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Central Plaza Hotel Pcl. (the "Company" or "CENTEL") wishes to inform the key statistics of Hotel Business Performance (Owned and Operated Hotels) for Q2/2026, with the following details:

Operating Results - Hotel Business (for owned & operated hotels) Q2/2026

Occupancy Rate (OCC) %	Total Operating Performance				
	Q2/2026	Q2/2025	% Changes YoY	Q1/2026	% Changes QoQ
Bangkok	76%	72%	4% pts	78%	-2% pts
Upcountry	67%	63%	4% pts	82%	-15% pts
Maldives	53%	31%	22% pts	75%	-22% pts
• Existing Hotel	68%	48%	20% pts	87%	-19% pts
• New Hotel	40%	16%	24% pts	66%	-26% pts
Dubai	44%	83%	-39% pts	63%	-19% pts
Japan	63%	86%	-23% pts	78%	-15% pts
• Existing Hotel	86%	86%	0% pts	78%	8% pts
• New Hotel	22%	-	-	-	-
Thailand – Average	**70%**	**66%**	**4% pts**	**81%**	**-11% pts**
Total Average (Excluded Dubai)	**67%**	**64%**	**3% pts**	**80%**	**-13% pts**
Total Average	**65%**	**66%**	**-1% pts**	**78%**	**-13% pts**

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

Average Room Rate - ARR (Baht)	Total Operating Performance				
	Q2/2026	Q2/2025	% Changes YoY	Q1/2026	% Changes QoQ
Bangkok	4,105	4,050	1%	4,216	-3%
Upcountry	4,163	4,343	-4%	6,214	-33%
Maldives	11,749 (USD 361)	11,904 (USD 357)	-1% 1%	17,040 (USD 541)	-31% -33%
• Existing Hotel	9,027 (USD 277)	11,085 (USD 332)	-19% -17%	15,080 (USD 478)	-40% -42%
• New Hotel	15,771 (USD 485)	14,096 (USD 424)	12% 14%	19,312 (USD 613)	-18% -21%
Dubai	5,403 (USD 166)	7,294 (USD 219)	-26% -24%	7,240 (USD 231)	-25% -28%
Japan	6,606 (JPY 32,309)	9,100 (JPY 39,650)	-27% -19%	6,235 (JPY 30,884)	6% 5%
• Existing Hotel	7,213 (JPY 35,282)	9,100 (JPY 39,650)	-21% -11%	6,235 (JPY 30,884)	16% 14%
• New Hotel	2,216 (JPY 10,813)	- -	- -	- -	- -
Thailand – Average	**4,142**	**4,240**	**-2%**	**5,583**	**-26%**
Total Average (Excluded Dubai)	**5,112**	**5,290**	**-3%**	**6,812**	**-25%**
Total Average	**5,133**	**5,558**	**-8%**	**6,849**	**-25%**

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

Revenue per Available Room - RevPar (Baht)	Total Operating Performance				
	Q2/2026	Q2/2025	% Changes YoY	Q1/2026	% Changes QoQ
Bangkok	3,110	2,931	6%	3,306	-6%
Upcountry	2,795	2,750	2%	5,112	-45%
Maldives	6,245 (USD 192)	3,694 (USD 111)	69% 73%	12,851 (USD 408)	-51% -53%
• Existing Hotel	6,120 (USD 188)	5,358 (USD 161)	14% 17%	13,061 (USD 414)	-53% -55%
• New Hotel	6,355 (USD 195)	2,233 (USD 67)	185% 191%	12,668 (USD 402)	-50% -51%

