QUANTUM DC

Ref. CS./26 - 029

April 2, 2026

Subject Disclosure of additional information for the 2025 annual financial statements as requested by the Stock Exchange

To President
The Stock Exchange of Thailand

Reference
1. The Company's Year 2025 financial statements
2. The Regulations of the Stock Exchange of Thailand Re: Rules, Conditions and Procedures regarding the Disclosure of Information and Other Acts of Listed Companies B.E. 2560 (2017)

As Quantum DC Public Company Limited (the "Company") has submitted its financial statements for the year 2025, the auditor has raised an emphasis regarding a material uncertainty related to the Company's ability to continue as a going concern. The Company and its group have defaulted on loan repayments to financial institutions, as well as loans from individuals and other entities. The Company reported total revenue of THB 13 million and a net loss of THB 111 million. In addition, the Company has recognized expected credit loss allowances (ECL) on receivables and advances to related parties, amounting to approximately 70% of the total receivables and advances.

Therefore, in order to ensure that investors are fully informed of material information affecting the Company's operating results, for the purpose of making informed investment decisions in the Company's securities, the Stock Exchange hereby requests the Company to disclose additional information through the Stock Exchange's disclosure system as follows:

1. Operating Results and Financial Position of the Company

In 2025, the Company reported revenue from sales and services of THB 13 million, primarily generated from its office building rental business segment amounting to THB 10 million. However, the Company recorded a net loss of THB 111 million, mainly due to selling and administrative expenses totaling THB 94 million, representing approximately seven times its revenue. Such administrative expenses mainly comprised penalties and surcharges, non-deductible expenses, professional fees, and other related fees. In addition, the Company and its subsidiaries defaulted on debt obligations totaling THB 184 million, consisting of THB 167 million in loans from financial institutions and THB 17 million in short-term loans from other parties. Land, buildings, and equipment of the subsidiaries pledged as collateral are currently under legal enforcement proceedings. Furthermore, several trade creditors and other creditors have initiated legal actions against the Company.

1.1 Nature of Key Administrative Expenses and the Reasons for Their Continued Significance Relative to Revenue

The Company would like to clarify the nature of its key administrative expenses for each item as follows:

- **Penalties and Surcharges**

  The Company has continuously recognized penalties and surcharges in prior periods, which remain significant relative to its revenue. The primary cause was incomplete filings of Value Added Tax Return (VAT Form Por.Por. 30) and withholding tax returns (PND 1, PND 3 and PND 53) during certain periods due to operating losses incurred by the Company.

  At present, the Company has entered into an installment payment agreement with the Revenue Department and is in the process of making monthly payments. The total outstanding balance amounts to THB 95.21 million. The Company commenced the installment payments in December 2024, at THB 590,554 per installment, and will continue until the full amount is settled.
- **Net Non-deductible expenses** - arising from liabilities to shopping centers as a result of the closure of restaurant branches and the return of leased premises.
- **Professional/consulting fees** - including legal service fees related to share consolidation (par value adjustment), capital reduction, capital increase, the issuance and offering of newly issued ordinary shares, as well as the issuance of warrants and convertible debentures.
- **Fees** - including annual fees paid to the Stock Exchange and the Securities Depository, fees for the registration of paid-up capital increase, and fees related to the management of loan facilities from external parties.
- **Depreciation and Amortization**

  The Company has continuously recognized depreciation and amortization expenses on buildings and factory improvements, operating equipment, and office buildings at a significant level, even though certain assets are no longer in use. This is a result of the Company having ceased all restaurant business operations. Nevertheless, the Company is still required to record such expenses in accordance with accounting principles. In this regard, the Company has considered approaches to manage these assets in order to maximize their benefits and disposed of unused fixed assets in October 2025 to reduce long-term expenses.
- **Allowance (Allowance for Doubtful Accounts / Impairment Allowance)**

  In 2025, the Company changed its auditor, resulting in a reassessment of accounting estimates related to allowances. Consequently, such expenses increased, based on the judgment and evaluation approach of each audit firm. This change is in accordance with generally accepted accounting principles.

