No. ESTAR/BKK/LEGAL/057/2569

15 May 2026

Subject : Report on entering into the connected transaction in the sale of a condominium unit to the Director and Chief Executive Officer.

To : Director and Manager,
The Stock Exchange of Thailand.

Eastern Star Real Estate Public Company Limited (the "**Company**") wish to notify that the Board of Directors Meeting of the Company No. 3/2026, held on 15 May 2026, has resolved to approve for the Company to sell a condominium unit in the Quintara Myden Pho Nimit Project to the Director and Chief Executive Officer of the Company which the entering into the said transaction is the connected transaction under the Notification of the Capital Market Supervisory Board No. Tor.Jor. 21/2551, Re : Rules on entering into a connected transaction and the Notification of the Board of Directors of The Stock Exchange of Thailand, Re : Disclosure of Information and Action of Listed Company on Connected Transactions B.E. 2546 with the details as follows:

**1. Date Month Year of entering into the transaction**

After obtaining the approval from the Board of Directors Meeting of the Company.

**2. Related Parties and relationship with listed company**

| | | |
|---|---|---|
| Seller | : | Eastern Star Real Estate Public Company Limited |
| Buyer | : | Mr. Pairoj Wattanavarodom |
| Relationship | : | The Buyer is the director and Chief Executive Officer of the Company who is deemed as the connected person under the Notification of the Capital Market Supervisory Board No. Tor.Jor. 21/2551, Re : Rules on entering into a connected transaction. |

**3. General characteristics of the transaction**

The Company will sell a condominium unit in the Quintara Myden Pho Nimit Project, with a unit area of 47.99 square meters, to the Chief Executive Officer. Whereby the Chief Executive Officer will exercise the employee welfare benefit to receive a price discount in accordance with the criteria and conditions set out in the Company's Announcement No. 3/2017, Re : housing purchase welfare.

**4. Total value of consideration**

The net selling price is 4,248,000.- Baht (Four Million Two Hundred and Forty-Eight Thousand Baht).

## 5. Category and size of transaction

The said transaction is categorized as the ordinary course of business. The said transaction has the size of transaction being equal to 0.09% which more than 0.03% but not less than 3% of the Net Tangible Assets Value of the Company under the consolidated financial statements of the Company and the subsidiary which have been reviewed by the auditor of the Company as of 31 March 2026, which is considered a medium-sized transaction. Therefore, the Company is required to request the approval for entering into the transaction from the Board of Directors of the Company and disclose the information of entering into the said transaction to The Stock Exchange of Thailand.

| Items | Details of Calculation (Million Baht) |
|---|---|
| (1) Transaction Value | = 4.248 |
| (2) Net Tangible Assets (NTA) | = total assets - intangible assets - total liabilities - non-controlling shareholders' equity<br>= 7,329-(2+32+11) -2,197-120<br>= 4,967 |
| Size of Transaction (1)/(2) x 100 | = (4.248 / 4,967) x 100 = 0.09% |

Remark : Intangible assets being computer software, deferred tax assets and right-of-use assets.

The Company has no any connected transaction with such connected person and/or related person within the period of 6 months before the date of the Board of Directors of the Company approved this transaction.

## 6. Rule for fixing of value of consideration

The Company has set the selling price of the condominium unit in the Quintara Myden Pho Nimit Project to be sold to the Chief Executive Officer at the same price offered to general customers, less a special employee welfare discount, with total discounts not exceeding 10% of the selling price. The details are as follows:

1. The selling price 4,720,000.- Baht.
2. Total discounts amounting to 472,000.- Baht, representing 10% of the selling price (general discount of 300,000.- Baht and special discount of 172,000.- Baht).
3. Net selling price 4,248,000.- Baht

## 7. Attending the meeting and voting of the interested director

Agenda for consideration of entering into the connected transaction, the interested director of making this transaction being Mr. Pairoj Wattanavarodom, who is the interested director, did not attend the meeting and did not jointly vote in this agenda.

8. **Opinions of the Board of Directors related to the entering into the connected transaction**

The Board of Directors of the Company without the interested director has the opinion that the entering into the said transaction is sensible and in accordance with the criteria and conditions set out in the Company's Announcement No. 3/2017, Re : housing purchase welfare.

9. **Opinions of the Audit Committee and/or the Directors of the Company having differing opinions from the Board of Directors of the Company under Clause 6.**

The Audit Committee has no different opinion with the Board of Director of the Company.

Please be informed accordingly.

Sincerely yours,

Pairoj Watt

Mr. Pairoj Wattanavarodom
Chief Executive Officer