Revenue per Available Room - RevPar (Baht)	Total Operating Performance				
	Q2/2026	Q2/2025	% Changes YoY	Q1/2026	% Changes QoQ
Dubai	2,385 (USD 73)	6,043 (USD 182)	-61% -60%	4,562 (USD 145)	-48% -50%
Japan	4,185 (JPY 20,470)	7,793 (JPY 33,956)	-46% -40%	4,859 (JPY 24,069)	-14% -15%
• Existing Hotel	6,225 (JPY 30,449)	7,793 (JPY 33,956)	-20% -10%	4,859 (JPY 24,069)	28% 27%
• New Hotel	480 (JPY 2,344)	- -	- -	- -	- -
Thailand – Average	**2,898**	**2,808**	**3%**	**4,523**	**-36%**
Total Average (Excluded Dubai)	**3,437**	**3,410**	**1%**	**5,456**	**-37%**
Total Average	**3,328**	**3,692**	**-10%**	**5,359**	**-38%**

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

- <u>Q2/2026:</u>

  The Revenue per Available Room (RevPar) was Baht 3,328 in Q2/2026, decreased 38% compared to Q1/2026, as a result of the decrease in Average Room Rate (ARR) by 25% QoQ to Baht 5,133 and the Occupancy Rate (OCC) decreased from 78% to 65% in Q2/2026, reflecting typical tourism seasonality.

  Compared to the same period last year, the RevPar in Q2/2026 decreased by 10% YoY, as a result of the Average Room Rate (ARR) decreased by 8% compared to Q2/2025 and the Occupancy Rate (OCC) decrease from 66% to 65% mainly from the softer performance of the hotel in Dubai due to the situation in the Middle East. Excluding the Dubai hotels, RevPAR increased by 1%.

  - <u>Bangkok:</u> The RevPar increased by 6% YoY to Baht 3,110, as a result of the Occupancy Rate (OCC) increase from 72% to 76% and the Average Room Rate (ARR) increased by 1% YoY to Baht 4,105
  - <u>Upcountry</u>: The RevPar increased by 2% YoY to Baht 2,795, as a result of the Occupancy Rate (OCC) increased from 63% to 67%, while the Average Room Rate (ARR) decreased by 4% YoY to Baht 4,163. This was partly due to 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. In addition, Average Room Rate (ARR) of hotels in Phuket declined due to a shift in the guest mix, following the impact of the situation in the Middle East.

- <u>Overseas</u>:
    - Maldives: The RevPar increased by 69% YoY to Baht 6,245 (in USD currency increased by 73%), as a result of the Occupancy Rate (OCC) increased from 31% to 53%, while the Average Room Rate (ARR) decreased by 1% (in USD currency increased by 1%) compared to the same period last year to Baht 11,749. By considering USD currency, the Total Revenue per Available Room (TRevPar) increased by 66% YoY to USD 308, as a result of the growth of existing Maldives hotels, and the improvement of Centara Mirage Lagoon Maldives and Centara Grand Lagoon Maldives during the ramp-up period.
        - Existing Maldives: The RevPar increased by 14% YoY to Baht 6,120 (in USD currency increased by 17%), as a result of the Occupancy Rate (OCC) increase from 48% to 68%, while the Average Room Rate (ARR) decreased by 19% YoY (in USD currency decreased by 17%). By considering in USD currency, the TRevPar increased by 19% YoY to USD 310.
        - New Maldives: The RevPar was Baht 6,355 in Q2/2026, rose by 185% compared to Q2/2025, as a result of the Occupancy Rate (OCC) increased from 16% to 40% and the Average Room Rate (ARR) increased by 12% YoY (in USD currency increased by 14%). By considering in USD currency, the TRevPar increased by 155% YoY to USD 307.
    - Dubai: The RevPar decreased by 61% YoY to Baht 2,385, as a result of the Occupancy Rate (OCC) decreased from 83% to 44% and the Average Room Rate (ARR) decreased by 26% YoY (in USD currency decreased by 24%) to Baht 5,403. By considering in USD currency, the RevPar decreased by 60% YoY to USD 73 due to the situation in the Middle East during March 2026, which has continued up to the present. However, Centara Mirage Beach Resort Dubai remained fully operational throughout this period and has not incurred any physical damage. Its performance was supported by staycation demand during holiday periods.

