baht 8.90 million, primarily in line with the decrease in hotel operation revenue. Gross profit before expenses decreased by Baht 15.01 million. Selling expenses increased by Baht 0.42 million. In addition, administrative expenses increased by Baht 2.73 million, mainly as a result of higher management fees. Depreciation expenses decreased by Baht 9.53 million against last year. As a result, the profit before corporate income tax decreased by Baht 39.05 million from Baht 304.58 million to Baht 265.53 million.

Profit before corporate income tax of SLCM increased by Baht 12.78 million as compared to 2025, mainly attributed to higher hotel operations revenues by Baht 20.38 million from Baht 179.12 million to Baht 199.50 million was driven by higher occupancy rates, catering revenue and food & beverages covers. Gross profit before expenses increased by Baht 13.35 million. Selling expenses increased by Baht 0.22 million and administrative expenses decreased by Baht 2.35 million. Depreciation expenses increased by Baht 3.05 million against last year. As a result, the profit before corporate income tax increased by Baht 12.78 million from loss of Baht 5.63 million to profit of Baht 7.15 million.

Consequently, the total profit of SLBK and SLCM before corporate income tax decreased by Baht 26.27 million from Baht 298.95 million to Baht 272.68 million. The Company recorded a net profit after tax of Baht 218.09 million for the six-month period ended June 30, 2026 compared to Baht 238.31 million last year (decreased by 8.48%).

Consolidated:

The consolidated profit before corporate income tax for the six-month period ended June 30, 2026 increased by Baht 110.78 million against last year. The increase in consolidated profit before corporate income tax was mainly due to profit from subsidiaries increased by Baht 137.06 million. The increase in profit from subsidiaries was mainly due to the increase in exchange gain from loan to a related company and decrease in share of loss from investment in associates. As a result, the corporate income tax expenses decreased by Baht 4.28 million. Overall, the consolidated net profit after tax attributable to the equity holders of the Company for the six-month period ended June 30, 2026 increased by Baht 115.06 million against last year (increased by 96.75%).

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Financial Position:

As at June 30, 2026, the consolidated balance of cash and cash equivalents to Baht 146.31 million, representing an decrease of Baht 836.56 million, comprising increases of Baht 41.36 million at the Company and decrease of Baht 877.92 million at subsidiaries. Short-term investments in financial assets – fixed deposits increased by Baht 999.03 million compared to year ended 2025, primarily due to additional placements of new fixed deposits from the balance of cash and cash equivalents and the renewal of deposits with longer maturities of the Company in response to declining deposit interest rates. Long-term loans to and interest receivables from related parties amounted to Baht 301.78 million, representing an increased of Baht 12.17 million from previous year attributable to exchange gains on USD balances.

The consolidated total assets as at June 30, 2026 increased by Baht 70.79 million, or 0.86% from Baht 8,261.98 million at the end of 2025 to Baht 8,332.77 million, mainly due to the increase in short-term investments in financial assets – fixed deposits.

Yours faithfully,

____
(Mrs. Pavinee Meensuk)
Director

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Headline: Financial Performance Quarter 2 (F45) (Reviewed)

Security Symbol: SHANG

Announcement Details

Summary of operating result form (F45)	
Company name	SHANGRI-LA HOTEL PUBLIC COMPANY LIMITED
Quarter	Quarter 2

(In thousands)

Financial Statement

	Quarter 2		For 6 Months	
Status	Reviewed		Reviewed	
Ending	30 June		30 June	
Year	2026	2025	2026	2025
Profit (loss) attributable to equity holders of the Company *	32,412	(40,892)	233,985	118,925
EPS (baht)	0.25	(0.31)	1.80	0.91

Type of report	Unqualified opinion

*For consolidated financial statements

Please review financial statement (Full Version) before making investment decision

"The company hereby certifies that the information above is correct and complete. In addition, the company has already reported and disseminated its financial statements in full via the SET Electronic Listed Company Information Disclosure (SET Portal)."

Signature ____________________________

(Mrs. Pavinee Meensuk)

Director

Authorized Persons to Disclose Information