1.2 Details of Collateral under Legal Execution and Its Impact on the Company's Business Operations. In addition, the Company is requested to disclose information regarding defaults on debt repayment of the Company and its subsidiaries, as well as any legal actions taken, including the debt repayment plan. The disclosure shall include at least the minimum information required under the prescribed criteria, together with quarterly progress reports on such defaults in parallel with the submission of the financial statements.

The Company would like to clarify as follows: Details of collateral under legal execution: The Company is currently in the process of repaying its debt in accordance with an agreement with a financial institution. The collateral consists of the following: Company's assets: Land and factory buildings located in Pathum Thani Province under title deed no. 46961, which are currently not being used for production or for storing raw materials for sale. Subsidiary's assets: Land and hotel buildings pending renovation located in Chiang Rai Province under title deed no. 27273, which are currently not yet in operation.

- **Default on debt repayment: Consist of**

1. The Company has defaulted on debt repayment to a financial institution, as previously disclosed on May 16, 2025. As of December 31, 2025, the Company had outstanding obligations comprising: promissory notes totaling THB 28 million with an interest rate of MLR+1% per annum; overdraft facilities totaling THB 64.95 million with interest rates based on MRR and MOR per annum; and commercial loans totaling THB 2.67 million with an interest rate of MLR-1.3% per annum, totaling THB 95.62 million. This default is due to the Company's continued liquidity constraints, resulting in its inability to maintain the financial ratios as stipulated in the agreements and to repay loan principal and interest due in July 2024 in accordance with the terms and conditions specified in the contracts. At present, the case is under consideration by the Court of First Instance, with a judgment scheduled on February 16, 2026, and the Company is in the process of pursuing an appeal thereafter. The Company is also seeking investors and exploring new business opportunities to generate revenue.
2. The subsidiary, Best Venture Co., Ltd., has defaulted on debt repayment to a financial institution in the amount of THB 69 million. As of December 31, 2025, the outstanding obligations consist of loan agreements: (L/T 1) THB 44.6 million, (L/T 2) THB 22.8 million, and (L/T 3) THB 7.6 million, with an interest rate of MLR - 1.50% per annum. The default is due to the subsidiary's ongoing efforts to seek investors for the renovation and reopening of its hotel operations, which has resulted in liquidity constraints. Consequently, the subsidiary has been unable to maintain the required financial ratios and to repay the loan principal and interest when due. Currently, the subsidiary is in the process of negotiating with the financial institution and seeking potential investors.

- Details of litigation cases

Date of occurrence	Plaintiff	Defendant	Case Details	Amount of Damages (THB)	Amount Recovered (THB)	Outstanding Amount (THB)	Case Progress	Court Handling the Case
1/7/2563 พ1566/2563	A juristic person	JCK Hospitality PCL.	Breach of sales contract Installment payments over 36 from May 31, 2022 to May 31, 2025	8,206,400	7,270,000	936,400	Case closed; payment of THB 1,000,000 made	Legal Execution Department Pathumthani 26/1/26
18/7/2567 พE717/2567	A juristic person	JCK Hospitality PCL.	Breach of sales contract Installment payments over 24 from March 15, 2025 to Feb 15, 2027	1,418,810.26	158,987.26	1,259,823.00	Case closed; payment of THB 1,000,000 made	Legal Execution Department Pathumthani 20/11/25
20/9/2567 พE982/2567	A juristic person	JCK Hospitality PCL.	Breach of sales contract Installment payments over 24 from May 15, 2025 to April 15, 2027	997,810		997,810	Seizure of land under title dee No. 64188, Chiang Rai Province	Legal Execution Department Chiengrai
4/11/2567 มE784/2567	A juristic person	JCK Hospitality PCL.	Breach of sales contract Installment payments over 12 from April 30, 2025 to March 31, 2026	227,173.65		227,173.65	Seizure of land under title dee No. 19878, Chiang Rai Province	Legal Execution Department Chiengrai
7/2/2568 พE146/2568	Financial Institution	JCK Hospitality PCL.	Breach of current account agreement, overdraft, loan, promissory note, guarantee, and mortgage	97,394,588.00		97,394,588.00	Judgment hearing scheduled on Feb 16, 2026	Bangkok South Civil Court
19/5/2568 อ910/2568	Natural person	JCK Hospitality PCL.	Breach of loan principal and interest obligations	12,482,849.31	2,500,000	9,982,849.31	Judgment hearing scheduled on March 10, 2026	The Southern Bangkok District Court
26/5/2568 พE560/2568	A juristic person	JCK Hospitality PCL.	Breach of sales contract	1,925,308.00		1,925,308.00	Hearing for examination of plaintiff and defendant witnesses scheduled on Feb 11, 2026	Bangkok South Civil Court

