

21 April 2026

Central Plaza Hotel Pcl. (the “Company” or “CENTEL”) wishes to inform the key statistics of Hotel Business Performance (Owned and Operated Hotels) for Q1/2026, with the following details:

Operating Results - Hotel Business (for owned & operated hotels) Q1/2026

Occupancy Rate (OCC) %	Total Operating Performance				
	Q1/2026	Q1/2025	% Changes YoY	Q4/2025	% Changes QoQ
Bangkok	78%	77%	1% pts	82%	-4% pts
Upcountry	82%	79%	3% pts	72%	10% pts
Maldives	75%	64%	11% pts	63%	12% pts
• Existing Maldives	87%	81%	6% pts	85%	2% pts
• New Maldives	66%	36%	30% pts	43%	23% pts
Dubai	63%	83%	-20% pts	89%	-26% pts
Japan	78%	69%	9% pts	85%	-7% pts
Thailand – Average	81%	78%	3% pts	76%	5% pts
Total Average (Excluded Dubai)	80%	76%	4% pts	75%	5% pts
Total Average	78%	77%	1% pts	77%	1% pts

Note: The figures shown in the above table are unaudited.

Average Room Rate - ARR (Baht)	Total Operating Performance				
	Q1/2026	Q1/2025	% Changes YoY	Q4/2025	% Changes QoQ
Bangkok	4,216	4,227	0%	4,495	-6%
Upcountry	6,214	6,455	-4%	4,967	25%
Maldives	17,040 (USD 541)	13,952 (USD 411)	22% 32%	14,147 (USD 442)	20% 22%
• Existing Maldives	15,080 (USD 478)	14,639 (USD 431)	3% 11%	12,373 (USD 386)	22% 24%
• New Maldives	19,312 (USD 613)	11,272 (USD 332)	71% 85%	17,223 (USD 538)	12% 14%
Dubai	7,240 (USD 231)	7,494 (USD 221)	-3% 5%	7,988 (USD 248)	-9% -7%
Japan	6,235 (JPY 30,884)	7,427 (JPY 33,312)	-16% -7%	7,971 (JPY 38,071)	-22% -19%
Thailand – Average	5,583	5,779	-3%	4,799	16%
Total Average (Excluded Dubai)	6,812	6,467	5%	6,019	13%
Total Average	6,849	6,585	4%	6,267	9%

Note: The figures shown in the above table are unaudited.

Revenue per Available Room - RevPar (Baht)	Total Operating Performance				
	Q1/2026	Q1/2025	% Changes YoY	Q4/2025	% Changes QoQ
Bangkok	3,306	3,264	1%	3,682	-10%
Upcountry	5,112	5,074	1%	3,597	42%
Maldives	12,851 (USD 408)	8,970 (USD 264)	43% 55%	8,877 (USD 277)	45% 47%
• Existing Maldives	13,061 (USD 414)	11,801 (USD 347)	11% 19%	10,532 (USD 328)	24% 26%
• New Maldives	12,668 (USD 402)	4,052 (USD 119)	213% 238%	7,424 (USD 232)	71% 73%
Dubai	4,562 (USD 145)	6,256 (USD 184)	-27% -21%	7,119 (USD 221)	-36% -34%
Japan	4,859 (JPY 24,069)	5,107 (JPY 22,904)	-5% 5%	6,811 (JPY 32,531)	-29% -26%

Revenue per Available Room - RevPar (Baht)	Total Operating Performance				
	Q1/2026	Q1/2025	% Changes YoY	Q4/2025	% Changes QoQ
Thailand – Average	4,523	4,518	0%	3,625	25%
Total Average (Excluded Dubai)	5,456	4,924	11%	4,524	21%
Total Average	5,359	5,066	6%	4,807	11%

Note: The figures shown in the above table are unaudited.

- Q1/2026:

The RevPar was Baht 5,359 in Q1/2026, increased 11% compared to Q4/2025 as a result of the increase in Average Room Rate (ARR) by 9% QoQ to Baht 6,849 and the Occupancy Rate (OCC) increased from 77% to 78% in Q1/2026.

Compared to the same period last year, the RevPar in Q1/2026 increased by 6% YoY, as a result of the ARR improved by 4% compared to Q1/2025 and the Occupancy Rate (OCC) increase from 77% to 78% mainly driven by the solid growth of hotels in Maldives.

- Bangkok: RevPar increased by 1% YoY to Baht 3,306 as a result of the Occupancy Rate (OCC) increase from 77% to 78% while the Average Room Rate (ARR) was stable at Baht 4,216
- Upcountry: RevPar increased by 1% YoY to Baht 5,112 as a result of the Occupancy Rate (OCC) increased from 79% to 82% while the Average Room Rate (ARR) decreased by 4% YoY to Baht 6,214. This was partly due to the performance of hotel in Hat Yai, which was in the early stage of recovery from the impact of flooding, and the inclusion of operating results from hotels that were temporarily closed for renovation, including Centara Grand Beach Resort and Villas Hua Hin, which was partially closed, and Centara Grand Beach Resort and Villas Krabi, which was fully closed during the period.
- Overseas:
 - Maldives: RevPar increased by 43% YoY to Baht 12,851 (in USD currency increased by 55%) as a result of the ARR increased by 22% (in USD currency increased by 32%) compared to the same period last year to Baht 17,040 and the Occupancy Rate (OCC) increased from 64% to 75%. By considering USD currency, the

Total Revenue per Available Room (TRevPar) increased by 43% YoY to USD 591 as a result of the growth of existing Maldives hotels, the improvement of Centara Mirage Lagoon Maldives during the ramp-up period, and the inclusion of operating results from Centara Grand Lagoon Maldives.

- Existing Maldives: RevPar increased by 11% YoY to Baht 13,061 (in USD currency increased by 19%) as a result of the Occupancy Rate (OCC) increase from 81% to 87% and the ARR increased by 3% YoY (in USD currency increased by 11%). By considering in USD currency, the TRevPar increased by 12% YoY to USD 589.
- New Maldives: The RevPar was Baht 12,668 in Q1/2026, rose 71% compared to Q4/2025 as a result of the Occupancy Rate (OCC) increased from 43% to 66% and the Average Room Rate (ARR) increased by 12% QoQ. By considering in USD currency, the TRevPar increased by 63% QoQ to USD 592. However, the performance is not comparable on a year-on-year basis, as only Centara Mirage Lagoon Maldives was in operation in the first quarter of 2025, having started operations in November 2024.
- Dubai: RevPar decreased by 27% YoY to Baht 4,562 as a result of the Occupancy Rate (OCC) decreased from 83% to 63% and the ARR decreased by 3% YoY (in USD currency increased by 5%) to Baht 7,240. By considering in USD currency, the RevPar decreased by 21% YoY to USD 145 due to the situation in the Middle East, which began in March 2026 and remain ongoing. However, Centara Mirage Beach Resort Dubai remained fully operational throughout this period and has not incurred any physical damage
- Japan: RevPar was Baht 4,859, decreased by 5% YoY as a result of the ARR decreased by 16% compared to the same period last

year while the OCC increased from 69% to 78%. By considering in JPY currency, The RevPar increased by 5% YoY to JPY 24,069.