

EAST17/2026

May 13, 2026

**Subject** Information Summary for related party regarding the Lease of Branch Office Space  
**To the Attention of** The Manager and Director of the Securities Exchange of Thailand  
**Attachment** Information Memorandum on Connected Transaction regarding the Lease of Chonburi Branch Office Space with HIGHTECHLAND CHONBUREE (2002) CO., LTD.

The Board at its 2/2026 meeting on Wednesday, May 13, 2026 resolved to approve the Company entering into a lease agreement for the 1st floor of a building owned by HIGHTECHLAND CHONBUREE (2002) CO., LTD. to be used as the Chonburi branch office. The lease term is 2 years, starting from June 1, 2026, to May 31, 2028, with a total lease value of 1,184,930.40 Baht. This transaction is considered a connected transaction according to the Notification of the Stock Exchange of Thailand. Details are provided in the information memorandum attached herewith.

Please be informed accordingly.

Sincerely Yours,

- Mr. Danucha Verapong –

Director and the Chairman of the Executive Committee

ATTACHMENT

Information summary of Related party transaction

Reporting Entity : Eastern Commercial Leasing PLC

Subject : Lease Agreement for Office Space with HIGHTECHLAND CHONBUREE (2002) CO., LTD.

1. Date of transaction June 1, 2026

2. Contracting parties

Lessee : Eastern Commercial Leasing PLC.

Lessor : HIGHTECHLAND CHONBUREE (2002) CO., LTD. (authorized director)

Lessor's Business : Engaged in leasing office space in buildings and owning building properties

Relationship : The shareholders and authorized directors of HIGHTECHLAND CHONBUREE (2002) CO., LTD. are Mr. Danucha Verapong and Mr. Prapakorn Veerapong, who are also authorized directors of Eastern Commercial Leasing Public Company Limited and jointly hold 93,288,480 shares in Eastern Commercial Leasing Public Company Limited, representing 5.60% of the paid-up capital.

3. Nature of transaction.

The Company will enter into a lease agreement for the 1st floor of the building, with an area of 244.05 square meters, located at No. 728/10 Sukhumvit Road, Bang Pla Soi Sub-district, Mueang District, Chonburi Province, which is owned by HIGHTECHLAND CHONBUREE (2002) CO., LTD., to be used as the Chonburi branch office. The lease term is 2 years, from June 1, 2026, to May 31, 2028, with monthly rental payments.

4. Total value and basis for the establishment of total transactional value.

Year	Monthly	Annual
	Rental (Bath)	Rental (Bath)
1	49,372.10 บาท	592,465.20 บาท
2	49,372.10 บาท	592,465.20 บาท
2-Year	Total Rental	<u>1,184,930.40 บาท</u>

or equivalent to 0.04% of the Company's net tangible assets, which as of 31 March 2026 amounted to THB 2,728,620,164.14 (according to the Company's financial statements as of 31 March 2026).

5. Name list for related party transaction.

EAST	Mr. Danucha Verapong	Authorized director and Chief Executive Officer	Tenant
	Mr. Prapakorn Veerapong	Director and Division Head	Tenant
HIGHTECHLAND	Mr. Danucha Verapong	Authorized director	Lessor
	Mr. Prapakorn Veerapong	Authorized director	Lessor

6. Meeting attendance and voting at the Board of Directors' Meeting by related parties.

Director who has vested interest per item 5 did not vote at the Board of Directors' meeting in consideration of the agenda mentioned.

7. Nature and scope of vested interest of the related parties in agreeing to enter into the transactions.

1) Transaction value is	THB 1,184,930.40
Looking back 6 months (from November 1, 2025, to April 30, 2026) prior to the agreement, transactions with connected persons are as follows:	
2) Land guarantee agreement (mortgaged land), dated July 1, 2026	THB 1,848,150.00
3) Head Office building lease (976/1), dated July 1, 2026	THB 9,078,631.56
4) Ramkhamhaeng 1st floor lease	THB 1,624,736.96
5) Chonburi Branch 3rd floor lease	THB 1,600,322.64
6) Interest on Bills of Exchange until the final installment	THB 103,660.42
7) Chonburi Branch 1st floor lease	THB 345,604.70
8) Ramkhamhaeng parking space lease	THB 291,031.56
<b>Total 8 items</b>	<b><u>THB 16,077,068.24</u></b>

The total value of the 8 transactions amounting to THB 16,077,068.24 represents 0.59% of the Company's net tangible assets of THB 2,728,620,164.14 as of 31 March 2026. The transaction size exceeds THB 1 million but is less than THB 20 million, or exceeds 0.03% but is less than 3% of the Company's net tangible assets (NTA). Therefore, it is considered a connected transaction under the Notification of the Board of Governors of the Stock Exchange of Thailand regarding Disclosure of Information and Other Acts of Listed Companies Concerning Connected Transactions under the category of short-term lease or rental of immovable property, which is considered a material transaction requiring approval from the Board of Directors and disclosure to the Stock Exchange of Thailand.

8. The Audit Committee opinion and The Board of Directors' opinion on decision to enter into the related party transaction.

The Company has a necessity to enter into the lease agreement in order to operate its branch office and create opportunities for continuous business expansion. The average rental rate over the 2-year period is THB 202.30 per square meter, which is lower than THB 254 per square meter, being the average appraised price (as appraised on 6 May 2008). The Company did not conduct a new appraisal as it was considered that a new appraisal might result in a significantly higher price. Therefore, not conducting a new appraisal would be more beneficial to the Company. In addition, the lease agreement with HIGHTECHLAND CHONBUREE (2002) CO., LTD. contains terms and conditions equivalent to those the Company would enter into with other parties.

9. The Audit Committee opinion and / or company directors' opinion which are different from the Board of Directors' opinion referred to in item 8.

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