2. **Allowance for Receivables and Advances to Related Parties**

In 2025, the Company recorded an allowance for receivables and advances totaling THB 4.61 million, representing 70% of the total outstanding balance. The details are summarized as follows:

Item	Amount (THB million)	2025	Allowance (%)
Trade receivables	1.54	(0.80)	52%
Other receivables	3.83	(2.58)	67%
Advances	1.23	(1.23)	100%
Total	**6.60**	**(4.61)**	**70%**

In addition, in 2025, the Company provided a loan to a director amounting to THB 0.48 million without a formal agreement and without charging interest.

2.1 Summarize the key details of the allowance provisions, including the nature of the transactions and the reasons for recognizing such allowances. The explanation should be provided separately for each item, including actions taken to recover the amounts, progress, the expected timeline for repayment, and measures to prevent such occurrences in the future.

The Company would like to clarify the summary of key details of allowance provisions for related parties as follows:

- The Company has recognized an allowance for trade receivables amounting to THB 0.80 million, representing 52% of total trade receivables, relating to outstanding rental fees from the operation of the Berger & Lobster restaurant and office rental fees overdue for more than 1 year with Atalanta Hospitality Co., Ltd.
- The allowance for other receivables amounts to THB 2.58 million, representing 67% of total other receivables. The portion outstanding for more than 6 months includes: JCK International Public Company Limited (THB 0.55 million), JCK Kevin Development Co., Ltd. (THB 0.30 million), SG Land Co., Ltd. (THB 0.02 million), Fine Two Assets Co., Ltd. (THB 1.62 million), Akara Hospitality Co., Ltd. (THB 0.02 million), Atalanta Hospitality Co., Ltd. (THB 0.01 million), and JCK Kevin Food & Beverage Co., Ltd. (THB 0.06 million).
- The Company has also recognized an allowance for advances to Atalanta Hospitality Co., Ltd. amounting to THB 1.23 million, representing 100% of such advances. This relates to advances for employee salaries at the CentralWorld branch during the transfer period from April to June 2024.

2.2 Justification for loans granted to directors Please explain the rationale and necessity for providing loans to directors without a formal agreement and without charging interest, including the repayment terms. Clarify whether such actions were approved by the Board of Directors and how they serve the best interests of the Company and its shareholders.

In addition, the Company is requested to disclose details of such loans in accordance with the minimum disclosure requirements.

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The Company provided temporary financial assistance to Mr.Apichai Taechasirithiwapakdi, Director in the form of a loan, without a formal written agreement and without interest, due to the urgent nature of the transaction and its relatively small amount. The purpose was to facilitate the Company's operations during a period of liquidity constraints. Nevertheless, the Company recognizes the importance of adhering to good corporate governance practices and will improve its internal processes to ensure greater rigor going forward. Repayment Terms - The loan was short-term in nature, with the director obligated to fully repay the amount within the specified period. The director has fully repaid the loan to the Company in March 2026.

The Company will expedite the disclosure of such information in accordance with the minimum information requirements and will strictly comply with the regulations of the Stock Exchange going forward.

Please be informed accordingly.

Sincerely yours,

Quantum DC Public Company Limited

(Mr. Wimon Detchkul)

Chief Executive Officer