- Japan: The RevPar was Baht 4,185, decreased by 46% YoY, as a result of the Average Room Rate (ARR) decreased by 27% compared to the same period last year (in JPY currency decreased by 19%), while the Occupancy Rate (OCC) decreased from 86% to 63%. By considering in JPY currency, the RevPar decreased by 40% YoY to JPY 20,470. This was partly due to the inclusion of operating results from Centara Life Osaka with 300 rooms, which commenced operations on 6 April 2026.
    - Existing Hotel: The RevPar decreased by 20% YoY to Baht 6,225, as a result of the Average Room Rate (ARR) decreased by 21% YoY (in JPY currency decreased by 11%), while the Occupancy Rate (OCC) was stable compared to the same period last year. By considering in JPY currency, the RevPar decreased by 10% YoY to JPY 30,449, primarily attributable to a slowdown in Chinese tourist arrivals amid heightened geopolitical tensions between China and Japan, together with a high base effect from the corresponding period last year, which benefited from the World Expo that supported stronger travel and hotel demand.
    - New Hotel: The new hotel, which commenced operations on 6 April 2026, remains in its ramp-up period. The RevPar was Baht 480 with the Occupancy Rate (OCC) of 22% and the Average Room Rate (ARR) of Baht 2,216 (in JPY currency was JPY 10,813).

Operating Results - Hotel Business (for owned & operated hotels) for 6 months 2026

Occupancy Rate (OCC) %	Total Operating Performance		
	6 months 2026	6 months 2025	Changes YoY
Bangkok	77%	75%	2% pts
Upcountry	75%	71%	4% pts
Maldives	64%	45%	19% pts
• Existing Hotel	77%	64%	13% pts
• New Hotel	53%	23%	30% pts
Dubai	54%	83%	-29% pts
Japan	69%	77%	-8% pts
• Existing Hotel	82%	77%	5% pts
• New Hotel	22%	-	-
Thailand – Average	**75%**	**72%**	**3% pts**
Total Average (Excluded Dubai)	**73%**	**70%**	**3% pts**
Total Average	**71%**	**72%**	**-1% pts**

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

Average Room Rate - ARR (Baht)	Total Operating Performance		
	6 months 2026	6 months 2025	Changes YoY
Bangkok	4,161	4,141	0%
Upcountry	5,292	5,540	-4%
Maldives	14,838 (USD 466)	13,136 (USD 390)	13% 19%
• Existing Hotel	12,406 (USD 390)	13,298 (USD 394)	-7% -1%
• New Hotel	17,955 (USD 564)	12,596 (USD 375)	43% 50%
Dubai	6,478 (USD 204)	7,394 (USD 220)	-12% -7%
Japan	6,443 (JPY 31,683)	8,360 (JPY 36,845)	-23% -14%
• Existing Hotel	6,752 (JPY 33,207)	8,360 (JPY 36,845)	-19% -10%

Average Room Rate - ARR (Baht)	Total Operating Performance		
	6 months 2026	6 months 2025	Changes YoY
• New Hotel	2,216 (JPY 10,813)	- -	- -
Thailand – Average	**4,914**	**5,086**	**-3%**
Total Average (Excluded Dubai)	**6,011**	**5,926**	**1%**
Total Average	**6,048**	**6,108**	**-1%**

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

Revenue per Available Room - RevPar (Baht)	Total Operating Performance		
	6 months 2026	6 months 2025	Changes YoY
Bangkok	3,207	3,097	4%
Upcountry	3,953	3,943	0%
Maldives	9,530 (USD 299)	5,918 (USD 175)	61% 71%
• Existing Hotel	9,571 (USD 301)	8,562 (USD 254)	12% 19%
• New Hotel	9,494 (USD 298)	2,839 (USD 85)	234% 251%
Dubai	3,467 (USD 109)	6,149 (USD 183)	-44% -40%
Japan	4,448 (JPY 21,871)	6,457 (JPY 28,461)	-31% -23%
• Existing Hotel	5,546 (JPY 27,276)	6,457 (JPY 28,461)	-14% -4%
• New Hotel	480 (JPY 2,344)	- -	- -
Thailand – Average	**3,709**	**3,677**	**1%**
Total Average (Excluded Dubai)	**4,416**	**4,166**	**6%**
Total Average	**4,315**	**4,377**	**-1%**

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

- **<u>6 months 2026</u>:**

  The RevPar decreased by 1% YoY to Baht 4,315, as a result of the Average Room Rate (ARR) decreased by 1% YoY to Baht 6,048, while the Occupancy Rate (OCC) decreased from 72% to 71%

  - <u>Bangkok:</u> The RevPar increased by 4% YoY to Baht 3,207, due to an increase in Occupancy Rate (OCC) from 75% to 77%, while the Average Room Rate (ARR) was stable compared to the same period last year at Baht 4,161.
  - <u>Upcountry:</u> The RevPar was stable YoY at Baht 3,953, with the Occupancy Rate (OCC) increase from 71% to 75%, while the Average Room Rate (ARR) decreased by 4% YoY to Baht 5,292.
  - <u>Overseas:</u>
    - Maldives: The RevPar increased by 61% YoY to Baht 9,530 (in USD currency increased by 71%) from an increase in Occupancy Rate (OCC) from 45% to 64% with the Average Room Rate (ARR) increased 13% YoY to Baht 14,838 (in USD currency increased by 19%). By considering USD currency, the TRevPar increased by 59% YoY to USD 449.
      - Existing Maldives: The RevPar increased by 12% YoY to Baht 9,571 (in USD currency increased by 19%) due to the Occupancy Rate (OCC) increased from 64% to 77%, while the Average Room Rate (ARR) decreased by 7% YoY (in USD currency decreased by 1%). By considering in USD currency, the TRevPar increased by 14% YoY to USD 449.
      - New Maldives: The RevPar increased by 234% YoY to Baht 9,494 (in USD currency increased by 251%) due to the Occupancy Rate (OCC) increased from 23% to 53% and the Average Room Rate (ARR) increased by 43% YoY (in USD currency increased by 50%). By considering in USD currency, the TRevPar increased by 192% YoY to USD 449. However, Centara Grand Lagoon Maldives having started operations in April 2025.
    - Dubai<u>:</u> The RevPar was Baht 3,467, decreased by 44% YoY due to the decrease of Occupancy Rate (OCC) from 83% to 54% and the Average Room Rate (ARR) decreased by 12% YoY to Baht 6,478 (in USD currency decreased by 7%). However, by considering in USD currency, RevPar decreased 40% YoY to USD

109. This was mainly due to the impact of the situation in the Middle East, which has continued up to the present.

- Japan: The RevPar was Baht 4,488, a decreased of 31% YoY, as a result of the Average Room Rate (ARR) decreased by 23% to Baht 6,443 (in JPY currency decreased by 14%) with Occupancy Rate (OCC) decreased by 8% compared to the same period last year. By considering in JPY currency, RevPar decreased 23% YoY to JPY 21,871. This was partly due to the inclusion of operating results from Centara Life Osaka with 300 rooms, which commenced operations on 6 April 2026.
    - Existing Hotel: The RevPar decreased by 14% YoY to Baht 5,546, as a result of the Average Room Rate (ARR) decreased by 19% YoY (in JPY currency decreased by 10%), while the Occupancy Rate (OCC) increased by 5% compared to the same period last year. By considering in JPY currency, the RevPar decreased by 4% YoY to JPY 27,276.
    - New Hotel: The new hotel, which commenced operations on 6 April 2026, remains in its ramp-up period. The RevPar was Baht 480 with the Occupancy Rate (OCC) of 22% and the Average Room Rate (ARR) of Baht 2,216 (in JPY currency was JPY 10,813).